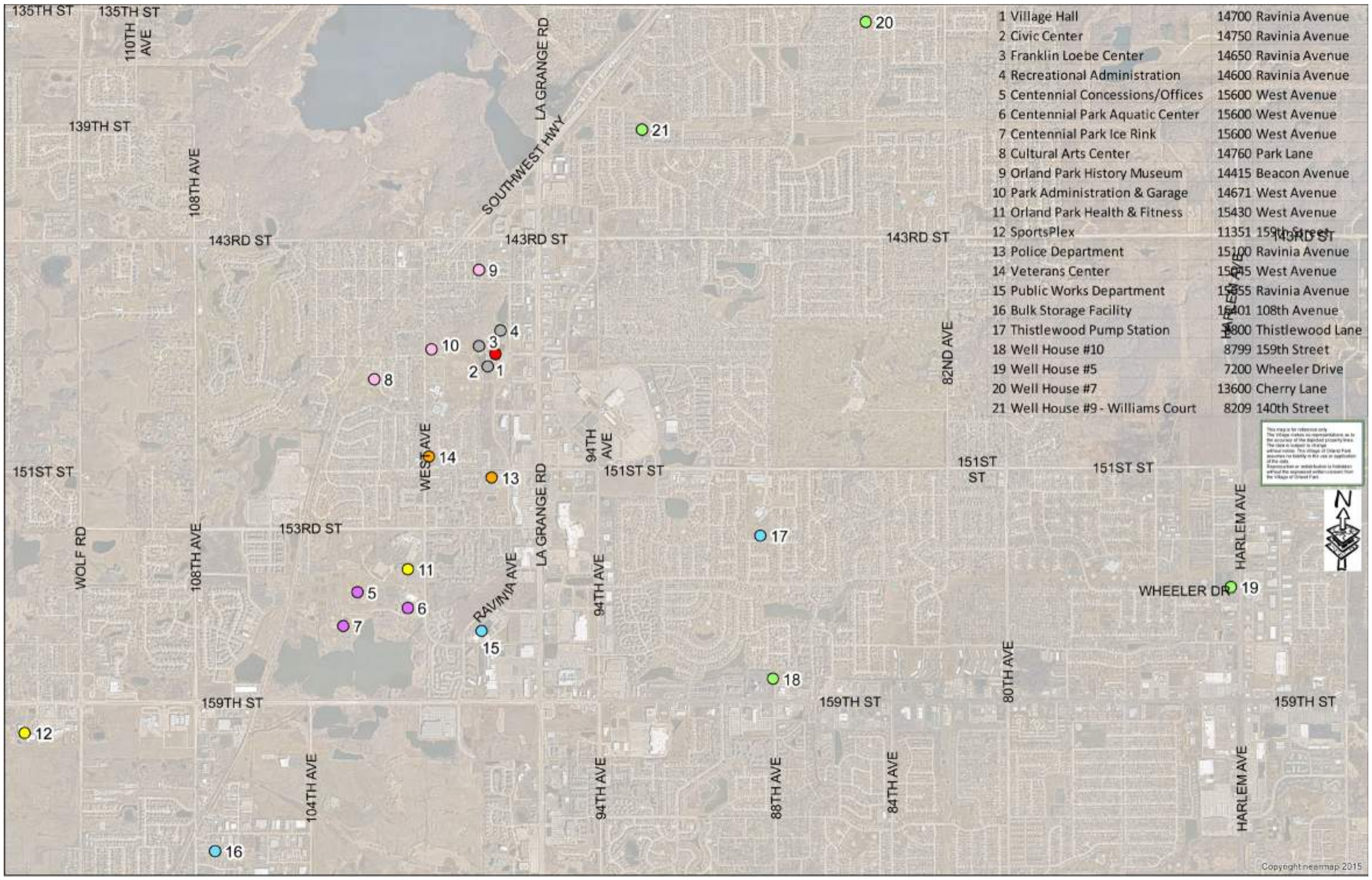
VILLAGE OF ORLAND PARK

FACILITIES & OPERATIONS
MASTER PLAN



PHASE 1 - FACILITIES CONDITION ASSESSMENT

ORLAND PARK

05/16/2022

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

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EXECUTIVE SUMMARY

The Village of Orland Park engaged Legat Architects to conduct a Facilities Condition Assessment of twenty-one (21) buildings within the Village, to analyze the current working conditions and energy efficiency of each facility. The selected buildings represented a wide range of the Village's building infrastructure, which ranged from municipal buildings to meeting halls, to public works facilities. The selected sites were as follows:

01 – Village Hall
02 – Civic Center
03 – Franklin Loebe Center
04 – Recreational Administration Building
05 – Centennial Park Concessions Building and Offices
06 – Centennial Park Aquatics Center
07 – Centennial Park Ice Rink
08 – Cultural Arts Center
09 – Orland Park History Museum
10 – Park Administration Building and Garage
11 – Orland Park Health and Fitness Center
12 – Orland Park Sportsplex
13 – Orland Park Police Department
14 – Veterans Center
15 – Public Works Department
16 – Bulk Storage Facility
17 – Thistlewood Pump Station
18 – Well House 10
19 – Well House 5
20 – Well House 7
21 – Well House 9

The Facilities Assessments included:
Site Elements – Surface and site elements including driveways, parking lots, sidewalks, and paved gathering areas.
Building Exterior Enclosing Elements – Roofs, walls, windows, and door systems.
Building Interiors – Interior finishes and built elements such as cabinets and display cases.
Accessibility – Analysis of the ease with which individuals with disabilities could conceivably access spaces or components within buildings or exterior gathering areas.
Code Compliance – Analysis of building element compliance with the current building codes.
Structural Systems - Assessment of the stability of each building's supporting elements.
Mechanical Electrical Plumbing and Fire Protection Systems – A review of the infrastructure systems within buildings.

This booklet summarizes information that was obtained through visual analyses during building and site walk-throughs by Legat Architects and their consultants in the fall of 2021. Additional information about each facility was gathered through meetings with Village staff who provided knowledge that was particular to each facility. The information was then used to categorize the twenty-one (21) facilities into the following groups"

1. Buildings to Remain in Service
2. Buildings to be Monitored
3. Buildings to be Consolidated

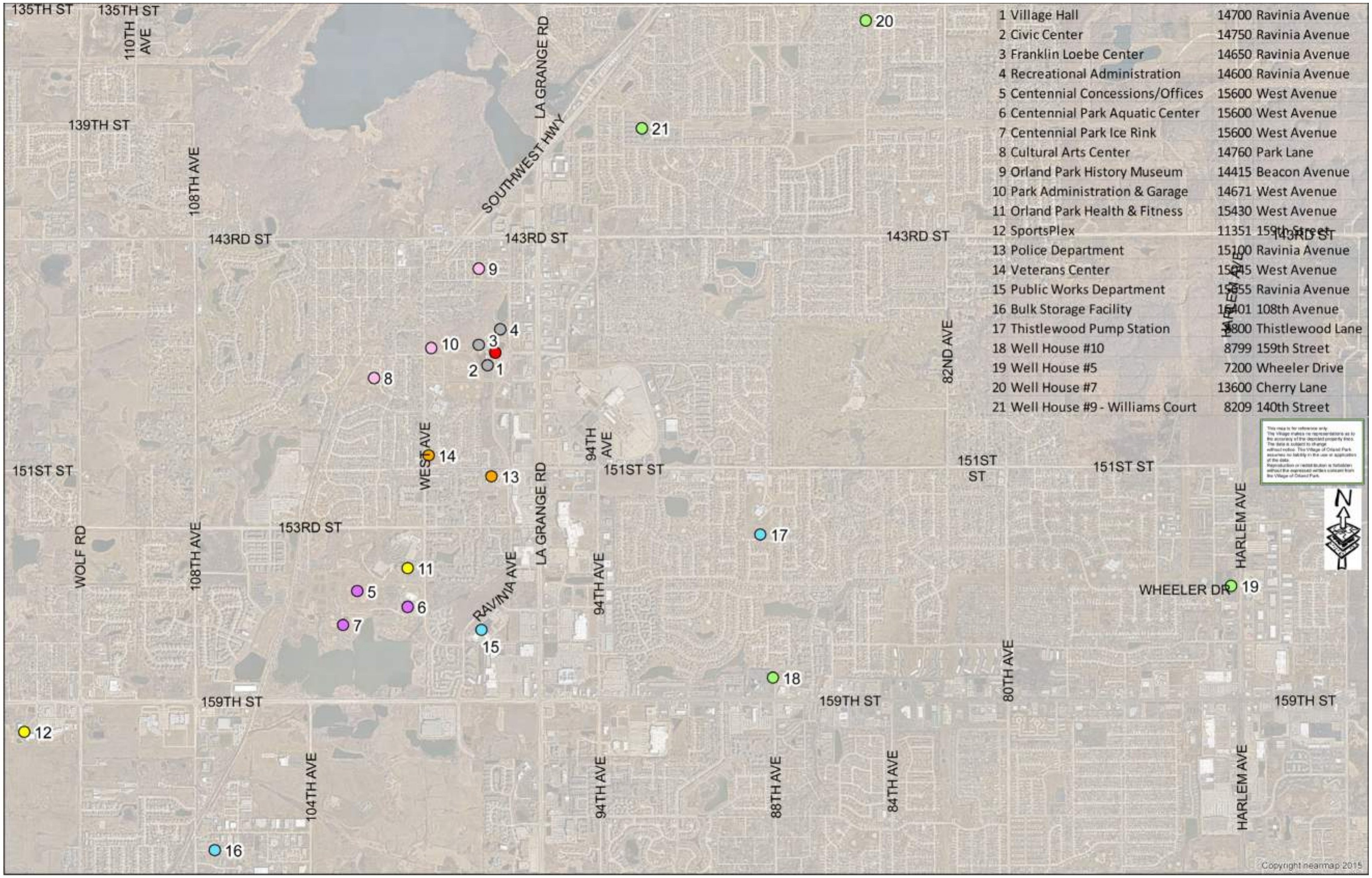
This information is presented to the Village of Orland Park to outline the current state of their facilities, and to provide a means by which the Village can make decisions regarding short, and long-term building maintenance and repairs. The goal of the Facilities Condition Assessment is as follows:

1. To provide the Village with a road map that can be used to simplify and assist in future decisions regarding building maintenance and upgrades.
2. To recommend ways to improve the general aesthetics of the building interiors to create a more positive, updated image for the individual facilities, and ultimately enhance the work experience for the Village's employees, and strengthen the image of the Village's facilities with outside users.

VILLAGE OF ORLAND PARK FACILITIES MAP

It should be noted that the intent of this analysis is not to uncover hidden life safety or structural issues, or to discover and report on any hazardous materials issues (if any) within the buildings. All assessments were made based on visual analysis, and with the aid of building documentation that was provided by the Village. This assessment also does not analyze the building utilization (efficiency of use) or equity between individual facilities.

This booklet presents each building in the order of facilities listed above (01–Village Hall to 21–Well House 9). Each section provides a general overview of each building and executive summary of the findings and recommendations, along with an appendix of detailed analyses. An estimate of probable cost for the recommended improvements, with an indication of repair priority is included at the end of each section.



BUILDING LIFE EXPECTANCY MATRIX

The expected lifespan of a commercial building is approximately 60 years, but with continued usage, proper maintenance of the building's envelope and replacement of its deteriorating systems, the lifespan can be extended well beyond 60 years.
The establishment of a maintenance schedule that replaces wear items on a pre-established timetable, and continuous inspection of the structure will reduce the likelihood of catastrophic failures. Installing and maintaining adequate mechanical and electrical systems that keep the interior environment at optimal levels will prevent excessive humidity or dryness, and prolong the life of the interior finishes, while maintaining user comfort.
The life of any building can be prolonged if the owner is willing to remain in the facility and provide the necessary funds for maintenance and repair. Similarly, the owner's decision to commit to a maintenance program is often based on the importance of the building and the cost of repairs versus the cost of building a new facility.

BUILDING LIFE EXPECTANCY MATRIX	Site	Exterior Walls	Wall Openings / Windows	Exterior Soffits	Roof	Interior Finishes	Accessibility	Structural System	Mechanical Systems	Plumbing System	Power	Lighting	Life Safety Systems	Comments	Life Expectancy (Years)
BUILDINGS TO REMAIN IN SERVICE															
1 - Village Hall															**30+**
2 - Civic Center														Partial masonry wall reconstruction req'd.	**30+**
3 - Franklin Loebe Center															**30+**
4 - Recreational Administration				N/A											**30+**
5 - Centennial Concessions / Offices															**30+**
6 - Centennial Park Aquatic Center															**30+**
12 - Sportsplex															**30+**
13 - Police Department				N/A											**30+**
15 - Public Works Department														South Garage bldg. beyond useful life	**10 to 15**
16 - Bulk Storage Facility			N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A		**30+**
17 - Thistlewood Pump Station															**30+**
BUILDINGS TO BE MONITORED															
7 - Centennial Ice Rink										N/A				Warming House requires upgrading	**5 to 10**
11 - O.P. Health and Fitness Center															**30+**
14 - Veterans Center				N/A											**-5**
19 - Well House #5															**5 to 10**
20 - Well House #7															**5 to 10**
21 - Well House #9															**5 to 10**
BUILDINGS TO BE CONSOLIDATED															
8 - Cultural Arts Center														Roof replacement required	**10 to 15**
9 - History Museum															**-5**
10 - Parks Admin & Garage															**5 to 10**
18 - Well House #10															**-5**

Legend

- Item is in Excellent Condition
- Item is in Good Condition
- Item Requires Maintenance
- Item Near End of Life
- Item Requires Replacement

The chart above summarizes key elements that determine the health of the buildings that were studied during the Facilities Analysis and ranks each component with a rating that ranges from "*Excellent*" to "*Requires Replacement*". Other factors such as the building's use and the cost of repairs were then factored in to provide a ***Life Expectancy Rating*** that ranges from "*less than five years*" **(-5)** to "*more than 30 years*" **(30+)**.

OWNER: Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER: 221136.00
LAST UPDATED: May 16, 2022

AMSCO

Larson Engineering

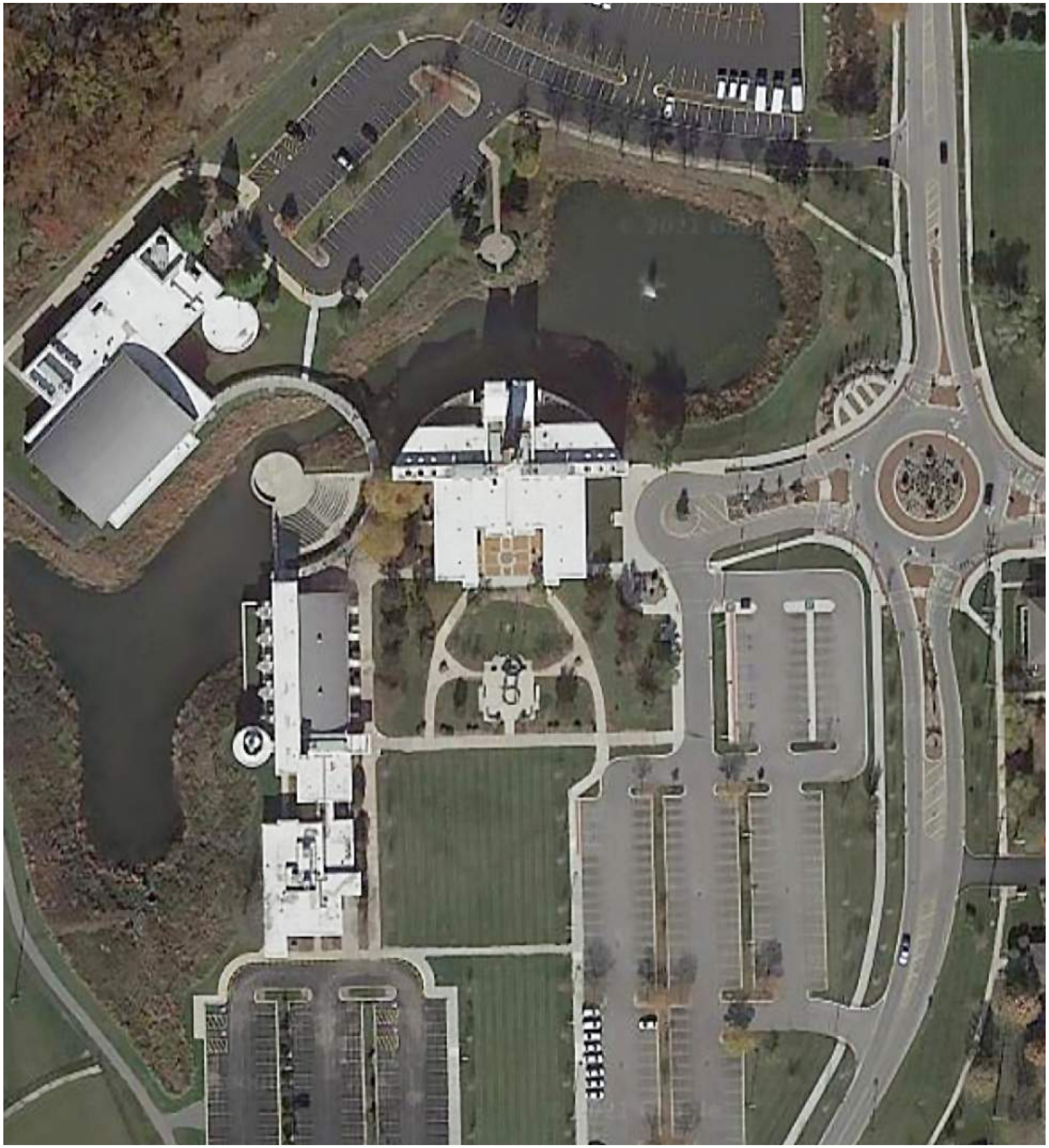
ITEM	BUILDING	TOTAL COST FOR ALL PROJECTS	YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	2032 AND BEYOND
			TOTAL COSTS FOR PROJECTS PRIORITIZED BY YEAR					
			PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
			INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
	BUILDINGS TO REMAIN IN SERVICE							
1	Village Hall	$3,949,015	$590,527	$782,526	$2,304,779	$98,541	$172,641	$0
2	Civic Center	$3,027,497	$477,005	$628,009	$1,874,118	$2,365	$46,001	$0
3	Franklin Loebe Center	$4,416,693	$1,523,869	$773,294	$1,946,183	$13,796	$159,550	$0
4	Recreational Administration	$1,897,184	$226,895	$838,541	$680,539	$22,073	$129,135	$0
5	Concessions and Offices	$222,313	$26,209	$145,555	$31,705	$0	$18,844	$0
6	Centennial Park Aquatics	$335,882	$52,643	$145,555	$116,070	$0	$21,615	$0
12	SportsPlex	$1,824,300	$98,816	$503,251	$1,147,215	$7,292	$67,726	$0
13	Police Department	$638,678	$26,359	$223,556	$363,698	$236	$24,829	$0
15	Public Works Department	$16,819,104	$40,736	$256,237	$1,217,582	$395,149	$14,909,400	$0
16	Bulk Storage Facility	$0	$0	$0	$0	$0	$0	$0
17	Thistlewood Pump Station	$140,332	$35,495	$96,531	$7,197	$0	$1,108	$0
	SUB-TOTAL	$33,270,997	$3,098,554	$4,393,056	$9,689,085	$539,452	$15,550,849	$0
	BUILDINGS TO BE MONITORED							
7	Centennial Ice Rink	$36,944	$0	$25,860	$0	$0	$11,085	$0
11	O.P. Health and Fitness	$6,935,257	$17,972	$3,091,779	$3,812,265	$8,475	$4,766	$0
14	Veteran's Center	$485,691	$34,371	$53,235	$153,606	$236,498	$7,981	$0
19	Well House #5	$190,869	$143,364	$23,147	$19,998	$2,365	$1,995	$0
20	Well House #7	$153,311	$64,811	$45,486	$22,321	$11,825	$8,868	$0
21	Well House #9	$170,719	$73,760	$22,339	$36,169	$985	$37,466	$0
	SUB-TOTAL	$7,972,791	$334,278	$3,261,846	$4,044,359	$260,148	$72,161	$0
	BUILDINGS TO BE CONSOLIDATED							
8	Cultural Arts Center	$6,083,924	$335,176	$2,941,002	$2,771,117	$4,927	$31,702	$0
9	History Museum	$1,062,512	$125,803	$248,454	$658,473	$10,051	$19,730	$0
10	Parks Admin & Garage	$357,021	$50,621	$119,308	$70,334	$5,912	$110,845	$0
18	Well House #10	$280,823	$145,273	$21,901	$103,770	$7,883	$1,995	$0
	SUB-TOTAL	$7,784,280	$656,873	$3,330,664	$3,603,695	$28,773	$164,272	$0
	TOTALS	$49,028,068	$4,089,706	$10,985,567	$17,337,139	$828,373	$15,787,282	$0

TOTAL FOR PROJECTS YEARS 1 to 5	$49,028,068

VH

VILLAGE HALL

SITE AERIAL



FACILITY DESCRIPTION

The 42,000 square foot Village Hall opened in 1989 and shares the Village Center site with the Civic Center and Franklin E. Loebe Recreation Center, which were constructed at the same time to create a Village Center Complex on a fifteen acre site.

The Village Hall is located a the center of the complex to signify its role as the center of the Village's municipal services. The building contains municipal offices, the Village Board Room, a public lobby, and clerk's offices on three levels.

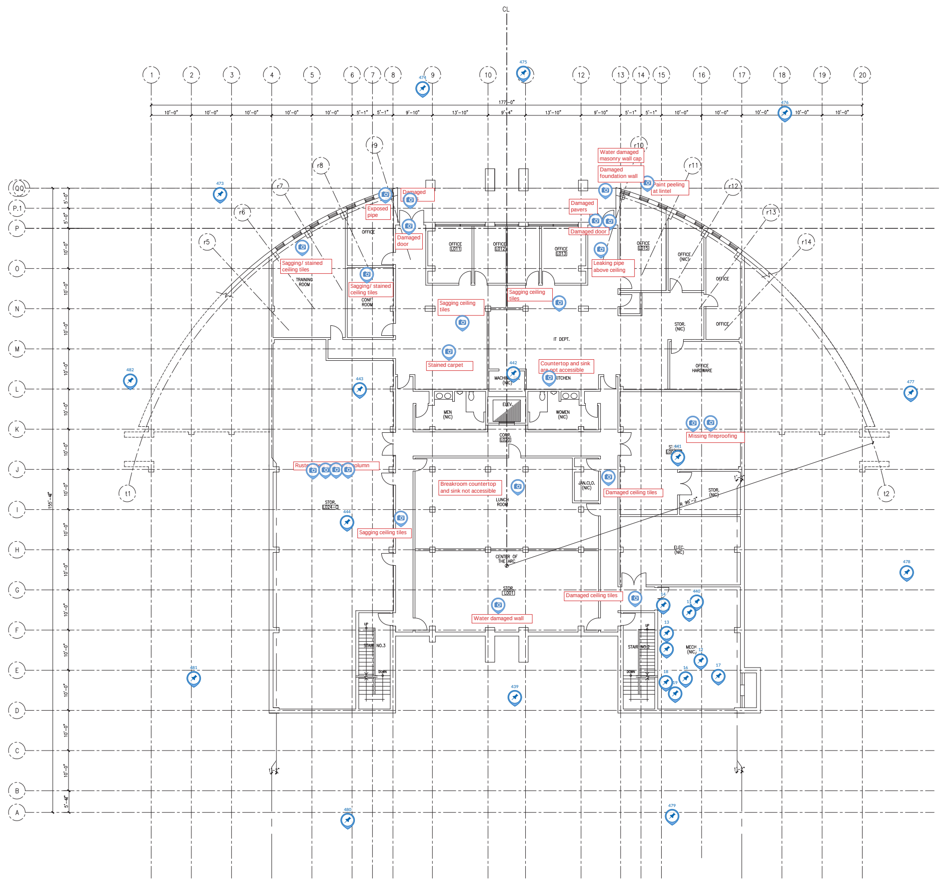
All three buildings are tied together by a lake, a covered walkway, and an outdoor amphitheater that serves as the Village's summer entertainment and seasonal event site. Parking for the Village Center Complex is provided by a series of five interconnected parking lots.

SITE ASSESSMENT

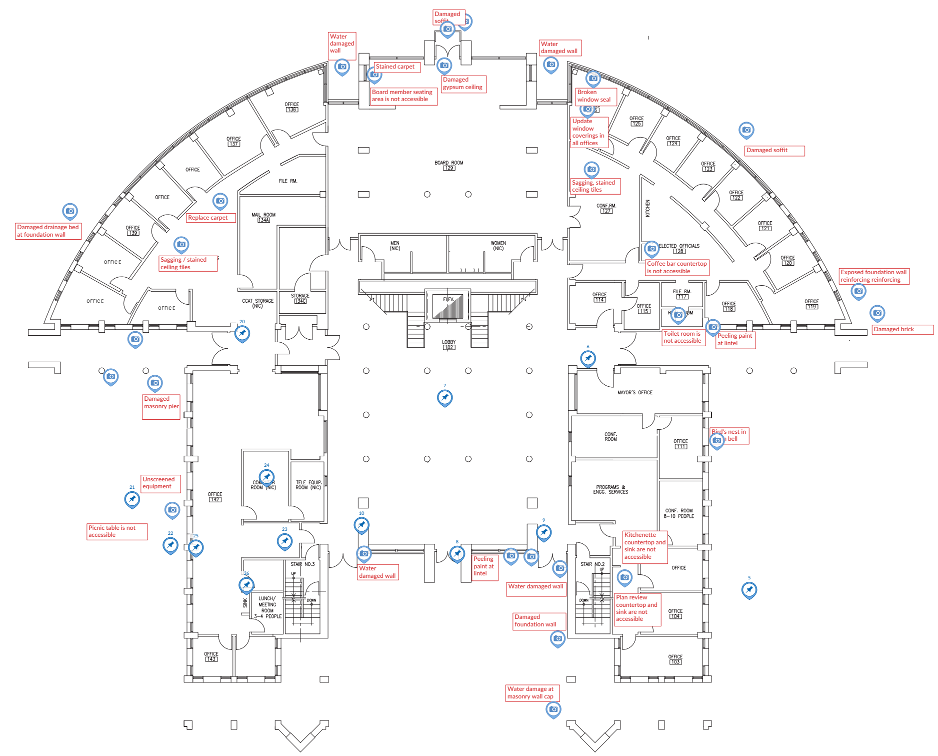
The Village Center Complex showcases manicured lawns, retention ponds, paved walkways, and asphalt paved parking lots. The overall site is well maintained, but there are some site issues at the Village Hall that require attention. The concerns include soil erosion at the perimeter of the foundation wall on the north side of the building, and a frost damaged brick paver installation at the exterior entrances on the north side of the lower level. These items should be attended to, as they signify a foundation drainage issue that causes water to pool around the building and, if left unattended, could lead to water damage in the exterior walls and the building interior.

SECOND FLOOR PLAN

LAKE LEVEL ASSESSMENT PLAN



FIRST FLOOR ASSESSMENT PLAN



ENVELOPE - ASSESSMENT

SECOND FLOOR ASSESSMENT PLAN

The Village Hall building envelope consists of face brick cavity walls with punched window openings, metal framed curtainwalls, and a single ply membrane roof system with large roof overhangs. The building envelope is supported by a structural steel frame that includes a system of columns that are pronounced throughout the building's exterior walls and help to create a pleasant rhythm on the expansive building façade. An evaluation of each component, their deficiencies, and recommended remedial action follows.

PICNIC TABLE IS NOT ACCESSIBLE / UNSCREENED EQUIPMENT

DAMAGED FOUNDATION WALL W/ EXPOSED REINFORCING

DAMAGED MASONRY WALL CAP

WATER DAMAGED MASONRY WALL

CRACKED CONCRETE WALK

DAMAGED DOOR / BROKEN SEALS

ENVELOPE - ASSESSMENT

WATER DAMAGED WALL / PEELING PANT / WINDOW SILL AND DOOR DAMAGE

DAMAGED PAVERS

WATER DAMAGED WALL

BROKEN WINDOW SEALS

BROKEN WINDOW SEALS

Masonry Cavity Walls

The exterior walls are face brick on back-up concrete masonry units that comprise the building's main weather barrier. The exterior brick is in good condition, but the rainscreen system has started to fail and is showing signs of water damage in the form of wet, moss-covered walls on the north side where the building overlooks a retention pond and fountain; and peeling paint on the steel lintels above the punched windows in the masonry walls. Additionally, moisture from the walls has migrated into the building, resulting in rusted steel beams and columns on the lower level.

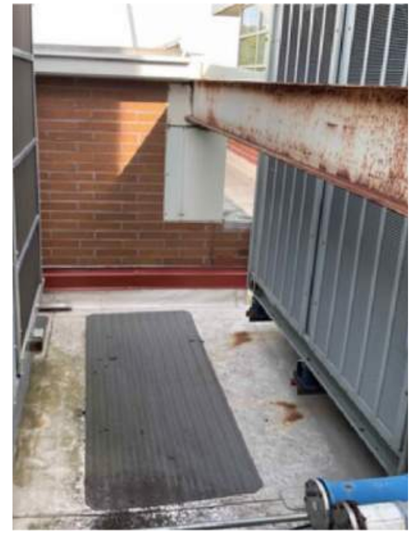
It is imperative that a water mitigation system be undertaken to remove water from the walls and to repair damaged or non-existent flashing systems that have allowed a significant amount of water to migrate into the building.

Curtainwall System

The large curtainwalls provide views of the surrounding civic center campus from the second-floor offices and compliment the exterior brick walls to create a harmonious balance between solid and transparent areas of the building. Due to its age, the curtainwalls have started to fail. Broken window seals and damaged aluminum door components are present at a number of locations around the building.

DETERIORATED COPING

SOILED ROOF SURFACE AND PAD



RUSTED STEEL BEAM /
SOILED ROOF SURFACE

DAMAGED SOFFIT / PEELING PAINT AT LINTEL

DAMAGED SOFFIT

DAMAGED SOFFIT

ENVELOPE - ASSESSMENT

ROOFTOP UNIT IS VISIBLE FROM ENTRANCE

GREEN ROOF IS NOT ACCESSIBLE

VEGETATED ROOF DECK

DAMAGED SOFFIT

WATER DAMAGED MASONRY

WATER DAMAGED MASONRY & METAL COPING

Roof

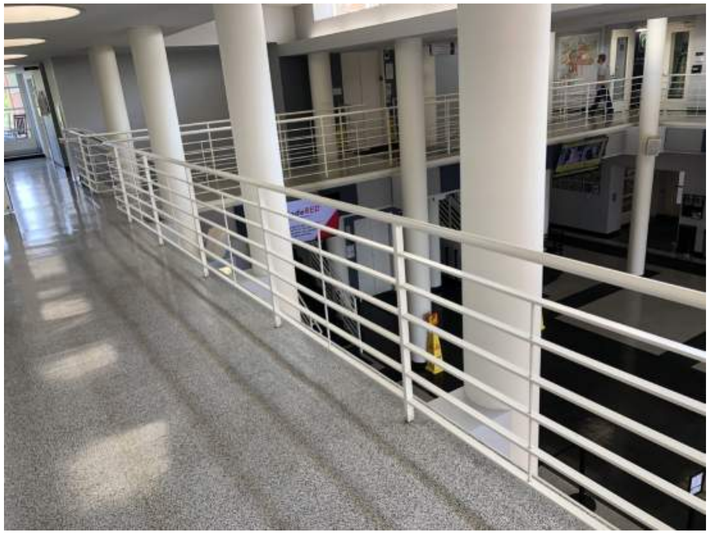
The main roof area (above the second floor) is composed of a fully adhered white EPDM roofing system that is in relatively good condition and does not show visible signs of leaking in the third-floor offices below.

There are two large, vegetated roof decks on the north side of the building that serve as employee break areas. The roof areas were recently re-roofed and replanted, but it is suspected that prior roof damage in that area has contributed to water damage in the exterior masonry walls

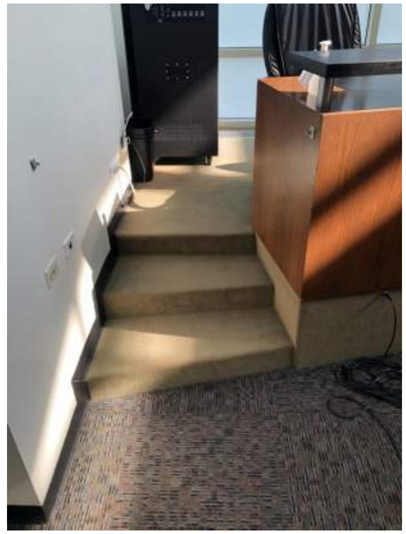
Roof Overhangs

The roof overhangs provide shade for the expansive curtainwalls at the second-floor offices to reduce heat gain inside the building, while also providing a pronounced cap for the wall systems. Like the curtainwalls, the soffits below the overhangs are showing their age, and have failed at numerous locations. The deterioration process was accelerated because the soffits are unventilated and clad with painted gypsum board which is not a proper cladding material.

To alleviate the moisture problems, we recommend installing soffit ventilation, and replacing the gypsum board with water-resistant materials such as aluminum or an engineered composite.



NON-COMPLIANT GUARDRAIL



NON-ACCESSIBLE BOARD SEATING AREA

EXPOSED PIPE

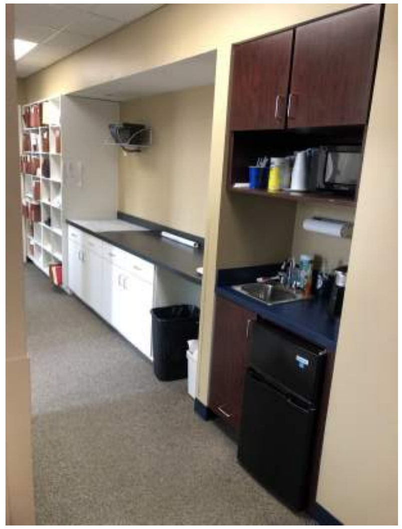
SAGGING, STAINED CEILING TILES / STAINED, WORN CARPET / OUT-DATED BLINDS

WATER DAMAGED WALL

MISSING FIREPROOFING

INTERIOR - ASSESSMENT

ADA RAMP INTRUDES ON DOOR CLEARANCE



COUNTERS / SINK NOT ADA COMPLIANT

COUNTERS / SINK NOT ADA COMPLIANT

RUSTED EXPOSED BEAMS AND COLUMNS

STAINED / SAGGING CEILING TILES

STAINED / WORN CARPET

Apart from the terrazzo floors and metal guardrails in the main lobby and the second-floor public corridors, the Civic Center interior is composed of basic materials such as gypsum board walls, carpeted floors, and acoustic ceiling tiles. Plastic laminate countertops and plastic mini blinds complement the floor, wall and ceiling finishes in the offices and common staff areas.

Due to the age of the building, the carpets are worn, the ceiling tiles are sagging and stained, and the dated mini blinds no longer complement a modern office interior. To make the interiors concurrent with contemporary office spaces, we recommend replacing the carpeting and ceiling tiles throughout the building and replacing the mini blinds with roller shades that provide better light control.

ADA Assessment

At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) requirements that buildings must meet today. As such, countertops and sinks are not ADA accessible, and the metal guardrails do not comply with the 4” diameter sphere rule that guardrails are currently subjected to. To bring the building up to the current ADA standards, we recommend replacing or retrofitting the existing guardrails, and removing, at a minimum, five-foot sections of countertops and replacing them with 34” high countertops and ADA sink cabinets and faucets with accessible controls.

Estimated Life Expectancy

30+ Years.

Location: East side entrance canopy, looking northwest.
Comments: Soffit exhibits water damage.

01

Location: Northeast portion of building, looking northwest.
Comments: Soffit exhibits water damage.

02

Location: Adjacent to east side entrance canopy, looking west.
Comments: Foundation exhibits shrinkage cracking and spalling.

03

Location: East side entrance canopy south columns, looking southwest.
Comments: Brick façade exhibits cracking and loss of mortar bed at bottom due to salt exposure.

04

Location: East wall of main entrance, looking northeast.
Comments: Soffit exhibits water damage.

05

Location: East wall of main entrance canopy looking north.
Comments: Brick façade exhibits pop-out of facing.

06

Description

The Village Hall is a two-story building with a walkout basement level that has approximate overall dimensions of 177 ft x 195 ft. The north portion of the building is curved and the remaining area of the building is square in shape. Roof top gardens are located at the second level north exterior balconies. The building framing consists of steel beams and columns supporting composite concrete floors and metal roof decks. Non-load bearing CMU walls are infilled between the steel framing with exterior brick façade.

Observation

Observation began with a walk around the building exterior starting at the northeast corner and continuing clockwise. See photos 1-24. The exterior soffit exhibits water damage and deterioration at multiple locations, see photos 1-2, 5, 15, 18, 20-21, and 23. The brick façade and concrete foundation walls exhibit cracking and spalling at various locations around the building, see photos 3-4, 6-10, 13-14, 16-17, 19, and 24. The west entrance sidewalk exhibits settlement cracking and washout below the concrete slab, see photos 11-12, and 14. The window lintel located at the northeast potion of the building is falling away from the brick façade, see photo 22.

The observation continued in the basement level (lake level), see photos 25-31. Shrinkage Cracking and stair step cracking was observed in the CMU wall located at the southeast corner of the basement level, see photos 25-26. Severe water seepage and rusting of the floor deck pan, beams, and columns was observed in the west portion of the basement level, inside the finance record room where the beam connection appeared to be flaking apart. Additional observation is required to determine the severity of the rusting. See photos 27-29. The basement level concrete slab on grade exhibits shrinkage cracking at the southwest stair well. See photo 30. The observation continued on the first floor and upper level of the building where no observable structural issues were found with the exception of shrinkage cracking that was observed in a first-floor office located at the southeast corner of the building. See photo 32.

Location: South wall of main entrance area looking north.
Comments: Foundation wall concrete exhibits spalling and degradation from salt.

07

Location: East wall of entrance area canopy looking west.
Comments: Brick façade mortar bed exhibits degradation in mortar beds due to salt.

09

Location: East wall of main entrance area looking east.
Comments: Foundation wall concrete exhibits spalling and degradation from salt.

08

Location: North wall of main entrance area looking northeast.
Comments: Brick exhibits discoloration due to poor roof drainage and spalling of brick facing.

10

Location: West entrance canopy, looking north.
Comments: Sidewalk exhibits washout and settlement cracking.

11

Location: West entrance canopy, looking north.
Comments: Sidewalk exhibits washout and settlement cracking.

12

Observation -Continued

The rooftop gardens were observed at the second level of the building; although the vegetation and roofing were recently replaced, it is believed that prior roof damage in that area has contributed to the seepage issues in the basement level, in addition to poor roof drainage, which is evident by the brick staining above. See photos 33-34.

Conclusions

It is LEI's opinion that the building is adequate for its current operational usage, however this building has numerous issues with the exterior masonry and water seepage issues that needs to be addressed. The water seepage issues need to be addressed as soon as possible to mitigate any further water damage that may have occurred to the structure that was not observable. The rust on the floor metal decks, beams, and column located in the basement level should be cleaned off and painted to prevent further rusting. Additional observation should be conducted to determine the severity of the rusting of the beams and column. The soffit framing should be observed for water damage when the soffit veneer is replaced.

Location: West entrance canopy column looking west.
Comments: Brick façade exhibits spalling of the facing.

13

Location: Northwest portion of building, looking northeast.
Comments: Soffit exhibits water damage.

15

Location: West entrance stairs looking east.
Comments: Sidewalk exhibits washout and settlement cracking. Foundation wall exhibits spalling and cracking.

14

Location: Northwest portion of building, looking east.
Comments: foundation wall exhibits shrinkage cracking around weep hole.

16

17

Location: North-northwest portion of building, looking northeast.
Comments: Foundation wall exhibits shrinkage cracking.

19

Location: North portion of building looking south.
Comments: Foundation wall exhibits vertical cracking and shrinkage cracks at brick interface.

Location: North portion of building, looking east.
Comments: Soffit exhibits water damage.

18

Location: North portion of building, looking east.
Comments: Soffit exhibits water damage.

20

Location: North portion of building at balconies, looking south.
Comments: Soffit exhibits water damage.

21

Location: North-northeast portion of building, looking south.
Comments: Lintel is starting to pull away from brick work and exhibits rusting.

22

Location: Northeast portion building, looking southeast.
Comments: Soffit exhibits water damage.

23

Location: Northeast corner of building, looking south.
Comments: Brick façade exhibit spalling of facing.

24

Location: Southeast corner of Lake level in the mechanical room, looking south.
Comments: CMU wall exhibits step cracking and shrinkage cracking adjacent to the steel beam.

25

Location: West portion of Lake level within Finance record room, looking southeast.
Comments: Beams and column exhibit severe rusting and active seepage was observed.

27

Location: Southeast corner of Lake level in the mechanical room, looking south.
Comments: CMU wall exhibits step cracking and shrinkage cracking adjacent to the steel beam.

26

Location: West portion of lake level within finance room, looking west.
Comments: Deck pan was severely rusted at concrete wall.

28

Location: West portion of lake level within finance room, looking west.
Comments: Deck pan was severely rusted at concrete wall.

29

Location: East wall of southwest stair well, looking south.
Comments: CMU discoloration and rusting of stair members indicate water seepage issues.

31

Location: Stair well at southwest corner of lake level looking east.
Comments: Floor slab exhibits shrinkage cracking.

30

Location: First floor office at southeast corner of building, looking south.
Comments: CMU exhibits shrinkage cracking around steel beam.

32

Location: Second level garden at northwest portion, looking northwest.
Comments: General overview of rooftop garden.

33

Location: West wall at second level west garden, looking west.
Comments: Discoloration of brick façade indicates roof drainage issues.

34

Building Infrastructure – Mechanical

General

General ventilation is provided by rooftop units with DX cooling. A central boiler plant provides hot water to heating units and VAV units. Exhaust fans provide exhaust for toilets.

Revision Recommendations

1. RTUs are ~10 years old and nearing their life expectancy, recommend replacement soon, 4 total.
2. Boilers are 33 years old and past their life expectancy, recommend replacement soon.

Building Infrastructure – Electrical

Power

The main electrical service is an electrical room on the lower level towards the east end of the building. A pad-mounted utility transformer supplies a 480Y/277V-3Ø-4W electrical distribution system to an 800A main switchgear. The utility meter is located near the main electrical service. The 800A main service is a single-column circuit breaker type switchgear with an 800A main circuit breaker. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via several dry-type transformers. The building is supported by generator power.

Revision Recommendations

None.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are old and inefficient. Several batteries for exit signs and emergency lighting were tested to be inoperable. Newly remodeled parts of the building have newer and more effective fixtures that need not be replaced.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls where applicable.
2. Provide additional emergency lighting for required spaces and paths of egress.

Building Infrastructure – Electrical (Continued)

Fire Alarm

The existing fire alarm system is a conventional Gamewell system. The building is protected by a sprinkler system. Adequate fire alarm detection and signaling devices are present in applicable spaces, including storage rooms, mechanical spaces, and the cafeteria/gathering room. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors. Pull stations appear to be properly located at all exit doors.

Revision Recommendations

1. Expand the existing fire alarm system to cover the entire building as required, which should be done only if the full replacement of the system is not imminent (see below).
2. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

Water is provided by a 3” domestic service with city meter and no RPZ. Electric tank type hot water heater provides hot water to all fixtures, no ET. A pumped hot water return loop is provided to maintain hot water to all fixtures. Sanitary utilizes a duplex pumped sewage ejector. Storm utilizes a duplex pumped sump pit.

Revision Recommendations

1. The ejector pumps appears well maintained. Recommend that the pit be serviced to remove any debris and the pump motors be serviced.
2. The sump pumps appear to be well maintained. Recommend that the pit be service to remove any debris and the pump motors be serviced.
3. Domestic service is missing RPZ.
4. HWH does not have expansion tank.

Building Infrastructure – Fire Protection

General

Fire service is provided by a 4” main pumped from the Civic Center. An automatic wet sprinkler system provides coverage.

Revision Recommendations

None.

Village Hall - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
1	Site	Replace paver installation at north side of building	$5,392	2	$0	$6,065	$0	$0	$0	$0
2	Division 9	Repaint rusted lintels	$7,488	2	$0	$8,423	$0	$0	$0	$0
3	Division 8	Replace two (2) sets of damaged exterior doors at paved patio on north side of building	$8,986	3	$0	$0	$10,933	$0	$0	$0
4	Mechanical	Conceal exposed pipe in lower level office at west side of paved patio on north side of building	$2,246	3	$0	$0	$2,733	$0	$0	$0
5	Finishes	Replace ceiling tiles in offices, corridors and toilet rooms on lower level	$41,934	3	$0	$0	$51,020	$0	$0	$0
6	ADA	Replace inaccessible countertop and sink in lower level Kitchen	$9,735	2	$0	$10,950	$0	$0	$0	$0
7	ADA	Replace inaccessible countertop and sink in lower level Lunch Room	$11,232	2	$0	$12,635	$0	$0	$0	$0
8	Flooring	Replace carpet in office area on lower level	$26,958	5	$0	$0	$0	$0	$39,904	$0
9	Division 8	Replace three (3) windows with broken seals	$22,465	3	$0	$0	$27,332	$0	$0	$0
10	Furnishings	Replace window blinds in all offices	$74,883	4	$0	$0	$0	$98,541	$0	$0
11	Flooring	Replace carpet in Board Member seating area	$2,067	3	$0	$0	$2,515	$0	$0	$0
12	Finishes	Repair gypsum ceiling in Board Room	$2,995	3	$0	$0	$3,644	$0	$0	$0
13	Finishes	Replace ceiling tiles in first floor office areas (except newly renovated southwest wing)	$47,925	3	$0	$0	$58,308	$0	$0	$0
14	Mechanical	Provide mechanical equipment screen for elecrical equipment on west wall of building	$8,986	5	$0	$0	$0	$0	$13,301	$0
15	Site	Provide concrete walk and base course to picnic table in west side yard	$4,793	2	$0	$5,391	$0	$0	$0	$0
16	Masonry	Repair water damaged exterior walls	$37,442	2	$0	$42,117	$0	$0	$0	$0
17	Concrete	Repair damaged foundation walls	$1,498	3	$0	$0	$1,822	$0	$0	$0
18	Flooring	Replace second floor carpet	$53,916	3	$0	$0	$65,597	$0	$0	$0
19	Finishes	Replace second floor ceiling tiles	$74,883	3	$0	$0	$91,107	$0	$0	$0
20	Life Safety	Replace non-compliant second floor guardrails (interior and exterior)	$69,192	2	$0	$77,831	$0	$0	$0	$0
21	Mechanical	Provide equipment screens for visible rooftop units above entrances	$53,916	5	$0	$0	$0	$0	$79,808	$0

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22	ADA	Relocate door at east office to avoid accessibility conflict with ramp to roof deck	$14,977	2	$0	$16,847	$0	$0	$0	$0
23	Division 7	Correct water leak that leads to rusting of steel beams and floor deck in Storage Room L024-C	$7,488	1	$7,488	$0	$0	$0	$0	$0
24	Life Safety	Replace missing fireproofing on underside of floor deck in Storage Room L003-C	$2,696	1	$2,696	$0	$0	$0	$0	$0
25	Division 7	Replace water damaged exterior soffits	$336,974	1	$336,974	$0	$0	$0	$0	$0
26	ADA	Create accessible path to Board Member seating area in Board Room 129	$19,470	1	$19,470	$0	$0	$0	$0	$0
27	ADA	Replace inaccessible countertops and sinks	$20,967	1	$20,967	$0	$0	$0	$0	$0
28	ADA	Renovate inaccessible toilet room next to File Room 117 (near Board Room)	$44,930	1	$44,930	$0	$0	$0	$0	$0
29	Site	Repair cracked concrete walk at west entrance	$4,493	1	$4,493	$0	$0	$0	$0	$0
30	Roofing	Replace roofing system at third floor roof deck	$99,594	1	$99,594	$0	$0	$0	$0	$0
31	Plumbing	No RPZ backflow preventor on Domestic water service	$22,465	1	$22,465	$0	$0	$0	$0	$0
32	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
33	Life Safety	Extend existing fire alarm system for full building coverage	$14,977	1	$14,977	$0	$0	$0	$0	$0
34	Life Safety	Install emergency lighting for required egress coverage	$14,977	1	$14,977	$0	$0	$0	$0	$0
35	Structural	Storage Room L024-C: Additional Inspection and analysis of rusted beam for capacity and corrective recommendations	$3,744	2	$0	$4,212	$0	$0	$0	$0
36	Structural	Storage Room L024-C: Beam and Column Rehab steel work	$7,488	2	$0	$8,423	$0	$0	$0	$0
37	Structural	Additional Soffit Structure Inspection	$4,493	3	$0	$0	$5,466	$0	$0	$0
38	Structural	Clean and Repair Lake Level Steel Floor Deck	$8,986	3	$0	$0	$10,933	$0	$0	$0
39	Concrete	Foundation Crack Repair	$3,744	3	$0	$0	$4,555	$0	$0	$0
40	Masonry	Exterior Tuckpointing & Face Brick Repair	$20,967	5	$0	$0	$0	$0	$31,037	$0
41	Masonry	Tuckpoint & Replace Interior CMU -Non-load bearing walls	$1,310	5	$0	$0	$0	$0	$1,940	$0
42	Masonry	Exterior Lintel Repair	$4,493	5	$0	$0	$0	$0	$6,651	$0
43	Mechanical	Boilers are 33 years old, well maintained, have rached their life expectancy. Recommend looking into replacement soon. (To include all pumps and other boiler equipment.)	$524,181	2	$0	$589,632	$0	$0	$0	$0

Page 2 of 3

Village Hall - Estimate of Probable Cost

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					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
44	Mechanical	RTU 10yrs old, look at replacement in 5-10 years. (Total 3 units)	$673,947	3	$0	$0	$819,960	$0	$0	$0
45	Mechanical	RTU 10yrs old, look at replacement in 5-10 years. (Pleae note that the unit has a separate split condensing unit, this is included in the replacement evaluation.)	$299,532	3	$0	$0	$364,426	$0	$0	$0
46	Plumbing	Duplex Ejector Pump / Pit appears to be well maintained. Suggest that pit be reviewed for condition and that pump motors be serviced if not replaced.	$14,977	3	$0	$0	$18,221	$0	$0	$0
47	Plumbing	Duplex Sump Pump / Pit appears to be well maintained. Suggest that pit be reviewed for condition and that pump motors be serviced if not replaced.	$14,977	3	$0	$0	$18,221	$0	$0	$0
48	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$333,229	3	$0	$0	$405,424	$0	$0	$0
49	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs. Newly remodeled parts of the building already have LED.	$266,583	3	$0	$0	$324,340	$0	$0	$0
50	Electrical	Replace all old exit signs with new higher-visibility LED units.	$14,977	3	$0	$0	$18,221	$0	$0	$0
		SUB-TOTALS	$3,372,064		$590,527	$782,526	$2,304,779	$98,541	$172,641	$0

ORLAND PARK

2022 FACILITY ASSESSMENT

LEGATARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ESTIMATE OF PROBABLE COST

CC

CIVIC CENTER

SITE AERIAL

FACILITY DESCRIPTION

The 10,800 square foot Civic Center opened in 1989 and shares the Village Center site with the Village Hall and Franklin E. Loebe Recreation Center, which were constructed at the same time to create a Village Center Complex on a fifteen acre site.

The Civic Center contains a large exhibition hall for trade shows, receptions and cultural events, along with a circular dining room and an outdoor terrace that overlooks the lake and playing fields.

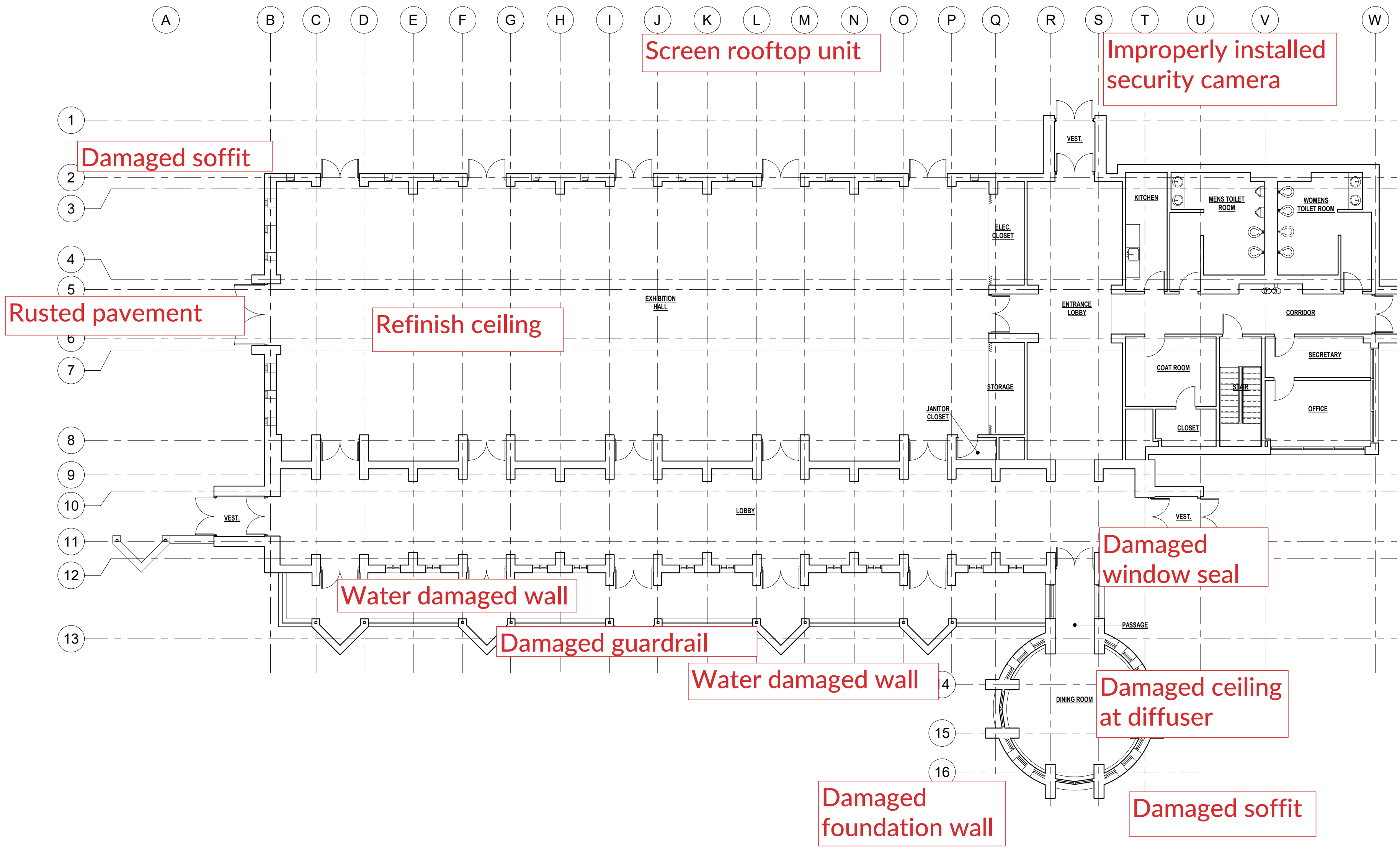
All three buildings are tied together by a lake, a covered walkway, and an outdoor amphitheater that serves as the Village's summer entertainment and seasonal event site. Parking for the Village Center Complex is provided by a series of five interconnected parking lots.

SITE ASSESSMENT

The Village Center Complex showcases manicured lawns, retention ponds, paved walkways, and asphalt paved parking lots. The overall site is well maintained, but there are some local site issues at the Civic Center that require attention. The concerns include a frost damaged brick paver installation at the south entrance which is unsightly and poses a tripping hazard; and insufficient drainage at the perimeter of the walking surface inside the retaining wall at the exterior viewing platform on the west side of the building. The drainage issue has caused visible water damage on the face of the masonry retaining wall and, if left unattended, could result in failure of the wall assembly.

FIRST FLOOR & LOWER LEVEL PLANS

PARTIAL SOUTH ASSESSMENT PLAN



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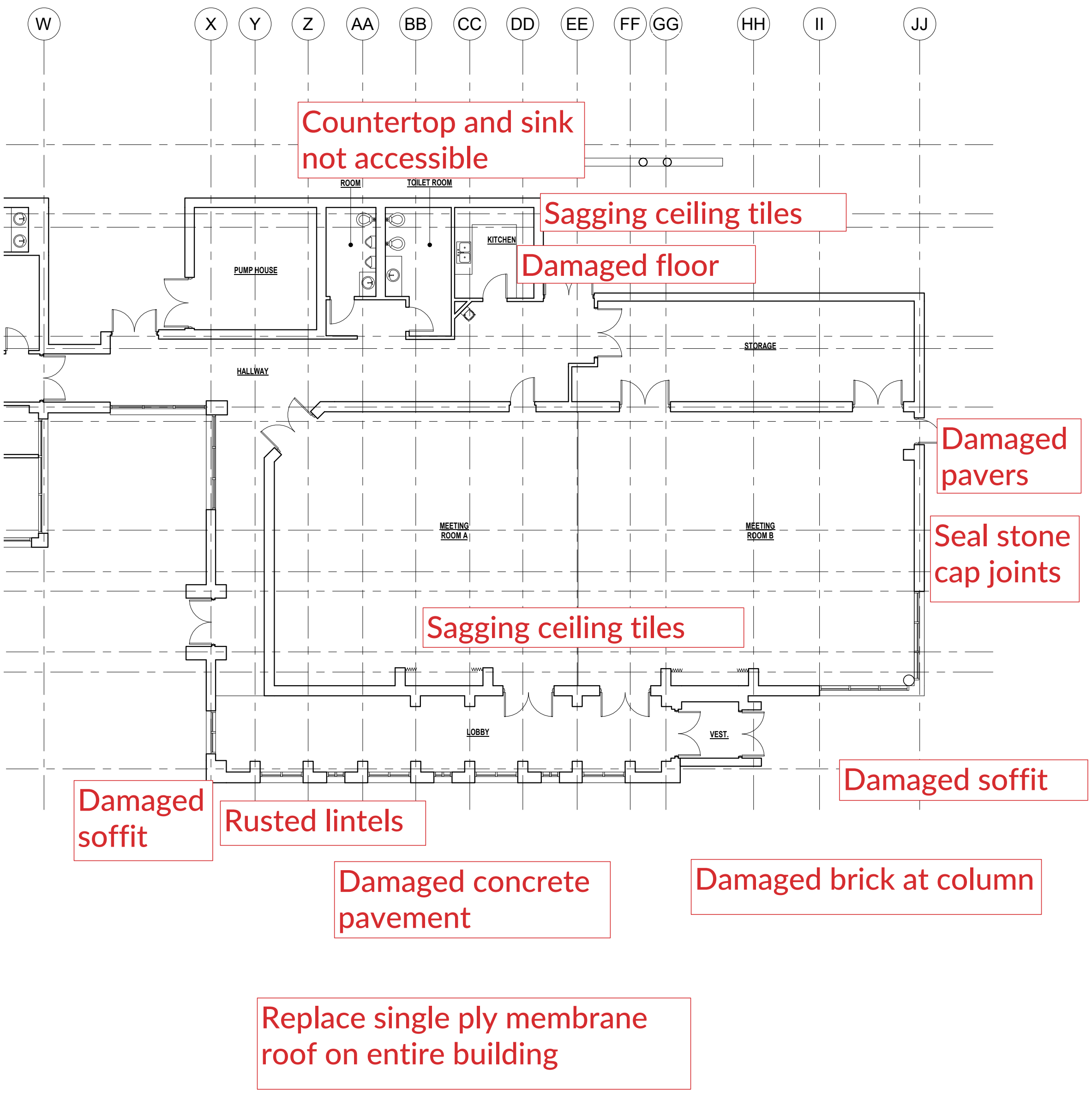
ORLAND PARK

2022 FACILITY ASSESSMENT

LEGATARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

PARTIAL NORTH ASSESSMENT PLAN

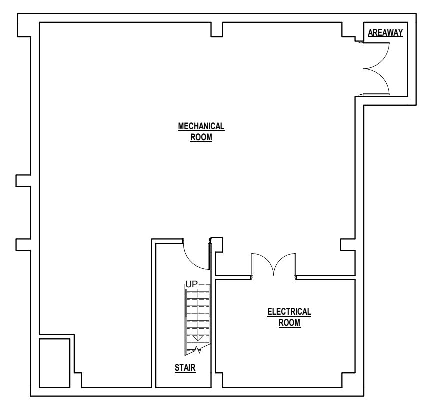


BUILDING - ASSESSMENT

The Civic Center is a single-story, open plan, steel framed gathering space that contains a large exhibition hall and meeting rooms. A central coat room, offices and toilet rooms separate the exhibition hall from the meeting room annex. An offset circular dining room, and an external patio provide views of the wetlands and sports fields to the west and create a visual contrast to the otherwise basic rectangular form.

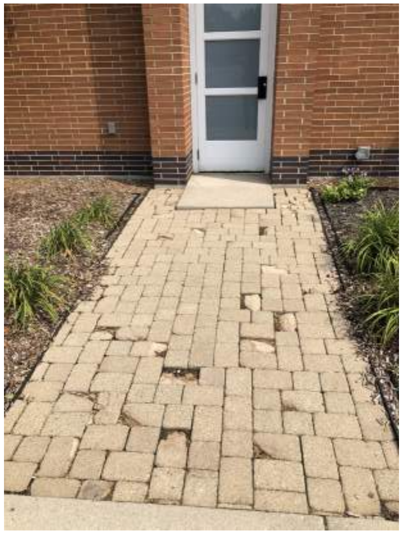
The building is clad in face brick with small, regularly spaced, punched windows, and floor to ceiling curtainwalls that open to the adjacent wetlands. The exhibition hall is capped by a sweeping barrel-vaulted metal roof with large overhangs, while the remainder of the building is enclosed by a single ply membrane roof. An evaluation of each component, their deficiencies, and recommended remedial action follows.

LOWER LEVEL ASSESSMENT PLAN



POOR DRAINAGE AT EXTERNAL PATIO WALL

DAMAGED BRICK AT COLUMN



DAMAGED PAVERS

DAMAGED FOUNDATION WALL

DAMAGED FOUNDATION WALL

MISSING SEALS AT STONE CAP JOINTS

ENVELOPE - ASSESSMENT

WATER DAMAGED WALLS

UNVENTILATED DRYWALL SOFFIT

RUSTED LINTEL

Masonry Cavity Walls

The exterior walls consist of face brick on back-up concrete masonry units that comprise the building's main weather barrier. The brick on the east side is in good condition, but there is excessive water damage to the masonry walls on the west side that faces the detention pond and wetlands. Visible mold and dampness are evident at the corners of the patio walls where they interface with the main building, and many of the bricks that touch the ground have started to deteriorate. These findings suggest that there is a problem with the drainage system inside the masonry cavity, which is amplified by the joints between the stone wall caps that are not properly sealed and provide an additional avenue for water to enter the walls. We recommend removing the water damaged sections of brick and undertaking an investigation of the substrate to determine the condition of the weather barrier and internal flashing system, prior to reconstruction.

Curtainwall System

The curtainwalls bring light into the building, provide views of the adjacent wetlands and sports fields, and create breaks in the long expanse of masonry, but due to its age, the curtainwalls have started to fail. Broken window seals and damaged aluminum door components are present at a number of locations around the building. Glazing and aluminum frame replacement will be required.

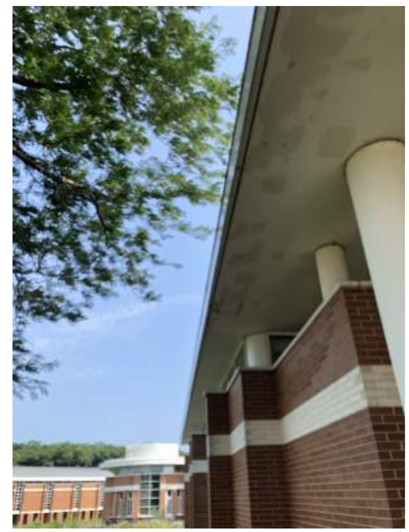
ROOFTOP UNIT NOT SCREENED

WATER PONDING / DIRT AND DEBRIS ON ROOF SURFACE

DAMAGED ROOF COPING

DAMAGED SOFFITS

DAMAGED SOFFITS



DAMAGED SOFFITS

ENVELOPE - ASSESSMENT

DAMAGED COLUMN ENCLOSURE

DAMAGED SOFFIT AT TOP OF COLUMN

RUSTED LINTEL

DAMAGED SOFFIT / WATER DAMAGED MASONRY

Roof

The main roof material is a fully adhered white single ply membrane roofing system with internal roof drains. It is near the end of its life and has started to leak. Additionally, the edge copings show signs of damage and joint failure. Consideration should be given to replacing the single ply membrane roof system within the next few years.

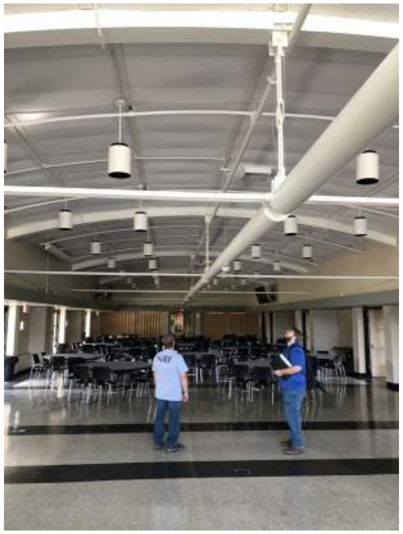
The exhibition hall is covered by a vaulted standing seam metal roof with large overhangs for visual effect. The metal roof is in good condition and does not currently require repairs. The main lobby that runs parallel to the exhibition hall is capped by an elevated single ply membrane roofing system that creates the "visible face" of the building. The lobby roof and coping should be replaced at the same time as the main roof.

Roof Overhangs

The building incorporates dramatic roof overhangs at the ends of the barrel-vaulted metal roof and the linear lobby. The painted gypsum board soffits below the overhangs have failed at numerous locations and should be replaced. We also recommend installing soffit ventilation and replacing the gypsum board with water-resistant materials such as aluminum or an engineered composite.

DAMAGED, SAGGING CEILING TILES

DAMAGED, SAGGING CEILING TILES



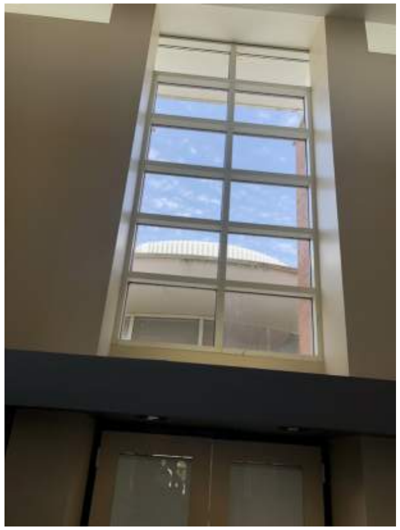
CEILING REQUIRES REFINISHING

INTERIOR - ASSESSMENT

The Civic Center interior contains basic materials such as gypsum board walls, carpet and VCT flooring, and acoustic ceiling tiles. Plastic laminate countertops and vinyl accordion folding partitions complete the interior decor.
Due to the age of the building, the carpets are worn, the ceiling tiles are sagging and stained, and the folding partition is dated. In their current state, the finishes no longer provide an ideal environment for a building of its stature. To modernize the interiors, we recommend replacing the flooring, ceiling tiles, countertops, and doors throughout the building.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) requirements that buildings must meet today. As such, countertops and sinks are not ADA accessible, and the exterior metal guardrails along the wetlands do not comply with the 4” diameter sphere rule that guardrails are currently subjected to. To bring the building up to the current ADA standards, we recommend replacing or retrofitting the existing guardrails, and removing, at a minimum, five-foot sections of countertops and replacing them with 34” high countertops and ADA sink cabinets and faucets with accessible controls.

Estimated Life Expectancy
30+ Years.



BROKEN WINDOW SEAL

COUNTER / SINK IS NOT ACCESSIBLE

DATED FOLDING ACCORDION PARTITION

DAMAGED CEILING AT DIFFUSER

Location: North wall looking south west
Comments: Soffit exhibits water damage and degradation. 01

Location: North wall looking south.
Comments: Brick façade exhibits tuck point work has occurred. 03

Location: North wall looking South
Comments: Soffit exhibits patching and water damage. 02

Location: North wall looking west.
Comments: Soffit exhibits water damage. 04

Location: Northwest corner of building looking down at pond.
Comments: Foundation wall exhibits discoloration and cracking. Possible seepage issue.

05

Location: Northwest corner of building looking south.
Comments: Foundation wall exhibits shrinkage cracking.

06

Description

The Civic Center is a single-story building with approximate overall dimensions of 60 ft x 276 ft and a partial basement below the center of the building. The basement is approximately 42 ft x 42 ft. Based on what was observable the roof framing consists of metal roof deck supported by steel joists supported by steel framing consisting of beams and columns. The building was mostly finished with drywall and drop tile ceilings so the framing should be verified. The north hall roof framing consisted of steel arches with steel purlins spanning between the arches. The north end of the building is a meeting hall; the middle of the building is offices, restrooms, and mechanical area; and the south end of the building is used for additional meeting areas. The northwest portion of the building consists of a tiered retaining wall system next to a pond.

Observation

Observation began with a walk around the exterior of the building, starting at the north end and continuing clockwise around the building. See photos 1-25. Multiple locations around the building exhibited water damage deterioration to the soffit veneer, photos 1, 2, 4, 7, 9-10, and 15-
16. The brick façade and foundation walls exhibited cracking and spalling at various locations around the building as well. The retaining wall foundation exhibits severe seepage issues and cracking at the pond. See photos 3, 5-7, 11-14, 17-19, and 22-24. The sidewalk concrete exhibited cracking and settlement issues at multiple locations, see photos 8, 11, and 25. It was observed that the handrail located on the lower tiered retaining wall was cut, see photo 21.
The observation continued on the interior of the building at the south meeting hall and corridor, there were no observable structural concerns with the exception the celling drywall had minor shrinkage cracks which are aesthetic issue. See photo 26. The remainder of the building did not have observable structural concerns. The beam pocket located at the west wall of the basement exhibited shrinkage cracking, see photo 28.

Location: East wall at east (north end) entrance, looking west.
Comments: Soffit exhibits water damage and brick face exhibits spalling.

07

Location: East wall at east (south end) entrance, looking west.
Comments: Soffit has been patched indicating water damage. Column covering appears to be splitting at expansion joint.

09

Location: East wall at east (north end) entrance, looking west.
Comments: Sidewalk exhibits settlement cracking.

08

Location: Zoomed in picture of photo 09
Comments: See photo 09 comment.

10

Location: East wall adjacent to exterior electrical equipment pads, looking west. 11
Comments: Foundation wall exhibits shrinkage cracking and spalling.

Location: East wall near south end of building, looking west. 12
Comments: Foundation wall exhibits shrinkage cracking and spalling.

Conclusions

It is LEI's opinion that the building is adequate for its current operational usage, however this building has numerous issues with the masonry and water seepage issues that needs to be addressed. The water seepage issues need to be addressed as soon as possible to mitigate any further water damage that may have occurred to the structure that was not observable. The soffit framing should be observed for water damage when the soffit veneer is replaced.

The cracks and spalling in the mortar joints should be tuckpointed and cracks through bricks/CMU should be replaced. We recommend the cracking in the brick facade may be monitored at this time to verify whether the cracking has worsened but we recommend addressing the cracks as per cost estimate timeline. The cracks and spalling of the concrete foundation wall should be patched as per cost estimate timeline to limit further moisture infiltration. The cracking and seepage issues of the retaining wall should be patched and addressed as per cost estimate timeline. It is recommended the retaining wall be provided proper weep holes for drainage.

The cracks in the sidewalks are not really a structural concern but multiple cracking can lead to spalling and further widening of the cracks which can lead to moisture infiltration and tripping hazards. Hairline cracking is more of an aesthetic issue and the urgency for filling hairline cracks are at the discretion of the owner. We recommend monitoring these cracks to verify that they are not worsening. We recommend repairing cracks wider than 1/16" with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. LEI recommends repairing sidewalk by slab jacking by pumping a gout mixture or expansive polyurethane foam injection to raise the slab. A cheaper alternative may be to fully reconstruct the sidewalks.

13

Location: South entrance canopy looking north at east column.
Comments: Brick façade exhibit step cracking and disjointing in mortar beds

15

Location: West wall near south end of building looking east.
Comments: Soffit exhibits water damage.

Location: South entrance canopy looking north at west column.
Comments: Brick façade mortar beds exhibit degradation.

14

Location: West wall near south-middle portion of building looking northeast.
Comments: Soffit exhibits water damage.

16

Location: West wall near middle portion of building looking east. 17
Comments: Foundation wall exhibits shrinkage cracking and severe spalling.

Location: West wall near middle portion of building, looking northeast. 19
Comments: Foundation wall exhibits severe spalling and had exposed rebar.

Location: West wall near middle portion of building looking southeast.
Comments: Foundation exhibits severe spalling and pop-out. Rebar is exposed. 18

Location: West wall near middle portion of building, looking southeast.
Comments: Lintels exhibits surficial rust, cosmetic issue. 20

Location: Handrail located on west side of building adjacent to pond, looking west. 21
Comments: Handrail infill members have been completely cut.

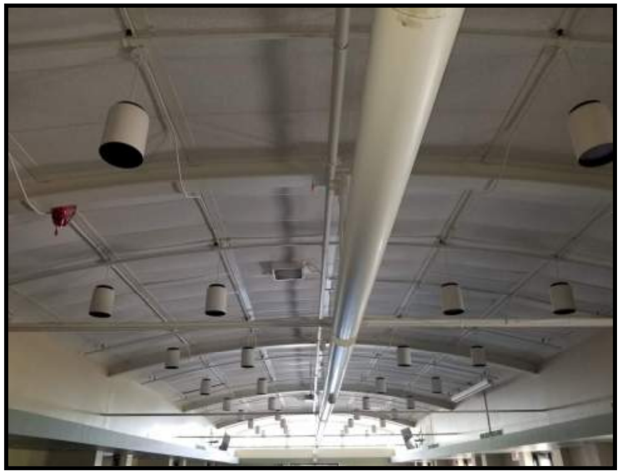
Location: West wall at intersection of west side retaining wall, looking north. 23
Comments: Foundation wall exhibits discoloration indicating seepage issues.

Location: West side retaining wall, north end of wall looking north.
Comments: Stem wall exhibits severe spalling and exposed rebar. 22

Location: North end retaining wall, looking north.
Comments: Retaining wall exhibits discoloration at foundation interface indicating drainage issues. 24

Location: South end entrance, looking south.
Comments: Sidewalk exhibits severe settlement issues.

25

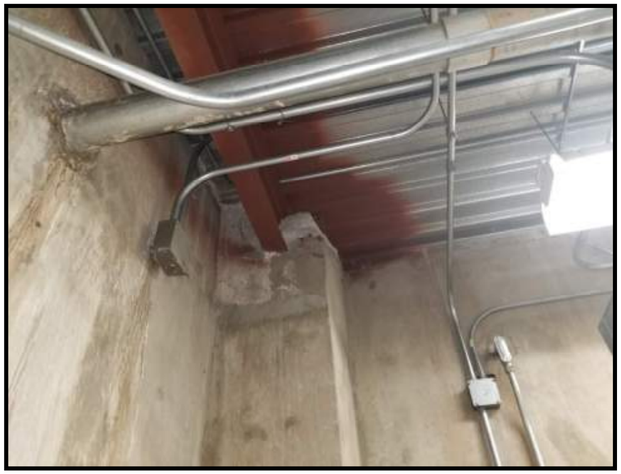


Location: North hall looking north.
Comments: General overview, no comments.

27

Location: West lobby hall, looking north.
Comments: Ceiling drywall exhibits shrinkage cracking, cosmetic issue.

26



Location: East wall of basement, looking east.
Comments: Beam pocket exhibits some shrinkage cracking.

28

Building Infrastructure – Mechanical

General

General ventilation is provided by roof top air handlers (DX cooling and gas heat), five (5) total. A boiler plant provides hot water circulated to heating equipment throughout the building. Toilets have general exhaust systems.

Revision Recommendations

1. Boilers are ~33 years old and past life expectancy, recommend replacement.
2. RTUs are ~10 years old and nearing life expectancy. Recommend replacement in 5-10 years.

Building Infrastructure – Electrical

Power

The main electrical service is the basement near the center of the building. A pad-mounted utility transformer in an enclosed area of grade supplies a 480Y/277V-3Ø-4W electrical distribution system to a 400A main switchgear and a 600A motor control center. Two meters are located on the basement electrical room wall for each service and a third meter labeled “village hall”. The 400A main service is a double-column circuit breaker type distribution panel with a 400A main circuit breaker. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via several dry-type transformers.

Revision Recommendations

1. Replace an old fuse-type panelboard with new circuit breaker type. Existing associated branch wiring is old and possibly cloth, so all associated branch wiring should be replaced.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are old and inefficient. Several batteries for exit signs and emergency lighting were tested to be inoperable.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

Building Infrastructure – Electrical

Fire Alarm

The existing fire alarm system is a conventional Gamewell system. The building is protected by a sprinkler system. Adequate fire alarm detection and signaling devices are present in applicable spaces, including storage rooms, mechanical spaces, and the cafeteria/ gathering room. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors. Pull stations appear to be properly located at all exit doors.

Revision Recommendations

1. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

The building has a 3” domestic service with city meter and no RPZ. A single gas fired tank type domestic hot water heater provides hot water to all plumbing fixtures. Sanitary utilizes a duplex pumped sewage ejector. Storm utilizes a duplex pumped sump pit.

Revision Recommendations

1. The ejector pumps appears well maintained. Recommend that the pit be service to remove any debris and the pumps motors be serviced.
2. The sump pumps appears well maintained. Recommend that the pit be service to remove any debris and the pumps motors be serviced.
3. Domestic service is missing RPZ.
4. HWH does not have expansion tank.

Building Infrastructure – Fire Protection

General

The building has an automatic (wet) fire protection system. There is a fire pump on ~6” main that provides coverage for this location and 3 other buildings. A separate 4” service is provided for this building off this pump.

Revision Recommendations

1. There is a constant flow of water from the main pump seal. Recommend service or pump replacement.

Civic Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR: YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Finishes	Refinish Exhitition Hall ceiling	$20,218	5	$0	$0	$0	$0	$29,928	$0
2	Finishes	Replace ceiling tiles in Kitchen	$719	2	$0	$809	$0	$0	$0	$0
3	Finishes	Replace ceiling tiles in Meeting Rooms	$17,373	2	$0	$19,542	$0	$0	$0	$0
4	Flooring	Replace damaged VCT floor in Kitchen	$809	2	$0	$910	$0	$0	$0	$0
5	Division 8	Replace window with broken seal	$2,246	2	$0	$2,527	$0	$0	$0	$0
6	Finishes	Repair damaged gypsum board ceiling in rotunda	$1,438	2	$0	$1,617	$0	$0	$0	$0
7	Site	Replace rusted sidewalk	$8,986	3	$0	$0	$10,933	$0	$0	$0
8	Life Safety	Repair damaged guardrail	$2,246	2	$0	$2,527	$0	$0	$0	$0
9	Concrete	Repair damaged foundation wall	$1,797	4	$0	$0	$0	$2,365	$0	$0
10	Division 9	Repaint rusted lintels	$4,493	3	$0	$0	$5,466	$0	$0	$0
11	Masonry	Replace damaged brick at column base	$749	2	$0	$842	$0	$0	$0	$0
12	Masonry	Seal joints in stone wall caps	$749	2	$0	$842	$0	$0	$0	$0
13	Site	Replace damaged section of sidewalk	$1,797	2	$0	$2,022	$0	$0	$0	$0
14	Security	Reinstall exterior security camera	$374	3	$0	$0	$456	$0	$0	$0
15	Roofing	Replace roof edge coping	$2,995	3	$0	$0	$3,644	$0	$0	$0
16	Roofing	Replace single ply membrane roofing	$74,883	3	$0	$0	$91,107	$0	$0	$0
17	Division 7	Replace water damaged exterior soffits	$149,766	1	$149,766	$0	$0	$0	$0	$0
18	Masonry	Repair water damaged masonry walls	$26,958	1	$26,958	$0	$0	$0	$0	$0
19	ADA	Replace inaccessible countertops and sinks	$9,735	1	$9,735	$0	$0	$0	$0	$0
20	Site	South Entrance Sidewalk Settlement Repair	$4,493	1	$4,493	$0	$0	$0	$0	$0
21	Plumbing	No RPZ backflow preventor on Domestic water service	$22,465	1	$22,465	$0	$0	$0	$0	$0
22	Life Safety	Fire Pump (whcich serves 3 buidlings) has constant overflow at drain. Repair system / repalce pump to correct issues with leak.	$262,091	1	$262,091	$0	$0	$0	$0	$0
23	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
24	Site	North-East Entrance Sidewalk Settlement Repair	$4,493	2	$0	$5,054	$0	$0	$0	$0
25	Life Safety	Retaining Wall Handrail Repair	$1,498	2	$0	$1,685	$0	$0	$0	$0
26	Masonry	South-East Entrance Column- Expansion Joint Repiar	$824	3	$0	$0	$1,002	$0	$0	$0
27	Concrete	Foundation Spalling and Crack repair	$5,616	3	$0	$0	$6,833	$0	$0	$0
28	Structural	Additional Soffit Structure Inspection	$3,744	3	$0	$0	$4,555	$0	$0	$0

Civic Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
29	Masonry	Exterior Tuckpointing & face Brick Repair	$10,484	5	$0	$0	$0	$0	$15,518	$0
30	Concrete	Basement Foundation wall shrinkage crack repair	$374	5	$0	$0	$0	$0	$554	$0
31	Mechanical	Boilers are ~33 years old, well maintained, have rached their life expectancy. Recommend looking into replacement soon. (To include all pumps and other boiler equipment.)	$524,181	2	$0	$589,632	$0	$0	$0	$0
32	Plumbing	Duplex Ejector Pump / Pit appears to be well maintained. Suggest that pit be reviewed for condition and that pump motors be serviced if not replaced.	$14,977	3	$0	$0	$18,221	$0	$0	$0
33	Plumbing	Duplex Sump Pump / Pit appears to be well maintained. Suggest that pit be reviewed for condition and that pump motors be serviced if not replaced.	$14,977	3	$0	$0	$18,221	$0	$0	$0
34	Mechanical	RTU 10yrs old, look at replacement in 5-10 years. (5 units total)	$1,123,245	3	$0	$0	$1,366,599	$0	$0	$0
35	Electrical	Replace old fuse type panelboard, located in meeting room closet, and associated branch wiring (possibly cloth) with new wiring and circuit breaker type panel.	$44,930	3	$0	$0	$54,664	$0	$0	$0
36	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$125,204	3	$0	$0	$152,330	$0	$0	$0
37	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$100,164	3	$0	$0	$121,864	$0	$0	$0
38	Electrical	Replace all old exit signs with new higher-visibility LED units.	$14,977	3	$0	$0	$18,221	$0	$0	$0
		SUB-TOTALS	$2,608,564		$477,005	$628,009	$1,874,118	$2,365	$46,001	$0

Page 2 of 2

FLC

FRANKLIN LOEBE CENTER

SITE AERIAL

FACILITY DESCRIPTION

The 34,000 square foot Franklin E. Loebe Recreation Center opened in 1989 and shares the Village Center site with the Village Hall and Civic Center, which were constructed at the same time to create a Village Center Complex on a fifteen acre site.

The building contains a gymnasium, indoor walking track, dance rooms, wrestling rooms, classrooms, meeting rooms, and administrative offices.

The building is located next to a woodland and a walking path that connect it to a nearby lake and playing fields.

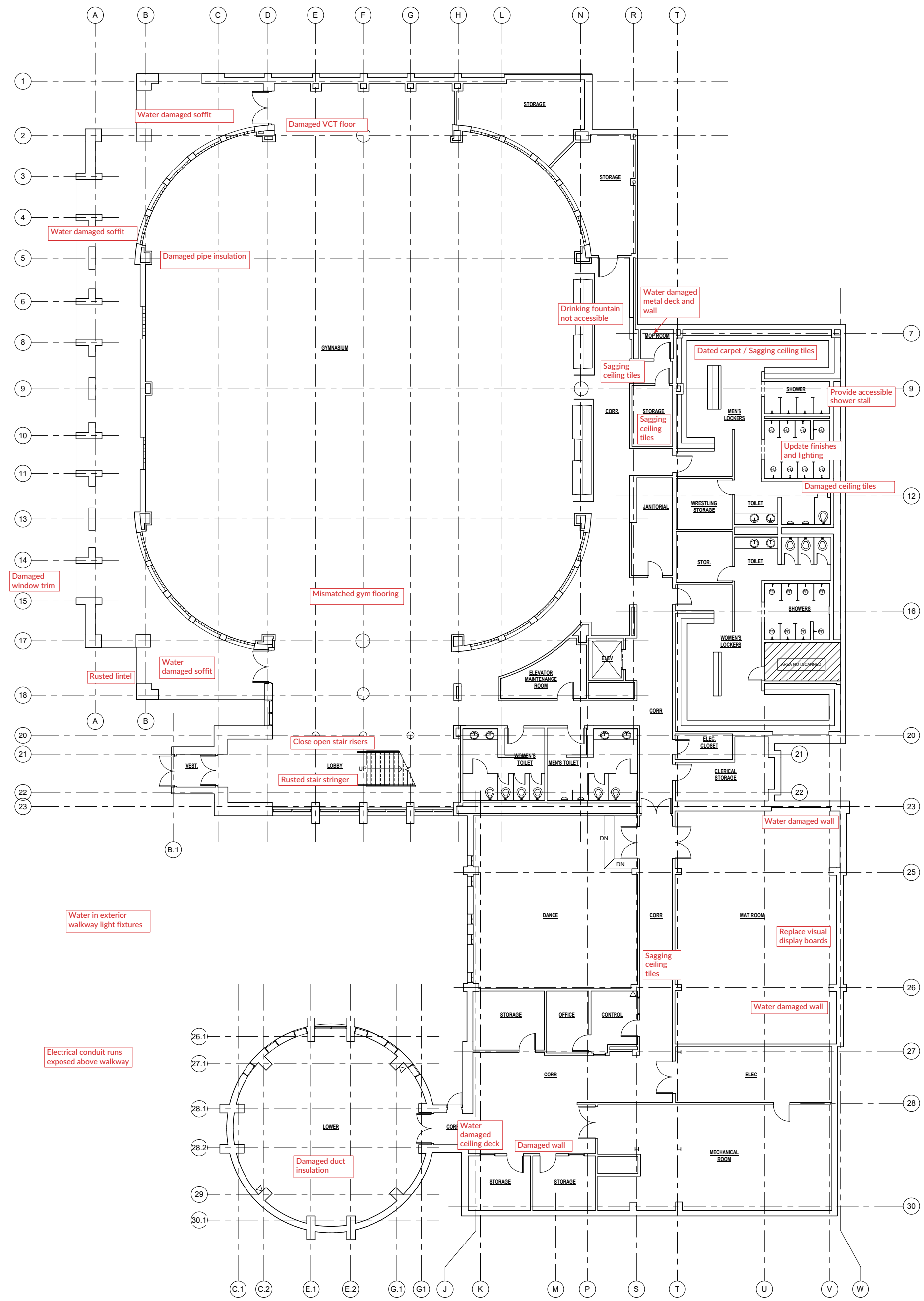
All three buildings are tied together by a lake, a covered walkway, and an outdoor amphitheater that serves as the Village's summer entertainment and seasonal event site. Parking for the Village Center Complex is provided by a series of five interconnected parking lots.

SITE ASSESSMENT

The Village Center Complex showcases manicured lawns, retention ponds, paved walkways, and asphalt paved parking lots. The overall site is well maintained, but there are some local site issues at the Franklin Loebe Center that require attention. Site drainage at the northwest side of the building must be addressed as water pooling against the foundation wall has entered the building and caused extensive water damage on the lower level. The water has also led to soil erosion, and spalling of the foundation wall at the northwest corner of the building.

LOWER & UPPER LEVEL FLOOR PLANS

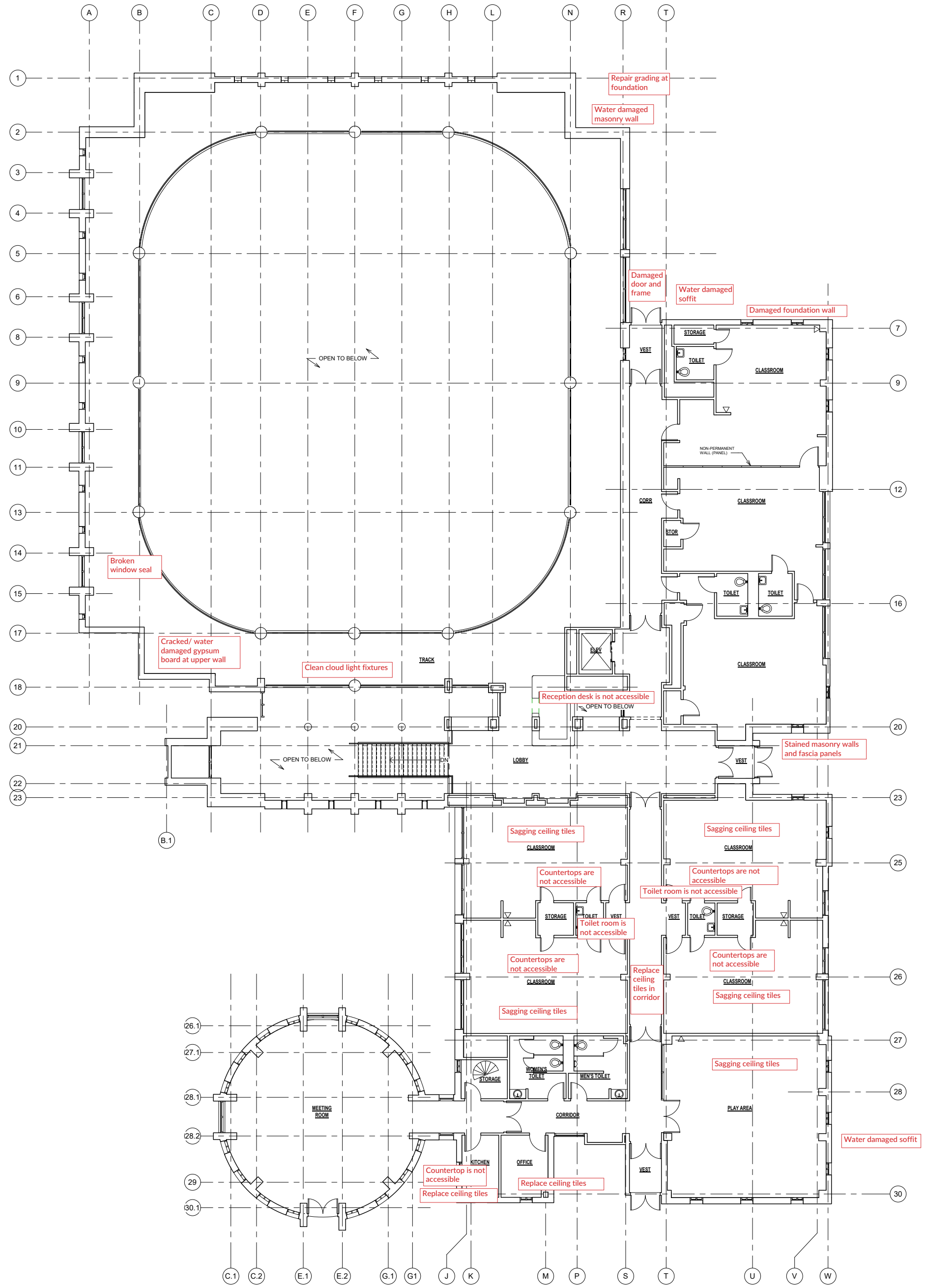
LOWER LEVEL ASSESSMENT PLAN



FLC-2

ORLAND PARK

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY



ENVELOPE - ASSESSMENT

The Franklin Loebe Center is a two-story community gathering space that includes a gymnasium, classrooms, and offices. The building envelope is composed of face brick cavity walls with metal framed curtainwalls. The gymnasium is capped by a sweeping barrel-vaulted metal roof with large overhangs, while the remainder of the building is enclosed by a single ply membrane roof. An exterior colonnaded walkway runs below the building and continues outward to connect to other buildings on the site, in the form of a covered walkway. An evaluation of each component, its deficiencies, and recommended remedial action follows.

DAMAGED FOUNDATION WALL & WEATHER BARRIER / REPAIR GRADING

GLASS BLOCK WINDOWS

WATER DAMAGED WALL

WATER DAMAGED MASONRY WALL / MILDEW STAINED CONCRETE WALKWAY

DAMAGED WINDOW TRIM

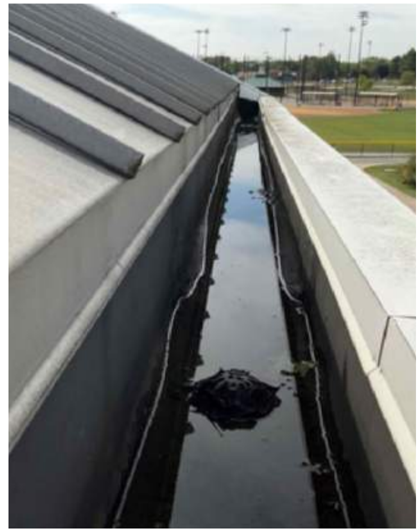
DAMAGED DOOR / SOILED WINDOW SILL / SOILED SOFFIT

RUSTED DOOR AND FRAME

STAINED ROOF MEMBRANE

ENVELOPE - ASSESSMENT

RUSTED BEAM / RUST STAINED ROOF MEMBRANE & COLUMN ENCLOSURES



WATER PONDING AT ROOF DRAINS

GROWTH ON METAL COPING

GROWTH ON METAL COPING

Masonry Cavity Walls

The exterior walls are face brick on back-up concrete masonry units that comprise the building's main weather barrier. Aside from some minor water damage in the southwest corner where the lower roof meets the gym wall, the exterior brick is in good condition. Foundation leaks are, however, present along the northwest and northeast walls, where water damage to walls and ceilings is evident in lower-level rooms on that side of the building. To remedy these problems, we recommend reinstalling the flashing and tuckpointing the brick at the location where the lower roof meets the gym wall then excavating along the foundation and replacing the drainage material, and possibly adding drain tile.

Curtainwall System

Due to its age, the curtainwalls have started to fail, resulting in broken window seals and damaged aluminum door components. Some glazing, aluminum frame, and door replacement will be required.

Roof

The main roof area is composed of a fully adhered white single ply membrane roofing system that is in relatively good condition and does not show visible signs of leaking.
The gymnasium is covered by a vaulted standing seam metal roof with large overhangs for visual effect. The metal roof is in good condition and does not currently require repairs.

DAMAGED, SOILED SOFFIT

DAMAGED SOFFIT

RUSTED LINTEL

NO PATH TO PUBLIC WAY / LARGE FIRST STEP DOESN'T MEET CODE

WATER DAMAGED WALL, COPING, AND FASCIA

RUSTED LINTEL

ENVELOPE - ASSESSMENT


DAMAGED SOFFIT


DAMAGED SOFFITS


WATER DAMAGED SOFFIT


EXPOSED CONDUIT AT WALKWAY ROOF


WATER IN EXTERIOR WALKWAY LIGHT FIXTURES

Roof Overhangs

The roof overhangs tie the Franklin Loebe Center to the other buildings (Village Hall and Civic Center) that it shares the campus with. Like the neighboring buildings, the Loebe Center's painted gypsum board soffits have also failed, at the roof edges, and at the lower-level walkway where there is extensive moisture damage.

To alleviate the moisture problems, we recommend installing soffit ventilation, and replacing the gypsum board with water-resistant materials such as aluminum or an engineered composite.

Exterior Walkway

The exterior walkway that connects the Loebe Center to the Outdoor Amphitheater was constructed with painted metal columns and a painted metal roof deck. The walkway lighting consists of a series of regularly spaced surface mounted ceiling fixtures with glass housings. The fixtures are connected by rigid metal conduit that runs exposed above the walkway ceiling and drop down into each fixture through a hole in the roof deck.

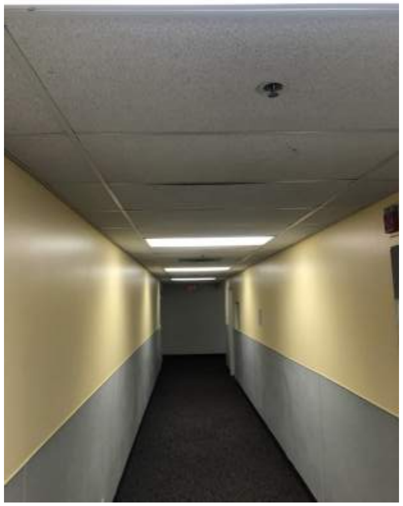
The holes in the roof deck were not properly sealed, which resulted in water getting into the light fixture housing, thus shortening the life of the fixtures.

We recommend installing the electrical conduit below the roof deck to protect the conduit and the electrical connections from the elements, and to eliminate the need for drilling through the roof deck. If desired, a water-resistant exterior soffit material can be installed to conceal the conduit from view.

WATER DAMAGED WALL AND FLOOR DECK

DAMAGED DUCT & PIPE INSULATION

SAGGING CEILING TILES

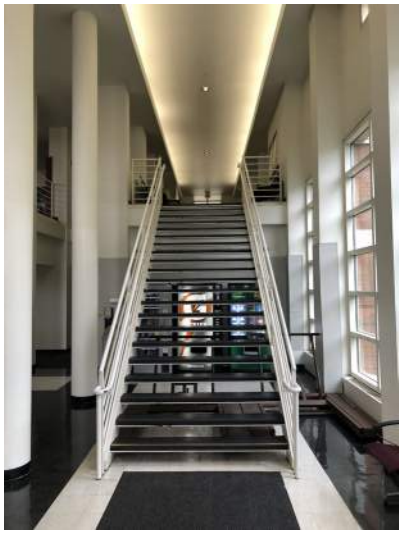


SAGGING CEILING TILES

WATER DAMAGED WALL

DATED CARPET / SAGGING CEILING TILES IN LOCKER ROOMS

MISMATCHED GYM FLOORING



OPEN STAIR RISERS / RUSTED STAIR STRINGER

INTERIOR - ASSESSMENT

DRINKING FOUNTAIN IS NOT ACCESSIBLE

DAMAGED DUCT INSULATION

REPLACE VISUAL DISPLAY BOARD / WATER DAMAGED WALL

SHOWER STALLS ARE NOT ACCESSIBLE / UPDATE FINISHES

TOILET ROOMS ARE NOT ACCESSIBLE

COUNTERS ARE NOT ACCESSIBLE

The Loebe Center uses a variety of flooring materials that range from sports flooring in the gymnasium, VCT flooring in the lobbies, classrooms and corridors, carpet in the locker rooms and offices, and ceramic tile in the toilet rooms. The ceramic tile is in good condition, but the other flooring types are damaged and/or dated. The flooring in the gymnasium, for instance, has been patched and is not cushioned, while the VCT and carpet are worn and dated, and should be upgraded throughout. The acoustic ceiling tiles throughout the facility are sagging and stained, and should be replaced, while the gypsum board walls are bland and require repainting, especially in the classrooms and lower-level fitness rooms where color can be used to enhance the learning environments.

<u>ADA ASSESSMENT</u>

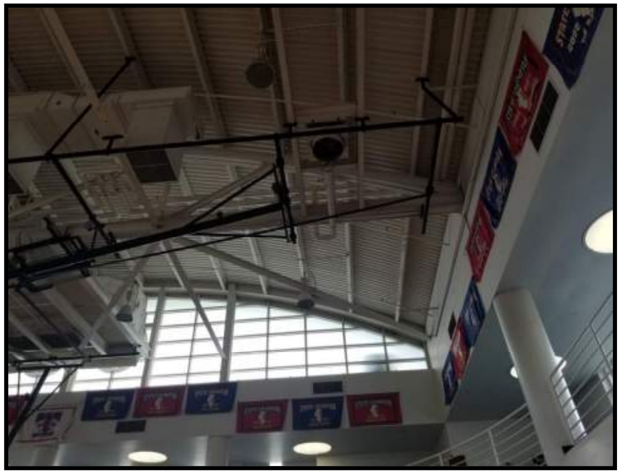
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extents that buildings must meet today. As such, toilet rooms, shower stalls, countertops, and sinks are not ADA accessible, and the metal guardrails do not comply with the 4” diameter sphere rule. To bring the building up to the current ADA standards, we recommend renovating existing non-compliant toilet rooms and shower stalls, and replacing or retrofitting the existing guardrails, and removing, at a minimum, five-foot sections of countertops and replacing them with 34” high countertops, with ADA sink cabinets and faucets with accessible controls.

<u>Estimated Life Expectancy</u>

30+ Years.

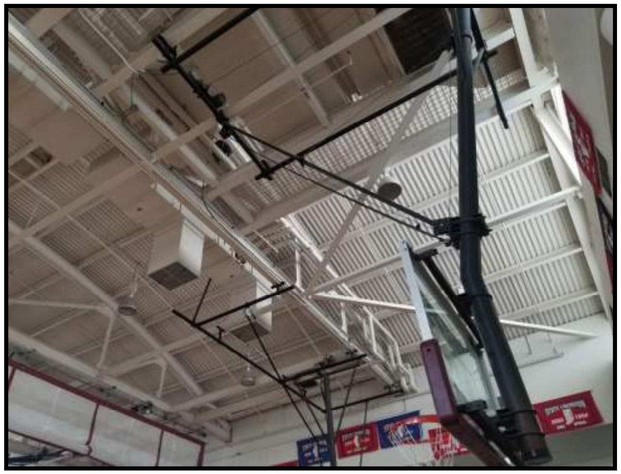
Location: Gymnasium of Loebe Center, looking north/northwest.
Comments: General overview of roof framing, no observable structural concerns.

01



Location: Gymnasium of Loebe Center, looking south
Comments: General overview of roof framing, no observable structural concerns.

03



Location: Gymnasium of Loebe Center, looking north/northeast
Comments: General overview of roof framing, no observable structural concerns.

02

Location: First floor storage room, west of Gymnasium looking southwest
Comments: Observable water leakage, rusting of deck pan.

04

05

Location: First floor Mat Room/wrestling room. South wall looking south.
Comments: Line of bolts missing for beam connection, beam inaccessible on other side of wall. No further observation.

06

Location: First floor Mat Room/wrestling room. West wall, looking west.
Comments: Visible water staining of brick and deck pan is rusting.

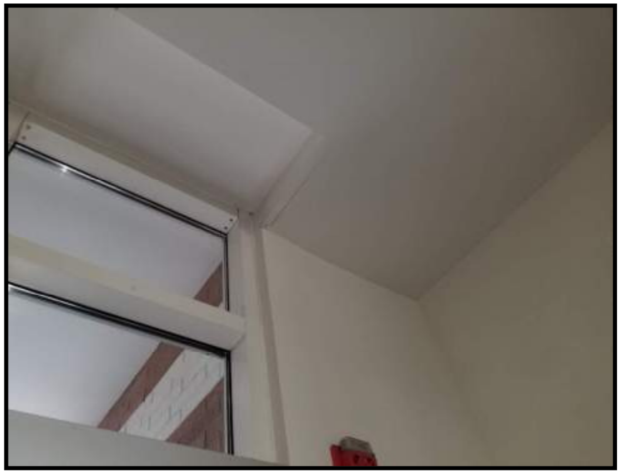
Description

The Franklin Loebe Center is a two-story building and Gymnasium with approximate overall dimensions of 141 ft x 214 ft. The gymnasium roof framing consists of long span steel arch trusses spanning approximate 82 ft with purlins spanning between the arches supporting the metal roof deck. The roof framing appears to be supported by columns (assumed to be steel) and non-load bearing CMU walls infilling between steel framing. The Columns have an architectural cover. The framing system should be verified. The remaining area of the building is two-story steel framed with concrete composite floors and steel roof decks. The general use for the remainder of the building is classrooms and small gym areas.

Observation

Observation began with a walk around the interior of the Gymnasium, no structural concerns were observed. See photos 1-3. Water seepage and rusting of the metal deck was observed in the first-floor storage room located west of the gymnasium. See photo 4. Additional water seepage and rusting of the metal deck was observed in the first-floor wrestling room and mechanical room. See photos 6-8. The observation continued around the outside of the building starting at the north side of the building circling around counterclockwise. See photos 10-24. In general, the soffit exhibited water damage around the building, various locations exhibited spalling and shrinkage cracking of the concrete foundation wall, and the exterior brick façade exhibited spalling and shrinkage cracking at various locations. The east side of the building sidewalks exhibit shrinkage cracking in multiple locations. The sidewalk appears to have settled adjacent to the northeast gymnasium entrance. See photo 24.

Location: First floor Mat Room/wrestling room. West wall, looking north.
Comments: Visible water staining of brick and deck pan is rusting. 07



Location: Second floor west entrance to gymnasium corridor, looking west.
Comments: Drywall exhibits shrinkage cracking around window, cosmetic. 09

Location: First Floor adjacent to mechanical room, looking east.
Comments: Beam exhibits rusting due to possible water leakage. 08

Location: West of circular room at north of building, looking south.
Comments: Soffit has water damage, soffit framing should be observed for water damage. 10

Location: West wall of Loebe Center, looking southeast.
Comments: Soffit has water damage, soffit framing should be observed for water damage. Brick exhibit water staining. 11

Location: West wall of Loebe Center, looking southeast.
Comments: Soffit has water damage, soffit framing should be observed for water damage. Brick exhibit water staining. 12

Conclusions

It is LEI's opinion that the building is adequate for its current operational usage, however this building has numerous issues with the masonry and water seepage issues that needs to be addressed. The water seepage issues need to be addressed as soon as possible to mitigate any further water damage that may have occurred to the structure that was not observable. The rust on the floor metal decks should be cleaned off and painted to prevent further rusting. The soffit framing should be observed for water damage when the soffit veneer is replaced.

The cracks and spalling in the mortar joints should be tuckpointed and cracks through bricks/CMU should be replaced. We recommend the cracking in the brick facade be monitored at this time to verify whether the cracking has worsened but we recommend addressing the cracks as per the cost estimate timeline. The cracks and spalling of the concrete foundation wall should be patched as per the cost estimate timeline to limit further moisture infiltration.
The cracks in the sidewalks are not really a structural concern but multiple cracks can lead to spalling and further widening of the cracks which can lead to moisture infiltration and tripping hazards. Hairline cracking is more of an aesthetic issue and the urgency for filling hairline cracks are at the discretion of the owner. We recommend monitoring these cracks to verify that they are not worsening. We recommend repairing cracks wider than 1/16" with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent.

Location: Southwest corner of Loebe Center, looking north. 13
Comments: The foundation wall exhibits pop-out at the corner and shrinkage cracking.

Location: Southwest corner of Loebe Center adjacent to Gymnasium, looking north 15
Comments: Foundation wall exhibits pop-out exposing rebar in wall.

Location: Southwest corner of Loebe Center looking northeast. 14
Comments: Soffit has water damage, soffit framing should be observed for water damage. Brick exhibit water staining.

Location: Southwest corner of Loebe Center, adjacent to Gymnasium, looking north. 16
Comments: Sidewalk exhibits soil washout from poor drainage.

Location: Southeast corner of gymnasium, looking north.
Comments: Foundation wall exhibits spalling and shrinkage cracking.

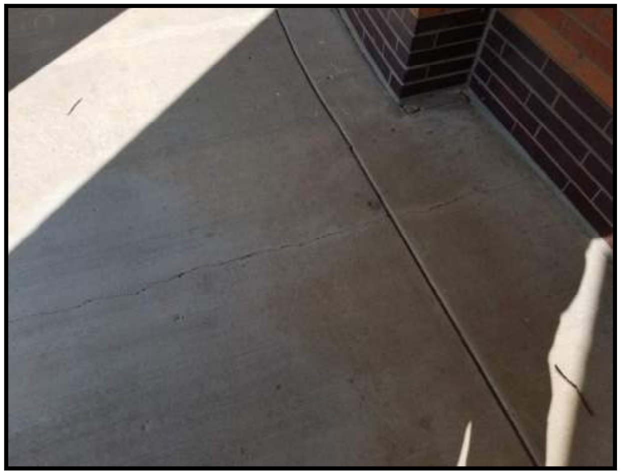
17

Location: East portion of gymnasium at building overhang along east wall, looking north.
Comments: Paint is peeling from lintels and rusting, cosmetic.

18

Location: East wall of Gymnasium, looking west.
Comments: Brick façade exhibits spalling and shrinkage cracking in mortar, cosmetic.

19



Location: East side of gymnasium, looking west.
Comments: Sidewalk exhibits shrinkage cracking.

20

STRUCTURAL ASSESSMENT

Location: East wall of Gymnasium, near northeast corner of gymnasium, looking west. 21
Comments: Brick façade exhibits mortar deterioration, face spalling, and severe deterioration of cap stone.

Location: Northeast corner of gymnasium, adjacent to east entrance looking west. 22
Comments: Paint is peeling from lintels, exhibits rusting, cosmetic.

Location: Northeast corner of gymnasium, adjacent to east entrance looking west. 23
Comments: Shrinkage cracking observed around brick column, mortar deterioration from salt.

Location: Northeast corner of gymnasium, adjacent to east entrance looking west. 24
Comments: Settlement of sidewalk and deterioration of foundation wall due to salt.

Building Infrastructure – Mechanical

General

Ventilation air is provided by a mixture of indoor air handling units (2 total) and exterior rooftop units (2 total). The rooftop units provide cooling and heating with VAV units provided reheat to individual spaces. A central heating boiler plant provides heating hot water to several different types of heating equipment in the building (BB, CUH, UH). General exhaust is provided to the toilets, locker rooms and the gymnasium.

Revision Recommendations

1. Boilers are ~33 years old, recommend replacement soon.
2. Rooftop units are 10 years old, recommend replacement soon.
3. There are mechanical pipes that route through an electrical room. A drain pan should be installed below pipes.
4. Comment on gas service to the building. The service has a buried main into the building. This is no longer acceptable from the service provided and, if any changes are made to the service, it will need to be corrected so that the line into the building in no longer underground.

Building Infrastructure – Electrical

Power

The main electrical service is located in a large closet on the south end of the building. A pad-mounted utility transformer to the northwest of the building supplies a 480Y/277V-3Ø-4W electrical distribution system to a 600A main switchgear. The utility meter is located on the wall near the main service. The 600A main service is a single row circuit breaker style switchgear with a 600A main circuit breaker. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via dry-type transformers.

Revision Recommendations

None.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are older, more inefficient models. Emergency lighting appears insufficient as many spaces and paths of egress are not covered.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.
2. Provide additional emergency lighting for required spaces and paths of egress.

Building Infrastructure – Electrical

Fire Alarm

The existing fire alarm system is a conventional Gamewell system. The building is protected by a sprinkler system. Fire alarm detection and signaling devices are present in most applicable spaces, including storage rooms and mechanical spaces, but do not provide sufficient coverage. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors, but not in all locations required. Pull stations do not appear to be located at every exit door.

Revision Recommendations

1. Expand the existing fire alarm system to cover the entire building as required, which should be done only if the full replacement of the system is not imminent (see below).
2. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

Domestic water is provided by a 3" main into the building with a city meter and no RPZ. There are three (3) gas-fired tank type domestic hot water heaters, two of which are not operational. The building utilized a pumped hot water return loop. Sanitary utilizes a duplex pumped sewage ejector. Storm utilizes a duplex pumped sump pit.

Revision Recommendations

1. The ejector pumps appear well maintained. Recommend that the pit be service to remove any debris and the pumps motors be serviced.
2. The sump pumps appears well maintained. Recommend that the pit be service to remove any debris and the pump motors be serviced.
3. Domestic service is missing RPZ.
4. Replace non-operational HWHs.
5. There are domestic pipes that route through an electrical room. A drain pan should be installed below pipes.

Building Infrastructure – Fire Protection

General

The building is provided with a wet type, automatic sprinkler system. The main fire service is pumped from the Civic Center. There is a local zone riser.

Revision Recommendations

None.

ESTIMATE OF PROBABLE COST

Franklin Loebe Center - Estimate of Probable Cost

AMSCO
Larson Engineering

OWNER	Village of Orland Park
PROJECT TITLE:	Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER	221136.00
LAST UPDATED	May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Flooring	Repair damaged VCT floor at south entrance	$404	2	$0	$455	$0	$0	$0	$0
2	Mechanical	Repair damaged pipe insulation at south end of gymnasium	$374	2	$0	$421	$0	$0	$0	$0
3	ADA	Provide accessible drinking fountain in first floor corridor	$2,995	2	$0	$3,369	$0	$0	$0	$0
4	Finishes	Replace ceiling tiles throughout first floor	$38,939	3	$0	$0	$47,375	$0	$0	$0
5	ADA	Provide accessible shower stall in Men's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
6	ADA	Provide accessible shower stall in Women's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
7	Flooring	Replace carpet in Men's Locker Room	$2,471	3	$0	$0	$3,007	$0	$0	$0
8	Flooring	Replace carpet in Women's Locker Room	$2,516	3	$0	$0	$3,061	$0	$0	$0
9	Electrical	Upgrade lighting in Men's Shower	$2,995	4	$0	$0	$0	$3,942	$0	$0
10	Electrical	Upgrade lighting in Women's Shower	$2,995	4	$0	$0	$0	$3,942	$0	$0
11	Division 10	Replace markerboards and tackboards in Mat Room	$6,290	5	$0	$0	$0	$0	$9,311	$0
12	Finishes	Install ceiling in Rotunda lower level	$3,744	3	$0	$0	$4,555	$0	$0	$0
13	Flooring	Replace gym floor with cushioned rubber sports flooring	$77,878	5	$0	$0	$0	$0	$115,279	$0
14	Flooring	Close open stair risers at main entrance	$4,493	3	$0	$0	$5,466	$0	$0	$0
15	Flooring	Refinish main entrance stair	$674	5	$0	$0	$0	$0	$998	$0
16	Division 9	Refinish rusted exterior lintels	$29,953	3	$0	$0	$36,443	$0	$0	$0
17	Division 8	Replace damaged exterior window trim	$2,246	2	$0	$2,527	$0	$0	$0	$0
16	Division 8	Replace failed window near east corner or gymnasium	$7,488	2	$0	$8,423	$0	$0	$0	$0
19	Site	Regrade surface at west corner of gymnasium	$2,396	5	$0	$0	$0	$0	$3,547	$0
20	Division 8	Replace door, frame and transom at west exterior gym entrance	$14,977	3	$0	$0	$18,221	$0	$0	$0
21	Concrete	Repair damaged foundation wall near west exterior gym entrance	$1,078	5	$0	$0	$0	$0	$1,596	$0
22	General	Clean light fixtures on running track	$4,493	4	$0	$0	$0	$5,912	$0	$0
23	ADA	Install new/accessible reception desk	$14,977	3	$0	$0	$18,221	$0	$0	$0
24	Finishes	Replace ceiling tiles throughout second floor	$34,746	3	$0	$0	$42,273	$0	$0	$0
25	ADA	Provide two (2) accessible toilet rooms on second floor	$89,860	2	$0	$101,080	$0	$0	$0	$0
26	Division 7	Replace water damaged exterior soffits	$262,091	1	$262,091	$0	$0	$0	$0	$0
27	Electrical	Replace water logged exterior light fixtures along walkway	$0	1	$0	$0	$0	$0	$0	$0
28	Masonry	Repair water damaged walls / repair water leaks	$37,442	1	$37,442	$0	$0	$0	$0	$0
29	ADA	Replace inaccessible countertops and sinks	$47,176	1	$47,176	$0	$0	$0	$0	$0
30	Plumbing	panels in electical closet	$749	1	$749	$0	$0	$0	$0	$0
31	Mechanical	panels in electical closet	$749	1	$749	$0	$0	$0	$0	$0

Franklin Loebe Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
32	Plumbing	boilers are currently down. Single boiler may handle typical hot	$1,123,245	1	$1,123,245	$0	$0	$0	$0	$0
33	Plumbing	No RPZ backflow preventor on Domestic water service	$22,465	1	$22,465	$0	$0	$0	$0	$0
34	Life Safety	Extend existing fire alarm system for full building coverage	$14,977	1	$14,977	$0	$0	$0	$0	$0
35	Life Safety	Install emergency lighting for required egress coverage	$14,977	1	$14,977	$0	$0	$0	$0	$0
36	Division 9	Clean and paint rusting first floor deck pan (various locations)	$2,097	3	$0	$0	$2,551	$0	$0	$0
37	Structural	Additional Soffit Structure Inspection	$3,744	3	$0	$0	$4,555	$0	$0	$0
38	Concrete	Foundation Spalling and Crack repair	$5,616	3	$0	$0	$6,833	$0	$0	$0
39	Site	East entrance sidewalk settlement repair	$4,493	3	$0	$0	$5,466	$0	$0	$0
40	Masonry	Exterior Tuckpointing & face Brick Repair	$15,725	5	$0	$0	$0	$0	$23,277	$0
41	Division 9	Exterior lintel corrosion cleanup and paint	$3,744	5	$0	$0	$0	$0	$5,542	$0
42	Mechanical	Boilers are 33 years old, well maintained, have rached their life expectancy. Recommend looking into replacement soon. (To include all pumps and other boiler equipment.)	$524,181	2	$0	$589,632	$0	$0	$0	$0
43	Mechanical	RTU 10yrs old, look at replacement in 5-10 years. (Total 2 units)	$524,181	3	$0	$0	$637,746	$0	$0	$0
44	Mechanical	Gynasium Air Handler origional to building, ~30+ years old. Would look into repalcement especially is there are concerns to increase air filtration of unit. (Total 2 Untis)	$299,532	3	$0	$0	$364,426	$0	$0	$0
45	Plumbing	Duplex Ejector Pump / Pit appears to be well maintained. Suggest that pit be reviewed for condition and that pump motors be serviced if not replaced.	$14,977	3	$0	$0	$18,221	$0	$0	$0
46	Plumbing	Duplex Sump Pump / Pit appears to be well maintained. Suggest that pit be reviewed for condition and that pump motors be serviced if not replaced.	$14,977	3	$0	$0	$18,221	$0	$0	$0
47	Mechanical	Comment on gas service. Currently the service has a buried entrance into building, gas line enters building underground. New Nicor requirements require a gas service enter a building above grade. It might be possible that this will need to be reworked in the future if the gas service is ever modified.	$74,883	3	$0	$0	$91,107	$0	$0	$0

Franklin Loebe Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
48	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$274,072	3	$0	$0	$333,450	$0	$0	$0
49	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$219,257	3	$0	$0	$266,760	$0	$0	$0
50	Electrical	Replace all old exit signs with new higher-visibility LED units.	$14,977	3	$0	$0	$18,221	$0	$0	$0
		SUB-TOTALS	$3,929,216		$1,523,869	$773,294	$1,946,183	$13,796	$159,550	$0

RA

RECREATION ADMINSTRATION

SITE AERIAL

FACILITY DESCRIPTION

The Recreation Administration Building is a two-story administrative facility that houses Recreation and Parks Department staff. The building was re-purposed for the Recreation and Parks Department after the police department moved into a new facility. As such, the Recreation Administration building now contains unused jail cells, locker rooms, and a seldom used Village Command Center that consume valuable square footage that could be utilized for Recreation and Parks functions.

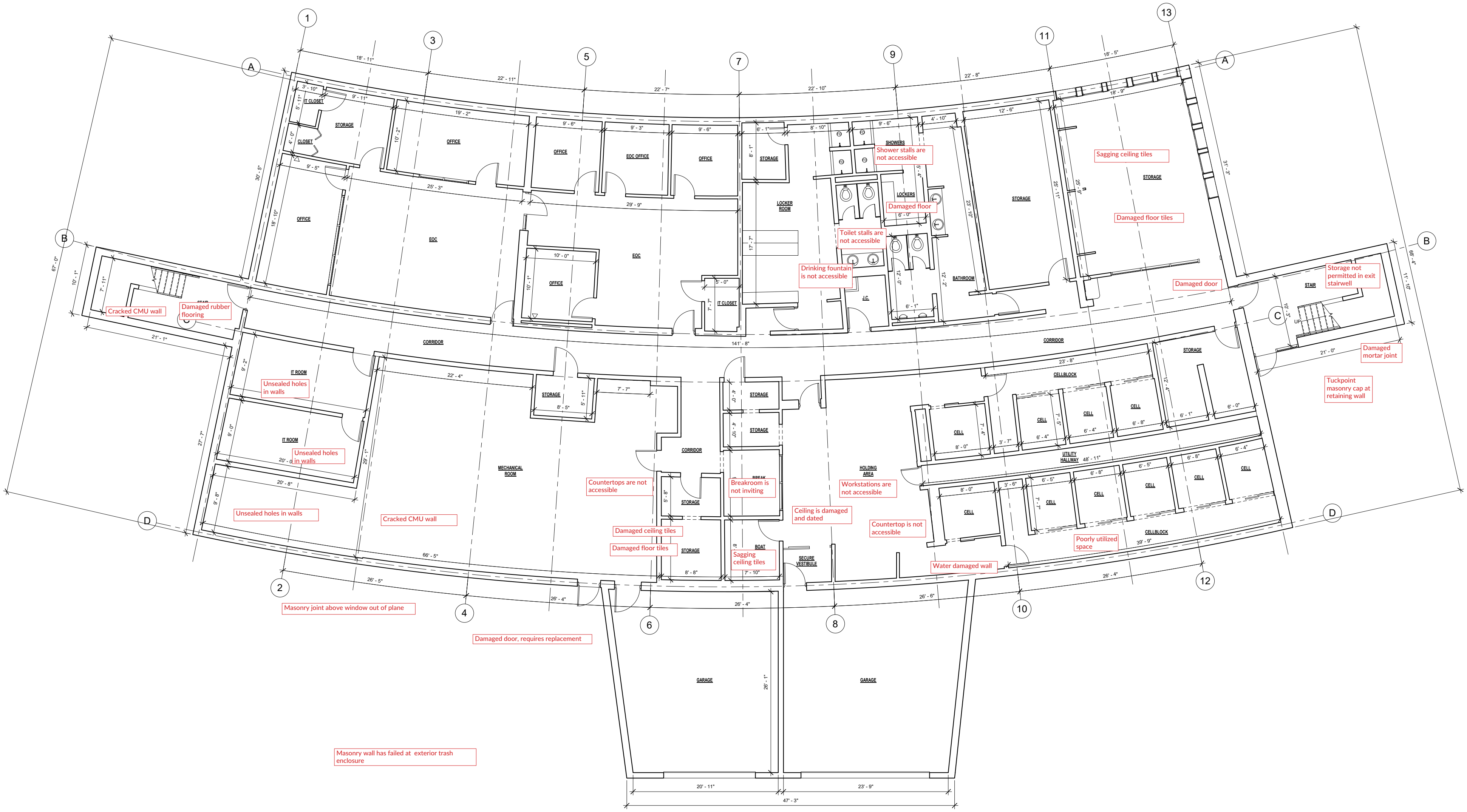
The building is situated across a lake from the Village Center Complex, and is linked by a woodland, walking path and parking lot to the Franklin E. Loebe Recreation Center.

Some site improvements are required, as there is damaged site lighting at the front of the building, the walking path requires repaving, and the exterior trash enclosure is in disrepair.

The building envelope is composed of face brick cavity walls with aluminum strip windows that enclose two distinct volumes: a two-story main building, and a single-story enclosed garage. A single ply roofing membrane covers the entire facility. Other notable features include a concrete entrance stair and ramp with an embedded steel guardrail, and a remote masonry trash enclosure. An evaluation of each component, its deficiencies, and recommended remedial action follows.

LOWER & UPPER LEVEL FLOOR PLANS

LOWER LEVEL ASSESSMENT PLAN



RA-2

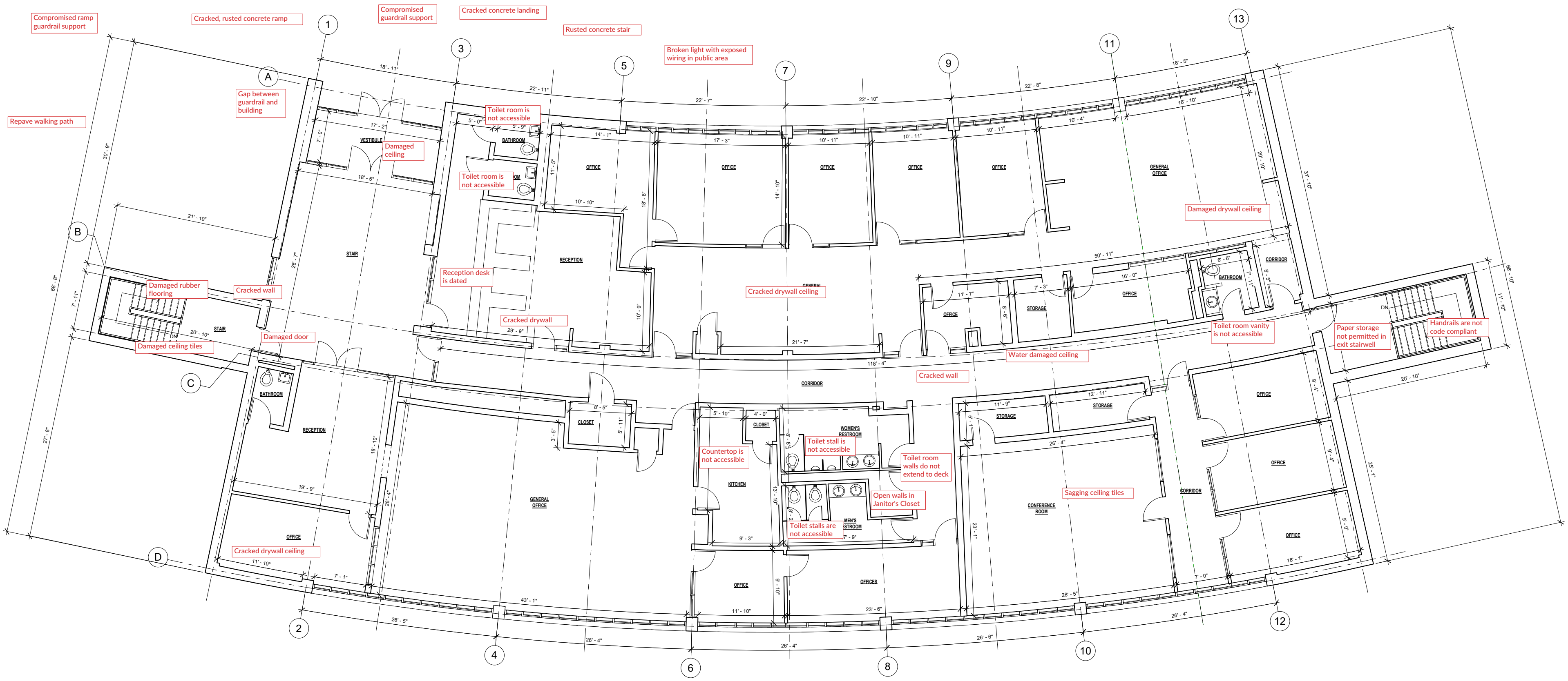
ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

UPPER LEVEL ASSESSMENT PLAN

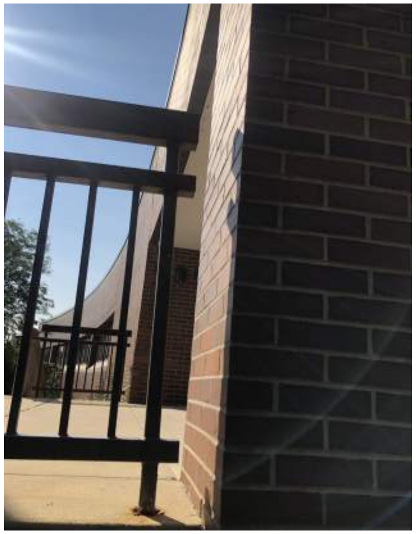
BUILDING - ASSESSMENT



DETERIORATED MASONRY WALL AT TRASH ENCLOSURE

REPAVE WALKING PATH

BROKEN LIGHT WITH EXPOSED WIRING IN PUBLIC AREA



GAP BETWEEN GUARDRAIL AND BUILDING

DETERIORATED MASONRY WALL AT TRASH ENCLOSURE

DETERIORATED MASONRY WALL AT TRASH ENCLOSURE

WATER DAMAGED WALL AND STONE CAP

SITE - ASSESSMENT

RUST STAINED STAIR AND GUARDRAIL

DAMAGED CONCRETE AT GUARDRAIL POST ANCHORAGE

CHIPPED AND CRACKED CONCRETE / DAMAGED GUARDRAIL ANCHORAGE

DETERIORATED CONCRETE LANDING SUPPORTS / CHIPPED CONCRETE AT GUARDRAIL POST ANCHORAGE

RUST STAINED RAMP AND GUARDRAIL

Exterior Concrete Stair & Ramp

The main entrance is accessed by an exterior concrete stair and ramp at the northwest corner of the building. Due to the entrance being on the second floor, the ramp is sizable, and requires a considerable amount of land. Furthermore, the concrete has started to crack, and showing rust on the guardrail supports.

At a minimum, the concrete should be repaired at the guardrail supports to prevent guardrail failure, but we recommend a complete reconstruction of the ramp, stair and guardrail for safety and to enhance the view of the main entrance.

Exterior Trash Enclosure

The brick and CMU wall surrounding the trash enclosure have failed and require reconstruction.

MASONRY JOINT ABOVE WINDOW IS OUT OF PLANE

DAMAGED MORTAR JOINT

DAMAGED OVERHEAD COILING DOOR

RUSTED LINTEL / WINDOW REQUIRES CLEANING

ALUMINUM DOORS

ROOF HATCH WILL NOT LATCH / RUST STAINS

ENVELOPE - ASSESSMENT

TUCKPOINT MASONRY CAP AT RETAINING WALL

DAMAGED DOOR - REQUIRES REPLACEMENT

TPO ROOF MEMBRANE LOOSE AT SOUTH PARAPET

DETERIORATED ROOF SURFACE

Masonry Cavity Walls

The exterior walls are face brick on back-up concrete masonry units that comprise the building's main weather barrier. Although there is a section of brick on the west side of the building that is out of plane, the exterior walls are in good condition. Some tuckpointing is required on the south side of the east stairwell wall, and at the retaining wall at the employee entrance at the southeast corner of the building.

There is evidence of a water leak in the lower level at the south exterior wall near the entrance to the jail cells. This could be due to poor drainage and/or a foundation wall crack that should be investigated and repaired.

Windows and Doors

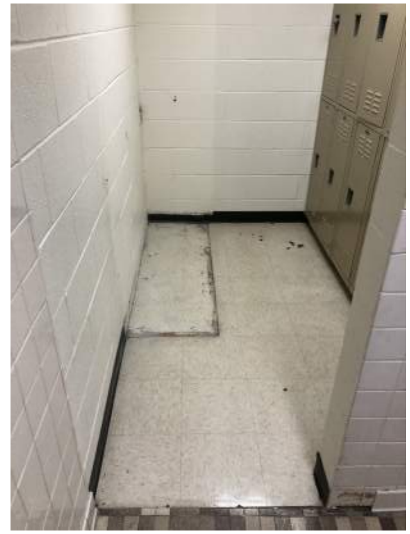
The aluminum strip windows appear to be in good condition, but there is a damaged hollow metal exterior door on the west side of the building that should be replaced.

Roof

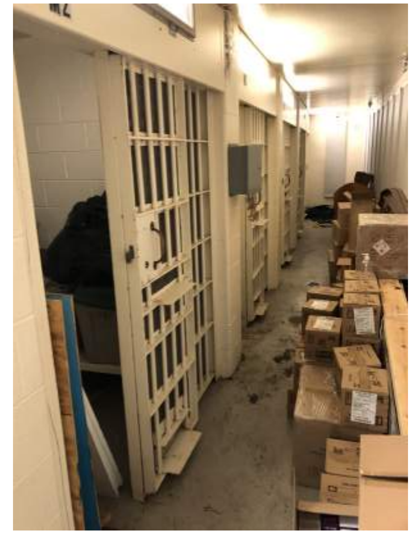
A fully adhered white single ply membrane roofing system encloses the main two-story building and the one-story garage. While the roof appears to be in good condition, there is evidence of a roof leak on the second floor where there are visible signs of water damage on the drywall ceiling and wall surfaces. A roofing investigation should be undertaken to determine the cause of the leak, followed by the necessary repairs.

DETERIORATED RUBBER FLOOR AT STAIR

DETERIORATED RUBBER FLOOR AT STAIR



DAMAGED FLOOR



POORLY UTILIZED SPACE

DATED / SAGGING CEILING TILES

DAMAGED DOOR & HARDWARE

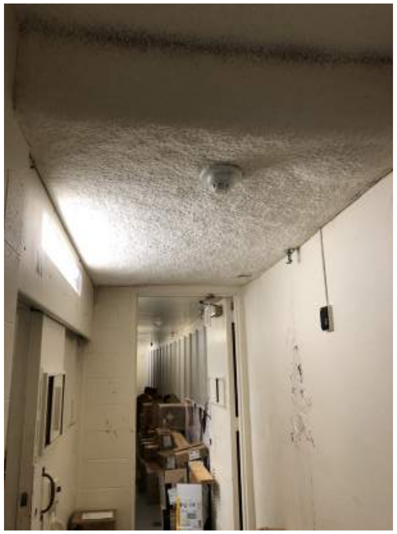
CRACKED DRYWALL AT WALL & CEILING

CRACKED DRYWALL AT DOOR FRAME

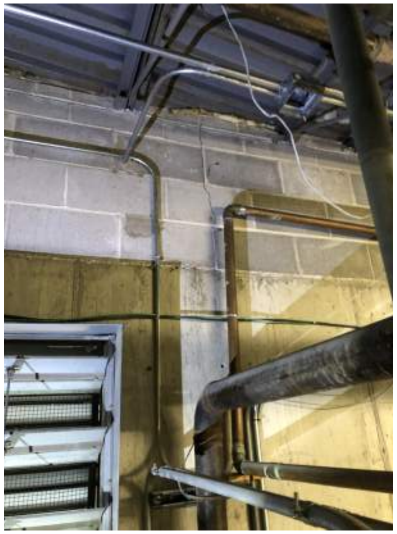
INTERIOR - ASSESSMENT

CRACKED DRYWALL CEILING

STAINED CEILING TILES / SAGGING CEILING TILES



WATER DAMAGED CEILING AND WALLS



CRACKED CMU WALL

OPEN WALLS IN JANITORS CLOSET / TOILET ROOM WALLS DO NOT EXTEND TO DECK

DAMAGED CABINETS / COUNTER IS NOT ACCESSIBLE / SOILED FLOOR

The Recreation Administration building interior includes a variety of materials. They are as follows:

Lower Level

- Plaster walls show signs of water damage.
- Concrete block walls in the mechanical room are cracked and have unsealed penetrations.
- Plaster ceilings are dated and stained.
- Acoustic ceiling tiles are sagging and stained.
- Carpet is dated and should be replaced.
- VCT floors are damaged.
- Concrete floors require sealing or refinishing.

Upper Level

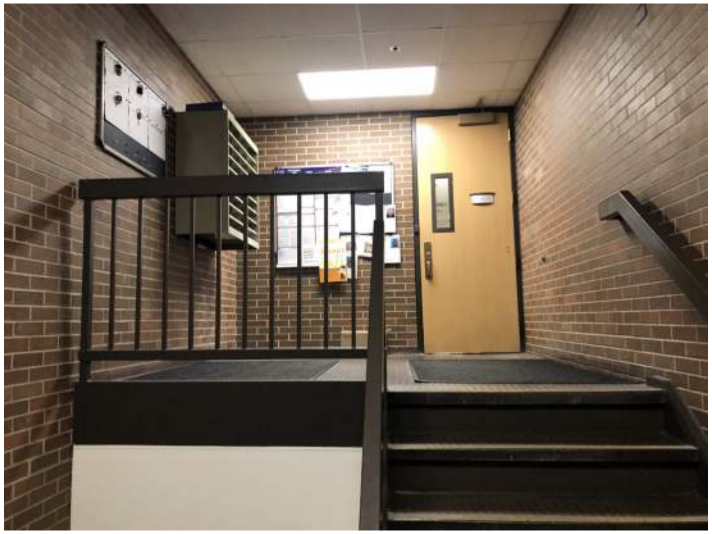
- Gypsum board walls are cracked, and water damaged.
- Concrete block walls in toilet rooms do not extend to the roof deck.
- Acoustic ceiling tiles are sagging and stained.
- Ceramic tile floors in toilet rooms are dated.
- Ceramic tile floors in the entrance lobby and main office are in good condition.
- Carpet tiles in office area require cleaning.

Stairwells

- Concrete block walls are cracked.
- Acoustic ceiling tiles are damaged.
- Rubber flooring is damaged.

Base Cabinets and Upper Cabinets

- The plastic laminate base cabinets are damaged and dated.
- The plastic laminate upper cabinets are damaged and dated.
- Countertops and sinks are not ADA accessible.



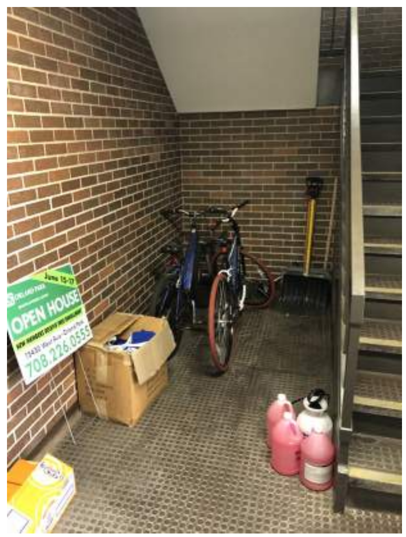
HANDRAILS ARE NOT CODE COMPLIANT

TOILET ROOM VANITY IS NOT ACCESSIBLE

TOILET ROOM IS NOT ACCESSIBLE

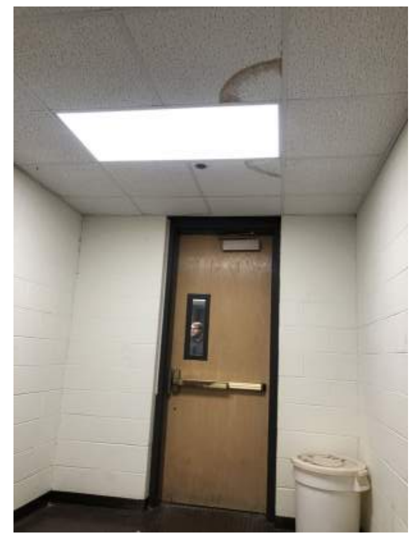
WORK STATIONS ARE NOT ACCESSIBLE

PAPER STORAGE NOT PERMITTED IN EXIT STAIRWELL



STORAGE UNDER EMERGENCY STAIR NOT CODE COMPLIANT

DAMAGED FLOOR



STAINED & SAGGING CEILING TILES

INTERIOR - ASSESSMENT

SHOWERS ARE NOT ACCESSIBLE

TOILET STALLS ARE NOT ACCESSIBLE

CEILING IS DAMAGED AND DATED

DRINKING FOUNTAIN IS NOT ACCESSIBLE

As noted above, there are several finish materials in a relatively small building, most of which are either dated or in poor condition. We recommend replacing and unifying the finishes throughout, to make the interiors concurrent with contemporary office interiors.
Additionally, there are unused, or underutilized jail cells, locker rooms and a communications center on the lower level that occupy space that could be used by the building occupants. Additional studies should be undertaken regarding the future use of these spaces to determine if they should be maintained or removed prior to upgrading the building finishes.

ADA ASSESSMENT

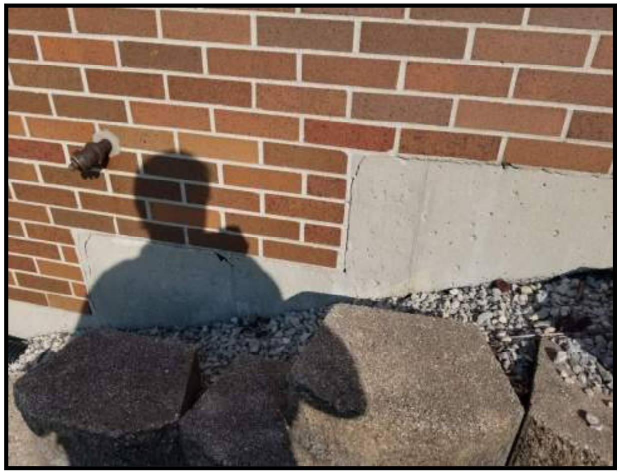
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) requirements that buildings must meet today. As such, countertops and sinks are not ADA accessible, there are no accessible shower stalls, and the metal guardrails at the exit stair do not comply with the 4” diameter sphere rule that guardrails are currently subjected to. To bring the building up to the current ADA standards, we recommend replacing or retrofitting the existing guardrails, and removing, at a minimum, five-foot sections of countertops and replacing them with 34” high countertops and ADA sink cabinets and faucets with accessible controls. An elevator should also be installed, as the building does not currently have one.

Estimated Life Expectancy

30+ Years.

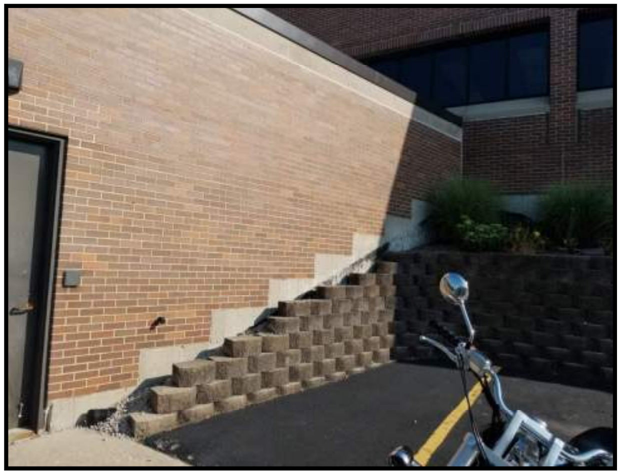
Location: General overview of south wall of building, looking north.
Comments: General overview, no comments.

01



Location: Zoomed in photo of location in photo 02.
Comments: See comments of photo 02.

03

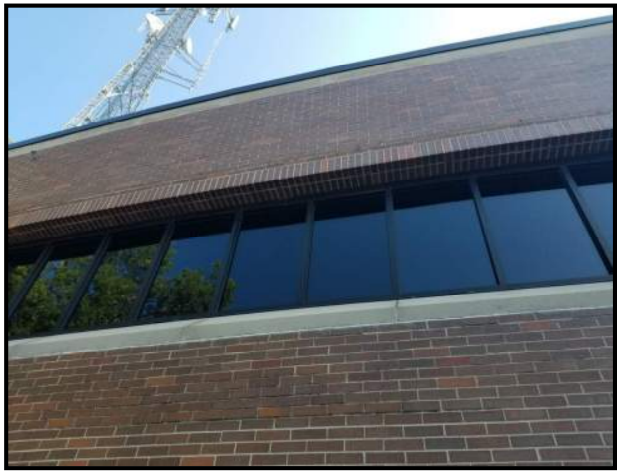


Location: East wall of south garage, looking northwest.
Comments: Shrinkage cracking has occurred between the foundation wall and brick façade.

02

Location: South parking sidewalk, looking east.
Comments: Sidewalk exhibits spalling.

04



Location: West portion of south wall
Comments: Brick façade above window exhibits step cracking and had slight lean to the south possibly due to thermal expansion issues of curved wall.

05

Location: Zoomed in photo of location at photo 05.
Comments: See comments of photo 05.

06

Description

The Recreational Administration building is a single-story building with a full basement level. The building overall dimensions are approximately 67 ft x 128 ft. The building was originally the police station for Orland Park in which the processing and holding cells were located on the basement level and the upper level was office space. Currently, the basement level is used for storage and emergency response services. Garages are located along the south wall of the building and accessed in the basement level. The upper level is currently being used for offices space. The building is a steel framed building with exterior brick façade. The north entrance has a concrete ADA ramp.

Observation

Observation began with a walk around the exterior of the building, starting at the south wall and continuing counterclockwise. See photos 1-17. Shrinkage cracking and spalling of the foundation walls and brick facade was observed in multiple locations around the building. See photos 2-3, 8-9, and 17. The West portion of the south wall exhibits stair step cracking above the window and appears to be slightly bulging outward. It is believed this is due to thermal expansion of the curved wall. See photo 32 for interior of CMU wall adjacent to this location. Control joints do not appear to have been constructed. See photos 5-7. The south sidewalk exhibits spalling and hairline cracks, see photo 4. The north entrance ADA ramp and stair exhibits severe cracking and spalling of the slabs and support beams. Severe pop-out around the handrail was observed. Rust staining observed around the concrete support beams indicate the concrete reinforcement is rusting. See photos 10-16.

Location: Looking up at location in photo 05.
Comments: Wall exhibits slight lean to south, possible thermal expansion issue of curved wall.

07

Location: Southeast corner of East wall bump-out, looing west.
Comments: Brick façade exhibits cracking at the corner.

09

Location: East portion of south garage wall, looking north.
Comments: Foundation wall exhibits concrete spalling.

08

Location: North building entrance stair and ramp structure, looking south.
Comments: Ramp concrete at handrail is severely spalling.

10

Location: North building entrance stair and ramp structure, looking south.
Comments: Concrete ramp exhibits severe spalling and pop-out.

11

Location: North building entrance stair and ramp structure, looking south.
Comments: Concrete ramp exhibit severe spalling and pop-out and cracking.

12

Observation - Continued

The observation continued inside at the basement level mechanical room; it was observed water seepage had occurred at the first-floor metal deck along the west wall. See photos 18-19. The garages also exhibit water seepage issues at the metal roof deck, see photos 20. The next location observed was the holding cell area of the basement in which stair step cracking and water seepage issues were observed in multiple locations. The cracking of the CMU interior walls and concrete exterior walls may be caused by settlement. See photos 21-23. The next area of the lower level observed was the Emergency Operation Center (EOC) area in which vertical cracking in the concrete wall was observed at the northwest corner, possible due to settlement issues. See photo 24.-26. Vertical cracking in the CMU walls were observed at the lower-level west stair well. See photos 27-28. The observation continued on the upper level at the northwest portion of the building, stress cracking and nail popping was observed along the west wall and at office door jambs, it appears this is due to settlement issues. See photos 29-31. Cracking in the ceiling drywall and wall drywall was observed in multiple locations of the upper level. It is believing this cracking is from settlement issues. See photos 33-40.

Conclusions

It is LEI's opinion that the building is adequate for its current operational usage, however this building has numerous issues with the masonry, foundation walls, north entrance ramp, and possible settlement issues that needs to be addressed. Further investigation needs to be performed to address potential settlement issues as per cost estimate timeline. Cracking in the drywall and CMU walls should be monitored in the meantime to see if the cracks worsen.

13

Location: North building entrance stair and ramp structure, looking east.
Comments: Concrete exhibits cracking and severe spalling.

15

Location: North building entrance stair and ramp structure, looking north.
Comments: Concrete exhibits severe cracking and spalling.

Location: North building entrance stair and ramp structure, looking east.
Comments: Concrete exhibits severe cracking, spalling, and had rebar exposed.

14

Location: North building entrance stair and ramp structure, looking north
Comments: Concrete beam exhibits cracking and rusting of reinforcement.

16

Location: Northwest corner of building, looking south.
Comments: Foundation concrete exhibits shrinkage cracking at corner.

17

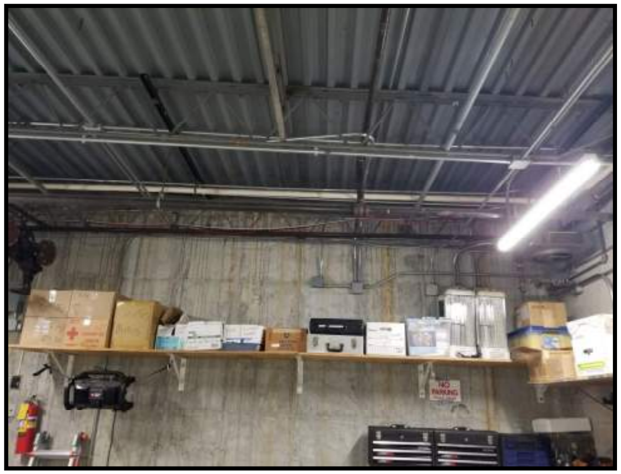
Location: First floor west wall of lower level in mechanical room, looking south.
Comments: Decking and joist exhibit rusting indication water seepage issues.

18

Conclusions - Continued

The cracks and spalling in the mortar joints should be tuckpointed and cracks through bricks/CMU should be replaced. We recommend the cracking in the masonry may be monitored at this time to verify whether the cracking has worsened but we recommend addressing the cracks as per the cost estimate timeline. The north entrance ADA concrete ramp exhibits severe cracking, spalling and pop-out around the handrail posts. These issues are potential risk of life issues that should be addressed within the next year. LEI recommends repairing cracks and spalling with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent.
The pop-out around the handrails should be patched with a grout mix and screw anchors may be used as studs to help joint the concrete. In LEI’s opinion, the repairs described above are short term fixes and it is recommended to completely re-construct the ramp system.

Location: Same location as photo 18.
Comments: See comments of photo 18. 19



Location: East wall of west side garage looking east.
Comments: Water staining of concrete wall and rust of deck pan indicate water seepage issues. 20

Location: First floor holding cells (lower level), looking north.
Comments: CMU wall exhibits step cracking at mortar joints, possible settlement issue. 21

Location: First floor holding cells, looking north.
Comments: CMU wall exhibits step cracking and horizontal cacking at mortar joints. 22

23

Location: South wall of holding cell area (lower level), looking south.
Comments: Concrete wall exhibits vertical cracking and water seepage issues.

25

Location: Northwest corner of lower level in EOC area, looking west.
Comments: Vertical stress cracking in CMU next to joist top chord.

Location: Northwest corner of lower level in EOC area, looking north.
Comments: Vertical stress cracking present left of beam.

24

Location: Northwest corner of lower level in EOC area, looking west.
Comments: CMU wall exhibits step cracking, possible settlement issues.

26

27

Location: Lower Level west stair entrance, looking west.
Comments: CMU exhibits vertical cracking at corner.

29

Location: Upper level adjacent to reception area, looking north.
Comments: Drywall exhibits vertical cracking above door jamb.

28

Location: Lower Level west stair entrance, looking west.
Comments: CMU exhibits vertical cracking at corner.

30

Location: Upper level at central office area along south wall, adjacent to photo 05-07.
Comments: Drywall exhibits some duress and nails are popping.

Location: Upper level at central office area along south wall, adjacent to photo 05-07. 31
Comments: Drywall exhibits some duress and nails are popping.

Location: Upper level at central office area along south wall, adjacent to photo 05-07. Looking at wall above drop ceiling. 32
Comments: Mortar exhibits vertical cracking and separation, possible expansion joint issue.

Location: Upper level in north portion offices, approximately middle of building, looking east. 33
Comments: The drywall exhibits cracking from possible settlement issues.

Location: Upper level in north portion offices, approximately middle of building, looking east. 34
Comments: The drywall exhibits cracking from possible settlement issues.

Location: Upper level in corridor at approximately middle of building, looking east. 35
Comments: Drywall exhibits cracking at wall/ceiling corner, possibly from settlement issues.

Location: Upper level adjacent to east portion of corridor, looking north. 37
Comments: Drywall exhibits cracking in ceiling and wall possibly due to settlement issues.

Location: Upper level adjacent to east portion of corridor, looking east. 36
Comments: Drywall exhibits cracking in ceiling possibly due to settlement issues.

Location: Upper level adjacent to east portion of corridor, looking north. 38
Comments: Drywall exhibits cracking in ceiling and wall possibly due to settlement issues.

Location: Upper level adjacent to east portion of corridor, looking north.
Comments: Drywall exhibits cracking in wall possibly due to settlement issues.

39

Location: Upper level adjacent to southeast corner conference room, looking northwest.
Comments: Drywall exhibits vertical cracking adjacent to door jamb and horizontal cracking along ceiling corner possibly due to settlement cracking.

40

Building Infrastructure – Mechanical

General

General ventilation is provided by two (2) air handling units with hot water coils for heat and DX coils with remote CUs for cooling. A central boiler plant provides heating to the AHUs.

Revision Recommendations

1. ~22 year old air handler with split DX cooling are nearing their life expectancy, recommend replacement soon, 2 total.

Building Infrastructure – Electrical

Power

The main electrical service is located in the lower level on the southwest end of the building. A pad-mounted utility transformer on the southwest side of the building supplies a 208Y/120V-3Ø-4W electrical distribution system to a 1200A main switchgear on the first floor. The utility meter is located with the main service. The 1200A main service is a pressure switch style switchgear with a 200A main bolted pressure switch main disconnect. The facility is supported by generator backup.

Revision Recommendations

None.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are older, more inefficient models.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

Building Infrastructure – Electrical

Fire Alarm

The existing fire alarm system is a conventional Gamwell system. The control panel does not appear to be fully operable and is in need of repair or replacement. The building is protected by a sprinkler system. Fire alarm detection and signaling devices are present in applicable spaces, such as storage rooms and mechanical spaces. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors. Pull stations appear to be located at exit doors.

Revision Recommendations

1. Replace/repair the malfunctioning fire alarm control panel, which should be done only if the full replacement of the system is not imminent (see below).
2. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

Water service is provided by an 8” combined service that splits to a 4” fire service and a 3” domestic service. The domestic service has a city meter and no RPZ. A single gas fired; tank type domestic hot water heater provides hot water to fixtures in the building. A pumped hot water return loop ensures proper hot water to fixtures in a timely manner. Sanitary is serviced by a duplex sewage ejector.

Revision Recommendations

1. HWH is missing required expansion tank.
2. No RPZ on domestic service.
3. Duplex ejector appears well maintained. Recommend service of pit and pumps to ensure continued operation.

Building Infrastructure – Fire Protection

General

Water service is provided by an 8” combined service that splits to a 4” fire service and a 3” domestic service. The 4” fire service has an RPZ. The building has a wet automatic sprinkler system.

Revision Recommendations

None.

Recreation Administration - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
1	Site	Replace exterior trash enclosure	$14,378	4	$0	$0	$0	$18,920	$0	$0
2	Division 8	Replace damaged exterior door and hardware at exterior entrance to Mechanical Room	$4,493	2	$0	$5,054	$0	$0	$0	$0
3	Life Safety	Seal pipe and duct penetrations in Mechanical Room walls	$7,488	2	$0	$8,423	$0	$0	$0	$0
4	Flooring	Replace rubber flooring in stairwells	$7,301	3	$0	$0	$8,883	$0	$0	$0
5	Finishes	Replace ceiling tiles on lower level	$44,930	3	$0	$0	$54,664	$0	$0	$0
6	Flooring	Replace flooring on lower level	$50,546	3	$0	$0	$61,497	$0	$0	$0
7	Division 8	Replace door at east stairwell lower level	$2,995	2	$0	$3,369	$0	$0	$0	$0
8	ADA	Provide accessible shower stall in Men's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
9	ADA	Provide accessible shower stall in Women's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
10	ADA	Provide accessible toilet stall in Men's Locker Room	$7,488	2	$0	$8,423	$0	$0	$0	$0
11	ADA	Provide accessible toilet stall in Women's Locker Room	$7,488	2	$0	$8,423	$0	$0	$0	$0
12	ADA	Provide accessible drinking fountain in Men's Locker Room	$2,995	2	$0	$3,369	$0	$0	$0	$0
13	ADA	Provide accessible drinking fountain in Women's Locker Room	$2,995	2	$0	$3,369	$0	$0	$0	$0
14	ADA	Replace inaccessible countertops and sinks on lower level	$11,232	2	$0	$12,635	$0	$0	$0	$0
15	Division 6	Provide new upper cabinets in Break Room	$2,396	4	$0	$0	$0	$3,153	$0	$0
16	Masonry	Tuckpoint exterior masonry wall	$2,995	2	$0	$3,369	$0	$0	$0	$0
17	ADA	Provide two (2) accessible toilet rooms in second floor reception area	$89,860	2	$0	$101,080	$0	$0	$0	$0
18	ADA	Replace main reception counter on upper level	$7,488	3	$0	$0	$9,111	$0	$0	$0
19	Finishes	Refinish drywall ceiling in vestibule at main entrance	$539	3	$0	$0	$656	$0	$0	$0
20	Division 8	Replace damaged door at west stairwell upper level	$2,995	2	$0	$3,369	$0	$0	$0	$0
21	Finishes	Refinish drywall ceiling in second floor office at southwest corner of building	$899	3	$0	$0	$1,093	$0	$0	$0
22	Life Safety	Replace non-compliant guardrails and handrails in east and west stairwells	$9,885	2	$0	$11,119	$0	$0	$0	$0
23	Roofing	Repair roof leaks that cause water damage to second floor ceiling and walls	$7,488	2	$0	$8,423	$0	$0	$0	$0
24	Finishes	Repair water damaged drywall ceiling in second floor corridor	$4,493	2	$0	$5,054	$0	$0	$0	$0

Recreation Administration - Estimate of Probable Cost

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AMSCO
Larson Engineering

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					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
25	Finishes	Repair cracked drywall walls and ceilings in second floor corridor	$899	3	$0	$0	$1,093	$0	$0	$0
26	ADA	Provide accessible countertop in second floor Kitchen	$2,246	2	$0	$2,527	$0	$0	$0	$0
27	ADA	Provide accessible countertop in second floor Bathroom at east end of corridor	$1,498	2	$0	$1,685	$0	$0	$0	$0
28	ADA	Provide accessible toilet stall in second floor Men's Restoroom	$29,953	2	$0	$33,693	$0	$0	$0	$0
29	ADA	Provide accessible toilet stall in second floor Women's Restroom	$29,953	2	$0	$33,693	$0	$0	$0	$0
30	Masonry	Extend demising wall between Men's and Womens Restoroom on second floor to roof deck	$5,242	2	$0	$5,896	$0	$0	$0	$0
31	Finishes	Replace ceiling tiles in second floor offices and conference room	$16,774	3	$0	$0	$20,408	$0	$0	$0
32	ADA	Install elevator	$89,860	3	$0	$0	$109,328	$0	$0	$0
33	Site	Resurface exterior asphalt walking path	$5,392	3	$0	$0	$6,560	$0	$0	$0
34	Life Safety	Repair rusted guardrail supports at front entrance stair and ramp	$74,134	1	$74,134	$0	$0	$0	$0	$0
35	Electrical	Repair damaged light fixture (with exposed wiring) near stairs at front entrance	$1,498	1	$1,498	$0	$0	$0	$0	$0
36	Life Safety	North Entrance Ramp Rehab-Patch and seal ramp slab; patch around handrails. Replace handrails as required	$29,953	1	$29,953	$0	$0	$0	$0	$0
37	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
38	Plumbing	No RPZ backflow preventor on Domestic water service	$22,465	1	$22,465	$0	$0	$0	$0	$0
39	Life Safety	Replace malfunctioning fire alarm control panel	$7,488	1	$7,488	$0	$0	$0	$0	$0
40	Life Safety	Old FACP not fully functional; provide new addressable fire alarm system	$89,860	1	$89,860	$0	$0	$0	$0	$0
41	Masonry	Install control joint in brick at southwest wall above window	$2,471	2	$0	$2,780	$0	$0	$0	$0
42	Concrete	Foundation Spalling and Crack repair at exterior	$4,493	3	$0	$0	$5,466	$0	$0	$0
43	Division 9	Clean and paint corroding first floor deck pan (various locations)	$2,396	3	$0	$0	$2,915	$0	$0	$0
44	Masonry	Patch and Repair cracked CMU Basement walls	$14,977	3	$0	$0	$18,221	$0	$0	$0

Recreation Administration - Estimate of Probable Cost

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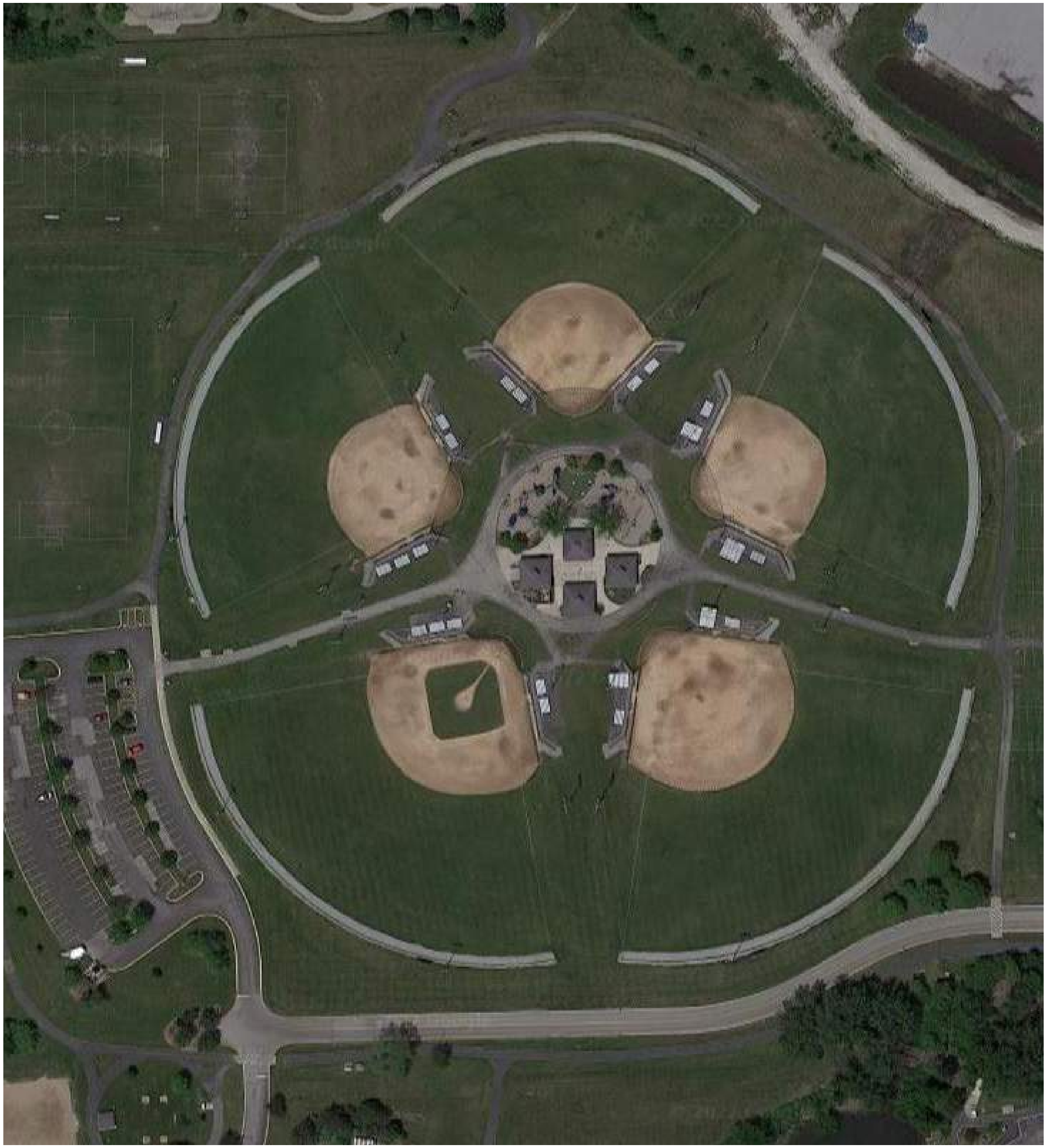
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
45	Masonry	Exterior Tuckpointing & face Brick Repair	$7,863	5	$0	$0	$0	$0	$11,639	$0
46	Concrete	North Entrance Ramp Reconstruction	$74,883	5	$0	$0	$0	$0	$110,845	$0
47	Structural	Additional inspection and analysis for potenital settlment issues	$4,493	5	$0	$0	$0	$0	$6,651	$0
48	Mechanical	22 yr old Air handler with split DX cooling coil (remote outdoor condendsing unit) are nearing their life expectancy (25 years). Look into replacing in next 5 years (total 2)	$449,298	2	$0	$505,399	$0	$0	$0	$0
49	Plumbing	Duplex Sump Pump / Pit appears to be well maintained. Suggest that pit be reviewed for condition and that pump motors be serviced if not replaced.	$14,977	3	$0	$0	$18,221	$0	$0	$0
50	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$165,491	3	$0	$0	$201,346	$0	$0	$0
51	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$132,393	3	$0	$0	$161,077	$0	$0	$0
		SUB-TOTALS	$1,635,722		$226,895	$838,541	$680,539	$22,073	$129,135	$0

CPC

CENTENNIAL PARK CONCESSIONS

SITE AERIAL



FACILITY DESCRIPTION

The Centennial Park Concessions Building is a collection of small brick buildings that contain a serving kitchen, concessions window, storage areas, and public toilet rooms. The buildings are capped with sloped asphalt shingle roofs. Paved seating areas, walkways, and painted wood fences complete the facility and tie the individual buildings together. Below is an evaluation of each component, its deficiencies, and recommended remedial action.

SITE ASSESSMENT

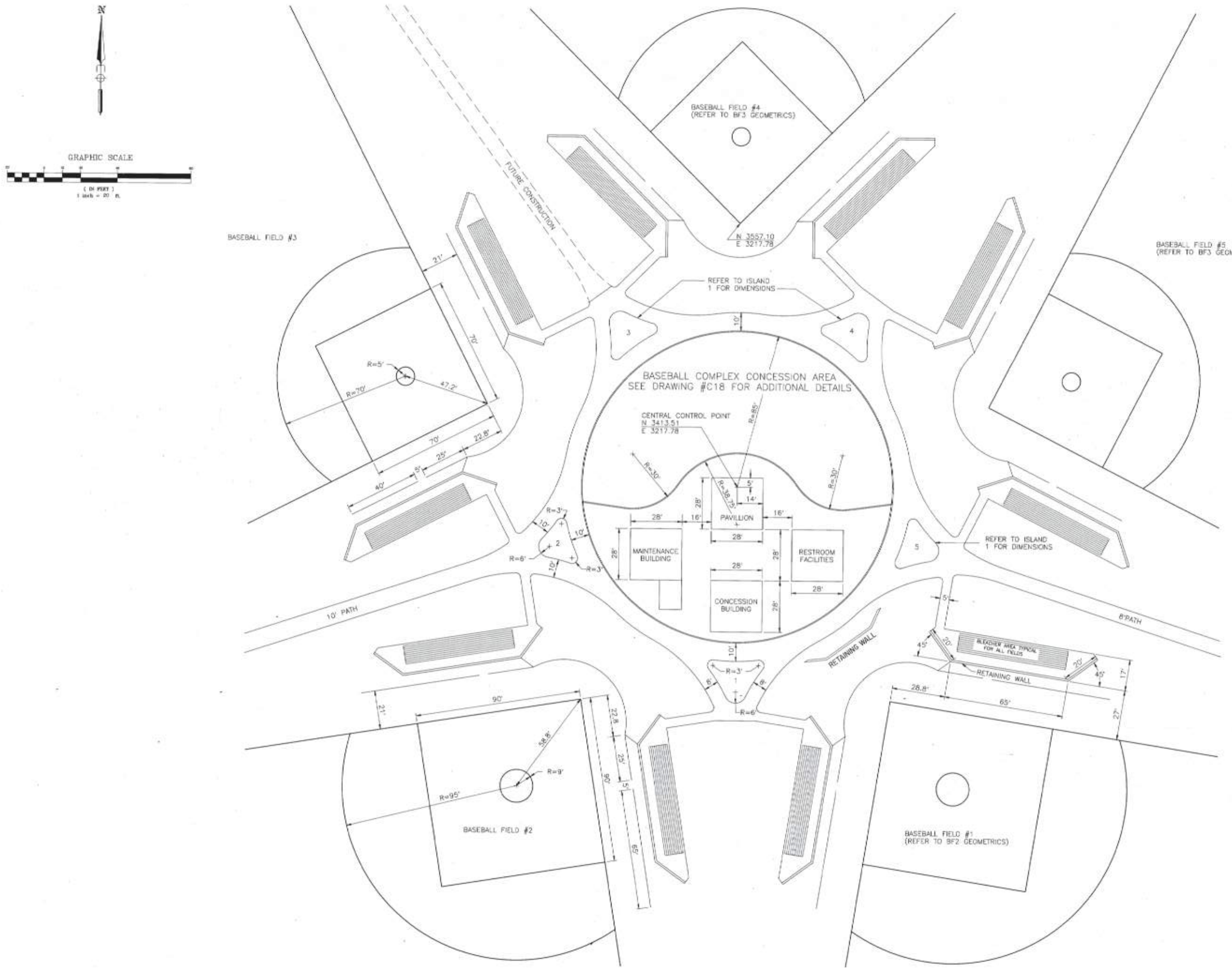
The Concessions Building site consists of a paved exterior seating area that is adjacent to the concessions building, toilet rooms and maintenance building. The seating area and buildings are ringed by baseball diamonds and playing fields. Paved walkways connect the seating area and buildings to an asphalt paved parking lot and access road. Painted wood fences are used to conceal the toilet room entrances and maintenance areas.

The site is well maintained, but privacy fences at the toilet room entrances are configured in a manner that make the entrances inaccessible, and the fences are generally in poor condition. We recommend removing and replacing the privacy fences at the toilet room entrances to make the toilet rooms accessible.

Exterior Fences

The exterior wood fences are in poor condition. The paint is peeling, and the wood is rotting. The fences should be repainted, at a minimum, and rebuilt at heavily damaged areas.

CONCESSIONS AREA PLAN

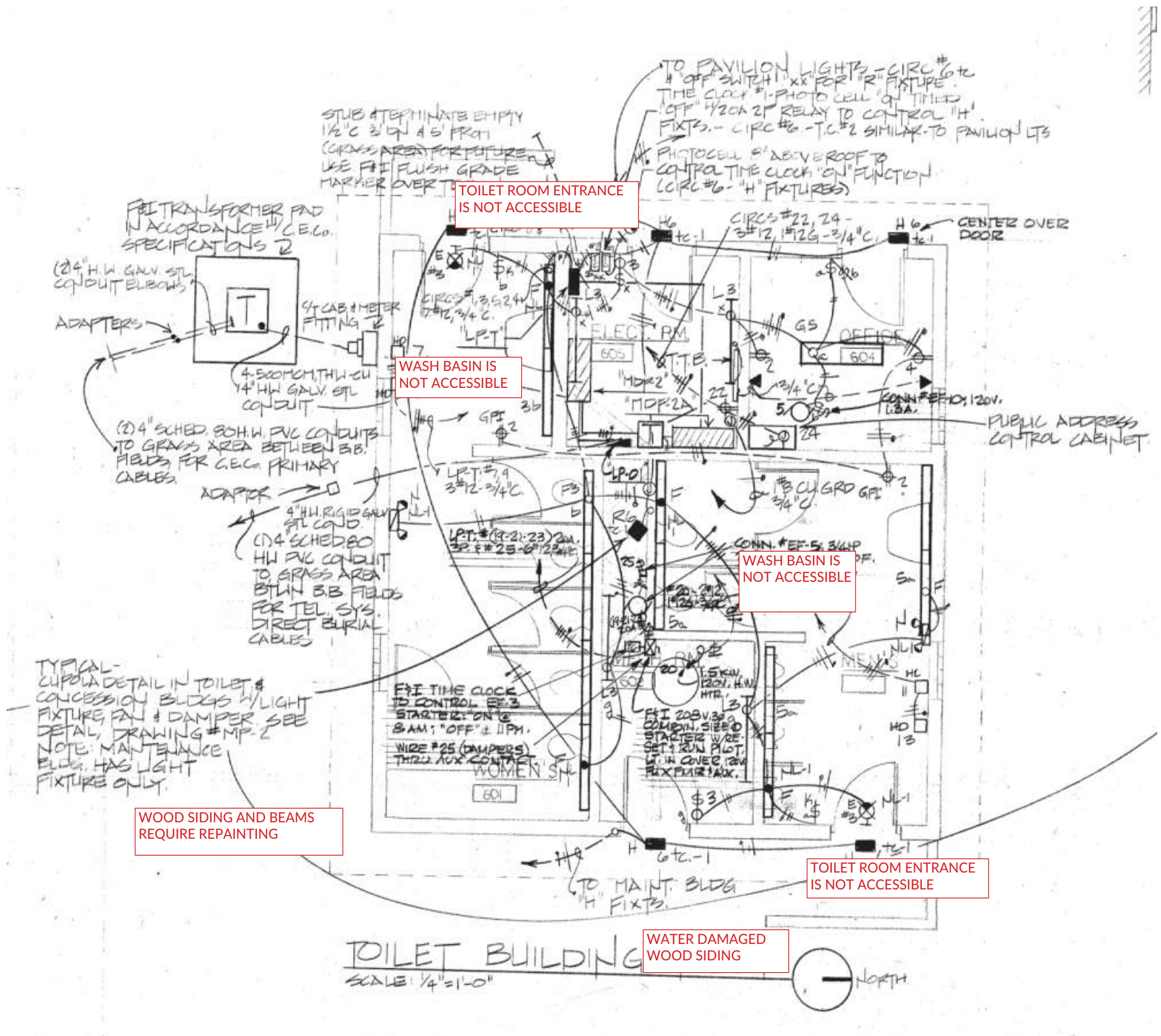


CPC-2

ORLAND PARK

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

TOILET BUILDING ASSESSMENT PLAN



Masonry Walls

The exterior walls are made from face brick on concrete block back-up walls. The walls are in good condition and serve their intended purpose.

Windows and Doors

The glass block windows, and hollow metal doors serve their intended purpose and do not currently require repairs.

The serving kitchen windows are not accessible. We recommend lowering the bottom of the window opening to a maximum height of 34" at the serving window, across a five-foot length.

Roof

The asphalt shingle roofs are in good condition, but the painted wood soffits should be replaced, and soffit ventilation should be introduced to prolong the life of the roof.

ENVELOPE - ASSESSMENT

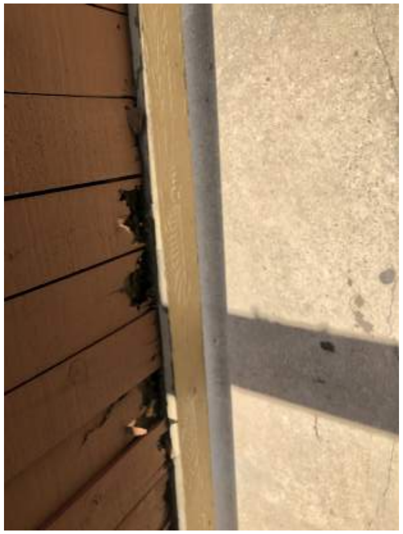
DETERIORATED WOOD GATE

SOFFIT VENTILATION REQUIRED

DAMAGED COPING & FASCIA

DAMAGED FASCIA

INTERIOR - ASSESSMENT


DAMAGED WOOD SIDING


COUNTER IS NOT ACCESSIBLE


COUNTER IS NOT ACCESSIBLE


DAMAGED PRIVACY FENCE


ENTRY TO TOILET ROOMS IS NOT ACCESSIBLE


DAMAGED EPOXY FLOORS / WASH BASIN IS NOT ACCESSIBLE / NOT ENOUGH FIXTURES

<u>Serving Kitchen / Break Room Interior</u>
The countertops in the serving kitchen and breakroom are not ADA accessible. We recommend removing, at a minimum, five-foot sections of the countertops in each area and replacing them with 34" high countertop sections that can be accessed by users in wheelchairs.

<u>Toilet Room Interiors</u>
The following upgrades are required in the toilet rooms:

- The epoxy flooring in the toilet rooms is damaged and requires refinishing.
    - The new epoxy flooring should include a coved base at the perimeter walls.
- The group washbasin in the toilet rooms is not accessible.
    - Provide three accessible hand sinks in the men's toilet room.
    - Provide three accessible hand sinks in the women's toilet room.
- The wall mounted mirrors in the toilet rooms are not accessible.
    - Provide tilted mirrors over each new hand sink in the men's and women's toilet rooms.
- The toilet room interiors are not accessible due to the configuration of the privacy fences in front of the toilet room doors.
    - Remove the existing privacy fences and replace them with new fences that provide a minimum 5'x5' clear floor space in front of the toilet room doors.

<u>Estimated Life Expectancy</u>
30+ Years.

Location: Maintenance building/office. West wall, looking east.
Comments: General overview, no observable structural concerns.

01

Location: Inside maintenance building, looking up/east.
Comments: Attic floor joists, some floors joists exhibit discoloration from water leakage.

02

Location: Northeast corner of building, looking east at stairs.
Comments: Steel stair exhibits surface rusting.

03

Location: Attic space of maintenance building, looking west.
Comments: General overview of roof framing. No observable structural concerns.

04

Location: Canopy Structure, looking northeast.
Comments: General overview, no observable structural concerns.

05

Location: Canopy structure, looking up/north
Comments: General overview of roof framing. No observable structural concerns.
Slight discoloration due to exposure.

06

Description

The centennial concessions and office consist of three separate single story wood frame roof system supported by load bearing CMU walls and brick veneer. Adjacent to the three buildings is a single-story wood framed canopy structure supported by brick columns. The first building is an office and garage space which also has an attic space currently used for storage. The second building is utilized for concessions which includes a kitchen area for cooking. The third building is utilized for restrooms.

Observation

Observation began with a walk around the exterior of the office/garage building. See photos 1-4 for exterior, garage, and attic observations. No observable structural concerns of the exterior walls, attic floor framing or visible roof framing. The attic floor joists exhibit discoloration due to possible roof seepage. The steel stairs exhibit surface rusting. See photos 05 and 06 for the canopy framing conditions, no structural concerns were observed with the exception of discoloration due to exposure. The concession building and restroom building had no observable structural concerns, see photos 07-10.

Conclusions

It is LEI's opinion that these three building and canopy are adequate for their current purposes, which are office/garage/storage; functioning kitchen; and restrooms.

STRUCTURAL ASSESSMENT

Location: Concession Building, north wall looking south.
Comments: General overview, no observable structural concerns.

07

Location: Inside concession building, looking up/west.
Comments: General overview of roof framing. No observable structural concerns.

09

Location: Restroom building ,east wall looking west.
Comments: General overview, no observable structural concerns.

08

Location: Inside concession building, looking up.
Comments: General overview of roof framing. No observable structural concerns.

10

The structures here consist of three main buildings (Maintenance Building, Concession Building and Restroom Facilities) and an open Pavilion.

Building Infrastructure – Mechanical

General

Maintenance Building: This appears to be the only building that has heating and does not get winterized with a total of three (3) electric unit heaters. There is a general exhaust fan that provides ventilation / air movement during the summer occupied months.

Concession Stand: This building gets winterized and has no heating source. There is a general exhaust fan that provides ventilation / air movement during the summer occupied months.

Restroom Facilities: This building gets winterized and has no heating source. There is a general exhaust fan that provides ventilation / air movement during the summer occupied months. There is an office located in this building that also has a small in-line exhaust fan that provides ventilation / air movement during the summer occupied months.

Open Pavilion has no mechanical systems.

Revision Recommendations

1. Continue to provide maintenance for the electric unit heaters and exhaust fans.

Building Infrastructure – Electrical

Power

The main electrical service is in an electrical room in the Toilet Building. A pad-mounted utility transformer supplies a 480Y/277V-3Ø-4W electrical distribution system to a 600A main distribution panel “MDP2”. A C/T cabinet and meter are located on the south exterior wall near the transformer and underground feeder runs underneath the building to the main service. The main service is a double-column circuit breaker type distribution panel with a 600A main circuit breaker. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via several dry-type transformers.

Each of the five surrounding baseball fields has a dedicated 480Y/277V exterior panel for receptacles and field lighting, all of which are showing significant deterioration and damage, both interior and exterior. The panel doors no longer close flush and are held in the closed position by a padlock. Each field also has a concrete-mounted receptacle enclosure that displays similar signs of deterioration and damage.

Revision Recommendations

1. The dedicated exterior panelboards for the baseball fields should be replaced with new.
2. The receptacle enclosures for each of the baseball fields should be replaced with new.
3. Repair damaged transformer enclosure in electrical room.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) appear to be older and non-LED. Exterior building-mounted light fixtures are more recently installed/replaced LED type.

Revision Recommendations

1. Replace interior lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

BUILDING INFRASTRUCTURE ASSESSMENT

Building Infrastructure – Electrical

Fire Alarm

No fire alarm system exists in the facility.

Revision Recommendations

1. Install a new fire alarm system.

Building Infrastructure – Plumbing

General

Maintenance Building: This building has the main water service for all buildings. A 4” main enters the building and then splits to two (2) mains. The first is the main domestic service which is a 3” line that has city meter, RPZ, and small booster pump. The second appears to be an irrigation line which is a 1 1/2” line with a separate city meter.

Concession Stand: This building has the domestic water service provided from the maintenance building. This building is designed to be drained down in the winter. There is a small tank, electric heat type hot water heater, service sink, three compartment sink and a hand sink. There is a grease trap on the main drain. All piping is routed to a drain down pit for winterization.

Restroom Facilities: This building has the domestic water service provided from the maintenance building. This building is designed to be drained down in the winter. There is a small tank, electric heat type hot water heater, service sink, and a number of toilet fixtures (toilets, urinals and wash fountains). All piping is routed to a drain down pit for winterization.

Open Pavilion has no plumbing systems.

Building Infrastructure – Plumbing

Revision Recommendations

1. Hot water heater does not have required expansion tank (total of 2).

Building Infrastructure – Fire Protection

General

These buildings do not have an automatic fire protection system.

Revision Recommendations

None.

Concessions and Offices - Estimate of Probable Cost

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AMSCO
Larson Engineering

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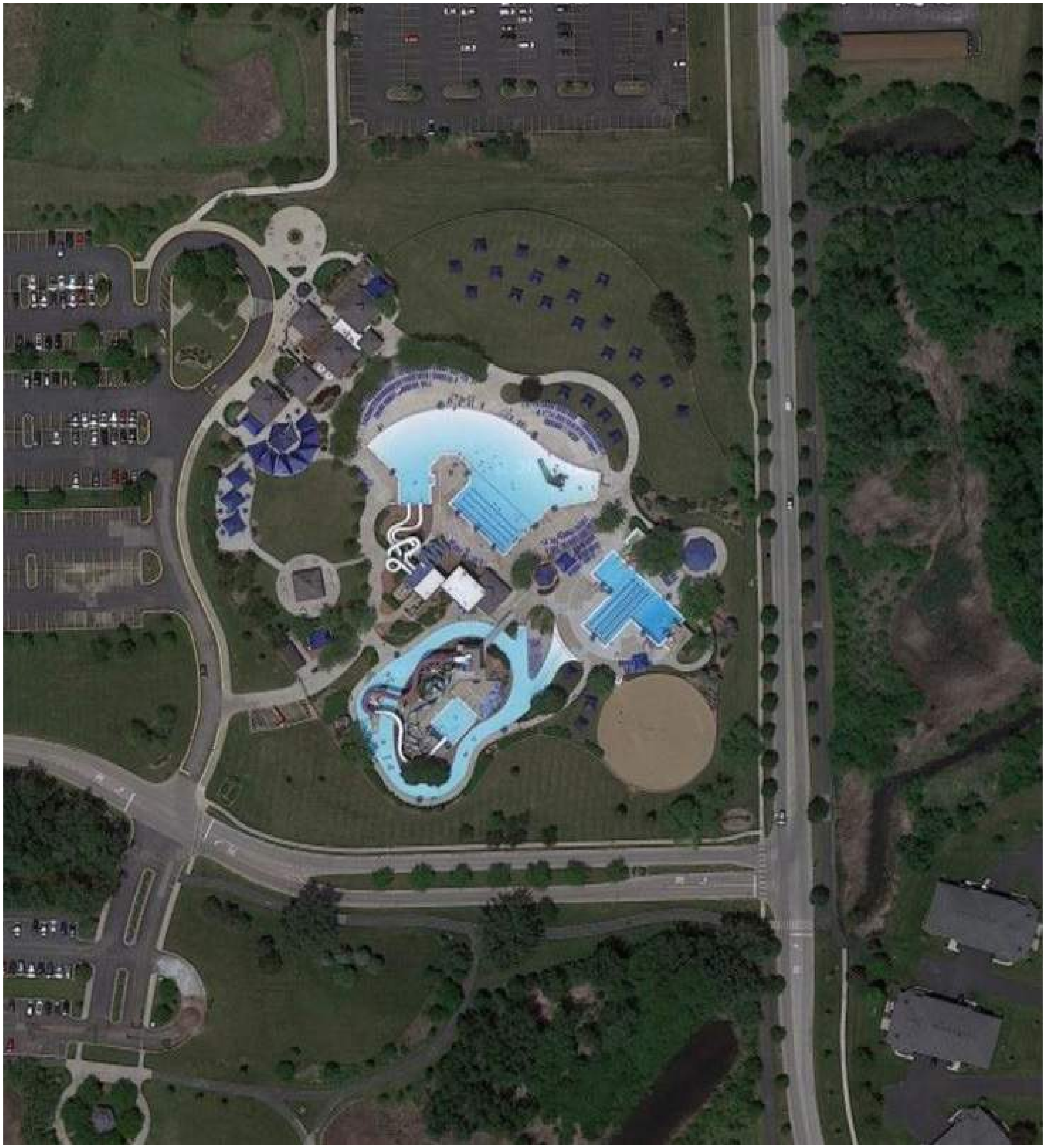
1	Division 9	Repaint wood fence and beams at storage building enclosure	$2,246	2	$0	$2,527	$0	$0	$0	$0
2	Division 9	Repaint concessions building soffit	$2,995	2	$0	$3,369	$0	$0	$0	$0
3	ADA	Provide accessible countertop surface in Concessions Building	$1,872	2	$0	$2,106	$0	$0	$0	$0
4	ADA	Provide accessible countertop surface in Break Room	$1,872	2	$0	$2,106	$0	$0	$0	$0
5	Site	Rebuild fence enclosures at entrances to toilet rooms to provide accessible entrances	$1,797	2	$0	$2,022	$0	$0	$0	$0
6	Plumbing	Provide three (3) accessible sinks in Men's toilet room	$6,739	2	$0	$7,581	$0	$0	$0	$0
7	Plumbing	Provide three (3) accessible sinks in Women's toilet room	$6,739	2	$0	$7,581	$0	$0	$0	$0
8	Plumbing	Hot water heater does not have code required expansion tank (2 total)	$2,995	1	$2,995	$0	$0	$0	$0	$0
9	Life Safety	No fire alarm system exists. Install new system to increase life safety for occupants.	$23,214	1	$23,214	$0	$0	$0	$0	$0
10	Division 5	Clean and Repair Consession Office Stairs	$3,744	5	$0	$0	$0	$0	$5,542	$0
11	Division 9	Paint/Seal exposed wood structures	$8,986	5	$0	$0	$0	$0	$13,301	$0
12	Electrical	Replace deteriorated/damaged exterior panelboards for baseball diamonds (5 total)	$112,325	2	$0	$126,350	$0	$0	$0	$0
13	Electrical	Replace deteriorated/damaged receptacles and enclosures for baseball diamonds (5 total)	$37,442	2	$0	$42,117	$0	$0	$0	$0
14	Electrical	Repair/replace damaged transformer enclosure.	$7,488	3	$0	$0	$9,111	$0	$0	$0
15	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$18,571	3	$0	$0	$22,594	$0	$0	$0
		SUB-TOTALS	$239,027		$26,209	$195,758	$31,705	$0	$18,844	$0

CPAC

CENTENNIAL PARK AQUATIC CENTER

SITE AERIAL



FACILITY DESCRIPTION

The Centennial Park Aquatics Center is a public outdoor bathing facility that contains swimming and diving pools, water slides, locker rooms, shower rooms, toilet rooms, a ticket booth, a kitchen with concessions area, and staff offices. All buildings are enclosed by face brick on concrete block back-up walls. The majority of the buildings are roofed with sloped asphalt shingle roofs on wood rafters, while the Pump House has a flat, internally drained single ply membrane roof. Open wood slats for sun control create the roofing system above the change room areas. Below is an evaluation of each component, its deficiencies, and recommended remedial action.

SITE ASSESSMENT

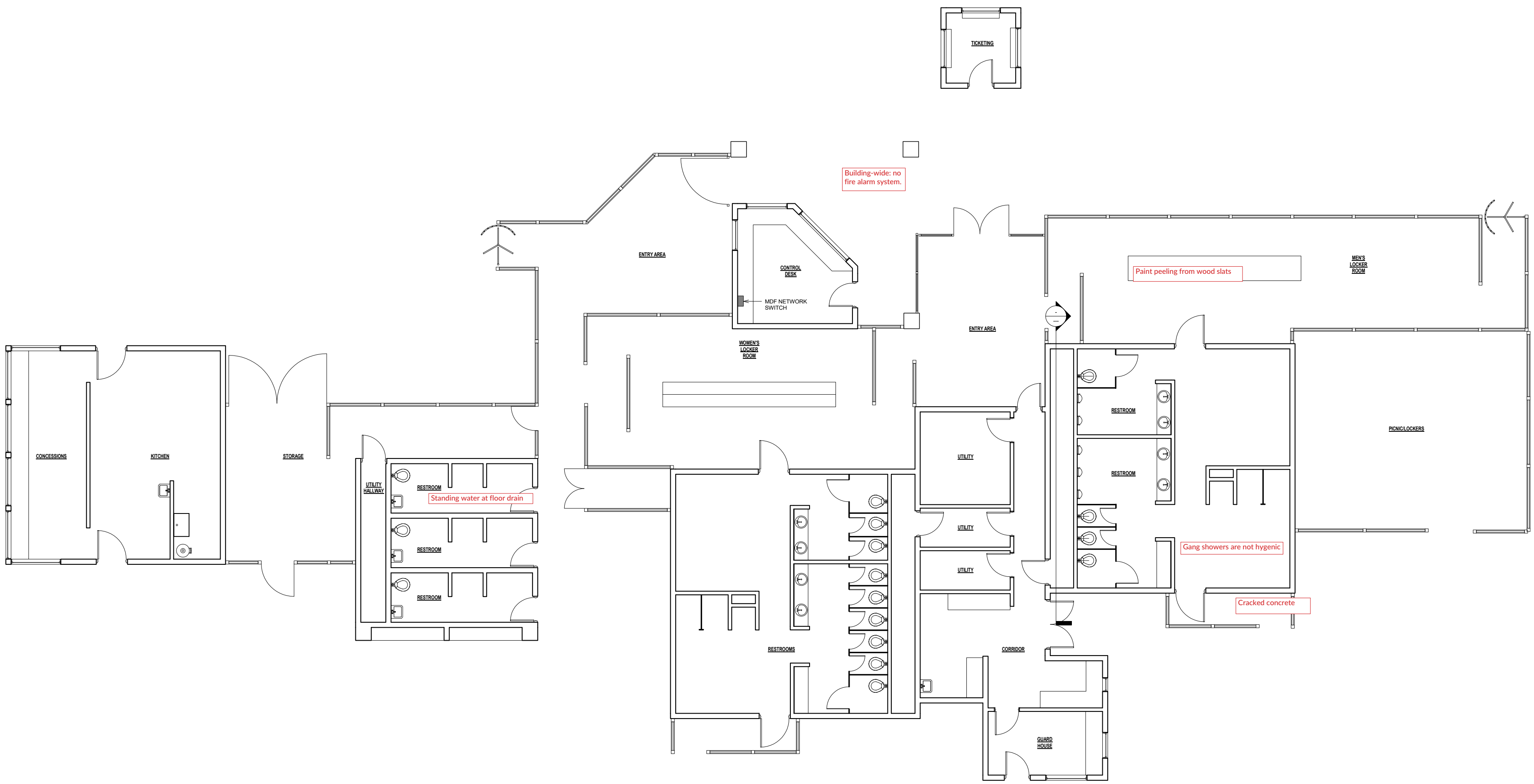
The Aquatic Center site consists of paved poolside deck areas, manicured lawns, and concrete walks that provide access to each facility. An asphalt paved parking lot occupies the west side of the site.

The site is well maintained, but privacy fences at the change room entrances are configured in a manner that make the locker room entrances inaccessible. Furthermore, the concrete paving at the locker room entrances is in poor condition.

We recommend removing and replacing the privacy fences and the concrete paving at these locations to make the locker rooms accessible and to improve the appearance.

FLOOR PLANS

MAIN BUILDING ASSESSMENT PLAN



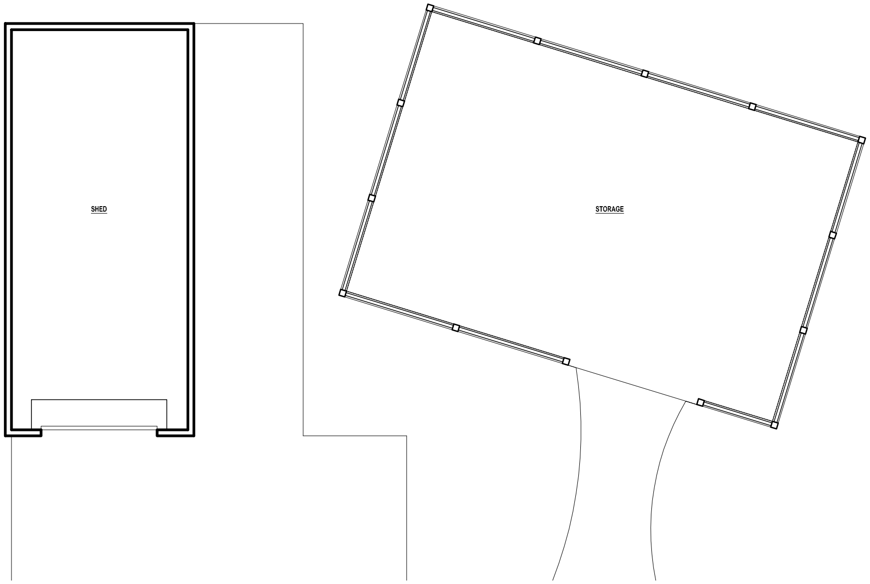
ORLAND PARK

2022 FACILITY ASSESSMENT

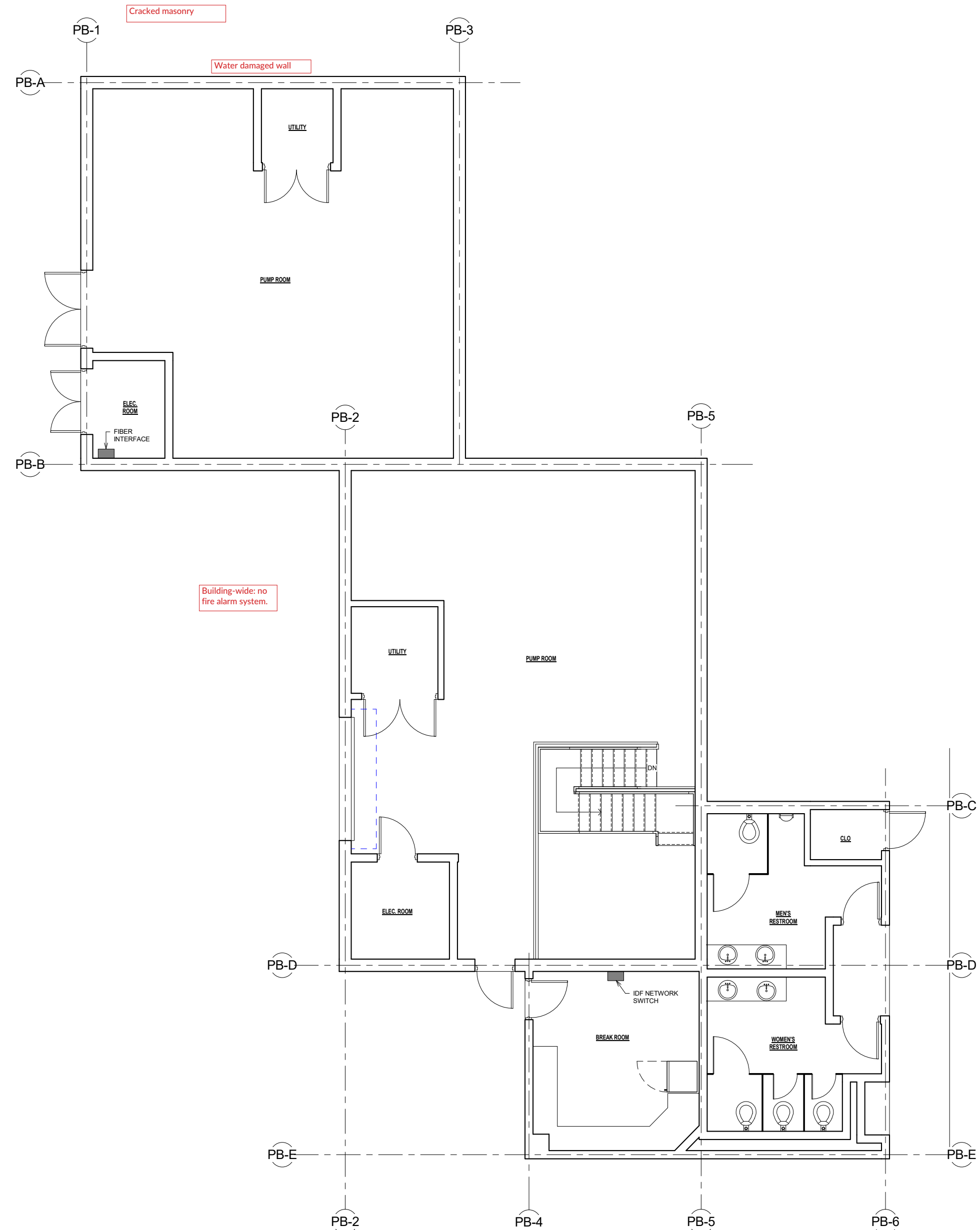
LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

BUILDING - ASSESSMENT

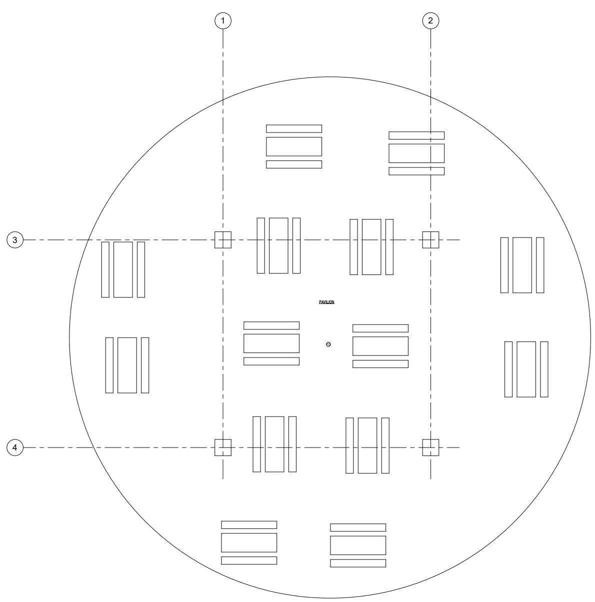
GROUNDSKEEPER SHED & GARAGE PLANS



PUMP HOUSE ASSESSMENT PLAN

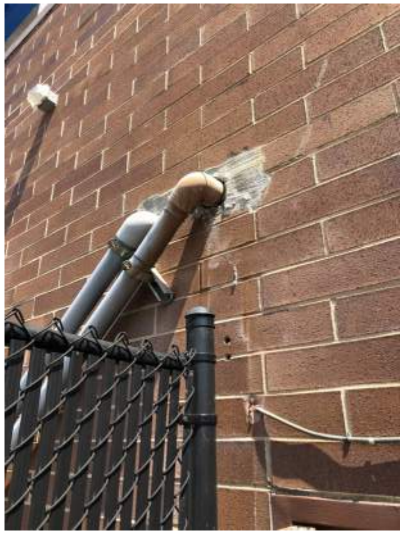


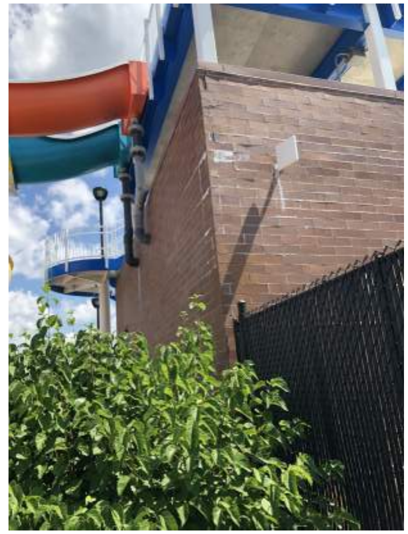
GROUNDSKEEPER SHED & GARAGE PLANS



CPAC-3


WATER DAMAGE TO BRICK AT PIPE PENETRATION


DAMAGED BRICK AT PENETRATIONS / PROPERLY SEAL PENETRATIONS


EFFLORESCENCE AT BRICK WALL / DAMAGED BRICK


STAINED SINGLE PLY ROOF MEMBRANE


DAMAGED WINDOW SCREEN


DAMAGED WOOD AT WINDOWS


RUSTED METAL DUCT PENETRATIONS


PAINT PEELING AT ROOF EDGE COPING

ENVELOPE - ASSESSMENT

Masonry Walls
The exterior walls are made from face brick on concrete block back-up walls. The walls are in good condition and serve their intended purpose. There is, however, some water damage and efflorescence on the brick wall at the pump house building that requires repair.

Windows and Doors
The steel windows, roll-up shutters, and hollow metal doors serve their intended purpose and do not require repairs.

Asphalt Shingle Roofs
The asphalt shingle roofs are in good condition, but the painted wood soffits should be replaced, and soffit ventilation should be introduced to prolong the life of the roof.

Single Ply Membrane Roofs
The membrane roofing system is in good condition, but it is stained and/or requires cleaning in multiple locations. Dirt and debris should be removed from the roof surface to prolong the life of the membrane and to reduce the possibility of clogged drains. Consideration should also be given to replacing or refinishing the metal edge coping at locations where the paint has started to peel.

SINGLE PLY ROOF SHOWING INTERNAL ROOF DRAINS

DETERIORATED PAINT FINISH AT OPEN WOOD SLATS

SHINGLE ROOF IN GOOD CONDITION / DAMAGED WOOD FASCIA TRIM

DAMAGED WOOD FASCIA TRIM

INTERIOR - ASSESSMENT

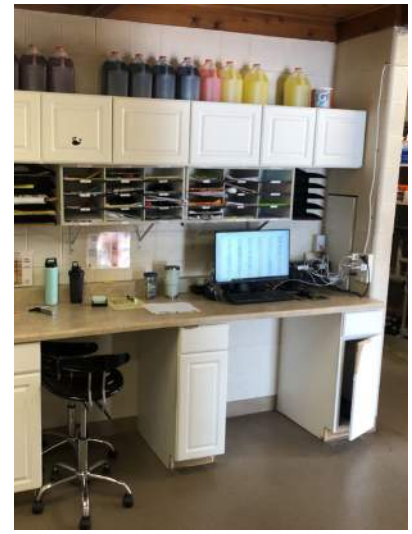
Toilet Room Interiors

The following upgrades are required in the toilet rooms:

- The epoxy flooring in the toilet rooms is stained and requires refinishing.
- There are standing puddles of water in the toilet rooms due to incorrectly pitched floors.
  - Remove sections of concrete floor and reinstall with correct pitch to drains.
  - Route existing floor drains to remove blockages and improve drainage.
  - Refinish epoxy floors.
- The wall mounted countertops with integral sinks are not accessible.
  - Remove existing countertop and replace with accessible sinks (and countertop).
- The wall mounted mirrors in the toilet rooms are not accessible.
  - Provide tilted mirrors over each new hand sink in the men's and women's toilet rooms.
- The toilet room interiors are not accessible due to the configuration of the privacy fences in front of the toilet room doors.
  - Remove the existing privacy fences and replace them with new fences that provide a minimum 5'x5' clear floor space in front of the toilet room doors.

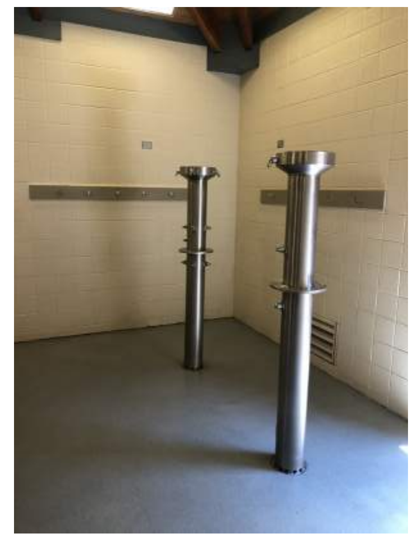
TOILET ROOM - SINKS AND MIRRORS ARE NOT ACCESSIBLE

TOILET ROOM - INCORRECTLY PITCHED FLOORS / STAINED EPOXY FLOORS



STAFF OFFICE - DAMAGED BASE CABINETS

TOILET ROOM - ENTRANCE NOT ACCESSIBLE DUE TO PRIVACY FENCE LOCATION



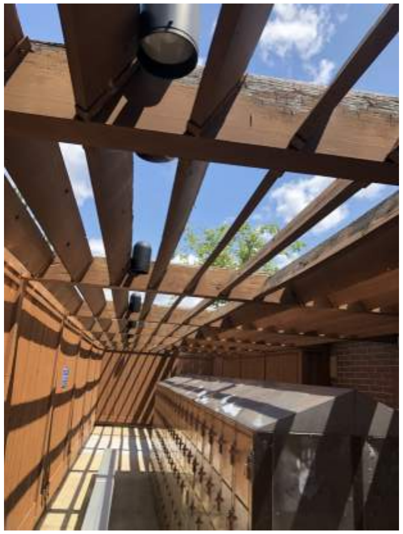
SHOWER ROOM - GANG SHOWER COLUMNS

INTERIOR - ASSESSMENT

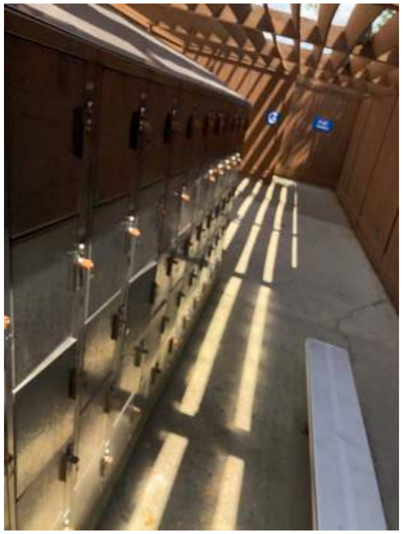
STAFF OFFICE - SAGGING WOOD COUNTER

TICKET BOOTH - SINK AND COUNTER ARE NOT ACCESSIBLE

SHOWER ROOM - DATED SHOWER STALLS



CHANGE ROOM - DETERIORATED PAINT FINISH AT OPEN WOOD SLATS



CHANGE ROOM - CRACKED CONCRETE FLOORS

Ticket Booth / Staff Office Interior

Damaged base cabinets and a sagging wood countertop at the exterior viewing window require replacement, and the sink is not accessible.

Change Room Interior

- The paint finish on the open wood slats above the change rooms has started to peel. The finish should be replaced to protect the wood slats from the elements.
- Cracked concrete floors should be repaired or refinished.

Shower Room Interiors

The following upgrades are required in the shower rooms:

- The gang shower columns in the men's and women's shower rooms should be removed and replaced with individual shower stalls.
- The existing shower stalls are dated and require upgrading.

Estimated Life Expectancy

30+ Years.

Location: Groundskeepr shed, south wall looking North
Comments: General overview, no observable structural concerns

01

Location: Pavilion canopy, looking west.
Comments: General overview, no observable structural concerns.

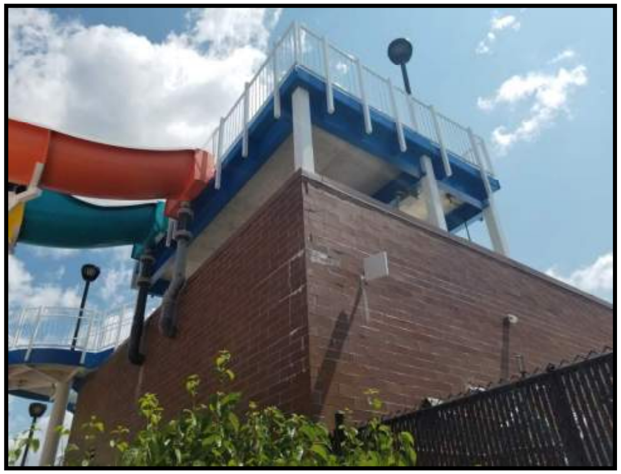
03

Location: Inside groundskeeper shed looking north.
Comments: General overview of roof framing. No observable structural concerns.

02

Location: Inside pavilion canopy, looking up/north.
Comments: General overview of roof framing. No observable structural concerns.
Some discoloration due to exposure.

04



05

Location: West corner of west portion of Pumphouse, looking east/northeast.
Comments: Brick exhibits severe cracking in corner and efflorescence most likely due to chlorinated pool water leakage

06

Location: Zoomed in West corner of west portion of Pumphouse, looking east/northeast.
Comments: Brick exhibits severe cracking in corner and efflorescence most likely due to chlorinated pool water leakage

Description

The Centennial Park Aquatic Center consists of multiple single-story buildings, swimming pools, and Pavilion Canopy. The first single story building is the Groundskeeper Shed which is wood framed with exterior wood veneer approximately 28 ft x 12 ft. The next building is the Pump House which consists of two buildings with a common wall and a restroom changing area with common walls with approximate overall dimensions of 88 ft x 67 ft. The Pump House building roof is framed with precast concrete plank supported by load bearing cementitious masonry unit (CMU) blocks. The restroom portion of the Pump House building roof framing consists of wood supported by load bearing CMU blocks. The next single-story building is the Main Building which is subdivided into concession area, ticketing area, restroom/changing rooms, and lifeguard offices. The approximate overall dimensions of the Main Building are 195 ft x 73 ft and the roof system consists of wood framing supported by load bearing CMU blocks. The last structure is the single-story Pavilion Canopy approximately 28 ft x 28 ft wood framed roof system supported by load bearing brick columns.

Observation

Observation began with the Groundskeeper Shed which had no observable structural concerns, see photos 1-2. The next location was the Pavilion Canopy which had no observable structural concerns, see photos 3-4. The next location observed was the Pump House building, see photo 05 for west corner of west portion of building, see photo 8 for east portion of Pump House/Restrooms, and photo 11 for interior of Pump House building. The west corner of the west portion of the building exhibited stair step cracking, spalling, and efflorescence from pool water leakage. See photos 5-6. The north wall of the west portion exhibits shrinkage cracks between the foundation and brick façade. See photo 7. The north-east wall of east portion of Pump House/Restrooms exhibits stair step cracking above brick façade, see photo 8. Foundation cracking was observed at the southeast corner of the east portion of the Pump House/Restroom and the south wall of the Pump House building. See photos 9-10.
The last location observed was the Main Building starting at the concessions which had no observable structural concerns, see photo 12 and 13. East of the concession area is the family changing rooms, ticket office, and women’s locker room.

Location: North wall of west portion of Pumphouse, looking south.
Comments: Shrinkage cracking observed between brick and foundation wall. Discoloration of brick most likely due to chlorinated pool water leakage.

07

Location: East corner of east portion of pumphouse/restrooms, looking north.
Comments: Shrinkage cracking observed between brick and foundation wall.

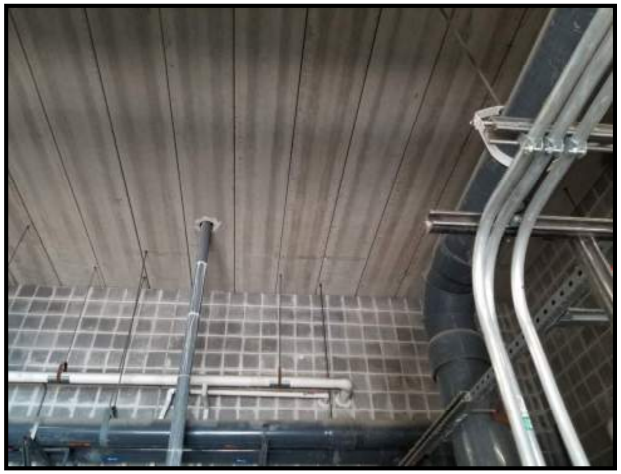
09

Location: East portion of pumphouse/restrooms, north wall looking south.
Comments: Step cracking of brick façade above flashing observed, most likely shrinkage cracking.

08

Location: South corner of pumphouse, looking north.
Comments: Shrinkage cracking observed in foundation wall and between blocks and foundation wall.

10



Location: Inside pumphouse looking east.
Comments: General overview no observable structural concerns. 11

Location: West portion of Main building- Concessions. West wall looking east.
Comments: General overview no observable structural concerns. 12

Observation - Continued

The portions of the main building did not exhibit observable structural concerns, see photos 14-19. The next portion to the east is the lifeguard offices and men’s locker room which had no observable structural concerns, see photos 20-22. Shrinkage cracking was observed in the exterior concrete slab on grade of the men’s locker room.

Conclusions

It is LEI’s opinion that these buildings are adequate for their current purposes, but we recommend fixing the issues as noted below. The Pumphouse building has numerous issues with the masonry that needs to be addressed. The cracking of the west corner of the west portion of the building (see photos 5-6) is concerning as this is a load bearing wall and the visible leakage issue should be addressed as well. The open cracks in the wall will continue to open and allow more water infiltration which will lead to more cracking and spalling of the blocks. The cracks and spalling in the mortar joints should be tuckpointed and cracks through bricks/CMU should be replaced. We recommend the cracking may be monitored at this time to verify whether the cracking has worsened but we recommend addressing the cracks as per the cost estimate timeline. The spalling and shrinkage cracking of the foundation wall should be patched and addressed as per the cost estimate timeline.
The cracks in the slab on grade are not really a structural concern but multiple cracking can lead to spalling and further widening of the cracks which can lead to moisture infiltration and tripping hazards. Hairline cracking is more of an aesthetic issue and the urgency for filling hairline cracks are at the discretion of the owner. We recommend monitoring these cracks to verify that they are not worsening. We recommend repairing cracks wider than 1/16” with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent.

Location: Inside main building concessions, looking north. 13
Comments: General overview of roof framing, no observable structural concerns.

Location: East wall of family changing rooms- West portion of Main building, looking west. 14
Comments: General overview no observable structural concerns.

Location: Lifeguard offices, center portion of Main building looking north. 15
Comments: General overview of roof framing, no observable structural concerns.

Location: Lifeguard offices/storage/corridor, center portion of Main building looking North. 16
Comments: General overview no observable structural concerns.

Location: Adjacent to corridor of Main building in storage area.
Comments: Looking up at roof framing, no observable structural concerns. 17

Location: Entry are/ Control desk canopy, north portion of Main building, looking up/southwest.
Comments: General overview of roof framing, no observable structural concerns. 18

Location: Ticket booth, north of Main building, looking north.
Comments: General overview no observable structural concerns. 19

Location: Men's Locker room- East portion of Main building, looking northeast.
Comments: Roof joist exhibit some deterioration and discoloration from exposure. 20

Location: Men's Locker room- East portion of Main building, looking east.
Comments: Shrinkage cracking observed in concrete slab. 21

Location: Men's Locker room/restroom- East portion of Main building, looking northeast.
Comments: General overview of roof framing, no observable structural concerns. 22

Building Infrastructure – Mechanical

General

Main Center: Overall the general HVAC system for the buildings consist of a general exhaust fan that provides ventilation and air movement though the space. The ticket booth and offices have mini-split AC units that provide cooling to the spaces. They also have small electric heaters to provide minimal heating, but not sized for use during the winter seasons. There is an exhaust hood over equipment in the concession area that exhausts to the exterior with a rooftop exhaust fan.

Pump House: Overall the general HVAC system for the buildings consist of exhaust fans that provides ventilation and air movement though the space and electric units heaters to keep the building from freezing in the winter. There is an office that has a mini-split AC unit that provide cooling to the space and also has a small electric heater to provide minimal heating, but not sized for use during the winter seasons.

Storage Building: Has no mechanical systems.

Shed: Has no mechanical systems.

Pavilion: Has no mechanical systems.

Revision Recommendations

None.

Building Infrastructure – Electrical

Power

The main electrical service is in an electrical room in the Pump House. A pad-mounted utility transformer supplies a 480Y/277V-3Ø-4W electrical distribution system to two 800A main distribution panels “MDP2A” and “MDP2B”. Two C/T cabinets and meter are located on the exterior walls near each main distribution panel and underground feeders run underground to the main services. Each of the main services is a double-column circuit breaker type distribution panel with an 800A main circuit breaker. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via several dry-type transformers. The main building is served by 208Y/120V 400A-rated distribution panel “MPD-1”, with 300A main circuit breaker, and associated 112.5 kVA transformer supplied by “MDP2A”.

Revision Recommendations

1. Replace existing circuit breaker with new of appropriate size for panel “LP0”.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) appear to be older and non-LED. The exact type of exterior building-mounted light fixtures is unclear but presumed to be older and non-LED.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

Fire Alarm

No fire alarm system exists in the facility.

Revision Recommendations

1. Install a new fire alarm system to serve both buildings.

Building Infrastructure – Plumbing

General

Main Center: There is a 2” water main with city meter that serves this building. Without civil plans I can only guess that this is feed from the 6” main in the Pump House. There are two (2) gas fired tank type domestic hot water heaters that provide hot water to the toilets and showers. A separate HWH is used for the concession stand area. There are a number of toilet fixtures throughout and kitchen fixtures in the concession area.

Pump House: Has a 6” water main into the building with city meter. The 6” continues to the pool equipment and there is a 2” branch line with RPZ that leaves the building, possible to serve the main structure. An emergency eye wash station has been provided. There are a couple toilet groups with fixtures.

Storage Building: Has no plumbing systems.

Shed: Has no plumbing systems.

Pavilion: Has no plumbing systems.

Revision Recommendations

1. Concession Stand HWH is about 12 years in age, should look at replacement soon.
2. Mop Sink Basin requires a separate RPZ for chemical feeder connection.

Building Infrastructure – Fire Protection

General

Main Center: Has no FP systems.

Pump House: Has no FP systems

Storage Building: Has no FP systems.

Shed: Has no FP systems.

Pavilion: Has no FP systems

Revision Recommendations

None.

Centennial Park Aquatics Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Division 8	Replace torn window screen	$374	5	$0	$0	$0	$0	$554	$0
2	Plumbing	Repair floor drain in Restroom to eliminate standing water	$2,246	2	$0	$2,527	$0	$0	$0	$0
3	Division 9	Refinish wood slats at open air Locker Room ceilings	$8,986	3	$0	$0	$10,933	$0	$0	$0
4	Plumbing	Replace gang shower with individual shower stalls in Men's Showers	$59,906	2	$0	$67,387	$0	$0	$0	$0
5	Plumbing	Replace gang shower with individual shower stalls in Women's Showers	$59,906	2	$0	$67,387	$0	$0	$0	$0
6	Concrete	Replace cracked concrete slab at exterior entrance to Men's Showers	$5,841	2	$0	$6,570	$0	$0	$0	$0
7	Masonry	Repair water damaged section of masonry wall below pipe penetration	$3,744	3	$0	$0	$4,555	$0	$0	$0
8	Masonry	Cracked masonry repair or removal/replacement at pump building	$5,616	1	$5,616	$0	$0	$0	$0	$0
9	Life Safety	Main building: Install fire alarm system	$33,697	1	$33,697	$0	$0	$0	$0	$0
10	Life Safety	Pump house: install fire alarm system	$10,334	1	$10,334	$0	$0	$0	$0	$0
11	Electrical	Replace circuit breaker and feeder for panel "LP0"	$1,498	1	$1,498	$0	$0	$0	$0	$0
12	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
13	Masonry	cracked masonry repair or removal/replacement	$7,488	3	$0	$0	$9,111	$0	$0	$0
14	Concrete	Foundation Spalling and Crack repair	$9,360	3	$0	$0	$11,388	$0	$0	$0
15	Concrete	Men's Locker room slab on grade crack repair	$5,991	3	$0	$0	$7,289	$0	$0	$0
16	Division 9	Paint/Seal exposed wood structures	$8,986	5	$0	$0	$0	$0	$13,301	$0
17	Masonry	Exterior Tuckpointing & face Brick Repair	$5,242	5	$0	$0	$0	$0	$7,759	$0
18	Plumbing	12 year old domestic hot water heater at life expectancy (12 yrs), recomnd replacement soon.	$1,498	2	$0	$1,685	$0	$0	$0	$0
19	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs. Applies to both buildings.	$58,708	3	$0	$0	$71,428	$0	$0	$0
20	Plumbing	Illinois Plumbig Code requires separate RPZ for chemical feeder at mop service basins. Look into installing RPZ if chenical feeders are to be utilized.	$1,123	3	$0	$0	$1,367	$0	$0	$0

Centennial Park Aquatics Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
		SUB-TOTALS	$292,044		$52,643	$145,555	$116,070	$0	$21,615	$0

CPIR

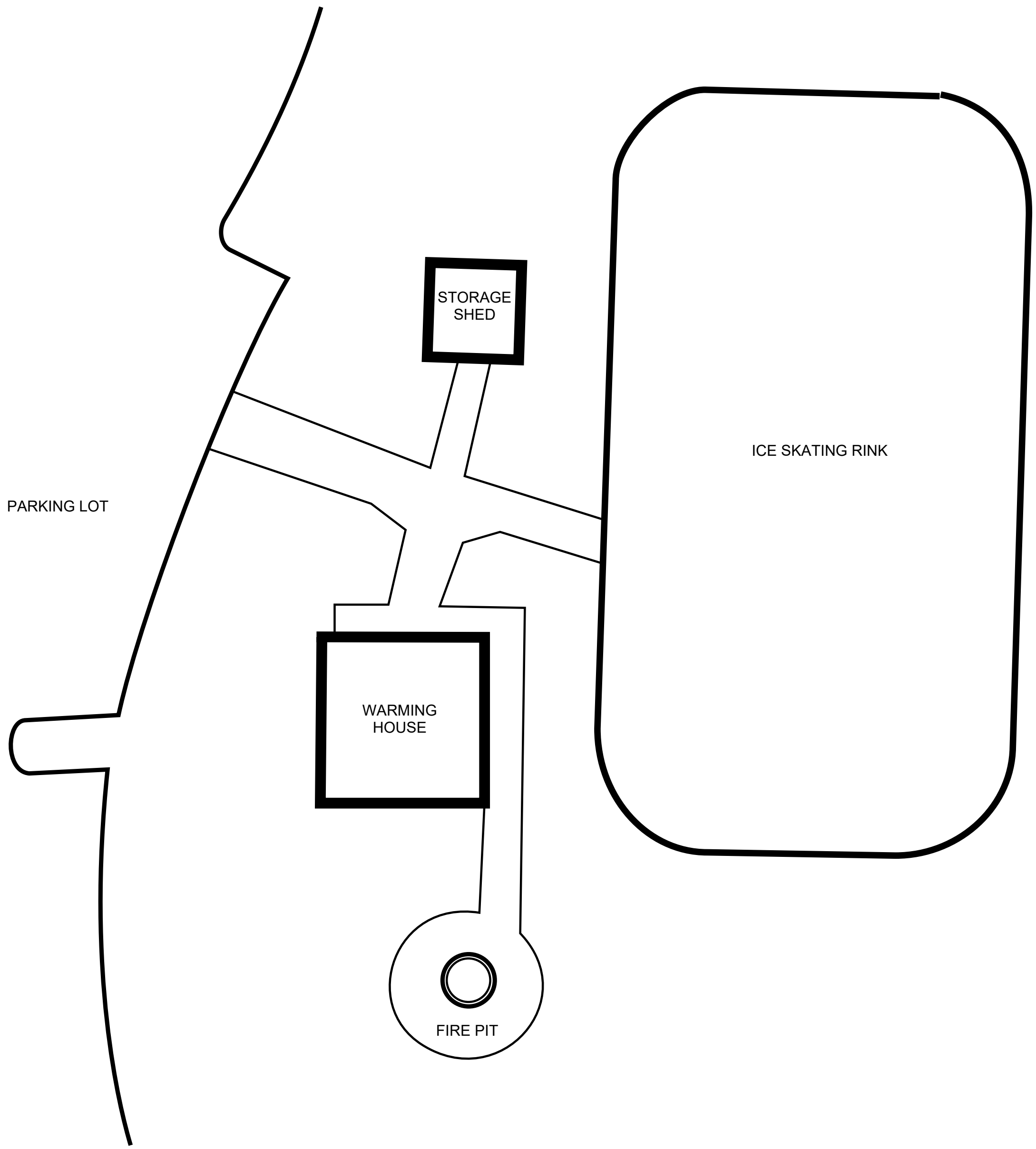
CENTENNIAL PARK ICE RINK

SITE AERIAL

FACILITY DESCRIPTION

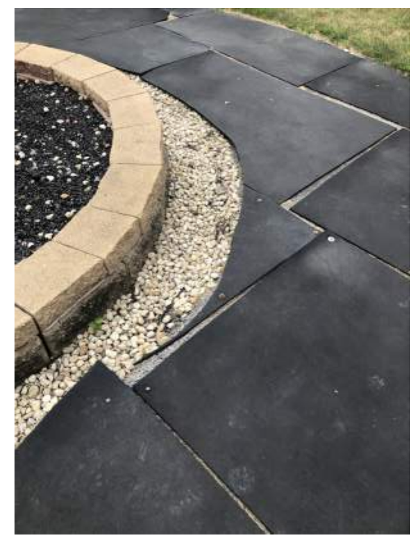
The Centennial Park Ice Rink is a public outdoor skating rink with an adjacent warming house, storage shed and outdoor fire pit. The warming house and shed are enclosed with wood siding and sloped asphalt shingle roofs, while the ice rink is linked to the adjacent facilities, and public parking lot by walkways that are surfaced with a combination of materials that include gravel, concrete, artificial turf, and rubber walkway mats. Below is an evaluation of each component, its deficiencies, and recommended remedial action.

SITE PLAN



ACCESSIBLE PATH NOT PROVIDED AT ENTRANCE TO WARMING HOUSE

ACCESSIBLE PATH NOT PROVIDED AT ENTRANCE TO WARMING HOUSE



ACCESSIBLE PATH NOT PROVIDED AT FIRE PIT

SITE - ASSESSMENT

ACCESSIBLE PATH REQUIRED BETWEEN ICE RINK, WARMING HOUSE, AND SHED

ARTIFICIAL TURF REQUIRES REPLACEMENT

ACCESSIBLE PATH NOT PROVIDED AT FIRE PIT

Exterior Walkways

The exterior walkways are finished with a variety of materials; none of which are ADA accessible. Furthermore, the walkways interface with the warming house and storage shed in a manner that does not provide an accessible path into either building. To correct this issue, we recommend repaving the walkways and covering them with rubber mats that are rated for use as ice rink flooring. The new walkways should be continuous between the parking lot, the ice rink, the warming house, the storage shed, and the fire pit, and they should be regraded in a manner that places the rubber mats at the same level as the entrance thresholds, where they meet the buildings.

WARMING HOUSE ROOF IN GOOD CONDITION BUT REQUIRES VENTILATED SOFFIT

EXISTING WOOD SOFFIT REQUIRES REPLACEMENT AND VENTILATION

CRACKED SIDING TO BE REPLACED

STORAGE SHED ROOF IN GOOD CONDITION BUT REQUIRES VENTILATED SOFFIT

ARTIFICIAL TURF REQUIRES REPLACEMENT

WOOD SIDING REQUIRES REPAINTING AT BASE OF WARMING HOUSE AND STORAGE SHED

CRACKED SIDING TO BE REPLACED

PEELING PAINT AT WINDOW

ACCESSIBLE PATH NOT PROVIDED AT ENTRANCE TO STORAGE SHED

ENVELOPE - ASSESSMENT

Exterior Walls
The exterior walls are made from wood siding on wood studs with wood panels on the interior. The wood siding is cracked in a few locations, but, due to the nature of the building, the wall assembly serves its purpose and does not require imminent repairs.

Wood Windows
Wood framed windows bring light into the warming house and the storage shed. The windows could be upgraded in the future for improved efficiency, but due to the nature of the buildings, they serve their current purpose. The paint has started to peel from the windows; they should be repainted to protect the wood from the elements.

Roof
The asphalt shingle roofs are in good condition, but the painted wood soffits should be replaced, and soffit ventilation should be introduced to prolong the life of the roof.

CPIR-6

WARMING HOUSE SKATE RENTAL COUNTER NOT ACCESSIBLE

INTERIOR - ASSESSMENT

WARMING HOUSE CARPET IS AGED AND REQUIRES REPLACEMENT

Warming House Interior
The warming house interior consists mainly of wood panel walls, wood panel ceilings and carpet flooring. The finish materials serve their intended purpose and do not require replacement.

The warming house also contains a skate rental counter which is not ADA accessible. To make the rental counter ADA compliant, we recommend removing, at a minimum, a five-foot section of the countertop and replacing it with a 34" high countertop section that can be accessed by users in wheelchairs.

Estimated Life Expectancy
5 to 10 Years.

Location: North wall of main building, looking south. 01
Comments: General overview, wood façade exhibits deterioration.

Location: East wall of main building, looking southwest. 02
Comments: General overview, wood façade exhibits deterioration.

Location: South wall of main building looking west. 03
Comments: General overview, wood façade exhibits deterioration.

Location: West wall of main building, looking north. 04
Comments: General overview, wood façade exhibits deterioration.

Location: Inside of main building looking south/up.
Comments: No observable structural concerns.

05

Location: South wall of main building looking south.
Comments: No observable structural concerns.

06

Description

Centennial Ice Rink consists of two single story buildings and an ice rink constructed of a concrete slab on grade. The main building (warming hut), located south of the entrance path is a single-story wood framed building approximately 25' x 25' (visually estimated, no plans available) with exterior wood veneer. This building is utilized for concessions and equipment sale. The second building located north of the entrance path is a single-story wood framed building approximately 12'x12' (visually estimated, no plans available) with exterior wood veneer. The ice rink is oval shaped, approximately 140' long and 75 feet wide constructed of a concrete slab on grade with refrigerant pipes encased in the concrete.

Observation

Observation began with a walk around the exterior of the buildings. See photos 01-04 for the south main building and photos 07-08. The exterior wood veneer of both buildings exhibits some deterioration from exposure to the weather. The insides of both buildings do not exhibit visible structural concerns. See photos 01-09.

Conclusions

It is LEI's opinion that these buildings are adequate for their current purpose, which is concessions and storage respectively, but we recommend fixing the issues as noted above. The deteriorating wood veneer can lead to future moisture issues on the inside, and it is recommended to selectively replace the wood veneer as per the cost estimate timeline.

Location: Storage building north of main building. South wall looking north. 07
Comments: General overview, wood façade exhibits deterioration.

Location: East wall of storage building, looking west. 08
Comments: General overview, wood façade exhibits deterioration.

Location: Inside of storage building looking up/north. 09
Comments: No observable structural concerns.

Location: Ice rink looking north/northwest. 10
Comments: No cracking observed in concrete slab, discoloration due to water.

Location: Ice rink, looking north/northeast.
Comments: No cracking observed in concrete slab, discoloration due to water.

11

Location: Ice rink, looking south/southwest.
Comments: No cracking observed in concrete slab, discoloration due to water.

13

Location: Ice rink, looking south/southeast.
Comments: No cracking observed in concrete slab, discoloration due to water.

12

Ice Rink - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Site	Repave walking paths between ice rink, main building, shed, and po	$11,981	2	$0	$13,477	$0	$0	$0	$0
2	Site	Provide accessible path to front entrance of main building	$1,498	2	$0	$1,685	$0	$0	$0	$0
3	Division 9	Repaint windows on main building	$749	2	$0	$842	$0	$0	$0	$0
4	Site	Provide rubber pavers and base course at perimeter of fire pit	$2,396	2	$0	$2,695	$0	$0	$0	$0
5	Division 7	Repair cracked wood siding on main building	$4,493	2	$0	$5,054	$0	$0	$0	$0
6	ADA	Provide accessible countertop surface inside main building	$1,872	2	$0	$2,106	$0	$0	$0	$0
7	General	General maintenance	$7,488	5	$0	$0	$0	$0	$11,085	$0
		SUB-TOTALS	$30,477		$0	$25,860	$0	$0	$11,085	$0

CAC

CULTURAL ARTS CENTER

SITE AERIAL

FACILITY DESCRIPTION

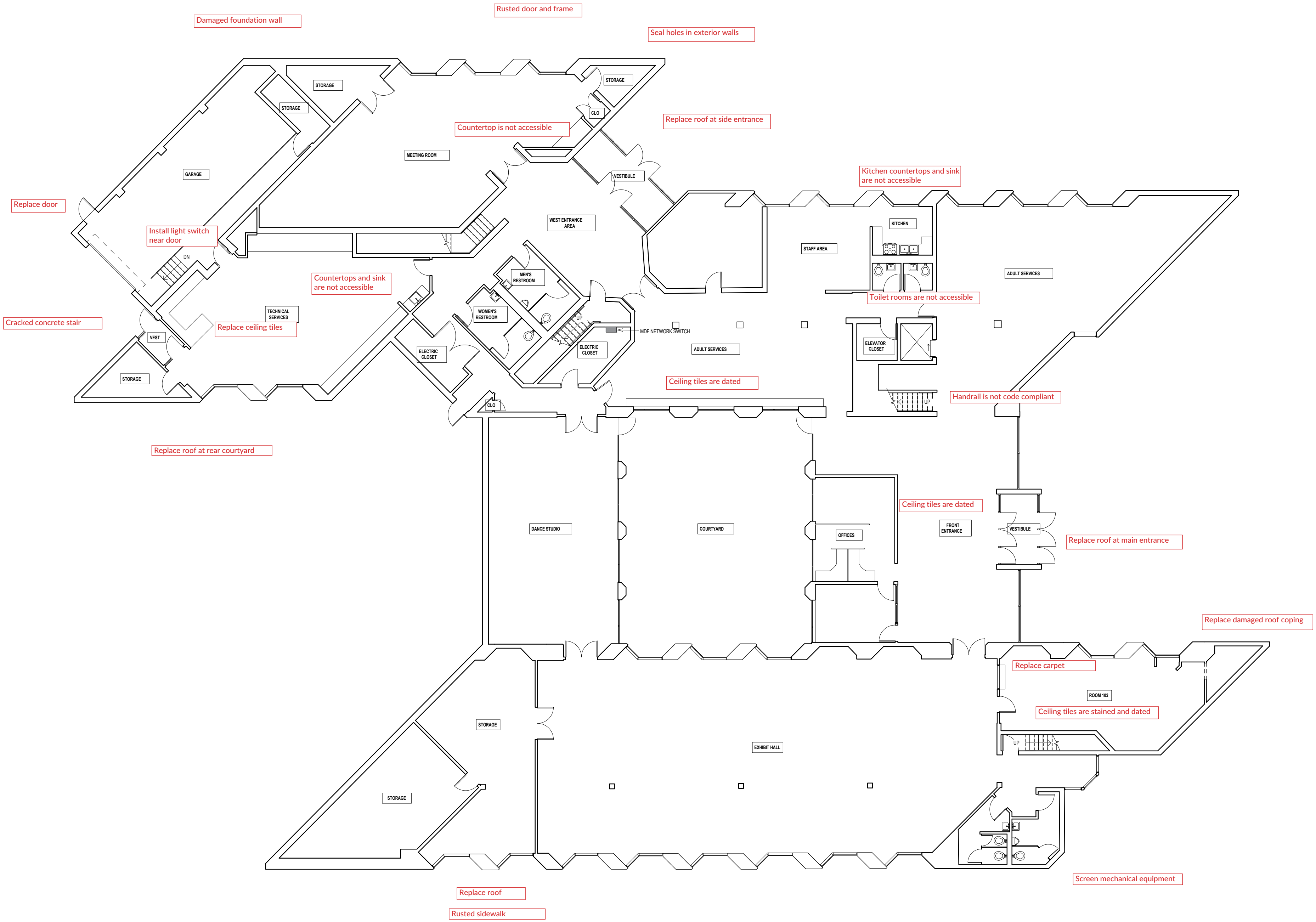
The Cultural Arts Center contains an exhibition hall, dance studio, broadcast studio, classrooms, and display spaces on two floors, in a series of linear wings that surround a central courtyard. The purpose of the Center is to provide a space for aspiring artists to showcase their artwork and performances. The building envelope consists of double-sided brick walls with an aluminum storefront entrance and large window openings to bring light into the space. All wings are covered by a steeply sloped asphalt shingle roof with aluminum downspouts and gutters. An evaluation of each component, its deficiencies, and recommended remedial action follows.

SITE ASSESSMENT

The Cultural Arts Center site consists of a U-shaped asphalt driveway and parking lots that wrap around a rectangular lawn with concrete sidewalks that lead to the building. The lawn is in good condition, but sections of the concrete sidewalks show rust stains from steel guardrails and embeds that require replacement. The asphalt driveway and parking lots should be seal coated to prevent water damage.

LOWER & UPPER LEVEL FLOOR PLANS

LOWER LEVEL ASSESSMENT PLAN



CAC-2

ORLAND PARK

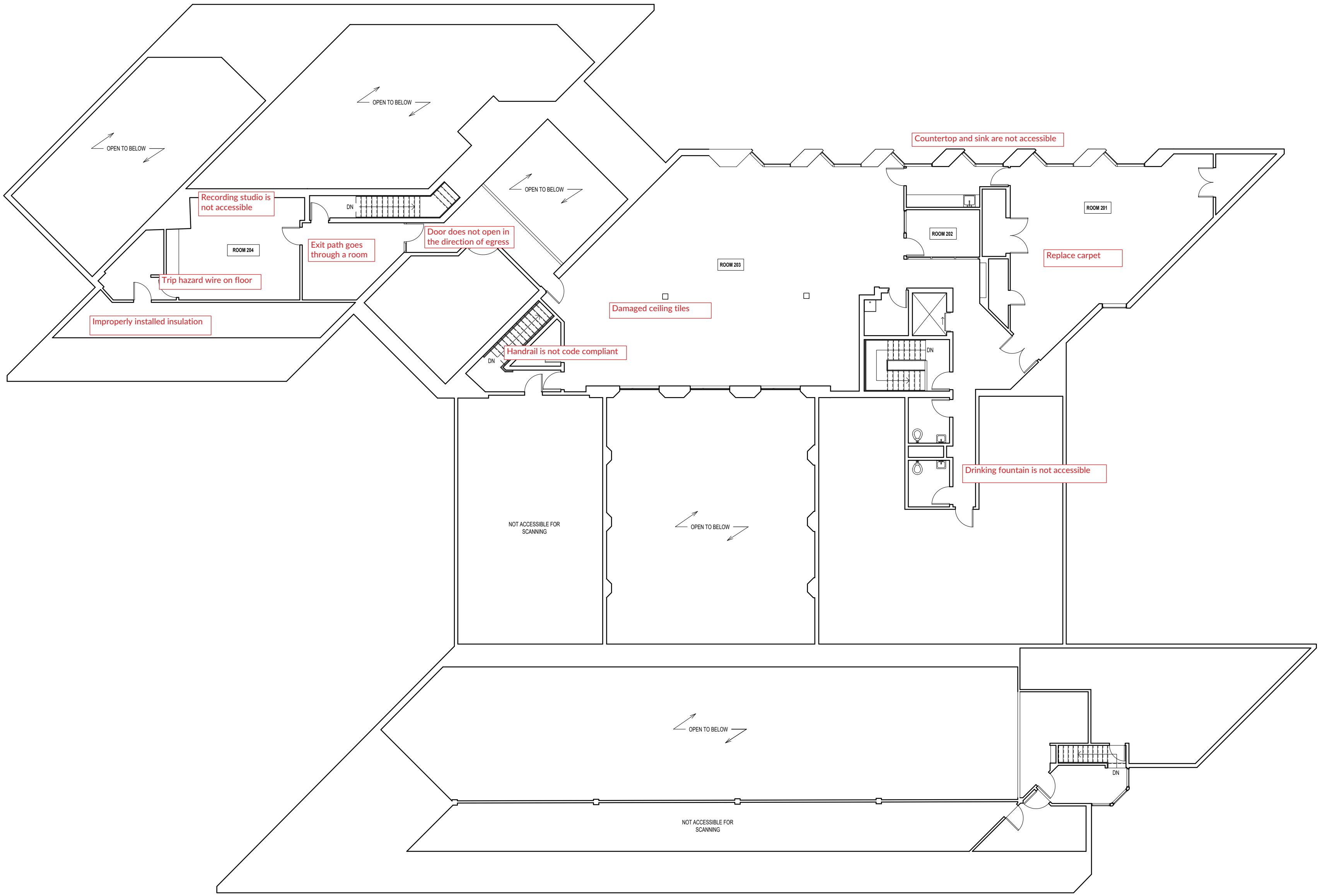
2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY

UPPER LEVEL ASSESSMENT PLAN

BUILDING - ASSESSMENT



ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

DAMAGED DOOR / SOILED RETAINING WALL

RUSTED, DETERIORATED DOOR AND FRAME

DAMAGED FOUNDATION WALLS

DAMAGED FOUNDATION WALLS

RUST STAINED SIDEWALK

CRACKED, CHIPPED CONCRETE STAIR / COMPROMISED GUARDRAIL SUPPORTS

DAMAGED COPING / FASCIA

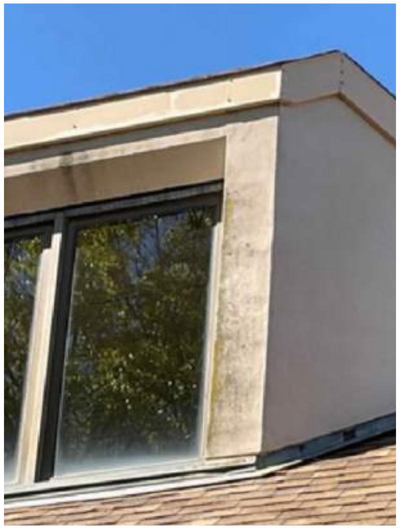
ROOF AT END OF IT'S LIFE

ENVELOPE - ASSESSMENT

SEAL HOLES AT EXTERIOR WALLS

MECHANICAL EQUIPMENT EXPOSED, NOT SCREENED

ROOF AT END OF IT'S LIFE



MILDEW ON DORMER WINDOWS

Double Sided Face Brick Cavity Walls

The exterior walls are double sided face brick cavity walls. While the walls appear to be in good condition, they might not provide sufficient insulation to satisfy the requirements of the current energy code, and therefore may lead to increased heat transmission through the building envelope, which results in higher heating and cooling costs. We suggest further investigation of the wall construction to determine its composition, and, based on the findings, potentially adding insulation to bring the exterior walls into compliance with the energy code requirements.

Unsealed pipe penetrations should be sealed to prevent water intrusion and minimize heat loss.

Aluminum Storefronts & Window Systems

The aluminum storefront and window assemblies are in good condition.

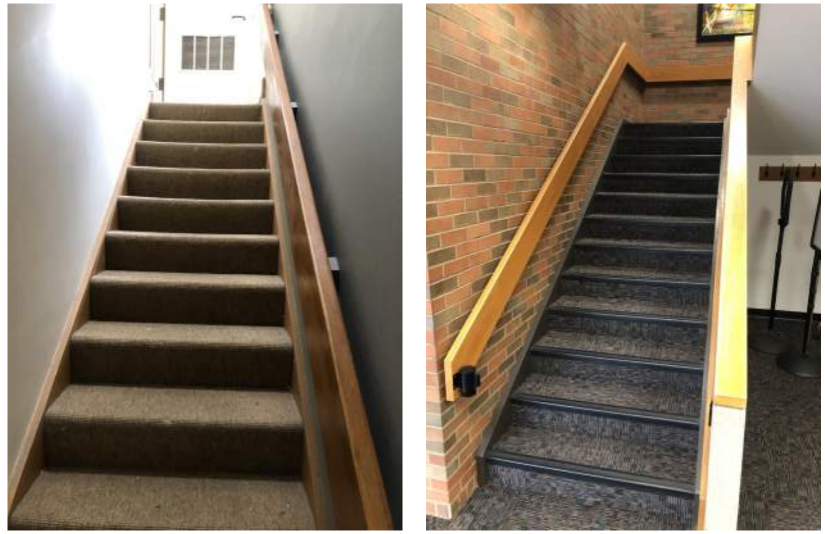
Hollow Metal Entrance Systems

The hollow metal entrance systems (doors and frames) have started to rust and should be replaced.

Roof

The building is enclosed by steep sloped asphalt shingle roofs with aluminum gutters and downspouts at the eaves. Conversations with the building users have disclosed that there are multiple roof leaks inside the building, and visual inspection of the roof surface has revealed large areas of discolored shingles where the roof surface has been affected by microbes. We recommend replacing the roof of this facility in its entirety.

CEILING TILES ARE STAINED AND DATED

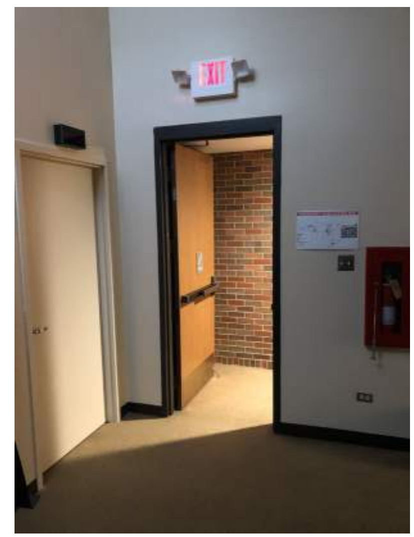


HANDRAILS ARE NOT CODE COMPLIANT

DRINKING FOUNTAIN IS NOT ACCESSIBLE

IMPROPERLY INSTALLED INSULATION

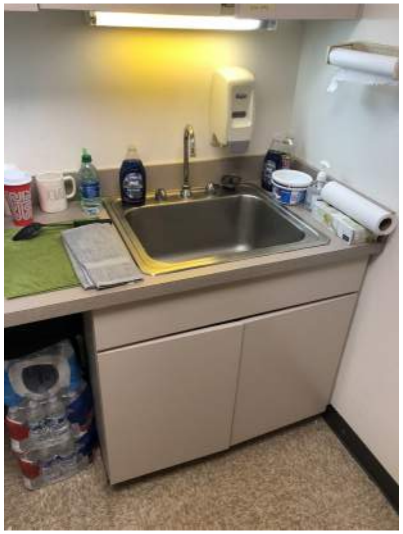
RECORDING STUDIO IS NOT ACCESSIBLE



EXIT PATH GOES THROUGH ADJACENT ROOM

INTERIOR - ASSESSMENT

INTERIOR VAULTED CEILING WITH CLERESTORY GLAZING



COUNTER AND SINK ARE NOT ADA ACCESSIBLE

DAMAGED, DATED CEILING TILES / WORN DATED CARPET

TOILET ROOMS ARE NOT ADA ACCESSIBLE

The Cultural Arts Center uses basic finish materials such as gypsum board walls, VCT and carpeted floors, acoustic ceiling tiles, and plastic laminate cabinets and countertops. The finishes are dated, worn, and in need of upgrades. As such, we recommend replacing the carpet, VCT flooring, ceiling tiles, wall cabinets, countertops, and toilet room finishes throughout the facility. New finish materials will help to revive the building interior that does not currently meet the standards of a contemporary facility of this type.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) requirements that buildings must meet today. As such, toilet rooms, countertops, sinks, and stair handrails are not ADA accessible. To bring the building up to the current ADA standards, we recommend renovating existing non-compliant toilet rooms, and removing, at a minimum, five-foot sections of countertops and replacing them with 34” high countertops, with ADA sink cabinets and faucets with accessible controls.

The secondary means of egress on the second floor goes through a room with doors that do not swing in the direction of travel. Renovations will be required in this area to create proper exit corridors and to ensure that all doors leading to the exit stair open in the path of exit travel.

Estimated Life Expectancy
10 to 15 Years.

Location: North walls looking southeast
Comments: General overview, roof shingles exhibit discoloration. No observable structural concerns. 01

Location: West wall/entrance, looking southeast
Comments: General overview, roof shingle exhibit discoloration. No observable structural concerns. 03

Location: North walls looking southwest
Comments: General overview, roof shingles exhibit discoloration. No observable structural concerns. 02

Location: West wall, looking east.
Comments: Foundation wall exhibits shrinkage cracking. 04

Location: Southwest corner of building looking east.
Comments: Foundation wall has spalled exposing rebar, and shrinkage cracks are visible.

05

Location: Southwest corner of building adjacent to garage, looking north.
Comments: Concrete popped out around handrail post. Handrail is rusting.

06

Description

The Cultural Arts Center building is a two-story, multi-sided building and is constructed of timber roof framing supported by wood composite columns and exterior load bearing bricks. The building is subdivided by interior load bearing brick walls and wood stud walls. The building has multiple wings with various roof peaks. The first and second floors are divided into meeting rooms, classrooms, and general open area gathering rooms.

Observation

Observation began with a walk around the exterior of the building. See photo 01-02 for North side, photo 03-05 is the West side, photos 09 is the south side. In general, the exterior brick that is visible from ground level appears to be in good condition. No structural concerns were observed in the exterior brick. Shrinkage cracking and spalling was observed in the foundation wall along the west and southwest portion of the building. See photos 04, 05, and 08. The concrete exhibits severe pop out around the handrail posts located at the southwest garage and loading dock. See photos 06-07. The north entrance sidewalk exhibits hairline shrinkage cracking. See photo 10. In general, the interior did not have observable structural concerns, however the second-floor mechanical room south of the west entrance exhibited leaking mechanical units with a lot of water damage, see photo 19. The framing around this area will have to be observed for potential water damage. In addition, two wood columns were observed to have hairline cracking in the wood, it appears to have been present for a long time and does not seem to be a structural concern. See photos 17 and 18.

Location: Southwest corner of building adjacent to garage, looking north.
Comments: Concrete popped out around handrail post. Handrail is rusting.

07

Location: South walls of building looking North.
Comments: General overview, roof shingle exhibit discoloration. No observable structural concerns.

09

Location: Southwest corner of building adjacent to garage, looking north.
Comments: Foundation wall/ dock retaining wall exhibits shrinkage cracking.

08

Location: North entrance sidewalk, looking west.
Comments: Sidewalk exhibits shrinkage cracking.

10

Location: First floor Exhibit Hall east, looking south
Comments: General overview of roof framing, no observable structural concerns.

11

Location: Second floor mechanical room of east exhibit hall, looking west.
Comments: General overview of roof framing, no observable structural concerns

12

Conclusions

It is LEI's opinion that the building is adequate for its current purpose, which is educational gatherings, but we recommend fixing the issues as noted below. This building has a few issues with the foundation walls on the west and south portions of the building that needs to be addressed, however overall is in very good structural condition for the observable areas.

The cracks and spalling in the foundation walls should be patched. We recommend that the foundation cracks may be monitored at this time to verify whether the cracking has worsened but we recommend addressing the cracks as per the cost estimate timeline. The concrete around the handrail post should be patched around the same time as the foundation repair work.

13

Location: Southwest corner of building- Meeting room. Looking south/southwest.
Comments: General overview of roof framing, no observable structural concerns

15

Location: Second floor meeting room at southwest corner of building, looking east.
Comments: General overview, no observable structural concerns.

Location: Southwest meeting room, same location as picture 13. Looking east.
Comments: General overview of roof framing support, no observable structural concerns

14

Location: Second floor mechanical room near center of building, adjacent to stair well looking west.
Comments: General overview of roof framing, no observable structural concerns.

16

17

Location: Second floor meeting hall west portion of building, looking south.
Comments: Glu-lam column exhibits shrinkage cracking.

19

Location: Second floor mechanical room south of West entrance, looking northwest.
Comments: Mechanical unit is leaking water, may cause water damage to supporting framing. No access from below to observe framing.

18

Location: Second floor meeting area near center of building, looking east.
Comments: Glu-lam column exhibits shrinkage cracking.

20

Location: Southeast corner of building attic/mechanical room, looking south.
Comments: General overview of roof framing, no observable structural concerns

Building Infrastructure – Mechanical

General

The building utilizes a number a separate air handling units and furnaces. The main heating source is gas and cooling is provided by multiple split systems (DX cooling with remote condensing units). Toilet rooms have general rooftop exhaust fans.

Revision Recommendations

1. There a four (4) AHUs that are over ~30 to 44 years old and recommend replacement.
2. There are 4 CUs that are over ~13 to 20 years old and recommend replacement.

Building Infrastructure – Electrical

Power

The main electrical service is located in a large closet on the south end of the building. A pad-mounted utility transformer in an enclosed area of grade outside the south wall supplies a 208Y/120V-3Ø-4W electrical distribution system to a 1600A main switchgear. Two meters are located on the exterior wall near the utility transformer. The 1600A main service has a main bolted pressure switch and serves the main distribution panel "HDP". A separate metered supply from the utility transformer feeds the main distribution panel "LDP" through a 600A disconnect switch in the electrical closet opposite the meter.

Revision Recommendations

None.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are older, more inefficient models.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

Building Infrastructure – Electrical

Fire Alarm

The existing fire alarm system is a conventional Gamewell system. The building is protected by a sprinkler system. Fire alarm detection and signaling devices are present in most applicable spaces, including storage rooms and mechanical spaces, but do not provide sufficient coverage. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors, but not in all locations required. Pull stations appear to be properly located at all exit doors.

Revision Recommendations

1. Expand the existing fire alarm system to cover the entire building as required, which should be done only if the full replacement of the system is not imminent (see below).
2. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

The building has a 2” domestic service with city meter and RPZ. This provides domestic water to the entire building. There are two (2) domestic hot water heaters. One provides hot water to a single remote sink and the other provides hot water for the remaining fixtures in the building. All sewer and storm appear to drain by gravity.

Revision Recommendations

1. The HWHs do not have an expansion tank. (2 total)

Building Infrastructure – Fire Protection

General

The building has a wet type, automatic sprinkler system with a separate 4” fire service with RPZ.

Revision Recommendations

None.

Cultural Arts Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
1	Site	Replace rusted section of sidewalk	$22,465	3	$0	$0	$27,332	$0	$0	$0
2	Roofing	Replace steep slope roof	$1,078,315	3	$0	$0	$1,311,935	$0	$0	$0
3	Mechanical	Install equipment screen around mechanical units at northeast corner	$6,739	3	$0	$0	$8,200	$0	$0	$0
4	Roofing	Replace damaged roof coping at east side of main entrance court	$240	3	$0	$0	$292	$0	$0	$0
5	Finishes	Replace ceiling tiles in Room 102	$4,867	3	$0	$0	$5,922	$0	$0	$0
6	Flooring	Replace carpet in Room 102	$3,894	3	$0	$0	$4,738	$0	$0	$0
7	Finishes	Replace ceiling tiles at Front Entrance and Offices	$11,981	2	$0	$13,477	$0	$0	$0	$0
8	Finishes	Replace ceiling tiles in Adult Services Area	$6,739	2	$0	$7,581	$0	$0	$0	$0
9	Finishes	Replace ceiling tiles in Staff Area and Kitchen	$3,370	2	$0	$3,790	$0	$0	$0	$0
10	ADA	Provide two (2) accessible toilet rooms near Staff Area	$89,860	2	$0	$101,080	$0	$0	$0	$0
11	Division 8	Replace Rusted door and frame at southwest corner	$8,986	2	$0	$10,108	$0	$0	$0	$0
12	Concrete	Repair damaged foundation wall at southwest corner	$449	5	$0	$0	$0	$0	$665	$0
13	Electrical	Install light switch near interior Garage door	$2,995	2	$0	$3,369	$0	$0	$0	$0
14	Division 8	Replace rusted door at southwest corner of Garage	$4,493	2	$0	$5,054	$0	$0	$0	$0
15	Concrete	Repair cracked concrete exteror stair at east side of Garage	$3,744	4	$0	$0	$0	$4,927	$0	$0
16	Finishes	Replace ceiling tiles in Technical Services room	$5,991	5	$0	$0	$0	$0	$8,868	$0
17	ADA	Provide accessible drinking fountain outside second floor toilet rooms	$2,995	2	$0	$3,369	$0	$0	$0	$0
18	Flooring	Replace carpet in Room 201	$4,193	3	$0	$0	$5,102	$0	$0	$0
19	Finishes	Replace ceiling tiles in Room 203	$14,977	3	$0	$0	$18,221	$0	$0	$0
20	ADA	Reconfigure Room 204 for accessibility	$44,930	2	$0	$50,540	$0	$0	$0	$0
21	Life Safety	Correct egress path from second floor (egress currently runs through a room)	$11,981	1	$11,981	$0	$0	$0	$0	$0
22	Life Safety	Flip doors on second floor near west stair to swing in direction of egress	$4,493	1	$4,493	$0	$0	$0	$0	$0
23	Life Safety	Provide code compliant stair handrails	$13,479	1	$13,479	$0	$0	$0	$0	$0
24	ADA	Replace inaccesible countertops and sinks	$61,853	1	$61,853	$0	$0	$0	$0	$0
25	Masonry	Seal hole in exterior wall	$749	1	$749	$0	$0	$0	$0	$0

Cultural Arts Center - Estimate of Probable Cost

OWNER: Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER: 221136.00
LAST UPDATED: May 16, 2022

AMSCO
Larson Engineering

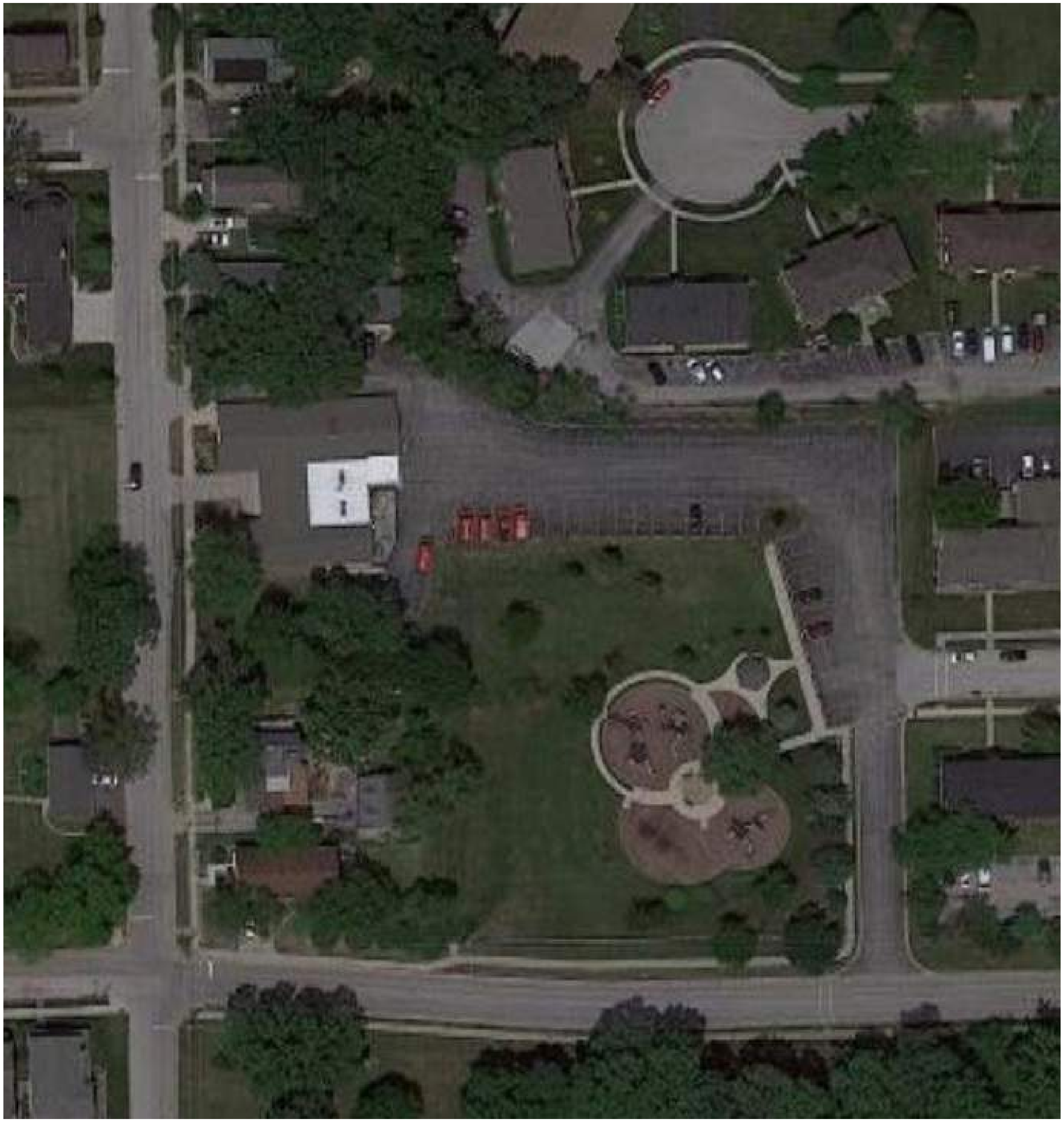
ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
26	Plumbing	Hot water heater (6 gal) does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
27	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
28	Life Safety	Extend existing fire alarm system for full building coverage	$239,626	1	$239,626	$0	$0	$0	$0	$0
29	Concrete	Foundation spalling and crack repair	$9,360	3	$0	$0	$11,388	$0	$0	$0
30	General	General maintenance	$14,977	5	$0	$0	$0	$0	$22,169	$0
31	Mechanical	Air handler is ~44 years old. Recommend repalcement. (Total 2)	$748,830	2	$0	$842,332	$0	$0	$0	$0
32	Mechanical	Air handler is ~38 years old. Recommend repalcement.	$374,415	2	$0	$421,166	$0	$0	$0	$0
33	Mechanical	Air handler is ~30 years old. Recommend repalcement.	$374,415	2	$0	$421,166	$0	$0	$0	$0
34	Mechanical	Condensing unit is ~20 years old.Recomend replacement . (Total 2)	$599,064	2	$0	$673,866	$0	$0	$0	$0
35	Mechanical	Condensing unit is ~13 years old.Recomend replacement in 5 years. (Total 2)	$599,064	3	$0	$0	$728,853	$0	$0	$0
36	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$320,125	3	$0	$0	$389,481	$0	$0	$0
37	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$213,417	3	$0	$0	$259,654	$0	$0	$0
38	Electrical	Upgrade existing electrical system	$341,466	2	$0	$384,103	$0	$0	$0	$0
		SUB-TOTALS	$5,252,533		$335,176	$2,941,002	$2,771,117	$4,927	$31,702	$0

Page 2 of 2

OVH

OLD VILLAGE HALL HISTORY MUSEUM

SITE AERIAL



FACILITY DESCRIPTION

The History Museum is housed in a one-story brick building that used to be the Village Hall; it is intended to display artifacts from the past that convey the history of the Orland Park settlement. The primary building envelope is brick with furred out gypsum board interior walls. Exterior wood siding sits above the brick walls at the gable ends. Wood windows are the primary means of bringing light into the building, while aluminum framed glass doors were cut into the building to provide public entrances.

Sloped asphalt shingles form the roof surface over the north and south wings and across the west end of the central garage. A flat single ply membrane roof covers the eastern portion of the garage.

Due to its age, the building does not provide the environmental controls that are required to preserve artifacts. The walls and windows have failed, and much of the building is not accessible. In summary, it can be said that the building is not an ideal location for displaying historical artifacts; an evaluation of each component, its deficiencies, and recommended remedial action is listed below.

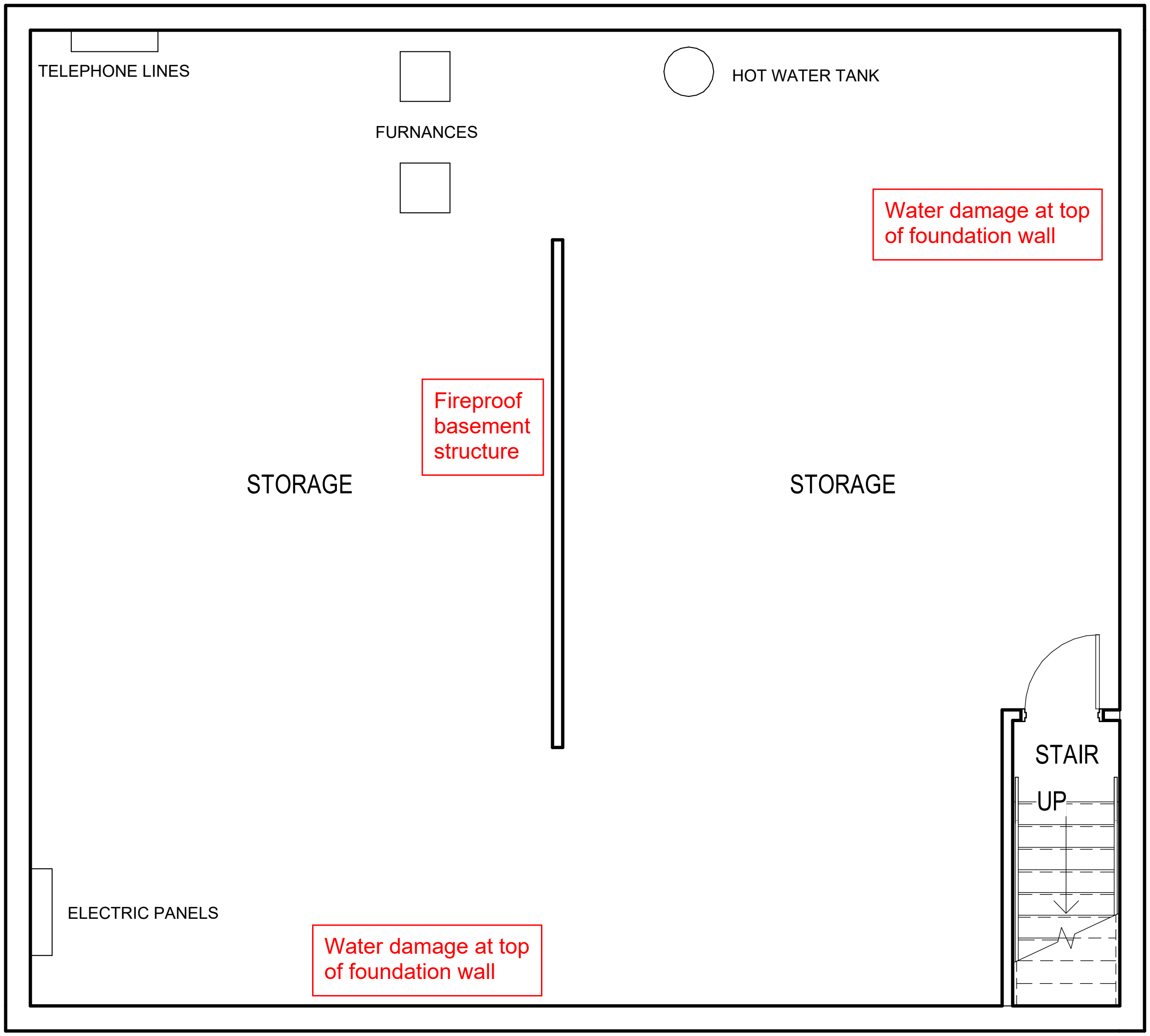
SITE ASSESSMENT

The History Museum is flanked by asphalt paved driveways on the north and east sides and a lawn area to the south. A concrete drive-way and a landscaped retaining wall occupy the east side of the building.

The site is in poor condition, as the asphalt paving requires resurfacing; and the asphalt and lawn areas at the north and south sides of the building cover the bottom of the masonry cavity wall, which prevents proper drainage, and has led to water damaged walls.

The site requires regrading and repaving on all sides of the building to provide proper founda-tion drainage and to prevent water from enter-ing the building.

BASEMENT & FIRST FLOOR PLAN

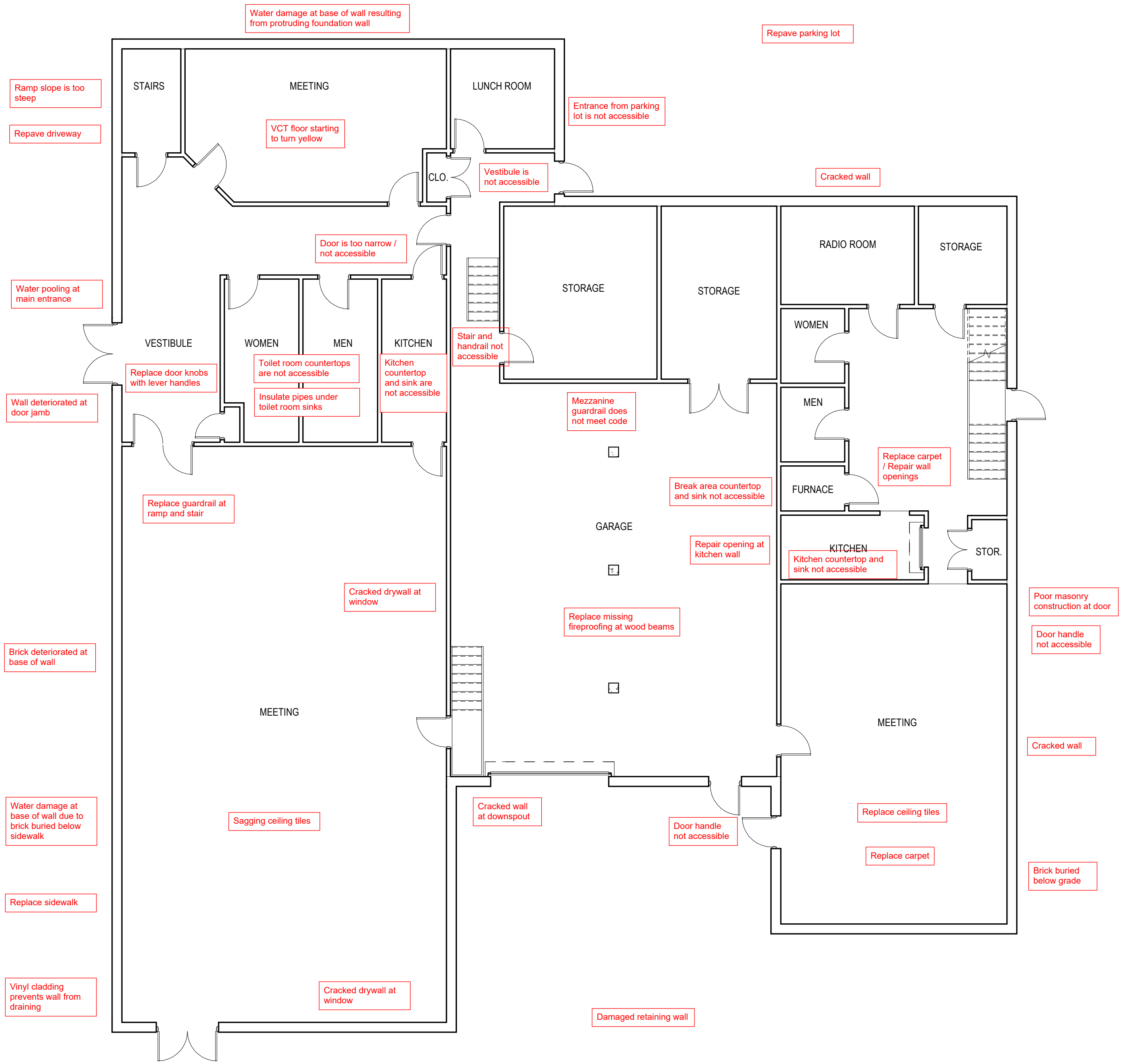


ORLAND PARK

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

FIRST FLOOR ASSESSMENT PLAN

ENVELOPE - ASSESSMENT



OVH-3

ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

DAMAGED RETAINING WALL

WALL DETERIORATED AT DOOR JAMB / WATER POOLING AT MAIN ENTRANCE

DAMAGED WINDOW SCREEN

CRACKED WALL

WATER DAMAGE AT BASE OF WALL RESULTING FROM PROTRUDING FOUNDATION WALL

REPLACE SIDEWALK

ENTRANCE FROM PARKING LOT IS NOT ACCESSIBLE

DAMAGED PARKING LOT

ENVELOPE - ASSESSMENT

BRICK DETERIORATED AT BASE OF WALL / VINYL CLADDING PREVENTS WALL FROM DRAINING

POOR MASONRY CONSTRUCTION AT DOOR

BRICK BURIED BELOW GRADE

SOILED SOFFIT AND GUTTER

Brick Walls

The brick wall along the north driveway is waterlogged and decayed due to trapped water that could not drain from the wall after the driveway and sidewalk were built above the base of the brick. This wall cannot be salvaged and requires rebuilding.

There is some minor damage to the base of the brick on the east side of the building, but the larger issue on that wall is the mismatched brick patches that are unsightly. Consideration should be given to rebuilding the wall on this side of the building.

There is water damage at the foundation walls on the north and east sides of the basement. The water damage is a result of improper foundation drainage at the walls above. Repairs to the upper walls, foundation walls and driveway will be required to correct this issue.

Wood Siding

The wood siding has faded and does not complement the masonry walls below. It should be repainted or replaced.

Wood Windows

The wood windows are old and inefficient. They should be replaced.

Glazed Aluminum Doors

The aluminum doors are in good condition, but the sill at the north entrance should be replaced due to water damage. The stone sill at the west entrance should be replaced due to cracking.

Roof

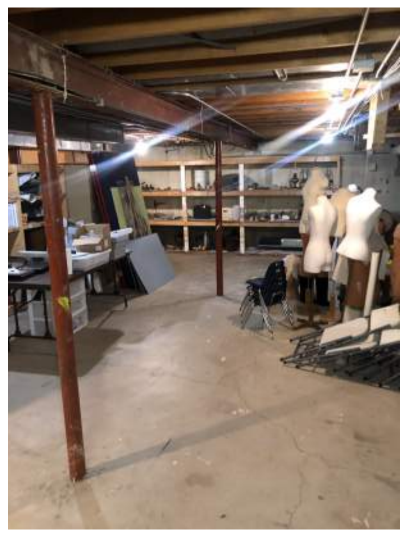
The asphalt shingles are in good condition but the soffit and gutter on the north side requires cleaning. The single ply membrane roofing membrane is in good condition.

WATER DAMAGE AT TOP OF FOUNDATION WALL

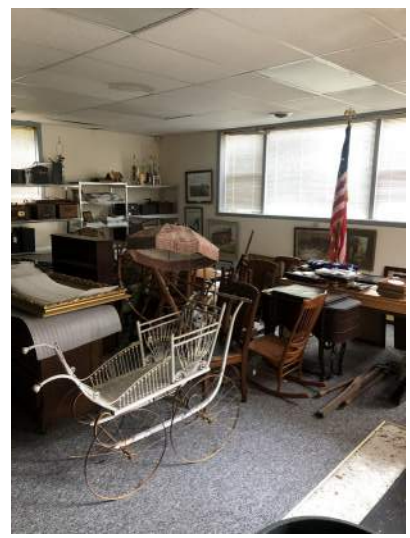
MOP SINK NOT ACCESSIBLE

DOOR IS TOO NARROW, NOT ACCESSIBLE / DOOR HARDWARE NOT ACCESSIBLE

WATER DAMAGE AT TOP OF FOUNDATION WALL

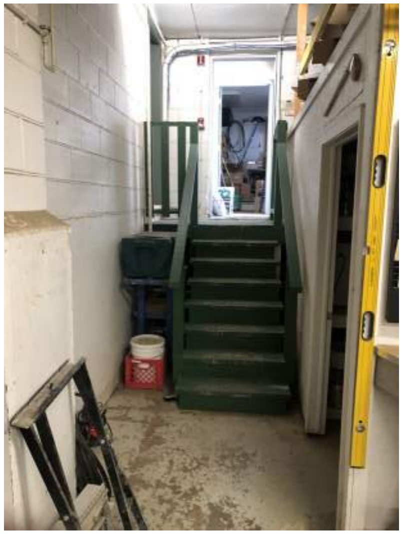


FIREPROOF BASEMENT STRUCTURE



SAGGING, DAMAGED CEILING TILES / WORN CARPET

INTERIOR - ASSESSMENT



STAIR & HANDRAIL NOT ACCESSIBLE / DAMAGED, WORN FLOOR FINISH

VESTIBULE IS NOT ACCESSIBLE / DAMAGED, WORN FLOOR FINISH

VCT FLOOR STARTING TO TURN YELLOW

MISSING FIREPROOFING AT WOOD BEAMS

HANDRAIL DOES NOT MEET CODE REQUIREMENTS

COUNTER AND SINK NOT ADA ACCESSIBLE

The History Museum interior is dated, and the finishes are worn and in need of upgrades. As such, we recommend replacing the carpet, VCT flooring, ceiling tiles, countertops, and toilet room finishes throughout the facility.

ADA Assessment

At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) requirements that buildings must meet today. As such, doorways, corridors, toilet rooms, countertops, and sinks are not ADA accessible. Additionally, stairs and ramps inside and outside the building are not code compliant. To bring the building up to the current ADA standards, we recommend renovating existing non-compliant spaces such as the kitchens and toilet rooms, rebuilding the stairs and ramps, and removing, at a minimum, five-foot sections of countertops and replacing them with 34” high countertops, with ADA sink cabinets and faucets with accessible controls. We also recommend upgrading of the mechanical system to enhance the climate and humidity controls, if the intent is to continue to display and store archives inside the building.

Estimated Life Expectancy

Less Than 5 Years.

Location: East side, North wing
Comments: None

01

Location: East Side, South Wing
Comments: None.

02

Location: South side
Comments: None

03

Location: West side.
Comments: None

04

Location: West side, North wing
Comments: None

05

Location: North Side
Comments: None

06

Description

The Orland Park History Museum is a single-story building comprised of 3 wings with the largest wing to the north having a basement under the eastern portion of the wing. This wing has a gable roof with the ridge running E-W. The basement is framed with wood joists spanning N-S to steel beams spanning E-W. The steel beams are supported by steel pipe columns. The building to the south is also a gabled roof with the ridge running E-W. The center portion connecting the outer wings has a low gable roof with the ridge running N-S connecting the two wings but the portion to the east of this is a flat roof. There is a fenced in area to the east of the center and south wings where mechanical equipment is housed. There is a large overhead door on the west side of the center wing. Windows are located on all sides of the north and south wings. The exterior of the building was clad in brick. No structural framing plans are available for this structure.

Observation

The ceiling in the meeting room in the north wing is gypsum and no openings were available to view the framing above this ceiling. There were drop ceilings in the restrooms and office spaces to the east of the meeting room. However, when we removed the dropped ceiling tiles we found a gypsum ceiling above this and were unable to view the framing above the ceiling. The same condition was found in the south wing and as a result the framing above the gypsum was inaccessible. The eastern facades of the center and south wings were inaccessible due to a locked fenced area that houses mechanical equipment.

Observation began with a walk around the exterior of the building. See photo 1 for the east side of the north wing, photo 2 is the east side at the south wing behind the fencing, photo 3 shows the south side of the building, photo 4 is the west side and photo 5 is the west side at the north end, photo 6 is the north side from the west side and photo 6 is the south side from the east side of the building.

Location: North side
Comments: Damaged brick under paneling

07

Location: North side
Comments: Damaged brick

09

Location: North side.
Comments: Close up photo 7

08

Location: North side
Comments: Close up photo 9

10

Location: East side
Comments: Concrete foundation projects out farther than brick

11

Location: South wall.
Comments: Stepping crack at window

12

Observation - Continued

The top portion of the walls under the gables are covered with a siding. The west and north sides of the building have a paneling that resembles field stone under the windows to the top of the concrete foundation. The edge of the paneling can be seen at the door along the north side (see photo 7). The north façade has numerous spalling bricks visible in photo 5. At the door there are bricks that are spalling behind the paneling (see photo 7 & 8). There are additional bricks spalling along the wall near the door (see photos 9 & 10). The grading slopes from the center of the building downwards toward the east. There is a sidewalk and driveway along the north side of the building which slopes downward toward the west from the east side of the building. The driveway also slopes downward from the east side of the building towards the street on the east side. The concrete foundation wall projects further outward from the brick wall around the building. This is visible around the east side where the false paneling is no longer present (see photo 11). At this location there is also a sealant visible along this edge. No weep holes were visible at the foundation level at the exterior walls.

There is a stepping crack in the brick mortar of the east façade at the south wing (see photo 25). There is a stepping crack in the brick mortar at the door on the south wall (see photo 12). There is a stepping crack in the brick mortar at the top corner of the west window (see photos 13 & 14). There is spalling of the bricks the south façade and a step crack in the wall below this at the corner of the north and center wings (see photos 15 & 16). There is also step cracking in the joints of the north façade at the east corner (see photo 17).

The interior of the first floor meeting room at the north wing had cracks in the gypsum covered walls at the top corners of the walls at the east wall (see photo 18). This may be the location of the seams in the gypsum boards or it could be indicative of cracking in the masonry backup. The framing could not viewed for any of the roof framing for this building. However, the basement was viewed (see photo 19 of the north portion and photo 20 of the south portion). The wood and steel framing appeared to be in good condition. The concrete walls on the south and east portions were in good condition.

13

Location: South wall
Comments: Large stepping crack

15

Location: North wing, South wall
Comments: stepping crack

Location: South wall
Comments: Close up photo 13

14

Location: North wing, south wall
Comments: Step crack

16

Location: North wing, north wall, west end 17
Comments: spalling mortar joints

Location: Wing, meeting room 18
Comments: Crack at gypsum finish

Observation - Continued

The north wall has staining at the top of the wall on the east end where the wood sill frame is located that suggests a possibility of water infiltration on the east wall (see photo 21). The north wall has cracking and spalling further to the west (see photos 22 to 24).
This wall has a sidewalk and driveway to the north side of this wall.

The south wing had gypsum ceilings so the roof framing was obscured. There were no obvious signs of cracking in the gypsum walls inside this area however there were ceiling tiles in the meeting room that show signs of water damage.

The roof framing of the center wing is constructed of multi-layered dimension lumber spanning the space to masonry piers at the north and south with a center column. There are ceiling panels on either side of the beam that obscures the framing above the beam (see photo 26). The beam lines are spaced approximately 10 feet on center in the E-W direction. The door on the south side of the center wing that enters the kitchen in the south wing has a wood lintel (see photo 27).

Location: North wing, basement, north end
Comments: None

19

Location: North wing, basement, south end
Comments: None

20

Location: North wing, basement, north wall, east end
Comments: spalling at top of basement wall

21

Location: North wing, basement, north wall, west end
Comments: spalling at top of basement wall

22

Location: North wing, basement, north wall, west end
Comments: close up spalling at top of basement wall

23

Location: North wing, basement, north wall, west end
Comments: close up spalling at top of basement wall

24

Observation - Continued

The north wall has staining at the top of the wall on the east end where the wood sill frame is located that suggests a possibility of water infiltration on the east wall (see photo 21). The north wall has cracking and spalling further to the west (see photos 22 to 24). This wall has a sidewalk and driveway to the north side of this wall.

The south wing had gypsum ceilings so the roof framing was obscured. There were no obvious signs of cracking in the gypsum walls inside this area however there were ceiling tiles in the meeting room that show signs of water damage.

The roof framing of the center wing is constructed of multi-layered dimension lumber spanning the space to masonry piers at the north and south with a center column. There are ceiling panels on either side of the beam that obscures the framing above the beam (see photo 26). The beam lines are spaced approximately 10 feet on center in the E-W direction. The door on the south side of the center wing that enters the kitchen in the south wing has a wood lintel (see photo 27).

Conclusions

LEI recommend repairing the cracks in the brick walls otherwise the cracks will allow water infiltration which will lead to increased and larger cracks as well as spalling of the bricks. We recommend removing the false stone paneling to verify whether there is any cracking or spalling of the bricks behind it. It is possible that water may become trapped behind the panel and cause cracking and spalling of the bricks. The wood lintel at the door to the kitchen should be replaced with steel angles. Use of wood for a lintel over a masonry wall is not allowed by code. We recommend addressing both of these issues within the next 2 years. Tuckpointing of the exterior walls is a lower priority, 3 years or more.

Location: East side.
Comments: Stepping crack

25

Location: Center wing, interior
Comments: panels obscure framing

26

Location: Center wing, interior north wall
Comments: wood lintel over door?

27

Conclusions - Continued

The spalling at the top of the concrete basement walls at the north end should be repaired within one year. It is possible that the spalling at this wall is being exacerbated by the use of de-icing salts along the sidewalk and driveway. If there are cracks in the wall de-icing salts can get inside and corrode the reinforcement. The reinforcement will expand when it corrodes and cause the concrete around it to crack and spall. We recommend using a non-corrosive ice melt for this area.

It is LEI's opinion that the building is adequate for its current purpose and is in generally good condition. We recommend a follow up observation of the building in approximately five years. However, the north wall of the basement should be checked again in one year to verify no new cracks or spalls are forming.

Building Infrastructure – Mechanical

General

General ventilation is provided by gas-fired furnaces with remote condensing units (4 total).

Revision Recommendations

1. Furnace and CU appears to be nearing life expectancy, recommend replacement soon, 4 total.

Building Infrastructure – Electrical

Power

The main electrical service is in a closet on the first floor on the north side of the building. Pole-mounted utility transformer to the west by the roadway supplies a 208Y/120V-3Ø-4W electrical distribution system to a main panelboard. The utility meter is located on the exterior north wall above the main service. The building is equipped with a backup generator.

Revision Recommendations

None.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are older, more inefficient models.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

Fire Alarm

The existing fire alarm system is a conventional Fire Lite Miniscan 4024 system. Fire alarm detection and signaling devices are present in most applicable spaces, including storage rooms and mechanical spaces. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors.

Revision Recommendations

1. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

Domestic water is provided by a 3” service into the building to 2” city meter and then 1” main, no RPZ. There is a single ejector pit in the basement. A gas-fire tank type domestic hot water heater provides hot water to fixtures (2 HWHs, 10 gal. and 30 gal.).

Revision Recommendations

1. HWHs do not have required expansion tank, 2 total.
2. HWHs are past life expectancy, recommend replacement, 2 total.

Building Infrastructure – Fire Protection

General

Not Applicable.

Revision Recommendations

None.

History Museum - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR: YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Life Safety	Fireproof basement structure	$11,232	2	$0	$12,635	$0	$0	$0	$0
2	Site	Repave parking lot	$251,607	3	$0	$0	$306,118	$0	$0	$0
3	ADA	Build ramp to rear door from parking lot	$6,470	2	$0	$7,278	$0	$0	$0	$0
4	ADA	Install guardrail at new ramp to rear entrance	$5,272	2	$0	$5,930	$0	$0	$0	$0
5	Division 8	Replace two (2) doors from parking lot into facility with accessible doors and hardware	$14,977	2	$0	$16,847	$0	$0	$0	$0
6	ADA	Provide accessible countertop and sink in Men's Toilet Room	$6,365	2	$0	$7,160	$0	$0	$0	$0
7	ADA	Provide accessible countertop and sink in Women's Toilet Room	$6,365	2	$0	$7,160	$0	$0	$0	$0
8	ADA	Insulate pipes under sinks in Men's and Women's Toilet Rooms	$374	2	$0	$421	$0	$0	$0	$0
9	ADA	Replace doorknobs with lever handles	$4,493	2	$0	$5,054	$0	$0	$0	$0
10	ADA	Provide accessible stair and handrail into garage	$2,246	2	$0	$2,527	$0	$0	$0	$0
11	Life Safety	Provide code compliant guardrail at mezzanine Storage Room	$5,601	2	$0	$6,301	$0	$0	$0	$0
12	ADA	Provide accessible countertop at Garage coffee nook	$749	5	$0	$0	$0	$0	$1,108	$0
13	Finishes	Repair door opening at wall between Kitchen and Garage	$749	4	$0	$0	$0	$985	$0	$0
14	Life Safety	Replace missing fireproofing at wood beams in Garage	$2,246	2	$0	$2,527	$0	$0	$0	$0
15	ADA	Provide accessible countertop and sink in Garage Kitchen	$5,991	2	$0	$6,739	$0	$0	$0	$0
16	Flooring	Replace carpet in Meeting Room and adjoining room on south side of Garage	$6,739	3	$0	$0	$8,200	$0	$0	$0
17	ADA	Provide two (2) accessible toilet rooms in staff area on south side of Garage	$89,860	2	$0	$101,080	$0	$0	$0	$0
18	Finishes	Replace ceiling tiles in staff area on south side of Garage	$11,981	2	$0	$13,477	$0	$0	$0	$0
19	ADA	Provide accessible countertop and sink in main Kitchen	$8,612	2	$0	$9,687	$0	$0	$0	$0
20	ADA	Replace guardrail at ramp and elevated area in Museum	$9,885	2	$0	$11,119	$0	$0	$0	$0
21	Finishes	Replace ceiling tiles in Museum	$12,580	5	$0	$0	$0	$0	$18,622	$0
22	Flooring	Replace VCT flooring in Open Office and Lunch Room at northwest corner	$5,392	4	$0	$0	$0	$7,095	$0	$0
23	Finishes	Repair drywall cracks inside Museum	$7,488	3	$0	$0	$9,111	$0	$0	$0
24	Masonry	Repair exterior masonry wall cracks	$14,977	2	$0	$16,847	$0	$0	$0	$0

History Museum - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
25	Site	Repair retaining wall at west side of building	$1,498	4	$0	$0	$0	$1,971	$0	$0
26	General	Remove vinyl siding at base of front wall	$2,995	1	$2,995	$0	$0	$0	$0	$0
27	Masonry	Replace water damaged masonry wall full length of main driveway	$52,418	1	$52,418	$0	$0	$0	$0	$0
28	Site	Remove existing driveway and sidewalk	$23,963	1	$23,963	$0	$0	$0	$0	$0
29	Site	Install new driveway and sidewalk	$41,934	1	$41,934	$0	$0	$0	$0	$0
30	Concrete	Repair cracked/spalled concrete in basement at north wall	$2,246	1	$2,246	$0	$0	$0	$0	$0
31	Plumbing	Hot water heater (10 gal) does not have code required expansion tank	$749	1	$749	$0	$0	$0	$0	$0
32	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
33	Structual	Replace wood lintel at masonry wall w/steel angles	$4,193	2	$0	$4,717	$0	$0	$0	$0
34	General	Remove false brick along north wall to expose potential additional cracking & spalling	$2,995	2	$0	$3,369	$0	$0	$0	$0
35	Structual	Additional inspection of north wall after false brick is removed	$3,744	2	$0	$4,212	$0	$0	$0	$0
36	Masonry	Tuckpoint stepped cracks in mortar at exterior brick	$64,212	3	$0	$0	$78,124	$0	$0	$0
37	Plumbing	Hot water heater (10 gal) past life expectancy.	$1,498	2	$0	$1,685	$0	$0	$0	$0
38	Plumbing	Hot water heater (30 gal) past life expectancy.	$1,498	2	$0	$1,685	$0	$0	$0	$0
39	Mechanical	Furnace appear to be nearing or at life expectancy. Look into repalcement soon. This includes repalcement of associated condensing units. (4 total)	$89,860	3	$0	$0	$109,328	$0	$0	$0
40	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$67,395	3	$0	$0	$81,996	$0	$0	$0
41	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$53,916	3	$0	$0	$65,597	$0	$0	$0
		SUB-TOTALS	$908,862		$125,803	$248,454	$658,473	$10,051	$19,730	$0

PAMG

PARKS ADMINISTRATION BUILDING AND GARAGE

SITE AERIAL

FACILITY DESCRIPTION

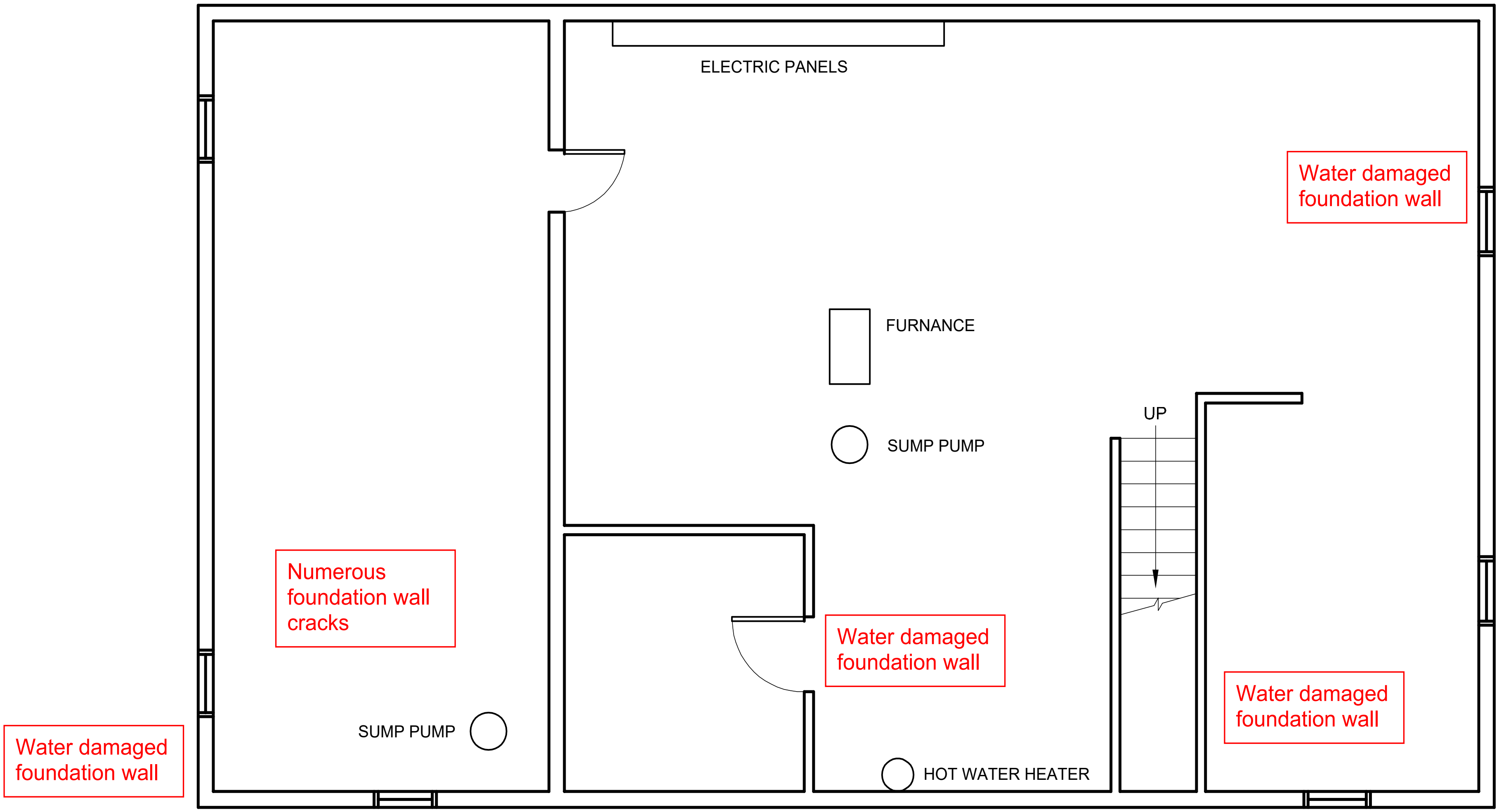
The Parks Administration Building and Garage is a collection of three small wood framed buildings. The largest of the three buildings serves as office space for the Parks Administration staff. The second building is a garage where equipment and supplies are stored, and the third building is a storage shed. Each building will be described separately below.

SITE ASSESSMENT

The Parks Administration Building is located at the edge of a wooded area, west of the Civic Center Complex. The administration building, maintenance garage, and shed are accessed by an asphalt driveway and parking lots that require resurfacing and re-striping. Some minor repairs are also required at the fence that encloses the maintenance garage and shed buildings.

BASEMENT & FIRST FLOOR PLANS

BASEMENT ASSESSMENT PLAN



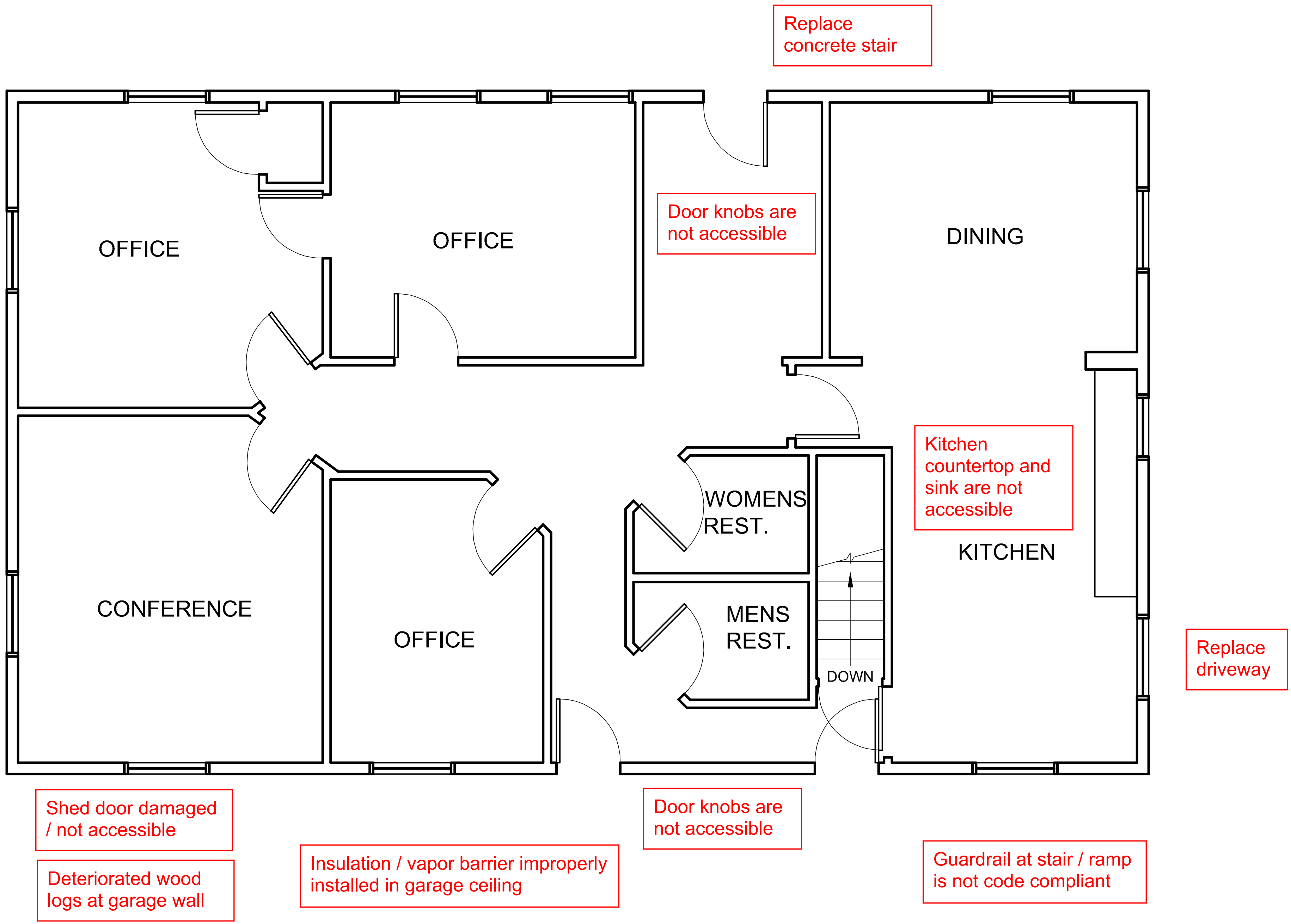
ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

FIRST FLOOR ASSESSMENT PLAN

BUILDING - ASSESSMENT



ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

BUILDING - ASSESSMENT

Staff Offices

- The exterior walls are constructed of wood siding on stud framing. The siding is in good condition.
- The wood doors and windows are in good condition.
- The sloped asphalt shingle roof is in good condition.
- The painted concrete block walls in the basement have sustained water damage from foundation leaks.
- The foundation leaks should be sealed, and the block repainted.
- Sheet waterproofing and drainage tile installation at the foundation perimeter will be required to correct the drainage problem around the foundation.
- The main building access is by means of a wooden stair and ramp.
- The guardrail at the stair and ramp are not code compliant and should be replaced.
- The wood ramp and wood deck have started to warp and should be designated for replacement.
- The interior building finishes are suitable for their purpose.
- Doorknobs should be replaced with lever handles for accessibility.

GUARDRAIL AT STAIR & RAMP IS NOT CODE COMPLIANT

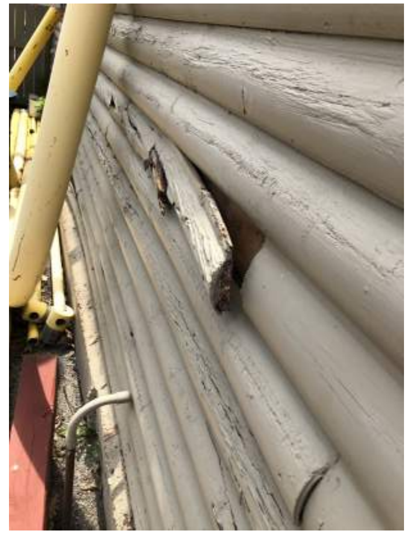
DAMAGED CONCRETE STAIR / STAIR LEADS TO GUARDRAIL

WATER DAMAGED FOUNDATION WALLS / DAMAGED PARTITION WALL / WATER STAINED FLOOR FINISH

DAMAGED, WORN DRIVEWAY

BUILDING - ASSESSMENT

INSULATION & VAPOR BARRIER IMPROPERLY INSTALLED IN GARAGE



DETERIORATED WOOD LOGS AT GARAGE WALL

NUMEROUS CRACKS IN FOUNDATION WALL

COUNTERTOP AND SINK ARE NOT ADA ACCESSIBLE

SHED DOOR IS DAMAGED / NOT ADA ACCESSIBLE

Maintenance Garage

- The garage exterior walls are made from painted wood log siding. The siding has started to deteriorate and should be repaired or replaced with a more durable material.
- The sloped asphalt shingle roof is in good condition.
- Exposed insulation in the garage ceiling should be replaced and reinstalled with a continuous vapor barrier.
- We recommend the installation of a gypsum board ceiling in the garage after the insulation is replaced.
- The door frame is damaged and should be replaced.
- Doorknobs should be replaced with lever handles for accessibility.

Storage Shed

- The storage shed walls are made from painted wood log siding. The siding has started to deteriorate and should be repaired or replaced with a more durable material.
- The storage shed entrance is not accessible.
- The existing stairs should be replaced with a concrete ramp.
- The storage shed door is damaged and should be replaced.
- The sloped asphalt shingle roof is in good condition.
- The interior finishes are suitable for their purpose.

Estimated Life Expectancy

5 to 10 Years.

01

Location: West wall of garage, looking east.
Comments: General overview, wood façade is deteriorating at multiple locations.

03

Location: Southeast corner of garage, looking north.
Comments: Wood façade is deteriorated and is falling off.

Location: South wall of garage, looking north.
Comments: Wood façade is deteriorated and is falling off.

02

Location: Small shed northeast of garage, looking northwest.
Comments: Bottom of wall façade appears to be bulging east. Stud wall framing appears to be plumb from the inside.

04

Location: North wall of garage, looking south.
Comments: Roof appears to be sagging in the center of the buildng.

05

Location: North wall of garage, looking south.
Comments: Foundation settlement cracking and wood façade is deteriorating.

06

Description

The Parks Administration building is a single-story building approximately 32 ft x 54 ft and is constructed of typical wood framing with exterior wood veneer. The building appears to be a repurposed residential house. The building has a basement with walls constructed of load bearing concrete masonry units (CMU). The main entrance is in the rear of the building which includes a deck with an ADA ramp constructed of wood. The interior first floor is subdivided with wood stud walls into office spaces and a break room.

Towards the southeast of the building is an existing single-story wood framed detached garage with exterior wood veneer. The garage is approximately 30 ft x30 ft (visually estimated, no plans available). This space is currently used as a workshop and storage area for park equipment. A smaller shed building is located northeast of the garage building. This building is a single story wood framed building with exterior wood facade approximately 10 ft x 10 ft (visual estimate, no plans available.

Location: East wall of garage, looking southwest.
Comments: Wood façade is deteriorating and falling apart.

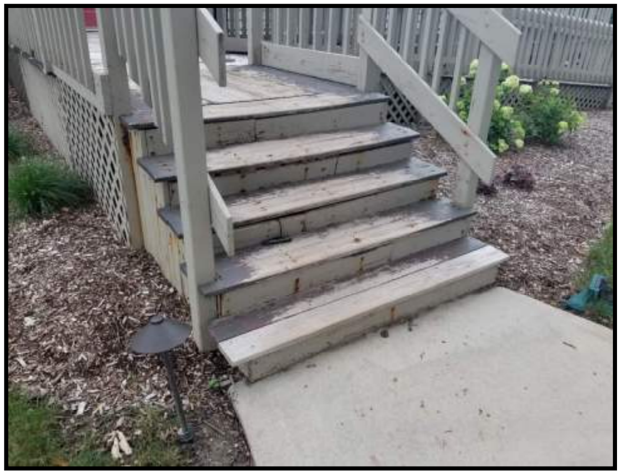
07

Location: Inside of garage, looking up
Comments: Wood trusses exhibit discoloration due to water.

08

Location: Inside of garage, looking up
Comments: Wood trusses exhibit discoloration due to water.

09



Location: Main building, east side deck stairs looking west
Comments: Stair treads are very deteriorated, requires replacement.

10

Location: South wall of main building, looking northwest.
Comments: General overview, no observable structural concerns.

11

Location: Northwest corner of main building, looking southeast.
Comments: General overview, no observable structural concerns.

12

Observation

Observation began with a walk around the exterior of the garage building. See photo 1 for West side, photo 2 is the South side, photos 7 is the east side and photo 5 is the north side. The garage building exterior wood veneer exhibits severe deterioration and rot along all four sides. See photos 01-07. Foundation exhibited cracking along the north wall, see photo 6. The roof ridge appears to be sagging in the center, see photo 05. The interior wood roof truss appears to have water damage from roof leakage. See photos 08-09. The small shed façade appears to be severely deteriorated and falling away from the stud wall. See photo 4.

The observation around the main building started at the rear deck and continued around the building. See photo 10 for east side deck, see photo 11 for south wall, see photo 12 for north and west walls. There were no observable structural concerns for the exterior wall. The east side deck and ADA ramp exhibit moderate to severe deterioration to the ramp and deck planks and the handrails. The decks planks were spongy and curling up. The handrails were loose. See photos 13-17.

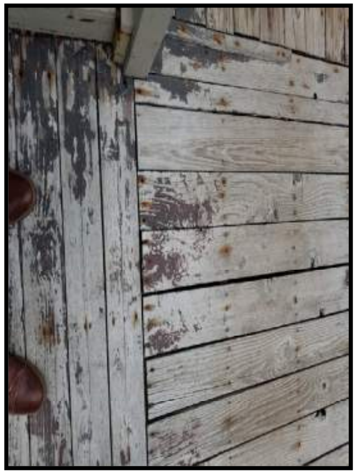
The interior first floor exhibits hairline cracks in the wall and ceiling drywall in the break room area, most likely due to thermal shrinkage. See photos 18-19. The basement CMU walls exhibits stair step cracking around the windows and building corners. The CMU walls also exhibit seepage issues, efflorescence and possible settlement issues. It appears the CMU has been previously tuck-pointed and patched in some locations. See photos 20-23 and 26-28. The floor slabs exhibit cracking and discoloration from seepage. The floor slab appears to have had plumbing installed and patched. See photos 24, 25 and 29.

Location: North wall of main building looking south. 13
Comments: The east deck boards and stair treads are highly deteriorated, requires replacement.

Location: North stair of east deck, looking west. 15
Comments: stair treads are highly deteriorated and require replacement.

Location: Eastside deck ADA ramp, looking south. 14
Comments: Ramp boards are highly deteriorated, the handrails are loose and rotting. This ramp requires replacement.

Location: Handrail and post of ADA ramp. 16
Comments: Wood is rotting and falling apart. Requires replacement.



Location: East deck, looking down.
Comments: General overview of deteriorating wood planks.

17

Location: At west entrance of main building, looking southwest.
Comments: Shrinkage cracks in drywall, cosmetic issue.

18

Conclusions

It is LEI's opinion that the building is adequate for its current purpose, which is office space, but we recommend fixing the issues as noted below. The garage building has numerous issues with the wood veneer and roof framing that needs to be addressed. The exterior veneer should be replaced and the roof leakage should be fixed. Additional observation of the roof trusses should be performed to see the severity of possible water damage. This should be addressed as per the cost estimate timeline.

The east deck and ADA ramp should be repaired by replacing the rotting deck and ramp boards in addition to the handrails within the next year as this can become a tripping and falling hazard. The support wood framing should be inspected at this time and be replaced as necessary. It is recommended to re-construct the deck and ramp for a long-term solution.

The cracks in the mortar joints and CMU basement blocks should be tuckpointed and cracked bricks/CMU should be replaced. The CMU walls should be sealed for water seepage, a sump pump should be installed to help mitigate ground water. We recommend the CMU may be monitored at this time to verify whether the cracking has worsened but we recommend addressing the cracks and seepage issues as per the cost estimate timeline.

The cracks in the basement slab on grade are not really a structural concern but multiple cracks can lead to spalling and further widening of the cracks which can lead to moisture infiltration and tripping hazards. Hairline cracking is more of an aesthetic issue and the urgency for filling hairline cracks are at the discretion of the owner. We recommend monitoring these cracks to verify that they are not worsening. We recommend repairing cracks wider than 1/16" with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent.

Location: Breakroom, north side of building looking east.
Comments: Hairline cracking in ceiling drywall, cosmetic issue

19

Location: North wall of basement, looking north.
Comments: Step cracking around window, exhibits water seepage.

20

Location: West wall of basement, looking west.
Comments: Block exhibits efflorescence and water seepage issues.

21

Location: East basement wall near northeast corner of basement, looking east.
Comments: Block exhibits efflorescence and water seepage issues.

22

23
Location: Northeast corner of basement, looking northeast.
Comments: CMU exhibits step cracking and water seepage, appears to have been patched.

Location: Center of basement looking down/west at floor slab.
Comments: Severe settlement cracking has occurred and the slab has been patched.
24

25
Location: Center of basement, looking south at floor slab.
Comments: Slab exhibits settlement cracking.

Location: East wall of basement adjacent to stairs, looking east.
Comments: Block exhibits efflorescence and water seepage issues.
26

STRUCTURAL ASSESSMENT

Location: South wall of basement, looking south.
Comments: Severe cracking in CMU, likely due to settlement. Cracks have been patched.

27

Location: South portion of basement looking south.
Comments: Slab is discolored due to water seepage.

29

Location: Southeast corner of basement, looking south.
Comments: CMU exhibits settlement cracks around window and has seepage issues. Cracks have been patched.

28

Building Infrastructure – Mechanical

General

General ventilation is provided by a gas-fired furnace with remote condensing unit.

Revision Recommendations

None.

Building Infrastructure – Electrical

Power

The main electrical service is the basement on the west side of the building. A pole-mounted utility transformer to the west by the roadway supplies a 208Y/120V-3Ø-4W electrical distribution system to a main panelboard. The panel serves the remotely located garage via an underground feeder.

Revision Recommendations

None.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are older, more inefficient models.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

Fire Alarm

The existing fire alarm system is a conventional Fire Lite Miniscan 4024 system. Fire alarm detection and signaling devices are present in most applicable spaces, including storage rooms and mechanical spaces. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors

Revision Recommendations

1. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

1” domestic water service with city meter and small booster pump, no RPZ. A single gas fired, tank type domestic HWH provides hot water to all fixtures. There is a sanitary sewage ejector and two sump pumps in the basement.

Revision Recommendations

1. HWH does not have required expansion tank.
2. There is a single sprinkler head on the domestic service with no backflow separation. Provide RPZ on line.

Building Infrastructure – Fire Protection

General

There is a single sprinkler head on the domestic service to provide coverage at the furnace.

Revision Recommendations

1. There is a single sprinkler head on the domestic service with no backflow separation. Provide RPZ on line.

Maintenance Garage - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR: YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Masonry	Repair water damaged CMU foundation walls in basement	$62,902	2	$0	$70,756	$0	$0	$0	$0
2	Division 7	Install drainage tile around building perimeter	$21,566	2	$0	$24,259	$0	$0	$0	$0
3	Division 7	Install sheet waterproofing around perimeter foundation walls	$10,783	2	$0	$12,130	$0	$0	$0	$0
4	Division 9	Repaint exterior basement walls	$5,392	3	$0	$0	$6,560	$0	$0	$0
5	Concrete	Replace concrete stair and landing at west entrance	$4,493	4	$0	$0	$0	$5,912	$0	$0
6	ADA	Replace inaccessible kitchen countertop and sink	$5,991	2	$0	$6,739	$0	$0	$0	$0
7	Site	Repave driveway	$59,906	5	$0	$0	$0	$0	$88,676	$0
8	Concrete	Install concrete ramp at garage entrance	$2,246	2	$0	$2,527	$0	$0	$0	$0
9	Division 7	Repair damaged log siding garage walls	$4,793	3	$0	$0	$5,831	$0	$0	$0
10	Division 8	Replace damaged garage door	$1,498	2	$0	$1,685	$0	$0	$0	$0
11	Division 7	Replace insulation in garage ceiling	$1,078	2	$0	$1,213	$0	$0	$0	$0
12	Finishes	Install ceiling in garage	$3,594	3	$0	$0	$4,373	$0	$0	$0
13	ADA	Replace doorknobs with lever handles	$2,246	1	$2,246	$0	$0	$0	$0	$0
14	Division 6	Main Building: Rear entrance Wood Ramp Rehab	$14,977	1	$14,977	$0	$0	$0	$0	$0
15	Masonry	Main Building: Cracked masonry repair and sealing-Basement	$11,232	1	$11,232	$0	$0	$0	$0	$0
16	Life Safety	Install fire alarm system	$16,175	1	$16,175	$0	$0	$0	$0	$0
17	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
18	Life Safety	Fire protection (sprinkler head) on domestic service, provide separate RPZ to separate sprinkler side from domestic.	$2,246	1	$2,246	$0	$0	$0	$0	$0
19	Plumbing	Domestic Service does not have backflow preventor (RPZ)	$2,246	1	$2,246	$0	$0	$0	$0	$0
20	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$21,566	3	$0	$0	$26,239	$0	$0	$0
21	General	Maintence garage repair	$14,977	3	$0	$0	$18,221	$0	$0	$0
22	Concrete	Basement Floor Slab repair	$7,488	3	$0	$0	$9,111	$0	$0	$0
23	Division 6	Main Building Rear entrance Wood Ramp Reconstruction	$14,977	5	$0	$0	$0	$0	$22,169	$0

Maintenance Garage - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
		SUB-TOTALS	$293,871		$50,621	$119,308	$70,334	$5,912	$110,845	$0

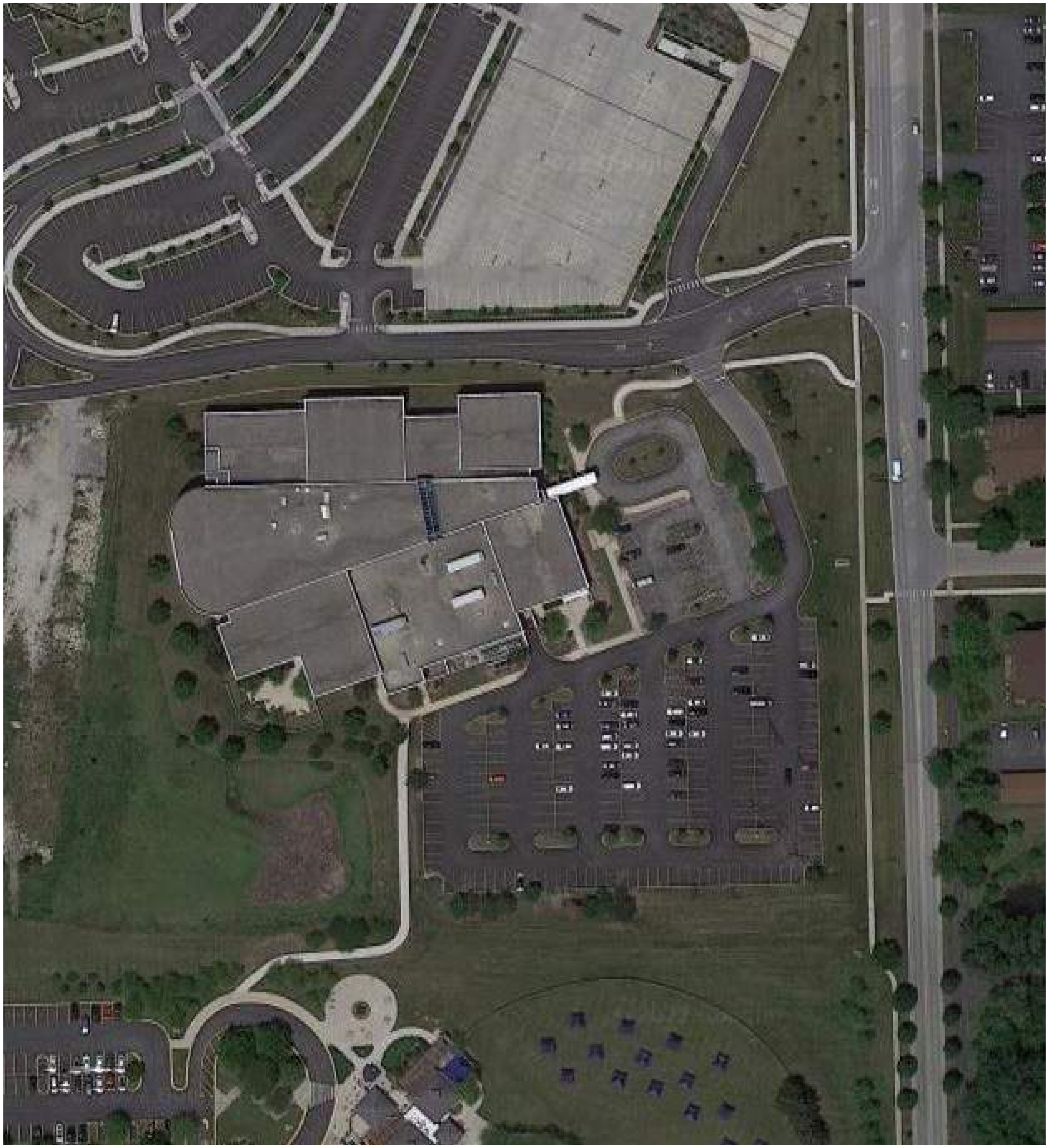
HFC

HEALTH FITNESS CENTER

ORLAND PARK

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

SITE AERIAL



FACILITY DESCRIPTION

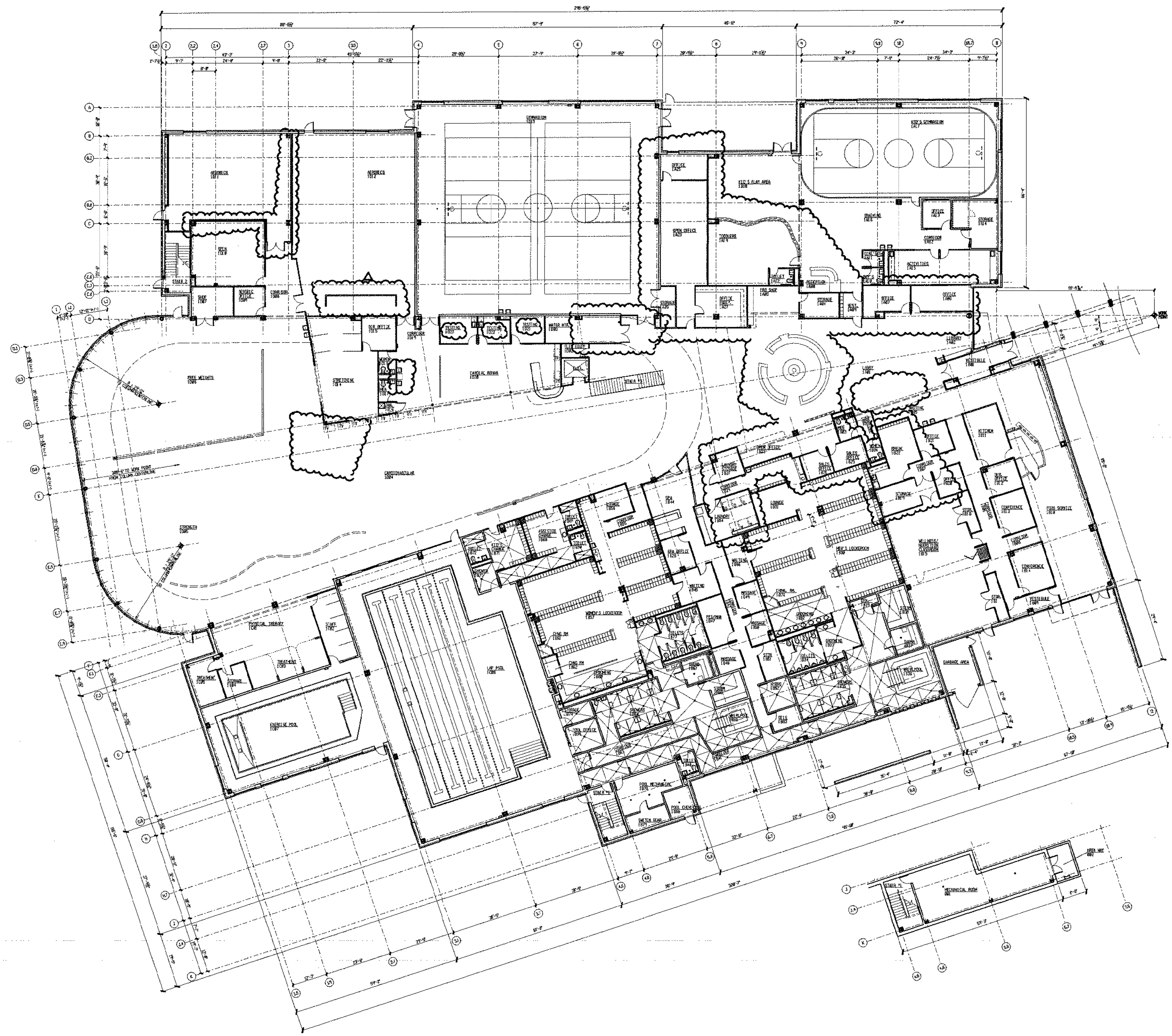
The Health and Fitness Center is an 80,000 square foot fitness and therapy facility that contains a gymnasium, swimming pool, fitness center, aerobics studios, elevated walking track and therapy suite. The building envelope is composed primarily of face brick on CMU back-up cavity walls. Aluminum framed curtainwalls, storefront assemblies and windows complete the building envelope. A painted steel entrance canopy signals the front entrance and provides protection from the elements. A single ply roof, with an aluminum skylight above the entrance lobby, covers the entire building. An evaluation of each component, its deficiencies, and recommended remedial actions is listed below.

SITE ASSESSMENT

The Health and Fitness Center site is located in an open field with parking lots and driveways to the east and southeast. The site is well maintained, but it requires new paved walkways to connect the emergency exits on the north side of the building to the public sidewalk. We recommend installing new sidewalks from each of the emergency exits, along with sealcoating of the asphalt pavement on the east side of the building.

OVERALL REFERENCE PLANS

FIRST FLOOR OVERALL PLAN

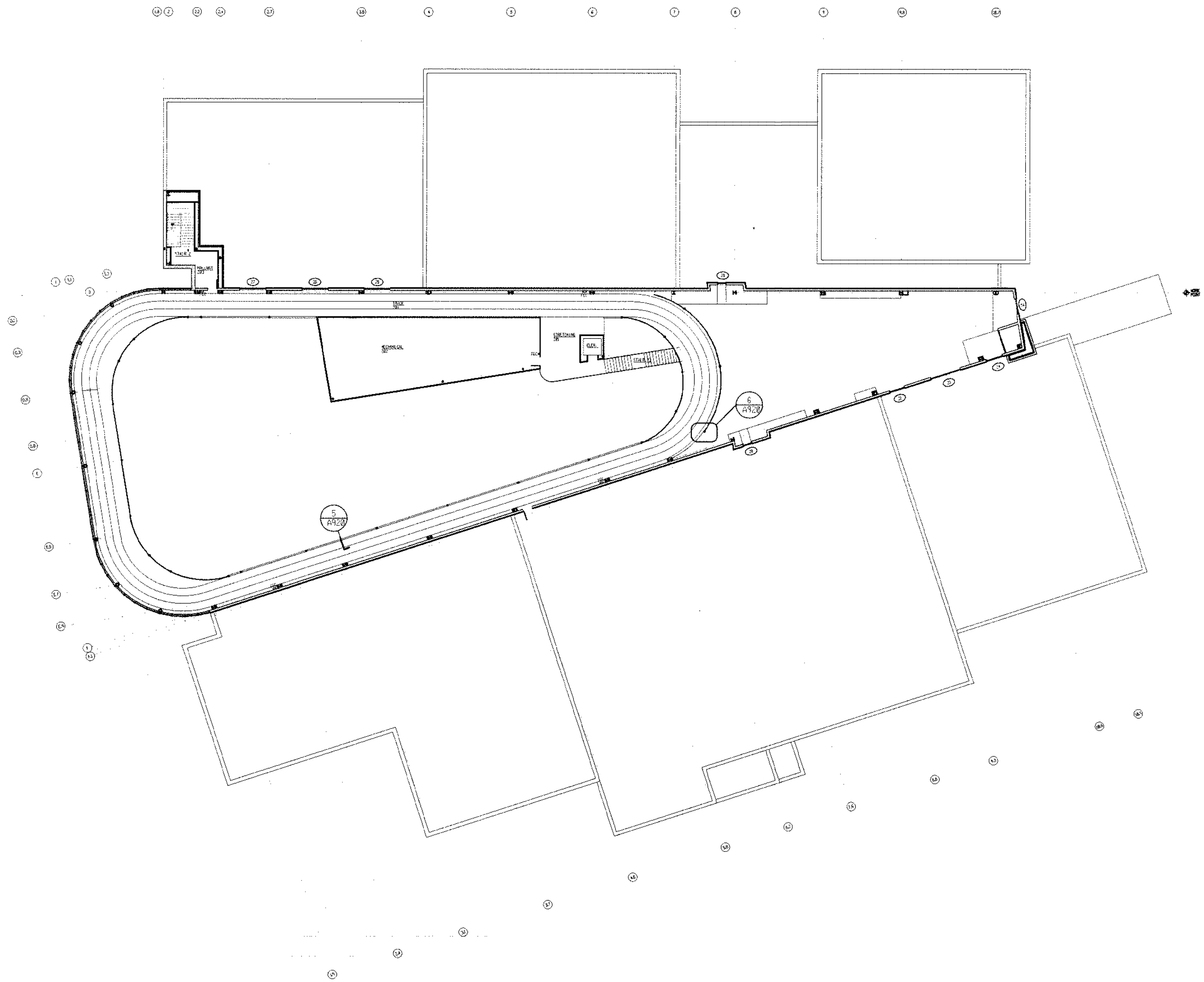


HFC-2

ORLAND PARK

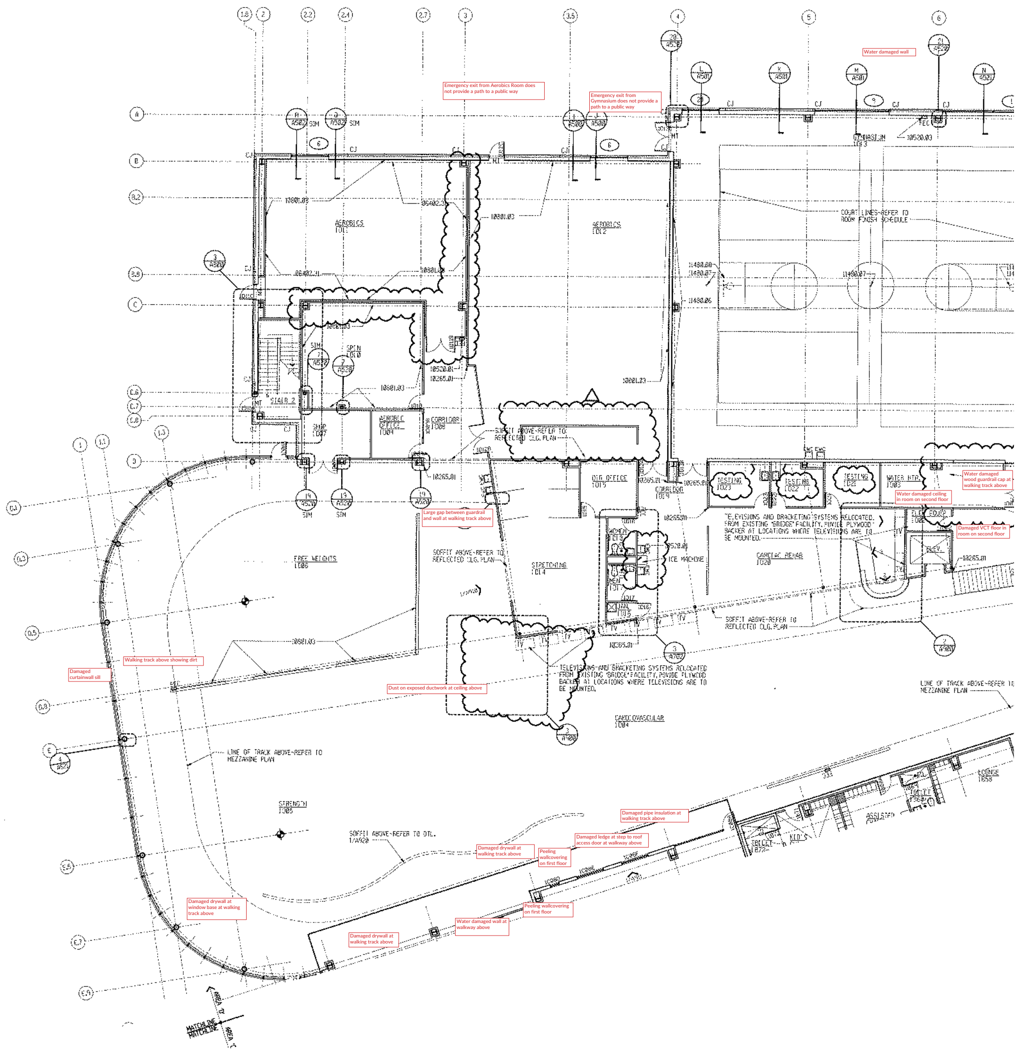
2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

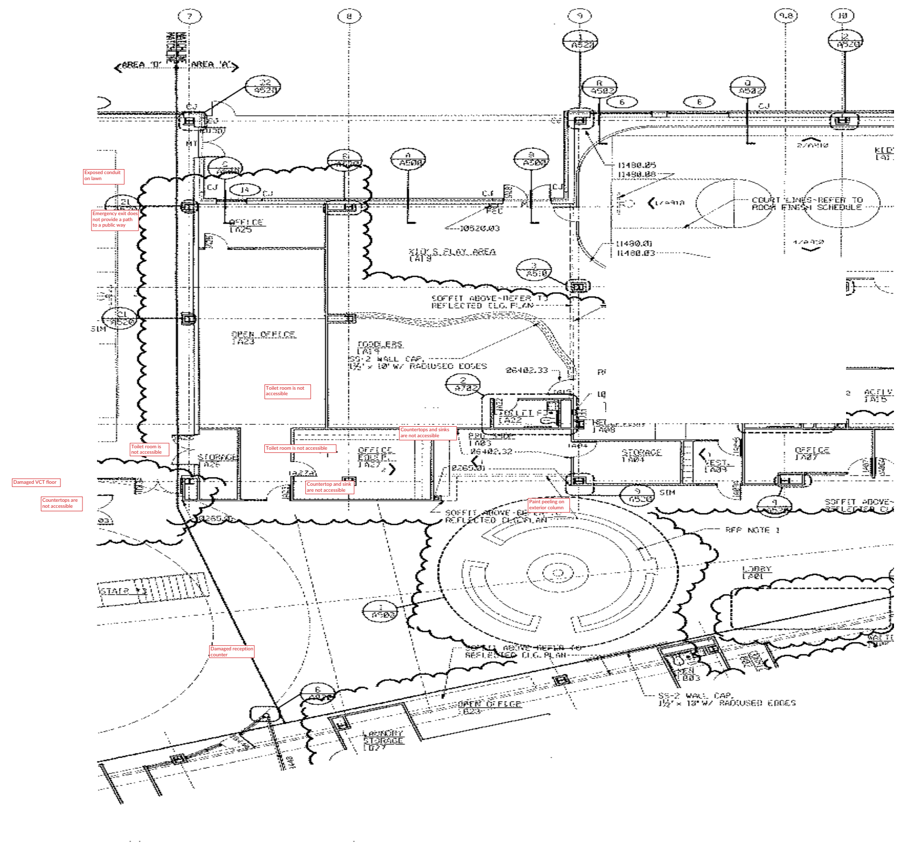


PARTIAL FIRST FLOOR PLANS

AREA A & D ASSESSMENT PLAN



FIRST FLOOR PLAN
AREA 'D'



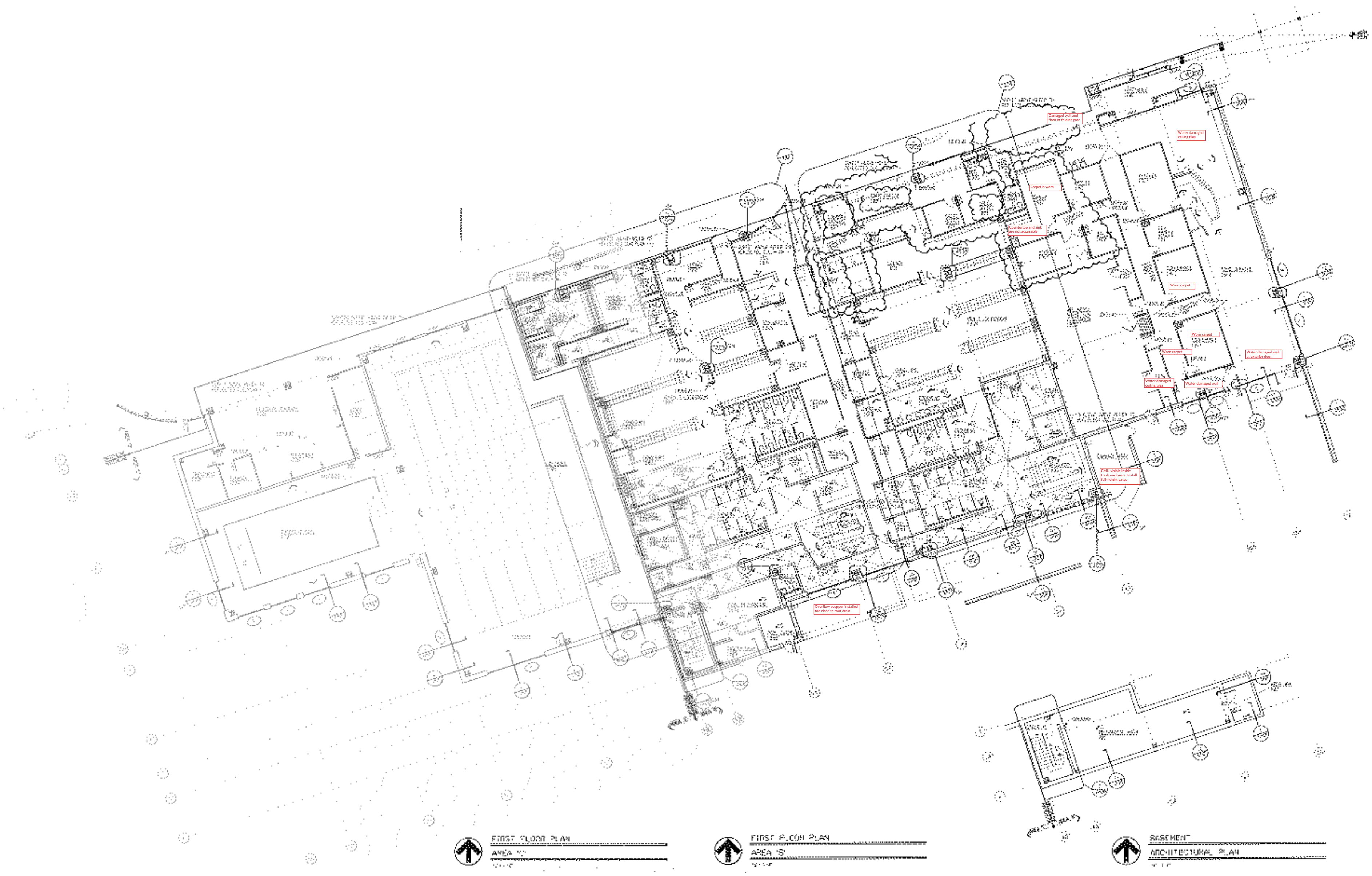
FIRST FLOOR PLAN
AREA 'A'

HFC-4

ORLAND PARK

2022 FACILITY ASSESSMENT

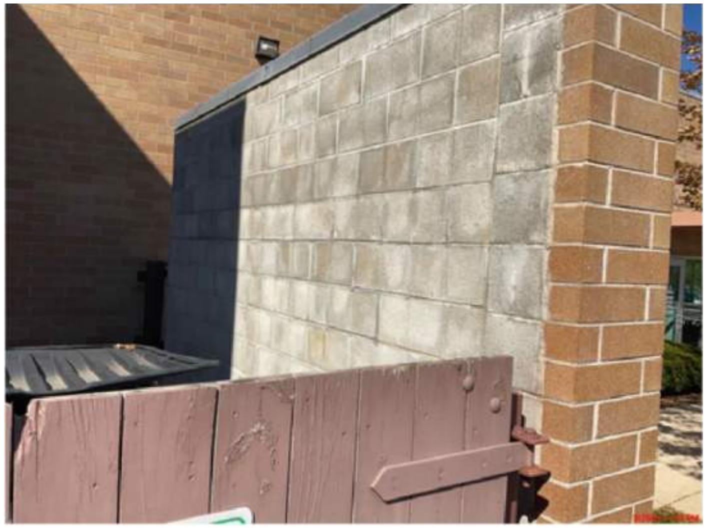
LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY



ORLAND PARK

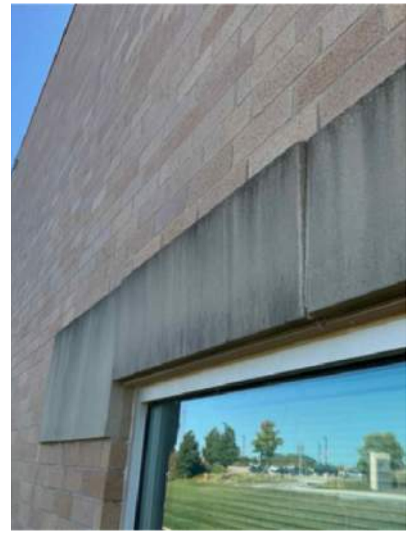
2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY



CMU VISIBLE INSIDE TRASH ENCLOSURE - INSTALL FULL HEIGHT GATES

CRACKED STONE SILL JOINT / DETERIORATED WINDOW SEALANT



STAINED & LOOSE STONES ABOVE WINDOW

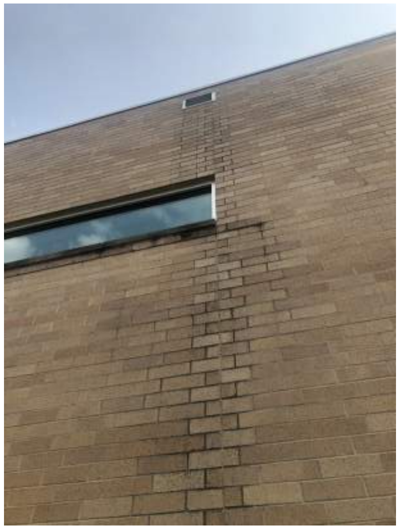
WATER DAMAGED MECHANICAL SCREEN MASONRY WALL

DAMAGED HOLLOW METAL DOOR AND FRAME

STAINED & LOOSE STONES ABOVE WINDOW

ENVELOPE - ASSESSMENT

WATER DAMAGED WALL



WATER DAMAGED WALL

EMERGENCY EXIT DOES NOT PROVIDE A PATH TO A PUBLIC WAY

WATER DAMAGED SILL

EXPOSED CONDUIT ON LAWN / EMERGENCY EXIT DOES NOT PROVIDE A PATH TO A PUBLIC WAY

DAMAGED CURTAINWALL SILL

Masonry Cavity Walls

The exterior walls are face brick on back-up concrete masonry units, which create the building's main weather barrier. The walls are in good condition, apart from some water damage on the north wall where a scupper from the gymnasium roof drains water down the face of the wall. This has resulted in stained bricks and stained mortar and sealant joints. No serious wall damage is evident at this point, but if the condition persists, it will lead to deterioration of the brick, mortar, and joint sealant. We recommend that the scupper outlet be adjusted to prevent water from draining onto the face of the wall, along with replacement of the joint sealant, and cleaning of the soiled brick and mortar joints.

Curtainwall System

The curtainwalls are in good condition, but there is some minor damage to the exterior sill of the large curtainwall on the west side of the fitness center. The damaged sill section should be replaced and re-flashed.

WATER DAMAGED, STAINED EIFS WALL / DAMAGED SOFFIT

WATER DAMAGED EIFS WALL

SEALANT SEPARATING FROM JOINT

BALLASTED ROOF SURFACE

WATER STAINS AT SKYLIGHT PERIMETER

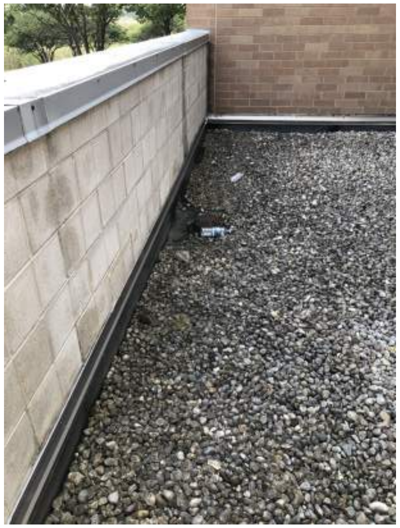
ROOF DRAIN & SKYLIGHT

ENVELOPE - ASSESSMENT

WATER DAMAGED SOFFIT

PAINT PEELING ON EXTERIOR COLUMN

WATER DAMAGED WALL / CRACKED CONCRETE MASONRY



SCUPPER INSTALLED TOO CLOSE TO ROOF DRAIN

Aluminum Storefronts & Windows
Water leaks at the base of the storefront assembly at the southeast corner of the building have led to damaged drywall, flooring, and door components. The water leaks should be investigated, and the storefront assemblies should be re-flashed or replaced.

Painted Steel Entrance Canopy
The paint on the steel canopy supports has started to fade and peel. The canopy supports should be repainted to protect the steel and to provide a livelier entrance system.

Roof
All areas of the Health and Fitness Center are enclosed by a flat single ply membrane roof system. Roof leaks are evident on the second floor in the form of water damaged ceilings and pipe enclosures. The roof leaks should be investigated and repaired to avoid further damage.

Skylight
The aluminum skylight above the entrance lobby shows signs of water stains at the perimeter. The skylight installation should be investigated and possibly re-flashed.

Estimated Life Expectancy
30+ Years.

DAMAGED LEDGE AT STEP TO ROOF ACCESS DOOR AT WALKWAY ABOVE

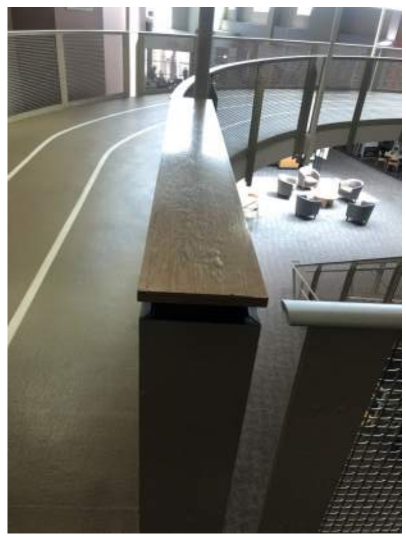
DAMAGED WALL & FLOOR AT FOLDING GATE

WATER DAMAGED PIPE, BEAM, & WALL AT WALKWAY ABOVE

COUNTER & SINK ARE NOT ACCESSIBLE

STAINED, WORN CARPET

TOILET ROOM IS NOT ACCESSIBLE



WATER DAMAGED WOOD GUARDRAIL CAP AT WALKING TRACK ABOVE

LARGE GAPS BETWEEN GUARDRAIL AND WALL AT WALKING TRACK ABOVE

INTERIOR - ASSESSMENT

DAMAGED DRYWALL AT WINDOW BASE AT WALKING TRACK ABOVE

DAMAGED CEILING TILES

WATER DAMAGED WALL AT EXTERIOR DOOR

WORN WALKING TRACK SURFACE

DUST ON EXPOSED DUCTWORK HANGING OVER TRACK

DAMAGED CARPET / DAMAGED BASE AND WALL

The interior finishes at the Health and Fitness Center are consistent with the building function. The finishes are, however, dated and we would recommend replacing the carpet, VCT flooring, and ceiling tiles throughout the facility. Additionally, there are instances of damaged drywall along the walking track where it has been abused, and at the southeast vestibule where a water leak has led to peeling paint and saturated gypsum board. The damaged drywall at these locations should be removed and replaced with more durable materials.

There is also evidence of peeling wall coverings and water damaged ceiling and wall surfaces in the fitness center due to excessive humidity from the pool. The required repairs at these locations are beyond the scope of an interior building assessment, as it requires improved ventilation to mitigate the effects of the humidity from the pool. A further analysis of the pool mechanical system should be undertaken to combat this problem.

ADA Assessment

At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) requirements that buildings must meet today. As such, toilet rooms, shower stalls, countertops, and sinks are not ADA accessible. To bring the building up to the current ADA standards, we recommend renovating existing non-compliant toilet rooms and locker rooms, and removing, at a minimum, five-foot sections of countertops and replacing them with 34" high countertops, with ADA sink cabinets and faucets with accessible controls. Additionally, emergency exits from the Kid's Play Area, the Aerobics Studio, and the Gymnasium open onto concrete pads that do not connect to a public way. We recommend the installation of paved walkways between the concrete pads and the public sidewalk to the north.

Location: North wall.
Comments: None.

01

Location: Southeast corner.
Comments: None

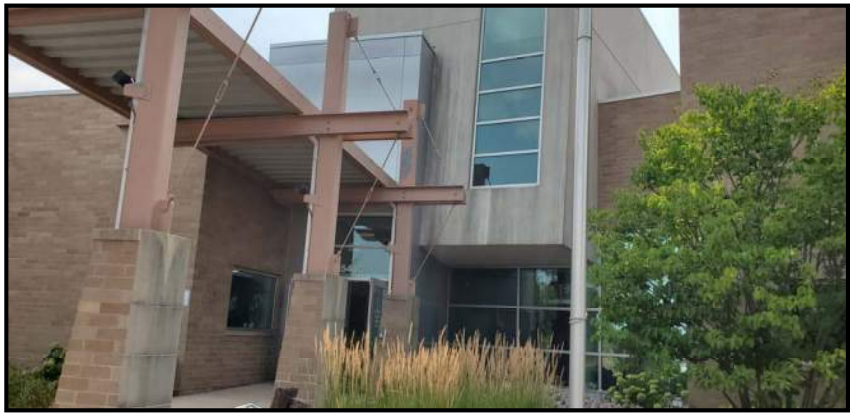
03

Location: North wall showing scuppers.
Comments: None.

02

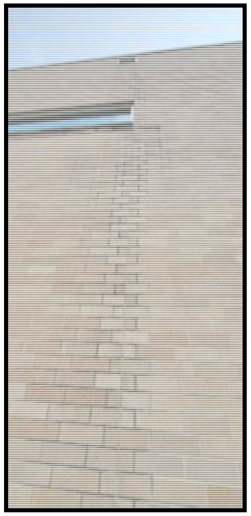
Location: North wall of roof over mechanical room
Comments: None.

04



Location: East side entrance canopy
Comments: None.

05



Location: North wall.
Comments: Water damage on mortar joints & bricks

06

Description

The Health & Fitness Center is a single and two-story building approximately 295 ft x 295 ft. The Gymnasium spaces to the north are framed with steel bar joists clear spanning the spaces to steel beams, supported by steel columns. The office spaces to the southeast appear to be framed with steel bar joists supported by steel beams. The two-story center portion of the building is framed with long span steel bar joists supported by steel beams and columns around the perimeter of the space. A walking/running track is framed with steel beams that extend to the vertical angles that are suspended from the roof joists. The exterior walls are clad in concrete masonry units (CMU) with a brick veneer.

Observation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

Observation of the exterior of the building. See photos 1 & 2 for North side, photo 3 is the south side at the east end, photo 4 is the south side at a low roof over a mechanical room south of the locker rooms and photo 5 is the entry on the east side. Based on the views of the north side the gymnasiums along that area utilize scuppers to drain water from the roof. Photo 1 shows water stains from these scuppers. Photos 6 & 7 show the masonry under one of these scuppers where the mortar is stained and the brick appears to show some slight deterioration. Photo 8 shows the main column at the entry on the east side (see photo 5) which has paint peeling. However, there are no obvious signs of corrosion to the column.

Location: North wall.
Comments: Water damage on mortar joints & bricks

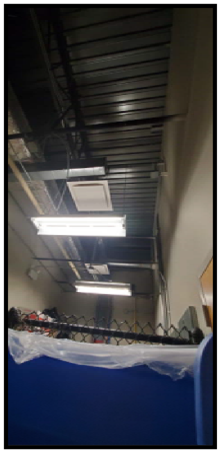
07

Location: East Entry
Comments: Paint peeling on column

08

Location: Corridor between offices & therapy/Classrooms.
Comments: None

09

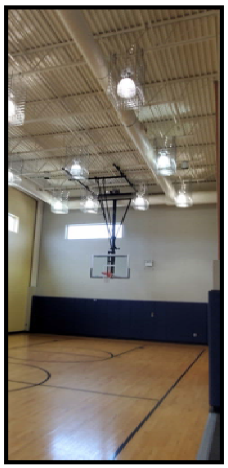


Location: Roof structure viewed from Storage room
Comments: None.

10

Location: Roof structure over therapy/classroom.
Comments: None

11



Location: East gymnasium.
Comments: None

12

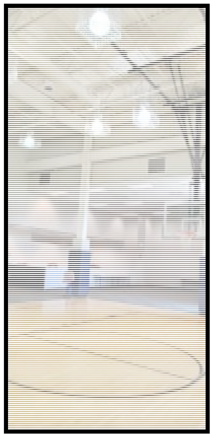
Observation - Continued

At the time of the site visit, we were given limited access to the wellness classrooms/therapy area at the south east end of the building, and we were not granted access to the locker rooms and the natatorium (swimming pool area) at the south end of the building.

The therapy/classrooms at the southeast end had a dropped ceiling that obscured the view of the structure (see photo 9). We were able to access a storage room (see photo 10) to view the structure and were able to view the structure above a ceiling tile in a breakroom (see photo11). The gymnasium and youth activities room in the northeast corner of the building were viewed. The west portion of that room has a dropped ceiling but the structure over the basketball court is visible (see photos 12 & 13). A minor crack was noted in the mortar of the west CMU wall of the masonry wall behind the basketball hoop but the crack is not seen clearly in any photos in this area (see photo 14).

The framing of the basketball court in the center portion of the north side of the building is metal deck on bar joists supported by steel beams and columns along the perimeter. The CMU cladding in this area utilizes stack bond instead of running bond (stack bond is where the blocks are stacked on top of one another where running bond has the blocks overlapping one another on each course). There are cracks visible in the mortar joints of the west wall at the north end where the wall intersects the north wall of the building to the west (see photo 15 & 16). There is also a stepping crack visible in the mortar joints of the south wall of the space at the west end (see photo 17). The joists appear to bear on the south wall of the space (although it may be possible there is a beam inside or on the other side of the wall) and cracking is visible in the mortar joints and also through one of the blocks where the joists bear on the wall (see photo 18).

The framing of the dance and exercise studios at the northwest corner had a dropped ceiling. The ceilings were too high to reach with the ladders that were available so the structure was not viewed (see photo 19).

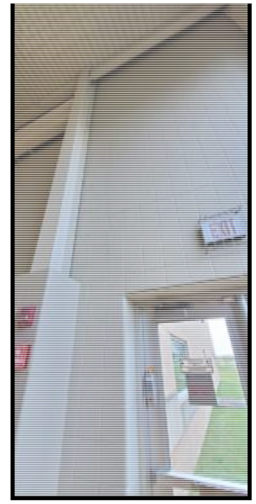


Location: West wall of east gymnasium.
Comments: None

13

Location: West wall of east gymnasium
Comments: Minor crack in CMU wall behind basketball hoop

14

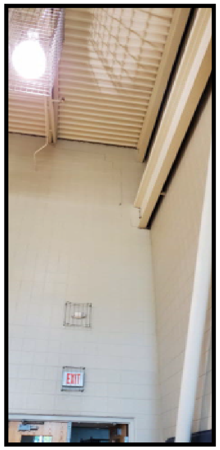


Location: West wall of gymnasium
Comments: Cracks in mortar joints

15

Location: West wall of gymnasium
Comments: Cracks in mortar joints

16



Location: Gymnasium joists supported at southwest wall. 17
Comments: Cracks at corner of south wall

Location: Gymnasium joists supported at south wall. 18
Comments: Cracks at top of wall

Observation - Continued

The framing of the track was viewed from the underside (see photos 20 & 21). The track is constructed of steel channels curved to match the track with steel beams spanning between them and metal deck spanning over the beams which supports concrete topping. The track framing is supported by round pipes hung from the bar joists then connected to the channels at the boundary (see photo 22). The steel beams are either supported by the wall or by steel behind the wall at the north end of the natatorium (since LEI could not access this space we could not verify whether there was steel at this level behind the wall). The steel shows some minor signs of corrosion where the steel meets the wall (see photo 23).

The roof framing of the two-story space was viewed (see photo 24). The connections of the round post that supports the suspended track vary throughout the area depending on the location of the posts in relation to the bottom chords of the joists. Where the posts fall between the joists a steel beam spans between the joists (see photo 25). Typically, the connection is constructed of a vertical plate that is slid into a slot at the top of the post. The vertical plate is either welded directly to the joist bottom chord or is connected to an angle that is connected to the joist bottom chord. At the 6th post from the east on the south side of the track the connection to the joist has the vertical plate connected to a horizontal plate which is connected to the bottom chord of the joist by a fillet weld on each side of the horizontal legs of the angles that comprise the bottom chord. There is a gap visible between the bottom of the bottom chord angle and the top of the plate (see photo 26). LEI could not access the connection to determine whether the gap was present at the time the weld was made. There is another connection where the post is hung a few inches eccentric from the center of the joist (see photo 27). At this connection a shim plate has been placed between the bottom of the angles comprising the joist bottom chord and the top of the horizontal plate. The shim plate appears to be welded to the horizontal plate. It appears that the shim plate may have been placed at the time the post was installed.

19

Location: Dance studio at northwest area of building
Comments: Dropped ceiling obscures structure.

21

Location: Northeast portion of the track
Comments: Typical track framing

Location: Track at northeast side
Comments: Typical framing

20

Location: Typical track suspended from roof joist.
Comments: Typical hanger support

22

Location: Track support beam at north wall of natatorium
Comments: Corrosion visible at wall

23

Location: Roof framing and track framing at west side of track
Comments: none

24

Conclusions

It is LEI's opinion that the building is adequate for its current purpose. However, we recommend some repairs or monitoring certain conditions. At the east entry we recommend touch-ups to the paint on the steel column and framing using a corrosion inhibiting paint or primer.

The stained brick & mortar at the north side under the scuppers suggests that the brick veneer is suffering some slight deterioration due to its exposure from the water that will run down the wall from the scupper. We recommend cleaning the brick to determine whether there is actual deterioration and tuckpoint the mortar joints as necessary. It is also recommended that a clear water repellent/ sealant be provided on the brick in the area under the scuppers to prevent additional damage to the bricks.

The framing of the basketball court in the center portion of the north side of the building is metal deck on bar joists supported by steel beams and columns along the perimeter. The CMU cladding in this area utilizes stack bond instead of running bond (stack bond is where the blocks are stacked on top of one another where running bond has the blocks overlapping one another on each course). There are cracks visible in the areas where the doors on the west wall intersect the north wall of the building to the west (see photo 25).

LEI recommends having a testing company verify the welds at the noted post hangers supporting the track to determine if the welds show any signs of distress. If the welds show signs of distress, then new welds will be required or a revision to the connection may be required. We recommend monitoring these connections every 3 years to verify that the welds are in adequate condition.

STRUCTURAL ASSESSMENT

Location: East side of track
Comments: Typical support between joists

25

Location: 4th post from east at south side of track
Comments: Gap between bottom chord & horizontal plate

26

Location: 6th post from east on south side of track
Comments: Shim used on west side

27

Building Infrastructure – Mechanical

General

General ventilation is provided by indoor air handling units (3 total) and Rooftop units (5 total). Cooling is a combination of the RTUs (DX cooling) and a chiller providing chilled water pumped to the AHUs. Heating is provided by gas heat to the RTUs and the AHUs. General exhaust is provided by exhaust fans.

Revision Recommendations

1. Chiller is 20 years old and nearing life expectancy, recommend replacement soon.
2. RTUs are 20 years old and past life expectancy, recommend replacement soon (2 total).
3. AHUs are 20 years old and nearing life expectancy, recommend replacement soon (2 total). [Note that the gas burner sections of the AHUs were replaced in 2014 of 1 unit and in 2017 for another, 2 units only have these burners.]

Building Infrastructure – Electrical

Power

The main electrical service is located in a dedicated electrical room on the first floor on the south end of the building. A pad-mounted utility transformer on the south side of the building supplies a 480Y/277V-3Ø-4W electrical distribution system to a 2000A main switchgear on the first floor. The utility meter is located on the wall near the main service. The 2000A main service is a single column circuit breaker style switchgear with a 2000A main bolted pressure switch main disconnect. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via dry-type transformers.

Revision Recommendations

None.

Fire Alarm

The existing fire alarm system is a conventional simplex 4020 system. The building is protected by a sprinkler system. Fire alarm detection and signaling devices are present in applicable spaces, such as storage rooms and mechanical spaces. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors. Pull stations appear to be located at exit doors.

Revision Recommendations

1. Expand the existing fire alarm system to cover the entire building as required, which should be done only if the full replacement of the system is not imminent (see below).
2. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

An 8” combined (Domestic & Fire Service) splits to a 3” and 2” city meters for a single 4” domestic service with RPZ. 6” continues to the Fire Service. A 2” branches with an RPZ for non-potable use. Sanitary utilizes a duplex pumped sewage ejector. Two (2) gas-fired boilers provide domestic hot water and utilize a large storage tank. A hot water return pumped loop is provided. Tepid water is provided through a central Thermostatic Mixing Valve.

Revision Recommendations

1. Illinois Plumbing Code requires a separate RZP connection at service sinks / MSBs for chemical feed connection. Recommend installation of RPZ.
2. Boilers are 20 years old and nearing life expectancy, recommend replacement soon.

Building Infrastructure – Fire Protection

General

The building is protected by a wet, automatic sprinkler system. An 8” combined (Domestic & Fire Service) splits to a 3” and 2” city meters for a single 4” domestic service with RPZ. 6” continues to the Fire Service.

Revision Recommendations

None.

Orland Park Health Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Electrical	Conceal exposed conduit on lawn	$374	2	$0	$421	$0	$0	$0	$0
2	ADA	Replace inaccessible countertops, sinks and base cabinets	$40,437	2	$0	$45,486	$0	$0	$0	$0
3	ADA	Provide two (2) accessible toilet rooms near Training 1A16	$89,860	2	$0	$101,080	$0	$0	$0	$0
4	ADA	Provide one (1) accessible toilet rooms in Toddlers 1A19	$44,930	2	$0	$50,540	$0	$0	$0	$0
5	Flooring	Replace VCT floor in Office Equipment 1A27	$1,947	4	$0	$0	$0	$2,562	$0	$0
6	Division 9	Refinish steel column at entrance canopy	$2,246	2	$0	$2,527	$0	$0	$0	$0
7	Division 6	Repair damaged reception counter	$1,123	3	$0	$0	$1,367	$0	$0	$0
8	Finishes	Repair damaged wall at folding gate near Waiting 1B05	$1,498	2	$0	$1,685	$0	$0	$0	$0
9	Flooring	Replace worn carpet in Break 1B22	$2,246	3	$0	$0	$2,733	$0	$0	$0
10	Site	Replace gates on trash enclosure in exterior Garbage Area	$1,498	4	$0	$0	$0	$1,971	$0	$0
11	Flooring	Replace carpet in Therapy Suite	$43,432	3	$0	$0	$52,842	$0	$0	$0
12	Finishes	Replace ceiling tiles in Therapy Suite	$43,432	3	$0	$0	$52,842	$0	$0	$0
13	Division 7	Repair water damaged wall in Vestibule 1B09	$4,493	2	$0	$5,054	$0	$0	$0	$0
14	Masonry	Repair water damaged wall at exterior entrance to Food Service 1B10	$2,995	2	$0	$3,369	$0	$0	$0	$0
15	Site	Repair foundation drainage /regrade exterior plaza outside Vestibule 1B09	$37,442	2	$0	$42,117	$0	$0	$0	$0
16	Roofing	Relocate overflow scupper at roof deck adjacent to Pool Chemicals 1B80	$2,995	5	$0	$0	$0	$0	$4,434	$0
17	Masonry	Clean/repair water damaged exterior wall surface on the north side of Gymnasium 1D13	$29,953	2	$0	$33,693	$0	$0	$0	$0
18	Flooring	Replace VCT floor in Elevator Equipment 1D02	$337	3	$0	$0	$410	$0	$0	$0
19	Finishes	Repair water damaged gypsum ceiling in Elevator Equipment 1D02	$337	3	$0	$0	$410	$0	$0	$0
20	Division 6	Replace water damaged section of wood guardrail cap on walking track	$225	5	$0	$0	$0	$0	$333	$0
21	Finishes	Infill gap between gypsum board guardrail and gypsum board wall at walking track outside Corridor 1D08	$2,246	2	$0	$2,527	$0	$0	$0	$0
22	General	Clean exposed ductwork above fitness area	$8,986	3	$0	$0	$10,933	$0	$0	$0
23	Division 8	Repair damaged curtainwall sill at base of west wall	$2,995	4	$0	$0	$0	$3,942	$0	$0

Orland Park Health Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR — YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
24	Finishes	Repair/replace damaged drywall wall surfaces at walking track	$8,986	3	$0	$0	$10,933	$0	$0	$0
25	Finishes	Replace peeling wall covering at first floor below southwest corner of walking track	$7,488	3	$0	$0	$9,111	$0	$0	$0
26	Plumbing	Replace damaged exposed pipe insulation	$1,498	2	$0	$1,685	$0	$0	$0	$0
27	Mechanical	Pool humidity has caused excessive water damage on the adjacent wall surfaces inside the gymnasium	$0	1	$0	$0	$0	$0	$0	$0
28	ADA	Install walkway with base course from three existing concrete stoops to nearest sidewalk	$17,972	1	$17,972	$0	$0	$0	$0	$0
29	Structural	Test welds at track post hangers	$4,493	2	$0	$5,054	$0	$0	$0	$0
30	Division 9	Touch up paint on steel at east entry	$14,977	2	$0	$16,847	$0	$0	$0	$0
31	Masonry	Clean brick & provide sealant	$14,977	3	$0	$0	$18,221	$0	$0	$0
32	Masonry	Tuckpoint load bearing CMU wall	$3,744	3	$0	$0	$4,555	$0	$0	$0
33	Masonry	Tuckpoint exterior brick wall	$1,872	3	$0	$0	$2,278	$0	$0	$0
34	Mechanical	20 yr old. Chiller nearing life expectancy (25 yrs), remomend replacement soon.	$449,298	2	$0	$505,399	$0	$0	$0	$0
35	Mechanical	20 yr old Boilers for Domestic Hot water use nearing life expextancy (25 yrs), look into repalcement soon.	$524,181	2	$0	$589,632	$0	$0	$0	$0
36	Mechanical	20 yr old RTU past life expectancy of 15 years. Recommend repalcement soon. (2 total)	$748,830	2	$0	$842,332	$0	$0	$0	$0
37	Mechanical	20 yr old Gas Fired make-up air unit past life expectancy of 15 yrs. Recommend replacementsoon. (2 total)	$748,830	2	$0	$842,332	$0	$0	$0	$0
38	Plumbing	Illinois Plumbig Code requires separate RPZ for chemical feeder at mop service basins. Look into installing RPZ if chenical feeders are to be utilized.	$2,995	3	$0	$0	$3,644	$0	$0	$0
39	Mechanical	20 yr old air handler nearing life expectancy (25 yrs), recommend repalement soon.	$299,532	3	$0	$0	$364,426	$0	$0	$0
40	Mechanical	20 yr old air handler nearing life expectancy (25 yrs), recommend repalement soon. Note that gas burner sections repalced in 2014 (7 years old) and have a life expectancy of 18 years.	$861,155	3	$0	$0	$1,047,726	$0	$0	$0

Orland Park Health Center - Estimate of Probable Cost

OWNER Village of Orland Park
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					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
41	Mechanical	20 yr old air handler nearing life expectancy (25 yrs), recommend repalement soon. Note that gas burner sections repalced in 2017 (4 years old) and have a life expectancy of 18 years.	$861,155	3	$0	$0	$1,047,726	$0	$0	$0
42	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$971,607	3	$0	$0	$1,182,108	$0	$0	$0
		SUB-TOTALS	$5,909,617		$17,972	$3,091,779	$3,812,265	$8,475	$4,766	$0

SP
SPORTSPLEX

SITE AERIAL

FACILITY DESCRIPTION

The Sportsplex is a 90,000 square foot fitness and recreation center that contains a gymnasium, indoor soccer field, aerobics studio, climbing wall, elevated walking track and administrative offices. The building envelope is composed of masonry cavity walls, aluminum framed curtainwalls, glass block windows, and gypsum board soffits at locations where the second floor overhangs the first floor. Painted steel columns support the floor overhangs, and large aluminum downspouts extend from gutters at the edges of the vaulted roofs. A single ply roof membrane covers the entire building. An evaluation of each component, its deficiencies, and recommended remedial actions is listed below.

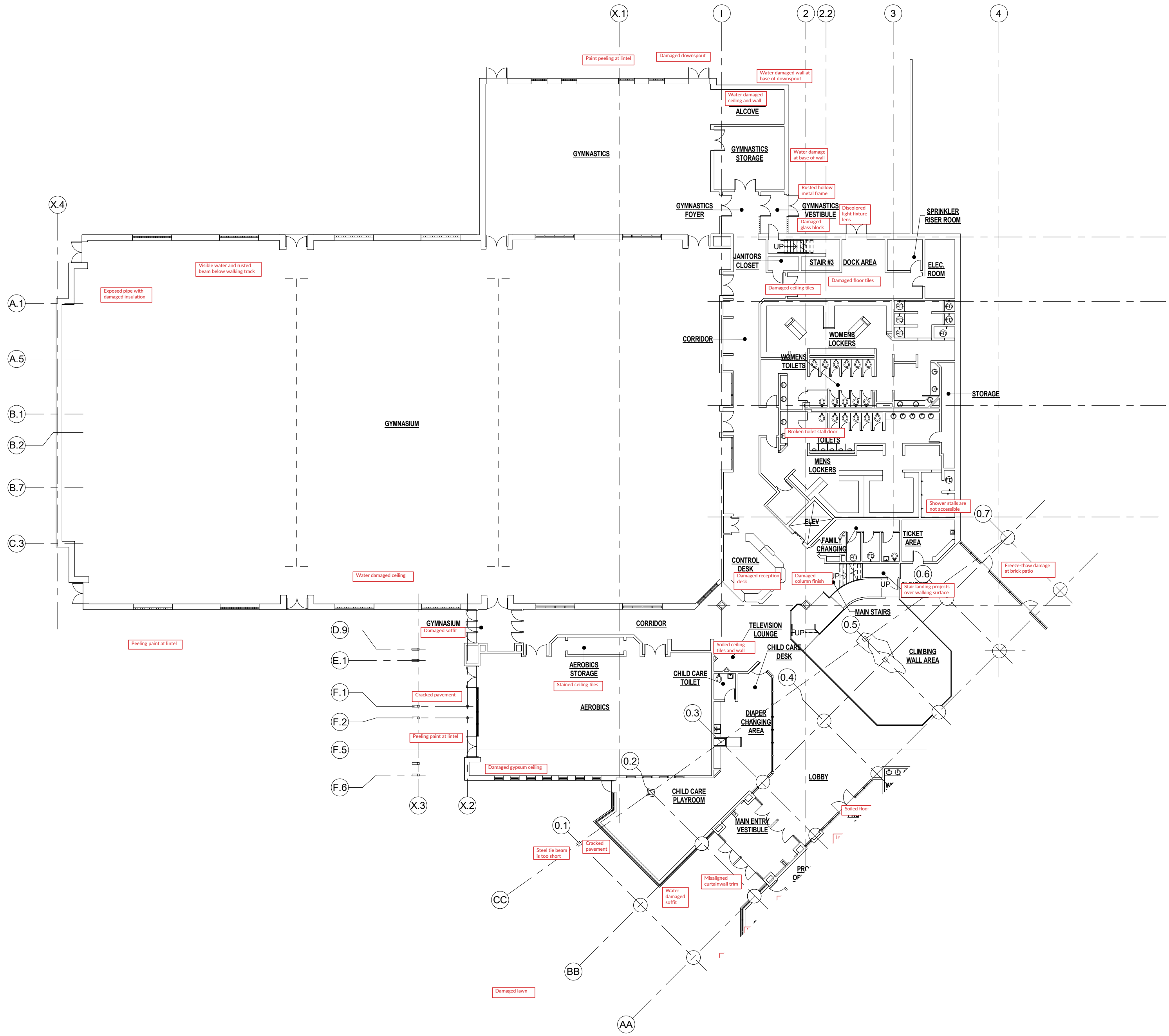
SITE ASSESSMENT

The Sportsplex is located in an open field that backs onto a wooded area. Concrete paving, and asphalt parking lots wrap the building on the north, east, and south sides, while a lawn and retention pond are located in the south-west corner.

The parking lots require sealcoating, while the vegetation in the tree islands should be replanted. A brick paved patio in the lawn area at the southwest corner of the building is water damaged, and should be replaced; and soil erosion is present at the base of the large exterior metal downspouts where rainwater from the roof spills directly onto the ground.

LOWER & UPPER LEVEL FLOOR PLANS

PARTIAL LOWER LEVEL ASSESSMENT PLAN



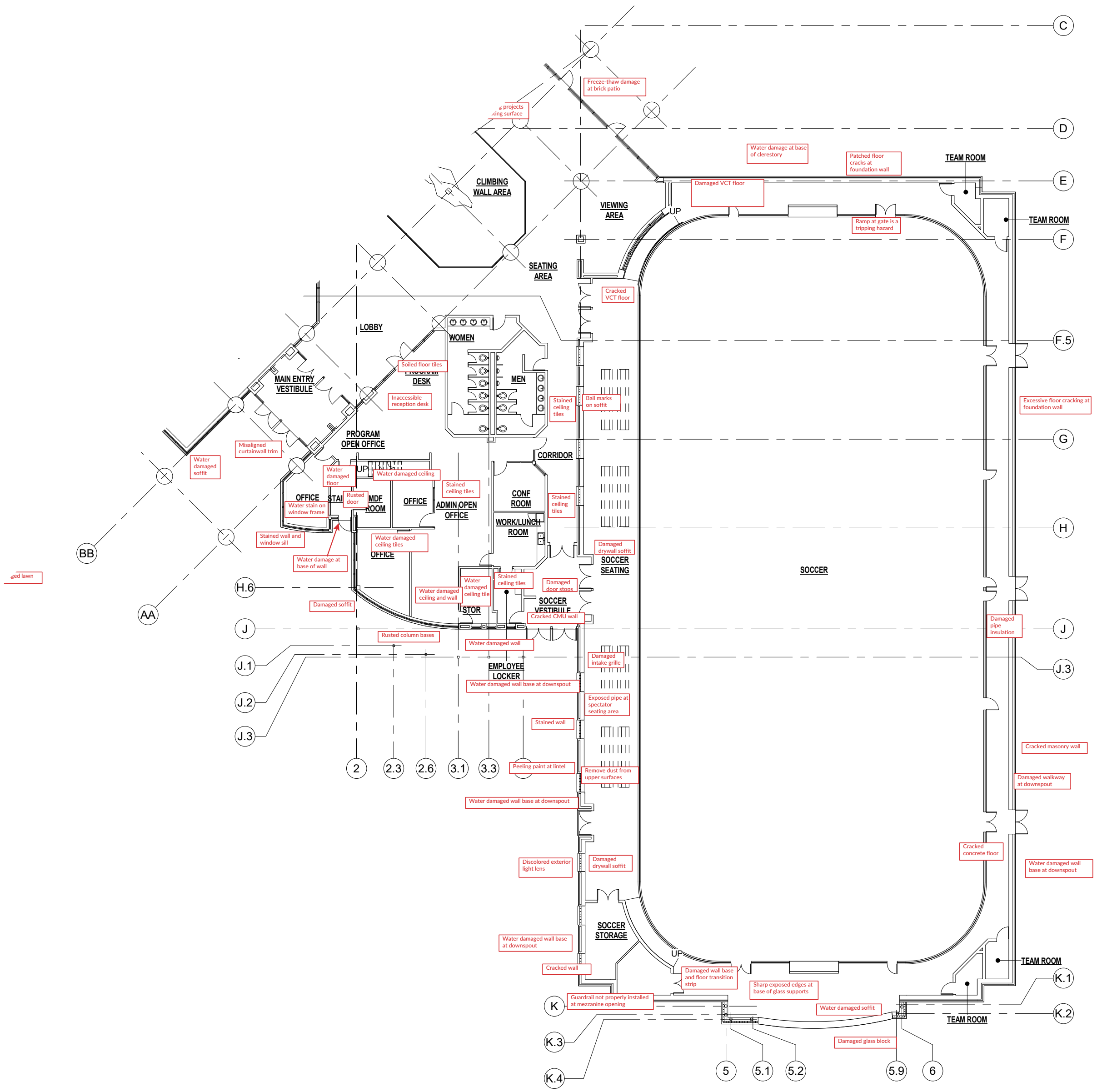
ORLAND PARK

2022 FACILITY ASSESSMENT

LEGATARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY

PARTIAL LOWER LEVEL ASSESSMENT PLAN



ENVELOPE - ASSESSMENT

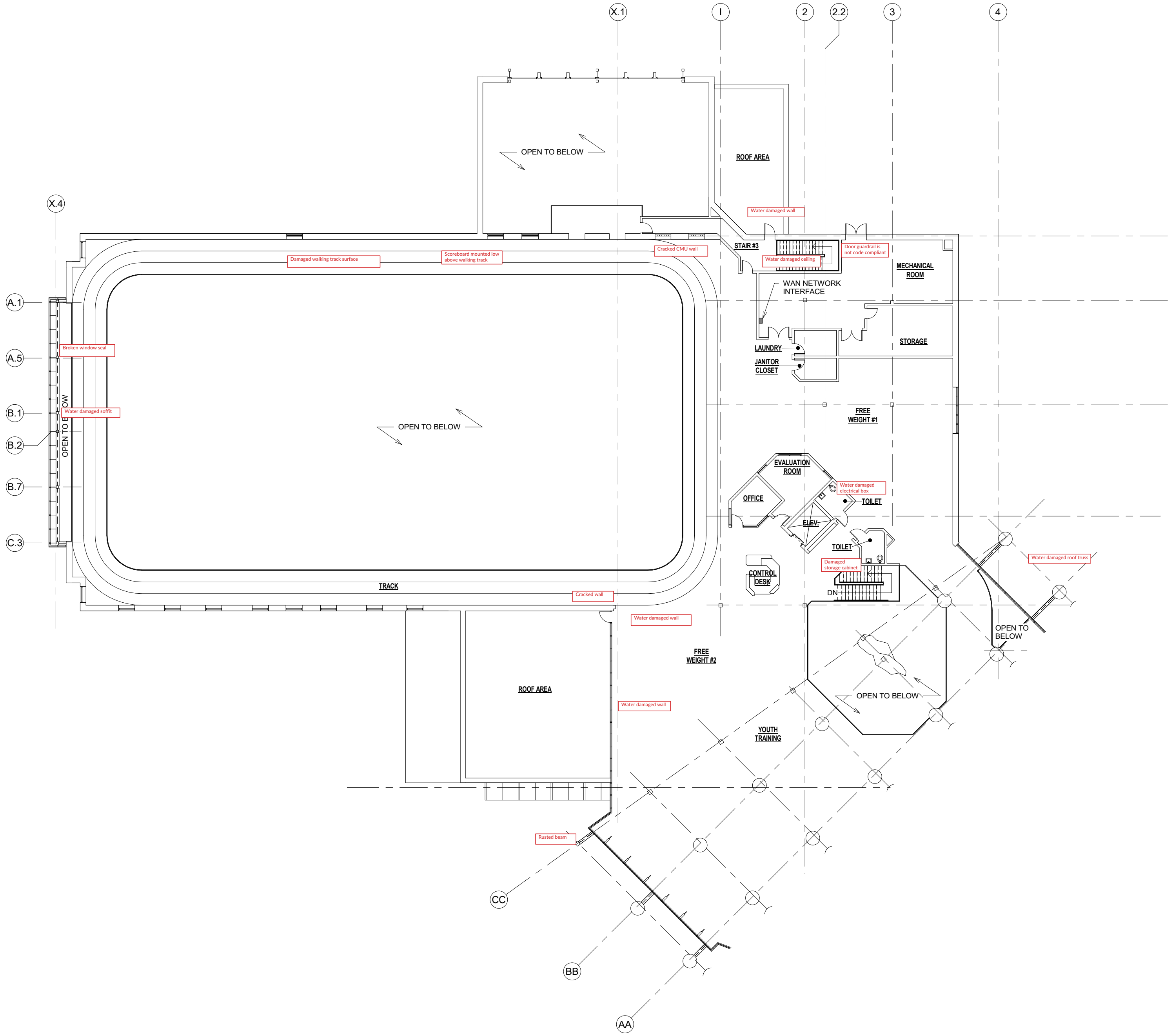
Masonry Cavity Walls

The exterior walls are a combination of split face and ground face concrete block on back-up concrete masonry units, which create the building's main weather barrier. The wall system has sustained heavy water damage at locations where it meets the metal downspouts, and the concrete platform at the loading dock. This has resulted in mold growth at the base of the walls, deteriorating masonry, and rusted hollow metal doors and frames, as well as peeling paint and rusted lintels above the windows.

To correct these problems, we recommend removing and replacing the damaged sections of masonry, and the rusted door frames. We also recommend replacing the flashings at the top and base of the walls, and above all window and door openings.

LOWER & UPPER LEVEL FLOOR PLANS

PARTIAL UPPER LEVEL ASSESSMENT PLAN

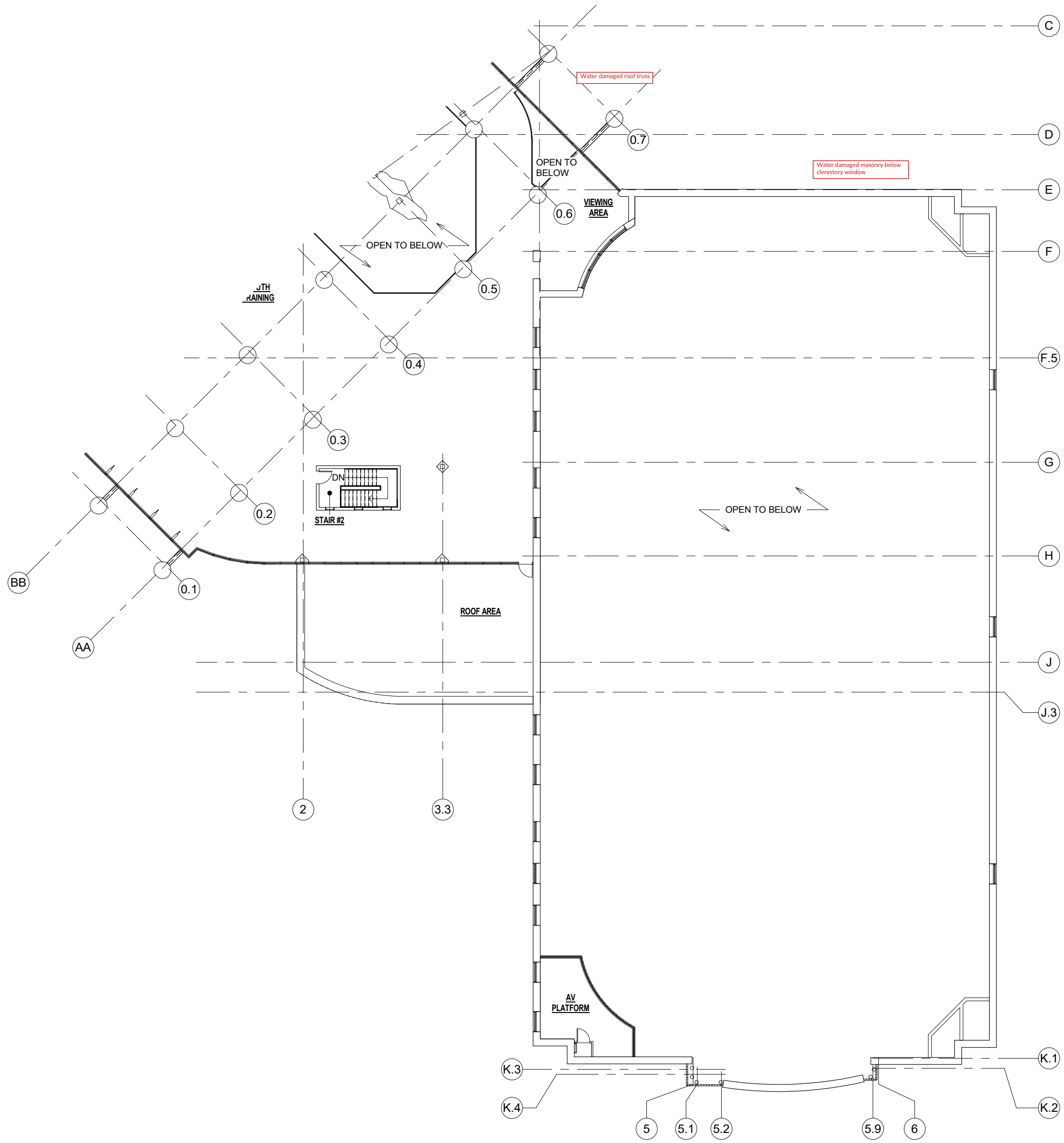


ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

PARTIAL UPPER LEVEL ASSESSMENT PLAN



ENVELOPE - ASSESSMENT

Curtainwall System

The curtainwalls are in good condition, but the following repairs are required.

- There is a broken seal on a glass panel at the east end of the walking track. The panel should be replaced.
- The soffit above the curtainwall at the east end of the walking track shows signs of water damage which suggests that the curtainwall is not properly sealed at the perimeter.
- There is a leak at the curtainwall on the east wall of the free weight area on the second floor which has damaged the gypsum board wall below.

Glass Block Windows

There are numerous incidences of damaged glass blocks that require replacing. Due to the age of the system, and the difficulty associated with replacing individual blocks, consideration should be given to replacing the entire glass block window assemblies with standard glazing.

Gypsum Board Soffits

The soffits below the floor overhangs were constructed from painted gypsum board. They have started to sag and peel which suggests that they are starting to deteriorate. The soffits should be replaced with water-resistant materials such as aluminum or an engineered composite. Ventilation slots should also be introduced to allow air to circulate and reduce the humidity inside the soffit.

Painted Steel Columns

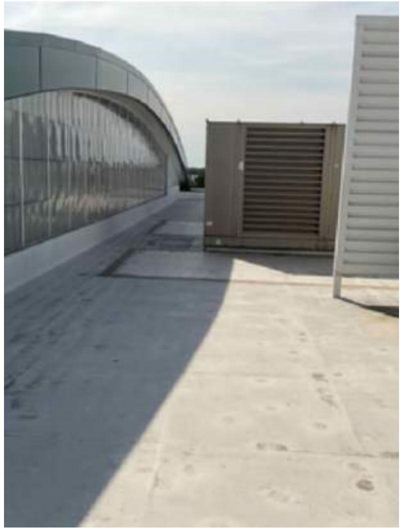
The steel columns have started to rust at the base. The columns should be repainted.

MILDEW ON ROOF COPING

DAMAGED MASONRY

DAMAGED SOFFIT

CRACKED PAVEMENT / RUSTED COLUMN BASES



SPM/VAULTED ROOF INTERFACE

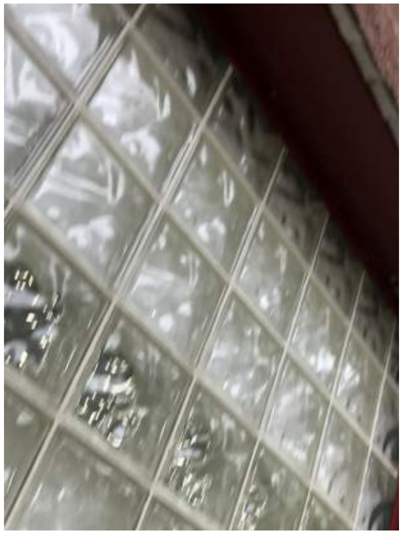
WATER DAMAGED WALL AT DOWNSPOUT

PAINT PEELING AT LINTEL / DAMAGED SOFFIT

CHIPPED FOUNDATION WALL

ENVELOPE - ASSESSMENT

DAMAGED GLAZED BLOCK WINDOW / PAINT PEELING FROM LINTEL



DAMAGED GLAZED BLOCK WINDOW

DISCOLORED EXTERIOR LIGHT LENS

WATER DAMAGED WALL / WATER POOLING AT DOOR

Roof
The Sportsplex roof is formed by three separate barrel-vaulted volumes over the gymnasium, soccer field, and main lobby; the separate volumes are tied together by a flat roof that covers the remaining building areas. The barrel-vaulted and flat roof sections are described below:

Barrel Vaulted Roof Areas
The barrel-vaulted roofs are supported by open web steel trusses and extend beyond the building face to create dramatic overhangs. The overhangs, however, were designed in a manner that allows water to run along their underside and damage the walls and exterior roof trusses that they interface with. Water damage is evident on the exterior steel truss at the southwest end of the entrance lobby roof. Furthermore, drainage from the barrel-vaulted roofs is accomplished by roof edge gutters and large aluminum downspouts which have failed and caused damage to the masonry walls that enclose the building.

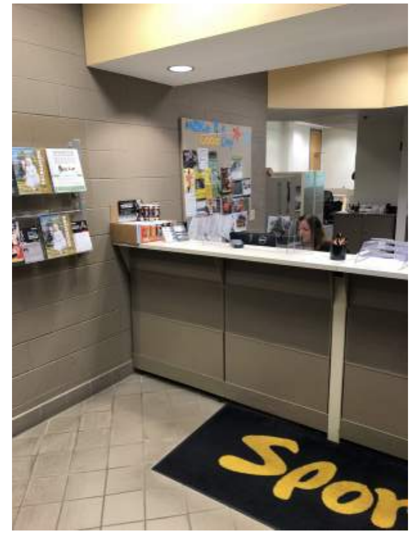
Flat Roof Area
Roof leaks have caused damage to the gypsum board and acoustic tile ceilings in the administration area. Roofing repairs will be required to correct the water leaks.

Aluminum Downspouts
The joints in the aluminum downspouts have disassembled at multiple locations, thereby allowing water from the roof to come in direct contact with the masonry walls, which has resulted in water damaged walls and mold growth at the downspout locations. The downspouts should be rebuilt or replaced in their entirety.

DAMAGED FLOOR FINISH

CRACKED MASONRY WALL

CRACKED, DAMAGED FLOOR / EXPOSED PIPE WITH DAMAGED INSULATION

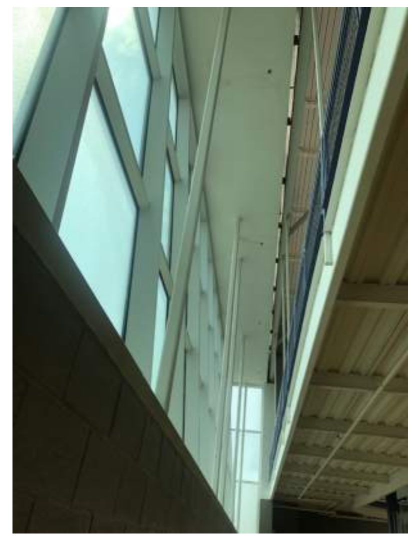


RECEPTION DESK IS NOT ACCESSIBLE

STAINED CEILING TILES

STAIR LANDING PROJECTS OVER WALKING SPACE

CRACKED, DAMAGED FLOOR / SHARP EXPOSED EDGES AT BASE OF GLASS SUPPORTS



DAMAGED SOFFIT

BROKEN WINDOW SEALS

DAMAGED TRACK SURFACE

RUSTED BEAM

DAMAGED FLOOR / MISSING TRANSITION STRIP

INTERIOR - ASSESSMENT

The interior finishes at the Sportsplex are consistent with the building function. The finishes are, however, dated and we would recommend replacing the carpet in the administration area, and replacing the ceiling tiles throughout the facility. Consideration should also be given to replacing the reception desks, as they are both damaged and dated.

ADA Assessment
The building is in general compliance with ADA requirements, but we recommend lowering a five-foot section of the reception desk for accessibility.

Estimated Life Expectancy
30+ Years.

01

03

Location: Entry
Comments: None

Location: East wall of West Wing
Comments: Note the external roof drains & damage to the block at the base

02

04

Location: West of Entry
Comments: None

Location: North wall of West wing
Comments: None

05

Location: West wall of West Wing
Comments: Same as photo 03

06

Location: South wall of West Wing, South Canopy, West wall of East Wing
Comments: None

Description

The Sportsplex is an L-shaped building, approximately 328 feet x 380 feet overall, with the West wing housing an Indoor Soccer field and the East wing housing a Gymnasium divided into multiple basketball courts with a running/walking track encircling this area. A small building to the south of this houses a Gymnastics Wing. To the west of the east wing are locker rooms and mechanical spaces. The two wings, which forms legs of an “L”, are joined at the center by a two- story space. The lower space has the front entry at the north end with offices to the northwest and aerobics space to the south of the east wing and a center two story climbing area. The upper level of this space houses a Fitness/Training space.

The framing for the Gymnasium and Indoor Soccer spaces is steel bar joists spanning to steel joist girders. The joist girders connect to steel posts that bear on concrete masonry units (CMU). The framing at the office spaces and Fitness/Training spaces were obscured by ceiling tiles which were sporadically removed to view the framing. The framing is constructed of concrete topping on metal deck spanning to steel bar joists. The joists bear on steel beams that connect to columns. The exterior is clad in split faced CMU.

Observation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

07

09

Location: South wall of West Wing
Comments: Note damage to blocks

Location: South Canopy
Comments Corrosion on steel

08

10

Location: South wall of West Wing, South Canopy
Comments: None

Location: West wall of East wing & Truck Dock
Comments: None

11

Location: South wall Gymnastics wing
Comments: Note the drains

12

Location: South wall of West wing
Comments: None

Observation - Continued

Exterior
Observation began with a walk around the exterior of the building. See photo 1 for the Entry at the corner of the east and west sections on the north facade, photo 2 is the east facade of the west wing to the south, photo 3 shows the east façade of the west wing to the north, photo 4 is the north façade of the West wing and photo 5 is the west façade of the west wing, photo 6 is the south façade viewed from the west, photos 7 & 8 is the south face of the west wing, photo 9 is the upper portion of the steel canopy at the south, photo 10 is the southwest corner of the East wing at the truck dock, Photo 11 is the south wall of the Gymnastics Wing, Photo 12 shows the south wall of the Gymnasium and the north wall of the Gymnastics wing, Photo 13 shows the southeast corner of the gymnasium, Photo 14 shows the east wall of the Gymnasium, Photo 15 shows the north wall of the Gymnasium and photo 16 shows the Entry at the north side.

The building has numerous issues on the exterior. Starting with the sidewalk spaces outside the offices to the west of the entry near the West wing (see photo 2) there are steel columns that support a portion of the building that extends to over the sidewalk. These tube steel columns show signs of corrosion (see photos 17 through 19). Numerous cracks are also visible in the sidewalks in photos 17 & 19. The West and East wings use a roof drain system that has vertical aluminum drain pipes descending from the roof down the sides of the buildings (see photos 3, 5, 11, 12 & 15). The drain pipes angle from the overhang of the roofs back toward the building and attach to the building. There is a metal frame behind the pipes that looks like a baffle making this a feature (see photo 5, 11 & 15). At the West wing the drain pipes stop short of the exterior grade but do not go to a drain tile. Instead the pipes appear to terminate at stones set on grade where the water drains (see photo 20). In some cases the drain pipes drain directly to the exterior grade. This has caused some water damage to the foundations and split faced CMU at the base of the drain pipes (see photos 21 through 23). At the East wing the drain pipes have a horizontal pipe that leads away from the building (see photos 11, 12 & 15). However, at the East wing there are problems with this system. The south wall of the Gymnasium has horizontal drains leading to an asphalt drive that doesn't adequately slope away from the building.

13

15

Location: Southeast corner of West wing
Comments: None

Location: North wall of West wing
Comments: Note the drains

14

16

Location: East wall of West wing
Comments: None

Location: Entry at north side
Comments: None

17

Location: West Wing
Comments: Corrosion on tube steel columns

18

Location: West Wing
Comments: Corrosion on tube steel columns

Observation - Continued

Exterior
Further the horizontal drains are damaged (see photos 24 & 25) such that the water would not be moved away from the building. See photo 26 of the drain showing a hole at the elbow. See photo 27 of damage to the wall at the elbow of another drain indicating the water is not flowing properly along the horizontal portion of the drain. It was not possible to adequately show this in a photo but there are berms along side the south portion of the building which may hinder the water from flowing away from the building.

There are numerous cracks in the split faced exterior walls as well. There are vertical control joints in the walls that appear to be spaced adequately. The worst cracks appear to be in the west wall of the West wing (see photos 22, 28, 29 & 30). There are also cracks in the caulk of the control joints in the west wall of the West wing (see photo 31) and at the west wall of the East wing which also has damaged blocks (see photo 32). The south wall of the West wing has damaged blocks below the large window (see photo 33). There are step cracks in the mortar of the split faced CMU at the south wall of the East wing at the west end at the truck dock (see photo 34) and at the door of the truck dock (see photo 35).

The steel that frames the canopy at the south section that joins the East and West wings show signs of corrosion (see photos 36 & 37). The concrete walls at aforementioned truck dock have cracks (see photos 38 & 39). The cracks seen in photo 39 appear to have been previously filled. There are also cracks at the walls of the truck dock, some of which appear to have been previously repaired at the corner (see photo 40).

At the north wall of the East wing there were cracks visible in the split faced CMU (see photo 41). In this same area there are numerous cracks at the sidewalk at the columns that support a portion of the building that projects to the north over the Aerobics room (see photo 42). The paint on the steel framing this projection is peeling (see photo 43). At the southeast end of the steel framing the front entry there is a vertical element that is slanted and at first sight appears to be part of the frame.

19

Location: West Wing
Comments: Corrosion on tube steel columns

21

Location: West Wing, east wall
Comments: water drains to grade or stones set at bottom. Note damage to blocks

20

Location: West Wing, east wall
Comments: water drains to grade or stones set at bottom. Note damage to blocks

22

Location: West Wing, east wall
Comments: water drains to grade or stones set at bottom. Note damage to blocks

23

Location: West Wing, west wall
Comments: water drains to grade. Note damage to blocks

24

Location: Gymnasium, south wall
Comments: water drains drive

Observation - Continued

Exterior
However, closer inspection shows that this element is not steel and is not welded to the steel tubes that are projecting from the vertical steel post. This element appears to be aluminum and is tied back to the horizontal steel tubes with straps. LEI believes that this is a roof drain (see photo 44) because it ties into a pipe that projects from the base of the vertical steel column (see photo 45). There are also numerous cracks in the sidewalk around the base of the column and pipe. Photo 46 shows the pipe has a bend in it where two pieces are tied together.

Interior
Photo 47 shows the framing for the Indoor Soccer (from north end looking south) & photo 48 (west end looking east). There are step cracks in the mortar joints at the east wall inside this space (see photos 49 & 50). There is a control joint in the wall at a window; however, the control joint stops at the lintel and there is no joint through or around the lintel which suggests that the lintel will impede the control joint from being able to properly perform its purpose which is to allow for expansion or contraction of the CMU (see photo 51). There are cracks in the mortar of the west CMU wall (see photo 52) and the south wall (see photo 53). The cracks also occur through the CMU at the locations above the exterior doors on the west wall in photo 52.

This may be due to lack of a control joint in this area since a control joint occurs below the window on the north side of the window but does not continue above it (see photo 54). There is also cracking at the blocks under the bearing of the joist girders at the east wall (see photo 55) although this may be due to location of the bearing plate on the wall (see photo 56). LEI could not reach the areas for a closer inspection. There are cracks in the concrete slab visible in the areas where the slab is visible around the perimeter of the Soccer field. This was especially prominent at the north (see photo 57) and west side of the field at the exterior doors (see photos 58 & 59). There was also cracking visible along the edge of the wall (see photo 60). A similar crack occurs along the south wall that appears to have been previously patched (see photo 61).

25

Location: Gymnasium, south wall
Comments: water drains drive, damaged drains

27

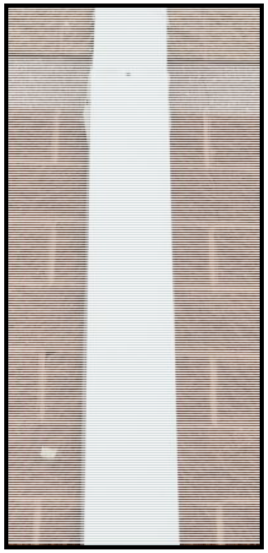
Location: Gymnasium, south wall
Comments: damage at drain elbow, damaged blocks

26

Location: Gymnasium, south wall
Comments: water drains to grade

28

Location: Gymnasium, south wall
Comments: damage to blocks at base & crack through blocks



29

Location: West Wing
Comments: cracks in block

30

Location: West wing
Comments: cracks in block

Observation - Continued

Interior
There are stepping cracks in the mortar in the CMU wall at the Soccer vestibule (see photo 62). The framing in the corridor outside the Indoor Soccer field and the offices to the east were obscured by dropped ceiling tiles. LEI was able to lift the tiles to view the framing in these areas. In the corridor we found some steel beams that show signs of corrosion on the bottom flange (see photo 63). There is a second floor above this space but a nearby sprinkler line suggests that there had previously been a leak in water line since the corrosion is only visible on the bottom flange. LEI was able to access the stairwell in the office area but the framing was covered by a gypsum ceiling. LEI noted water damage in one of the corners (see photo 64).

The framing for the second floor interior lower level of the entry was obscured by dropped ceiling tiles (see photo 65). LEI was able to access the framing by sporadically lifting ceiling tiles in this area as well as the aerobic room. No issues were observed.

The track floor in the Gymnasium is constructed of concrete topping on metal deck that spans to small wide flange beams bearing on the wall at one end and connecting to a channel along the perimeter which is supported by a steel tube that is hung from the steel joist girders (see photo 66). The framing is in good condition except one area at the south end of the Gymnasium where there is corrosion on the steel beam (see photo 67). There is a pipe hung directly below this beam. LEI believes the corrosion was caused by a leak in this pipe since the corrosion is localized and there was no evidence of any water infiltration from the top side of the track.

The bearing of the joist girder on the wall has issues similar to those in the Indoor Soccer area (see photo 68). The cuts on the CMU appear to be to allow a bearing plate to be placed. There does not appear to be any structural issues at this location. There are also cracks in the CMU at the upper portion of the wall to the southwest corner of the track (see photo 69). There are also stepping cracks in the mortar and through the CMU in the Gymnasium above the windows on both the south and north walls (see photos 70 & 71) and the northeast corner of the Gymnasium (see photo 72). There is also cracking at the bearing of the joist girder at the southwest corner of the track (see photo 73).

31

33

Location: West wing, west wall
Comments: cracks in control joint

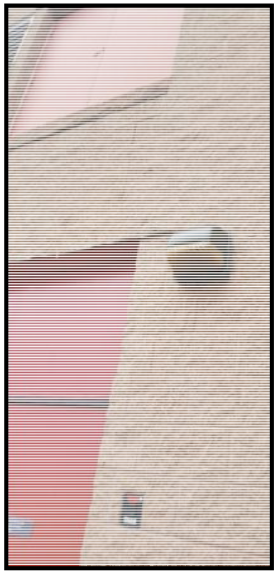
Location: West wing, south wall
Comments: damaged blocks

32

34

Location: West wing, west wall
Comments: cracks in block

Location: East wing, west wall
Comments: step cracks



35

Location: East wing, truck dock
Comments: cracks in block

36

Location: South canopy
Comments: corrosion on steel

Observation - Continued

Interior
The framing of the steel at the south canopy was viewed from the window of the second story (see photo 74). The peeling paint is visible at this location. The framing of the roof was obscured by a dropped ceiling so LEI lifted ceiling tiles sporadically to view the framing. No issues were noted in the areas that were viewed.

Conclusions

Exterior
LEI recommends working with an architect to determine a better means of draining water from the roof that will move the water away from the building properly.

Stepping cracks in the mortar should be tuckpointed. Blocks with cracks can be filled with an epoxy injected crack filler but repairs of this manner may be deemed unsightly as the crack repair will be very obvious. As such we recommend that the damaged blocks be replaced. However, since the blocks are not considered load bearing it may be more cost effective to monitor the cracks annually and if the cracks get larger the blocks can be replaced at that time.

We recommend filling the cracks in the concrete foundation walls at the truck dock with an epoxy adhesive crack repair but this is a relatively low priority. The cracks at the sidewalk around the steel posts is due to a lack of control joints at the post locations. The square holes in the concrete form a re-entrant corner which makes it highly susceptible to cracks that extend at an angle from the corner. The cracks should also be filled with a gravity fed epoxy joint or the concrete in this area should be removed and replaced leaving a circular shaped form around the square posts to avoid a re-entrant corner. If the cracks are not repair they are likely to grow wider and spall due to water infiltration and potential damage caused by de-icing salts. This can cause a tripping hazard. This is a priority within 3 years.

37

39

Location: South canopy
Comments: corrosion on steel

Location: truck dock
Comments: cracks in wall

38

40

Location: truck dock
Comments: cracks in concrete wall

Location: truck dock
Comments: cracks at conc, previously patched spall

41

Location: East wing, north wall
Comments: cracks in blocks

42

Location: East wing, north wall
Comments: cracks in sidewalk around tube columns

Conclusions

Exterior

The corrosion on the exterior steel columns at the front and the steel framing at the south canopy is minimal at this time. LEI recommends cleaning up the corrosion & providing a corrosion inhibiting primer prior to painting. We recommend monitoring the steel for future evidence of corrosion. The steel lintels at the north side should clean and touch up the peeling paint. We recommend using a corrosion inhibiting primer in this area as well. This is a priority within 3 years.

Interior

Stepping cracks in the mortar should be tuckpointed. Blocks with cracks can be filled with an epoxy injected crack filler but repairs of this manner may be deemed unsightly as the crack repair will be very obvious. We recommend removal and replacement of the blocks instead. We also recommend a closer inspection of the bearing locations of the joist girders on the wall to ensure that the cracking at the base is not a structural issue.

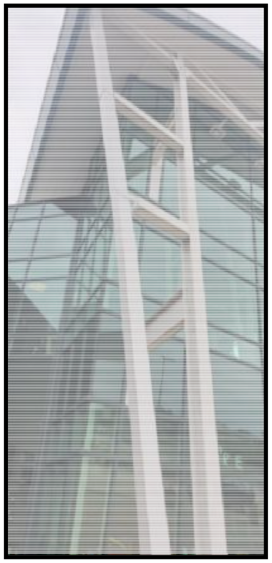
The amount of corrosion that was observed on the steel framing at the corridor outside the Indoor soccer space and under the track at the Gymnasium is minimal and should not adversely affect the steel framing. However, LEI recommends cleaning and touching up the paint on the steel under the track at the Gymnasium since this is in a visible area. We recommend using a corrosion inhibiting primer, but this is not absolutely necessary given the location of the beam.

43

45

Location: East wing north wall
Comments: paint peeling on steel beam

Location: Front Entry
Comments: sloping aluminum roof drain into pipe at base

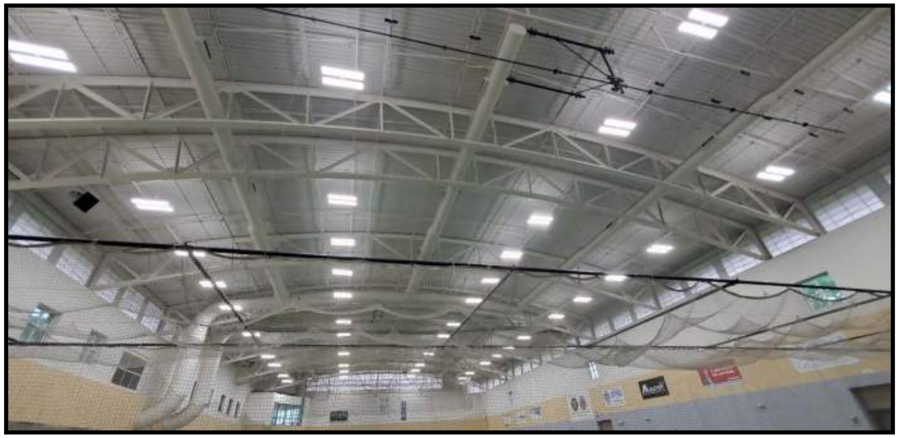


44

Location: Front Entry
Comments: sloping aluminum roof drain

46

Location: Front Entry
Comments: sloping aluminum roof drain has bend about mid height


47

Location: Indoor Soccer, West Wing looking south
Comments: None


49

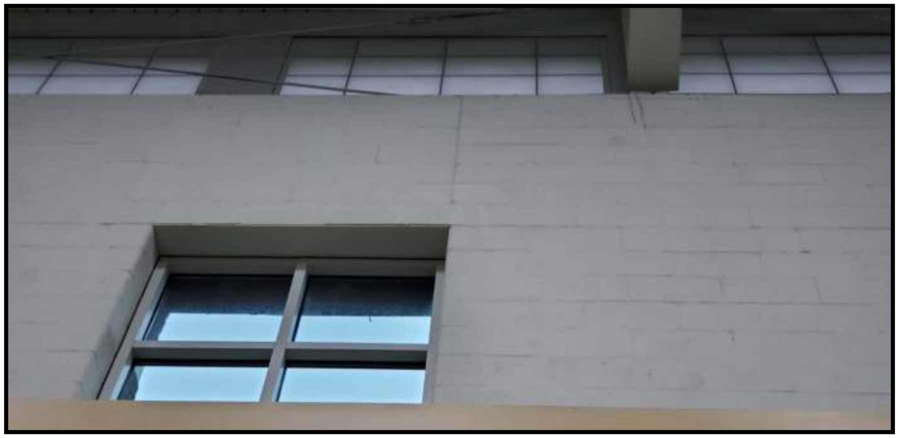
Location: Indoor Soccer, West Wing
Comments: step cracks


48

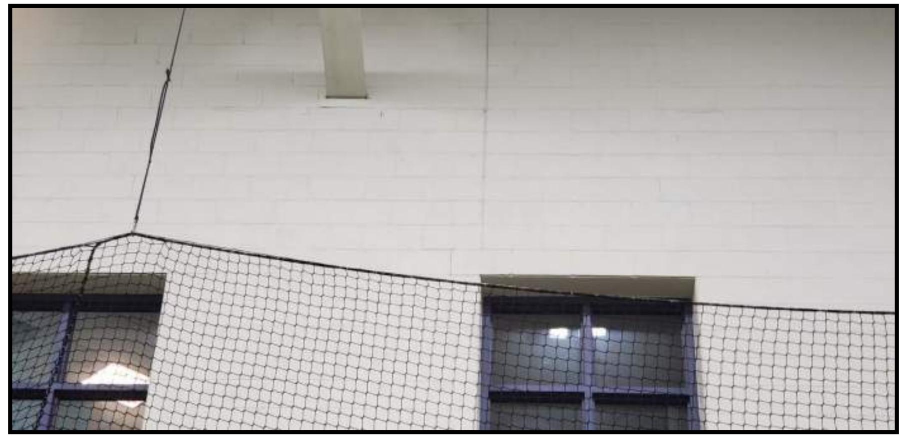
Location: Indoor Soccer, West Wing looking east
Comments: None


50

Location: Indoor Soccer, West Wing
Comments: step cracks



51



53

Location: Indoor Soccer, West Wing
Comments: Control joint ending at top of lintel

Location: Indoor Soccer, West Wing, west wall
Comments: step cracks

52

Location: Indoor Soccer, West Wing, west wall
Comments: step cracks

54

Location: Indoor Soccer, West Wing
Comments: control joint one side of window & crack on other side of window

55

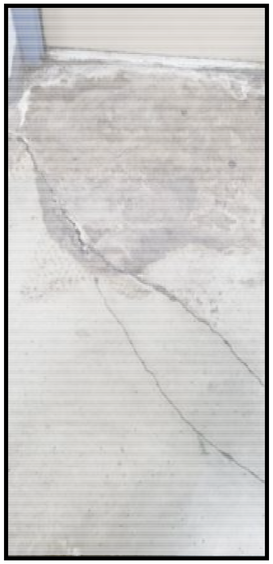
Location: Indoor Soccer, West Wing, east wall
Comments: cracking of blocks under bearing plate

57

Location: Indoor Soccer, West Wing slab
Comments: cracks in concrete

56

Location: Indoor Soccer, West Wing, east wall
Comments: bearing plate set into wall?

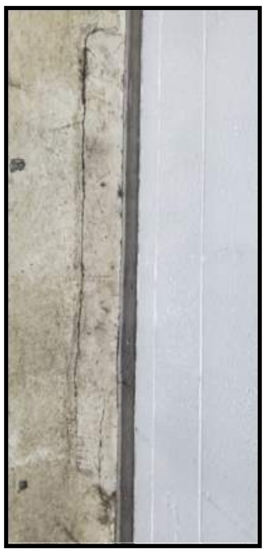


58

Location: Indoor Soccer, West Wing, slab at west wall
Comments: cracks in slab

59

Location: Indoor Soccer, West Wing, slab at west wall
Comments: cracks in slab at door



60

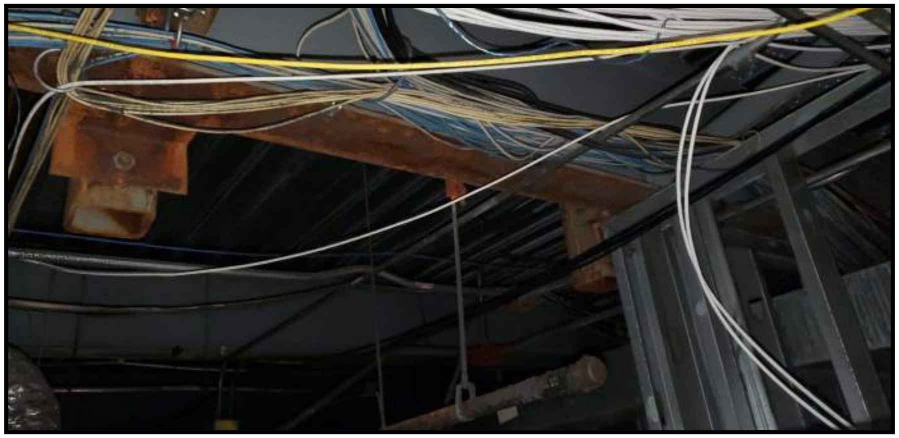
Location: Indoor Soccer, West Wing, slab at west wall
Comments: cracks in slab along wall

61

Location: Indoor Soccer, West Wing, slab at south wall
Comments: cracks in slab along wall

62

Location: West Wing, Soccer vestibule
Comments: cracks in CMU at door



63

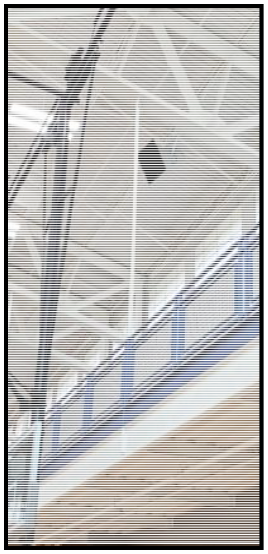
Location: Center Wing, corridor
Comments: corrosion on steel

65

Location: Center Wing
Comments: None

64

Location: Center Wing, roof at stair well
Comments: water stains at ceiling



66

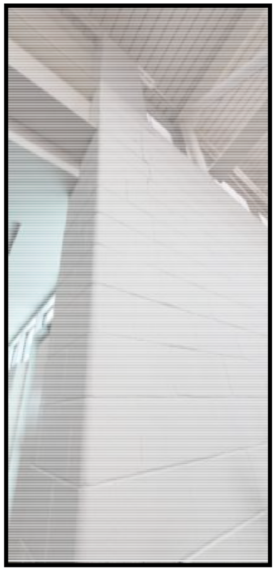
Location: East Wing, Gymnasium
Comments: suspended track

67

Location: Easy Wing, framing of suspended track at south wall
Comments: corrosion on steel

68

Location: East Wing, Gymnasium
Comments: Bearing of posts on CMU wall



69

Location: East Wing, Gymnasium
Comments: cracks in CMU wall

70

Location: East Wing, Gymnasium
Comments: cracks in CMU wall

71

Location: East Wing, Gymnasium
Comments: cracks in CMU wall

73

Location: East Wing, Gymnasium
Comments: cracks in CMU wall

72

Location: East Wing, Gymnasium, northeast corner
Comments: cracks in CMU wall

74

Location Center Wing, South canopy through window
Comments: corrosion on steel

Building Infrastructure – Mechanical

General

General ventilation is provided by five (5) Rooftop Air Handling Units. A central boiler plant provides hot water to heating units within the building. Exhaust fans provide general exhaust for toilets and locker rooms.

Revision Recommendations

1. RTU is ~20 years old and past its life expectancy, recommend replacement, 2 total.
2. Janitor’s closet does not have ventilation.

Building Infrastructure – Electrical

Power

The main electrical service is a dedicated electrical room on the first floor. A pad-mounted utility transformer on the south side of the building a 480Y/277V-3Ø-4W electrical distribution system to the main service. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via several dry-type transformers.

Revision Recommendations

None.

Fire Alarm

The existing fire alarm system is a conventional Gamewell system. The building is protected by a sprinkler system. Adequate fire alarm detection and signaling devices are present in applicable spaces, including storage rooms and mechanical spaces. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors.

Revision Recommendations

1. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

An 8” combined service splits to a 6” fire service and a 4” domestic service. The 4” domestic service with city meter and RPZ provides domestic water to the building. Two (2) gas fired; tank type water heater provides domestic hot water to all fixtures. The showers in the locker room utilize a single TMV to provide tepid water.

Revision Recommendations

None.

Building Infrastructure – Fire Protection

General

An 8” combined service splits to a 6” fire service and a 4” domestic service. The 6” fire service with RPZ provides water to the automatic wet sprinkler system.

Revision Recommendations

None.

SportsPlex - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR: YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Mechanical	Repair damaged pipe insulation at southeast corner of Gymnasium	$300	4	$0	$0	$0	$394	$0	$0
2	Division 9	Refinish water damaged steel beam at underside of walking track (southeast corner of Gymnasium)	$2,246	2	$0	$2,527	$0	$0	$0	$0
3	Division 9	Refinish exterior lintels where paint is peeling	$7,488	3	$0	$0	$9,111	$0	$0	$0
4	Finishes	Refinish water damaged drywall ceiling in Gymnastics Alcove	$225	3	$0	$0	$273	$0	$0	$0
5	Division 8	Replace rusted hollow metal frame at Gymnastics Vestibule exterior loading dock door	$14,977	2	$0	$16,847	$0	$0	$0	$0
6	Division 8	Replace damaged glass block window at Gymnastics Vestibule exterior loading dock door	$2,876	2	$0	$3,235	$0	$0	$0	$0
7	Electrical	Replace light fixture with discolored lens above exterior Dock Area door	$749	5	$0	$0	$0	$0	$1,108	$0
8	Finishes	Replace ceiling tiles in Dock Area	$2,396	3	$0	$0	$2,915	$0	$0	$0
9	Flooring	Replace damaged floor tiles in Dock Area	$2,696	3	$0	$0	$3,280	$0	$0	$0
10	Division 10	Replace broken toilet stall door in Men's Toilets	$374	2	$0	$421	$0	$0	$0	$0
11	ADA	Provide accessible shower stall in Men's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
12	ADA	Provide accessible shower stall in Women's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
13	Division 6	Replace reception desk at Control Vestibule	$14,977	5	$0	$0	$0	$0	$22,169	$0
14	Finishes	Repair damaged drywall at column near first floor Control Vestibule reception desk	$374	4	$0	$0	$0	$493	$0	$0
15	Finishes	Replace ceiling tiles in Television Lounge	$599	2	$0	$674	$0	$0	$0	$0
16	Site	Replace damaged pavers at exterior patio in southwest corner of Lobby	$4,044	3	$0	$0	$4,920	$0	$0	$0
17	Finishes	Replace ceiling tiles in Aerobics Room	$13,778	2	$0	$15,499	$0	$0	$0	$0
18	Finishes	Repair damaged drywall ceiling in Aerobics Room	$45	2	$0	$51	$0	$0	$0	$0
19	Site	Repair cracked pavement on east side of Aerobics Room	$2,696	2	$0	$3,032	$0	$0	$0	$0
20	Site	Repair cracked pavement on north side of Child Care Playroom	$899	2	$0	$1,011	$0	$0	$0	$0
21	Site	Repair damaged grass near front entrance	$2,246	2	$0	$2,527	$0	$0	$0	$0
22	Division 9	Refinish rusted steel columns at north side of building	$2,995	3	$0	$0	$3,644	$0	$0	$0
23	Finishes	Replace ceiling tiles in office area on north side of building	$14,977	3	$0	$0	$18,221	$0	$0	$0

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24	Flooring	Replace flooring in office area on north side of building	$11,232	3	$0	$0	$13,666	$0	$0	$0
25	Finishes	Repair water damaged ceiling in Stair #2 from office area up to second floor	$2,246	3	$0	$0	$2,733	$0	$0	$0
26	Division 8	Replace rusted hollow metal door and frame at Stair #2 exterior wall	$4,493	2	$0	$5,054	$0	$0	$0	$0
27	Masonry	Repair cracked CMU wall in Soccer Vestibule	$1,498	4	$0	$0	$0	$1,971	$0	$0
28	Division 8	Replace damaged floor mounted door stops at Soccer Vestibule exterior doors	$4,193	5	$0	$0	$0	$0	$6,207	$0
29	Finishes	Replace ceiling tiles in corridor next to Soccer Field	$2,396	2	$0	$2,695	$0	$0	$0	$0
30	Flooring	Replace VCT floor in spectator area on east side of Soccer Field	$14,827	3	$0	$0	$18,039	$0	$0	$0
31	Flooring	Install rubber sports flooring on north, south and east walking surface outside Soccer Field	$26,209	2	$0	$29,482	$0	$0	$0	$0
32	Mechanical	Conceal exposed pipe and valve at Soccer Field spectator seating area	$1,498	2	$0	$1,685	$0	$0	$0	$0
33	Finishes	Repair/refinish drywall soffit above Soccer Field spectator seating area	$1,872	3	$0	$0	$2,278	$0	$0	$0
34	Mechanical	Replace damaged intake grille above Soccer Field spectator seating area	$374	5	$0	$0	$0	$0	$554	$0
35	Finishes	Repair/refinish drywall soffit above window on north side of Soccer Field	$936	3	$0	$0	$1,139	$0	$0	$0
36	Concrete	Repair concrete floor cracks on west side of Soccer Field	$2,696	3	$0	$0	$3,280	$0	$0	$0
37	Masonry	Repair cracked exterior masonry walls	$22,465	5	$0	$0	$0	$0	$33,254	$0
38	Site	Repair water damaged concrete walks at exterior downspout bases	$2,696	2	$0	$3,032	$0	$0	$0	$0
39	Life Safety	Reinstall guardrail at Soccer Field mezzanine floor opening	$3,744	2	$0	$4,212	$0	$0	$0	$0
40	Division 8	Replace damaged glass block unit at north wall of Soccer Field	$749	5	$0	$0	$0	$0	$1,108	$0
41	Comm	Raise height of scoreborard above walking track	$2,246	5	$0	$0	$0	$0	$3,325	$0
42	Finishes	Repair water damaged drywall soffit above east side of walking track	$1,498	4	$0	$0	$0	$1,971	$0	$0

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AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
43	Division 8	Replace window with broken seal on east side of walking track	$2,995	2	$0	$3,369	$0	$0	$0	$0
44	Finishes	Repair/refinish water damaged drywall surface on east side of Free Weight Area	$1,685	2	$0	$1,895	$0	$0	$0	$0
45	Division 9	Refinish rusted steel beam at curtainwall above main entrance	$749	3	$0	$0	$911	$0	$0	$0
46	Division 9	Refinish rusted exterior steel truss at roof extension above south side of entrance lobby	$1,498	3	$0	$0	$1,822	$0	$0	$0
47	Division 6	Refinish damaged plastic laminate storage unit near second floor reception desk	$374	4	$0	$0	$0	$493	$0	$0
48	Electrical	Replace water damaged electrical box in south toilet room on second floor	$374	2	$0	$421	$0	$0	$0	$0
49	ADA	Provide accessible toilet room on second floor (one of two toilet rooms is currently accessible)	$44,930	3	$0	$0	$54,664	$0	$0	$0
50	Finishes	Repair water damaged gypsum ceiling in Stair #3 at south side of building	$2,246	3	$0	$0	$2,733	$0	$0	$0
51	Masonry	Repair cracked CMU wall at northwest corner of walking track	$1,498	4	$0	$0	$0	$1,971	$0	$0
52	Division 7	Replace water damaged exterior soffits	$33,697	1	$33,697	$0	$0	$0	$0	$0
53	Masonry	Repair water damaged walls	$44,930	1	$44,930	$0	$0	$0	$0	$0
54	Division 7	Repair damaged downspouts	$14,378	1	$14,378	$0	$0	$0	$0	$0
55	Life Safety	Install removable guardrail at exterior door in second floor mechanical room	$1,318	1	$1,318	$0	$0	$0	$0	$0
56	Life Safety	Move section of guardrail under stair landing near climbing wall outside of stair footprint	$4,493	1	$4,493	$0	$0	$0	$0	$0
	Masonry	Exterior Tuckpointing & face Block Repair	$11,232	3	$0	$0	$13,666	$0	$0	$0
	Concrete	Repair cracks in truck dock concrete walls	$1,348	3	$0	$0	$1,640	$0	$0	$0
	Site	Repair cracks in sidewalks	$4,493	3	$0	$0	$5,466	$0	$0	$0
	Division 9	Exterior steel corrosion cleanup and paint	$1,123	3	$0	$0	$1,367	$0	$0	$0
	Division 9	Interior beam at track corrosion cleanup and paint	$187	3	$0	$0	$228	$0	$0	$0
	Division 9	Exterior lintel paint touchup	$1,498	3	$0	$0	$1,822	$0	$0	$0

SportsPlex - Estimate of Probable Cost

OWNER: Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER: 221136.00
LAST UPDATED: May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR: YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
	Mechanical	Janitor's Closet does not have required exhaust ventilation.	$1,123	2	$0	$1,263	$0	$0	$0	$0
	Mechanical	20 yr old RTU past life expectancy of 15 years. Recommend repalcement soon. (2 total)	$299,532	2	$0	$336,933	$0	$0	$0	$0
	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$804,992	3	$0	$0	$979,396	$0	$0	$0
		SUB-TOTALS	$1,540,426		$98,816	$503,251	$1,147,215	$7,292	$67,726	$0

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PD

POLICE DEPARTMENT

SITE AERIAL

FACILITY DESCRIPTION

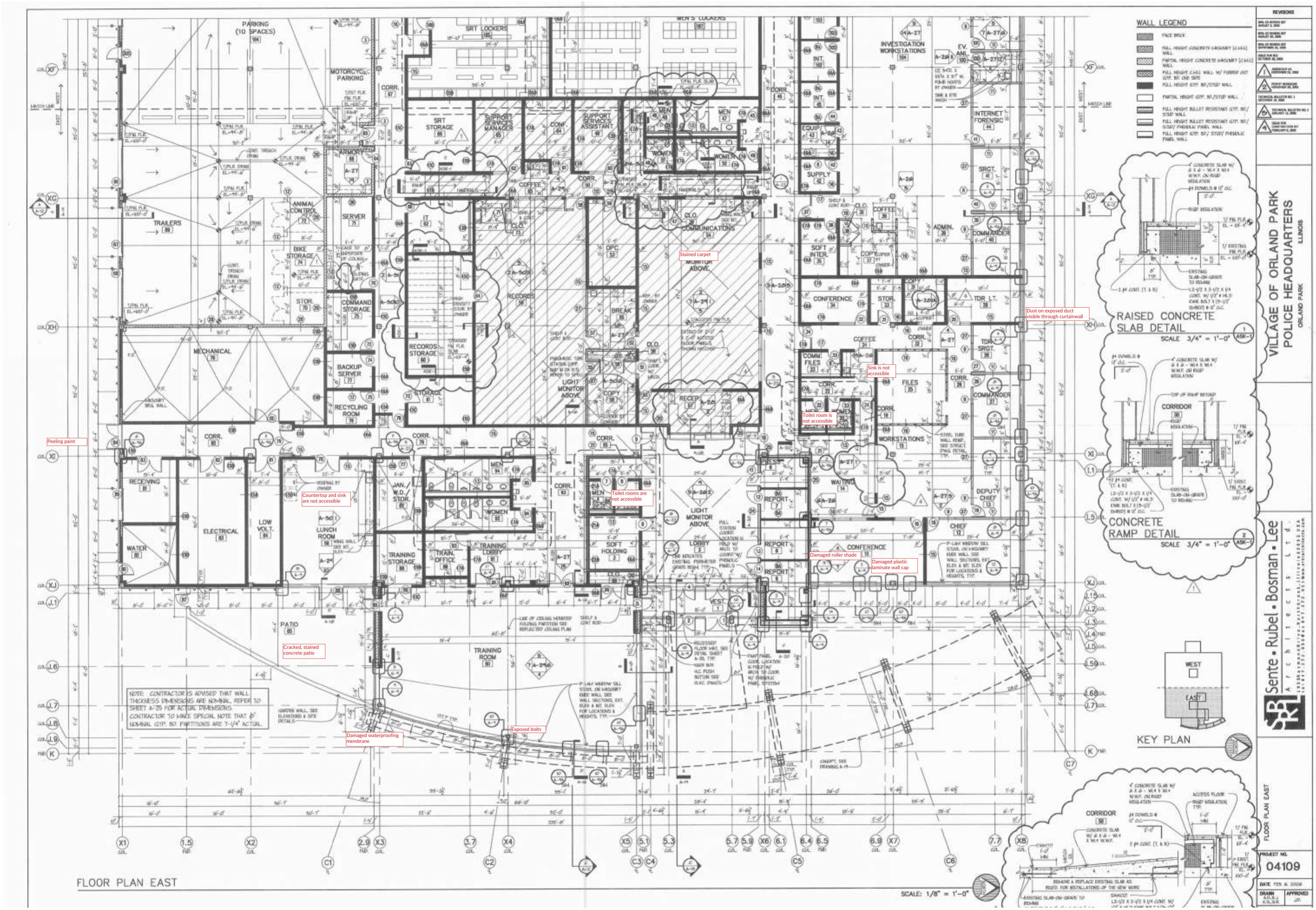
The Police Department is a 65,000 square foot LEED Gold rated facility that was converted from an abandoned warehouse building in 2007. The exterior walls consist of phenolic wall panels on metal stud framing, face brick on concrete block back-up, metal framed curtainwalls, and painted precast panels. A single ply roof, with elevated roof monitors to let light into the interior, covers the entire building. An evaluation of each component, its deficiencies, and recommended remedial action is listed below.

SITE ASSESSMENT

The Police Department is wrapped by parking lots on the east, south, and west sides, with a lawn area to the north. The site is in good condition, but one repair to consider would be the replacement of the cracked and discolored exterior concrete patio at the southeast corner of the building.

FIRST FLOOR PLANS

PARTIAL FIRST FLOOR - EAST ASSESSMENT PLAN

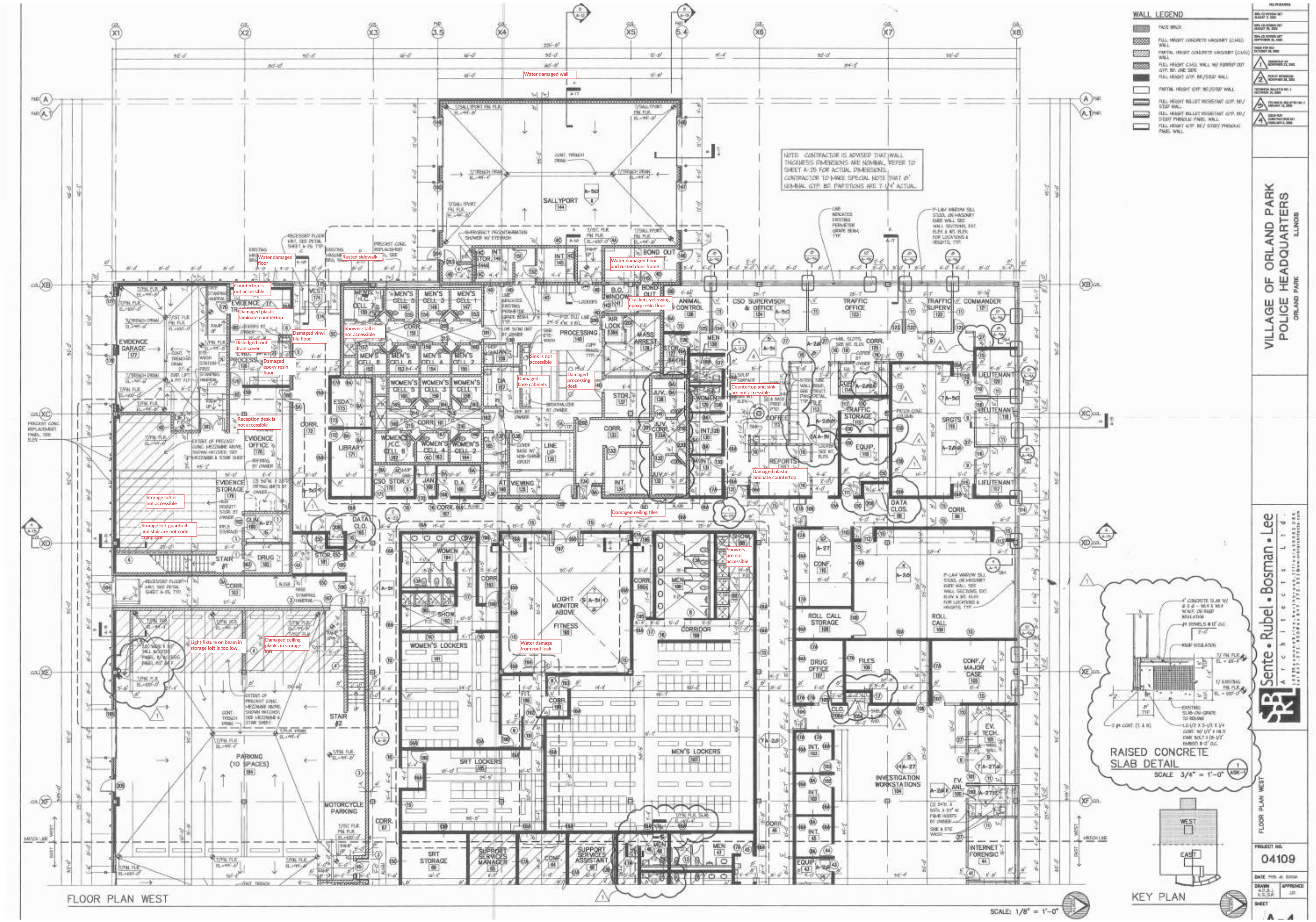


ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS

DESIGN | PERFORMANCE | SUSTAINABILITY


Water damaged wall
Water damaged floor
Rusted sidewalk
Water damaged floor and rusted door frame
Countertop is not accessible
Damaged plastic laminate countertop
Damaged vinyl tile floor
Shower stall is not accessible
Dislodged roof drain cover
Damaged epoxy resin floor
Cracked, yellowing epoxy resin floor
Sink is not accessible
Damaged base cabinets
Damaged processing desk
Countertop and sink are not accessible
Reception desk is not accessible
Damaged plastic laminate countertop
Damaged ceiling tiles
Storage loft is not accessible
Storage loft guardrail and stair are not code compliant
Showers are not accessible
Light fixture on beam in storage loft is too low
Damaged ceiling planks in storage loft
Water damage from roof leak
FLOOR PLAN WEST
SCALE: 1/8" = 1'-0"
RAISED CONCRETE SLAB DETAIL
KEY PLAN
VILLAGE OF ORLAND PARK
POLICE HEADQUARTERS
Sente • Rubel • Bosman • Lee
04109

ENVELOPE - ASSESSMENT

Phenolic Resin Wall System
The phenolic resin panel walls are in good condition.

Masonry Cavity Walls
The exterior face brick on concrete masonry unit walls are in good condition, but there is some water damage on the west side of the building, in the form of stained mortar and mildew on the bricks at the base of the wall, below a roof drain scupper. If not corrected, this will lead to deterioration of the bricks and mortar joints, and eventual water problems inside the wall. We recommend that the scupper outlet be adjusted to prevent water from draining onto the wall, along with cleaning, and tuckpointing of the soiled brick and mortar joints.

Curtainwall System
The curtainwalls are in good condition but there has been some water infiltration at the entrance vestibule in the southwest corner of the building, where water has rusted portions of the aluminum door frame and damaged the vestibule flooring. To correct this problem, we recommend regrading the exterior sidewalk to shed water away from the vestibule and replacing the rusted door components.

Aluminum Storefront & Window Systems
Water leaks at the base of the storefront assembly at the southeast corner of the building have led to damaged drywall, flooring, and door components. The water leaks should be investigated, and the storefront assemblies should be re-flashed or replaced.

DAMAGED WATERPROOFING MEMBRANE

WATER DAMAGED WALL

CRACKED, STAINED CONCRETE PATIO

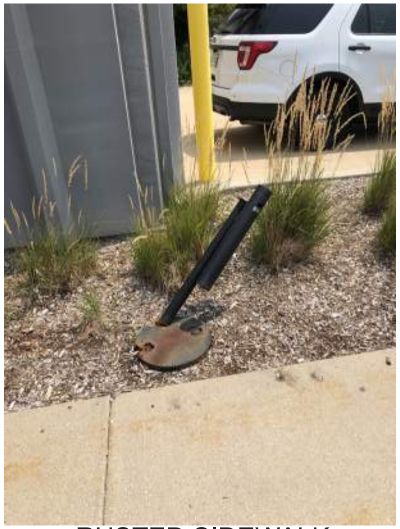
PEELING PAINT AT PRECAST WALL

ENVELOPE - ASSESSMENT

DUST ON EXPOSED DUCT VISIBLE THROUGH CURTAINWALL

RUSTED SIDEWALK

CRACKED, STAINED CONCRETE PATIO



RUSTED SIDEWALK

Painted Precast Walls
The paint has started to peel from the original precast wall panels. We recommend sanding, priming and repainting the affected wall surfaces.

Roof
The entire building is enclosed by a flat single ply membrane roof system with elevated glass-sided roof monitors to let light into the interior. The roof is in good condition, but a roof leak is present at one of the roof monitors above the fitness room. The roof leak should be investigated and repaired to avoid further damage.

DAMAGED CASEWORK - MISSING DRAWER FRONT / COUNTER AND SINK NOT ACCESSIBLE

DAMAGED WINDOW SHADE

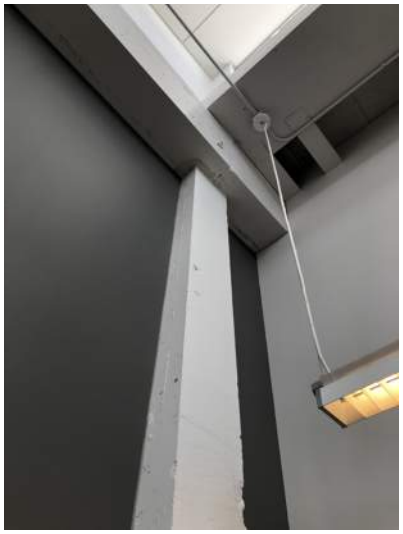
DAMAGED FLOOR

WATER DAMAGED FLOOR

DAMAGED CEILING TILES

DISCONNECTED ROOF DRAIN COVER AND INSULATION

DAMAGED CEILING TILES



WATER DAMAGE FROM ROOF LEAK

INTERIOR - ASSESSMENT

The Police Department interior finishes are in good condition and provide a bright clean work environment throughout. A few of the interior finishes do require attention, however, they are as follows:

- The carpet in the communications center is stained and requires replacement.
- The epoxy flooring in the holding cells and intake vestibule is cracked and stained and should be refinished.
- The plastic laminate cabinets and countertops throughout have been damaged, and in need of replacement.
- The concrete on the exterior patio is cracked and stained and should be refinished or replaced.

ADA Assessment

At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) requirements that buildings must meet today. As such, toilet rooms, shower stalls, countertops, and sinks are not ADA accessible. To bring the building up to the current ADA standards, we recommend renovating existing non-compliant single-user toilet rooms and providing at least one accessible shower stall in each locker room and jail cell, as well as removing, at a minimum, five-foot sections of countertops and replacing them with 34” high countertops, with ADA sink cabinets and faucets with accessible controls.

Estimated Life Expectancy

30+ Years.

COUNTER AND SINK NOT ACCESSIBLE

TOILET ROOM IS NOT ACCESSIBLE

RECEPTION DESK IS NOT ACCESSIBLE

STAINED CARPET

Location: East side.
Comments: None

01

Location: South side
Comments: None

03

Location: Easte side, south end
Comments: None

02

Location: West side, south end
Comments: None

04

Location: West side, Sally port
Comments: None

05

Location: West side & north side of sally port
Comments: None

06

Description

The Police Department is a single-story building 230 feet x 343 feet that is mostly rectangular with a garage/sallyport projecting from the west end. The east end of the building has a curved face with a curved canopy at the front entry. The roof framing is constructed of precast concrete planks spanning E-W to precast concrete beams spaced at approximately 6 feet on center to precast concrete girders that are supported by columns. The girder lines are spaced approximately 32 feet apart in the N-S direction and the columns are spaced approximately 32 feet on center in the E-W direction. The meeting rooms at the east end with the curved façade are constructed of steel bar joists supported by steel beams and the canopy at the east side is constructed of steel beams supported by steel columns. The columns are enclosed by metal panels.

Observation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

The roof structure was exposed in most areas of the building, with portions of the roof framing covered in certain areas by dropped ceiling tiles or suspended gyp ceiling structures covering portions of the ceilings. The portions of the roof covered with a dropped ceiling were viewed by periodically removing dropped ceiling tiles. The ability to remove ceiling tiles was limited in the holding rooms at the west end.

Location: West side, north end
Comments: None

07

Location: North side
Comments: None

09

Location: North side
Comments: None

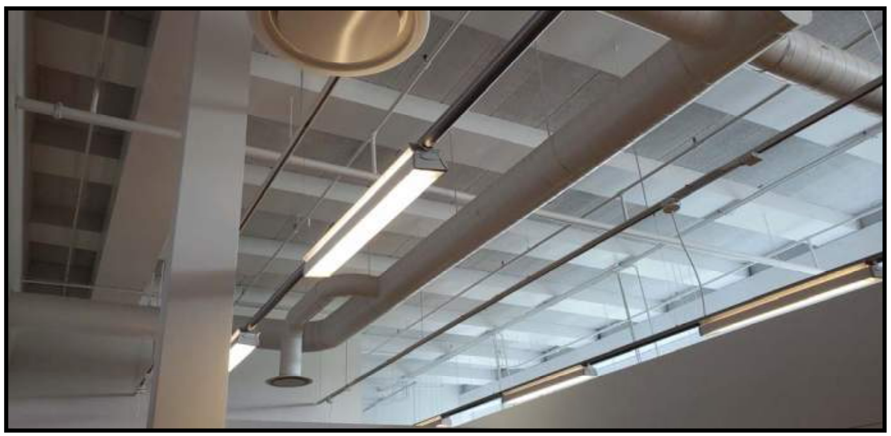
08

Location: North side
Comments: None

10

Location: Northeast corner
Comments: None

11



Location: Workstation room 15
Comments: None.

12

Observation

Observation began with a walk around the exterior of the building. See photo 1 for the east facade, photo 2 is the east facade at the south end, photo 3 shows the south facade, photo 4 is the west façade to the south of the sallyport and photo 5 is the west side of the sallyport, photo 6 is the north side of the sallyport, photo 7 is the west side of the north end of the building, photos 8 through 10 is the north side of the building, photo 11 is the northeast corner of the building. The lower portions of the north and east facades have brick with a metal panel over the windows. The south portions of the building are clad in a vertical metal panel. The sallyport is clad entirely in brick.

See photo 12 for a general photo of the structure in the Workstation room 15 looking west. There is a spall at the joint between the precast concrete planks as well as a spall over a wall at the north end of the building in Room 13 (see photo 13).

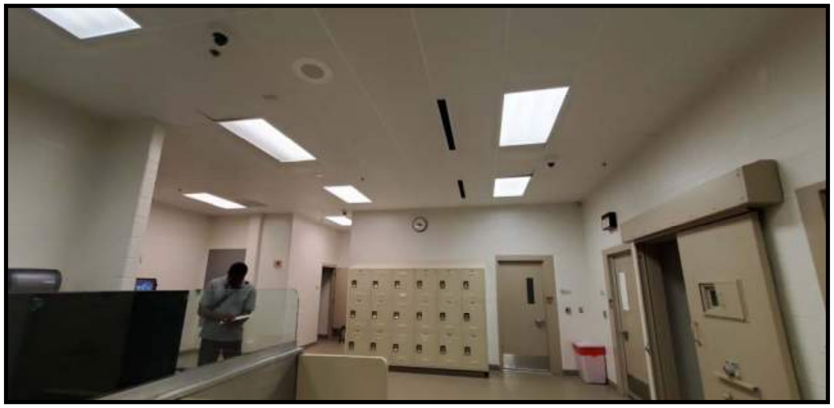
The framing was mostly obstructed in the corridors by suspended gyp ceiling structures but the beams could be viewed over the columns. One pair of beams in the north corridor towards the center of the corridor had some minor cracking at the bearing location (see photo 14).

The holding cell area had dropped ceiling tiles covering the structure. A few ceiling tiles were removed and reviewed in the processing room (see photo 15 for the area in question). No defects were observed in the areas where the ceiling tiles were removed (see photo 16). The ceiling tiles in the area of the actual holding cells and the corridors leading to them could not be removed (see photo 17). The roof framing structure for the sallyport to the west of the holding cell area was observed and no defects were found (see photo 18). The floor slab at the sallyport had a crack in the concrete slab at the corridor between the holding cell area and the sallyport (see photo 19).

The roof framing in the Evidence Office was observed and there appeared to be some spalling of the precast concrete planks at the joints in some locations (see photo 20). There is also a crack at the bearing point of one of the precast concrete beams that spans to the concrete girder (see photo 21). The precast concrete planks were also found to show signs of spalling in the Evidence Garage (see photos 22 & 23).

Location: Workstation room 15
Comments: Spalling at plank
13

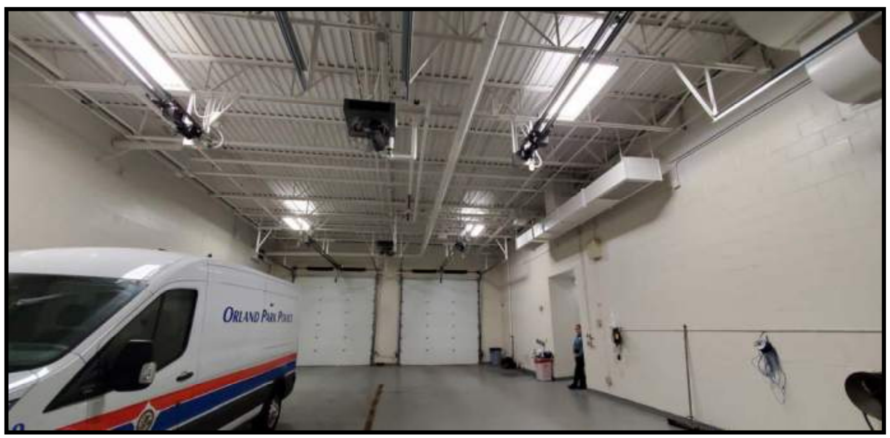
Location: North corridor
Comments: Cracks at beams bearing on column.
14



Location: Holding Cell
Comments: dropped ceiling
15

Location: Holding Cell.
Comments: Framing above ceiling tiles
16

Location: Corridor to holding cells
Comments: Ceiling tiles could not be removed 17



Location: Sally port looking north
Comments: None 18

Observation

There is some spalling at the precast concrete planks at the break room for the offices in the northwest corner of the building (see photo 24).

The Roll Call room has spalling at the precast concrete planks at the north end along the window (see photos 25 & 26). The concrete beam that runs E-W down the center of the Investigations Room has a crack visible at the top portion of the inverted T shape, between the beams that span N-S (see photos 27 & 28). There is also some spalling of the precast planks along the north wall in the Investigations room (see photo 29). There are multiple N-S beams at the Exercise Room that experience cracks at the bearing locations (see photos 30 & 31).

There were no obvious signs of distress at the framing in the locker rooms. The framing in the indoor parking space has some cracks in the concrete planks (see photo 32) and cracks in the beams at bearing locations (see photo 33) as well as one location where there is a hole visible in the plank (see photo 34). The cracks were more prevalent towards the east end of the space.

In the Dispatch Office there is a spall at the south end of one of the beams at the bearing location (see photo 35). The Records Office has a spall at the topside of a beam at bearing location at the north side of the girder that runs E-W (see photo 36). There are also areas where the edges of the plank are experiencing spalling (see photo 37).

The Training Room is framed with steel bar joists. The framing was mostly obscured by sections of ceiling covering portions of the framing (see photo 38). The framing that was visible appeared to be in good condition.

Location: Sally port
Comments: crack in slab at corridor leading to holding cells

19

Location: Evidence Office
Comments: Spalling of precast planks

21

Location: Evidence Office
Comments: Spalling of precast planks

20

Location: Evidence Garage
Comments: Spalling of precast planks

22

Location: Evidence Garage
Comments: Spalling of precast planks

23

Location: Breakroom, offices northwest corner
Comments: Spalling of precast planks

24

Conclusions

The cracks at the locations where the planks are bearing should be repaired to avoid failure in shear. We recommend using an epoxy adhesive crack repair. We recommend providing this repair within one year.

A lot of the spalling and cracking of the precast concrete planks have been in this condition for quite some time, possibly since the structure was built. This is evident by the fact that the crack and spalling is painted over. We recommend filling the cracks with an epoxy adhesive crack repair but this is a relatively low priority.

Location: Roll Call room.
Comments: Spalling of precast planks

25

Location: Investigations Room
Comments: Crack at top of T-shaped precast concrete beam

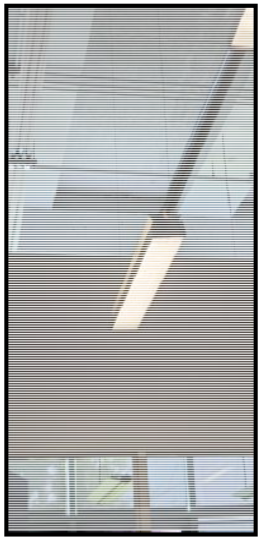
27

Location: Roll Call room.
Comments: Close up photo 25

26

Location: Investigations Room
Comments: Crack at top of T-shaped precast concrete beam

28



Location: Investigations Room 29
Comments: Spalling of precast planks

Location: Exercise Room 31
Comments: cracks at precast beams bearing on precast beam

Location: Exercise Room 30
Comments: cracks at precast beams bearing on precast beam

Location: Indoor Parking Area 32
Comments: Cracks in precast planks

Location: Indoor Parking Area
Comments: Cracks in beams at bearing locations

33

Location: Dispatch Office
Comments: Spall at beam

35

Location: Indoor Parking Area
Comments: hole in plank

34

Location: Dispatch Office
Comments: Spall at top of beam

36

Location: Records Office
Comments: Spalling at precast plank

37

Location: Training Room
Comments: None

38

Building Infrastructure – Mechanical

General

General ventilation is provided by a single air handling unit and VAV boxes. An outdoor chiller provides cooling to the air handler. A central boiler plant provides heating to the AHU and reheat to the VAV units. The AHU has a separate humidifier.

Revision Recommendations

1. Currently the AHU humidifier in not operational and modifications appear to have been made to the return ductwork. Recommend system be evaluated to ensure proper operation.

Building Infrastructure – Electrical

Power

The main electrical service is located in an electrical room on the first floor. A pad-mounted utility transformer to the southeast of the building supplies a 480Y/277V-3Ø-4W electrical distribution system to a 1600A main switchgear. The utility meter is mounted to the side of the main service enclosure. The 1600A main service is a switch type distribution with a 1600A main bolted pressure switch disconnect. Distribution to the building constitutes a mix of 480Y/277V and 208Y/120V via dry-type transformers.

Revision Recommendations

None.

Lighting

Interior and exterior lighting throughout the building is newer LED with proper lighting controls. Exit signs and emergency lighting appears to be sufficient.

Revision Recommendations

None.

Fire Alarm

The existing fire alarm system is an Edwards EST3 system. The building is protected by a sprinkler system. Fire alarm detection and signaling devices are present in most applicable spaces, including storage rooms and mechanical spaces. Visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors. Pull stations appear to be located at every exit door.

Revision Recommendations

None.

Building Infrastructure – Plumbing

General

An 8" combined water service provides both domestic and fire protection services. The main splits to a 4" fire service with RPZ and 3" domestic service with city meter and RPZ. There is a wet type, automatic sprinkler system. There are two (2) separate domestic hot water heaters providing hot water to fixtures. Both are gas fire, tank type heaters. One location has a single heater and the other has two. Both locations utilize a central TMV.

Revision Recommendations

1. Mop Sink basin missing separate RPZ for chemical feeder connection.
2. Comment: Current Illinois Plumbing Code does not allow the use of a central TMV. If work is done in the future on any plumbing items, this might need to get corrected.

Building Infrastructure – Fire Protection

General

An 8" combined water service provides both domestic and fire protection services. The main splits to a 4" fire service with RPZ and 3" domestic service with city meter and RPZ.

Revision Recommendations

None.

Police Department - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
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1	Flooring	Replace damaged / stained carpet in Communications Room	$7,413	5	$0	$0	$0	$0	$10,974	$0
2	General	Clean visible ductwork at curtainwall	$2,246	5	$0	$0	$0	$0	$3,325	$0
3	ADA	Provide accessible countertop sink and base cabinets in Coffee 24 area	$4,493	2	$0	$5,054	$0	$0	$0	$0
4	ADA	Provide accessible toilet rooms (4x)	$179,719	3	$0	$0	$218,656	$0	$0	$0
5	Site	Replace damaged roller shades in Conference Room	$449	5	$0	$0	$0	$0	$665	$0
6	Site	Repair damaged plastic laminate wall cap in Conference Room	$180	4	$0	$0	$0	$236	$0	$0
7	Division 5	Conceal steel bolts at base of concrete columns in Training Room	$749	5	$0	$0	$0	$0	$1,108	$0
8	Division 7	Repair damaged waterproofing membrane at base of wall outside Training Room and Patio	$2,621	5	$0	$0	$0	$0	$3,880	$0
9	Concrete	Repair cracked / damaged exterior concrete patio	$89,860	3	$0	$0	$109,328	$0	$0	$0
10	ADA	Provide accessible countertop and sink in Lunch Room	$8,237	2	$0	$9,266	$0	$0	$0	$0
11	Division 9	Repair peeling paint on exterior precast wall at south side of building near Receiving Area	$300	3	$0	$0	$364	$0	$0	$0
12	Masonry	Repair water damaged brick wall at west side of building below overflow scupper	$7,488	2	$0	$8,423	$0	$0	$0	$0
13	Division 8	Replace rusted door frame at Bond Out Vestibule	$2,246	2	$0	$2,527	$0	$0	$0	$0
14	Flooring	Replace water damaged VCT floor at Bond Out Vestibule	$1,078	2	$0	$1,213	$0	$0	$0	$0
15	Flooring	Replace damaged epoxy resin floor at Bond Out Window	$524	2	$0	$590	$0	$0	$0	$0
16	Flooring	Replace damaged epoxy resin floor in Mass Arrest area	$1,101	2	$0	$1,238	$0	$0	$0	$0
17	Site	Replace rusted section of sidewalk on west side of building	$1,797	5	$0	$0	$0	$0	$2,660	$0
18	Flooring	Replace water damaged VCT floor at Vestibule 174	$566	2	$0	$637	$0	$0	$0	$0
19	Division 8	Replace rusted door hardware at Vestibule 174	$2,995	2	$0	$3,369	$0	$0	$0	$0
20	Flooring	Replace damaged section of VCT floor in Evidence Transfer room	$101	2	$0	$114	$0	$0	$0	$0
21	ADA	Provide accessible countertop and cabinets in Evidence Transfer room	$5,616	2	$0	$6,317	$0	$0	$0	$0
22	Plumbing	Repair roof drain cover in Evidence Process room	$300	2	$0	$337	$0	$0	$0	$0

Police Department - Estimate of Probable Cost

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					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
23	Flooring	Repair damaged epoxy resin floor in Evidence Process room	$1,048	3	$0	$0	$1,275	$0	$0	$0
24	ADA	Provide accessible reception desk in Evidence Office	$2,995	3	$0	$0	$3,644	$0	$0	$0
25	ADA	Provide accessible shower stall in Men's Cells	$44,930	2	$0	$50,540	$0	$0	$0	$0
26	ADA	Provide accessible shower stall in Women's Cells	$44,930	2	$0	$50,540	$0	$0	$0	$0
27	ADA	Provide accessible countertop, sink and base cabinets in Processing 140	$8,237	2	$0	$9,266	$0	$0	$0	$0
28	Division 9	Refinish damaged prisoner desk in Processing 140	$1,498	5	$0	$0	$0	$0	$2,217	$0
29	ADA	Provide accessible countertop sink and base cabinets in Coffee 112 area	$5,991	2	$0	$6,739	$0	$0	$0	$0
30	Division 6	Replace damaged plastic laminate countertop in Reports 111 area	$5,616	3	$0	$0	$6,833	$0	$0	$0
31	Finishes	Replace damaged ceiling tiles in Corridor 157	$4,793	3	$0	$0	$5,831	$0	$0	$0
32	ADA	Provide accessible shower stall in Men's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
33	ADA	Provide accessible shower stall in Women's Locker Room	$29,953	2	$0	$33,693	$0	$0	$0	$0
34	Life Safety	Guardrail and stair at Evidence Storage Loft is not code compliant	$9,885	1	$9,885	$0	$0	$0	$0	$0
35	Roofing	Repair roof leak in fitness center	$7,488	1	$7,488	$0	$0	$0	$0	$0
36	Structural	Repair cracks in precast concrete beam bearing on girders in the investigation dept room, fitness room, interior parking garage, communications and records rooms	$8,986	1	$8,986	$0	$0	$0	$0	$0
37	Structural	Repair cracks/spalls in precast planks	$13,479	3	$0	$0	$16,399	$0	$0	$0
38	Plumbing	Illinois Plumbig Code requires separate RPZ for chemical feeder at mop service basins. Look into installing RPZ if chenical feeders are to be utilized.	$1,123	3	$0	$0	$1,367	$0	$0	$0
39	Plumbing	Domestic hot water utilizes a central thermostic mixing valve to deliver temip hot water to all fixtuers. Illinois plumbig code no longer allows the use of a centerl TMV. This will need to be corrected the next time the domestic hot water system is modified and inspected. (total 2 locations)	$0		$0	$0	$0	$0	$0	$0

Police Department - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
40	Mechanical	Main air handler has been modified since installation. Recommend review of system to ensure proper operation. The return / make-up air ductwork system has been modified / disconnected and the humidifier has been shut down.	$0		$0	$0	$0	$0	$0	$0
		SUB-TOTALS	$540,985		$26,359	$223,556	$363,698	$236	$24,829	$0

VC

VENTERANS CENTER

SITE AERIAL

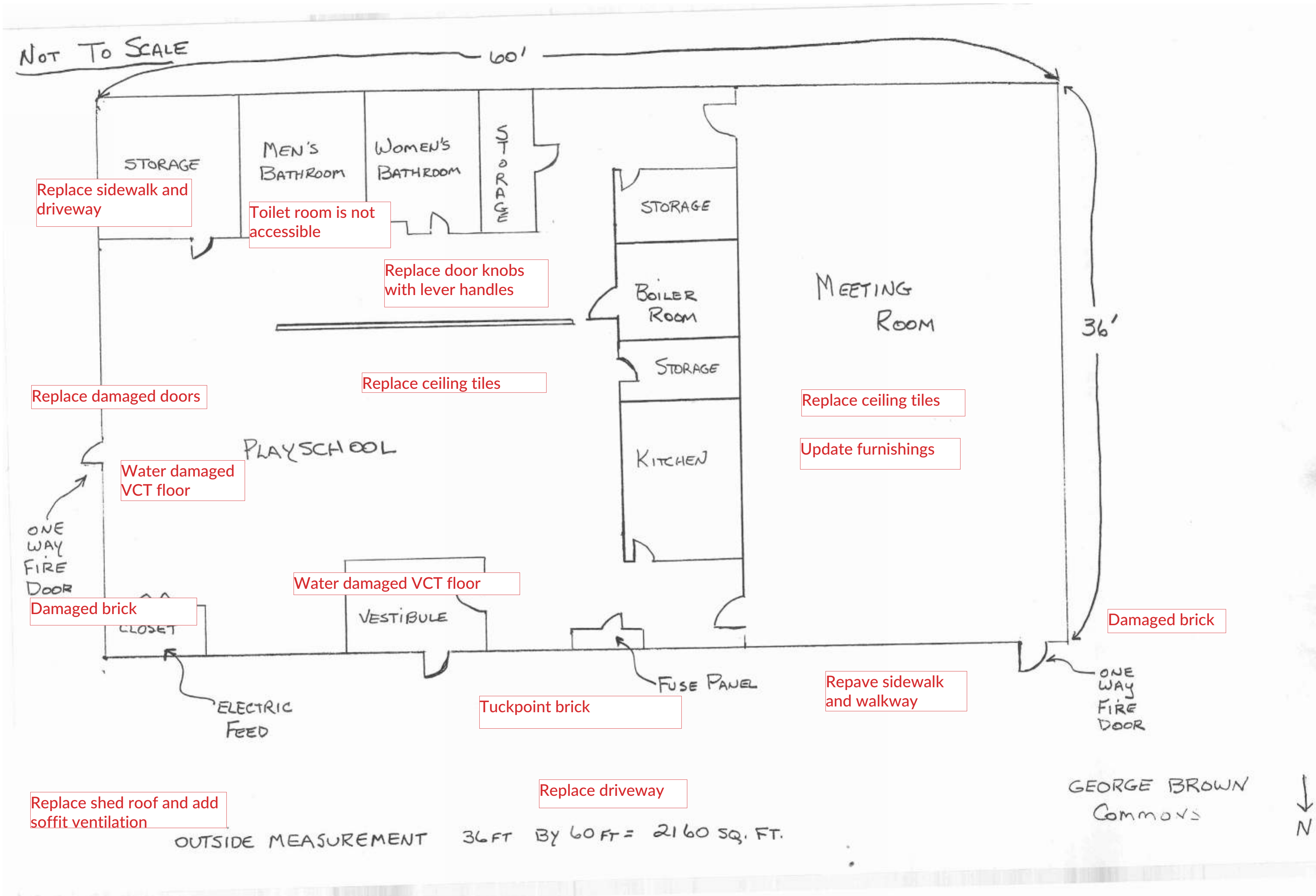
FACILITY DESCRIPTION

The Veterans Center hosts monthly meetings for local Veterans of Foreign Wars (VFW), a national organization that strives to improve the lives of war veterans and their Families. The main building contains a meeting room, classroom, kitchen, storage room and toilet rooms. A separate garage provides additional storage space. The exterior walls are composed of weathered brick with deep mortar joints to convey a distressed, bunker-like building appearance. Small rectangular window openings with circular light tunnels, and single aluminum and hollow metal door openings appear to have been punched into the masonry walls. The roof is a flat single ply membrane system with internal drains. An assessment of each component, its associated deficiencies and recommended repair is listed below:

SITE ASSESSMENT

The Veteran's Center sits on a lawn that overlooks West Avenue. The building and lawn are surrounded by asphalt paved parking lots and driveways on the north, west, and south sides. A storage shed is situated in the northeast corner of the site. The asphalt driveways and parking lots are in poor condition, and should be replaced. Furthermore, there is damage to the lawn area near the street which should be addressed to provide a more inviting front entrance to the building.

FRIST FLOOR ASSESSMENT PLAN



ENVELOPE - ASSESSMENT

SHED ROOF NEEDS REPLACING AND SOFFITS NEED ADDED VENTILATION

DAMAGED DOOR FRAME / DAMAGED SIDING

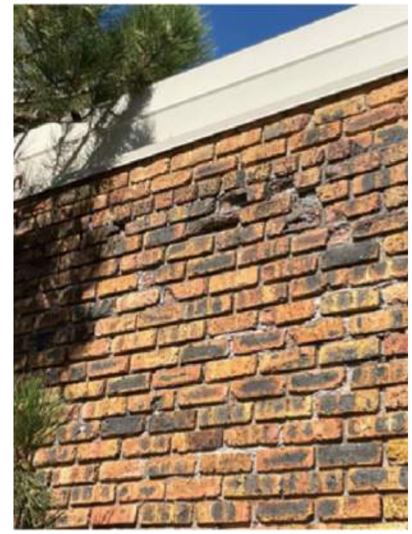
SHED ROOF NEEDS REPLACING AND SOFFITS NEED ADDED VENTILATION

DAMAGED SOFFIT / DAMAGED DOOR FRAME

<u>Storage Shed</u>
The shingles on the storage shed roof should be replaced, and ventilation should be introduced into the storage shed soffit to reduce the humidity in the roofing assembly.

MISSING MORTAR / TUCKPOINTING REQUIRED / DAMAGED BRICK / RUSTED LINTEL

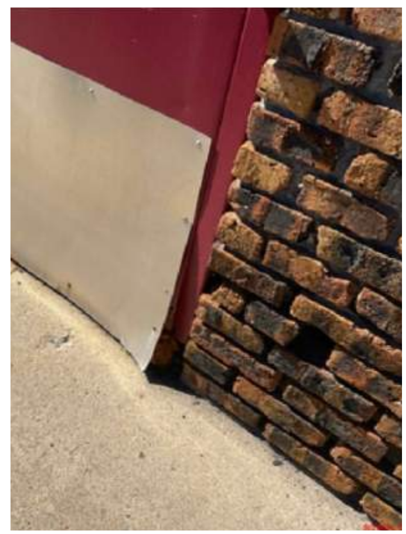
MISSING MORTAR / TUCKPOINTING REQUIRED / DAMAGED BRICK



DAMAGED BRICK

DRIVEWAY NEEDS REPLACING

SIDEWALK AND WALKWAY REQUIRE REPAVING



DAMAGED KICK PLATE / DAMAGED BRICK

DAMAGED BRICK WALL / DETERIORATED EXTERIOR DOORS

ENVELOPE - ASSESSMENT

DAMAGED BRICK WALL / DETERIORATE DOORS

CRACKED MASONRY WALL

DETERIORATED ROOF MEMBRANE

PONDING ON ROOF SURFACE

Masonry Cavity Walls

The individual bricks and the mortar joints are heavily damaged. The porosity of the bricks and the depth of the mortar joints traps water on the face of the building, thereby allowing it to erode the wall. This has resulted in areas of cracked or missing bricks and cracked or missing mortar. Extensive brick replacement, tuckpointing, and flashing repair will be required on all faces of the building.

Rectangular Windows

The small windows do not admit much light into the building, but they help to convey the image of a distressed bunker.

Aluminum Door

The aluminum door frame has started to rust due to moisture in the wall and the rusted steel lintel above. The lintel and door frame should be replaced.

Hollow Metal Doors

The hollow metal doors and frames have rusted beyond repair. Additionally, water at the door sill has damaged the flooring material inside the building. The hollow metal doors and frames should be replaced.

Roof

The roof does not slope correctly toward the roof drains, resulting in water ponding in multiple areas, and premature deterioration of the roof membrane. The current roofing installation is compromised and could contribute to water infiltration or structural damage if water is allowed to sit on the roof surface for prolonged periods of time. We recommend a complete tear-off and rebuild of the roofing system, including the insulation to ensure that the roof slopes correctly toward the roof drains.

DAMAGED CEILING TILE

WOOD PANELS IN MEETING ROOM

HOT WATER HEATER

TOILET ROOM IS NOT ACCESSIBLE

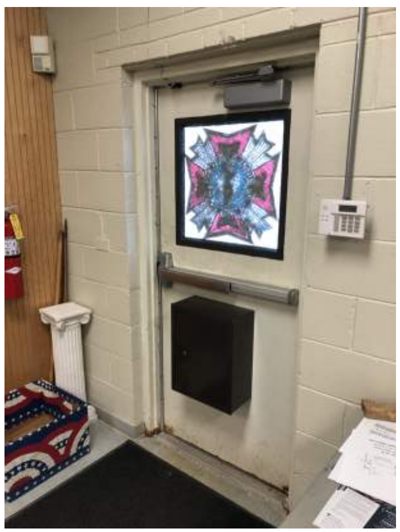
TOILET ROOM IS NOT ACCESSIBLE

RUST ON DRINKING FOUNTAIN

INTERIOR - ASSESSMENT

WATER DAMAGED VCT FLOORING

DETERIORATED DOOR AND FRAME / DAMAGED MASONRY AT LINTEL



DETERIORATED DOOR AND FRAME / DAMAGED MASONRY AT LINTEL

DOOR HARDWARE IS NOT ACCESSIBLE

VCT Floors
The VCT flooring in the Veteran's Center is suitable for its purpose, but it requires repair at the exterior doors where water entering the building has damaged the floor and eroded the concrete subfloor. Consideration should be given to replacing the flooring throughout the facility.

Acoustic Ceiling Tiles
The acoustic ceiling tiles are sagging and stained, and should be replaced.

Wood Wall Panels
Although dated, the wall panels, along with the wood display cases in the meeting room convey an atmosphere that is appropriate for the intended purpose of the room.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extent that buildings must meet today. As such, the toilet rooms and doorknobs are not ADA accessible. To bring the building up to the current ADA standards, we recommend renovating existing non-compliant toilet rooms, and replacing the doorknobs throughout the facility with lever handles for accessibility.

Estimated Life Expectancy
Less Than 5 Years.

Location: South wall of building, looking North.
Comments: Brick façade exhibits shrinkage cracking and brick facing spalling.

01

Location: Southwest corner of building, looking north.
Comments: Step cracking at corner and mortar pop out observed. Brick face spalling is also observed.

03

Location: South wall of building, looking northwest.
Comments: Brick façade exhibits shrinkage cracking and brick facing spalling.

02

Location: Southwest corner of building, looking north.
Comments: Step cracking at corner and mortar pop out observed. Brick face spalling is also observed.

04

Location: West wall of building looking east.
Comments: Shrinkage cracking and brick facing spalling observed. Step cracking around glass blocks. Lintel is falling way from brick façade bumpouts.

05

Location: West wall of building looking east.
Comments: Shrinkage cracking and brick facing spalling observed. Step cracking around glass blocks. Lintel is falling way from brick façade bumpouts.

06

Description

The veterans center is a single-story building with a brick façade. Existing drawings were not available to LEI at the time of the assessment. The building is rectangular in shape and is approximately 60 feet long by 40 feet wide. The building is constructed of exterior load bearing CMU walls supporting precast concrete planking for the roof system. The interior is subdivided with interior wood stud walls creating separate meeting rooms, restrooms, and storage closets. A partial attic area is located at the south east corner of the building. The general use for this building is meeting/gathering space for local veterans.

Observation

Observation began with a walk around the exterior of the building. See photo 05-07 for West side, photo 1 is the South side, photos 11-12 is the east side and photo 08 is the north side. The main entrance is located at the north wall, see photo 08. The front of the building is decorated with various brick façade protrusions supported by visible steel plate lintels. The brick façade exhibits shrinkage cracking and brick face spalling at various locations along all four exterior walls, see photos 01-12. The front of the building (west wall) exhibits step cracking around the glass block windows and lintel overhangs. The visible steel plate lintels were observed falling away from the brick façade thus not supporting the façade anymore, however the brick façade above did not exhibit visible cracking. See photos 05-07. Shrinkage and step cracking was observed in the CMU block around the glass block windows along the interior of the west wall. See photos 14-17.
The sidewalk along the north and east walls exhibits cracking and settlement issues. The sidewalk appears to be settling away from the building walls. Some differential settlement of the sidewalk was observed at the northeast corner of the building.
No additional structural concerns were visible in the interior of the building beyond issued address above for the west wall. See photos 13 and 18.

Location: West wall of building, looking south. 07
Comments: Close up view of lintel falling away. No observed cracking of brick above lintel. Observation consistent at lintel locations along west wall.

Location: North wall of building, looking south. 09
Comments: Shrinkage cracking and brick facing spalling observed. Some mortar pop out observed.

Location: North wall of building, looking south. 08
Comments: Shrinkage cracking and brick facing spalling observed. Some mortar pop out observed.

Location: Northeast corner of building, looking east. 10
Comments: The sidewalk appears to be settling away from the building foundation.

Location: Northeast corner of building, looking west.
Comments: Sidewalk exhibits settlement cracks and is settling away from the foundation.

11

Location: Southeast corner of building looking south.
Comments: Shrinkage cracking and brick facing spalling observed. Some mortar pop out observed.

12

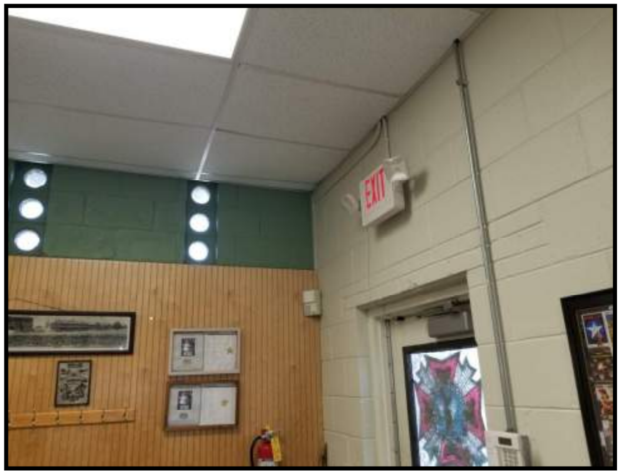
Conclusions

It is LEI's opinion that the building is adequate for its current purpose, which is meeting space, but we recommend fixing the issues as noted below. This building has numerous issues with the masonry that needs to be addressed. The cracks and spalling in the mortar joints should be tuckpointed and cracks through bricks/CMU should be replaced. The lintel plates supporting the brick façade bump-outs should be replaced as this is most likely inducing stress cracking around the block windows of the west wall. We recommend the cracks may be monitored at this time to verify whether the cracking has worsened but we recommend addressing the cracks and lintels as per the cost estimate timeline.

The cracks in the sidewalk and settlement issues may be tripping hazards. We recommend monitoring these cracks to verify that they are not worsening and these issues should be addressed as per the cost estimate timeline. We recommend repairing sidewalk by slab jacking by pumping a gout mixture or expansive polyurethane foam injection to raise the slab. The cracking should be repaired with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. A cheaper alternative may be to fully reconstruct the sidewalks.

STRUCTURAL ASSESSMENT

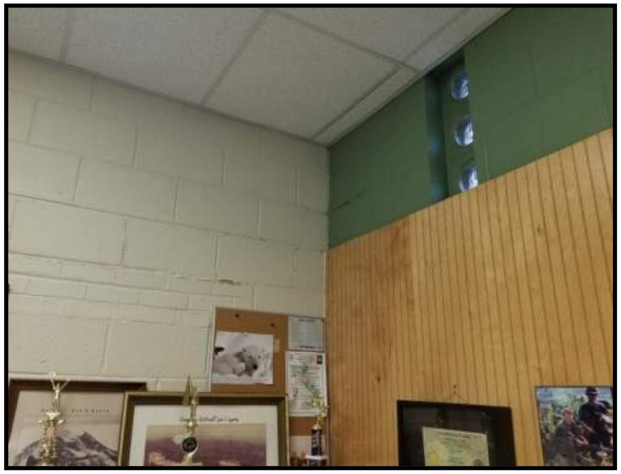
Location: East conference room looking at northeast corner of building. 13
Comments: General overview, no visible structural concerns.



Location: West conference room looking at north west corner.
Comments: Step cracking/shrinkage cracking was observed around glass block windows. 14

Location: West conference room looking west at west wall. 15
Comments: Step shrinkage cracking was observed around glass block windows.

Location: West conference room looking west at west wall.
Comments: Step shrinkage cracking was observed around glass block windows. 16



Location: West conference room looking at southwest corner of building.
Comments: Step cracking and vertical cracking of the CMU wall was observed at the corner.

17

Location: Approximately south-center of building at attic access hatch, looking at roof and south wall.
Comments: Roof systems appears to be precast concrete planks. No visible structural concerns.

18

Building Infrastructure – Electrical

Power

The main electrical service consists of two panelboards. A pole-mounted utility transformer supplies a 208Y/120V-3Ø-4W electrical distribution system to two 200A panelboards. The utility meters for each are located on the exterior of the north wall. The panelboards are each circuit breaker type with a 200A main circuit breaker.

Revision Recommendations

None.

Lighting

Interior lighting throughout the facility appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are old and inefficient. Exterior fixtures are older HID type.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls.

Fire Alarm

No fire alarm system exists. The building is not protected by a sprinkler system.

Revision Recommendations

1. Install new system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Mechanical

General

General ventilation is provided by furnaces within the building (gas fired heat and split DX cooling).

Revision Recommendations

None.

Building Infrastructure – Plumbing

General

Domestic water is provided by a 1” service with city meter, no RPZ. A gas fired; tank type HWH provides hot water to fixtures, no ET.

Revision Recommendations

1. Provide missing RPZ on service.
2. Provide missing ET on HWH.

Building Infrastructure – Fire Protection

General

Not Applicable.

Revision Recommendations

None.

Veteran's Center - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR: YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Site	Replace concrete walks, driveway and parking lot	$179,719	4	$0	$0	$0	$236,498	$0	$0
2	ADA	Provide two (2) accessible toilet rooms	$89,860	3	$0	$0	$109,328	$0	$0	$0
3	Finishes	Replace ceiling tiles	$11,981	3	$0	$0	$14,577	$0	$0	$0
4	Flooring	Repair water damaged floor at north vestibule	$13,629	2	$0	$15,330	$0	$0	$0	$0
5	Masonry	Tuckpoint exterior walls and replace damaged bricks	$33,697	2	$0	$37,905	$0	$0	$0	$0
6	Roofing	Replace shed roof	$5,392	5	$0	$0	$0	$0	$7,981	$0
7	Division 8	Replace rusted exterior doors and frames on east side of building	$8,986	1	$8,986	$0	$0	$0	$0	$0
8	Flooring	Repair water damaged floor at exterior east doors	$2,920	1	$2,920	$0	$0	$0	$0	$0
9	ADA	Replace doorknobs with lever handles	$1,498	1	$1,498	$0	$0	$0	$0	$0
10	Masonry	remove/replace lintel & CMU at west wall windows	$11,232	3	$0	$0	$13,666	$0	$0	$0
11	Life Safety	Install new fire alarm system to increase life safety for occupants.	$16,474	1	$16,474	$0	$0	$0	$0	$0
12	Plumbing	Domestic Service does not have backflow preventor (RPZ)	$2,246	1	$2,246	$0	$0	$0	$0	$0
13	Plumbing	Hot water heater does not have code required expansion tank	$2,246	1	$2,246	$0	$0	$0	$0	$0
14	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$13,179	3	$0	$0	$16,035	$0	$0	$0
		SUB-TOTALS	$393,061		$34,371	$53,235	$153,606	$236,498	$7,981	$0

PWD

PUBLIC WORKS DEPARTMENT

ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

SITE AERIAL

FACILITY DESCRIPTION

The Public Works Facility contains six buildings (South Vehicle Storage Garage, Public Works Offices, North Vehicle Storage Garage, Salt Storage Building, Vehicle Shop, and Truck and Salt Storage Garage) that are dedicated to the public works department staff and vehicles. Two smaller remote structures (the shooting range and training facility) are operated by the Orland Park Police Department. Building materials range from vinyl siding on wood studs to metal siding on a steel structure, to masonry cavity walls, to precast wall panels. Both aluminum framed, and glass block windows are utilized throughout the facility. The variety of materials poses several challenges. An evaluation of each component, its deficiencies, and recommended remedial action is listed below:

SITE ASSESSMENT

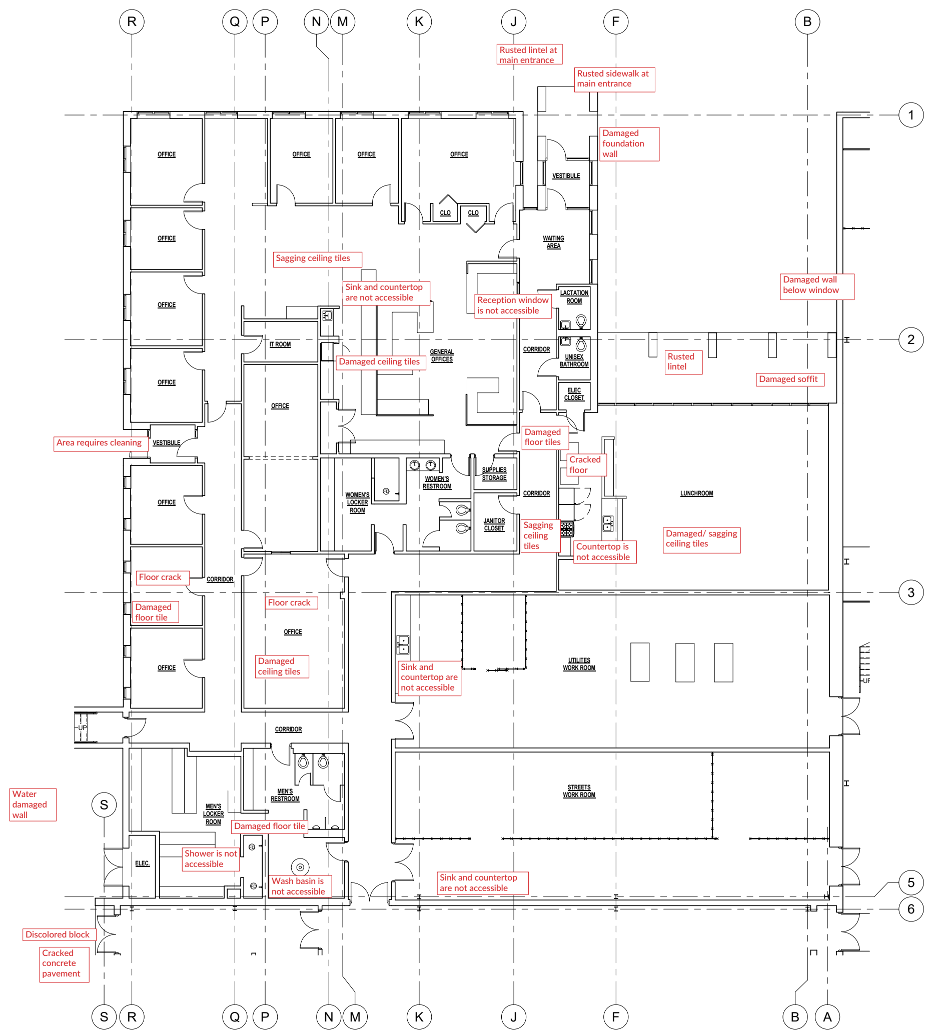
The Public Works Department occupies an expansive site that houses the public works facilities, along with a shooting range and an impound yard that are used by the police department. The majority of the site is paved with asphalt, but there are some lawn areas at the perimeter and around the shooting range. The site is enclosed by gates to limit public access.

The asphalt pavement should be resurfaced throughout, and there are some damaged areas that require replacement.

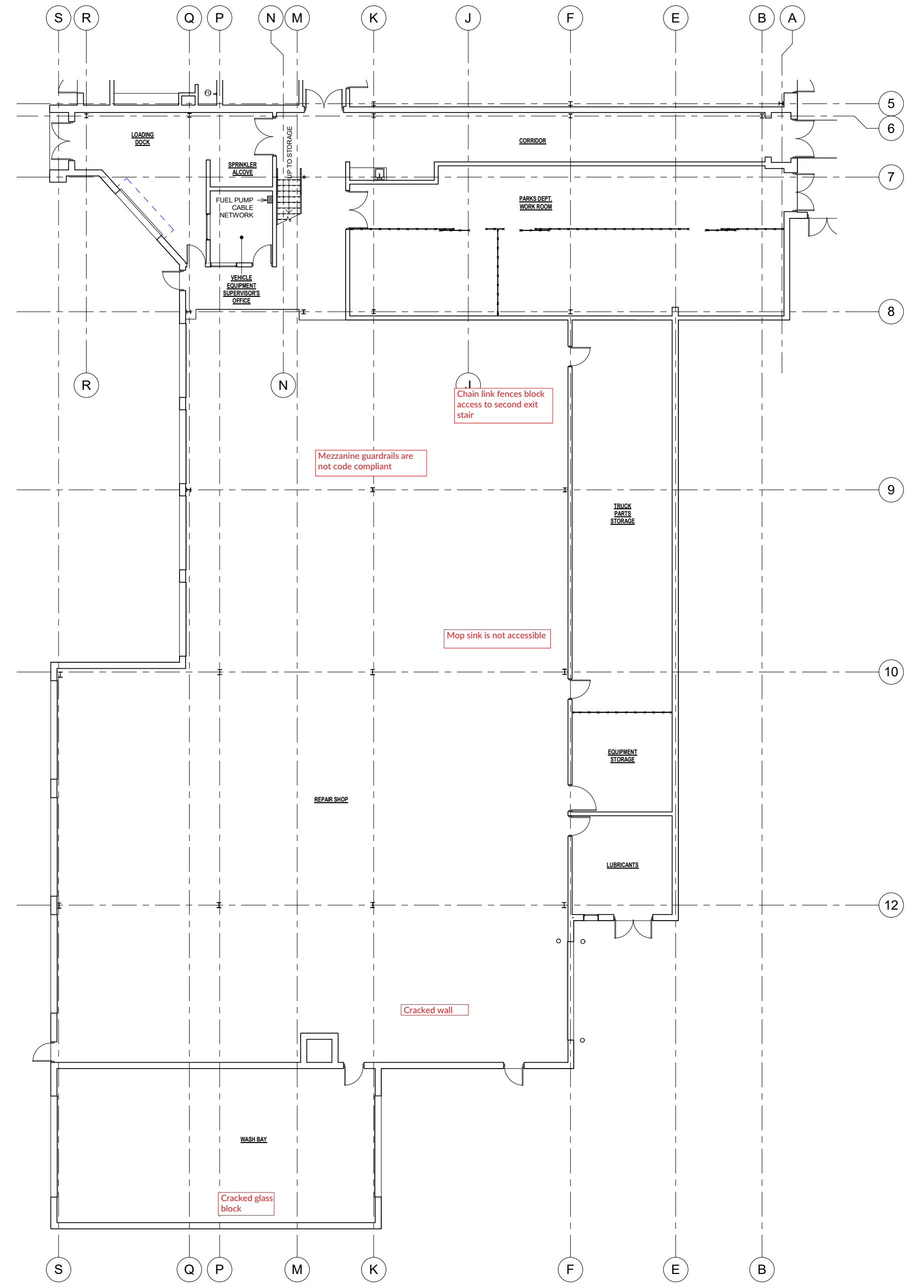
The majority of the lawns have been maintained, but there is a vegetated area at the southeast corner of the site that is overgrown, and through discussions with the public works staff, it appears that this area should be paved.

The main gate into the impound yard does not work properly, and presents a security concern. The remainder of the gates do not seem adequate for their purpose, therefore we recommend replacing all the gates.

LOWER & UPPER LEVEL FLOOR PLANS



PARTIAL ASSESSMENT PLAN - OFFICE & VEHICLE SHOP



PWD-2

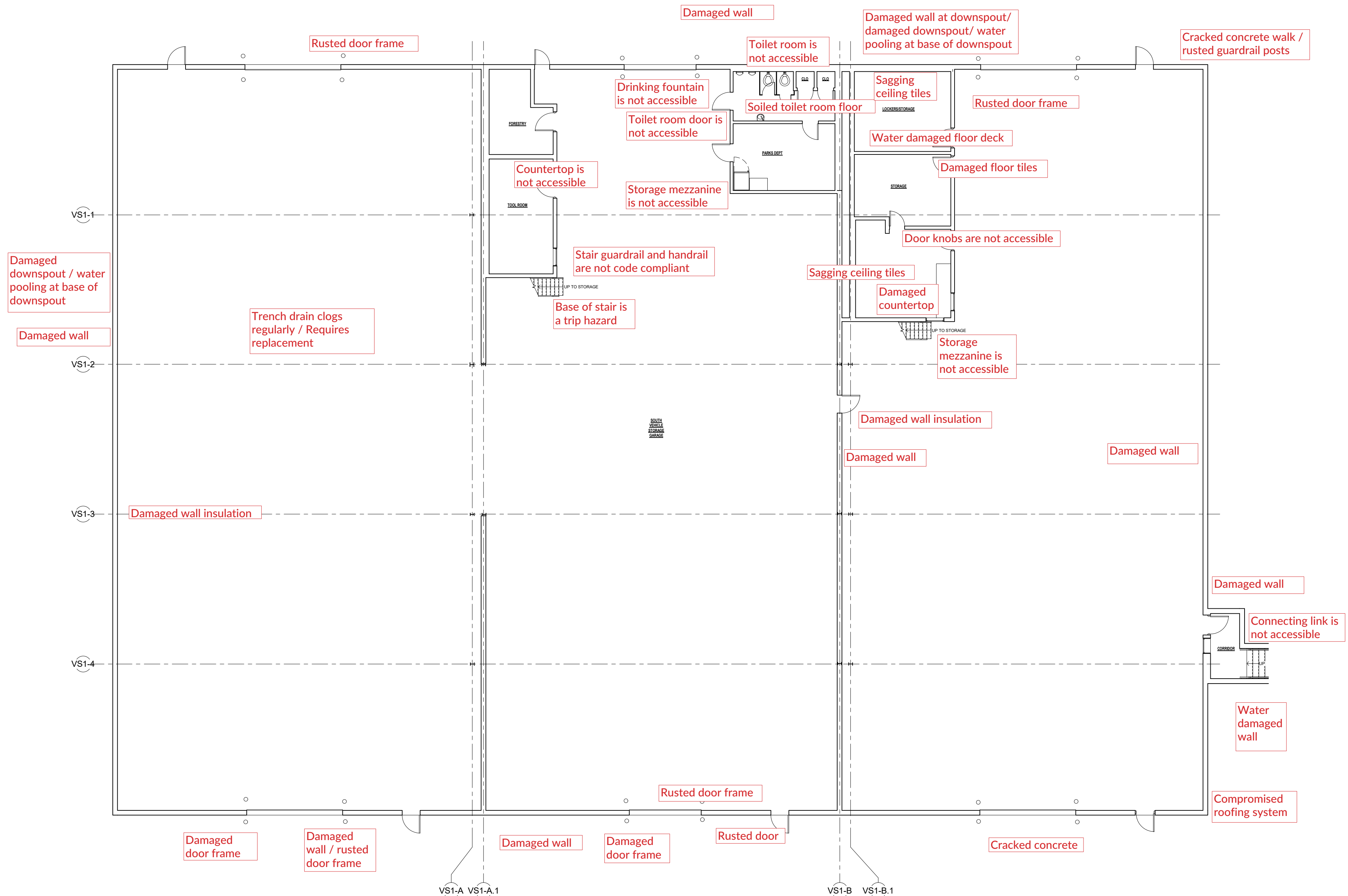
ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

PARTIAL ASSESSMENT PLAN - SOUTH VEHICLE STORAGE

BUILDING - ASSESSMENT



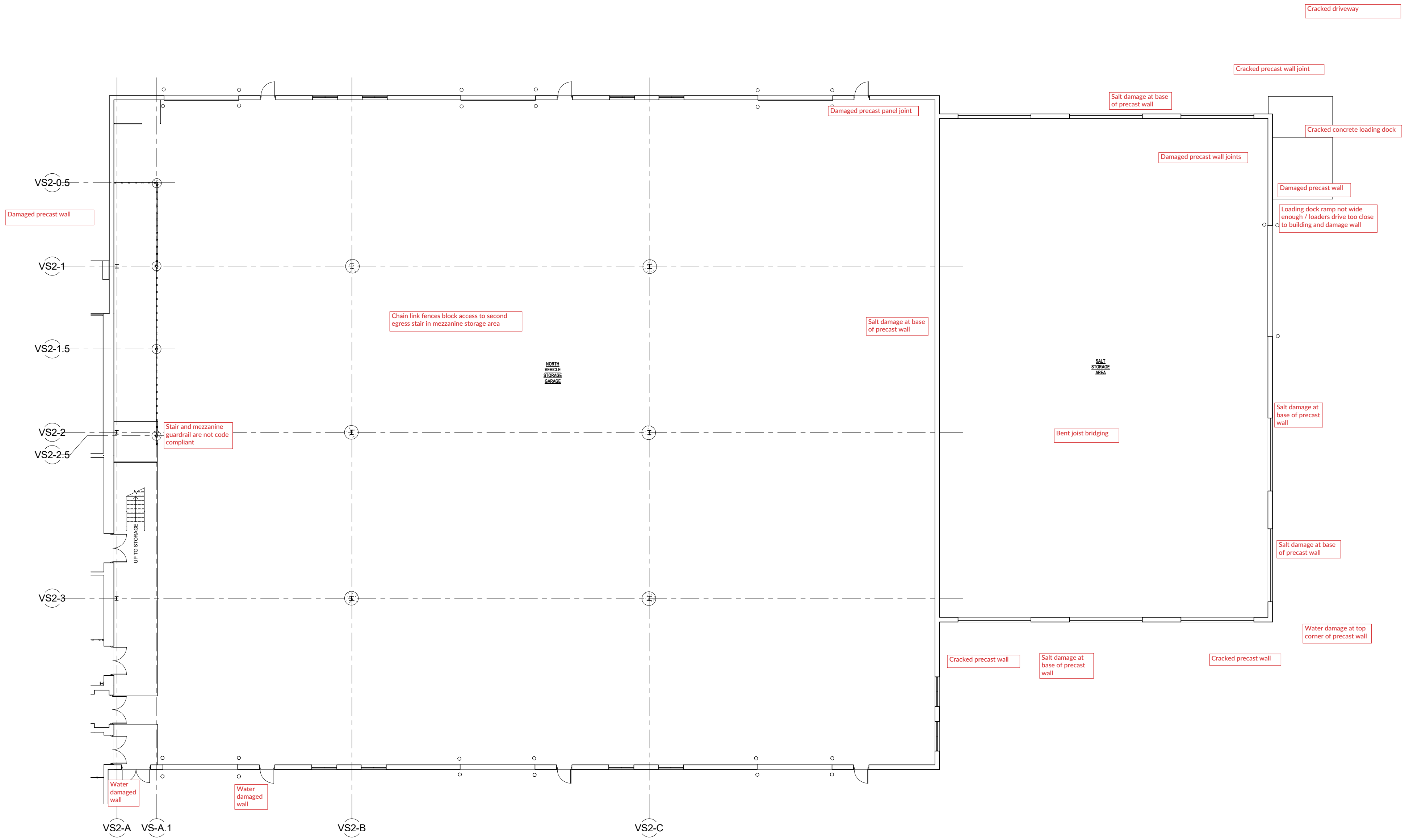
PWD-3

ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

BUILDING - ASSESSMENT



1 EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE
1/8" = 1'-0"

PWD-4

ORLAND PARK

2022 FACILITY ASSESSMENT

LEGATARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ENVELOPE - ASSESSMENT

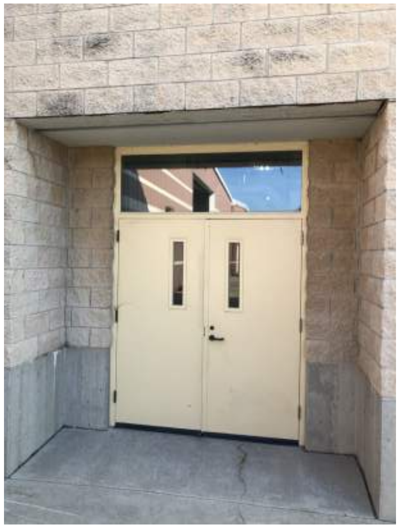
DAMAGED WALL AND DOWNSPOUT / WATER POOLING

DAMAGED WALL

WATER DAMAGED WALL

DAMAGED WALL AND DOWNSPOUT / WATER POOLING

DAMAGED WALL



WATER DAMAGED WALL / RUSTED LINTEL

Vinyl Siding

Vinyl siding encloses a small wood-framed building and shed that were built to serve as training and storage areas for the adjacent shooting range that is operated by the police department. The buildings were erected quickly, and do not meet the minimum code requirements for occupied spaces. Furthermore, the shooting range is not properly enclosed or ventilated, and therefore dangerous to the public and the building occupants. We recommend that these structures be dismantled and reconstructed in a manner that is compliant with the current building codes.

Metal Siding

Metal siding encloses the South Vehicle Storage Garage which houses Public Works Department vehicles, as well as staff workshops and toilet room facilities. This analysis will not discuss this garage in depth, as we consider the building to be beyond its useful life and undertaking repairs to bring it up to contemporary standards would be more costly than constructing a new facility.

Masonry Cavity Walls

The exterior masonry walls that enclose the Public Works Offices and the Vehicle Shop are a combination of split face block, or face brick on back-up concrete masonry units. The masonry walls are in relatively good condition, but there is water damage at the connecting link between the Public Works Office and the South Vehicle Garage, and at the connection between the Public Works Office and the North Vehicle Storage Building. There is also water damage above and below the glass block window assemblies in the Vehicle Shop wall. To correct the problems, we recommend removing and rebuilding the water damaged sections of masonry along with replacing the flashings above and below the window assemblies.

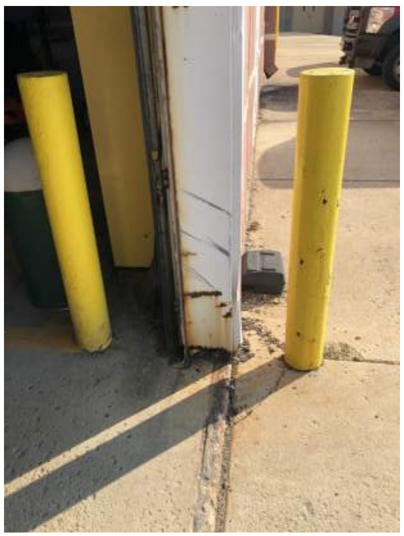
RUSTED SIDEWALK AT ENTRY

DAMAGED SOFFIT

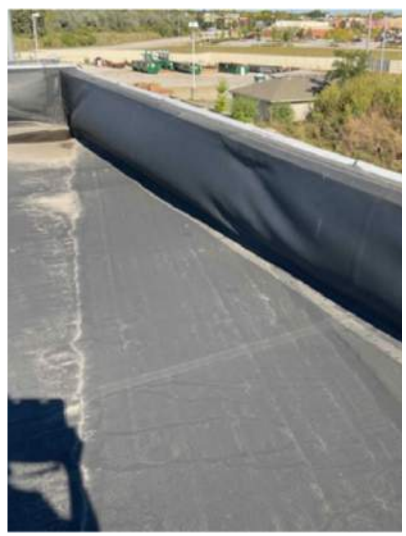
DAMAGED, RUSTED PRECAST WALL PANEL

DAMAGED GLASS BLOCK WINDOW

CRACKED CONCRETE WALK / RUSTED GUARDRAIL POSTS



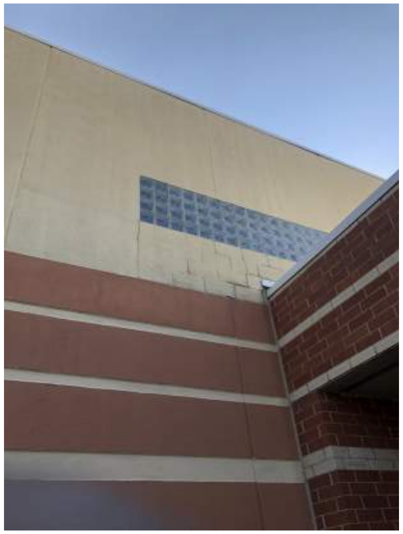
RUSTED DOOR FRAME



ROOF MEMBRANE SEPARATED FROM PARAPET WALL

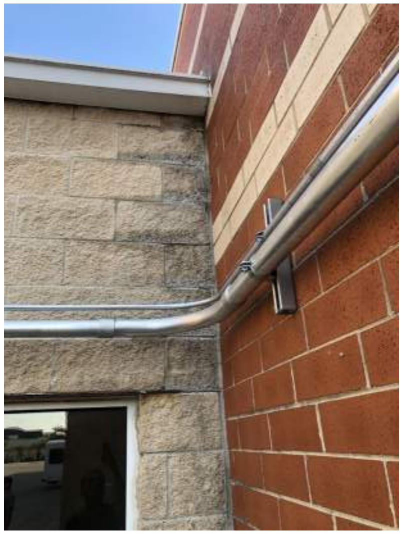
BUBBLING AT ROOF MEMBRANE SEAMS / STAINED ROOF SURFACE / SOME PONDING

CRACKED CONCRETE PAVEMENT

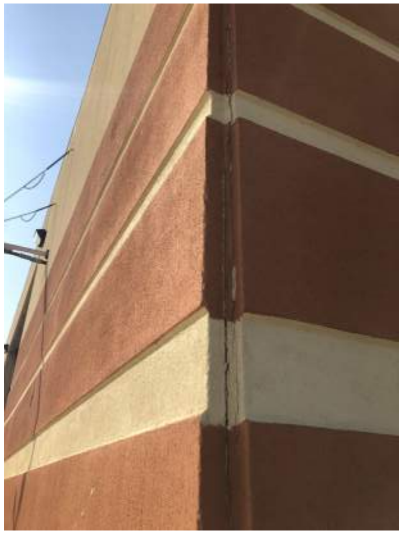


DAMAGED PRECAST WALL

CRACKED PRECAST WALL



WATER DAMAGED WALL



CRACKED PRECAST WALL JOINT

SALT DAMAGE AT BASE OF PRECAST WALL

ENVELOPE - ASSESSMENT

Precast Wall Panels
The precast walls on the North Vehicle Storage and Salt Storage Buildings have been subjected to damage from vehicles, and corrosion from salt, and have failed at numerous locations. The failures range from wall cracks to joint failures, to precast panel sections that have shifted out of plane. The precast failures are structural issues, that will be discussed later in this document.

Aluminum Windows
The aluminum windows are in good condition.

Glass Block Windows
There are numerous incidences of damaged glass blocks that require replacing. Due to the age of the system, and the difficulty associated with replacing individual blocks, consideration should be given to replacing the entire glass block window assemblies with standard glazing.

Roof
The Public Works Offices, North Vehicle Storage Building, Salt Storage Building, Vehicle Shop, and Truck and Salt Storage Building are individually enclosed by flat single ply membrane roof systems of varying ages. Each roof appears to be performing as intended.
The gun range and training room facilities are enclosed by asphalt shingle roofs that could potentially outlast the buildings that they cover. It should be noted, however, that the training facility does have a roof leak that has resulted in water damage to the gypsum board ceiling below.
The South Vehicle Storage building has a sloped metal roof and external gutter system that has failed. Water leaking from the gutters and downspouts has damaged the metal wall siding and the pavement below. Extensive roof repairs are required to make the building watertight.

DAMAGED WALL

CRACK IN CONCRETE SLAB / DAMAGED, MISSING FLOOR TILES

SALT DAMAGE AT BASE OF PRECAST WALL

MEZZANINE IS NOT ACCESSIBLE

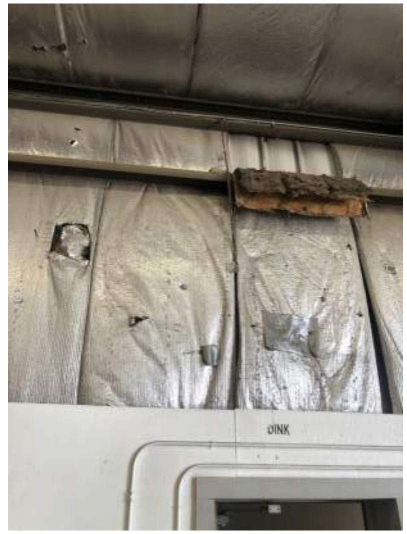
WATER DAMAGED WALL AND CRACK

MOP SINK IS NOT ACCESSIBLE

INTERIOR - ASSESSMENT

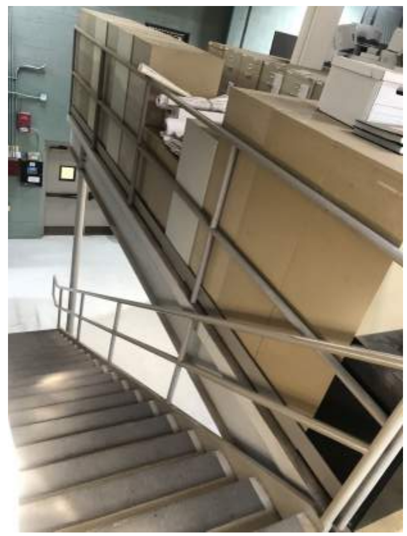

FLOOR CRACK


WATER DAMAGED FLOOR DECK


DAMAGED, EXPOSED WALL INSULATION


DAMAGED, SAGGING CEILING TILES


COUNTER AND SINK ARE NOT ACCESSIBLE


STAIR GUARDRAIL AND HANDRAIL NOT CODE COMPLIANT

The Public Works Facility flooring includes the following materials:

- Ceramic tile in the main lobby and toilet rooms.
- VCT in the corridors, lunchroom, training rooms and locker rooms.
- Carpet in the administrative offices.
- Concrete floors in the garages and storage mezzanine.

Apart from the concrete floors in the garages and storage mezzanine, each of the flooring types listed above is dated and/or damaged and should be replaced to bring the facility up to the standards of contemporary workplaces.

The acoustic ceiling tiles throughout the facility are sagging and stained, and should be replaced, while the gypsum board walls require repainting.

ADA Assessment

At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extents that buildings must meet today. As such, toilet rooms, shower stalls, countertops, and sinks are not ADA accessible, and the metal guardrails that surround the storage mezzanine do not comply with the 4" diameter sphere rule. To bring the building up to the current ADA standards, we recommend renovating existing non-compliant toilet rooms and locker rooms, replacing, or retrofitting the existing guardrails, and removing, at a minimum, five-foot sections of countertops and replacing them with 34" high countertops, with ADA sink cabinets and faucets with accessible controls.

Estimated Life Expectancy

10 to 15 Years.

01

Location: South Vehicle Storage
Comments: None

02

Location: North Vehicle Storage
Comments: None

03

Location: Office
Comments: None

04

Location: Vehicle Shop
Comments: None

STRUCTURAL ASSESSMENT

05

Location: Salt Storage
Comments: None

06

Location: Truck & Salt Storage
Comments: None

Description

The Public Works Facility is a series of buildings consisting of 7 buildings total. The main portion is T-shaped and consists of the South Vehicle Storage (see photo 1) and North Vehicle Storage (see photo 2) with Offices in between (see photo 3) with the Vehicle Shop to the east (see photo 4). A Salt Storage building (see photo 5) is connected to the north of the North storage building. A standalone Truck & Salt Storage building (see photo 6) is located to the north of the Vehicle Shop. A separate freestanding Shooting range (see photo 7) is located north of the Truck & Salt Storage building. For the purpose of this report the 7 buildings will be addressed individually.

South Vehicle Storage

This consists of 3 nearly identical buildings constructed of steel beams with a double pitched top portion of the beam spanning N-S across the width of the garage to steel columns at each end.
Steel purlins span E-W to the steel beams. The roof deck is obscured by paneling. The exterior walls are corrugated metal panels. Interior non-load bearing walls separate the 3 garages. The garages have large truck sized roll up doors at the east and west ends of each building.

North Vehicle Storage

This building is framed with metal deck on steel bar joists spanning north-south to steel beams that run east-west at the interior and bear on precast concrete panel walls at the exterior. There are two lines of steel beams supported by 3 columns in each row. The north wall of the space separates it from the Salt Storage and the south wall separates it from the Offices. There are three large truck sized roll up doors at the east and west ends of the building.

Offices

The framing for the most of the office space is obscured by dropped ceiling tiles. LEI was able to view the framing by lifting ceiling tiles sporadically. It was determined that this area is framed with metal deck spanning to steel bar joists that are supported by steel beams.

07

Location: Shooting Range
Comments: None

07

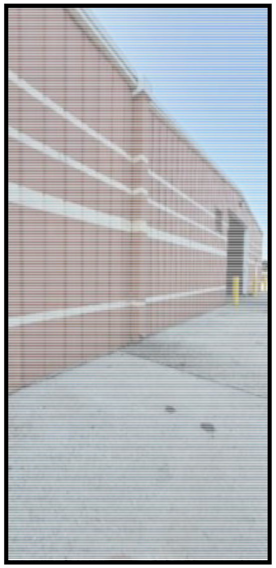
Location: Shooting Range
Comments: None

08

Location: South Vehicle Storage
Comments: Roof drain

08

Location: South Vehicle Storage
Comments: Roof drain



09

Location: South Vehicle Storage
Comments: Roof drain

10

Location: South Vehicle Storage, west wall
Comments: Damage to panel

Vehicle Shop

This space has a large open garage in the center with small offices to the north and east with a storage mezzanine above the offices. A small separate building to the north is a car wash for large trucks with large overhead doors to the north and south ends. This area is framed with metal deck to steel bar joists spanning east-west to steel beams spanning north south over the mezzanine and the two story garage space. The beams are supported by steel columns. The exterior walls are constructed of split faced concrete masonry units (CMU). There are multiple large overhead garage doors on the south wall of this space.

Salt Storage

The Salt storage is framed with metal deck on steel bar joists spanning north-south to the precast concrete panel exterior walls (see photo 47). There is a single large door on the north end with a ramp toward the parking area to the west along the wall. The wall to the south separates this space from the North Vehicle Shop.

Truck & Salt Storage

This building is constructed of precast concrete panels at the exterior with metal deck spanning to steel bar joists that bear on the precast concrete panels. The interior is divided into two spaces, one of which forms an L-shape (see photos 58 & 59). There is an interior load bearing precast concrete wall with a steel beam that spans the remaining portion of the L-space. The L-space houses tanks that hold beet juice for melting snow. The square space holds materials such as dirt and gravel (see photo 60).

Shooting Range

The shooting range is constructed of gabled wood trusses spanning E-W. The facility was designed as an open building with the walls consisting of wood fences built just short of the supporting beams on the east and west sides. The south end, where the shots are directed, was constructed of blocks. Concrete slab on grade is at the base.

11

Location: South Vehicle Storage, east wall
Comments: damage to panel

12

Location: South Vehicle Storage, east wall
Comments: damage to panel

13

Location: South Vehicle Storage, north building
Comments: None

14

Location: South Vehicle Storage, center building
Comments: None

15

Location: South Vehicle Storage, south building
Comments: None

16

Location: South Vehicle Storage, south building
Comments: None

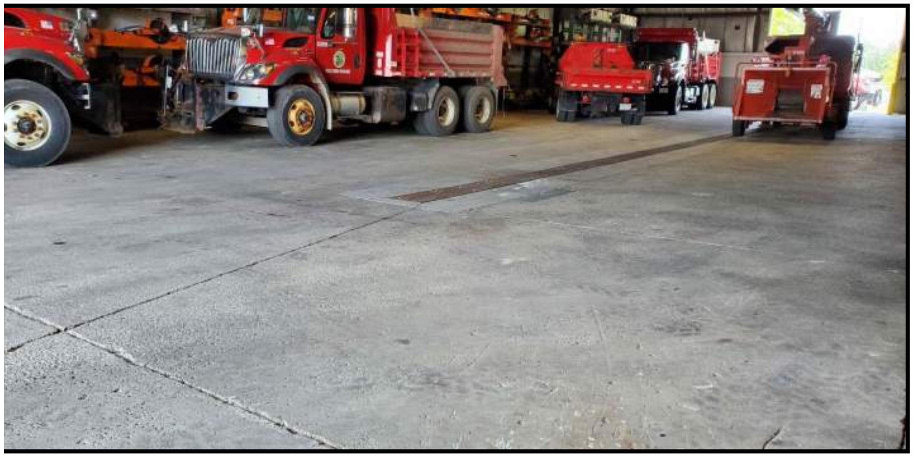
Obersvation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

South Vehicle Storage
The exterior walls are corrugated metal panels that were obscured from the inside by paneling. These panels also obscure the exterior columns. The roof is drained to the center between each building then to a scupper and a vertical drain pipe. The water ejects from the base of the drain pipe to the concrete drive that is to the west of the building (see photos 8 & 9) where the water can pool on the drive. This may have a negative effect on the foundations and the drive if the water doesn't flow away from the building. The exterior metal panel is damaged at the base at several locations around the building (see photos 10 at west wall and 11 & 12 on the east wall). The interior can be viewed in photo 13 at the north portion of the building. Wood framed offices are built inside the north and center portion of the building (see photo 14). The framing of the ceiling is obscured by the ceiling with the exception of an area where a small hole occurs. There is some residue on the steel framing & deck panels in the northwest corner of the building at the south end (see photos 15 & 16). LEI was informed that the vehicles that carry the beet juice that is used to melt snow are typically stored in that corner. It is our belief that the residue is due to the proximity of the beet juice.

There are shrinkage cracks in the concrete slab (see photo 17).

North Vehicle Storage
The interior space is shown in photo 18. There is some damage to the precast concrete wall panels on the exterior (see photo 19). There are glass block windows on the south wall above the roof of the Offices where it appears that the bottom portion of the window was blocked in with CMU (see photo 20). There appears to be some spalling of the mortar joints of the CMU.



17

19

Location: South Vehicle Storage, south building
Comments: cracks in slab

Location: North Vehicle Storage, exterior precast panel
Comments: damage to panel

18

20

Location: North Vehicle Storage, looking north
Comments: None

Location: North Vehicle Storage, south wall at Office
Comments: cracks in mortar of CMU blocks


21

Location: North Vehicle Storage, looking northwest
Comments: None


22

Location: North Vehicle Storage, north wall
Comments: cracks in top of foundation wall

Obersvation - Continued

North Vehicle Storage - Continued

The roof framing appears to be in adequate condition (see photo 21). The precast concrete panel walls appeared to be in adequate condition on the inside with the exception of the north wall that separates this space from the Salt Storage. At the north wall there is cracking at the top of the concrete foundation wall that extends a few inches above the top of the slab at the east end (see photo 22). There is cracking in the panels at the steel plates at the base of the panels (see photo 23). It is believed that this occurs at approximately the location where the east wall of the salt storage meets the north wall of the North Vehicle Storage. Photo 24 shows the north wall at the east corner with the joint shown in photo 23 to the left of center. To the west of this location the panels appear to have shifted south of the concrete foundation wall and show signs of movement at the panel joints (see photo 25). As you move further west salt can be seen penetrating between the bottom of the panel and the top of the foundation (see photo 26). The salt begins to also penetrate between the panels at approximately the 3rd panel joint from the east (see photos 27 & 28). At this location there is obvious differential movement to the south of the western panel at the joint (see photo 29). There is differential movement of the panels at all of the panels from this point to the west corner (see photo 30). There is also some minor damage to a precast wall panel on the west face where it appears the panel was purposely cut (see photo 31).

There is random shrinkage cracking in the concrete slab on grade throughout the garage (see photos 32 & 33). It is most notable at the north end near the exterior door (see photo 34).

Offices

The roof framing was viewed above ceiling tiles that were lifted sporadically (see photos 35 & 36). The framing that was viewed was deemed to be adequate. There was a crack that permeated through the floor tiles in the hall from the edge of the west wall of the Utilities room across the corridors & through the office spaces to the south (see photos 37 & 38). The crack is likely due to differential settlement. It is possible that it is due to lack of control joints but since this is the only significant location where a crack like this occurs and the crack occurs on a straight line it is possible that this is at a location where

23

Location: North Vehicle Storage, north wall
Comments: Cracks at base of panel joint

24

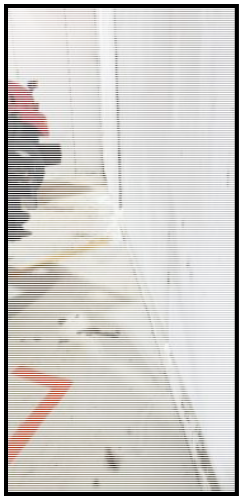
Location: North Vehicle Storage, north wall
Comments: photo 13 is left of center; far left joint between panels also shows cracks

25

Location: North Vehicle Storage, north wall
Comments: differential movement at panel joint

26

Location: North Vehicle Storage, north wall
Comments: salt peeking through base of panel and top of foundation



27

Location: North Vehicle Storage, north wall
Comments: salt peeking through base of panel and top of foundation and between panels

28

Location: North Vehicle Storage, north wall
Comments: salt between panels, differential movement between panels

Obersvation - Continued

Offices- Continued

the building was expanded and there is an old foundation wall under this location. It is impossible to know without removing the flooring and viewing the concrete slab. There is also a stained ceiling tile that was viewed in a hallway but the roof framing did not appear to be damaged in this area. It is likely the water stain is due to a leak in a nearby pipe (see photo 39).

Vehicle Shop

The roof framing over the mezzanine is steel bar joists spanning east-west to beams spanning north-south (see photo 40). There is a steel truss on the exterior to the south that supports the roof framing from the garage (see photo 41). The easternmost beam of the garage supports a beam a few feet lower than the roof that acts as a bridge crane rail. The rail extends over the mezzanine to the north, breaking up the space (see photo 42). A portion of the bridge crane rail has a section cut out of it to accommodate a door to the space below the mezzanine. It is unknown if this is the original design but it appears to have been engineered (see photo 43). The steel framing appears to be adequate.

There are numerous step cracks in the CMU walls in this space including the wall between the garage and the car wash (see photo 44) as well as the inside of the exterior wall of the car wash at the window (see photo 45) and in the split face exterior at the south entrance to the garage (see photo 46).

There is also shrinkage cracking in the concrete slab on grade (see photo 68).

Salt Storage

The steel roof joists show corrosion on the bottom chord and on the web members (see photo 48). In some areas the bottom chord of the bar joist has a bend in the chord (see photo 49) suggesting the bottom chord has been hit by an object, possibly a vehicle pushing salt while on top of the salt pile. The pipe bollards located at the interior of the truck sized roll up door shows sign of corrosion at the base (see photo 50). The steel bar joists and walls that enclose the space could not be accessed due to the presence of a large salt pile.

29

Location: North Vehicle Storage, north wall
Comments: salt between panels, close up differential movement between panels

30

Location: North Vehicle Storage, north wall
Comments: differential movement between panels, salt residue on panels

31

Location: North Vehicle Storage, west wall
Comments: damage to panels

32

Location: North Vehicle Storage, slab
Comments: cracks in slab

33

Location: North Vehicle Storage, slab
Comments: cracks in slab

34

Location: North Vehicle Storage, slab at west wall
Comments: cracks in slab at door

Obersvation - Continued

Salt Storage - Continued

The pipe bollards located at the interior of the truck sized roll up door shows sign of corrosion at the base (see photo 50). The steel bar joists and walls that enclose the space could not be accessed due to the presence of a large salt pile. Because of this it was difficult to determine the condition of the walls. It is unknown whether the walls were designed as push walls or to support the lateral loads caused by the piles of salt when piled against the walls. The exterior of the precast concrete panel walls have cracks with signs of salt at the cracks and also at the joints between the panels (see photos 51 through 53). Photo 51 is taken at the east exterior wall at the south end where it is believed the salt is piled higher. There is also a hole in the panel on the north wall near the door (see photo 54). There is a crack in the wall at the top of the ramp to the west of the northwest corner of the building (see photo 55). There is movement between the panels that is visible on the west wall including the wall where the Salt Storage meets the North Vehicle Storage (see photos 56 & 57).

Truck & Salt Storage

In the L-shaped portion of the building there is some spalling of the interior precast walls (see photo 61). The framing of the L-shaped space is in adequate condition. However, the roof framing of the square space shows corrosion on the bottom chord and some of the web members of the steel bar joists (see photo 62 through 64). LEI was informed that this space had previously stored salt. It is LEI's opinion that the corrosion is due to its exposure to the salt formerly held in this space. LEI could not access the bottom of the joists to determine the extent of the corrosion to verify the adequacy of the steel bar joists for the current loading condition.

The concrete slab on grade also shows signs of minor shrinkage cracking.

Shooting Range

The Photo 65 is the interior looking south. The wood trusses bearing on the exterior beam is visible in Photo 66, which also shows some signs of water infiltration at the wood sheathing and ends of the trusses. The slab on grade is experiencing a great deal of cracking and spalling in the concrete slab (see photo 67).

35

Location: Office
Comments: roof framing

37

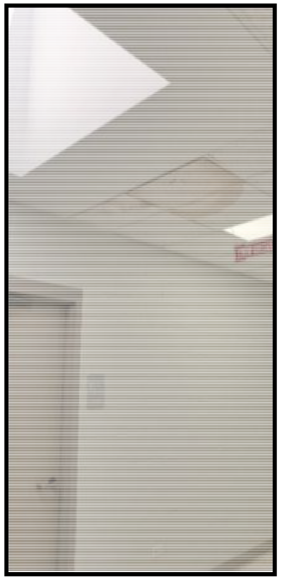
Location: Office
Comments: cracks in tile floor at corridor

.ocation: Office
Comments: roof framing

36

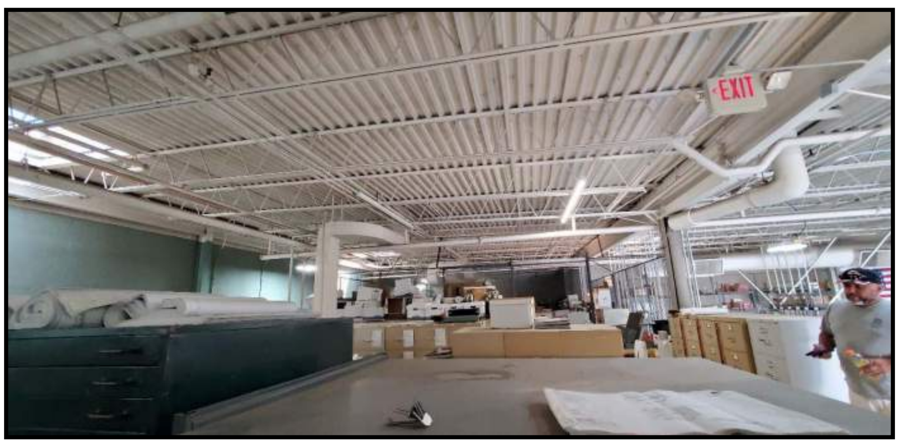
38

Location: Office
Comments: cracks in tile floor



39

Location: Office, east corridor
Comments: stained ceiling tile



40

Location: Vehicle shop, mezzanine
Comments: roof framing

Conclusions

South Vehicle Storage

The metal panels at the exterior are not load bearing. LEI defers to the architect for their opinion on this issue. The shrinkage cracks in the concrete slab on grade are not really a structural concern but if they continue to grow they could lead to spalling and become a tripping hazard. In addition, the salt and beet juice from the trucks could infiltrate the cracks and cause the reinforcing steel to corrode which can cause further cracking and spalling. The cracks may be monitored and filled when they become thicker than 1/8”. We recommend repairing the cracks with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. This is a low priority repair.

The residue on the steel framing at the northwest corner of the building at the south end is not a structural issue at this time but LEI recommends cleaning the framing and applying a corrosion inhibiting primer and monitoring the steel every 2 to 3 years.

We recommend having a Civil Engineer inspect the drainage around the building to verify the water is safely flowing away from the building. This is a lower priority.

North Vehicle Storage

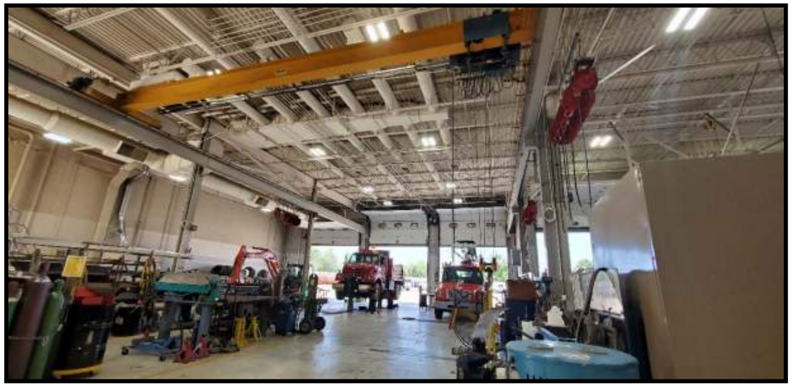
The movement of the precast concrete panel and penetration of salt between the panels at the north wall is of great concern structurally. The north side of the wall could not be viewed but the salt penetration suggests that salt has been pushed against this wall and is subjecting the wall to lateral forces for which it was likely not designed. LEI recommends removing the salt to allow an inspection of the north side of this to determine the extent of the damage. This should be done within one year. LEI also recommends additional bases connecting the bottom of the precast concrete panels of the north wall to the foundation wall to prevent further movement of the precast concrete wall panels. Please note that additional repair or replacement may be necessary dependent on the inspection of the north side of the precast concrete panel walls.

41

Location: Vehicle shop, south exterior
Comments: exterior truss

43

Location: Vehicle shop
Comments: bridge crane rail beam cut away at door to space under mezzanine



42

Location: Vehicle shop, looking south
Comments: bridge crane

44

Location: Vehicle shop, wall between shop & carwash to east
Comments: cracks in wall left of door

45

Location: Vehicle shop, carwash east wall
Comments: stepping crack at mortar joints

46

Location: Vehicle shop, south exterior wall
Comments: crack in split faced block

Conclusions - Continued

North Vehicle Storage - Continued

The shrinkage cracks in the concrete slab on grade are not really a structural concern but if they continue to grow they could lead to spalling and become a tripping hazard. In addition, the salt from the trucks could infiltrate the cracks and cause the reinforcing steel to corrode which can cause further cracking and spalling. The cracks may be monitored and filled when they become thicker than 1/8”. We recommend repairing the cracks with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. This is a low priority repair.

Offices

The crack in the floor cannot be repaired until the cause is determined. In order to determine the cause, the flooring, and also likely a portion of the slab will need to be removed to view the foundations in the area. However, this is not a structural concern at this time. The crack, although unsightly, does not appear to have opened or shifted to create a tripping hazard. Repair of this crack is considered a low priority.

Vehicle Shop

The shrinkage cracks in the concrete slab on grade are not really a structural concern but if they continue to grow they could lead to spalling and become a tripping hazard. In addition, the salt from the trucks could infiltrate the cracks and cause the reinforcing steel to corrode which can cause further cracking and spalling. The cracks may be monitored and filled when they become thicker than 1/8”. We recommend repairing the cracks with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. This is a low priority repair.

Stepping cracks in the mortar should be tuckpointed. Blocks with cracks can be filled with an epoxy injected crack filler but repairs of this manner may be deemed unsightly as the crack repair will be very obvious. As such we recommend that the damaged blocks be replaced. However, since the blocks are not considered load bearing it may be more cost effective to monitor the cracks annually and if the cracks have appeared to become larger repair the blocks can be replaced at that time.

47

Location: Salt Storage
Comments: salt piles in building

49

Location: Salt Storage
Comments: bottom chords of joists bent

48

Location: Salt Storage
Comments: corrosion of joist bottom chords, webs and bridging

50

Location: Salt Storage
Comments: corrosion at base of pipe bollard

51

Location: Salt Storage, east exterior wall
Comments: salt through joints in panel

52

Location: Salt Storage, east exterior wall
Comments: salt through cracks in panel

Conclusions - Continued

Salt Storage

The corrosion of the bar joists is due to its exposure to the salt. LEI recommends a follow up inspection of the steel bar joists up close, which will require a lift due to the high ceiling space. This should be done within the next 1 to 2 years. It is likely that the steel bar joists will require cleaning and touch up with corrosion inhibiting primer if the space will continue to be used for salt storage. It is possible that the joists may also require repair or reinforcement as a result of the follow up inspection.

The concrete precast panels should be inspected when the salt piles are removed to verify the condition of the walls that are exposed to the salt. It is LEI's opinion that the precast concrete walls were likely not designed for the lateral loads imposed by the salt pile against them. If this space will be continued to be used to store salt LEI recommends building concrete push walls on this inside of this space to prevent the salt from imparting lateral loads on the precast concrete panel walls in the future.

Truck & Salt Storage

It is LEI's opinion that the corrosion in the square space is due to its exposure to the salt formerly held in this space. LEI recommends a follow up inspection of the steel bar joists up close, which will require a lift due to the high ceiling space. This should be done within the next 1 to 2 years. In the meantime we recommend that no loads be added to the roof in this area.

The spalling of the concrete precast plank may be patched using a patching mortar such as a Thoroc LA40 repair mortar or equivalent. However, the spalling on the precast panel is not of great concern given its location on the panel so this repair is of low priority.

The shrinkage cracks in the concrete slab on grade are not really a structural concern but if they continue to grow they could lead to spalling and become a tripping hazard. In addition, the salt and beet juice from the trucks could infiltrate the cracks and cause the reinforcing steel to corrode which can cause further cracking and spalling. The cracks may be monitored and filled when they become thicker than 1/16". We recommend repairing the cracks with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. This is a low priority repair.

53

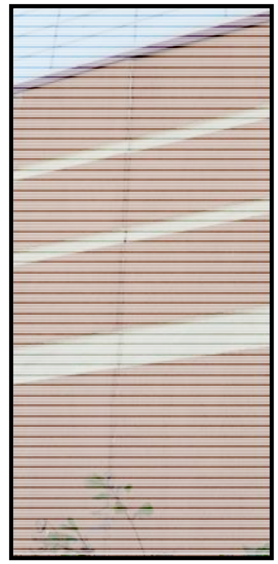
Location: Salt Storage, east exterior wall
Comments: salt through cracks in panel

55

Location: Salt Storage, west exterior wall
Comments: crack in slab at top of ramp

54

Location: Salt Storage, north exterior wall
Comments: hole in panel



56

Location: Salt Storage, west exterior wall
Comments: differential movement of panels at joint

57

Location: Salt Storage, west exterior wall
Comments: cracks at wall joint

58

Location: Truck & Salt Storage, L-shaped room looking west
Comments: roof framing

Conclusions - Continued

Shooting Range

The roof framing of the space appears to be in adequate condition. The concrete slab on grade has large cracking & spalling which would require gravity fed crack filler and patching mortar for the larger spalls. If the space is to be kept long term you may consider removing and replacing the concrete in the areas of the large spalls. However, the concrete slab on grade is not a structural concern so the repairs for this space, which appears to be unheated, may be considered a low priority. LEI is also concerned that the fences that are used at the walls to the east and west sides are not solid. This makes the walls vulnerable to ricochet bullets. LEI recommends enclosing the space with CMU blocks.

59

Location: Truck & Salt Storage, L-shaped room looking north
Comments: roof framing

60

Location: Truck & Salt Storage, square room looking north
Comments: material storage

61

Location: Truck & Salt Storage, L-shaped room, north end
Comments: spalling at precast concrete panel

62

Location: Truck & Salt Storage, square room
Comments: corrosion on joist bottom chord and webs and bridging

63

Location: Truck & Salt Storage, square room
Comments: corrosion on joist bottom chord and webs and bridging

65

Location: Shooting Range
Comments: interior looking south

64

Location: Truck & Salt Storage, square room
Comments: corrosion on joist bottom chord and webs and bridging

66

Location: Shooting Range
Comments: water damage to sheathing and trusses bearing on wood beams

67

Location: Shooting Range, slab at north end
Comments: cracks in slab

68

Location: Vehicle shop, south exterior wall
Comments: cracks in slab

Building Infrastructure – Mechanical

General

Most of the storage areas or separate storage buildings only utilize gas fired unit heaters to provide heat for the spaces. Other areas utilize Rooftop Units. These were not reviewed at this time as a separate firm was on site performing an evaluation of those systems. Some smaller offices in remote locations utilize a gas heat furnace with separate CU for cooling (2 total).

Revision Recommendations

1. Furnace appears to be nearing life expectancy, recommend replacement soon (2 total).

Building Infrastructure – Electrical

Power

The main electrical service is located in an electrical room in the central section of the building. A pad-mounted utility transformer in a nook on the southeast side of the building supplies a 480Y/277V-3Ø-4W electrical distribution system to the main switchgear. The C/T cabinet and utility meter is located on the wall near the utility transformer. The main service is a circuit breaker style switchgear. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via dry-type transformers. The building is supported by an emergency backup generator.

Revision Recommendations

None.

Fire Alarm

The existing fire alarm system is an addressable Gamewell system. Much of the building is protected by a sprinkler system. Fire alarm detection and signaling devices are present in most applicable spaces, including storage rooms and mechanical spaces. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors. Pull stations appear to be located at every exit door.

Revision Recommendations

1. Replace existing fire alarm system with new mass notification system to meet modern standards and increase life safety for occupants.

Building Infrastructure – Plumbing

General

There is a 6” combined domestic and fire service in the main building with 4” fire service and 1 ½” domestic service (city meter, no RPZ). There is a car wash gas fire hot water heater and three other domestic hot water heaters (two 6 gal and a 50 gal).Vehicle bays have triple basin oil interceptors.

Revision Recommendations

1. HWHs do not have required expansion tank, 4 total.
2. Missing required RPZ for chemical feeder at MSB.

Building Infrastructure – Fire Protection

General

There is a 6” combined domestic and fire service in the main building with 4” fire service and 1 ½” domestic service (city meter, no RPZ).

Revision Recommendations

None.

Public Works Department - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Site	Replace section of rusted sidewalk at main entrance	$1,797	3	$0	$0	$2,187	$0	$0	$0
2	Concrete	Repair damaged foundation wall at east side of main entrance	$749	4	$0	$0	$0	$985	$0	$0
3	Division 9	Refinish rusted steel lintels	$2,995	3	$0	$0	$3,644	$0	$0	$0
4	Masonry	Repair water damaged CMU wall in courtyard outside Lunchroom	$2,246	2	$0	$2,527	$0	$0	$0	$0
5	Division 7	Refinish damaged plaster soffit outside Lunchroom	$37,442	2	$0	$42,117	$0	$0	$0	$0
6	Masonry	Repair water damaged CMU wall at connecting link between main building and metal garages	$7,488	2	$0	$8,423	$0	$0	$0	$0
7	ADA	Relocate inaccessible reception window near Waiting Area	$2,246	2	$0	$2,527	$0	$0	$0	$0
8	ADA	Replace inaccessible countertops and sinks	$31,451	2	$0	$35,378	$0	$0	$0	$0
9	Flooring	Replace flooring in Office Area and Waiting Area	$49,872	3	$0	$0	$60,677	$0	$0	$0
10	Finishes	Replace ceiling tiles in Office Area, Waiting Area and Lunchroom	$53,916	3	$0	$0	$65,597	$0	$0	$0
11	ADA	Reconfigure Men's Locker Room	$299,532	4	$0	$0	$0	$394,164	$0	$0
12	Concrete	Repair large concrete floor crack in office area	$8,986	2	$0	$10,108	$0	$0	$0	$0
13	Division 8	Replace glass block window in Wash Bay	$1,150	3	$0	$0	$1,399	$0	$0	$0
14	Life Safety	Install code compliant guardrail at Repair Shop mezzanine	$59,906	2	$0	$67,387	$0	$0	$0	$0
15	Life Safety	Reconfigure chain link fences in mezzanine to provide path to second exit	$2,995	2	$0	$3,369	$0	$0	$0	$0
16	ADA	Provide accessible mop sink in Repair Shop	$2,246	2	$0	$2,527	$0	$0	$0	$0
17	Masonry	Repair cracked masonry wall in Repair Shop	$7,488	3	$0	$0	$9,111	$0	$0	$0
18	Masonry	Repair water damaged block below windows on Wash Bay exterior wall	$3,744	2	$0	$4,212	$0	$0	$0	$0
19	Site	Repave southwest driveway	$47,925	5	$0	$0	$0	$0	$70,941	$0
20	General	Clean masonry walls at Repair Shop and Wash Bay	$3,055	5	$0	$0	$0	$0	$4,522	$0
21	Site	Repave north driveway and parking lot	$742,839	5	$0	$0	$0	$0	$1,099,584	$0
22	Concrete	Construct new loading dock ramp on north side of salt storage garage	$44,930	5	$0	$0	$0	$0	$66,507	$0
23	Concrete	Repair damaged precast walls	$17,972	2	$0	$20,216	$0	$0	$0	$0
24	Life Safety	Install code compliant guardrail at North Garage mezzanine	$37,442	2	$0	$42,117	$0	$0	$0	$0

Public Works Department - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
25	ADA	Replace doorknobs with lever handles at Truck Storage Garage	$7,488	2	$0	$8,423	$0	$0	$0	$0
26	Division 8	Repair damaged door frame on north wall of Truck Storage Garage	$1,498	2	$0	$1,685	$0	$0	$0	$0
27	Concrete	Seal hole in south wall of Truck Storage Garage	$749	3	$0	$0	$911	$0	$0	$0
28	Concrete	Repair damaged precast wall - Truck Storage Garage	$899	2	$0	$1,011	$0	$0	$0	$0
29	General	Replace existing South Vehicle Garage with new building	$8,611,545	5	$0	$0	$0	$0	$12,747,190	$0
30	General	Replace existing salt storage building(s) with new 90' diameter Geodesic Salt Dome	$393,569	5	$0	$0	$0	$0	$582,578	$0
31	Life Safety	Build shooting range with bulletproof enclosure	$0	1	$0	$0	$0	$0	$0	$0
32	Site	Replace damaged security gate and operator near fuel dispensing station	$22,465	1	$22,465	$0	$0	$0	$0	$0
33	Structural	provide base supports for wall between garage and salt storage where precast concrete wall has shifted at the base	$10,783	1	$10,783	$0	$0	$0	$0	$0
34	Structural	addn'l inspection of the wall noted above on salt storage side when salt is removed w/recommendations for repair if required	$3,744	1	$3,744	$0	$0	$0	$0	$0
35	Plumbing	Hot water heater (car wash) does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
36	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
37	Plumbing	Hot water heater (6 gal) does not have code required expansion tank	$749	1	$749	$0	$0	$0	$0	$0
38	Structural	Addn'l inspection of steel bar joists at the Truck & Salt Storage to determine extent of corrosion	$3,744	2	$0	$4,212	$0	$0	$0	$0
39	Division 9	Clean & paint bar joists at Salt Storage w/Rust inhibiting paint	$71,888	3	$0	$0	$87,462	$0	$0	$0
40	Division 9	Clean & paint bar joists at Truck & Salt Storage w/Rust inhibiting paint	$20,967	3	$0	$0	$25,510	$0	$0	$0
41	Masonry	Tuckpoint exterior block wall at Vehicle Shop & wall at south end of North Vehicle Shop	$6,290	3	$0	$0	$7,653	$0	$0	$0

Public Works Department - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
42	Masonry	Cracked masonry repair or removal/replacement	$1,498	3	$0	$0	$1,822	$0	$0	$0
43	Division 9	Clean metal & paint steel w/rust inhibitive paint at south end of South Vehicle shop	$5,991	3	$0	$0	$7,289	$0	$0	$0
44	Concrete	Repair cracks & spalls in all slabs on grade	$17,972	5	$0	$0	$0	$0	$26,603	$0
45	Masonry	Build east & west CMU walls & foundation to enclose shooting range	$134,789	5	$0	$0	$0	$0	$199,521	$0
46	Concrete	Build Foundation to Support CMU walls at the shooting range	$71,888	5	$0	$0	$0	$0	$106,411	$0
47	Site	Have Civil Engineer inspect drainage around South Vehicle Shop	$3,744	5	$0	$0	$0	$0	$5,542	$0
48	Concrete	Monitor crack in floor at Offices	$0	5	$0	$0	$0	$0	$0	$0
49	Plumbing	Illinois Plumbig Code requires separate RPZ for chemical feeder at mop service basins. Look into installing RPZ if chenical feeders are to be utilized.	$1,123	3	$0	$0	$1,367	$0	$0	$0
50	Mechanical	Furnace appear to be nearing or at life expectancy. Look into repalcement soon. This includes repalcemetn of associated condensing units. (2 total)	$44,930	3	$0	$0	$54,664	$0	$0	$0
51	Life Safety	Existing fire alarm system to be replaced with new mass notification system to meet current standards and improve life safety.	$730,109	3	$0	$0	$888,290	$0	$0	$0
		SUB-TOTALS	$11,641,831		$40,736	$256,237	$1,217,582	$395,149	$14,909,400	$0

ESTIMATE OF PROBABLE COST

BSF

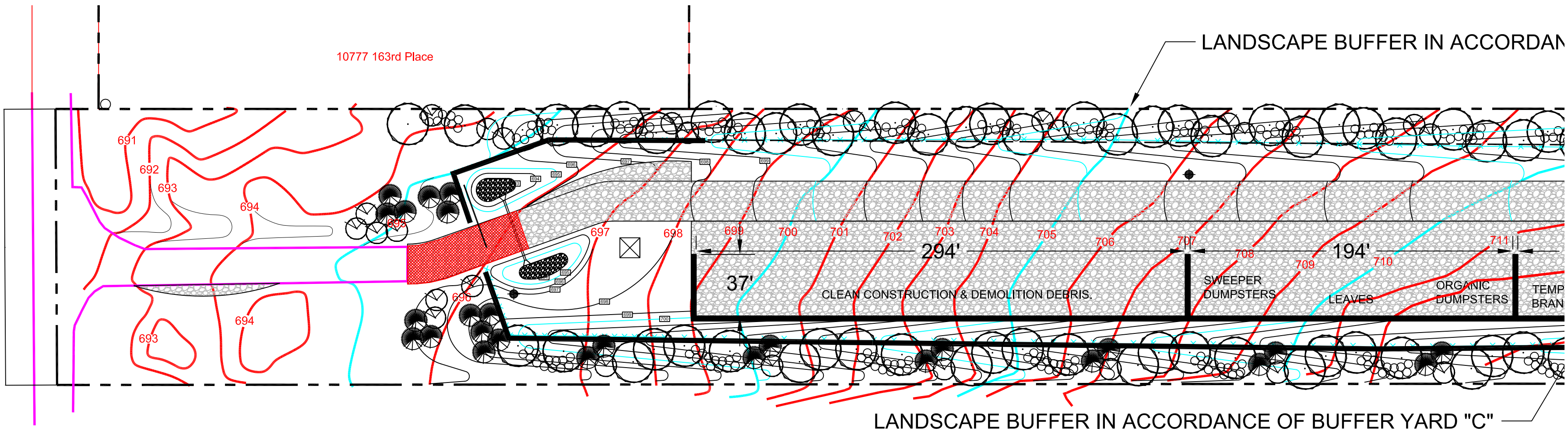
BULK STORAGE FACILITY

FACILITY DESCRIPTION

The Bulk Storage Facility is an open plot of land that is used to store bulk material for roadway and landscape construction. The materials are transported to and from the site by trucks and front-end loaders, where they are separated into open-air bays that are constructed from stacked concrete block partitions. As such, there was no building to assess, but a structural assessment of the concrete block assemblies and the surrounding pavement was undertaken.

Estimated Life Expectancy
30+ Years.

SITE PLAN

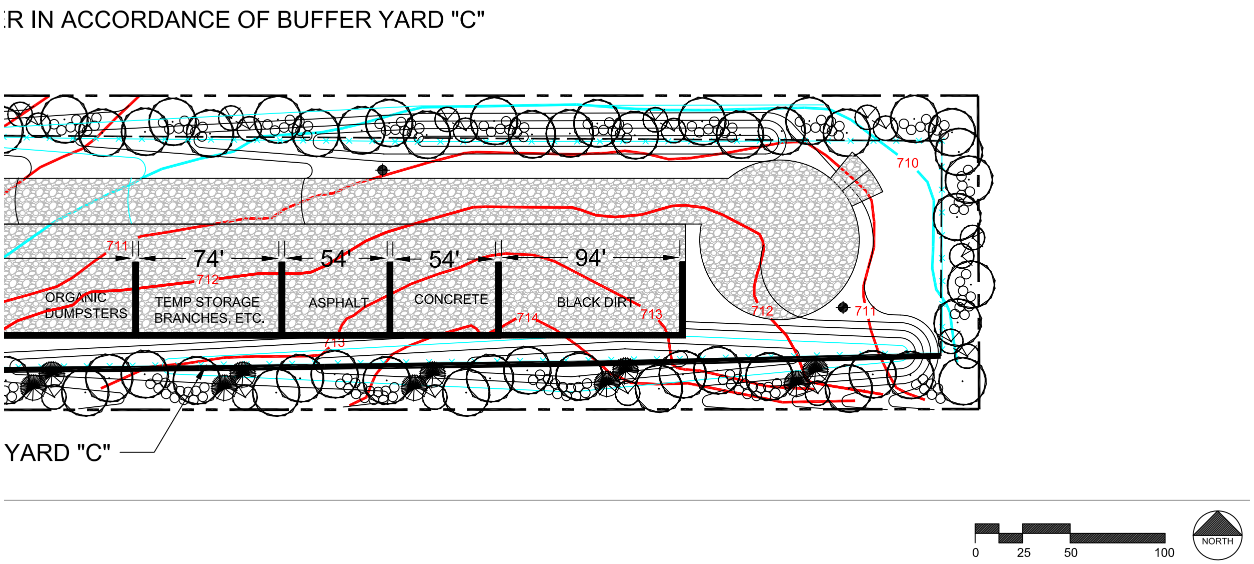


BULK TRANSFER STORAGE FACILITY CONCEPT LANDSCAPE PLAN

CONCRETE BLOCK PARTITIONS

STORED MATERIALS

LEGEND



STORED MATERIALS

STORED MATERIALS

Location: Approximately middle of facility, looking South.
Comments: Block wall exhibits shrinkage cracks and spalling as expected from exposure.

01

Location: Approximately middle of facility looking South.
Comments: Block wall exhibits shrinkage cracks and spalling as expected from exposure.

02

Location: Approximately middle of facility, looking southeast.
Comments: No comments.

03

Location: East portion of facility, looking southeast
Comments: Block wall exhibits shrinkage cracks and spalling as expected from exposure.

04

Location: East portion of facility, looking southeast.
Comments: Block wall exhibits shrinkage cracks and spalling as expected from exposure.

05

Location: Approximately middle of facility, looking southwest
Comments: Block wall exhibits shrinkage cracks and spalling as expected from exposure.

06

Description

The bulk storage facility is an open plot of land rectangular in shape. The plot is used to store bulk material for roadway construction and landscaping separated by different bays. The bays are constructed of stacked concrete jersey barrier blocks.

Observation

Observation began near the east side of the facility and was walked to the west end of the facility. Multiple bays of various materials are stored in separate bays based on the use of material. See photos 01-08. Each bay was constructed of stacked concrete jersey barrier blocks. The concrete exhibited spalling, which was to be expected being exposed to the weather.
The sidewalk along the north and east walls exhibits cracking and settlement issues. The sidewalk appears to be settling away from the building walls. Some differential settlement of the sidewalk was observed at the northeast corner of the building.
No additional structural concerns were visible in the interior of the building beyond the issues address above for the west wall. See photos 13 and 18.

Description

It is LEI's opinion there is no structural concerns at this facility.

STRUCTURAL ASSESSMENT

Location:
Comments:

07

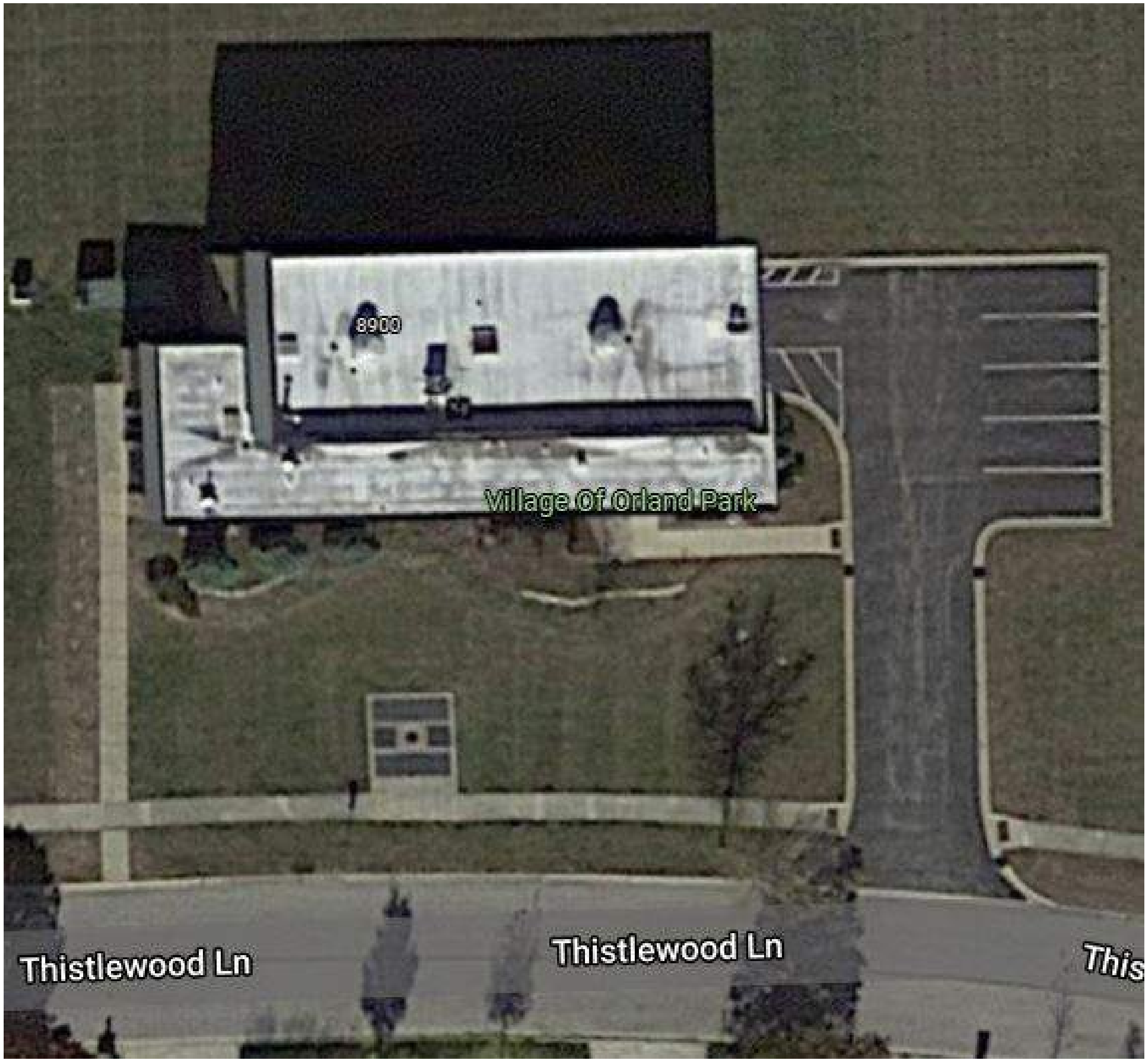
Location: West portion of facility, looking southwest.
Comments: Block wall exhibits shrinkage cracks and spalling as expected from exposure.

08

TPS

THISTLEWOOD PUMP STATION

SITE AERIAL



FACILITY DESCRIPTION

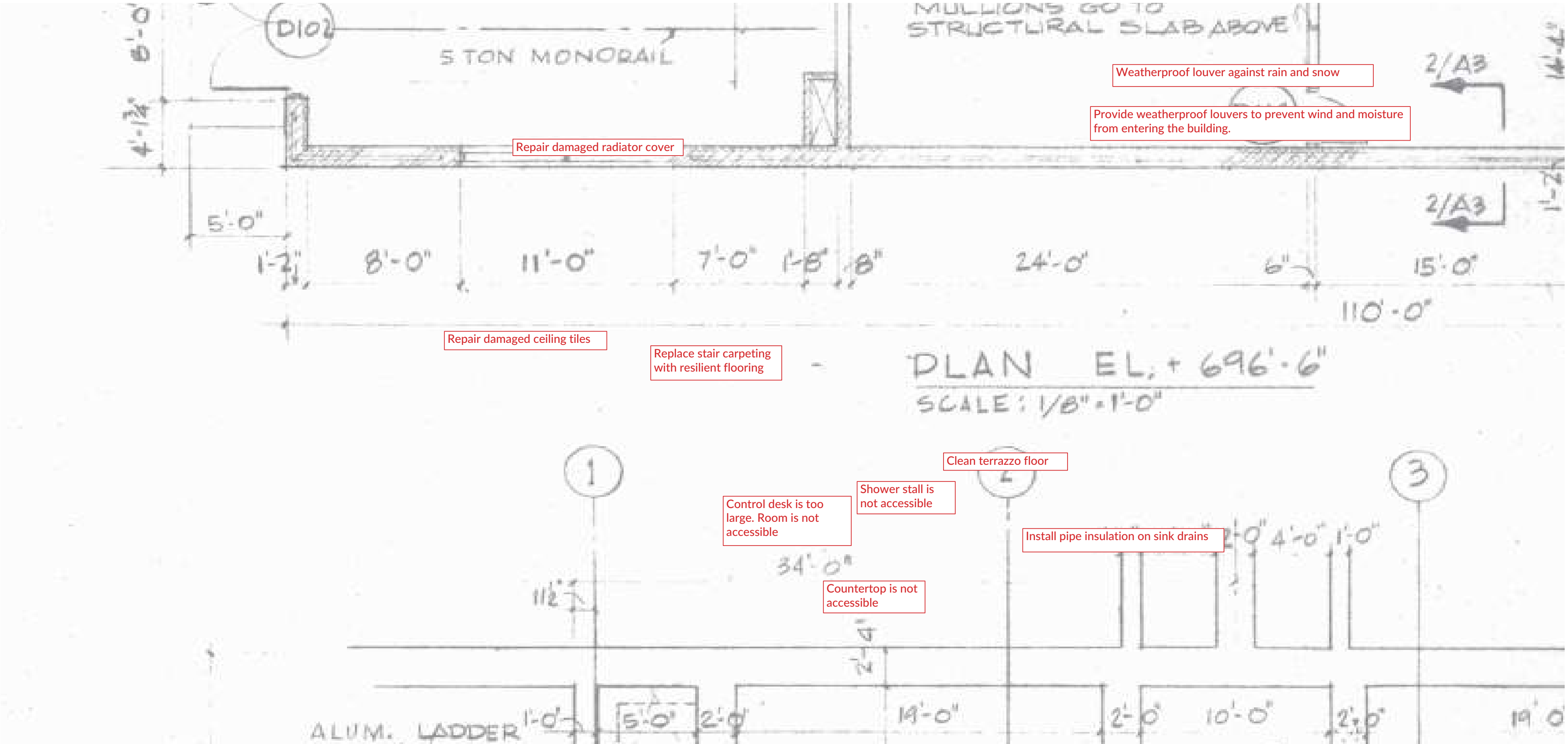
The Thistlewood Pump Station is the Village of Orland Park's Main Pumping Station which is an integral part of the Village's commercial and residential water service. Built in 1985, the station is relatively new, compared to the Village's other facilities. The roof and upper siding are in good condition, as they were replaced within the past ten years. The masonry walls and associated openings, however, do require repairs, along with upgrades to the interior layout. An assessment of each component, its associated deficiencies and recommended repair is listed below.

SITE ASSESSMENT

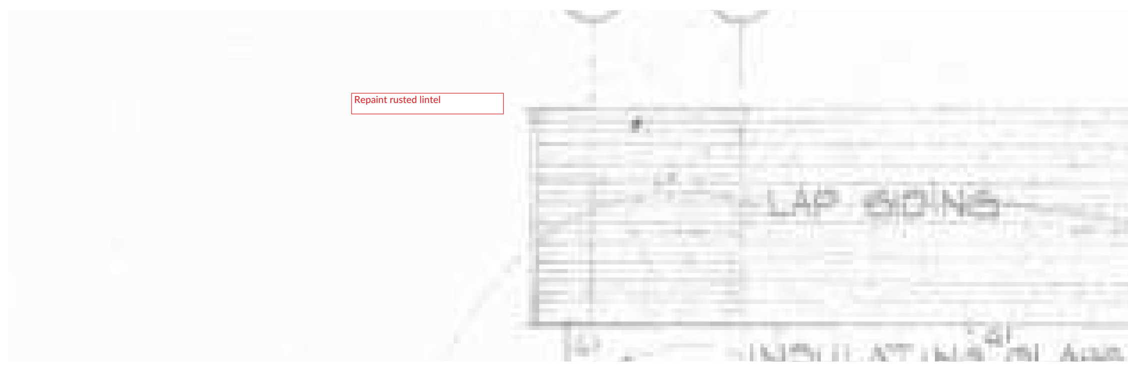
The Thistlewood Pump Station is located in an open field with an asphalt paved driveway and parking lot on the east side. The site is well maintained, but consideration should be given to sealcoating the parking lot and driveway.

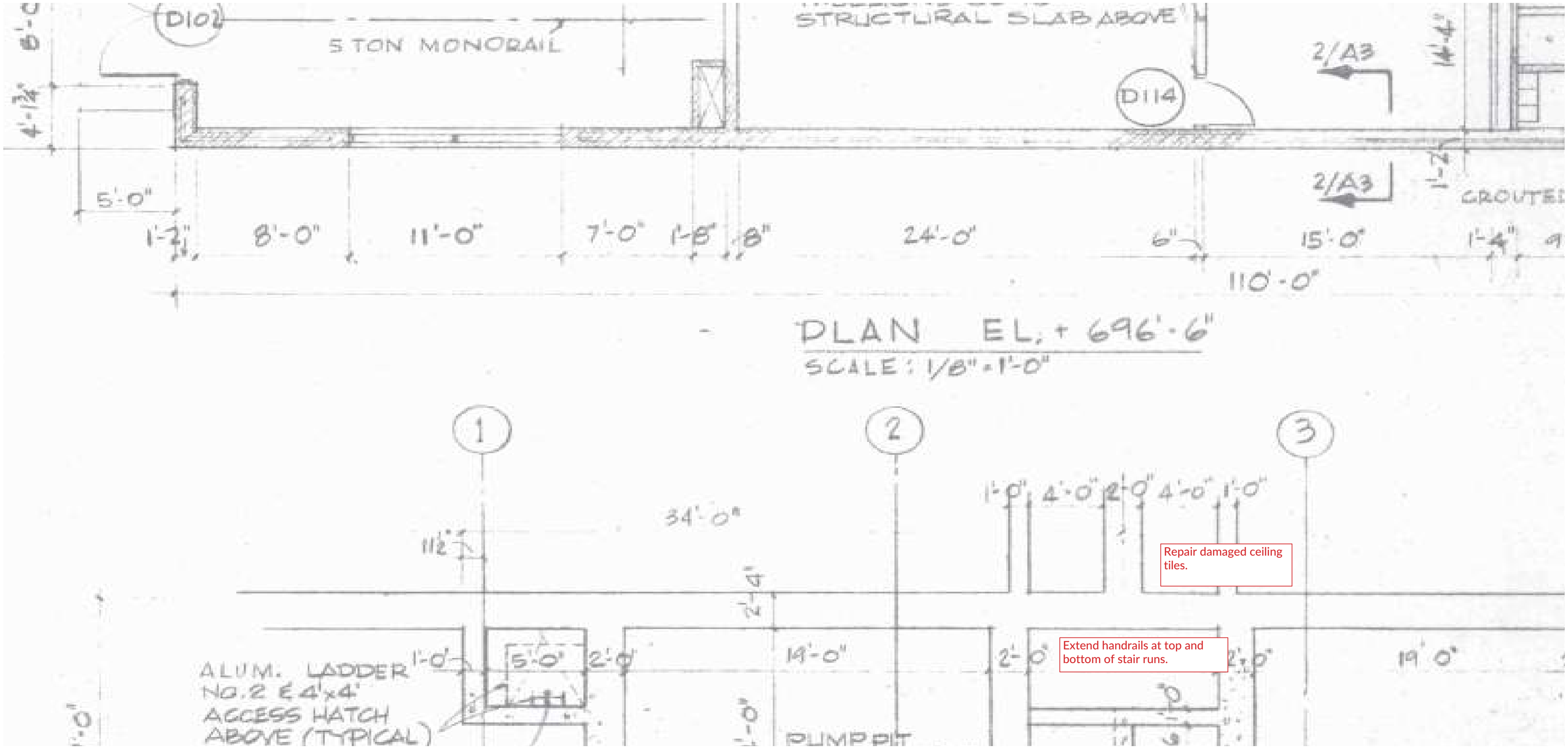
LOWER & UPPER LEVEL FLOOR PLANS & ELEVATIONS

LOWER LEVEL ASSESSMENT PLAN



EXTERIOR ELEVATIONS




D102
5 TON MONORAIL
STRUCTURAL SLAB ABOVE
D114
2/A3
2/A3
GROUTED
5'-0"
1'-2"
8'-0"
11'-0"
7'-0"
1'-8"
8"
24'-0"
6"
15'-0"
1'-4"
110'-0"
PLAN EL. + 696'-6"
SCALE: 1/8" = 1'-0"
1
2
3
34'-0"
1'-0" 4'-0" 2'-0" 4'-0" 1'-0"
Repair damaged ceiling tiles.
Extend handrails at top and bottom of stair runs.
ALUM. LADDER NO.2 & 4'x4' ACCESS HATCH ABOVE (TYPICAL)
1'-0"
5'-0"
2'-0"
14'-0"
2'-0"
19'-0"
PUMP PIT


Repair damaged wall surface above door
Repair damaged screen
Replace missing fasteners
INSULATING GLASS BUTT JOINTS




DAMAGED MASONRY WALL / MISSING WALL CAP

NORTHWEST CORNER

ROOF IN GOOD CONDITION

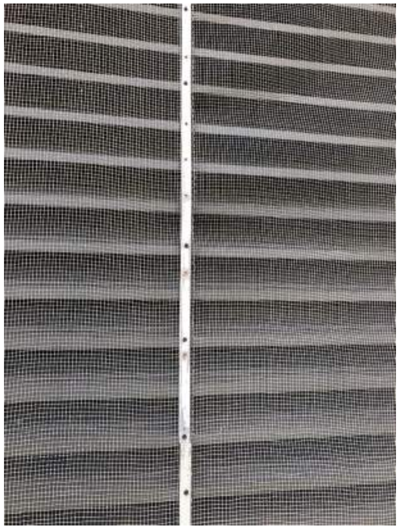
RUSTED ROOF HATCH

ENVELOPE - ASSESSMENT

RUSTED LINTEL REQUIRES REPAINTING

DAMAGED SCREEN

DAMAGED SIDING / SOFFIT ABOVE DOOR



MISSING FASTENERS

Masonry Walls

The main weather barrier consists of face brick on backup glazed block walls. The perimeter walls are in good condition, but the double-sided brick feature wall at the main entrance has failed. The lack of a wall cap has allowed water to infiltrate the wall, and the freeze-thaw process, has cracked the mortar joints, caused efflorescence, and pushed the bricks out of plane. We recommend rebuilding this wall, with a sheet metal cap.

Wall Openings

The building relies on large intake/exhaust louvers to deliver a specified amount of air for optimal equipment operation and user comfort. At the time of the site visit, one of the louvers was covered by a blue tarp to prevent rain and snow from entering the building, thereby rendering it ineffective. This louver should be replaced with a new weatherproof louver that satisfies the equipment and user needs. If, however, the Owner wishes to repair the existing louver, the following steps can be taken:

1. Contact the louver manufacturer, or a contractor with experience installing similar equipment.
2. Request a review of the existing installation with a written site conditions report.
3. Request a written recommendation regarding repair or replacement of the louver, with cost estimates for each option.
4. Minor tears in the bird screens on the exterior faces of the louvers should be repaired, and missing fasteners should be replaced.
5. Rusted lintels should be repainted.

Roof

The roof is in good condition but consideration should be given to replacing the rusted roof hatch door.

Estimated Life Expectancy

30+ Years.

SHOWER STALL IS NOT ACCESSIBLE

MISSING INSULATION AT SINK PIPING

TERRAZZO FLOOR REQUIRES CLEANING

LOUVER ALLOWS RAIN AND SNOW TO ENTER THE BUILDING

HANDRAILS DO NOT EXTEND AT TOP AND BOTTOM OF STAIR RUNS

HANDRAILS DO NOT EXTEND AT TOP AND BOTTOM OF STAIR RUNS

COUNTER IS NOT ACCESSIBLE

CONTROL DESK IS TOO LARGE / ROOM IS NOT ACCESSIBLE

INTERIOR - ASSESSMENT

CONCRETE FLOOR NEEDS CLEANING AND SEALING

DAMAGED RADIATOR COVER

REPAIR DAMAGED, SAGGING CEILING TILES

STAIR CARPETING TO BE REPLACED - RECOMMEND RESILIENT FLOORING

The Pump House interior finishes are suitable for their purpose, and do not require upgrades, aside from some minor damage that should be addressed.

Glazed Block Walls
The glazed block walls are in good condition.

Interior Brick Walls
The brick surfaces inside the facility are in good condition.

Terrazzo Floor
The terrazzo floors are in good condition.

Carpet
The carpet on the control structure stair should be replaced with resilient flooring.

Metal Tile Ceilings
There are damaged metal ceiling tiles on the main floor and lower level that should be replaced. Consideration should also be given to cleaning or refinishing the ceilings since some yellowing of the tiles is evident.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extents that buildings must meet today. As such, the toilet stall, shower stall, and break area countertop are not ADA accessible. Furthermore, there is not enough space for a wheelchair to move around the control desk in the main office. Wall, door, and fixture relocation will be required to bring these items into compliance with modern accessibility codes.
Additional accessibility issues include:

- The handrails do not extend the required length beyond the top and bottom stair risers.
- The countertop in the break area was not installed at an accessible height. It should be lowered to 34”.
- The drain piping under the toilet room sink is not insulated.

01

Location: East wall
Comments: None

Location: North wall
Comments: None

02

03

Location: Northwest corner
Comments: None

Location: West wall
Comments: None

04

Location: Southwest corner
Comments: None

05

Location: South Wall
Comments: None

06

Description

Thistlewood is a single-story building approximately 110 ft E-W x 48 ft N-S with a basement and is constructed of precast concrete planks spanning N-S to steel framing around the building.
There are clerestory windows above masonry that is placed between the steel columns around the perimeter. The first floor is constructed of a structural reinforced concrete slab supported by load bearing concrete walls and concrete beams supported by concrete columns. The basement floor is constructed of concrete slab on grade. The basement walls are load bearing reinforced concrete. The first floor also has a girder crane supported by the steel columns at the north wall and at the south wall of the main space. There are office spaces on the south side of the first floor. The exterior of the building was clad in brick.

Observation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

Please note that the electrical room, office and chlorine room on the south side of the first floor were not accessible. In addition, the concrete space below the chlorine room was also not accessible.

Observation began with a walk around the exterior of the building. See photo 1 for the east side, photo 2 is the north side, photo 3 shows the northwest side of the building, photo 4 is the west side and photo 5 is the south side from the west side and photo 6 is the south side from the east side of the building. The top portion of the walls are covered with siding. There is a freestanding wall that projects from the building on the south side at the main door. This wall is visible in photo #6. There are cracks in the mortar visible on the west side of the wall (see photo 7) and stepping cracks in the mortar visible on the south and west sides of the wall (see photos 8 & 9). The remainder of the building had no noticeable cracks in the brick

Location: Freestanding wall, west side
Comments: Cracks
07

Location: Freestanding wall, east side
Comments: Cracks
08

Location: Freestanding wall, east side
Comments: Cracks
09

Location: Interior, looking west
Comments: None
10

Location: Interior, looking south
Comments: None

11

Location: Basement, looking west
Comments: None

12

Observations - Continued

façade. In the main room the ceiling was tiled and was not accessible so the bottom of the concrete planks and the steel beams supporting them were not observed except in the generator room in the southwest corner of the building (see photo 21).

The interior of the first floor was mostly open with offices on the south side (see photo 10 looking west and photo 11 looking south). There were no noticeable cracks in the masonry walls in this space. There are 4 panels in the floor on the south side between the main entrance hall and the restrooms visible in photo #11.

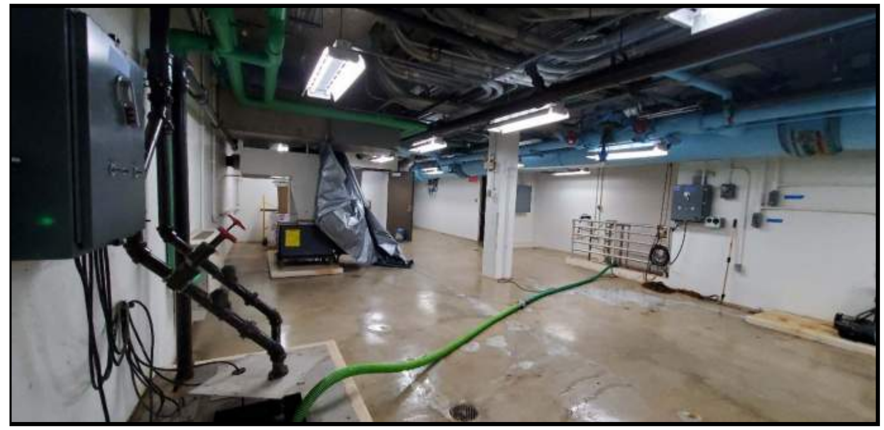
The basement was accessed using a stair at the south east end. There is a wood ladder and platform over large piping at the east end of the basement (see photo 12). The 4 panels that were noted at the first floor were visible from below and showed signs of residue which also covered portions of the supporting beams (see photos 13 & 14). It is unknown what this residue is and whether it is corrosive. Photo 15 shows the basement from the southeast corner looking west. Note that there were some small puddles of water on the floor. It is unknown from where the water came. There are signs of cracking in the basement slab that appear to have been previously filled (see photo 16) and other cracks not yet filled (see photos 17 through 20). Photo 20 shows the crack is hairline which was typical for the cracks in the slab.

Conclusions

It is LEI’s opinion that the building is adequate for its current purpose and is in good condition. We recommend filling the cracks in the basement slab with a gravity fed filler such as Sikadur 35 (but recommend verifying the crack filler is appropriate in this space prior to use). This is a low priority. We also recommend repairing the cracks in the freestanding wall to the south otherwise the cracks will allow water infiltration which will lead to increased and larger cracks as well as spalling of the bricks. This is a low priority. LEI recommends a follow up observation of the building in five years to verify whether any additional cracking occurs.

Location: First Floor slab
Comments: Residue on slab

13



Location: Basement looking west
Comments: None.

15

Location: First Floor slab
Comments: Residue on beam

14

Location: Basement
Comments: Cracks in slab

16

17

Location: Basement
Comments: Cracks in slab

19

Location: Basement
Comments: Cracks in slab

Location: Basement
Comments: Cracks in slab

18

Location: Basement
Comments: Hairline cracks in slab

20

21

Location: First floor interior
Comments: Bottom of planks visible

Building Infrastructure – Mechanical

General

Ventilation is provided by air handling units, 2 total. One units provides heat only and the other provide both heating and cooling with a split DX cooling coil. A central boiler plant provides hot water to heating units and the air handlers. Exhaust fans are utilized to remove gases from the building.

Revision Recommendations

None.

Building Infrastructure – Electrical

Power

The main electrical service is located in a mechanical space on the west side of the first floor. A pad-mounted utility transformer on the west side of the building supplies a 480Y/277V-3Ø-4W electrical distribution system to a 1200A main switchgear on the first floor. There is an abandoned utility transformer adjacent to the current. The utility meter is located near the utility transformer. The facility is supported by generator backup. Distribution to the facility constitutes a mix of 480Y/277V and 208Y/120V via several dry-type transformers.

Revision Recommendations

None.

Fire Alarm

The existing fire alarm system appears to be a newer Gamwell system. The building is protected by a sprinkler system. Fire alarm detection and signaling devices are present in applicable spaces, such as storage rooms and mechanical spaces. Conventional visual and audio/visual strobes are located throughout the building in regularly occupied spaces and corridors. Pull stations appear to be located at exit doors.

Revision Recommendations

1. None.

Building Infrastructure – Plumbing

General

A separate 3” main with 2” city meter and no RPZ provides domestic water to the building. A small gas fired; tank type HWH provides hot water to all fixtures. Sanitary is services by a duplex ejector pit.

Revision Recommendations

1. HWH does not have required expansion tank.
2. Water service does not have required RPZ.
3. HWH is 15 years old at its life expectancy, recommend replacement soon.

Building Infrastructure – Fire Protection

General

There is a 4” main that branches from the piping in the building to a 4” RPZ for a fire protection service that supply just a dry pipe system. The building is not completely protected by an automatic system, just the area covered by the dry pipe system.

Revision Recommendations

None.

Thistlewood Pump Station - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

					TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Mechanical	Repair damaged fin tube radiator cover	$300	3	$0	$0	$364	$0	$0	$0
2	Finishes	Replace damaged ceiling tiles	$749	3	$0	$0	$911	$0	$0	$0
3	Flooring	Install resilient flooring on stair at Control Structure	$749	2	$0	$842	$0	$0	$0	$0
4	ADA	Install code compliant handrails at Stairs to lower level	$5,991	2	$0	$6,739	$0	$0	$0	$0
5	ADA	Provide accessible shower stall	$29,953	2	$0	$33,693	$0	$0	$0	$0
6	ADA	Provide accessible toilet stall	$44,930	2	$0	$50,540	$0	$0	$0	$0
7	ADA	Provide accessible countertop at break area	$1,498	2	$0	$1,685	$0	$0	$0	$0
8	ADA	Install pipe insulation below toilet room sink	$75	2	$0	$84	$0	$0	$0	$0
9	General	Clean terrazzo floors	$824	2	$0	$927	$0	$0	$0	$0
10	Division 9	Refinish rusted steel lintel on north wall	$374	3	$0	$0	$456	$0	$0	$0
11	Division 7	Repair damaged siding above double door on west wall	$749	5	$0	$0	$0	$0	$1,108	$0
12	Mechanical	Install missing fasteners at screen on south wall	$300	2	$0	$337	$0	$0	$0	$0
13	Mechanical	weatherproof louver	$16,774	1	$16,774	$0	$0	$0	$0	$0
14	Masonry	Repair water damaged masonry wing wall	$14,977	1	$14,977	$0	$0	$0	$0	$0
15	Plumbing	Hot water heater does not have code required expansion tank	$1,498	1	$1,498	$0	$0	$0	$0	$0
16	Plumbing	Domestic Service does not have backflow preventor (RPZ)	$2,246	1	$2,246	$0	$0	$0	$0	$0
17	Concrete	Repair cracks in basement slab	$2,696	3	$0	$0	$3,280	$0	$0	$0
18	Masonry	Tuckpoint cracks in masonry sign wall at front of building	$1,797	3	$0	$0	$2,187	$0	$0	$0
19	Plumbing	15 year old Domestic hot water heater is past life expectancy (12 years). Recommend repalcemnt soon.	$1,498	2	$0	$1,685	$0	$0	$0	$0
		SUB-TOTALS	$127,975		$35,495	$96,531	$7,197	$0	$1,108	$0

WH10

WELL HOUSE 10

SITE AERIAL

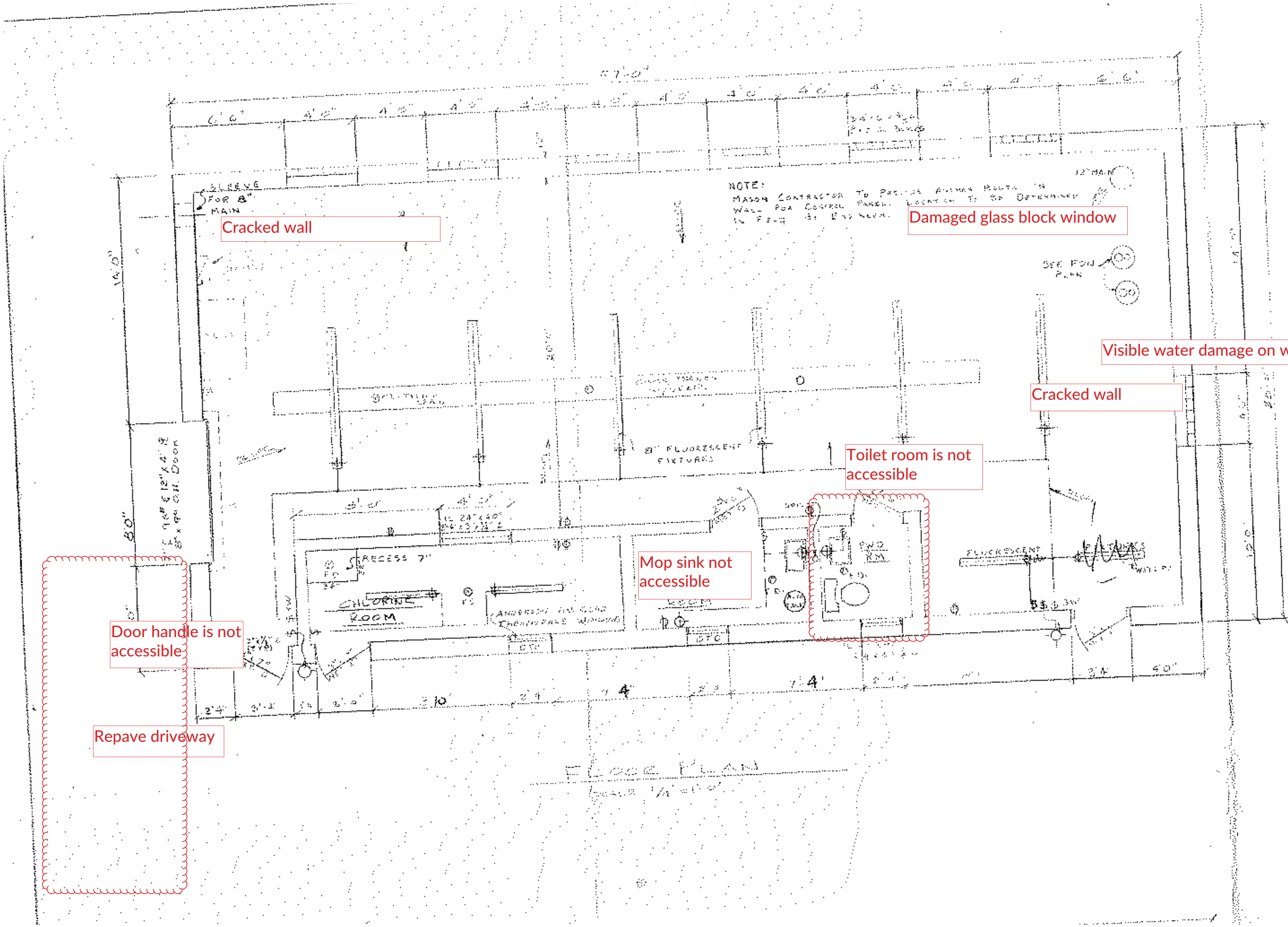
FACILITY DESCRIPTION

Well House #10 and its associated water tower were once an integral part of Orland Park's water service infrastructure. While the water tower is still in operation, the well house building has been neglected, and is primarily used as a storage space and a remote toilet facility for Public Works staff while they are out in the field. The well house interiors contain a large, open storage room, a chlorine room, a utility room, and a toilet room. The exterior walls are constructed from face brick on concrete block back-up walls, with wood framed, single pane and glass block windows, and hollow metal doors. The roofs are flat single ply membrane systems, with simulated mansard edges, composed of asphalt shingles and wood soffits. An assessment of each component, its associated deficiencies and recommended repair is listed below.

SITE ASSESSMENT

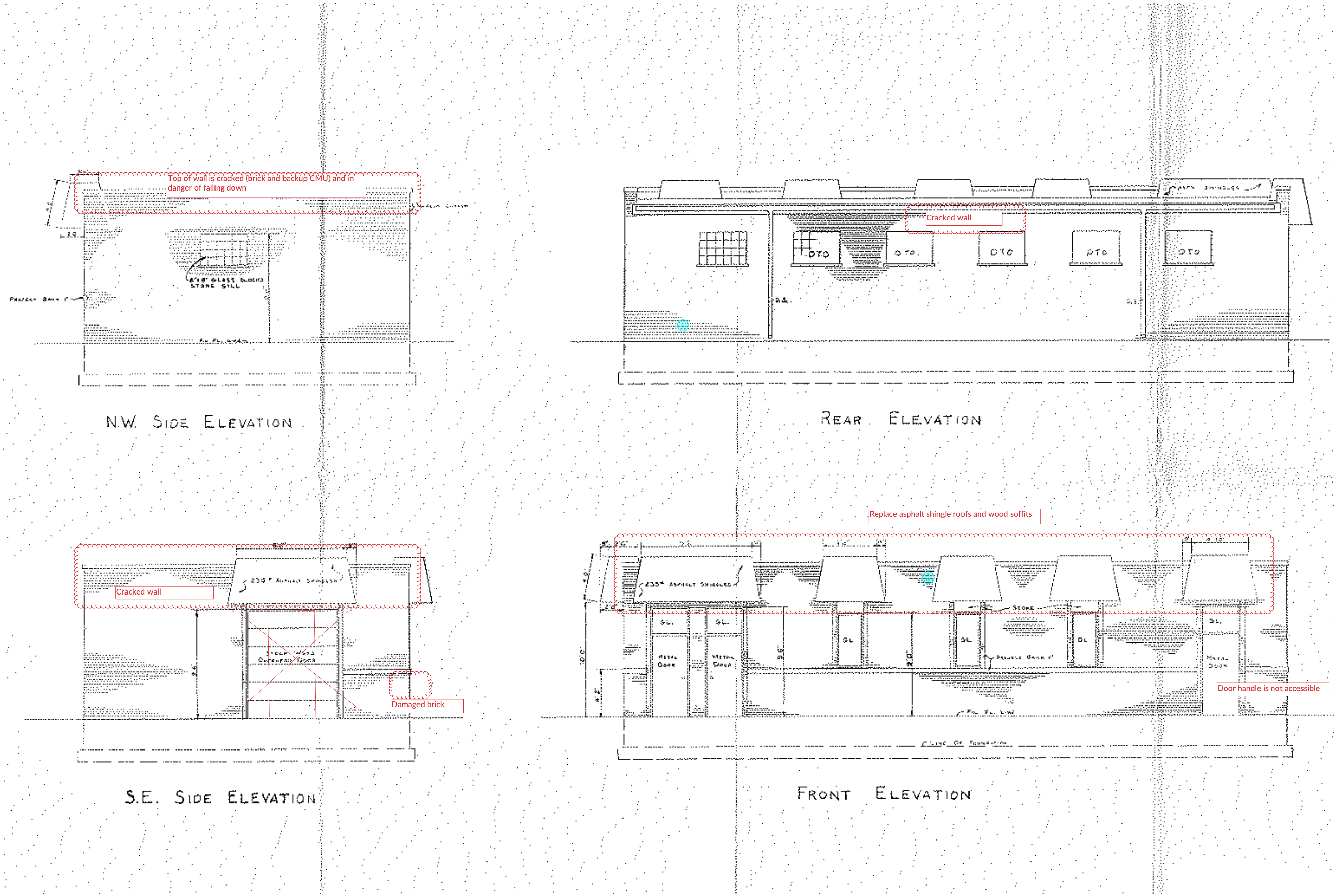
Well House #10 is located in the northeast corner of a hotel parking lot. The building is accessed by an asphalt paved extension of the parking lot on the north side. The asphalt paving is damaged and requires resurfacing.

FIRST FLOOR ASSESSMENT PLAN



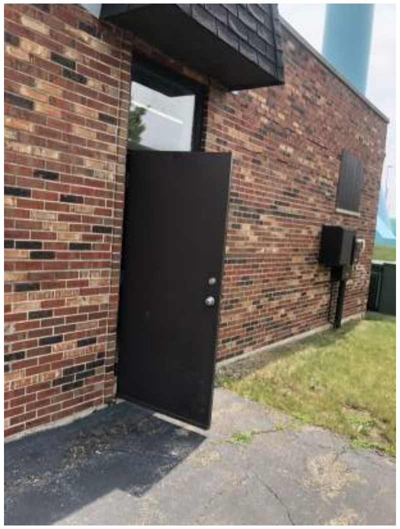
WH10-2

ASSESSMENT ELEVATIONS



CRACKED WALL

TOP OF WALL IS CRACKED (BRICK AND BACKUP CMU) AND IN DANGER OF COLLAPSE



DAMAGED DOOR AND FRAME / NON ACCESSIBLE HARDWARE

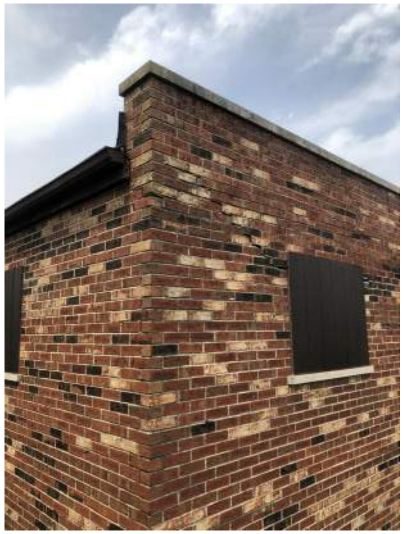
DETACHED ROOF MEMBRANE / IMPROPER ROOF TERMINATION

DETERIORATED SHINGLE ROOFS

STONE CAP JOINT NOT SEALED / DETERIORATED ROOF MEMBRANE

ENVELOPE - ASSESSMENT

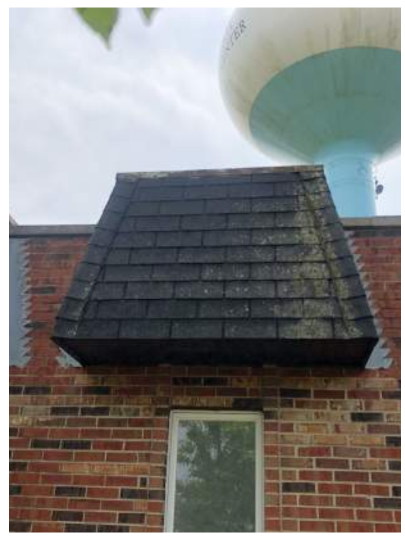
CRACKED WALL



CRACKED WALL

DAMAGED BRICK

DETERIORATED WOODEN SOFFIT



DETERIORATED SHINGLE ROOFS

Masonry Walls
The exterior walls have failed and show large cracks on the east north and west facades that carry through the brick and block wythes. The upper portions of the east and west walls are in danger of collapse and require rebuilding. There are also damaged bricks that require replacement, and the mortar joints require an extensive amount of tuckpointing. Stone caps at the tops of the masonry walls require cleaning and sealing of the joints between the individual stone panels.

Single Pane Windows
The vision windows are inefficient, and many of them have been boarded up. Consideration should be given to replacing all the windows on the facility.

Glass Block Windows
The glass block windows are heavily damaged and require full replacement; they should be replaced with double glazed vision windows.

Hollow Metal Doors
The exterior hollow metal doors are damaged, with inaccessible hardware. All exterior hollow metal doors and hardware should be replaced.

Roof
The sloped single ply membrane roof drains to a metal gutter and downspout on the back side of the building. The roofing system is nearing the end of its useful life and requires replacement, while the gutter, downspout and wooden fascia board should be replaced immediately.

Asphalt Shingle Roofs
The asphalt shingle roofs, and wooden soffits require replacement. Furthermore, the soffits should be replaced with a water-resistant material such as aluminum, or engineered composite, and ventilation should be introduced to prolong the life of the roof assembly.

CRACKED WALL

CRACKED WALL

DAMAGED GLASS BLOCK WINDOW / CRACKED WALL

DAMAGED GLASS BLOCK WINDOW / CRACKED WALL

INTERIOR - ASSESSMENT

TOILET ROOM IS NOT ACCESSIBLE


MOP SINK IS NOT ACCESSIBLE


WATER DAMAGED WALL


STORED ITEMS OVER DOOR

Concrete Floors
The concrete floors are chipped and require cleaning and sealing to prevent further damage.

Concrete Block Walls
The concrete block walls are cracked and water damaged at numerous locations. An extensive amount of block replacement will be required to maintain the building's structural integrity.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extents that buildings must meet today. As such, the toilet room, mop sink, and doorknobs are not ADA accessible. To bring the building up to the current ADA standards, we recommend renovating the existing non-compliant toilet room, replacing the mop sink, and replacing all doorknobs with accessible lever handles.

Estimated Life Expectancy
Less Than 5 Years.

Location: West wall
Comments: None

01

Location: South wall
Comments: None

02

Location: East wall
Comments: None

03

Location: North wall
Comments: None

04

Location: North wall
Comments: None

05

Location: West wall
Comments: Spalling mortar joints

06

Description

Well House #10 is a single-story building approximately 28 ft x 57 ft and is constructed of precast concrete planks spanning across the shorter distance to load bearing concrete masonry units (CMU) with brick veneer. There are smaller rooms off to the north side with masonry walls, which are not load bearing but are built tight to the planks above. There is a large overhead door at the north side toward the west end and man doors accessing the building on the west, north and east sides. Windows occur on all sides, with the south, east and north sides windows boarded over. The floor has a trench drain down the center of the building. The building is currently being used as storage.

Observation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

Observation began with a walk around the exterior of the building. See photo 1 for West side, photo 2 is the South side, photos 3 is the east side and photos 4 & 5 are the north side. Small wood framed awnings with shingled roofs are located over the man doors and the overhead door. The west, east and north walls have parapets that project above the roof approximately 2 feet above the roof and the gutter is located on the south side of the building with a downspout at the west end.

Spalling mortar joints were observed on the west façade near the awning over the man door (see photo 6). Stepping cracks were observed in the brick veneer at the west façade on either side of the window (see photo 7). These cracks show signs of previous tuckpointing. The stepped crack on the south side is very large (see photo 8) and turns the corner to the south side to the parapet. The brick at this crack has opened and the parapet is leaning backwards to the east (see photos 9 & 10). There are signs of tuckpointing in

Location: West wall
Comments: Step cracks

07

Location: South wall, west end
Comments: Step crack from west wall to south wall

09

Location: West wall, south end
Comments: Step crack close up

08

Location: South wall
Comments: Parapet wall leaning backwards

10

Location: South wall
Comments: Previous tuckpointing
11

Location: South wall
Comments: Stepping crack
12

Observations - Continued

the mortar on the south side (see photo 11) and a stepping crack is visible at one of the windows on the south side (see photo 12, second window from the east end). Photo 12 also shows a crack on the east side of the window that is horizontal and extends to the next window to the east. There is a crack in the south wall at the parapet on the east end that shows signs of shifting outward to the east (see photo 13). The crack wraps around to the east side (see photo 14). Photo 15 shows a crack at the north side of the window at the east wall. There is brick spalling on the east side of the northeast corner (see photo 16).
There are two windows on the north façade that were previously doors that had been infilled with brick. The brick shows some signs of spalling and mortar spread over the bricks (see photo 5).

The interior of the building was filled with equipment but is mostly open (see photo 17). The windows utilize glass block instead of standard glass panes. There is a step crack in the west wall adjacent to the overhead door (see photo 18) and another crack that extends from the north side of the window toward the north wall (see photo 19). There are numerous cracks in the south wall including a crack near the center of the wall (see photo 20). The crack extends through the CMU block. The window at the east end of the south wall has numerous stepping cracks (see photo 21) and the glass block in the corner is broken, which may be due to deflection of the lintel since there are multiple cracks in the block around the window (see photo 22). There are cracks in the east wall at the south end that steps from the corner to a window (see photo 23). This window also has broken glass blocks and spalling at the lintel (see photo 24). The horizontal crack extends to the north to the transom window over the door (see photo 25) and continues to the north side of the door (see photo 26). There is a crack in the north wall at the east corner (see photo 27). The north wall also has cracks, one occurs in the bathroom (see photo 28) and another in the northwest corner of one of the doors that had been filled in toward the west end (see photo 29).

Location: South wall, east end
Comments: Parapet leaning backward

13

Location: East wall
Comments: crack at window

15

Location: East wall
Comments: Step crack on the east wall from parapet

14

Location: East wall, north end
Comments: Brick spalling

16

Location: Interior
Comments: None

17

Location: West wall
Comments: Step crack

18

Observations - Continued

There are multiple cracks in the slab that are up to 1/8” wide and shows some signs of spalling as well as others that are hairline (see photo 30).

It was also noted that there were no control/expansion joints in the brick in the long walls. Control/expansion joints are usually spaced at 30 feet on center.

Conclusions

This building has numerous issues with the masonry that needs to be addressed. The shifting of the parapets at both ends of the building is particularly concerning. The roofing should be inspected as it is possible that the cracking and bending of the parapet is related to water infiltration in the wall. The open cracks in the wall will continue to open and allow more water infiltration which will lead to more cracking and spalling of the blocks. We recommend removing and rebuilding the parapet walls to match the slope of the roof, extending approximately 1 foot above the roof slope. The parapet walls should be addressed within one year.

We recommend removing and replacing the lintel at the broken window noted above as well as the CMU that the lintel is bearing on. The cracked brick or block units should be removed and replaced.

We recommend installing a control joint in the brick walls at approximately the center of each of the long walls. This will help alleviate cracking due to expansion of the brick.
The cracks in the slab on grade are not really a structural concern but multiple cracking can lead to spalling and further widening of the cracks which can lead to moisture infiltration and tripping hazards. Hairline cracking is more of an aesthethic issue and the urgency for filling hairline cracks are at the discretion of the owner. We recommend monitoring these cracks to verify that they are not worsening. We recommend repairing cracks wider than 1/16” with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent.

Location: West wall
Comments: Crack 19

Location: South wall
Comments: Cracks 20

Location: South wall, east end
Comments: Glass block broken 21

Location: South wall, east end
Comments: Glass block broken 22

Location: East wall
Comments: Step crack

23

Location: East wall
Comments: Broken glass block

24

Conclusions - Continuous

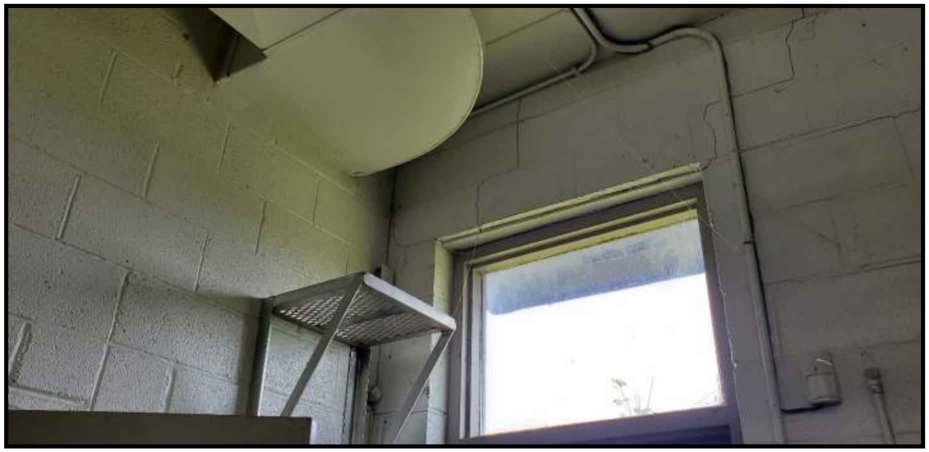
It is LEI's opinion that the building is adequate for its current purpose, which is storage, once the parapets are rebuilt and the cracks in the masonry and mortar joints as noted above are fixed. We recommend that the issues with the load bearing walls be dealt with within one year, the other walls are of a lower priority. The cracks in the slab are of a lesser concern and may be monitored within the next two years to verify the cracks are not worsening or repaired within 5 years. This building is in the worst condition of any of the well house buildings observed by LEI.

Location: East wall
Comments: Horizontal crack

25

Location: North wall, east end
Comments: Crack

27



Location: East wall, north end
Comments: Step crack

26

Location: North wall
Comments: Crack

28

Location: North wall, west end
Comments: Crack

29

Location: Slab
Comments: Multiple cracks

30

Building Infrastructure – Mechanical

General

Gas furnace provides heat to the building.

Revision Recommendations

1. 24 year old furnace past its life expectancy, recommend replacement.

Building Infrastructure – Electrical

Power

A pad-mounted utility transformer supplies a 277/480V High Leg electrical distribution system to the 600A main distribution. The C/T cabinet and utility meter is located on the exterior wall near the utility transformer. The 600A main distribution equipment, fed through a 600A disconnect switch, constitutes a 277/480V circuit breaker section, a transformation section, and a 120/240V circuit breaker section.

Revision Recommendations

1. Replace main feeder conductors with new of the appropriate size.

Lighting

Interior lighting appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are old and inefficient.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls where applicable.

Building Infrastructure – Plumbing

General

A capped 12” main enters the building that has a 1 1/2” branch off it. The branch divides to a 3/4” hose connection on one line and then a city meter and 3/4” domestic main for the building, no RPZ. A 6 gal electric HWH provides hot water to all fixtures, no ET.

Revision Recommendations

1. Missing RPZ on domestic service.
2. Missing expansion tank on HWH.

Building Infrastructure – Fire Protection

General

Not Applicable.

Revision Recommendations

None.

Well House #10 - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR: YEAR 2022 PRIORITY 1 INFLATION: 1.000	YEAR 2025 PRIORITY 2 INFLATION: 1.125	YEAR 2027 PRIORITY 3 INFLATION: 1.217	YEAR 2029 PRIORITY 4 INFLATION: 1.316	YEAR 2032 PRIORITY 5 INFLATION: 1.480	YEAR 2032 & BEYOND PRIORITY 6 INFLATION: 1.801
1	Roofing	Replace roof	$13,479	3	$0	$0	$16,399	$0	$0	$0
2	Division 7	Replace exterior soffits	$7,488	3	$0	$0	$9,111	$0	$0	$0
3	ADA	Replace doorknobs with lever handles	$1,498	2	$0	$1,685	$0	$0	$0	$0
4	Division 8	Replace damaged window	$2,246	3	$0	$0	$2,733	$0	$0	$0
5	Site	Repair / replace water damaged walls	$44,930	3	$0	$0	$54,664	$0	$0	$0
6	Site	Provide accessible mop sink	$1,498	2	$0	$1,685	$0	$0	$0	$0
7	Site	Repave driveway	$5,991	4	$0	$0	$0	$7,883	$0	$0
8	Masonry	Repair cracked masonry walls	$7,488	1	$7,488	$0	$0	$0	$0	$0
9	Masonry	Remove and rebuild masonry parapets	$76,006	1	$76,006	$0	$0	$0	$0	$0
10	Masonry	Tuckpoint loadbearing CMU walls	$4,718	1	$4,718	$0	$0	$0	$0	$0
11	Masonry	Remove/replace 2 lintels & CMU at broken windows at SE corner	$5,392	1	$5,392	$0	$0	$0	$0	$0
12	Masonry	Seal joints in stone wall cap	$749	1	$749	$0	$0	$0	$0	$0
13	ADA	Provide accessible toilet room	$44,930	1	$44,930	$0	$0	$0	$0	$0
14	Plumbing	Domestic Service does not have backflow preventor (RPZ)	$2,246	1	$2,246	$0	$0	$0	$0	$0
15	Plumbing	tank	$749	1	$749	$0	$0	$0	$0	$0
16	Electrical	Replace fuses and feeder in main disconnect with properly sized components	$2,995	1	$2,995	$0	$0	$0	$0	$0
17	Masonry	Tuckpoint exterior brick wall	$3,145	3	$0	$0	$3,826	$0	$0	$0
18	Masonry	Cracked masonry repair or removal/replacement	$1,498	3	$0	$0	$1,822	$0	$0	$0
19	Masonry	Install control joint in brick approx center of each long wall	$2,920	3	$0	$0	$3,553	$0	$0	$0
20	Concrete	Repair thin cracks in slab	$1,348	5	$0	$0	$0	$0	$1,995	$0
21	Plumbing	14 year old Domestic hot water heater is past life expectancy (12 years). Recommend repalcemnt soon.	$1,498	2	$0	$1,685	$0	$0	$0	$0
22	Mechanical	24 year old furnace past life expectancy (15 yrs). Recommend replacement soon.	$11,981	2	$0	$13,477	$0	$0	$0	$0
23	Electrical	Replace main feeder conductors with new of appropriate size.	$2,995	2	$0	$3,369	$0	$0	$0	$0
24	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$9,585	3	$0	$0	$11,662	$0	$0	$0

Well House #10 - Estimate of Probable Cost

OWNER	Village of Orland Park
PROJECT TITLE:	Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER	221136.00
LAST UPDATED	May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
		SUB-TOTALS	$257,373		$145,273	$21,901	$103,770	$7,883	$1,995	$0

WH5

WELL HOUSE 5

SITE AERIAL

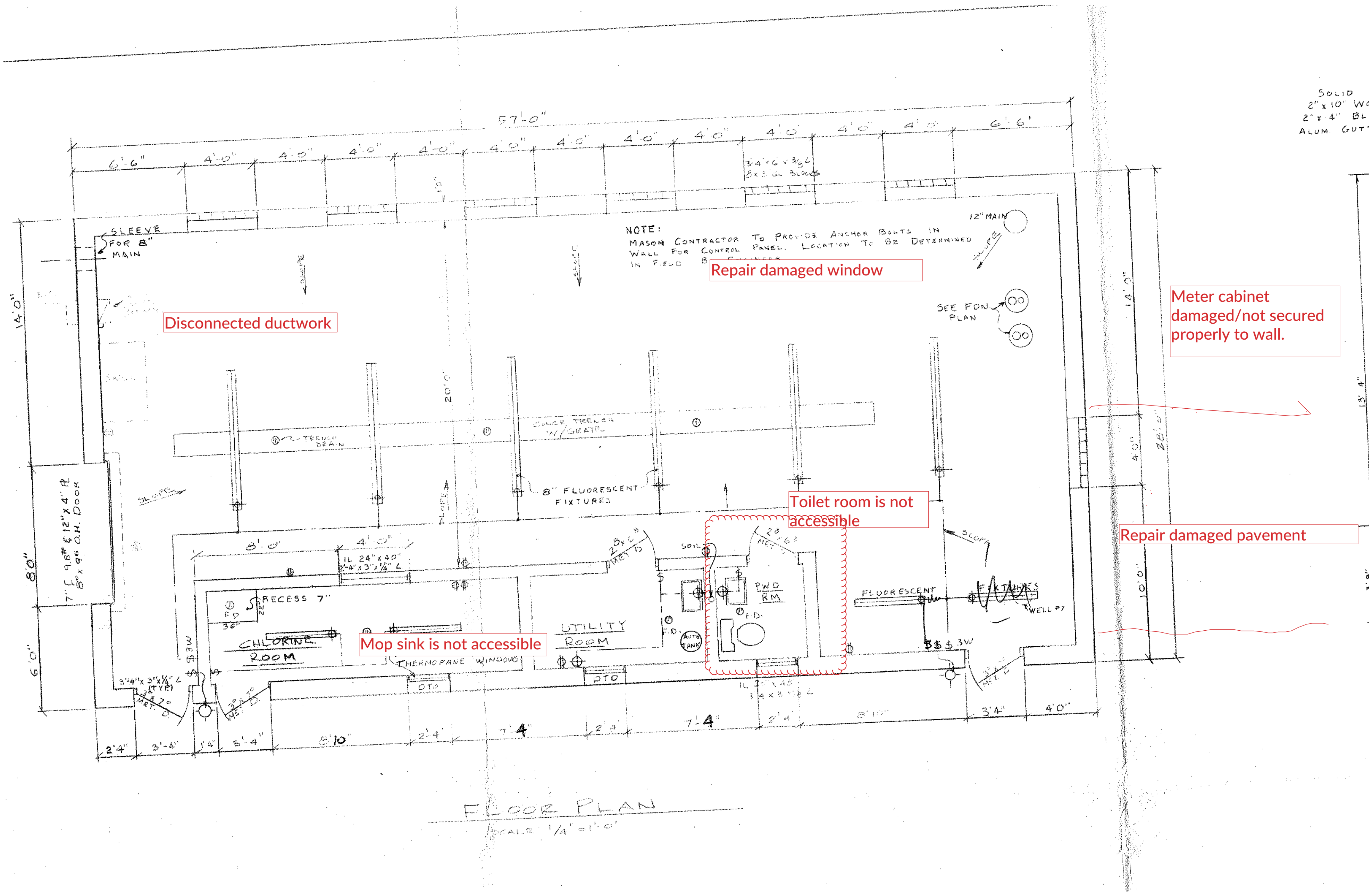
FACILITY DESCRIPTION

Well House #5 and its associated water tower were once an integral part of Orland Park's water service infrastructure. While the water tower is still in operation, the well house building has been neglected, and is primarily used as a storage space and a remote toilet facility for public works staff while they are out in the field. The well house interiors contain a large, open storage room, a chlorine room, a utility room, and a toilet room. The exterior walls are constructed from face brick on concrete block back-up walls, with wood framed, single pane and glass block windows, and hollow metal doors. The roofs are flat single ply membrane systems, with simulated mansard edges, composed of asphalt shingles and wood soffits. An assessment of each component, its associated deficiencies and recommended repair is listed below.

SITE ASSESSMENT

Well House #5 is located in an open field with an asphalt paved driveway to the west, and concrete driveways at the southeast and south-west vehicle access doors. The asphalt drive-way requires resurfacing, and the concrete driveways have started to buckle and should be replaced.

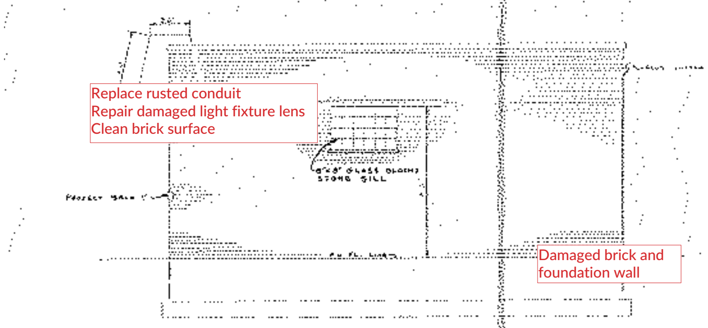
FIRST FLOOR ASSESSMENT PLAN



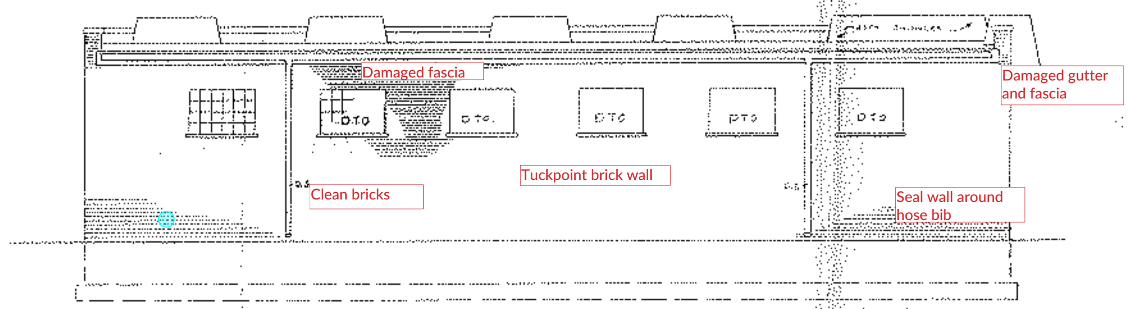
WH5-2

ORLAND PARK

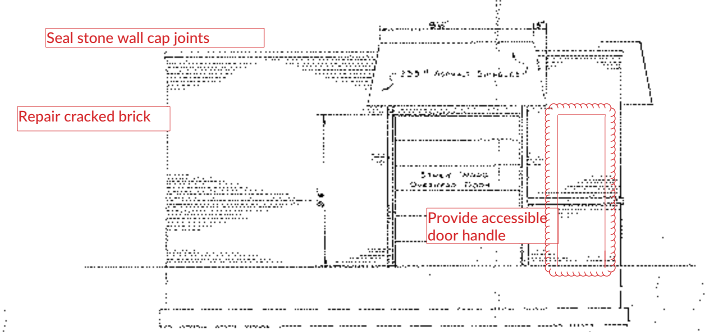
LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY



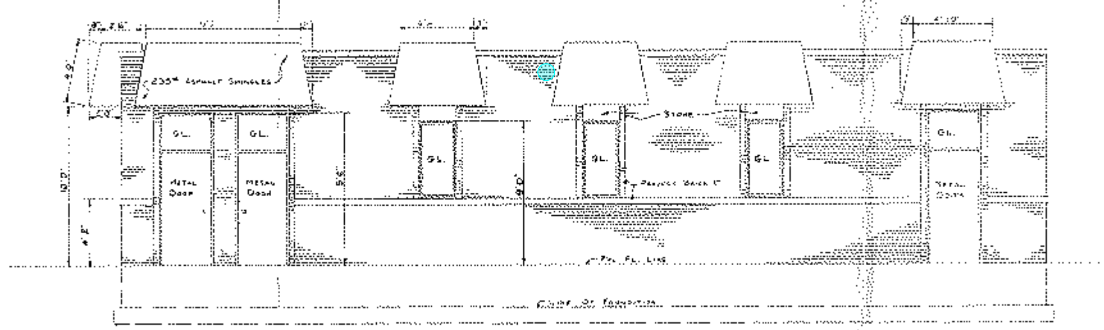
N.W. SIDE ELEVATION



REAR ELEVATION



S.E. SIDE ELEVATION



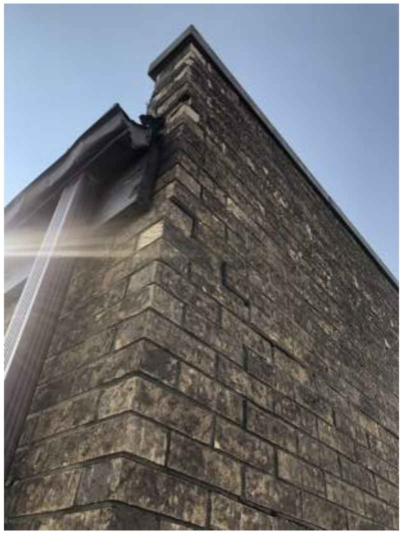
FRONT ELEVATION

SOUTHEAST CORNER

WATER DAMAGED BRICK

DAMAGED BRICK AND MORTAR / MISSING SEALS AT STONE PARAPET

RUSTED FLASHING AND CONDUIT / DAMAGED BRICK



DAMAGED GUTTER AND FASCIA / MISSING MORTAR

ENVELOPE - ASSESSMENT

DAMAGED BRICK / METER CABINET NOT SECURED PROPERLY TO WALL

MISSING MORTAR AT LINTEL

RUSTED CONDUIT AND DAMAGED LIGHT FIXTURE, RUST STAINS ON BRICK SURFACE

CRACKED CONCRETE / PLANT GROWTH AT FOUNDATION

Masonry Walls
The exterior walls are in good condition and serve their intended purpose. Holes in the walls should be sealed, and tuckpointing of the mortar joints is required. Additionally, the stone caps at the tops of the masonry walls require cleaning and sealing of the joints between the individual stone panels.

Single Pane WIndows
The vision windows are inefficient, and many of them have been boarded up. Consideration should be given to replacing all the windows on the facility.

Glass Block Windows
The glass block windows are heavily damaged and require full replacement; they should be replaced with double glazed vision windows.

Hollow Metal Doors
The exterior hollow metal doors are damaged, with inaccessible hardware. All exterior hollow metal doors and hardware should be replaced.

Roof
The sloped single ply membrane roof drains to a metal gutter and downspout on the back side of the building. The roofing system is nearing the end of its useful life and requires replacement, while the gutter, downspout and wooden fascia board should be replaced immediately.

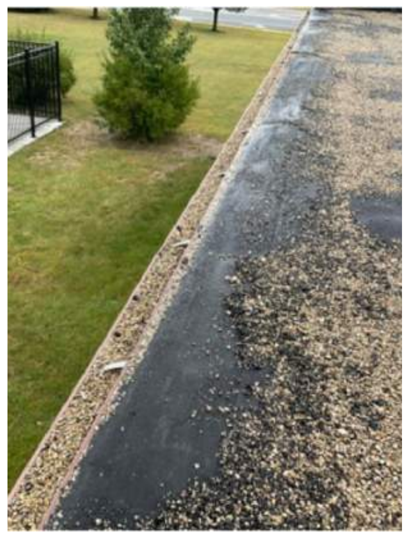
Asphalt Shingle Roofs
The asphalt shingle roofs, and wooden soffits require replacement. Furthermore, the soffits should be replaced with a water-resistant material such as aluminum, or engineered composite, and ventilation should be introduced to prolong the life of the roof assembly.

STONE COPING JOINT NOT SEALED / IMPROPER ROOF TERMINATION / DAMAGED ROOF MEMBRANE

STONE COPING JOINT NOT SEALED

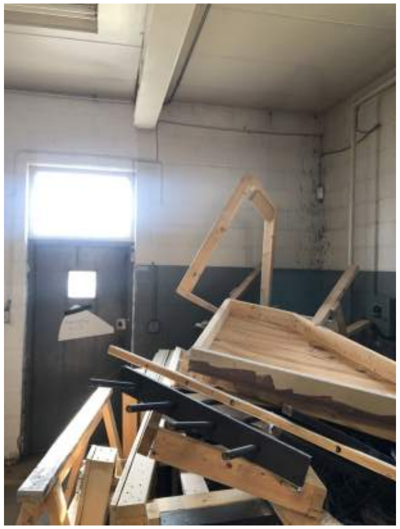
DISCONNECTED DUCTWORK

PAINT DAMAGED AT WOOD FASCIA

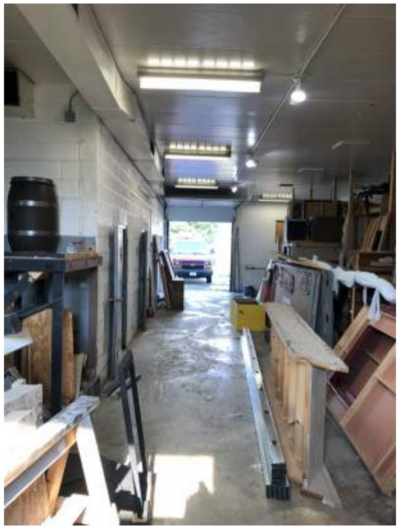


INSUFFICIENT BALLAST / GUTTER FILLED WITH BALLAST

INTERIOR - ASSESSMENT



STORED ITEMS INTRUDE ON EMERGENCY EXIT PATH / NEED SHELVING SYSTEM

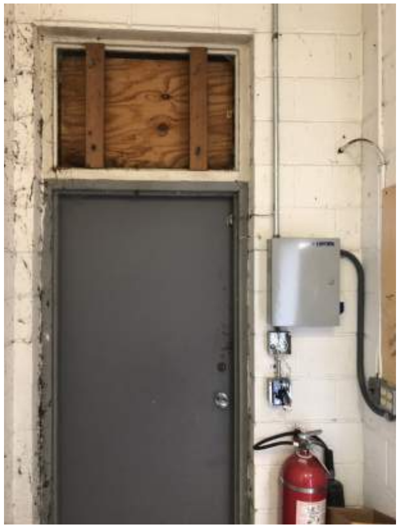


CONCRETE FLOOR NEEDS SEALING

MOP SINK IS NOT ACCESSIBLE

DAMAGED WINDOW

STORAGE ITEMS IN CLEARANCE SPACE OF ELECTRICAL EQUIPMENT



DAMAGED DOOR AND FRAME / DOOR HARDWARE IS NOT ADA COMPLIANT / EXPOSED ELECTRICAL WIRING

Concrete Floors
The concrete floors are chipped and require cleaning and sealing to prevent further damage.

Concrete Block Walls
The concrete block walls are in good condition, but all wall surfaces require repainting.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extents that buildings must meet today. As such, the toilet room, mop sink, and doorknobs are not ADA accessible. To bring the building up to the current ADA standards, we recommend renovating the existing non-compliant toilet room, replacing the mop sink, and replacing all doorknobs with accessible lever handles.

Estimated Life Expectancy
5 to 10 Years.

Location: West side
Comments: None

01

Location: South side
Comments: None

02

Location: East side
Comments: None

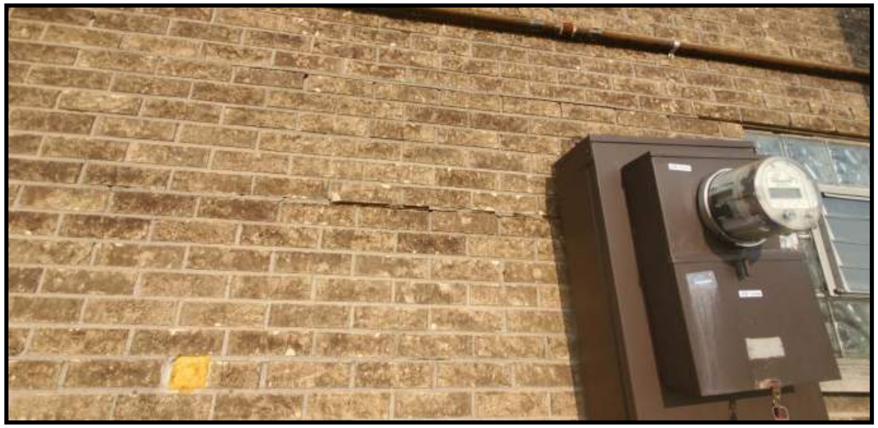
03

Location: North side
Comments: None

04

Location: South wall, west side
Comments: wall previously removed?

05



Location: east wall
Comments: spalling mortar joints

06

Description

Well House #5 is a single-story building approximately 28 ft x 57 ft and is constructed of precast concrete planks spanning across the shorter distance to load bearing concrete masonry units (CMU) with brick veneer. There are smaller rooms off to the north side with masonry walls, which are not load bearing but are built tight to the planks above. There is a large overhead door at the west side toward the west end and man doors accessing the building on the east and west sides. Windows occur on all sides. The floor has a trench drain down the center of the building. The grading is about 2 feet higher on the north and south sides than at the doors on the east and west sides. There are short retaining walls on the east and west sides of the building at the man door and overhead door. The building is currently being used as storage.

Observation

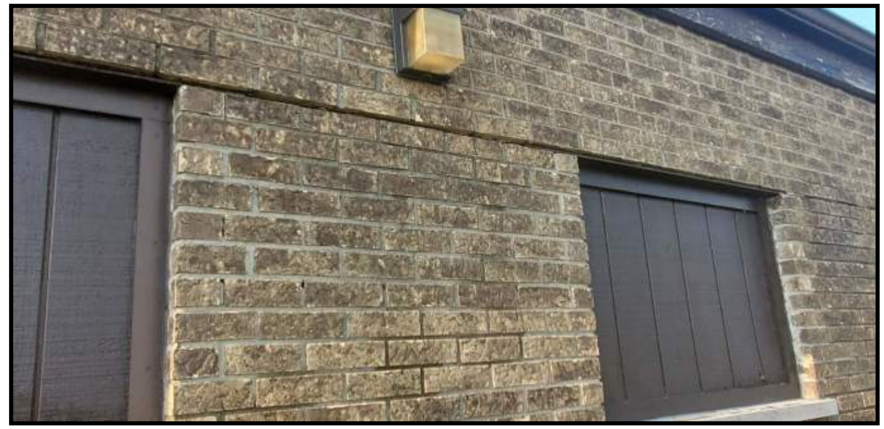
Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

Observation began with a walk around the exterior of the building. See photo 1 for West side, photo 2 is the South side, photos 3 is the east side and photo 4 is the north side. Small wood framed awnings with shingled roofs are located over the man doors and the overhead door as well as the windows on the south side. The west, east and south walls have parapets that project above the roof approximately 2 feet above the roof and the gutter is located on the north side of the building with a downspout at the east end.

The west façade has a patch of concrete at the south wall that looks like a wall used to abut that wall, possibly over the concrete retaining wall and had been removed (see photos 1 & 5). The brick wall and concrete foundation at that location are cracked.

Location: East wall
Comments: spalling mortar joints

07



Location: North wall
Comments: Spalling mortar joints.

09

Location: West wall, north end.
Comments: patched foundation.

08

Location: North wall
Comments: Spalling mortar joints.

10

Location: North wall
Comments: Spalling mortar joints.

11

Location: East wall, north end
Comments: horizontal and stepping cracks

12

Observations - Continued

Spalling mortar joints were observed on the east façade near meters (see photo 6) and the adjacent window (see photo 7). There is also evidence of patching at the west foundation at the north end (see photo 8). Spalling mortar joints were observed on the north façade at the level of the lintel bearing (see photos 9, 10 & 11). There are multiple cracks in the east façade at the north end, including horizontal joint and stepping cracks in the mortar joints (see photos 12 & 13). The parapet on the east façade at the north end is bending backward (see photos 14 & 15). There are spalling mortar joints in the east façade between the window and the overhead door (see photo 16).

The interior of the building was filled with equipment but is mostly open with a few small rooms on the south side (see photo 17). Most of the north wall was obscured by the stored items. There is a step crack in the east wall at the top of the overhead door (see photo 18) and lower in the same wall at a level about a foot above the grading on the outside (see photos 19 & 20). There is a crack in the corner of the north wall and east wall and also a joint between the planks (see photo 21). There was a crack in the north wall that was mostly obscured by the stored items (see photo 22). There are a few holes in the precast concrete plank that were covered over. The holes did not show any signs of cracking at the planks. There is a crack in the north wall at the east end visible in the background of photo 23 that shows one of the holes in the precast concrete planks. Stepping cracks in the mortar joints were visible in the north wall near the electrical equipment (see photos 24 & 25). The walls of the small rooms on the south side that run perpendicular to the south façade are not toothed into the south wall and a crack is visible in the joint between those walls and the south wall (see photo 26). A crack is visible in the inside of the south concrete wall at the south door on the west façade. This would be below grade on the exterior (see photo 27). The wall running E-W next to the overhead door (which is not load bearing) has a crack in the wall (see photo 28).

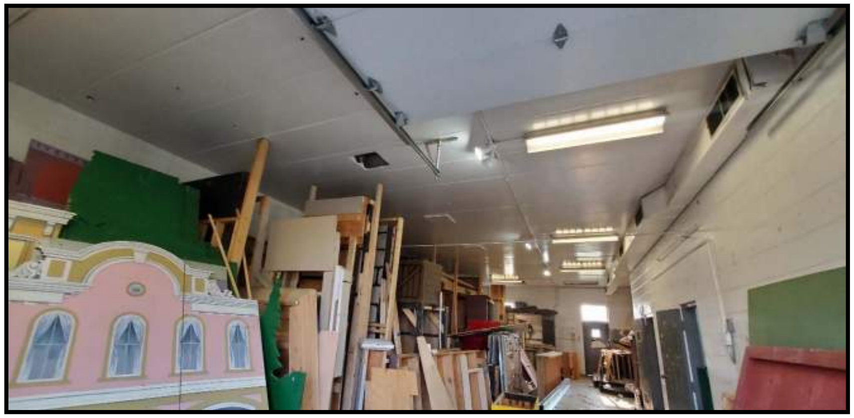
It was also noted that there were no control/expansion joints in the brick in the long walls. Control/expansion joints are usually spaced at 30 feet on center.

13
Location: East wall, north end
Comments: horizontal and stepping cracks

15
Location: East wall, north end
Comments: Parapet bending backward

14
Location: East wall, north end
Comments: Parapet bending backward

16
Location: East wall.
Comments: Spalling mortar joints



Location: Interior.
Comments: None.

17

Location: East wall
Comments: Step crack

18

Conclusions

This building has numerous issues with the masonry that needs to be addressed. The shifting of the parapets at both ends of the building is particularly concerning. The roofing should be inspected as it is possible that the cracking and bending of the parapet is related to water infiltration in the wall. The open cracks in the wall will continue to open and allow more water infiltration which will lead to more cracking and spalling of the blocks. We recommend removing and rebuilding the parapet walls to match the slope of the roof, extending approximately 1 foot above the roof slope. The parapet walls should be addressed within one year.

The cracks and spalling in the mortar joints should be tuckpointed and cracks through bricks/CMU should be replaced. We recommend doing so at the same time the parapets are addressed; however, they may be monitored at that time to verify whether the cracking has worsened but we recommend addressing the cracks within the next two years. Tuckpointing load bearing walls is a high priority, the other walls are a medium priority.

We recommend installing a control joint in the brick walls at approximately the center of each of the long walls. This will help alleviate cracking due to expansion of the brick.

The cracks in the slab on grade are not really a structural concern but multiple cracks can lead to spalling and further widening of the cracks which can lead to moisture infiltration and tripping hazards. Hairline cracking is more of an aesthethic issue and the urgency for filling hairline cracks are at the discretion of the owner. We recommend monitoring these cracks to verify that they are not worsening. We recommend repairing cracks wider than 1/16” with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. This is a low priority repair.

It is LEI’s opinion that the building is adequate for its current purpose, which is storage, but we recommend fixing the issues as noted above.

Location: East wall
Comments: cracks.

19

Location: North wall.
Comments: crack in precast plank joint

21

Location: East wall
Comments: shows relation of retaining wall to crack in photo 19

20

Location: North wall
Comments: Cracks

22

Location: North wall, east end
Comments: hole in planks

23

Location: North wall
Comments: cracks

25

Location: North wall.
Comments: cracks.

24

Location: South wall
Comments: crack at intersecting wall joint

26

STRUCTURAL ASSESSMENT

Location: South wall
Comments: Crack at foundation wall

27

Location: Interior wall adjacent to overhead door
Comments: Step crack

28

Building Infrastructure – Mechanical

General

Gas furnace provides heat to the building.

Revision Recommendations

1. 24 year old furnace past its life expectancy, recommend replacement.

Building Infrastructure – Electrical

Power

A pad-mounted utility transformer supplies a 277/480V High Leg electrical distribution system to the 200A main distribution. The C/T cabinet and utility meter is located on the exterior wall near the utility transformer. The 200A main distribution equipment, fed through a 200A disconnect switch, constitutes a 277/480V circuit breaker section, a transformation section, and a 120/240V circuit breaker section.

Revision Recommendations

1. C/T cabinet and meter to be replaced/repaired to be properly secured to wall.

Lighting

Interior lighting appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are old and inefficient.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures with new lighting controls where applicable.

Building Infrastructure – Plumbing

General

A capped 12” main enters the building that has a 1 1/2” branch off it. The branch divides to a 3/4” hose connection on one line and then a city meter and 3/4” domestic main for the building, no RPZ. A 6 gal electric HWH provides hot water to all fixtures, no ET.

Revision Recommendations

1. Missing RPZ on domestic service.
2. Missing expansion tank on HWH.

Building Infrastructure – Fire Protection

General

Not Applicable.

Revision Recommendations

None.

Well House #5 - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Electrical	Replace rusted exterior conduit	$749	3	$0	$0	$911	$0	$0	$0
2	Electrical	Repair damaged exterior ligh fixture	$749	3	$0	$0	$911	$0	$0	$0
3	Masonry	Clean exterior brick	$1,123	3	$0	$0	$1,367	$0	$0	$0
4	Roofing	Repair damaged fascia	$359	2	$0	$404	$0	$0	$0	$0
5	Division 8	Repair damaged window	$2,246	2	$0	$2,527	$0	$0	$0	$0
6	ADA	Provide accessible mop sink	$1,498	2	$0	$1,685	$0	$0	$0	$0
7	Site	Repair damaged pavement	$1,797	4	$0	$0	$0	$2,365	$0	$0
8	Masonry	Tuckpoint brick wall	$8,986	1	$8,986	$0	$0	$0	$0	$0
9	Masonry	Seal holes in exterior walls	$749	1	$749	$0	$0	$0	$0	$0
10	Masonry	Remove and rebuild cracked parapets	$76,006	1	$76,006	$0	$0	$0	$0	$0
11	Masonry	Tuckpoint loadbearing CMU wall	$4,456	1	$4,456	$0	$0	$0	$0	$0
12	Masonry	Seal joints in stone wall cap	$749	1	$749	$0	$0	$0	$0	$0
13	ADA	Replace doorknobs with lever handles	$1,498	1	$1,498	$0	$0	$0	$0	$0
14	ADA	Provide accessible toilet room	$44,930	1	$44,930	$0	$0	$0	$0	$0
15	Plumbing	Domestic Service does not have backflow preventor (RPZ)	$2,246	1	$2,246	$0	$0	$0	$0	$0
16	Plumbing	Hot water heater (6 gal) does not have code required expansion tank	$749	1	$749	$0	$0	$0	$0	$0
17	Electrical	Replace exterior electrical meter cabinet	$2,995	1	$2,995	$0	$0	$0	$0	$0
18	Masonry	Cracked masonry repair or removal/replacement	$1,123	3	$0	$0	$1,367	$0	$0	$0
19	Concrete	Repair cracks in foundation wall	$187	3	$0	$0	$228	$0	$0	$0
20	Masonry	Install control joint in brick approx center of each long wall	$2,920	3	$0	$0	$3,553	$0	$0	$0
21	Concrete	Repair thin cracks in slab	$1,348	5	$0	$0	$0	$0	$1,995	$0
22	Plumbing	22 year old Domestic hot water heater is past life expectancy (12 years). Recommend repalcemnt soon.	$1,498	2	$0	$1,685	$0	$0	$0	$0
23	Mechanical	24 year old furnace past life expectancy (15 yrs). Recommend replacement soon.	$11,981	2	$0	$13,477	$0	$0	$0	$0
24	Electrical	Repair, re-secure or replace C/T cabinet enclosure	$2,995	2	$0	$3,369	$0	$0	$0	$0
25	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$9,585	3	$0	$0	$11,662	$0	$0	$0

Well House #5 - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
		SUB-TOTALS	$183,523		$143,364	$23,147	$19,998	$2,365	$1,995	$0

WH7

WELL HOUSE 7

SITE AERIAL

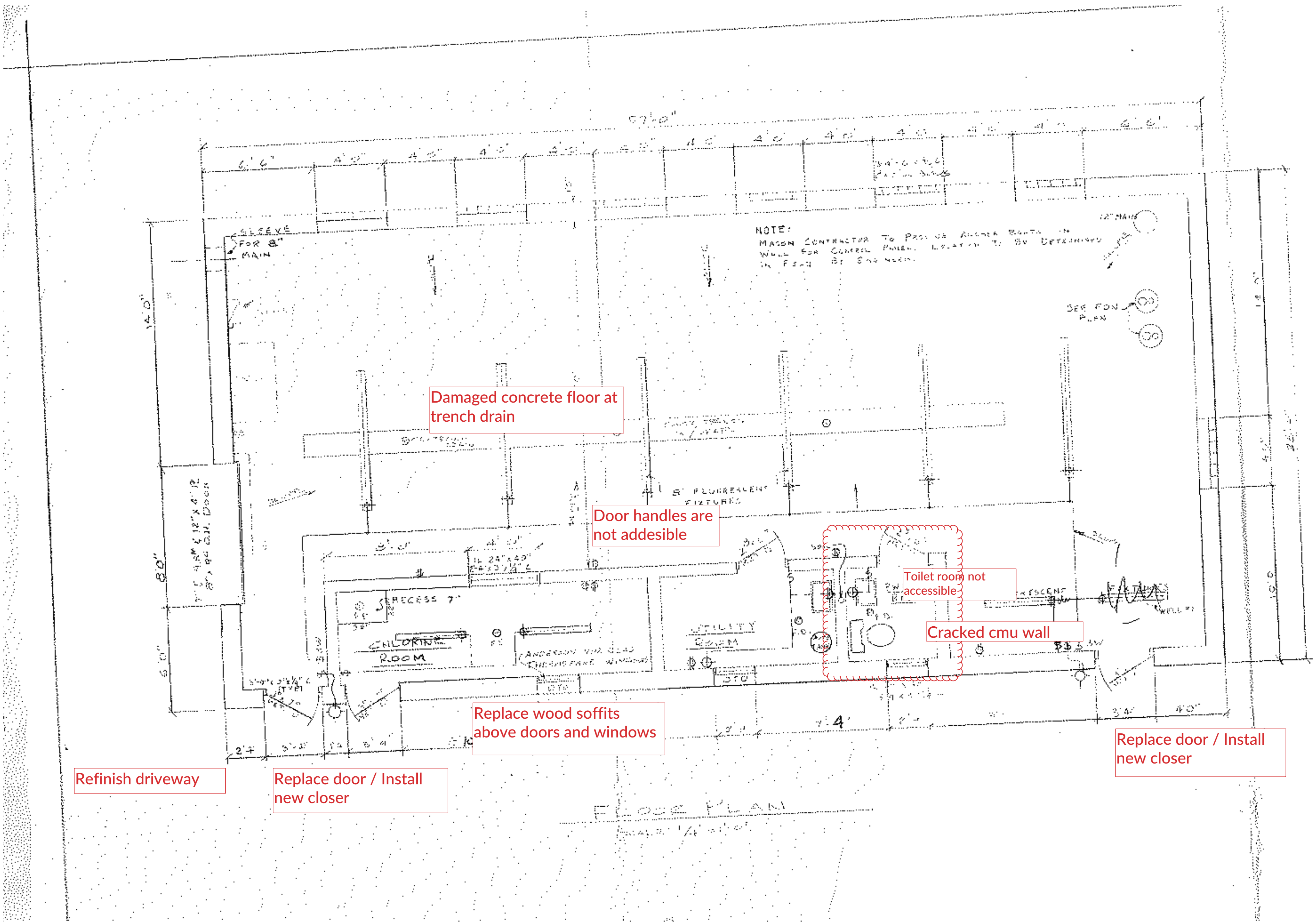
FACILITY DESCRIPTION

Well House #7 and its associated water tower were once an integral part of Orland Park's water service infrastructure. While the water tower is still in operation, the well house building has been neglected, and is primarily used as a storage space and a remote toilet facility for public works staff while they are out in the field. The well house interiors contain a large, open storage room, a chlorine room, a utility room, and a toilet room. The exterior walls are constructed from face brick on concrete block back-up walls, with wood framed, single pane and glass block windows, and hollow metal doors. The roofs are flat single ply membrane systems, with simulated mansard edges, composed of asphalt shingles and wood soffits. An assessment of each component, its associated deficiencies and recommended repair is listed below.

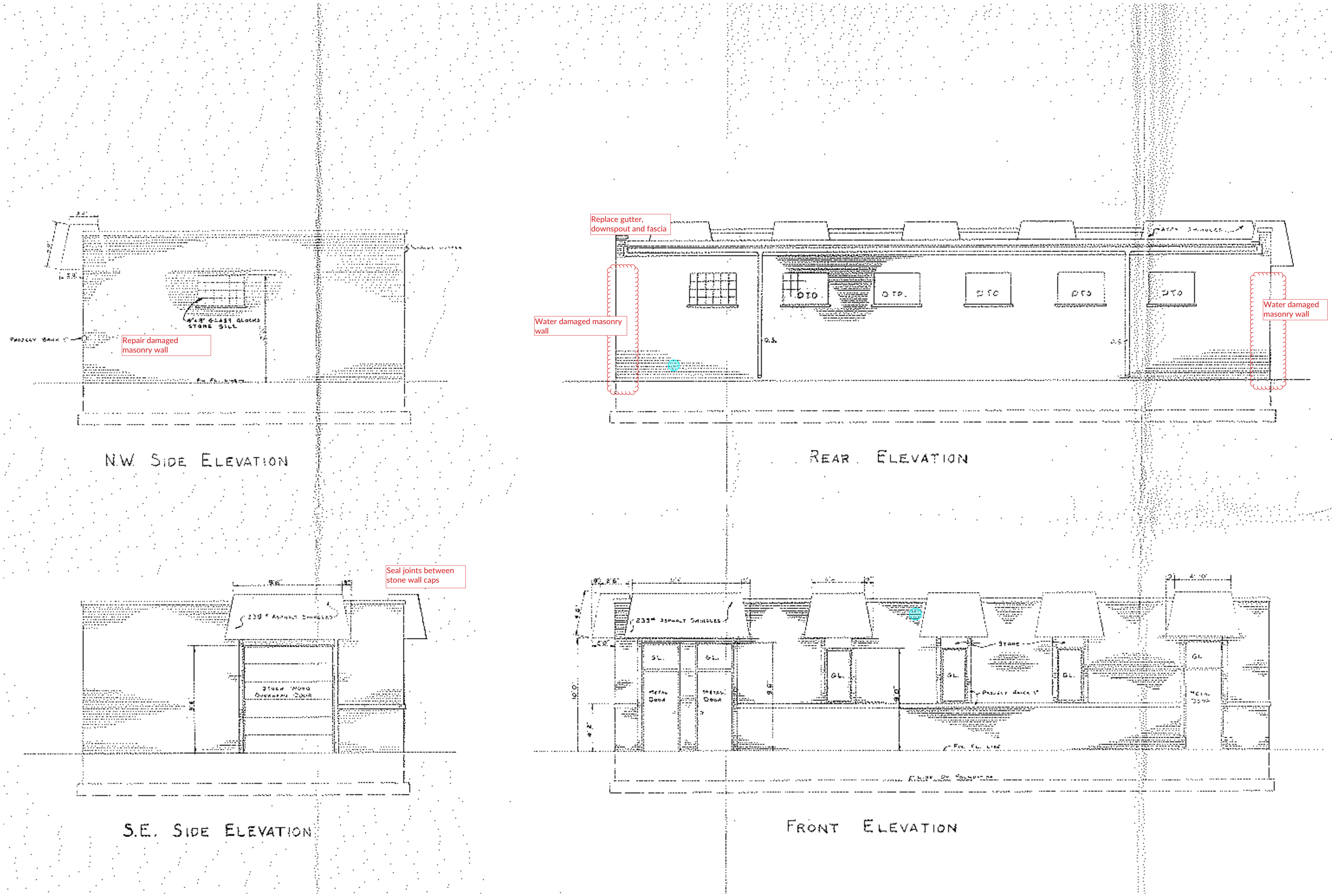
SITE ASSESSMENT

Well House #7 is located in an open field with an asphalt paved driveway that leads to the vehicle access door at the northwest end of the building. The site is well maintained, but the asphalt driveway has deteriorated and requires resurfacing.

FIRST FLOOR ASSESSMENT PLAN



ASSESSMENT ELEVATIONS

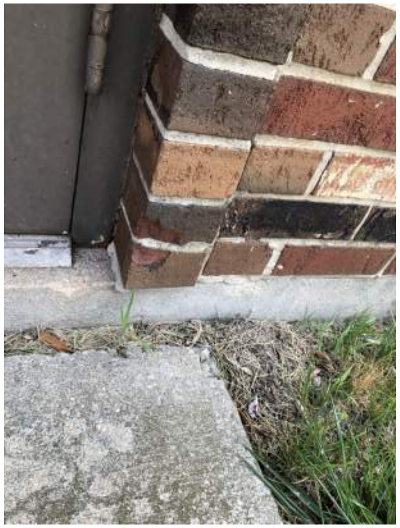


MISSING AND CRACKED MORTAR

DAMAGED BRICK

BLOCK INFILLED WINDOW OPENING

DRIVEWAY NEEDS REFINISHING



DETERIORATED DOOR / DAMAGED BRICK

WATER DAMAGED WALL / MISSING DOWNSPOUT

ENVELOPE - ASSESSMENT

WATER DAMAGED WALL

WATER DAMAGED WALL

WATER DAMAGED WALL

DAMAGED DOOR / NON ACCESSIBLE HARDWARE

DAMAGED DOOR

DAMAGED DOOR / NO CLOSER

Masonry Walls
The north wall is water damaged at the east and west ends, where the metal gutter discharges. The water damaged sections of masonry should be removed and replaced, and the wall should be re-flashed as necessary. Holes in the walls should be sealed, and tuckpointing of the mortar joints is required. Additionally, the stone caps at the tops of the masonry walls require cleaning and sealing of the joints between the individual stone panels.

Single Pane Windows
The vision windows are inefficient, and many of them have been boarded up. Consideration should be given to replacing all the windows on the facility.

Glass Block Windows
The glass block windows are heavily damaged and require full replacement; they should be replaced with double glazed vision windows.

Hollow Metal Doors
The exterior hollow metal doors are damaged, with inaccessible hardware. All exterior hollow metal doors and hardware should be replaced. .

ENVELOPE - ASSESSMENT

Roof
The sloped single ply membrane roof drains to a metal gutter and downspout on the back side of the building. The roofing system is nearing the end of its useful life and requires replacement, while the gutter, downspout and wooden fascia board should be replaced immediately.

Asphalt Shingle Roofs
The asphalt shingle roofs, and wooden soffits require replacement. Furthermore, the soffits should be replaced with a water-resistant material such as aluminum, or engineered composite, and ventilation should be introduced to prolong the life of the roof assembly.


REPLACE GUTTER, DOWNSPOUT, AND FASCIA


DAMAGED SHINGLE ROOF AND SOFFIT


IMPROPER & DAMAGED FLASHING


WORN ROOF SURFACE / MEMBRANE DETACHING AT PARAPET

INTERIOR - ASSESSMENT

TOILET ROOM IS NOT ACCESSIBLE

DAMAGED CONCRETE FLOOR AND TRENCH DRAIN

CHIPPING PAINT AT DOOR FRAME / RUSTING AT LINTEL / PEELING INTERIOR PAINT

DAMAGED DOOR AND NON ADA HARDWARE

Concrete Floors
The concrete floors are chipped and require cleaning and sealing to prevent further damage.

Concrete Block Walls
The concrete block walls are in good condition, but all wall surfaces require repainting.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extents that buildings must meet today. As such, the toilet room, mop sink, and doorknobs are not ADA accessible. To bring the building up to the current ADA standards, we recommend renovating the existing non-compliant toilet room, replacing the mop sink, and replacing all doorknobs with accessible lever handles.

Estimated Life Expectancy
5 to 10 Years.

Location: South side
Comments: None.

01

Location: South side
Comments: None

02

Location: West side
Comments: None.

03

Location: North side
Comments: None

04

Location: East side
Comments: None

05

Location: North side, west end
Comments: hole in gutter

06

Description

Well House #7 is a single-story building approximately 28 ft x 57 ft and is constructed of precast concrete planks spanning across the shorter distance to load bearing CMU with brick veneer. There are smaller rooms off to the south side with masonry walls, which are not load bearing but are built tight to the planks above. There is a large overhead door at the west side and man doors accessing the building on the south side at both ends of the building. Windows occur on the south, east and north sides of the building and are boarded over. The floor has a trench drain down the center of the building. The building is currently being used as storage.

Observation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

Observation began with a walk around the exterior of the building. See photos 1 & 2 for the south side, photo 3 is the west side, photos 4 is the north side and photo 5 is the east side. Small wood framed awnings with shingled roofs are located over the man doors and the overhead door. The west, east and south walls have parapets that project approximately 2 feet above the roof and the gutter is located on the north side of the building but no downspouts are present. A hole is present at the west end (see photo 6) and the east end (see photo 7) of the gutter.

Spalling mortar joints were observed on the north façade under the holes at the gutter (see photo 8). There is also a wood board under the gutter that shows signs of rotting at the locations of the holes in the gutter. Photos 9 & 10 show cracking in the mortar joints and in the brick at the east end of the north wall. Photo 11 shows holes in the mortar joint by placing a pen in one of the holes.

Location: North side, east end.
Comments: Hole in gutter

07

Location: North side.
Comments: spalling mortar joints

08

Location: North wall, east end.
Comments: cracks in mortar joints

09

Location: North wall, east end.
Comments: cracks in mortar joints

10

Location: North wall, east end.
Comments: cracks in mortar joints

11

Location: Interior
Comments: None.

12

Observations - Continued

The interior of the building was filled with equipment but is mostly open (see photo 12). The windows were filled in using masonry. There is a step crack in the south wall at the corner of the west wall near the man door (see photo 13). A stepping crack also occurs in the east corner of the former door opening next to the aforementioned man door at the south wall (see photo 14).
There is a stepping crack in the south wall in the toilet room (see photo 15) and cracks at the man door at the east end of the south wall (see photo 16). There are stepping cracks in the north corners of the blocked in window in the east wall (see photos 17 & 18). There are numerous cracks in the north wall, typically at the corners or the blocked in windows (see photos 19 to 23). There is also a stepping crack in the wall on the north side of the overhead door (see photo 24). There is a very large crack in the slab running N-S (see photo 25) as well as numerous smaller hairline cracks.

Conclusions

This building has some issues with the masonry that need to be addressed. The cracks and spalling in the mortar joints should be tuckpointed and cracks through bricks/CMU should be replaced. This is a high priority repair. The cracks in the slab on grade are not really a structural concern but large cracks such as the one shown in photo 25 can lead to spalling and further deterioration. We recommend repairing the cracks with a concrete crack filler that is gravity fed such as Sikadur Crack Fix or equivalent. This is a low priority repair.

LEI also recommends providing a downspout at the gutters so that the water does not run down the wall which can lead to increased chances of water infiltration. This is the likely reason for the damage at the wall in photos 9 through 11.

It is LEI's opinion that the building is adequate for its current purpose, which is storage. LEI recommends observing the building every two years to verify whether any additional cracking occurs or existing cracks widen.

Location: South wall intersecting west wall.
Comments: cracks

13

Location: South wall.
Comments: cracks.

15

Location: South wall, east end
Comments: Stepping cracks.

14

Location: South wall, east end.
Comments: step crack.

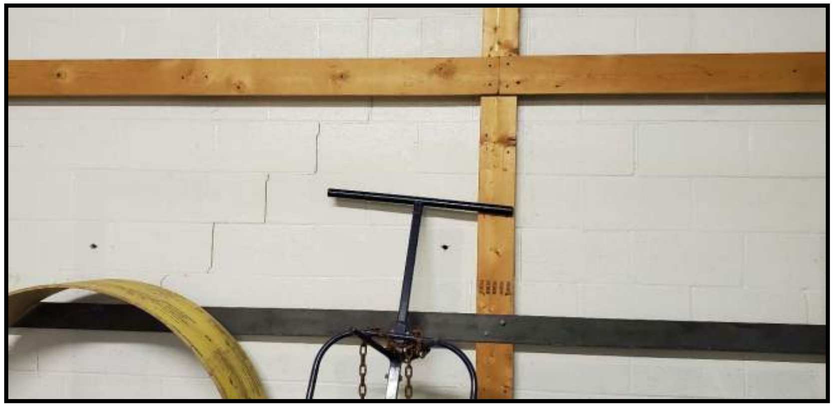
16

17

Location: East wall
Comments: Step Cracks

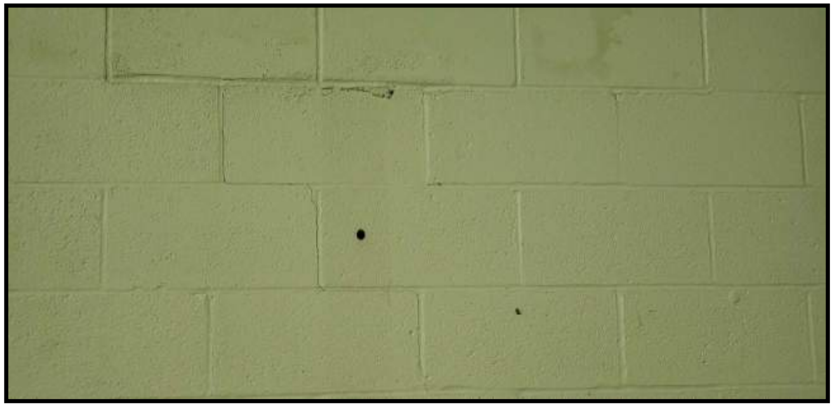
19

Location: North wall
Comments: step crack



Location: East wall
Comments: Step Cracks

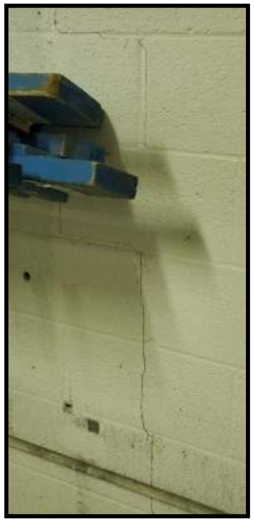
18



Location: North wall
Comments: step crack

20

STRUCTURAL ASSESSMENT



21

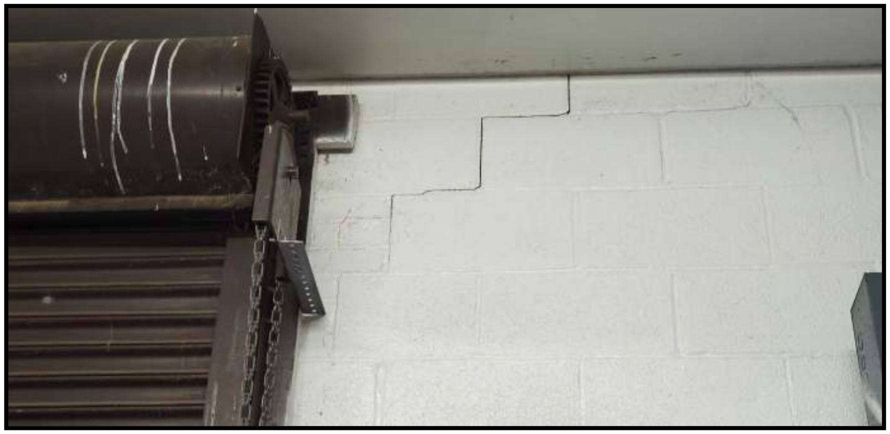
Location: North wall
Comments: step crack

23

Location: North wall
Comments: step crack

Location: North wall
Comments: step crack

22



Location: West wall
Comments: Step Crack

24

Location: Slab
Comments: thick crack

25

Building Infrastructure – Mechanical

General

Gas furnace provides heat to the building.

Revision Recommendations

1. 24 year old furnace past its life expectancy, recommend replacement.

Building Infrastructure – Electrical

Power

A pad-mounted utility transformer supplies a 277/480V High Leg electrical distribution system to the 400A main distribution. The C/T cabinet and utility meter is located on the exterior wall near the utility transformer. The 400A main distribution equipment, fed through a 400A disconnect switch, constitutes a 277/480V circuit breaker section, a transformation section, and a 120/240V circuit breaker section.

Revision Recommendations

None.

Lighting

Interior lighting appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are old and inefficient.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures and new lighting controls where applicable.

Building Infrastructure – Plumbing

General

A capped 12” main enters the building that has a 3/4” branch off it, no meter or RPZ. A 30 gal electric HWH provides hot water to all fixtures, no ET.

Revision Recommendations

1. Missing city meter and RPZ on domestic service.
2. Missing expansion tank on HWH.

Building Infrastructure – Fire Protection

General

Not Applicable.

Revision Recommendations

None.

Well House #7 - Estimate of Probable Cost

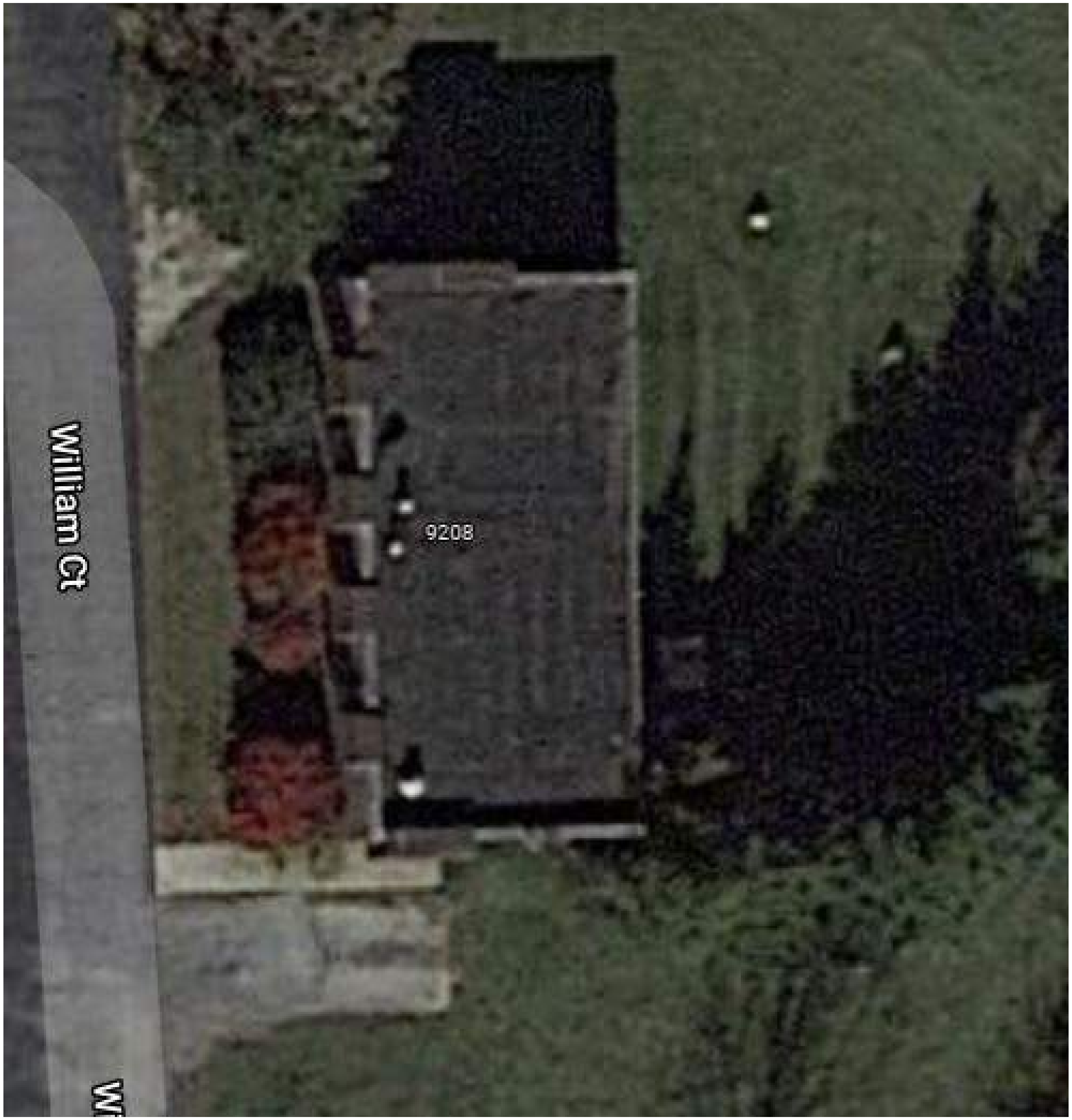
OWNER: Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER: 221136.00
LAST UPDATED: May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Masonry	Tuckpoint exterior brick wall	$5,991	2	$0	$6,739	$0	$0	$0	$0
2	Concrete	Repair damaged concrete floor	$8,986	4	$0	$0	$0	$11,825	$0	$0
3	Division 8	Replace damaged exterior doors (2) and closers	$8,986	2	$0	$10,108	$0	$0	$0	$0
4	Site	Refinish driveway	$5,991	5	$0	$0	$0	$0	$8,868	$0
5	ADA	Provide accessible mop sink	$1,498	2	$0	$1,685	$0	$0	$0	$0
6	Masonry	Seal joints in stone wall cap	$749	1	$749	$0	$0	$0	$0	$0
7	ADA	Provide accessible toilet room	$44,930	1	$44,930	$0	$0	$0	$0	$0
8	Roofing	Repair damaged gutter, downspout and fascia	$2,246	1	$2,246	$0	$0	$0	$0	$0
9	Masonry	Repair water damaged masonry wall	$8,986	1	$8,986	$0	$0	$0	$0	$0
10	ADA	Replace doorknobs with lever handles	$1,498	1	$1,498	$0	$0	$0	$0	$0
11	Masonry	Tuckpoint loadbearing CMU wall	$3,407	1	$3,407	$0	$0	$0	$0	$0
12	Plumbing	Domestic Service does not have backflow preventor (RPZ)	$2,246	1	$2,246	$0	$0	$0	$0	$0
13	Plumbing	Hot water heater (6 gal) does not have code required expansion tank	$749	1	$749	$0	$0	$0	$0	$0
14	Masonry	Cracked masonry repair or removal/replacement	$4,493	3	$0	$0	$5,466	$0	$0	$0
15	Concrete	Repair thick crack in concrete slab	$1,348	3	$0	$0	$1,640	$0	$0	$0
16	Masonry	Install control joint in brick approx center of each long wall	$2,920	3	$0	$0	$3,553	$0	$0	$0
17	Masonry	24 year old furnace past life expectancy (15 yrs). Recommend replacement soon. (2 total)	$23,963	2	$0	$26,955	$0	$0	$0	$0
18	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$9,585	3	$0	$0	$11,662	$0	$0	$0
		SUB-TOTALS	$138,571		$64,811	$45,486	$22,321	$11,825	$8,868	$0

WH9
WELL HOUSE 9

SITE AERIAL



FACILITY DESCRIPTION

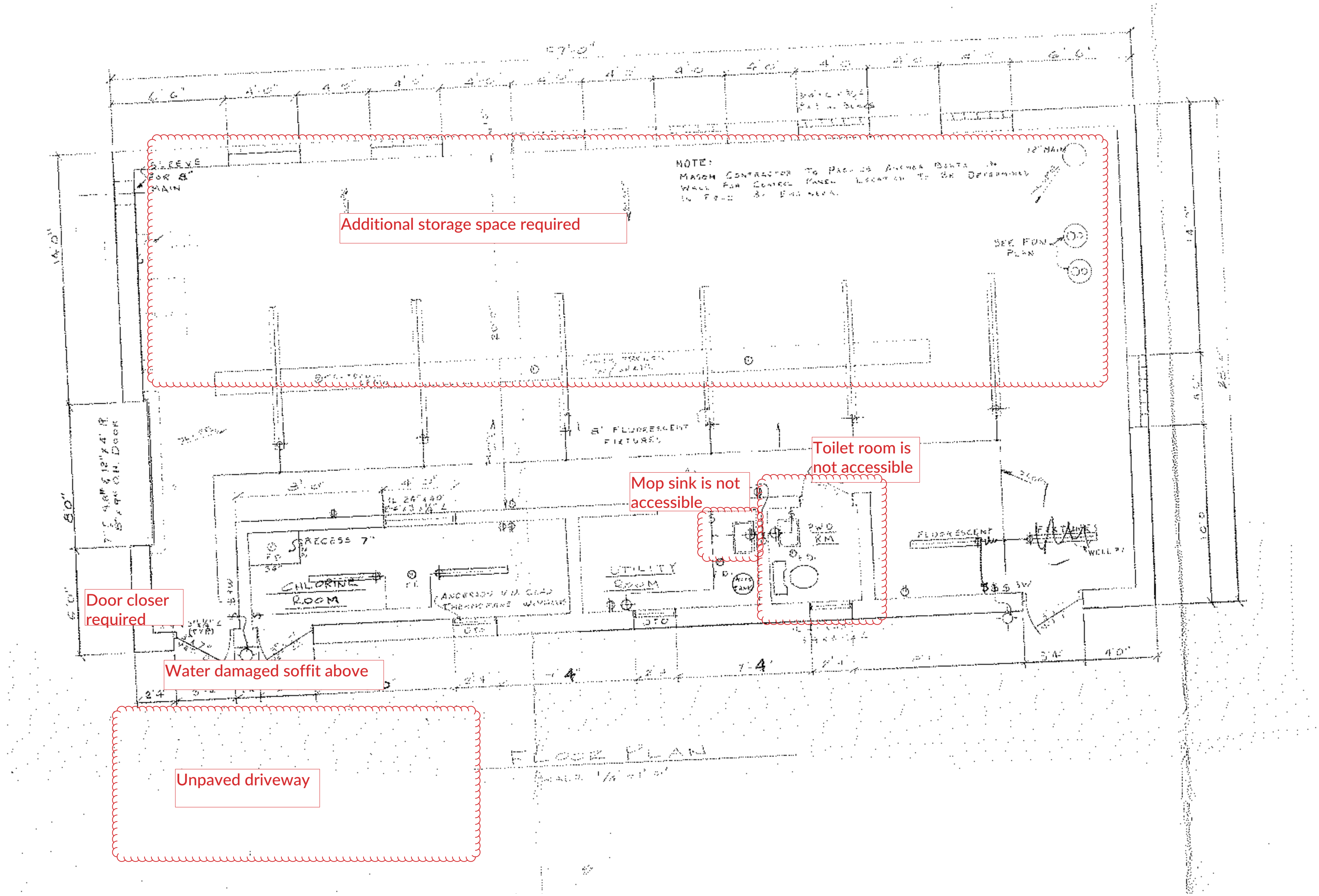
Well House #9 was once an integral part of Orland Park's water service infrastructure, but it has recently been neglected, and is primarily used as a storage space and a remote toilet facility for public works staff while they are out in the field. The well house interiors contain a large, open storage room, a chlorine room, a utility room, and a toilet room. The exterior walls are constructed from face brick on concrete block back-up walls, with hollow metal doors, all window openings have been infilled with masonry. The roofs are flat single ply membrane systems, with simulated mansard edges, composed of asphalt shingles and wood soffits. An assessment of each component, its associated deficiencies and recommended repair is listed below.

SITE ASSESSMENT

Well House #9 is located in an open field with a gravel access driveway at the south end of the building. A stepped concrete sidewalk runs parallel to the driveway and leads to a set of access doors. There is also a partial paved driveway on the north side of the building that does not provide access to the vehicle access door.

The grass field is well maintained, but the driveways are in poor condition, require repaving, and the north driveway should be extended to the vehicle access door. Furthermore, the site should be re-graded at the south entrance as the stepped concrete sidewalk does not provide an accessible entrance.

FIRST FLOOR ASSESSMENT PLAN



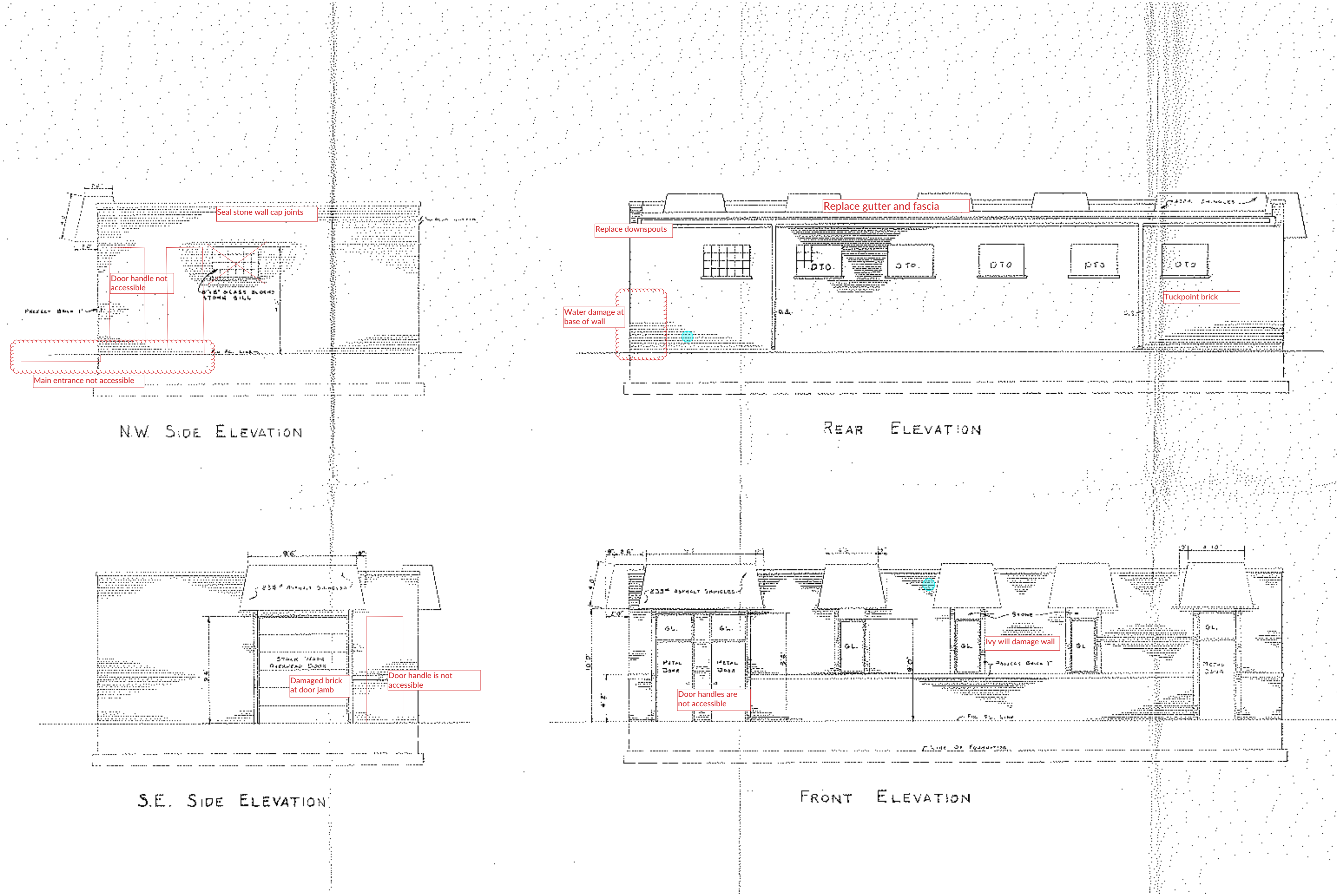
WH9-2

ORLAND PARK

2022 FACILITY ASSESSMENT

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ASSESSMENT ELEVATIONS



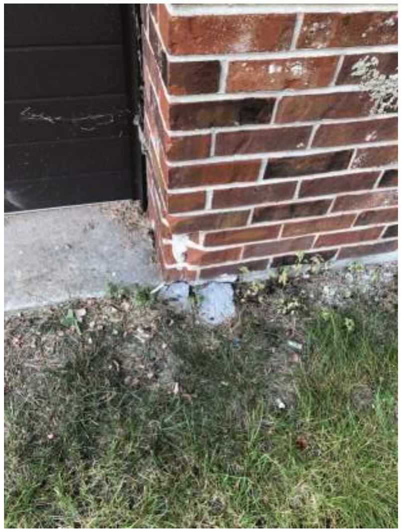
ORLAND PARK

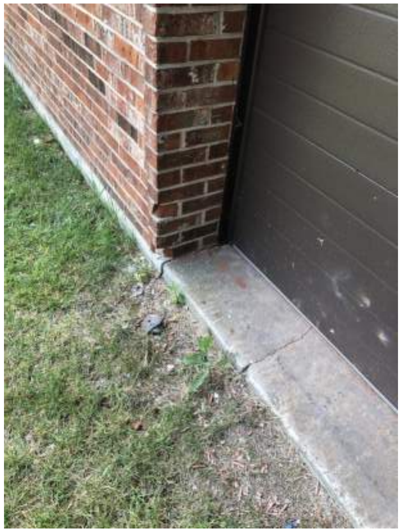
2022 FACILITY ASSESSMENT

LEGATARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

DAMAGED / MISSING MORTAR

DAMAGED SHINGLE ROOF





CRACKED FOUNDATION AT OVERHEAD DOOR / DAMAGED BRICK

ENVELOPE - ASSESSMENT

CRACKED WALL AT INFILLED WINDOW

WATER DAMAGED WALL

MISSING DOOR CLOSER / ENTRY IS NOT ACCESSIBLE

IVY ON BRICK WALL

Masonry Walls

The east wall is water damaged at the south end, where the metal gutter discharges, and there are a number of chipped bricks around the overhead door opening on the north wall. The water damaged sections of masonry should be removed and replaced, and the wall should be re-flashed as necessary. Ivy should be removed from the face of the wall; damaged bricks should be replaced and tuckpointing of the mortar joints is required. Additionally, the stone caps at the tops of the masonry walls require cleaning and sealing of the joints between the individual stone panels.

Hollow Metal Doors

The exterior hollow metal doors are damaged, with inaccessible hardware. All exterior hollow metal doors and hardware should be replaced.

Roof

The sloped single ply membrane roof drains to a metal gutter and downspout on the back side of the building. The roofing system is nearing the end of its useful life and requires replacement, while the gutter, downspout and wooden fascia board should be replaced immediately.

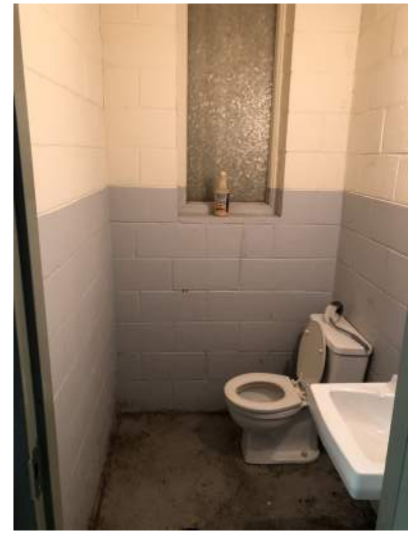
Asphalt Shingle Roofs

The asphalt shingle roofs, and wooden soffits require replacement. Furthermore, the soffits should be replaced with a water-resistant material such as aluminum, or composite, and ventilation should be introduced to prolong the life of the roof assembly.

OPEN ROOFING SEAMS

STONE COPING JOINTS REQUIRE SEALING

DAMAGED & PEELING ROOF MEMBRANE

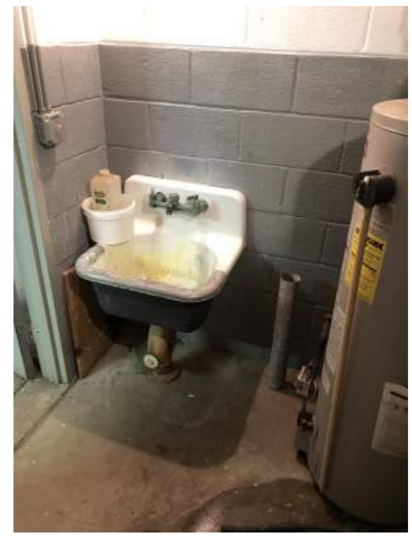


TOILET ROOM IS NOT ACCESSIBLE

DAMAGED & DETACHED ROOF MEMBRANE

DAMAGED STONE COPING JOINT

DAMAGED & RUSTED COPING

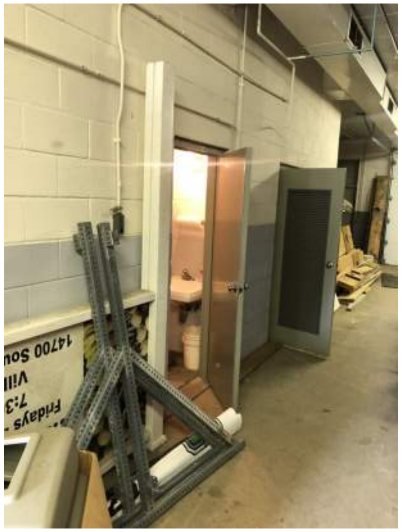


MOP SINK IS NOT ACCESSIBLE

INTERIOR - ASSESSMENT

NON ADA COMPLIANT DOOR HANDLES

ADDITIONAL STORAGE REQUIRED



NO DOOR CLOSERS / CONCRETE FLOOR NEEDS SEALING

ADDITIONAL STORAGE REQUIRED

Concrete Floors
The concrete floors are chipped and require cleaning and sealing to prevent further damage.

Concrete Block Walls
The concrete block walls show step cracks through the mortar joints, and require repair. All wall surfaces require repainting.

ADA Assessment
At the time of construction, the building was not required to comply with the Americans with Disabilities Act (ADA) to the extents that buildings must meet today. As such, the front entrance, toilet room, mop sink, and doorknobs are not ADA accessible. To bring the building up to the current ADA standards, we recommend installing a ramp at the northwest entrance door, renovating the existing non-compliant toilet room, replacing the mop sink, and replacing all doorknobs with accessible lever handles.

Estimated Life Expectancy
5 to 10 Years.

Location: South side.
Comments: None.

01

Location: East side.
Comments: None.

02

Location: North side.
Comments: None.

03

Location: North side.
Comments: None.

04

Location: West side.
Comments: None.

05

Location: East wall.
Comments: Cracks at parapet.

06

Description

Well House #9 is a single-story building approximately 28 ft x 57 ft and is constructed of precast concrete planks spanning across the shorter distance to load bearing CMU with brick veneer. There are smaller rooms off to the west side with masonry walls, which are not load bearing but are built tight to the planks above. There is a large overhead door at the north end and man doors accessing the building on the west, north and south ends.
Windows occur on all sides with the south, east and north sides of the building infilled with masonry. The floor has a trench drain down the center of the building. The building is currently being used as storage for winter snow removal equipment.

Observation

Observations were photographed to document distress and relevant conditions at the subject property on the date of the site visit. Not all damage or distress that may be present was necessarily observed or photographed; however, the selected photographs provide an indication of their types, severity and distribution. They may also document unusual or contributing conditions that may exist. Photographs taken to document our findings and observation are attached to this report.

Observation began with a walk around the exterior of the building. See photo 1 for South side, photo 2 is the east side, photos 3 & 4 is the north side and photo 5 is the west side, which was covered by bushes preventing us from being able to get close to the structure. Small wood framed awnings with shingled roofs are located over the man doors. The west, south and north walls have parapets that project approximately 3 feet above the roof. There is a gutter on the east side of the building, but there are no downspouts, which allows water to drain out of a hole at the end of the gutter.

Cracks were observed in the brick veneer at the east side of the building along the wall at the parapet (see photos 6 & 7). The wall also shows signs of previous tuckpointing. The brick is spalled at the bottom of the opening around the overhead door (see photos 8 & 9). There were portions of the west wall that show spalling of the mortar (see photos 10 & 11).

Location: East wall
Comments: Cracks at corner.

07

Location: North wall
Comments: Spalling cracks at door.

09

Location: North wall
Comments: Spalling cracks at door.

08

Location: West wall.
Comments: Spalls at bricks.

10

Location: West wall.
Comments: Spalls at bricks.

11

Location: Interior.
Comments: None.

12

Observations - Continued

The interior of the building was filled with equipment but is mostly open (see photo 12). There is a step crack in the south wall at the door (see photo 13). Most of the east wall was obscured by the equipment and a shelf that runs along the length but some step cracking is visible in the mortar joints (see photo 14). At the north end there is step cracking in the mortar joints of the wall near the overhead door as well as a horizontal crack in the wall approximately 2 blocks down from the plank and a crack in the block (see photos 15 & 16). The wall at the northeast corner appears to have some damage at the mortar joints (see photo 17). There are thin cracks in the concrete slab on grade with a slightly larger crack running east-west in the middle of the building (see photo 18).

Conclusions

It is LEI’s opinion that the building is adequate for its current purpose, which is storage. There are no signs of water leakage inside with the possible exception of the northeast corner where the mortar is damaged. We recommend filling the cracks in the brick and CMU to prevent further water infiltration, with the repair of the load bearing walls being the more immediate priority. Broken or spalled bricks and blocks should be removed and replaced.

The cracking in the slab appears to be shrinkage since there were no control joints. The cracks in the slab may be filled in with a low viscosity gravity fed crack filler such as Sikadur Crack Fix or equivalent. This is a low priority repair.

STRUCTURAL ASSESSMENT

Location: South wall.
Comments: Cracks.

13

Location: North wall
Comments: cracks in the mortar joints.

15

Location: East wall.
Comments: Cracks.

14

Location: North wall
Comments: close up of photo 15.

16

Location: Northeast corner.
Comments: mortar cracks.

17

Location: Slab.
Comments: Crack running east - west

18

BUILDING INFRASTRUCTURE ASSESSMENT

Building Infrastructure – Mechanical

General

Gas furnace provides heat to the building.

Revision Recommendations

1. 24 year old furnace past its life expectancy, recommend replacement.

Building Infrastructure – Electrical

Power

A pad-mounted utility transformer supplies a 277/480V High Leg electrical distribution system to the 400A main distribution. The C/T cabinet and utility meter is located on the exterior wall near the utility transformer. The 400A main distribution equipment, fed through a 400A disconnect switch, constitutes a 277/480V circuit breaker section, a transformation section, and a 120/240V circuit breaker section.

Revision Recommendations

None.

Lighting

Interior lighting appears to be primarily older fluorescent lighting. Exit signs and emergency battery lights (many of which are combination units) are old and inefficient.

Revision Recommendations

1. Replace lighting, battery EM lights, and exit signs with new LED fixtures and new lighting controls where applicable.

Building Infrastructure – Plumbing

General

A capped 12” main enters the building that has a 3/4” branch off it, no meter or RPZ. A 6 gal electric HWH provides hot water to all fixtures, no ET.

Revision Recommendations

1. Missing city meter and RPZ on domestic service.
2. 17 year old HWH past its life expectancy, recommend replacement and add missing expansion tank.

Building Infrastructure – Fire Protection

General

Not Applicable.

Revision Recommendations

None.

Well House #9 - Estimate of Probable Cost

OWNER Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER 221136.00
LAST UPDATED May 16, 2022

AMSCO
Larson Engineering

ITEM	CATEGORY	WORK ITEM DESCRIPTION	TOTAL COST 2022 DOLLARS	PRIORITY	TOTAL COST FOR PROJECTS PRIORITIZED BY YEAR					
					YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	YEAR 2032 & BEYOND
					PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
					INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Site/ADA	Regrade entrance for accessibility	$2,396	2	$0	$2,695	$0	$0	$0	$0
2	Roofing	Replace gutters and downspouts	$629	2	$0	$708	$0	$0	$0	$0
3	Roofing	Replace fascias	$359	2	$0	$404	$0	$0	$0	$0
4	Masonry	Tuckpoint exterior brick walls	$5,991	2	$0	$6,739	$0	$0	$0	$0
5	Masonry	Repair damaged brick at garage door	$749	4	$0	$0	$0	$985	$0	$0
6	Division 8	Install closers on two (2) exterior doors	$1,498	3	$0	$0	$1,822	$0	$0	$0
7	Division 7	Repair water damaged soffits	$7,488	2	$0	$8,423	$0	$0	$0	$0
8	Site	Pave front driveway	$23,963	5	$0	$0	$0	$0	$35,470	$0
9	ADA	Provide accessible mop sink	$1,498	2	$0	$1,685	$0	$0	$0	$0
10	Masonry	Seal joints in stone wall cap	$749	1	$749	$0	$0	$0	$0	$0
11	ADA	Provide accessible toilet room	$44,930	1	$44,930	$0	$0	$0	$0	$0
12	ADA	Replace doorknobs with lever handles	$1,498	1	$1,498	$0	$0	$0	$0	$0
13	Masonry	Repair water damaged masonry wall	$8,986	1	$8,986	$0	$0	$0	$0	$0
14	General	Remove ivy from wall and tuckpoint brick	$11,981	1	$11,981	$0	$0	$0	$0	$0
15	Masonry	Tuckpoint loadbearing CMU wall	$2,621	1	$2,621	$0	$0	$0	$0	$0
16	Plumbing	Domestic Service does not have backflow preventor (RPZ)	$2,246	1	$2,246	$0	$0	$0	$0	$0
17	Plumbing	Hot water heater (6 gal) does not have code required expansion tank	$749	1	$749	$0	$0	$0	$0	$0
18	Masonry	Cracked masonry repair or removal/replacement	$15,725	3	$0	$0	$19,132	$0	$0	$0
19	Masonry	Install control joint in brick approx center of each long wall	$2,920	3	$0	$0	$3,553	$0	$0	$0
20	Concrete	Repair thin cracks in slab	$1,348	5	$0	$0	$0	$0	$1,995	$0
21	Plumbing	17 year old Domestic hot water heater is past life expectancy (12 years). Recommend repalcemnt soon.	$1,498	2	$0	$1,685	$0	$0	$0	$0
22	Electrical	Replace existing lighting with new LED and lighting controls to meet energy code and reduce energy costs.	$9,585	3	$0	$0	$11,662	$0	$0	$0
		SUB-TOTALS	$149,407		$73,760	$22,339	$36,169	$985	$37,466	$0

Appendix 1

DETAILED FINDINGS FROM MEP/FP ANALYSIS

Commissioning
5115 Belmont Suite B
Downers Grove, Illinois 60515
United States
(630) 496-8656

Punch Items for Orland Park Assessment

482 Items

#1: Furnace

Type:

Location:
Well House #10

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

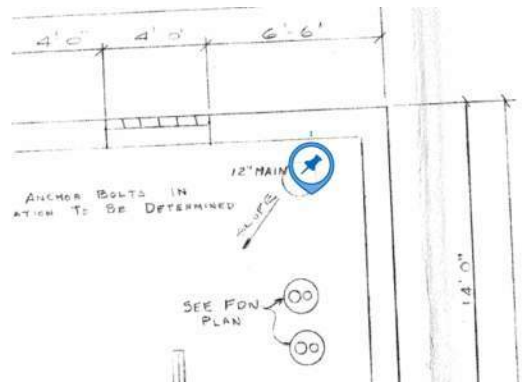
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Gas fired furnace



Drawing 10-2: Floor Plans Rev.0

#2: Hot Water Heater

Type:

Location:
Well House #10

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

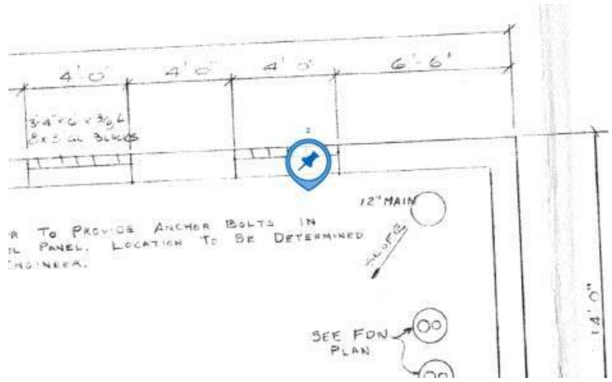
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing 10-2: Floor Plans Rev.0

#3: Water service

Type:

Location:
Well House #10

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

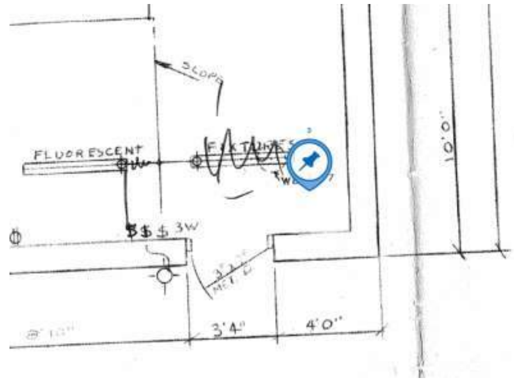
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

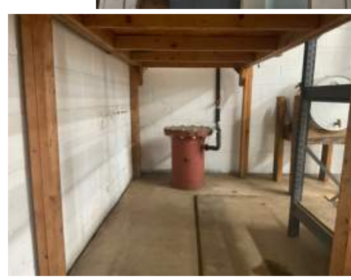
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
12” main info building, capped with 3/4” line to all fixtures. No RPZ or meter.



Drawing 10-2: Floor Plans Rev.0



#4: Gas service

Type:

Location:
Well House #10

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

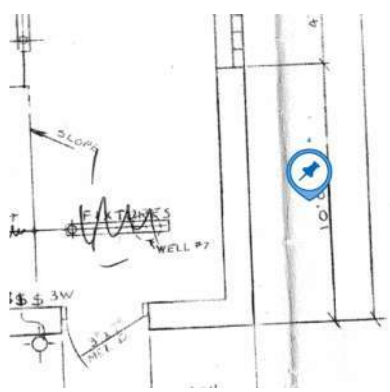
Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit



Drawing 10-2: Floor Plans Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:




#5: Fire protectiom

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

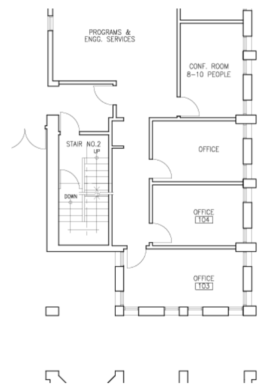
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

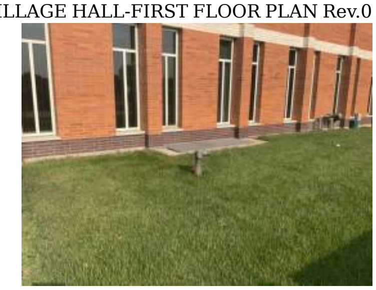
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
FDC



Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0



#6: CUH

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

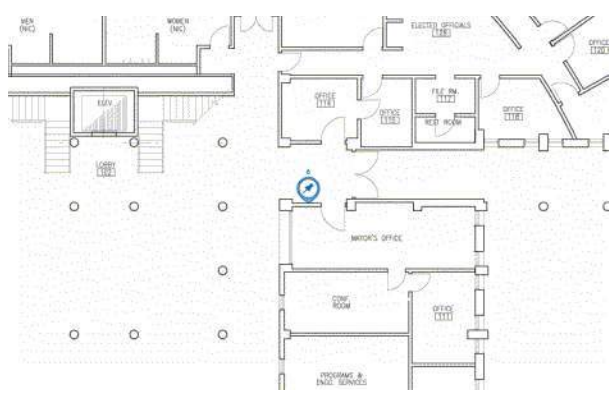
Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit


Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Description:

Assignee Name:

#7: Mechanical

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Supply at 2 levels.

Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

#8: CUH

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

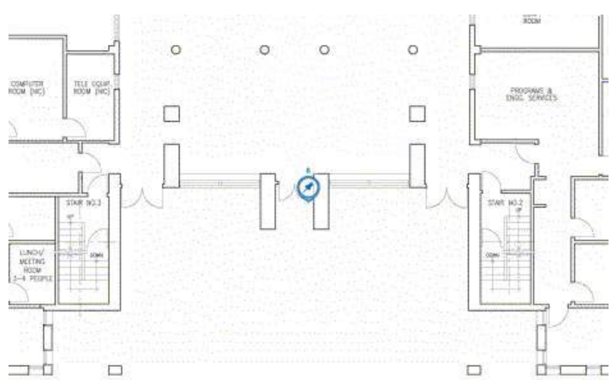
Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit



Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#9: CUH

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

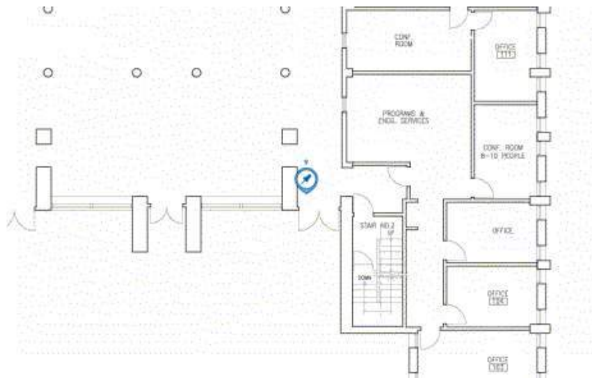
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

#10: CUH

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

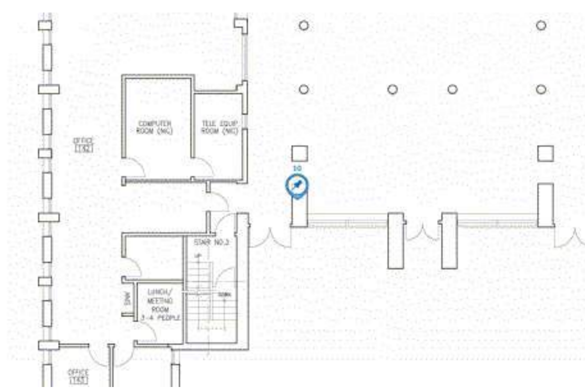
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

#11: Boilers


Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
2 gas fired boilers.

#12: System pumps

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:

Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
1 just replaced, other ready to be replaced.

Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#13: Compressor

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

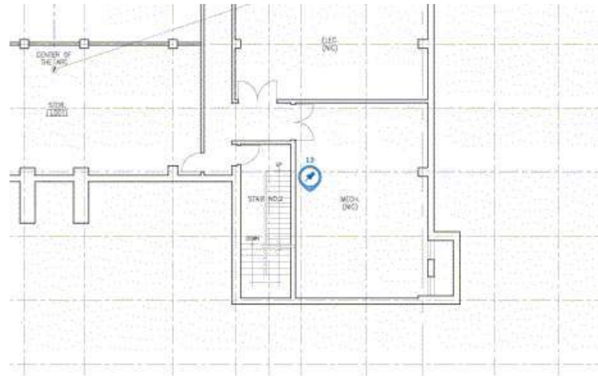
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#14: Controls

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

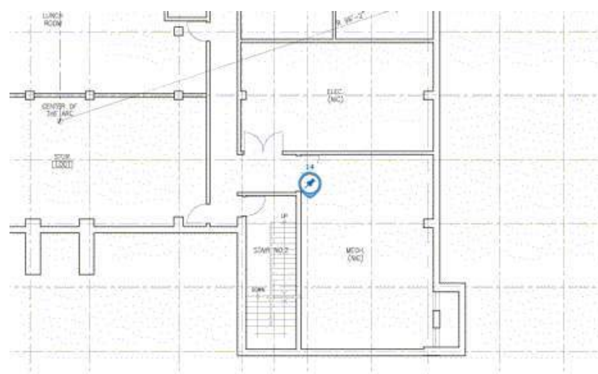
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#15: Hot water heater

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

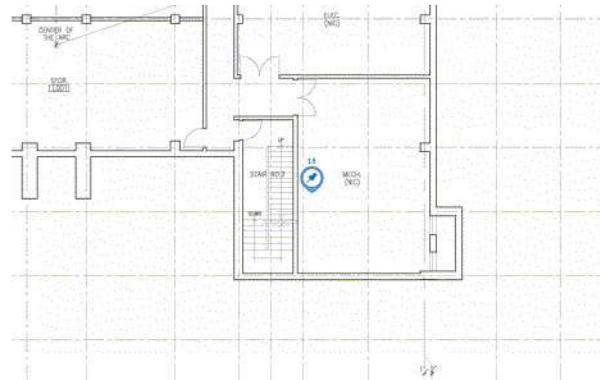
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#16: Duplex ejector

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

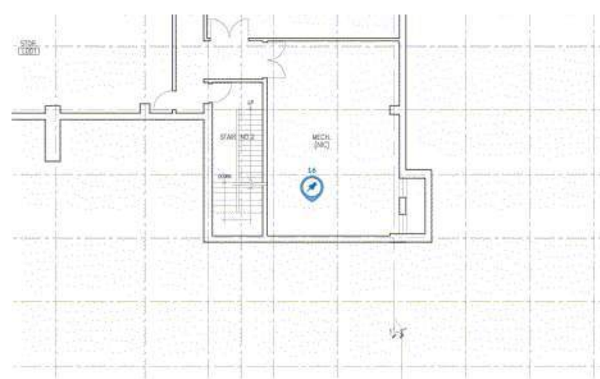
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#17: Duplex sump

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#18: Domestic service

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
3” service, no RPZ, meter with valves bypass. Separate from fire.

Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#19: Fire service

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
4” fire service, single zone, single check, no RPZ. Service here is remote from civic center.

Drawing VH-01: VILLAGE HALL-LAKE LEVEL FLOOR PLAN Rev.0

#20: Cuh

Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

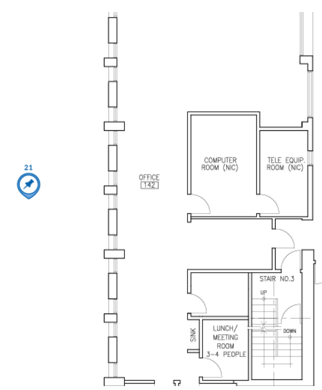
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#21: Generator



Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#22: Mdf cooling

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

#23: Fire suppression mdf hallon

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

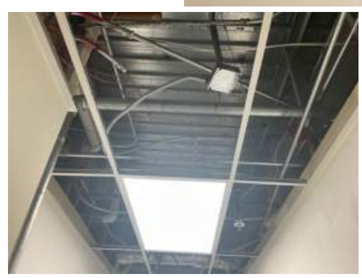
Final Approver:
Joseph Benoit

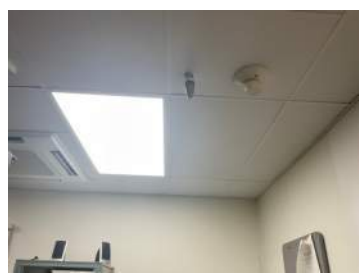
Ball in Court:
Joseph Benoit (AMSCO Engineering)

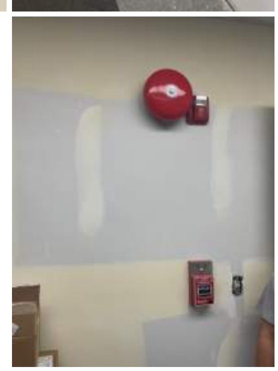
Assignee Name:

Description:

Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0







#24: Mdf cooling

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

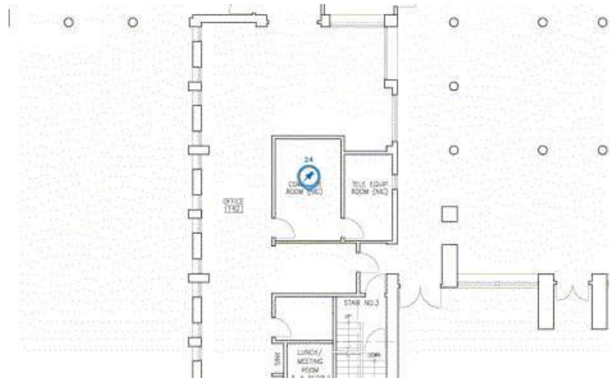
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

#25: BB

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

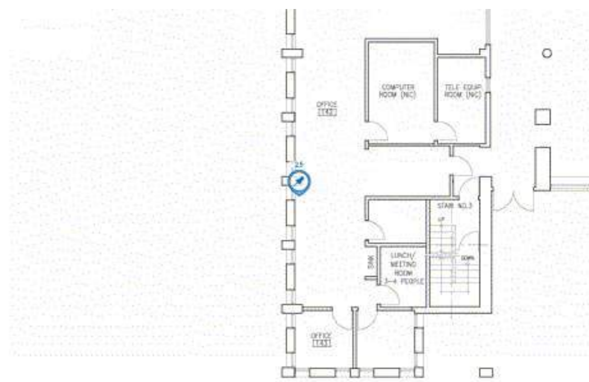
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0

#26: VAV

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:

Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

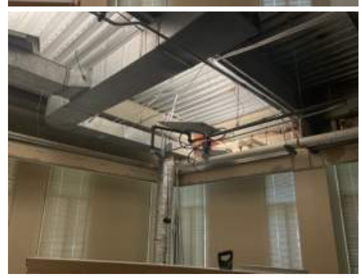
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
VAV no reheat.

Drawing VH-02: VILLAGE HALL-FIRST FLOOR PLAN Rev.0



#27: RTU

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Drawing VH-03: VILLAGE HALL-SECOND FLOOR PLAN Rev.0

Description:

#28: RTU

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

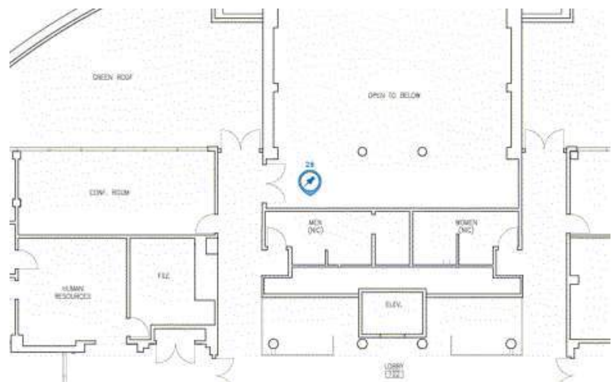
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-03: VILLAGE HALL-SECOND FLOOR PLAN Rev.0

#29: RTU

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

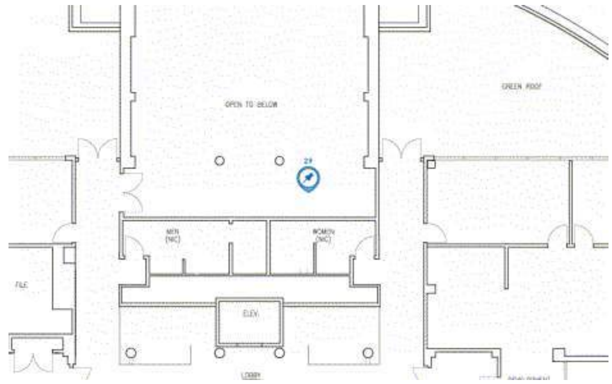
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-03: VILLAGE HALL-SECOND FLOOR PLAN Rev.0

#30: RTU

Type:

Location:
Village Hall

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

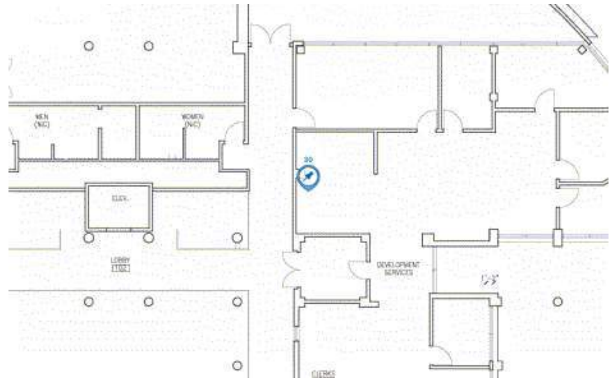
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VH-03: VILLAGE HALL-SECOND FLOOR PLAN Rev.0

#31: Water service

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
8” combined to 3” domestic and 4” fire. Domestic has 3” meter, no RPZ. Fire has 4” rpz

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0






#32: Duplex sump

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

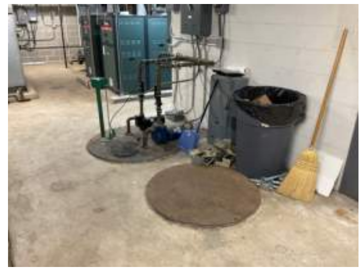
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#33: AHU

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#34: AHU

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:

Reference:

Joseph Benoit

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#35: Boilers

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#36: HWH

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

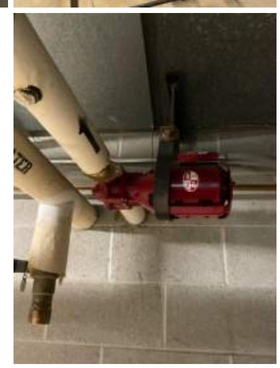
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0



#37: Controls

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#38: Generator

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#39: CU

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

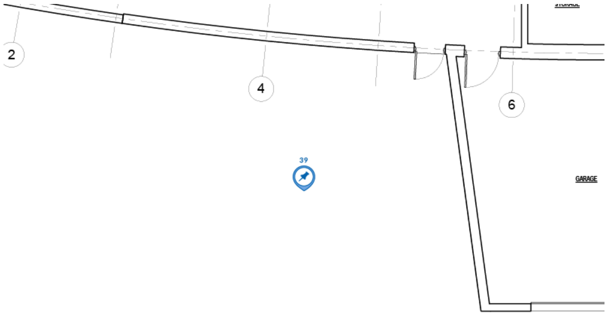
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#40: CU

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

Due Date:
07/30/2021

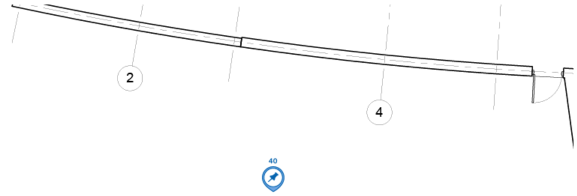
Priority:

Status:
Initiated

Creator:

Reference:

Joseph Benoit



Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#41: Gas service

Type:

Location:
Recreation Administration

Date Created:
07/27/2021

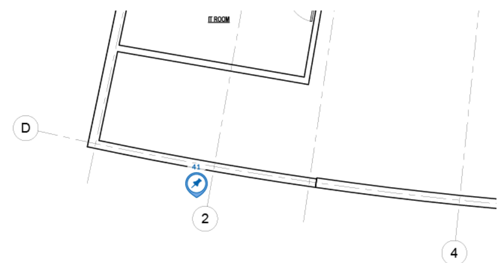
Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:



Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing RA-A101: REC ADMIN BUILDING - EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#42: Gas service

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing FLC-A102: LOEBE CENTER -EXISTING UPPER LEVEL FLOOR PLANS
Rev.0

#43: AHU

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

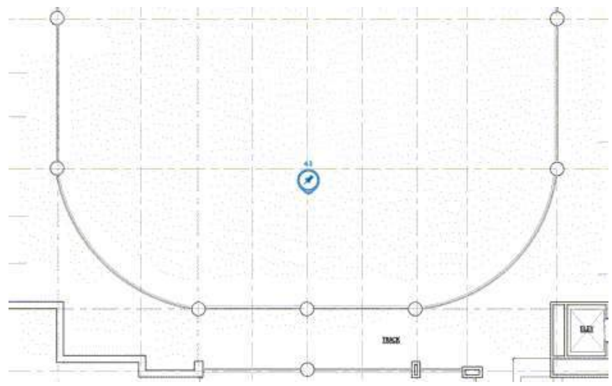
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

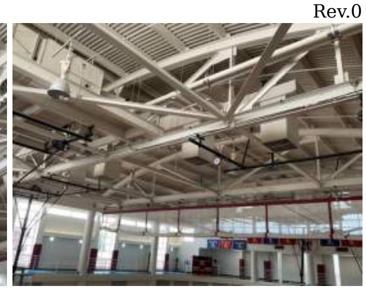
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Heat only



Drawing FLC-A102: LOEBE CENTER -EXISTING UPPER LEVEL FLOOR PLANS
Rev.0



#44: AHU

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

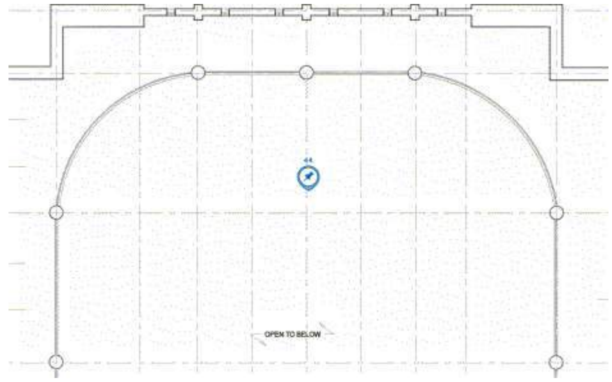
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A102: LOEBE CENTER -EXISTING UPPER LEVEL FLOOR PLANS Rev.0

#45: Exhaust relief in soffit.

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

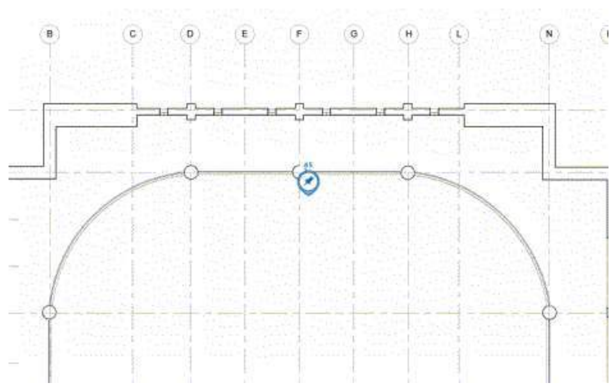
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

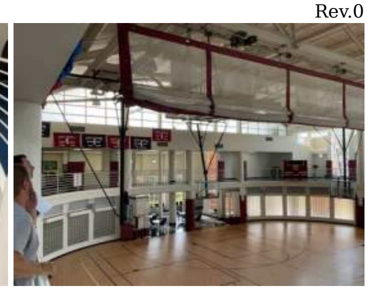
Ball in Court:
Joseph Benoit (AMSCO Engineering)

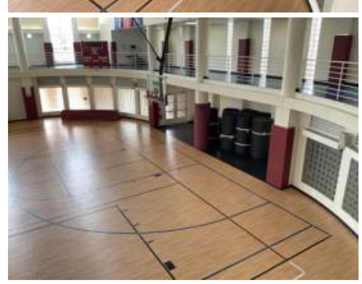
Assignee Name:

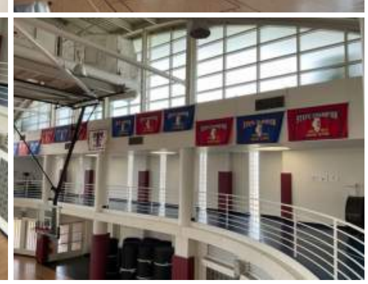
Description:



Drawing FLC-A102: LOEBE CENTER -EXISTING UPPER LEVEL FLOOR PLANS Rev.0







#46: BB

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

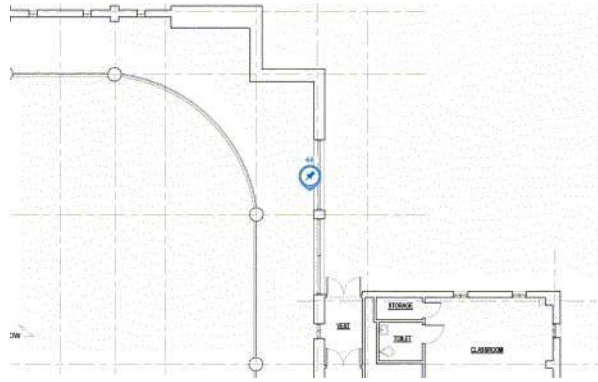
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A102: LOEBE CENTER -EXISTING UPPER LEVEL FLOOR PLANS Rev.0

#47: BB

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

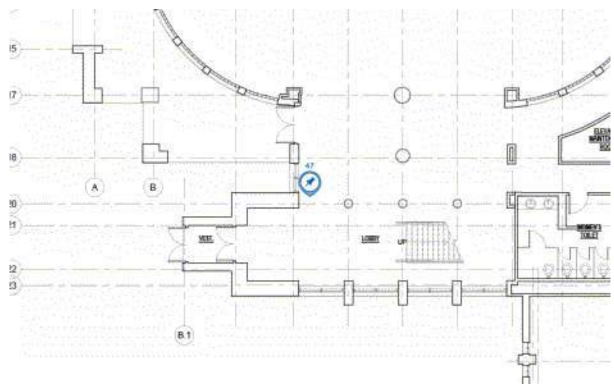
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#48: CUH

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:

Initiated

Creator:
Joseph Benoit

Reference:

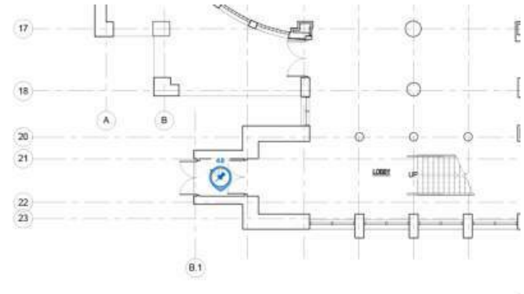
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#49: Domestic piping.

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No tray under pipes routed over cabinets.

Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#50: Mech pipes

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Routed over cabinets.

Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#51: Domestic Hot Water Boilers (3)

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

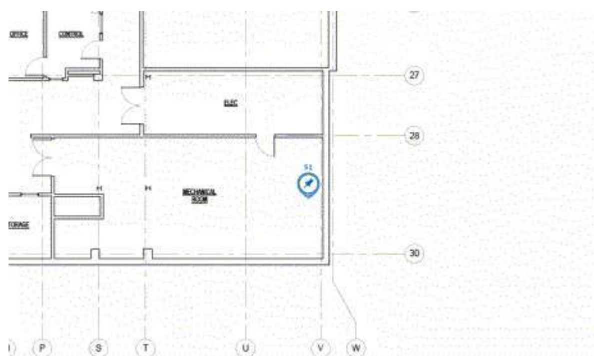
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

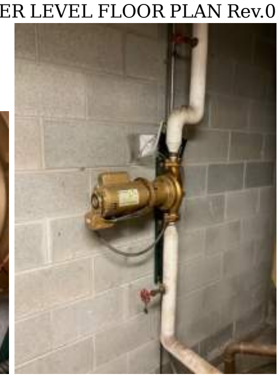
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
3rd boiler is off and disconnected. 1st boiler is turned off. 2nd is active.



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0




WATER HEATER


WATER HEATER


GAS BURNER
FIREPOWER


GAS BURNER
FIREPOWER

#52: Compressor

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

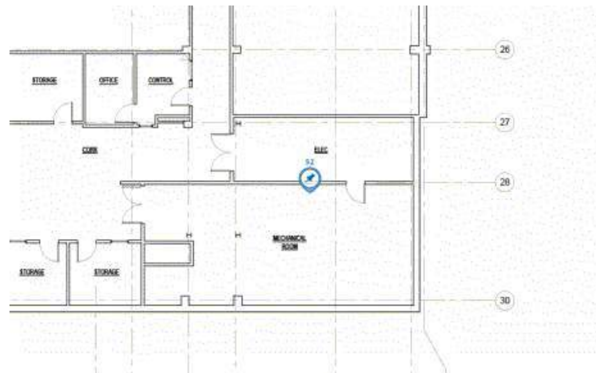
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#53: Duplex sewage ejector

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#54: Duplex sump pump

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

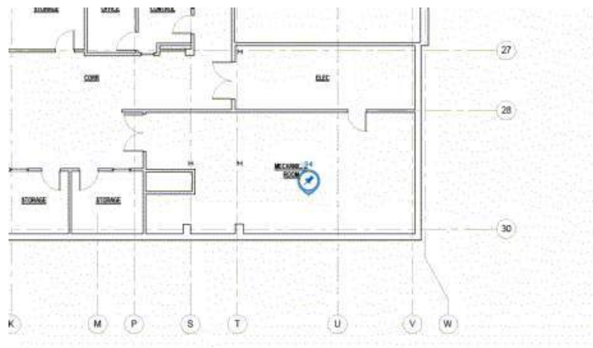
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

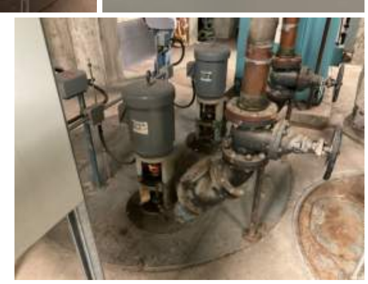
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0



#55: Fire service

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

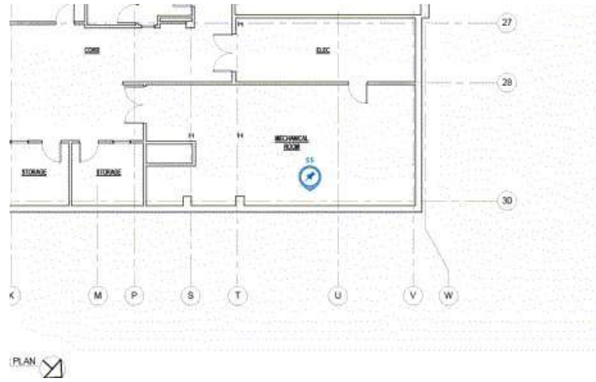
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
4” service, backflow, no RPZ. Fed from main service at civics center.



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#56: Domestic service

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

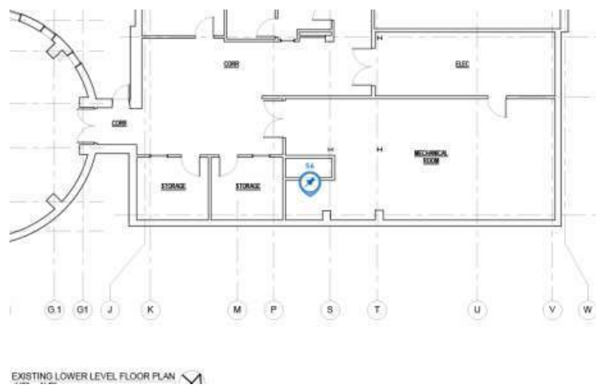
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
3” domestic service, separate from fire. No RPZ, just meter.



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#57: Boilers (2)

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

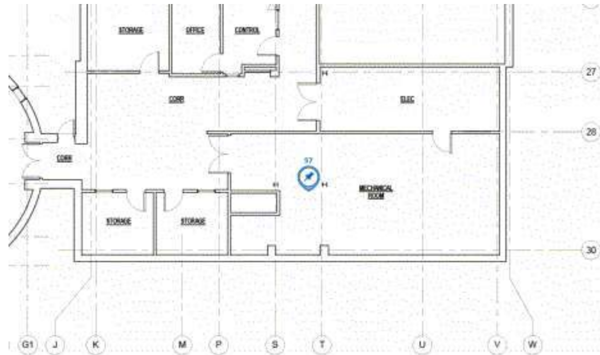
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#58: Hydronic system pumps.

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0




#59: VAV

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

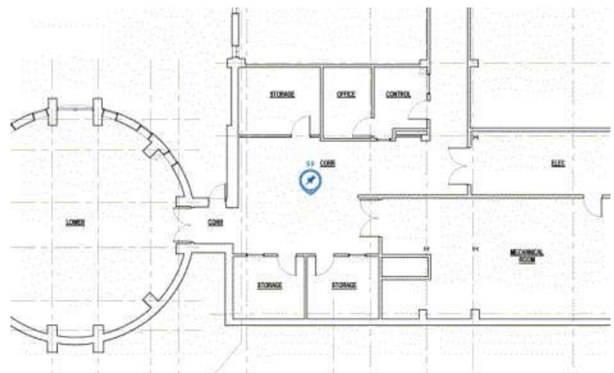
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
VAV unit with no reheat.


Drawing FLC-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#60: RTU

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

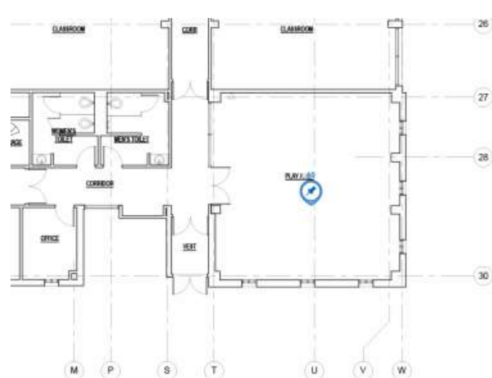
Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit


Drawing FLC-A102: LOEBE CENTER -EXISTING UPPER LEVEL FLOOR PLANS Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#61: RTU

Type:

Location:
Franklin Loebe Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

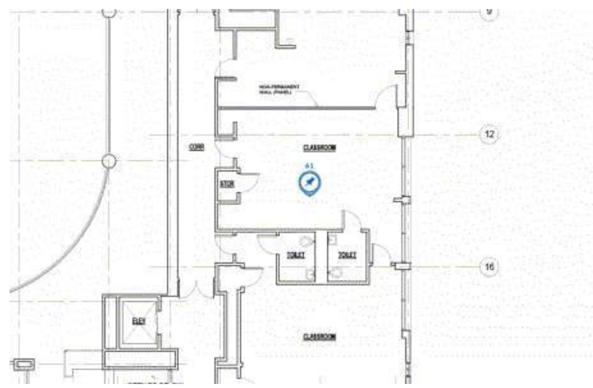
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing FLC-A102: LOEBE CENTER -EXISTING UPPER LEVEL FLOOR PLANS Rev.0

#62: HWH

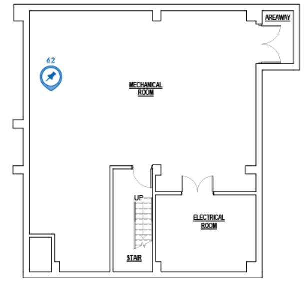
Type:

Location:
Civic Center

Date Created:

Due Date:

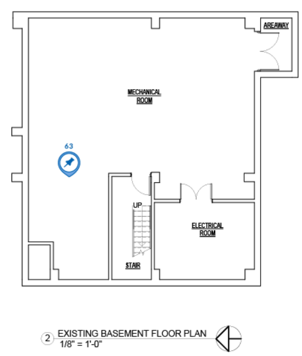
07/27/2021	**07/30/2021**
Priority:	Status: **Initiated**
Creator: **Joseph Benoit**	Reference:
Punch Item Manager: **Joseph Benoit**	Final Approver: **Joseph Benoit**
Ball in Court: **Joseph Benoit (AMSCO Engineering)**	Assignee Name:
Description:	



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#63: Boilers (2)

Type:	Location: **Civic Center**
Date Created: **07/27/2021**	Due Date: **07/30/2021**
Priority:	Status: **Initiated**
Creator: **Joseph Benoit**	Reference:
Punch Item Manager: **Joseph Benoit**	Final Approver: **Joseph Benoit**
Ball in Court: **Joseph Benoit (AMSCO Engineering)**	Assignee Name:
Description:	



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#64: DuplexSewage Ejector

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

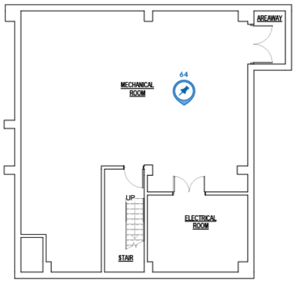
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#65: DuplexSump Pump

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

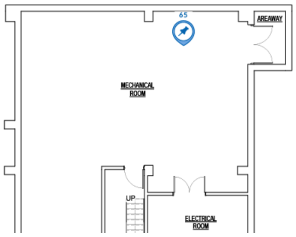
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#66: Fire service

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

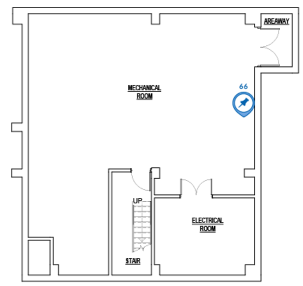
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
4” service with single check, no RPZ



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#67: Domestic service

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

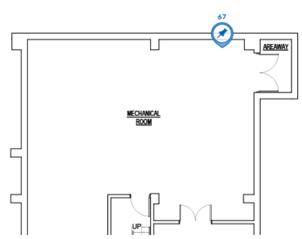
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

3” domestic service, no RPZ, meter with bypass loop.

#68: Fire Pump

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

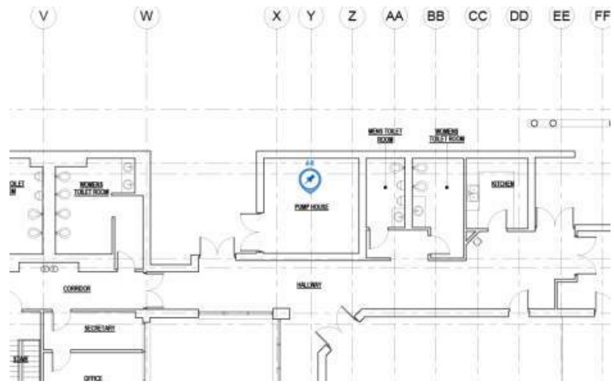
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

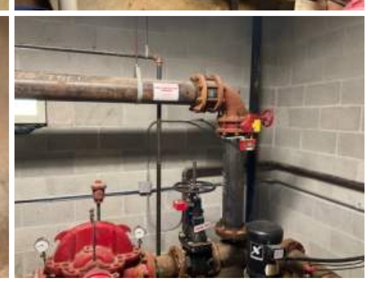
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Constant flow from pump drain.



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0



#69: RTU

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

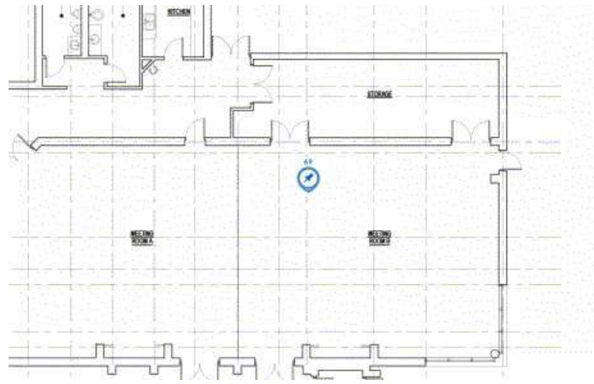
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#70: RTU

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

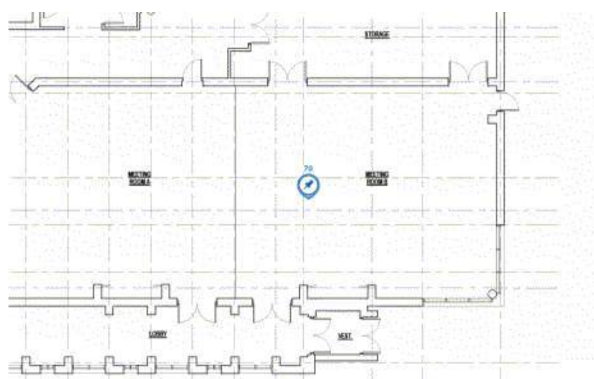
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#71: RTU

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

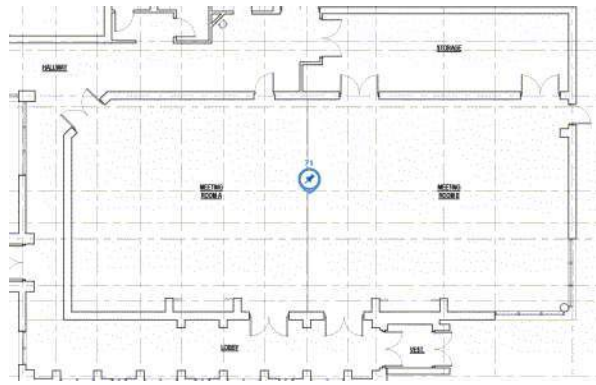
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#72: RTU

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:

Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

Engineering)

Description:

#73: RTU

Type:

Location:
Civic Center

Date Created:
07/27/2021

Due Date:
07/30/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

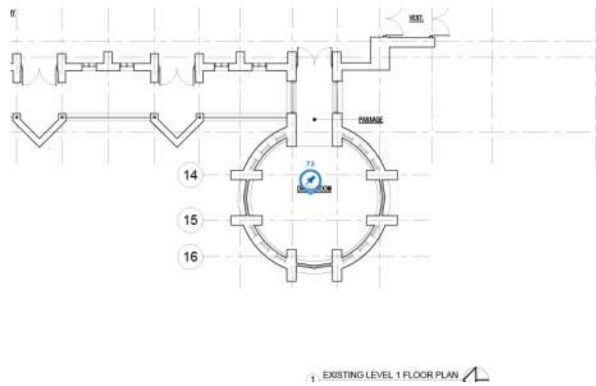
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CivicC-A101: CIVIC CENTER - EXISTING FLOOR PLAN Rev.0

#74: Water service

Type:

Location:
Well House #05

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

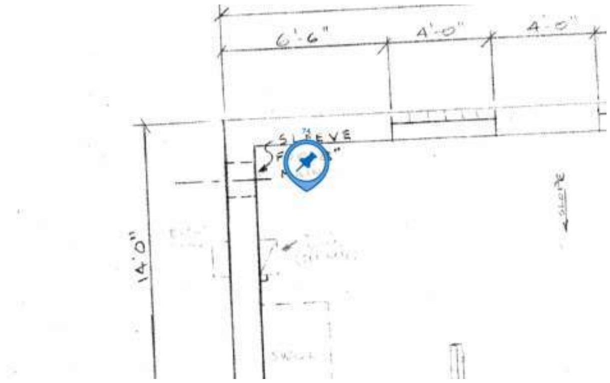
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
12” into building and capped. 1 1/2” branch with meter to external fill line with 3/4” threaded hose end. Second 3/4” branch to serve fixtures and small HWH.



Drawing 5-2: Floor Plans Rev.0

#75: HWH

Type:

Location:
Well House #05

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

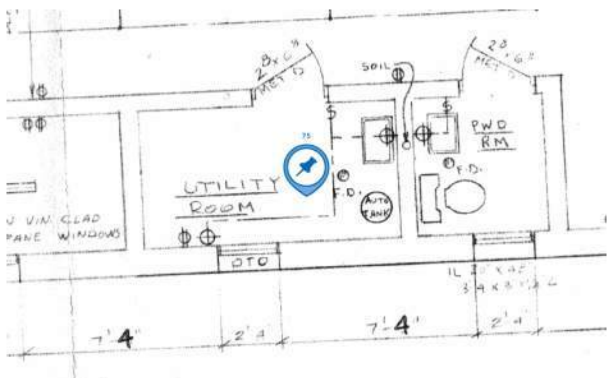
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
6 gal. Tank gas type.



Drawing 5-2: Floor Plans Rev.0

#76: Furnace

Type:

Location:
Well House #05

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

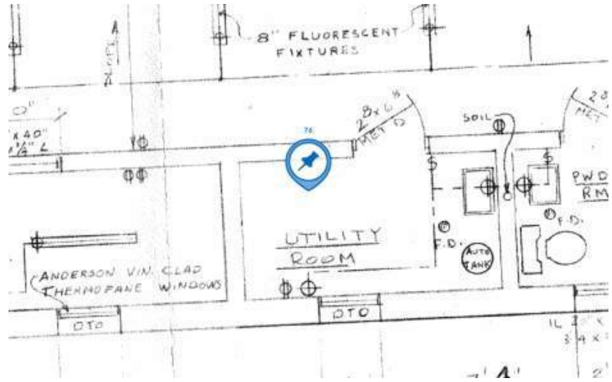
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

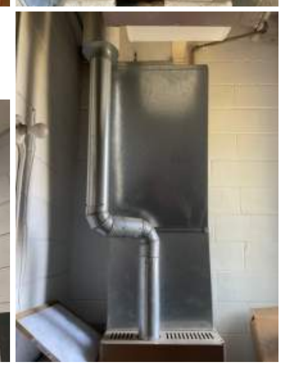
Assignee Name:

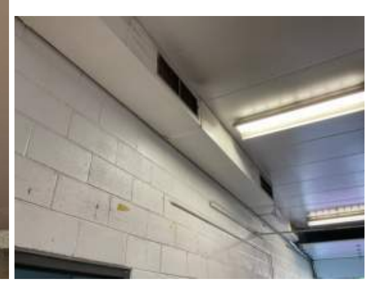
Description:



Drawing 5-2: Floor Plans Rev.0





#77: Gas Service

Type:

Location:
Well House #05

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

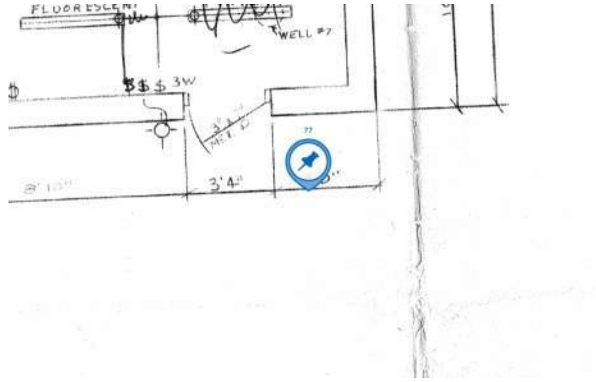
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing 5-2: Floor Plans Rev.0





#78: Generator

Type:

Location:
Well House #05

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

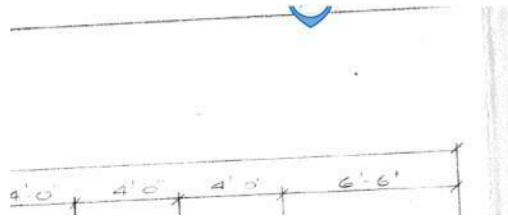
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

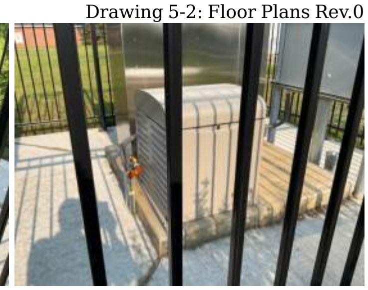
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Small gas fired backup generator.



Drawing 5-2: Floor Plans Rev.0



#79: Gas Service

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

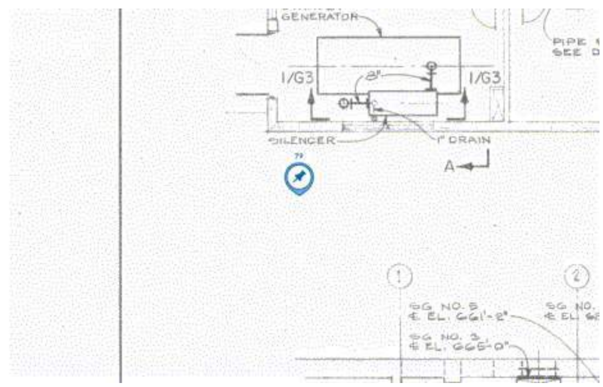
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

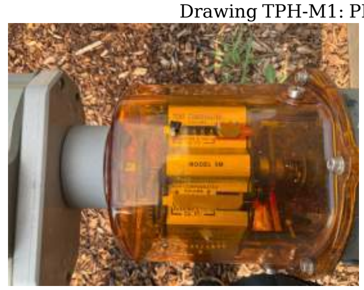
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0



#80: Domestic service

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

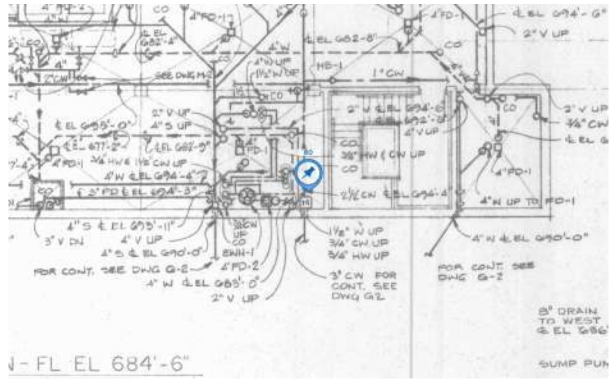
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
3” main into building, 2” meter, back to 3” main, no RPZ.



Drawing TPH-P1: PLANS, DETAILS AND DIAGRAMS Rev.0

#81: HWH

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

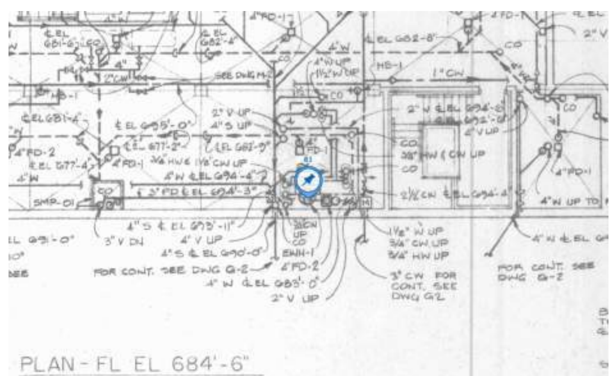
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-P1: PLANS, DETAILS AND DIAGRAMS Rev.0

#82: Duplex Sewage Ejector

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

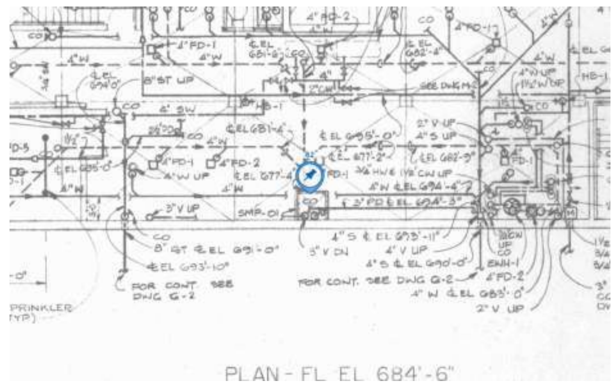
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

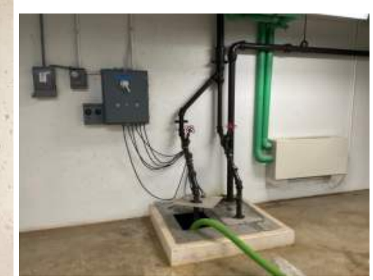
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-P1: PLANS, DETAILS AND DIAGRAMS Rev.0



#83: AHU

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

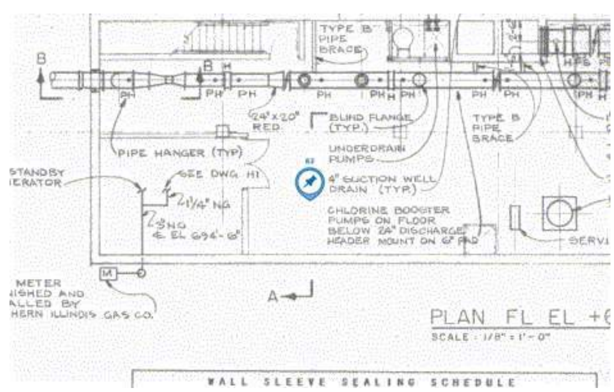
Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

Engineering)

Description:

#84: Boiler

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

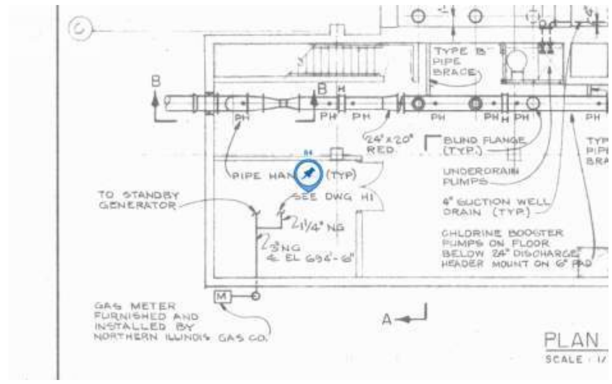
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

#85: System pumps

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

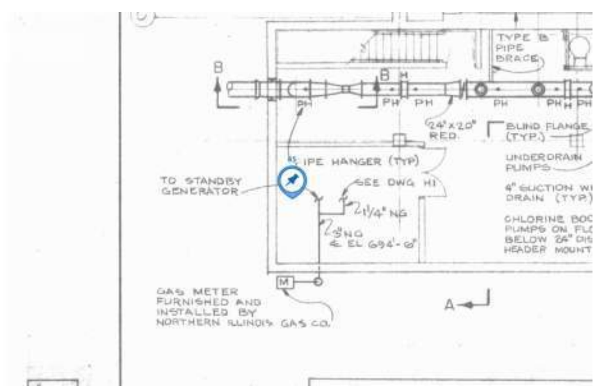
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0



#86: Dry pipe system

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

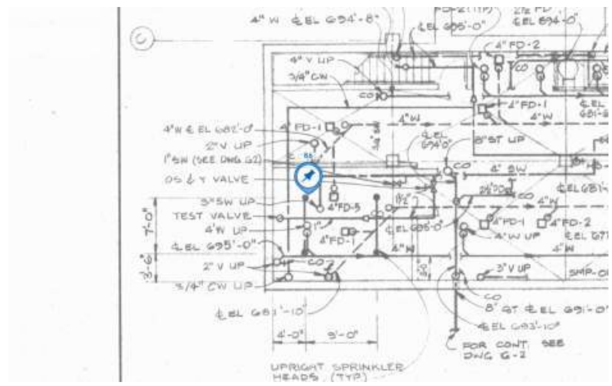
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

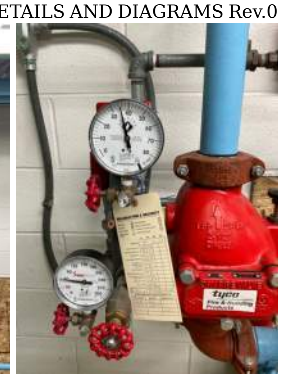
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-P1: PLANS, DETAILS AND DIAGRAMS Rev.0

#87: Fire service

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

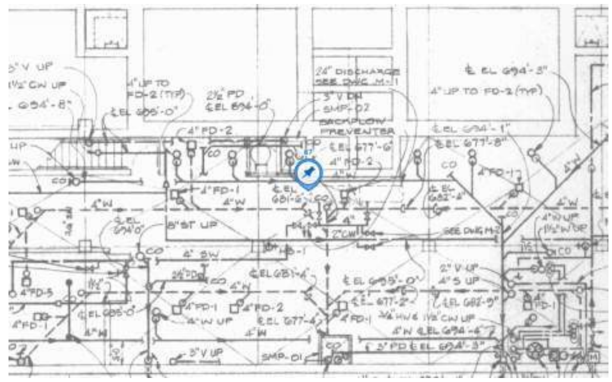
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

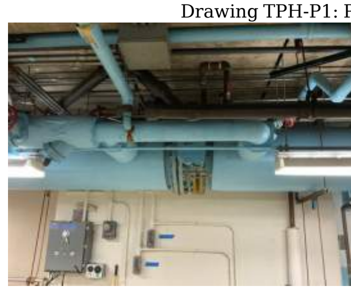
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
4” service connected to pumped main. With RPZ. There are no sprinklers in facility, just the dry pipe zone.



Drawing TPH-P1: PLANS, DETAILS AND DIAGRAMS Rev.0



#88: Ejector

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

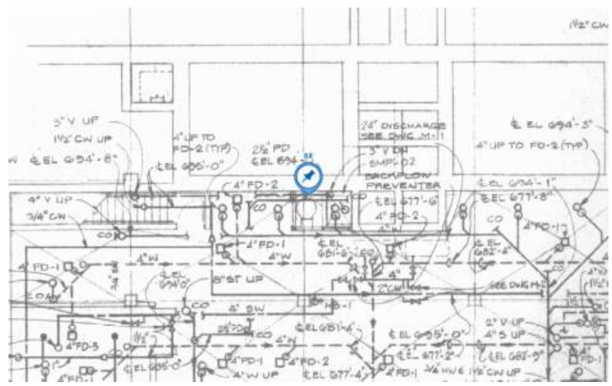
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

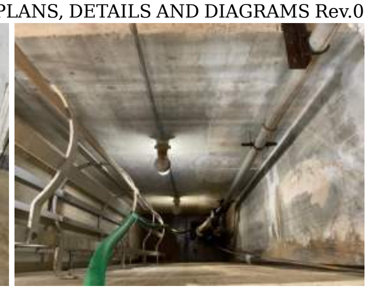
Ball in Court:
Joseph Benoit (AMSCO Engineering)

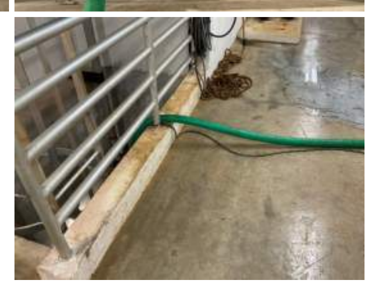
Assignee Name:

Description:



Drawing TPH-P1: PLANS, DETAILS AND DIAGRAMS Rev.0





#89: AHU

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

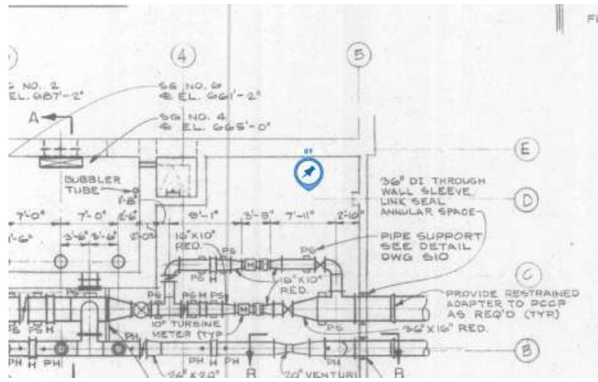
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

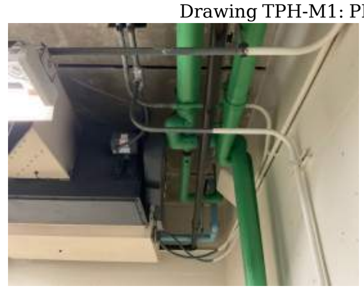
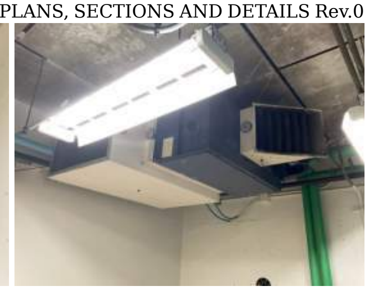
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

#90: CUH

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

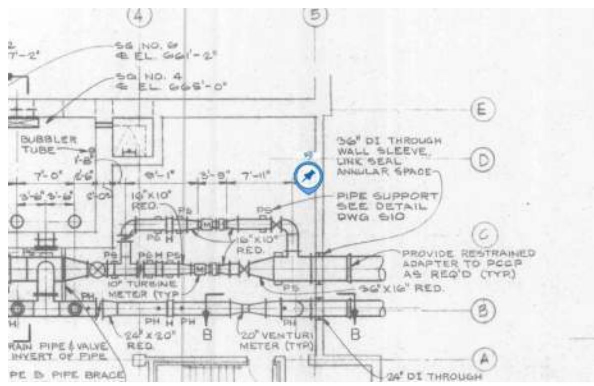
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

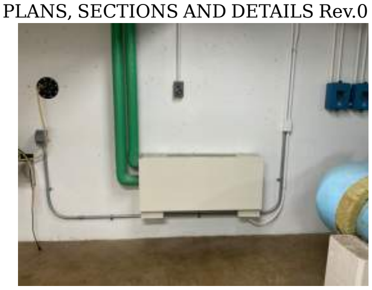
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0



#91: CUH

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:

Initiated

Creator:
Joseph Benoit

Reference:

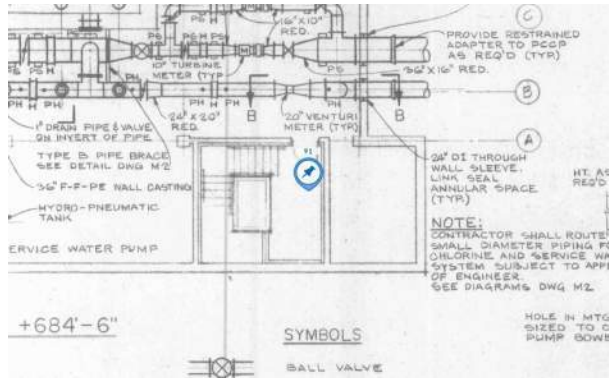
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

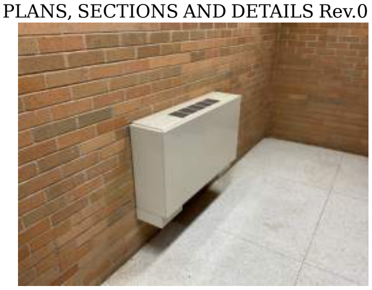
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0



#92: CUH

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

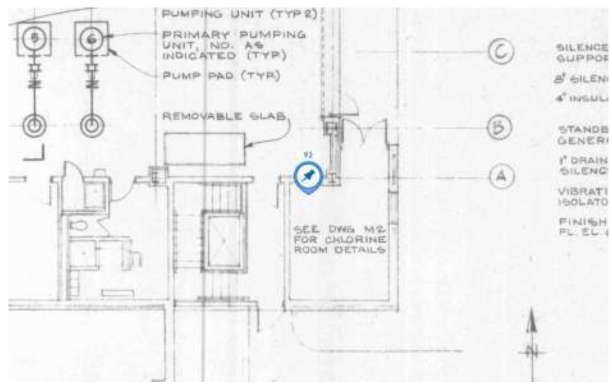
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

#93: BB

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

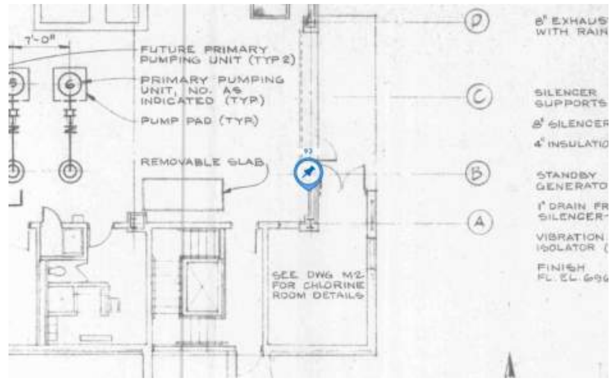
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0



#94: Pump 1

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

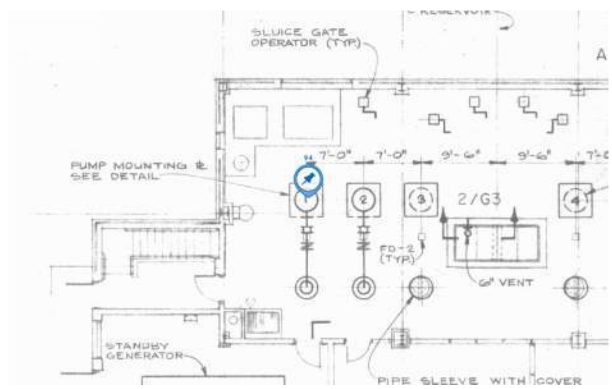
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

#95: Pump 2

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

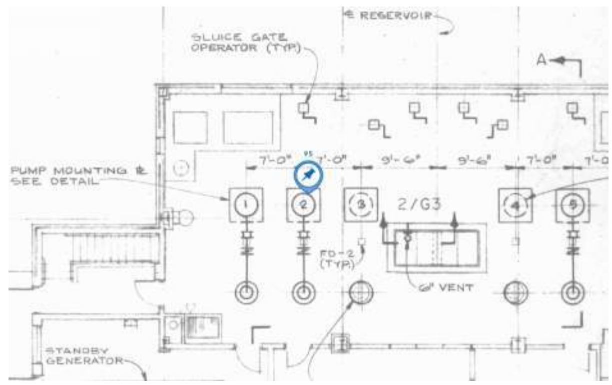
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

#96: Pump 3

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

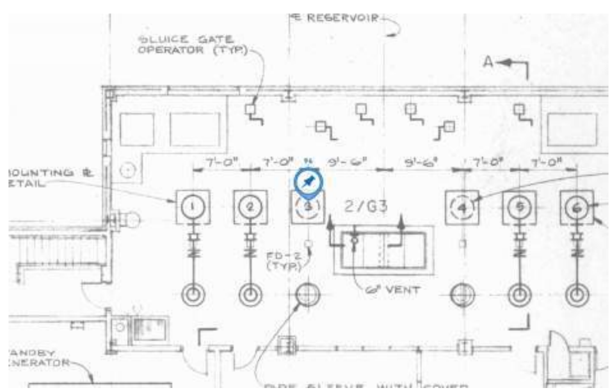
Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

Engineering)

Description:

#97: Pump 4

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

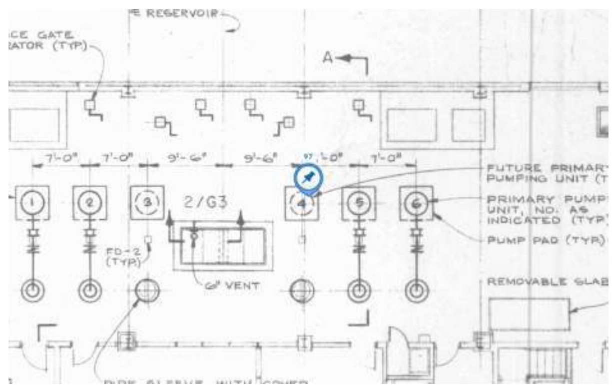
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

#98: Pump 5

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

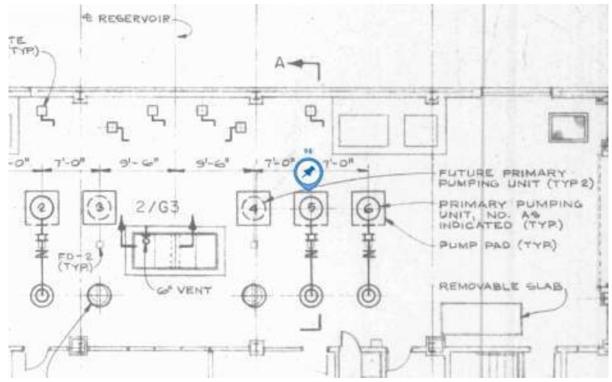
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0

#99: Pump 6

Type:

Location:
Thistlewood Pump House

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

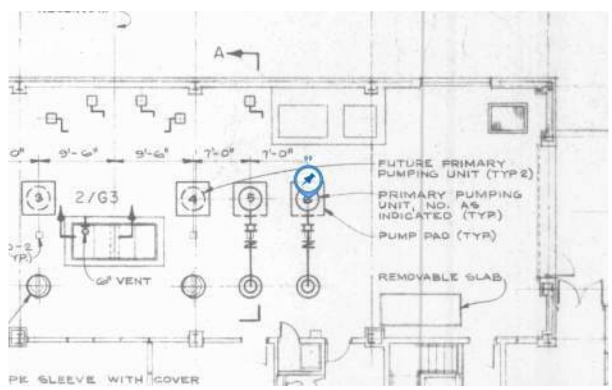
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing TPH-M1: PLANS, SECTIONS AND DETAILS Rev.0


#100: Gas service

Type:

Location:
Well House #07

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing 7-2: Floor Plans Rev.0

Commissioning
5115 Belmont Suite B
Downers Grove, Illinois 60515
United States
(630) 496-8656

Punch Items for Orland Park Assessment

482 Items

#101: Water service.

Type:

Location:
Well House #07

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

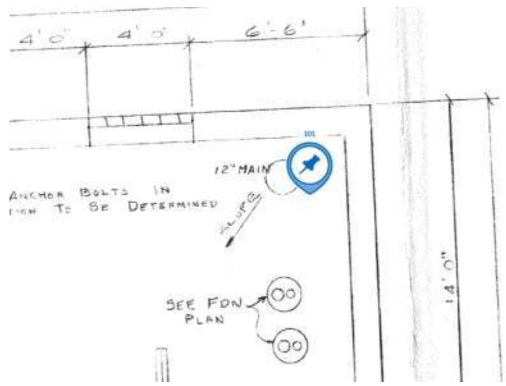
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

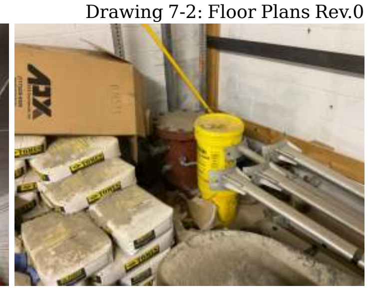
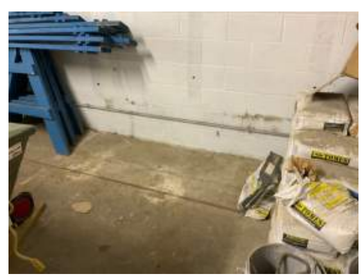
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
12” main, capped with 3/4” to fixtures.



Drawing 7-2: Floor Plans Rev.0


#102: HWH

Type:

Location:
Well House #07

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

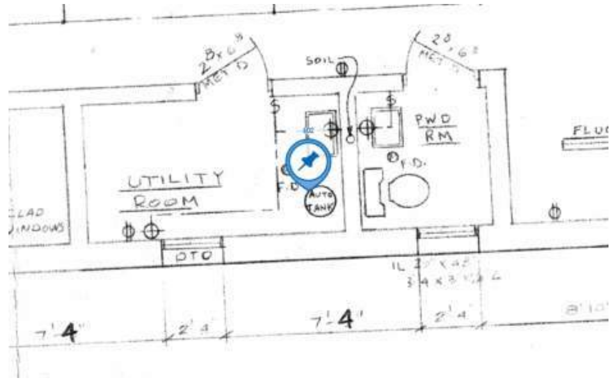
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing 7-2: Floor Plans Rev.0

#103: Furnace

Type:

Location:
Well House #07

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

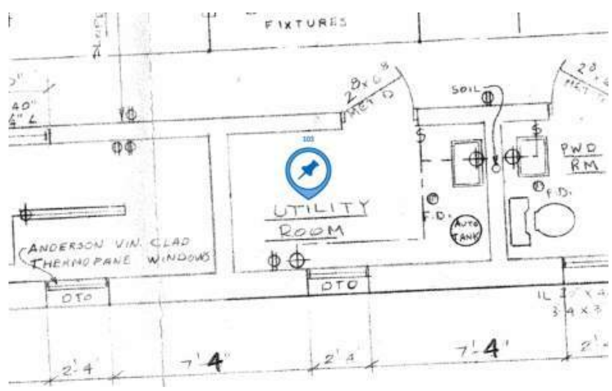
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing 7-2: Floor Plans Rev.0






#104: AHU

Type:

Location:
Well House #07

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

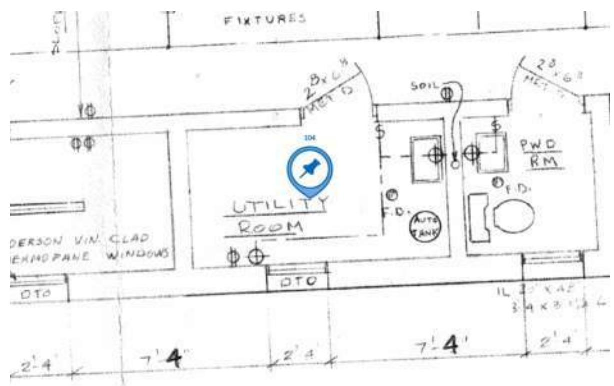
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

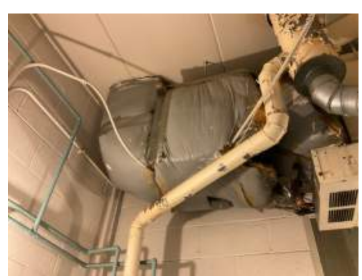
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Gas fired



Drawing 7-2: Floor Plans Rev.0






#105: Gas service

Type:

Location:
Well House #09

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

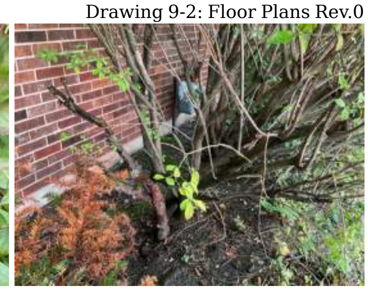
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing 9-2: Floor Plans Rev.0

#106: Water service.

Type:

Location:
Well House #09

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Drawing 9-2: Floor Plans Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
12” main capped. Separate 3/4” main for fixtures. No meter no RPZ.

#107: HWH

Type:

Location:
Well House #09

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

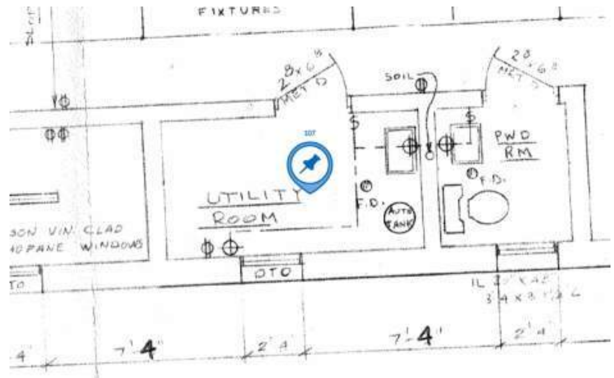
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing 9-2: Floor Plans Rev.0

#108: Furnace

Type:

Location:
Well House #09

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

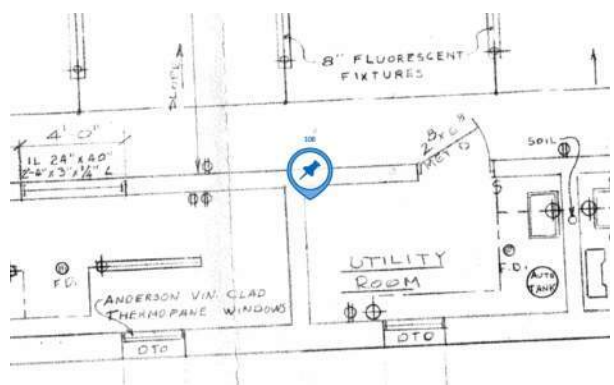
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing 9-2: Floor Plans Rev.0

#109: AHU

Type:

Location:
Well House #09

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

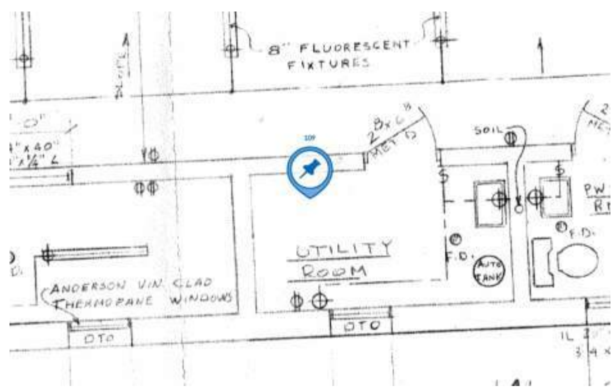
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing 9-2: Floor Plans Rev.0

#110: HWH

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

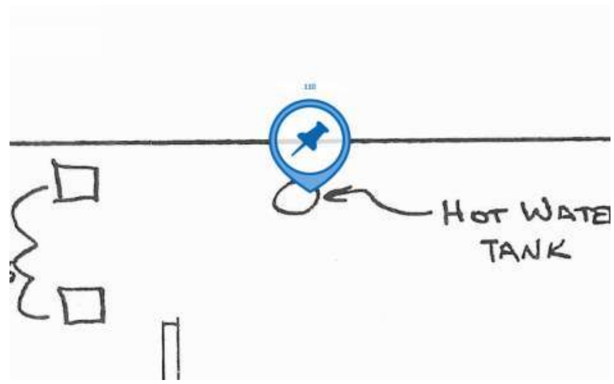
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HM-01: BASEMENT LEVEL Rev.0

#111: Single sewage ejector

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HM-01: BASEMENT LEVEL Rev.0


#112: Furnace

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HM-01: BASEMENT LEVEL Rev.0



#113: Furnace

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

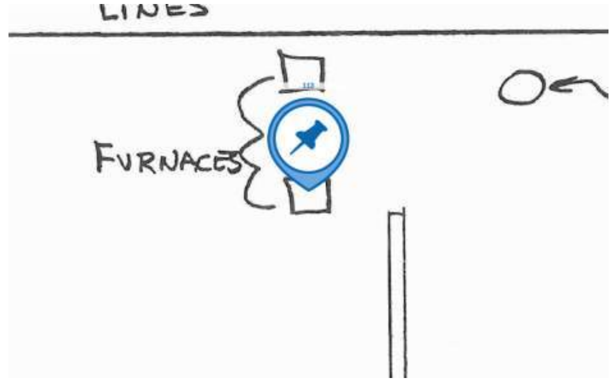
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HM-01: BASEMENT LEVEL Rev.0

#114: Water service.

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
3” service, to 2” meter to 1” main.

Drawing HM-02: MAIN LEVEL Rev.0

#115: HWH

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HM-02: MAIN LEVEL Rev.0

#116: Furnace

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

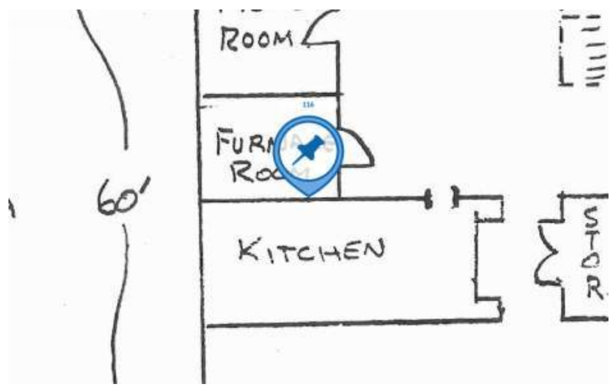
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HM-02: MAIN LEVEL Rev.0

#117: Furnace

Type:

Location:

History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

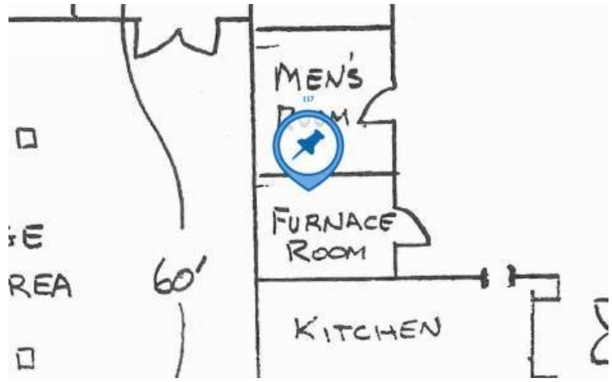
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

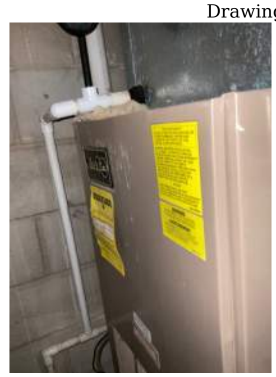
Ball in Court:
Joseph Benoit (AMSCO Engineering)

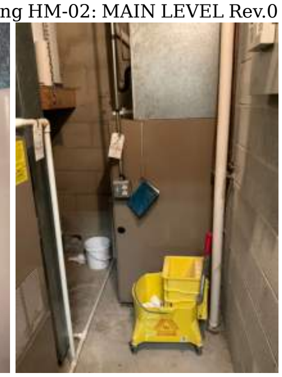
Assignee Name:

Description:



Drawing HM-02: MAIN LEVEL Rev.0





#118: Gas Service

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

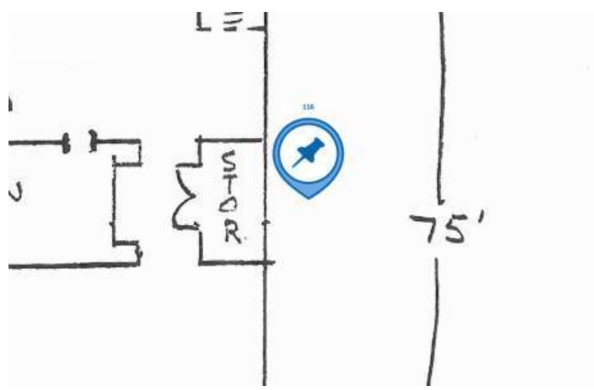
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HM-02: MAIN LEVEL Rev.0

#119: CU

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

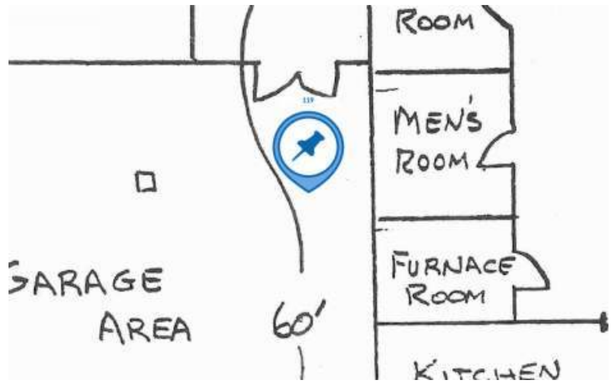
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HM-02: MAIN LEVEL Rev.0

#120: CU

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HM-02: MAIN LEVEL Rev.0

#121: CU

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HM-02: MAIN LEVEL Rev.0

#122: CU

Type:

Location:
History Museum

Date Created:
07/28/2021

Due Date:
07/31/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HM-02: MAIN LEVEL Rev.0

#123: Garage building

Type:

Location:
History Museum

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

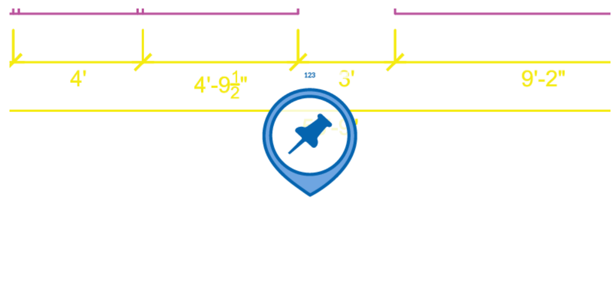
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

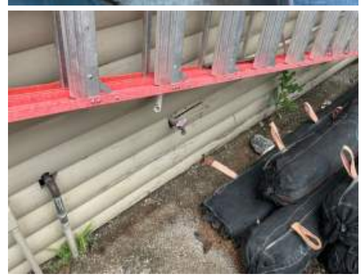
Description:



Drawing PA-02: FIRST FLOOR PLAN Rev.0

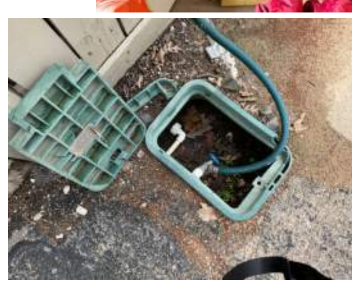

RIDGID












#124: CU

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

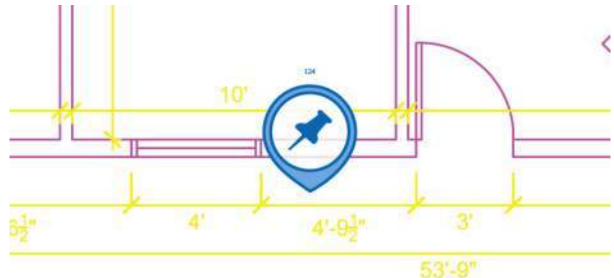
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

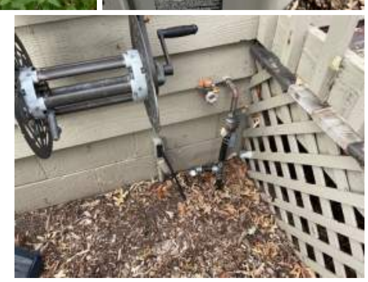
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PA-02: FIRST FLOOR PLAN Rev.0



#125: Domestic service

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

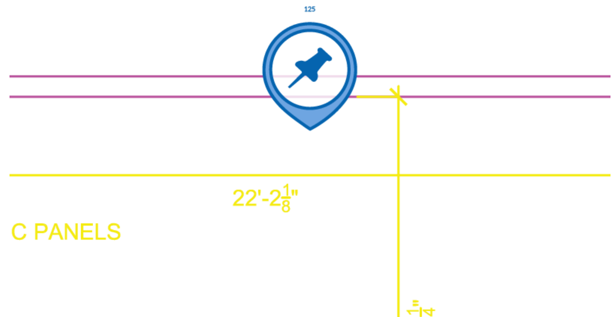
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Has a small booster pump.



Drawing PA-01: BASEMENT PLAN Rev.0

#126: Sprinkler head.

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

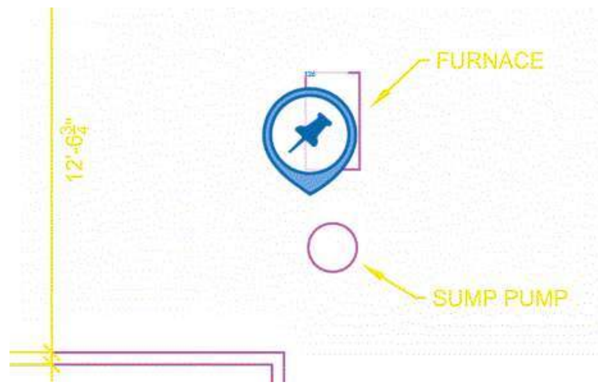
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
On domestic.



Drawing PA-01: BASEMENT PLAN Rev.0

#127: Furnace

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

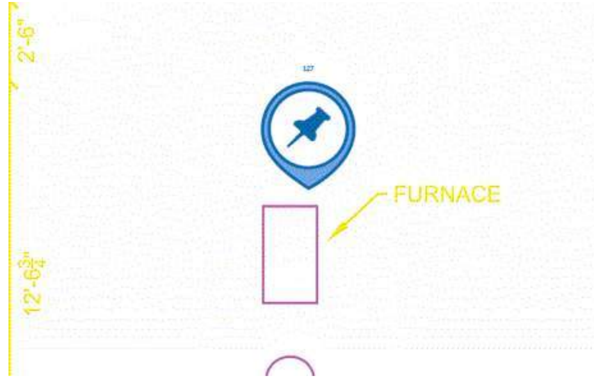
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PA-01: BASEMENT PLAN Rev.0

#128: Ejector pit

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

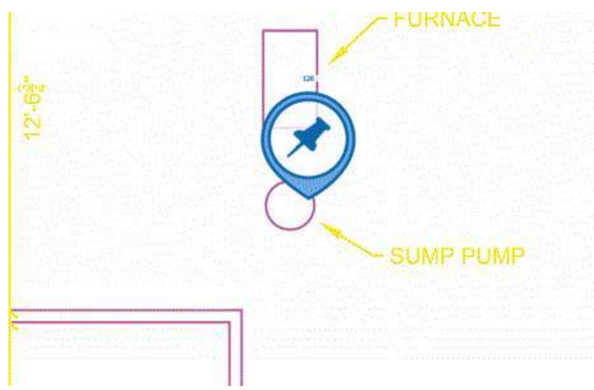
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PA-01: BASEMENT PLAN Rev.0


#129: Sump pit

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

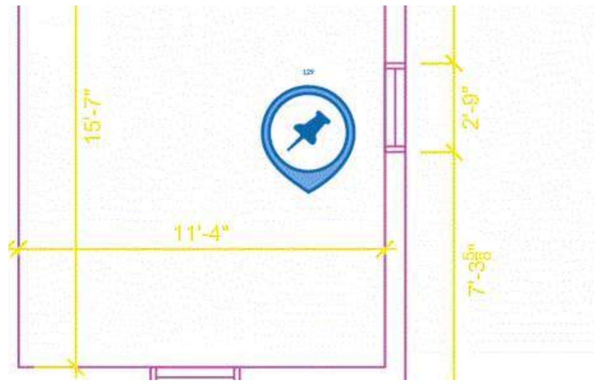
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PA-01: BASEMENT PLAN Rev.0



#130: HWH

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

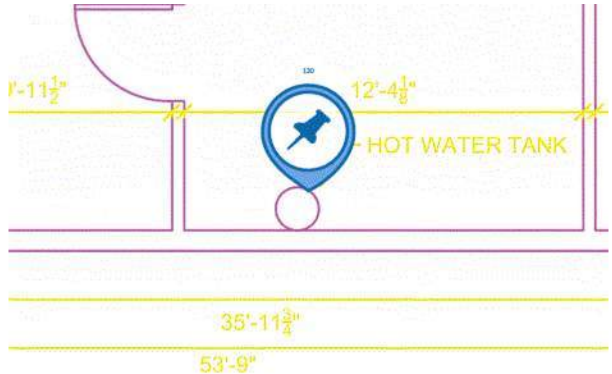
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PA-01: BASEMENT PLAN Rev.0

#131: Sump pit

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

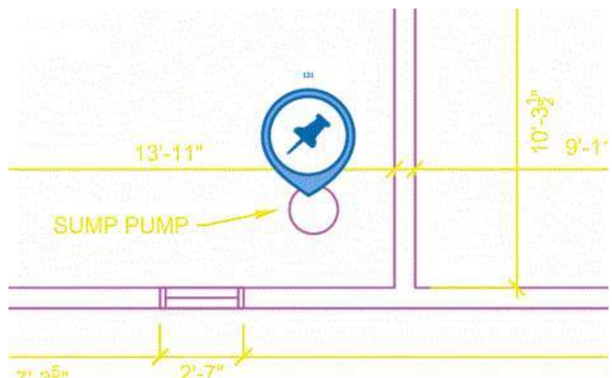
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PA-01: BASEMENT PLAN Rev.0

#132: Gas service

Type:

Location:
Parks Administration Building

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

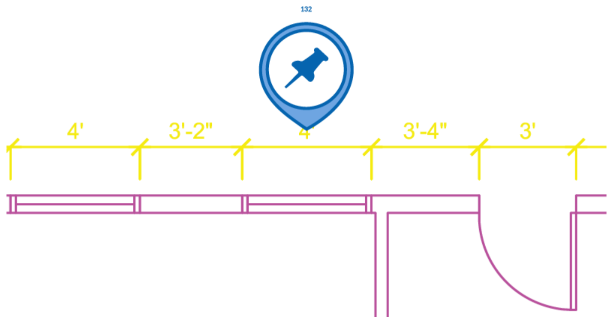
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PA-02: FIRST FLOOR PLAN Rev.0

#133: CU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

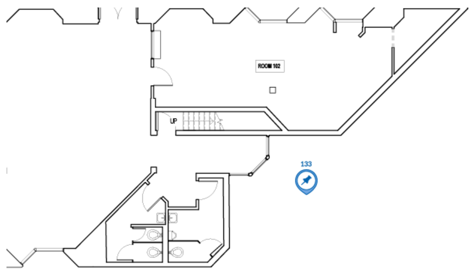
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#134: Fire department connection

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

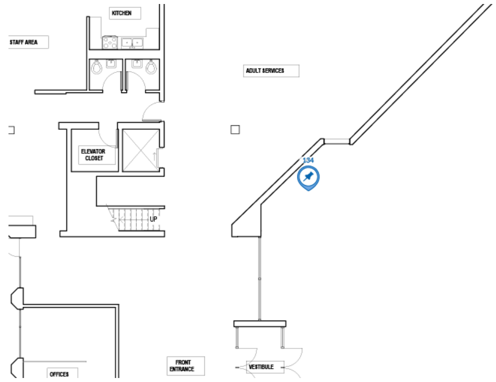
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#135: AHU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

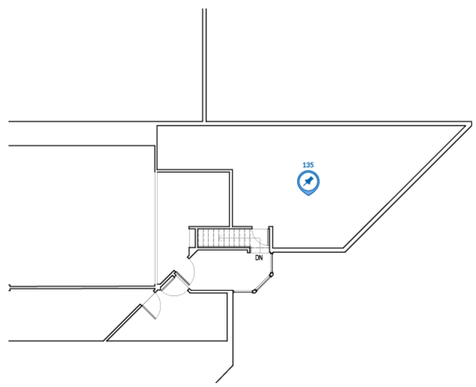
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A102: EXISTING SECOND FLOOR PLAN Rev.0

#136: UH

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

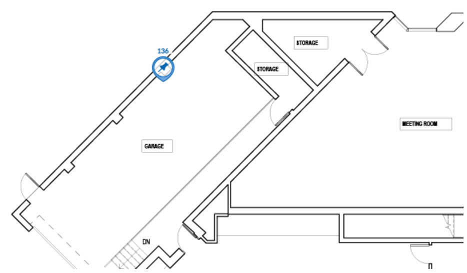
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#137: UH

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

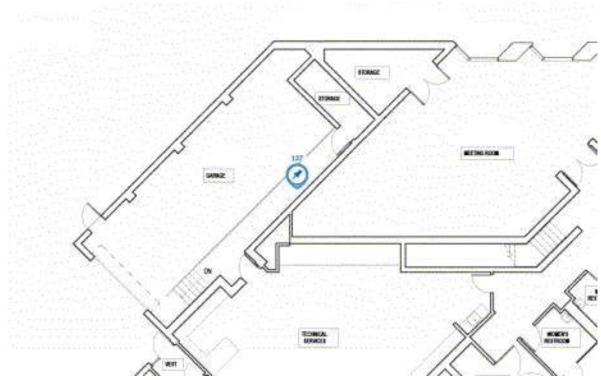
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#138: Fire protection service

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

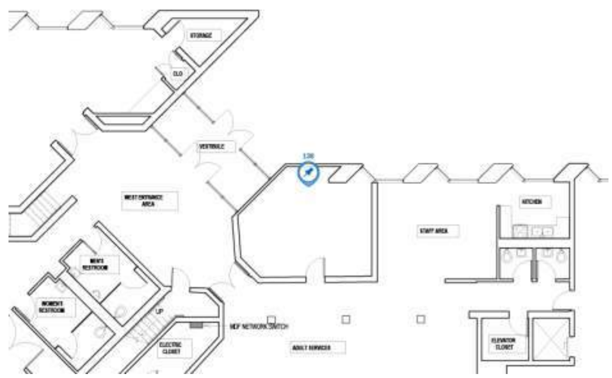
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

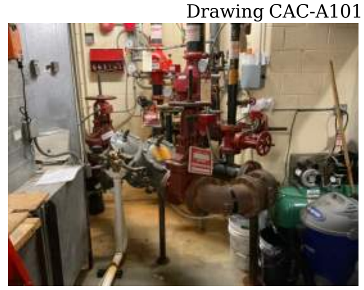
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0



#139: AHU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#140: CU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

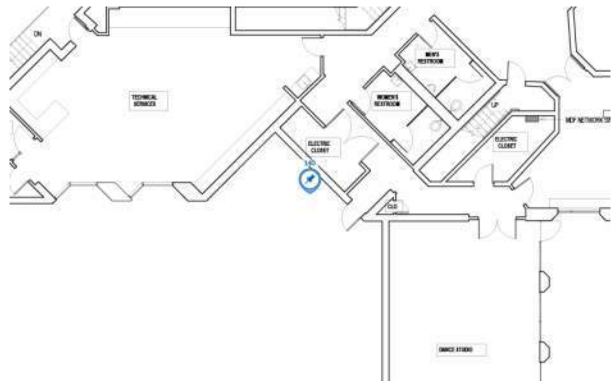
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#141: CU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

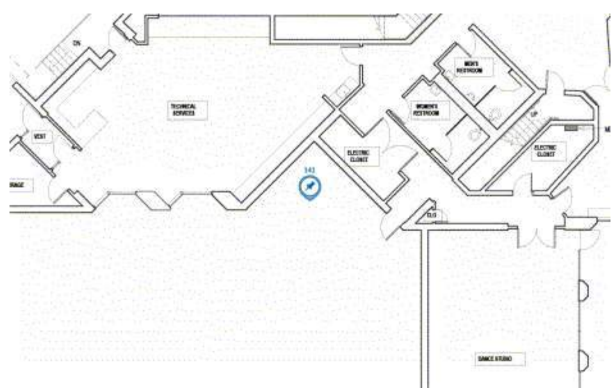
Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

Engineering)

Description:

#142: CU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#143: CU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

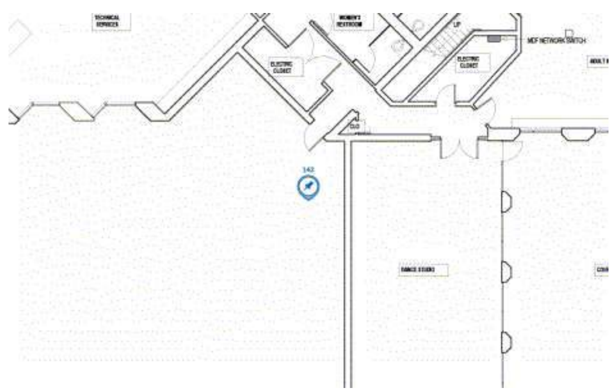
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#144: CU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

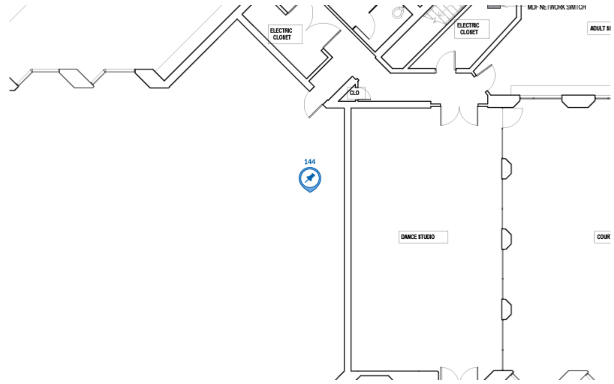
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#145: CU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

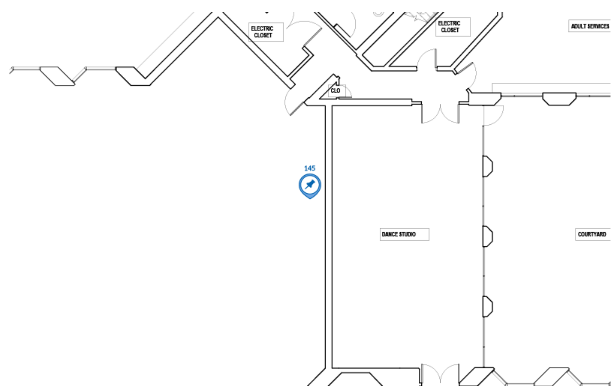
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0

#146: AHU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

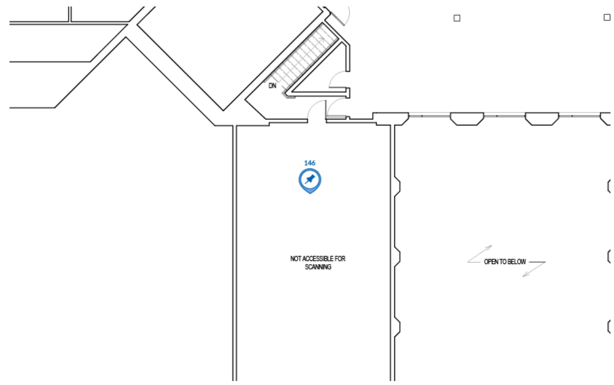
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

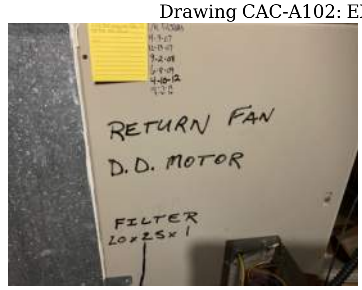
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A102: EXISTING SECOND FLOOR PLAN Rev.0



#147: Furnace

Type:

Location:

Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CAC-A102: EXISTING SECOND FLOOR PLAN Rev.0

#148: AHU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

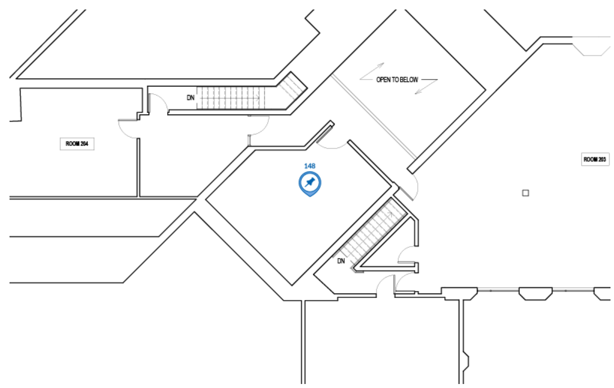
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A102: EXISTING SECOND FLOOR PLAN Rev.0

#149: AHU

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CAC-A102: EXISTING SECOND FLOOR PLAN Rev.0


#150: Domestic water service

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

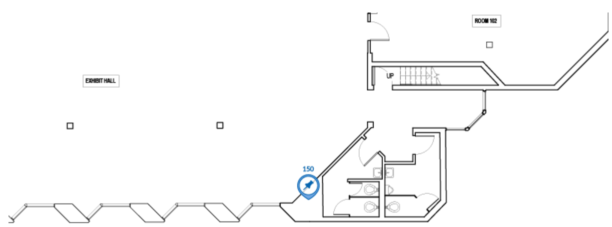
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0




#151: HWH

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

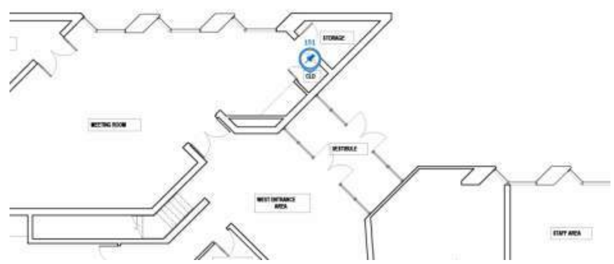
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A101: EXISTING FIRST FLOOR PLAN Rev.0


#152: HWH

Type:

Location:
Cultural Arts Center

Date Created:
07/29/2021

Due Date:
08/01/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

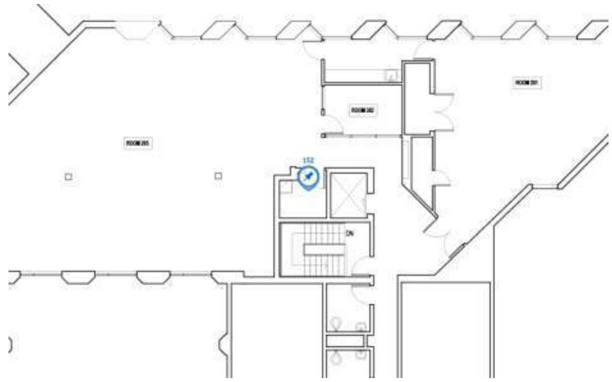
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CAC-A102: EXISTING SECOND FLOOR PLAN Rev.0

#153: HWH

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

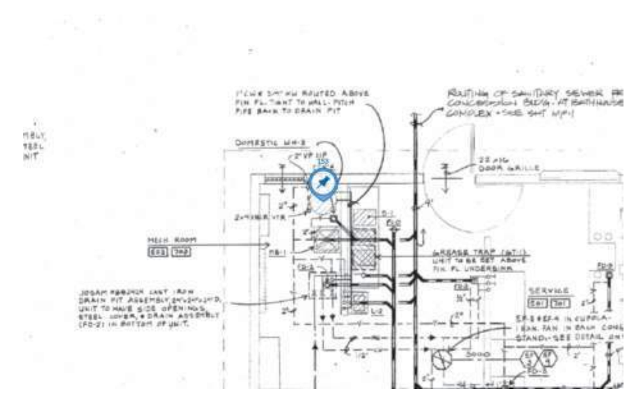
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET



Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#154: Chemical feeder

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

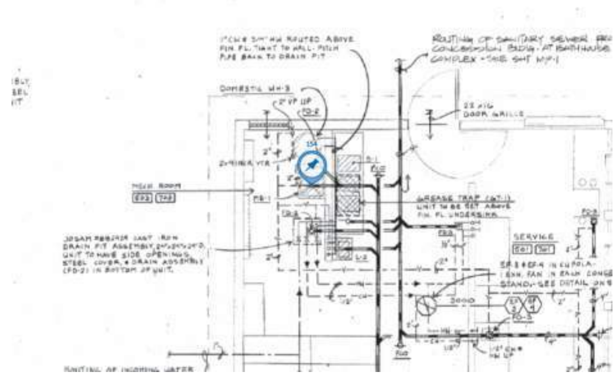
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No RPZ on MSB faucet for chemical feeder


Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#155: EF

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

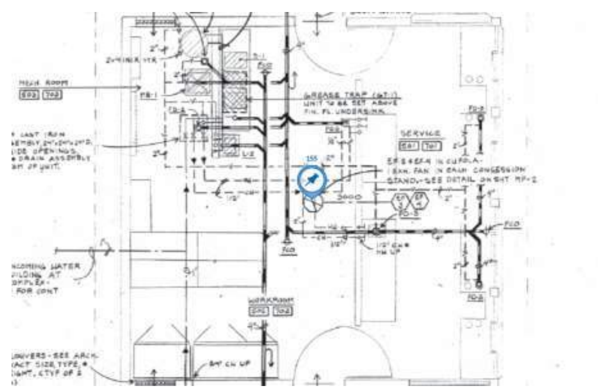
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:


Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#156: EF

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

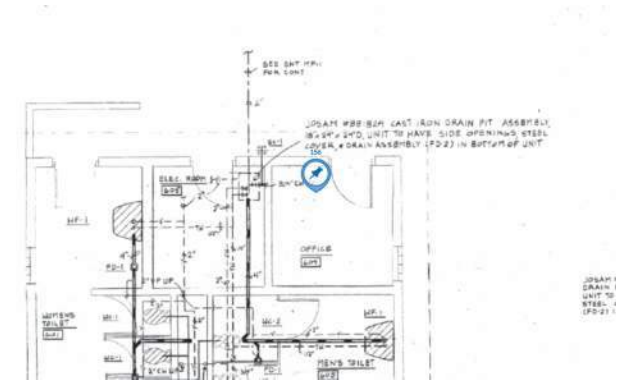
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#157: EF

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#158: HWH

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET

Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#159: TMV

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

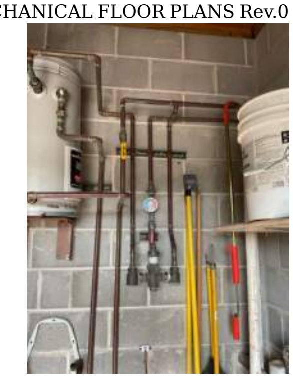
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Central TMV.

Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0



#160: EF

Type:

Location:
Centennial Concessions

Date Created:

Due Date:

08/23/2021

Priority:

Creator:
Joseph Benoit

Punch Item Manager:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Description:

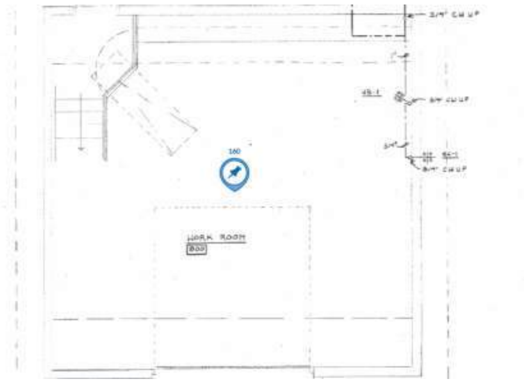
08/26/2021

Status:
Initiated

Reference:

Final Approver:
Joseph Benoit

Assignee Name:



Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#161: UH

Type:

Date Created:
08/23/2021

Priority:

Creator:
Joseph Benoit

Punch Item Manager:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Description:

Location:
Centennial Concessions

Due Date:
08/26/2021

Status:
Initiated

Reference:

Final Approver:
Joseph Benoit

Assignee Name:

Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#162: UH

Type:

Date Created:
08/23/2021

Priority:

Location:
Centennial Concessions

Due Date:
08/26/2021

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#163: Water service

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

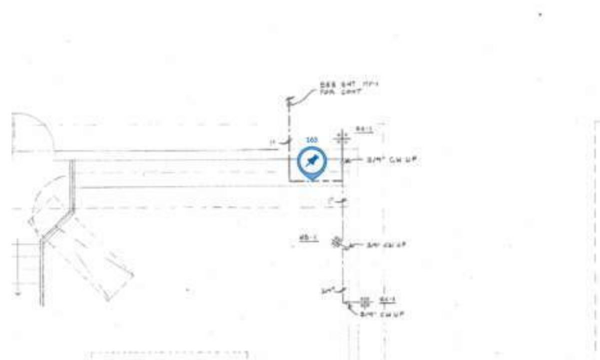
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
4” water service into building. Splits to two mains. 3” meter, 3” RPZ, pump, 3l to irrigation 1 1/2” meter, 1 1/2” to buildings



Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#164: HWH

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

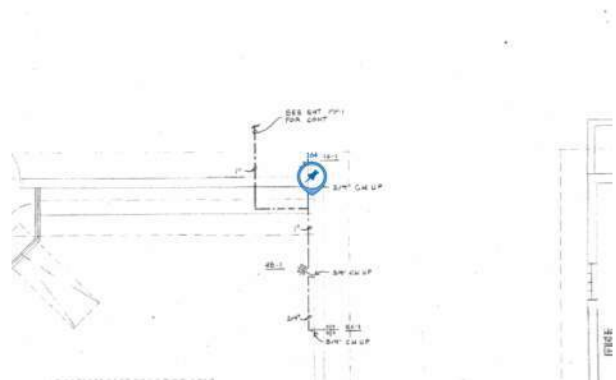
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

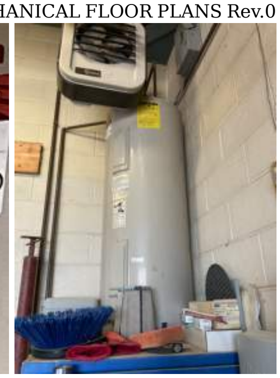
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET



Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0



#165: UH

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

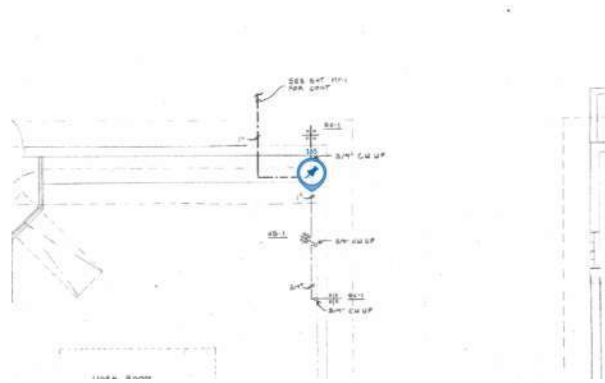
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#166: UH

Type:

Location:
Centennial Concessions

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

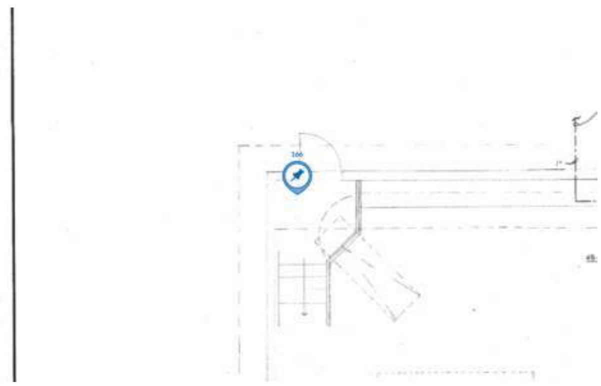
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CC-MP3: PLUMBING/MECHANICAL FLOOR PLANS Rev.0

#167: UH

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

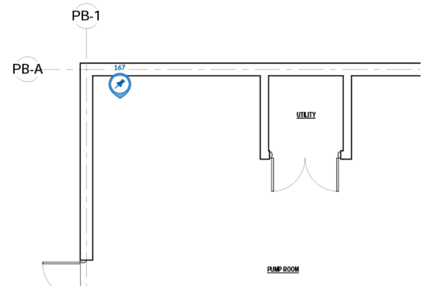
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#168: EF

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

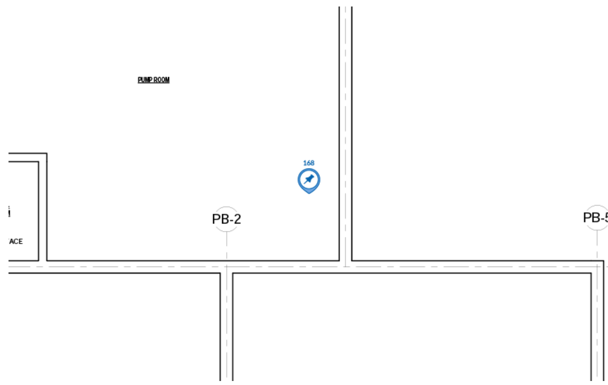
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

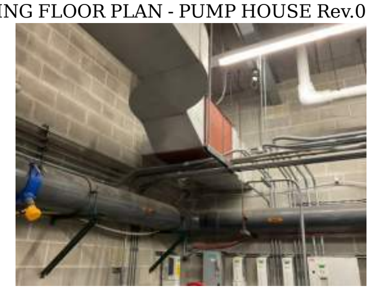
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0



#169: EM Eye wash

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

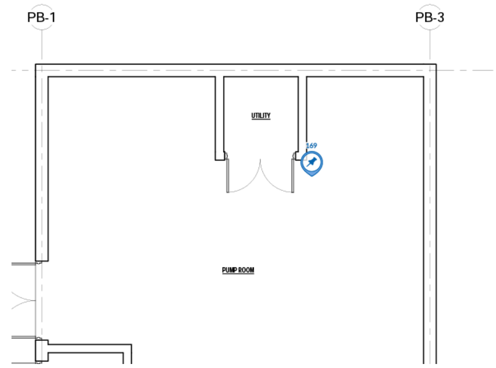
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#170: Pool equipment

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

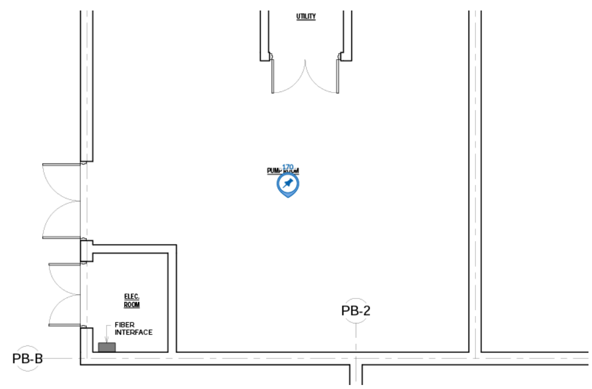
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

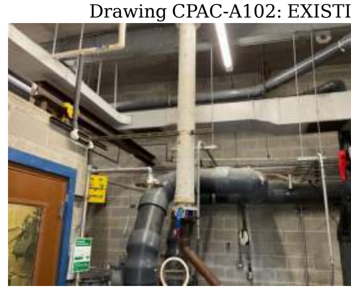
Ball in Court:
Joseph Benoit (AMSCO Engineering)

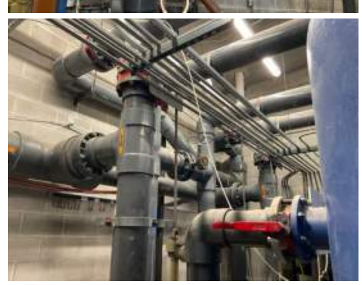
Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0








#171: Water service

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

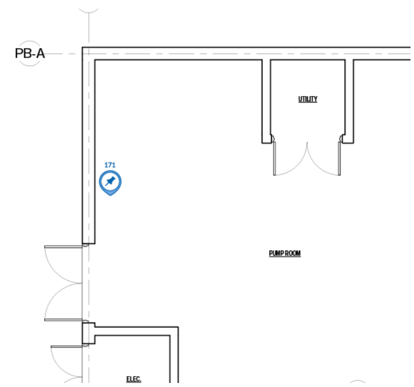
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
6” water service with 4” meter. 6” to pool equipment 4” branch to 2” backflow



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#172: EF

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

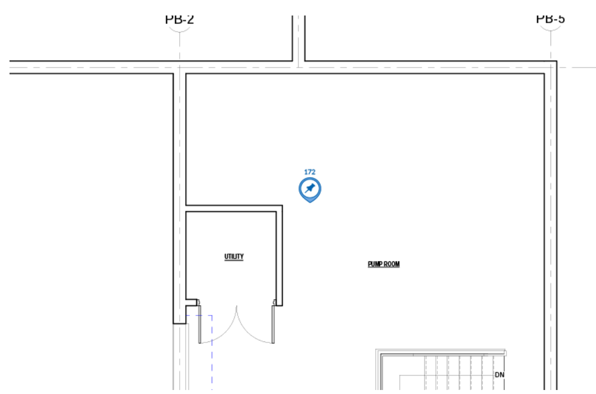
Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#173: UH

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

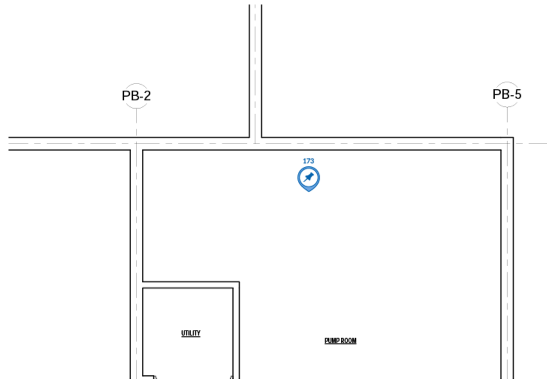
Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#174: Boilers

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

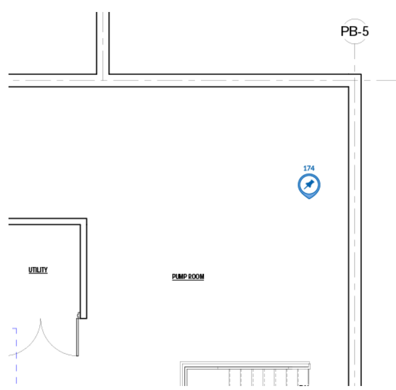
Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:


#175: Pool equipment

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

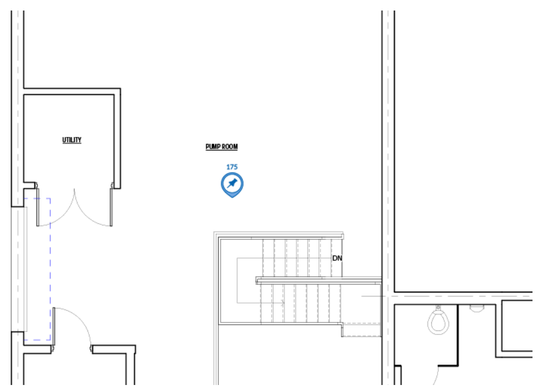
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#176: UH

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#177: EM Eye Wash

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

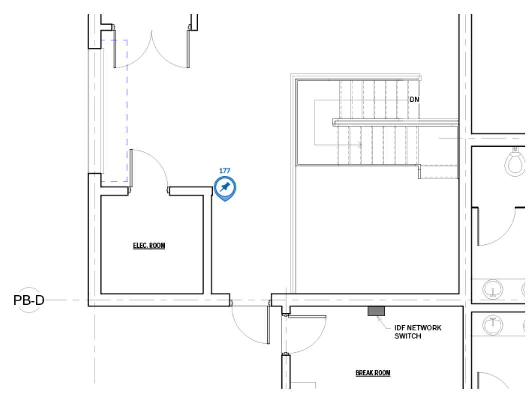
Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:

Final Approver:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

Joseph Benoit	**Joseph Benoit**	
Ball in Court: **Joseph Benoit (AMSCO Engineering)**	Assignee Name:	
Description:		

#178: AC

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

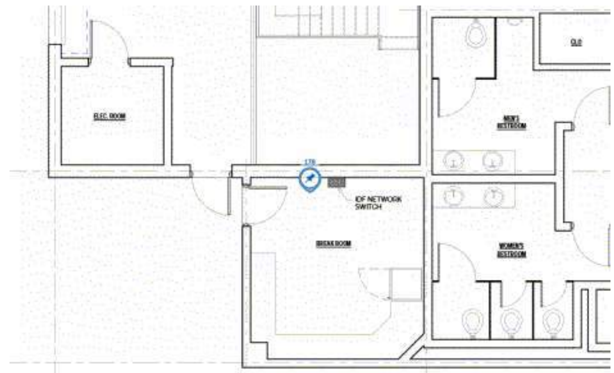
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#179: UH

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

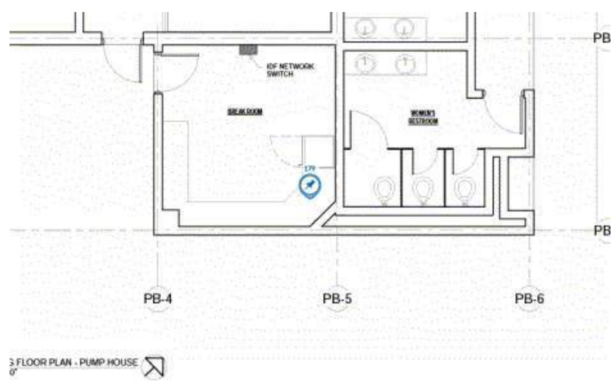
Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

Description:

#180: Gas service

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

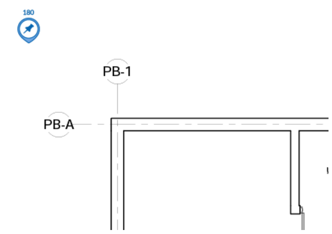
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#181: CU

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

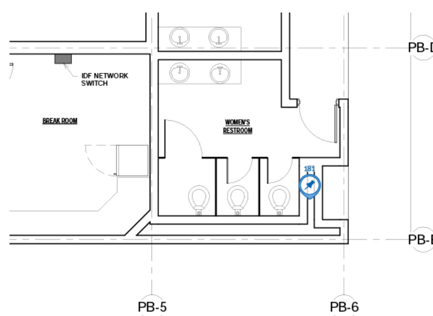
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A102: EXISTING FLOOR PLAN - PUMP HOUSE Rev.0

#182: EF

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

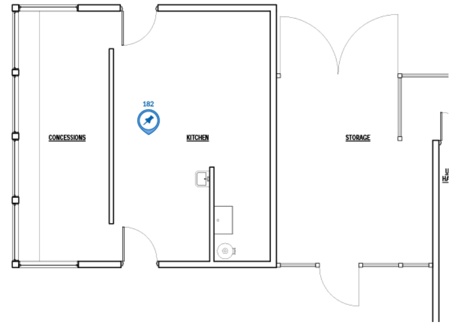
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#183: Hood

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

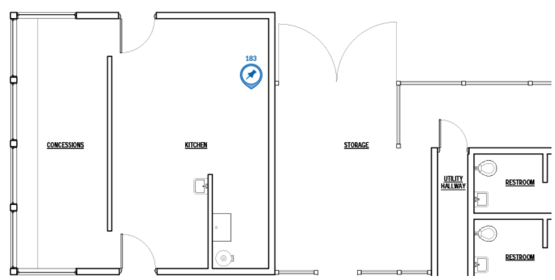
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0


#184: HWH

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

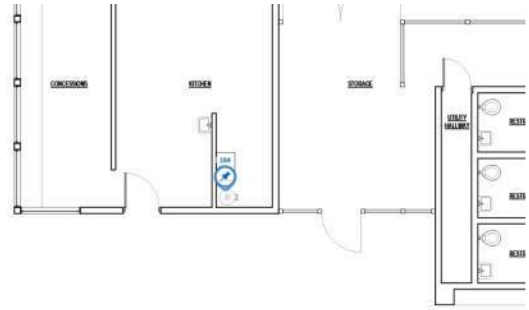
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#185: MSB

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No RPZ for chemical feeder

Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#186: Wet wall

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

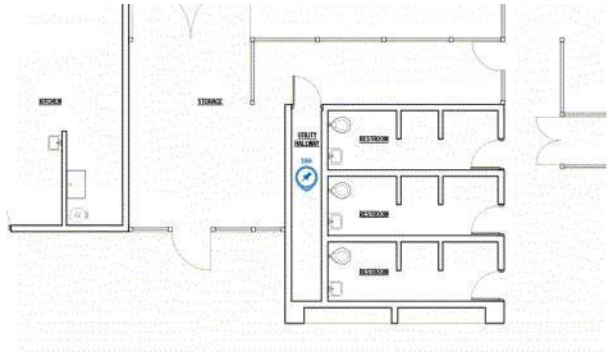
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

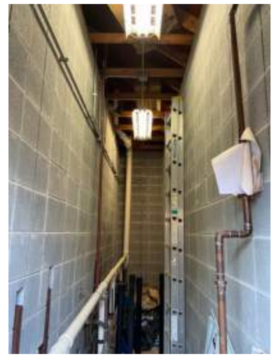
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0



#187: CU

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

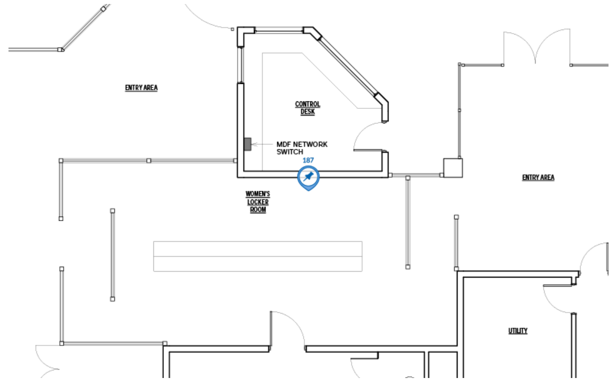
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#188: AC

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

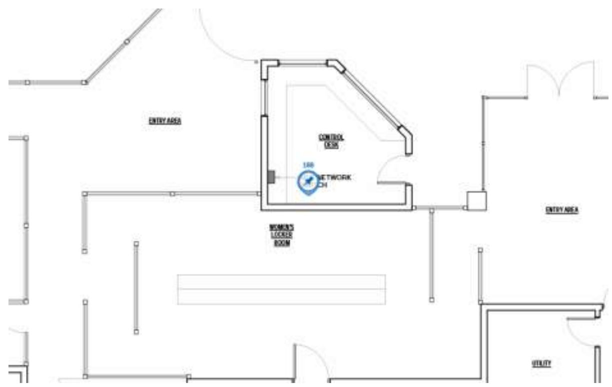
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#189: UH

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

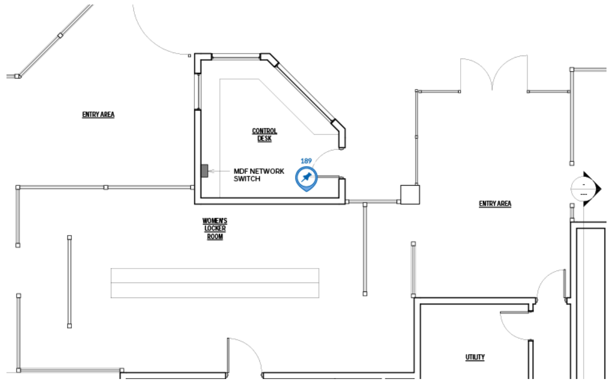
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#190: AC

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

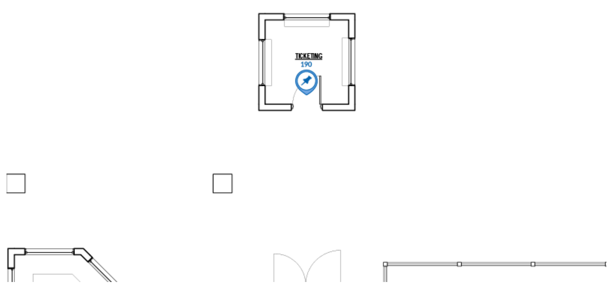
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#191: CU

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

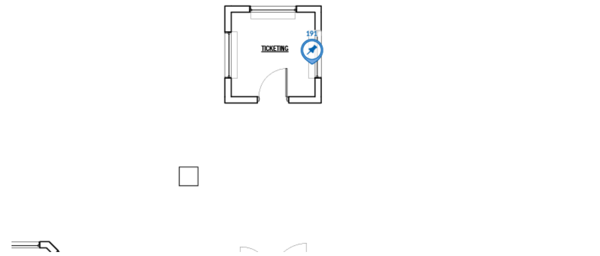
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#192: EF

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

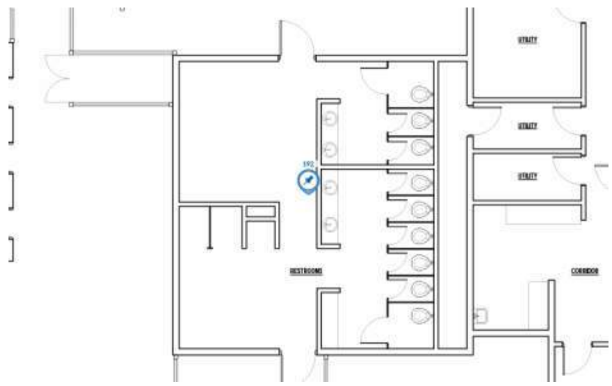
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#193: HWHs

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0





#194: TMV

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

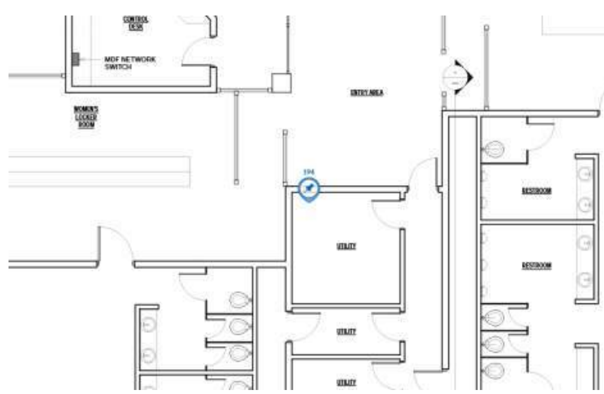
Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#195: Water service

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#196: UH

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

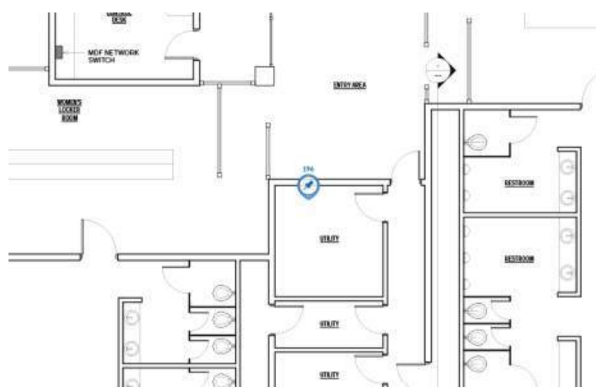
Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#197: EF

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#198: AC

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

Description:

#199: EF

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

#200: AC

Type:

Location:
Centennial Park Aquatic Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

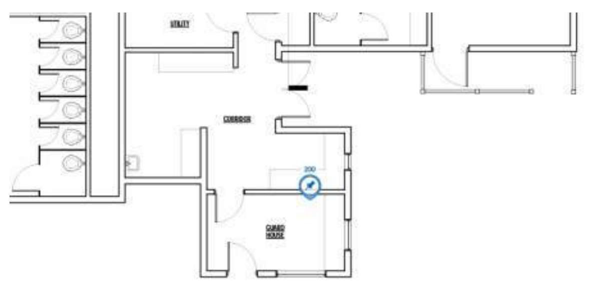
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing CPAC-A101: EXISTING FLOOR PLAN - MAIN BUILDING Rev.0

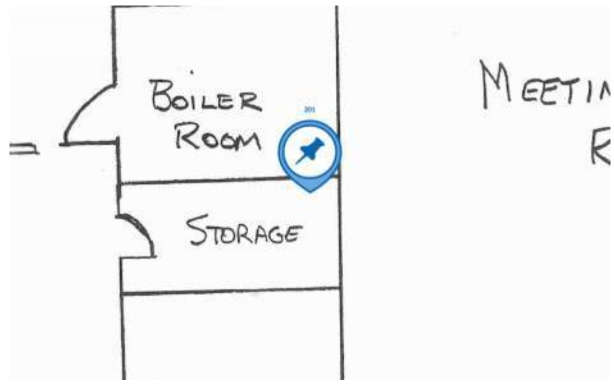
Greener Engineering
A Division of AMSCO Engineering Inc.

Commissioning
5115 Belmont Suite B
Downers Grove, Illinois 60515
United States
(630) 496-8656

Punch Items for Orland Park Assessment

482 Items

#201: EF



Drawing VC-01: FLOOR PLAN Rev.0

Type:

Location:
Veterans Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

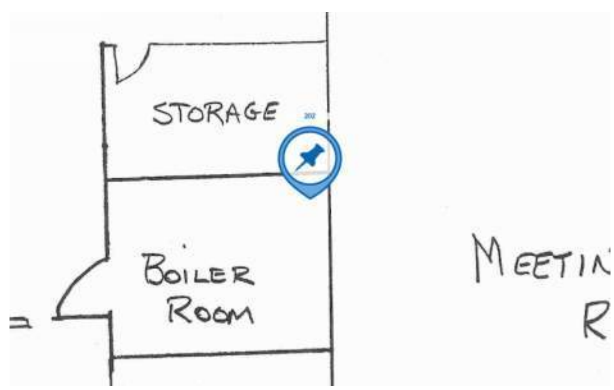
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#202: HWH



Drawing VC-01: FLOOR PLAN Rev.0

Type:

Location:
Veterans Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET

#203: Water service

Type:

Location:
Veterans Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

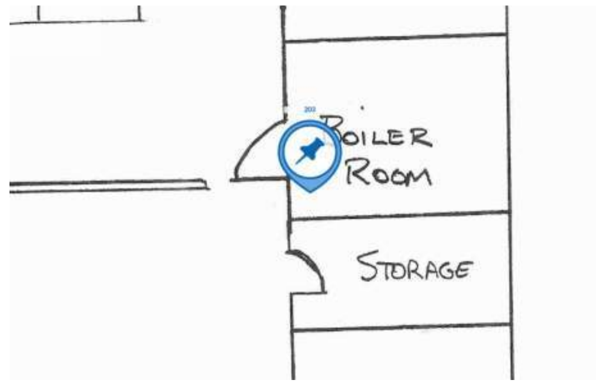
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

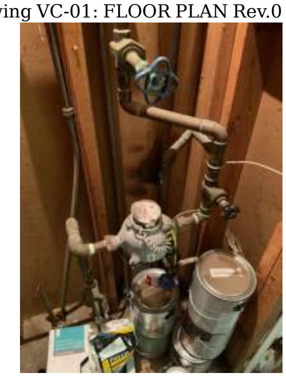
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VC-01: FLOOR PLAN Rev.0



#204: EF

Type:

Location:
Veterans Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

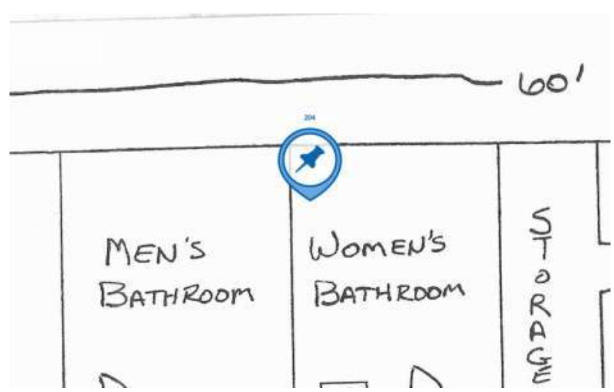
Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:



Drawing VC-01: FLOOR PLAN Rev.0

Engineering)

Description:

#205: No FD

Type:

Location:
Veterans Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing VC-01: FLOOR PLAN Rev.0

#206: EF

Type:

Location:
Veterans Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing VC-01: FLOOR PLAN Rev.0

#207: No FD

Type:

Location:
Veterans Center

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

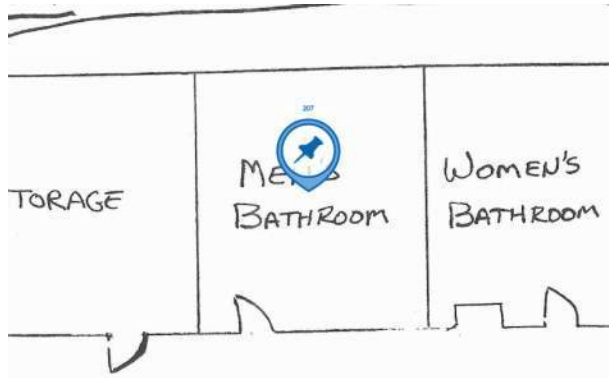
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing VC-01: FLOOR PLAN Rev.0

#208: Fire service

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

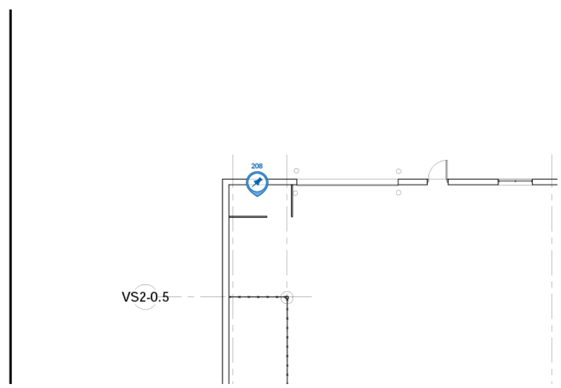
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

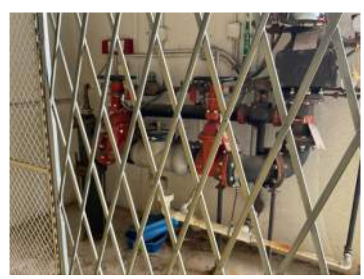
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A104: EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE Rev.0



#209: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

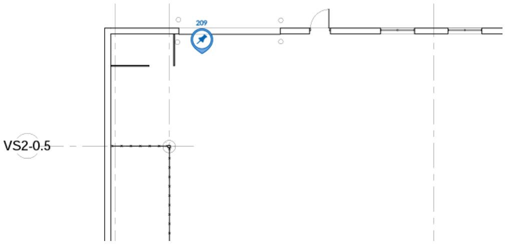
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A104: EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE Rev.0

#210: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

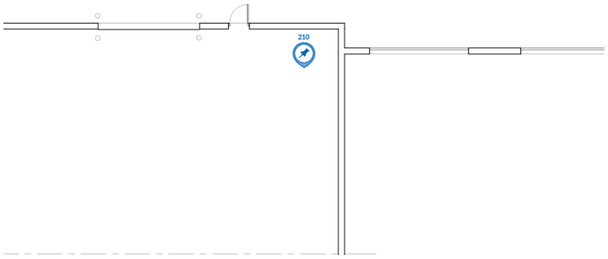
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A104: EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE Rev.0

#211: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

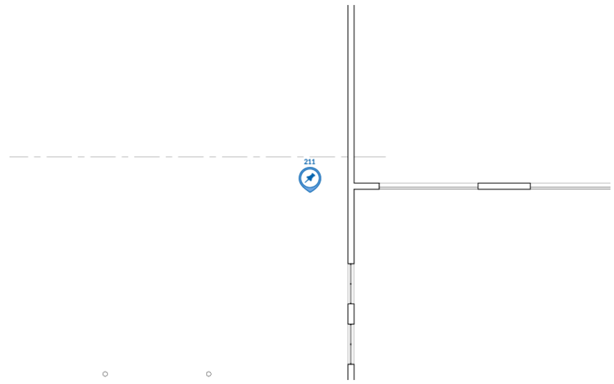
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

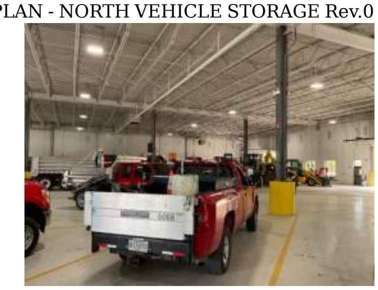
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A104: EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE Rev.0



#212: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

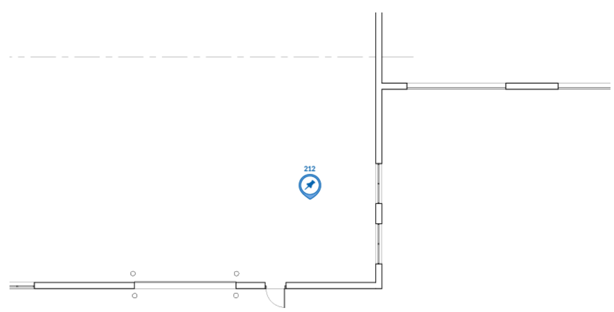
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

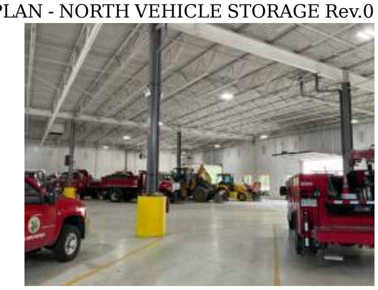
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A104: EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE Rev.0



#213: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

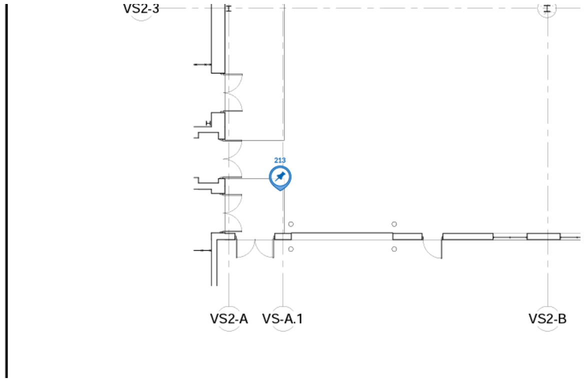
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A104: EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE Rev.0

#214: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

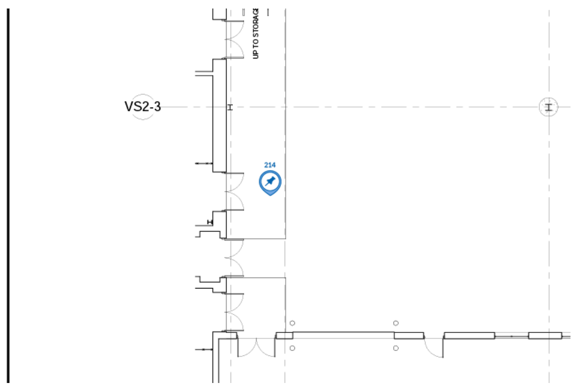
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A104: EXISTING FLOOR PLAN - NORTH VEHICLE STORAGE Rev.0

#215: EF

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

Description:

#216: Oil interceptor

Type:

Location:
Public Works

Date Created:
08/23/2021

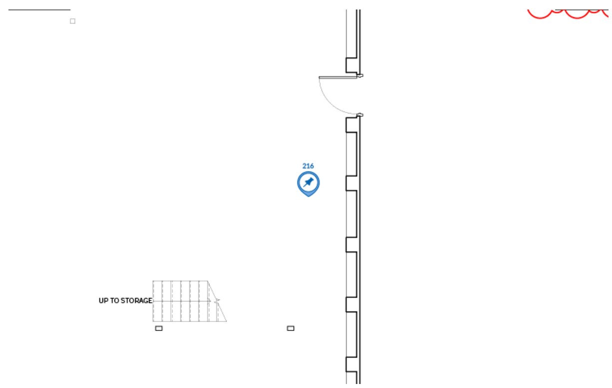
Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:



Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

#217: Water service

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

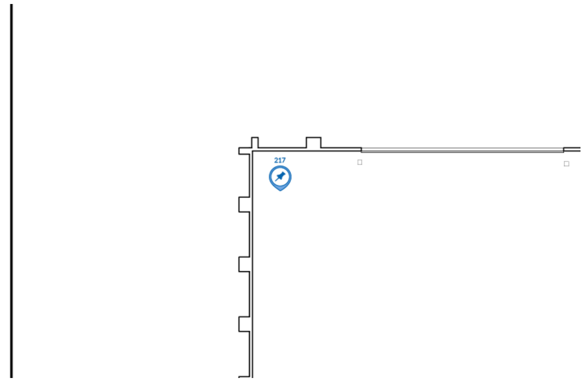
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

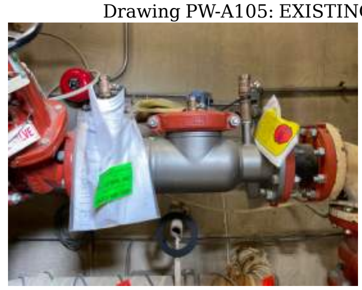
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
6” combined water service 4” fire with RPZ 1 1/2” Domestic with meter



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0




#218: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

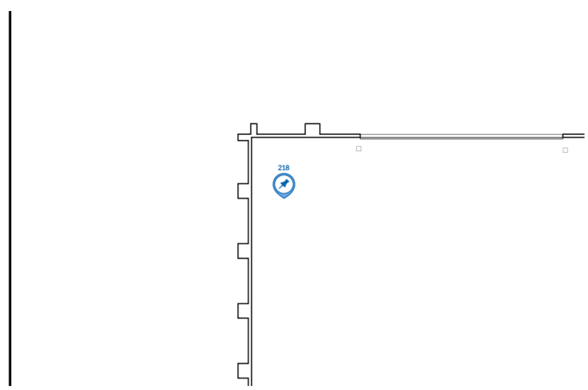
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

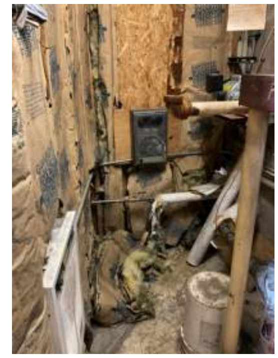
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0



#219: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

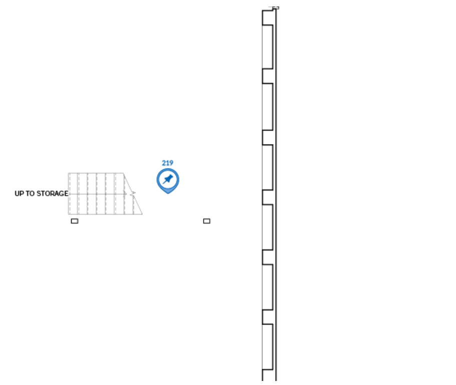
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

#220: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

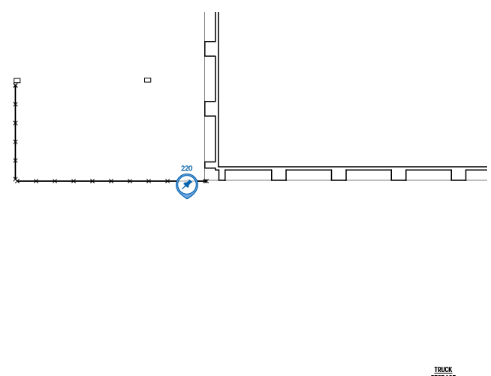
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

#221: EF

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

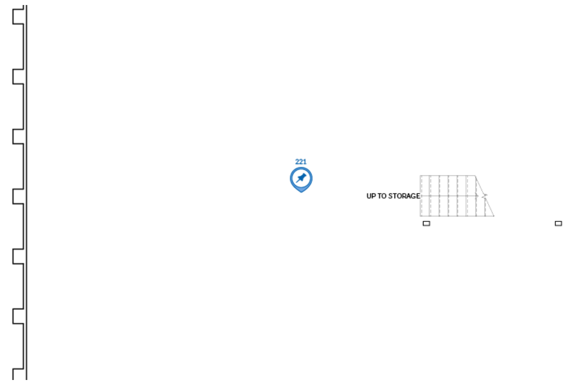
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

#222: EM Shower

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

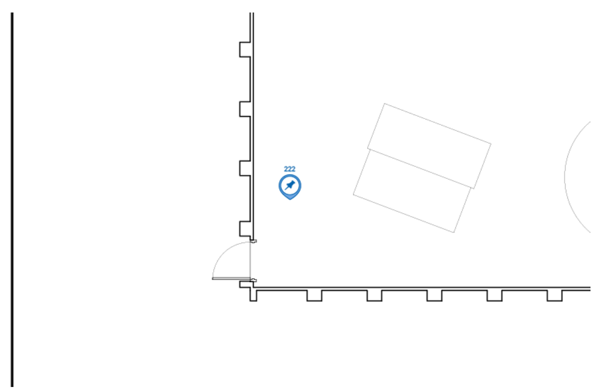
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

#223: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

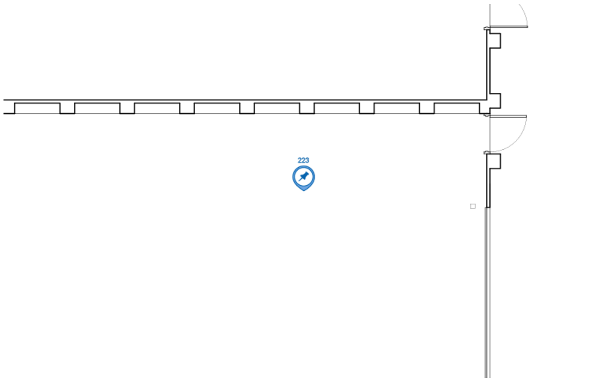
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

#224: EF

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

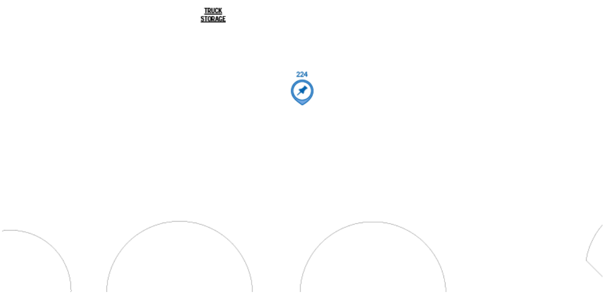
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A105: EXISTING FLOOR PLAN - TRUCK & SALT Rev.0

#225: Water service

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

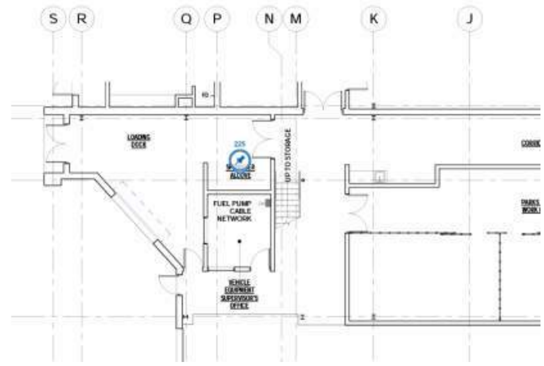
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

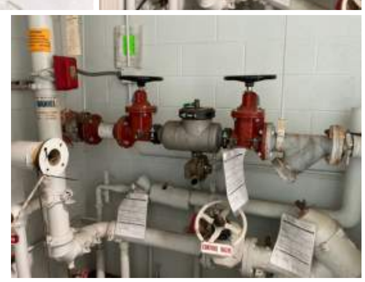
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0



#226: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#227: Furnace

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

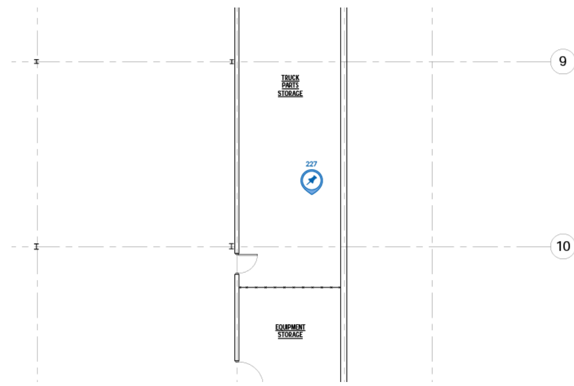
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#228: HWH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

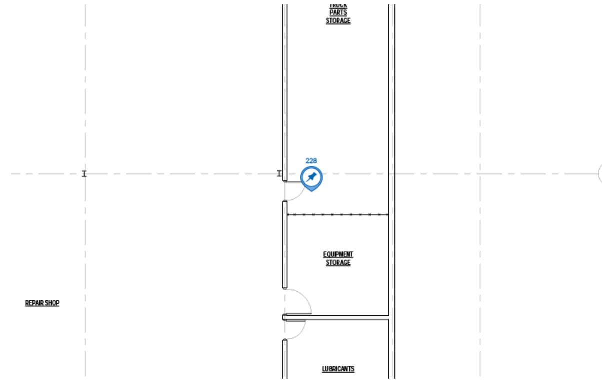
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#229: HWH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

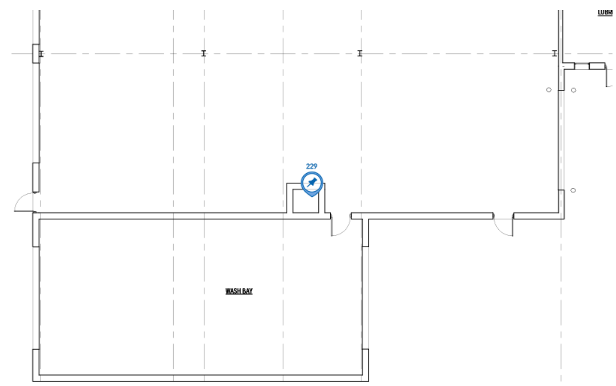
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#230: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

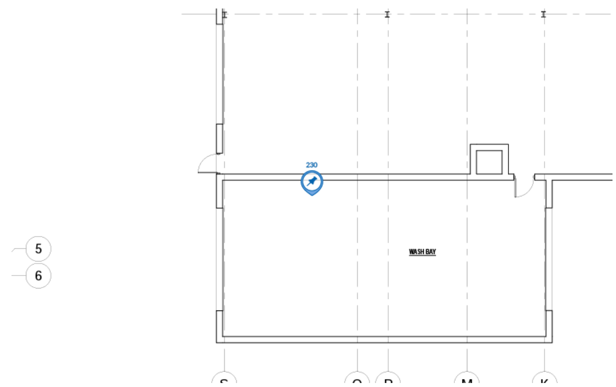
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

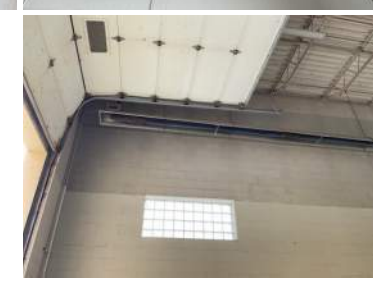
Assignee Name:

Description:



Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0





#231: Oil interceptor

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

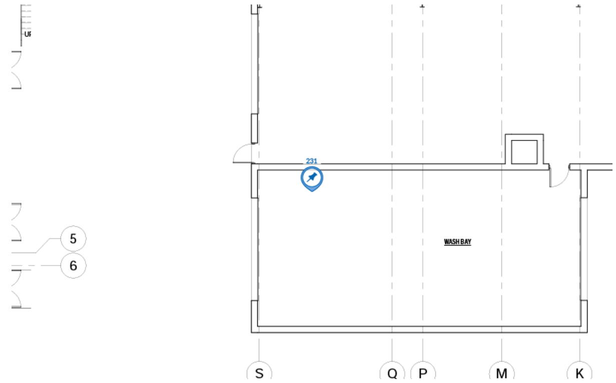
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#232: HWH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET


Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#233: No RPZ

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#234: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

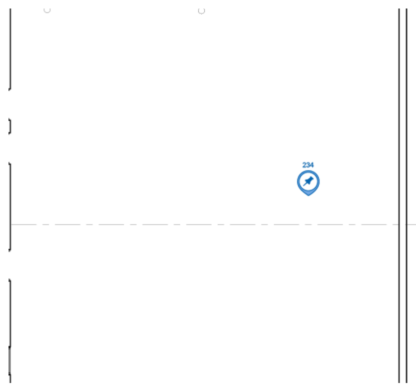
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#235: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

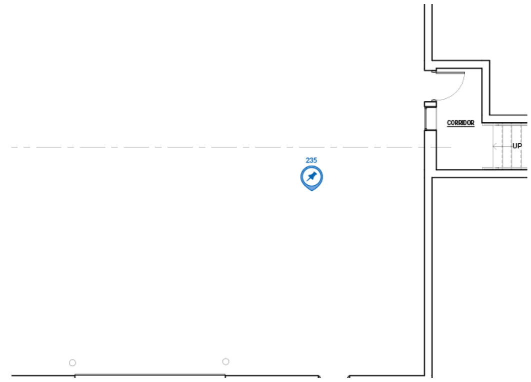
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#236: Generator

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

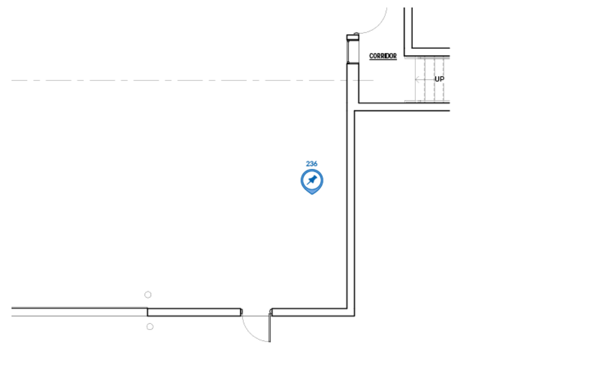
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#237: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

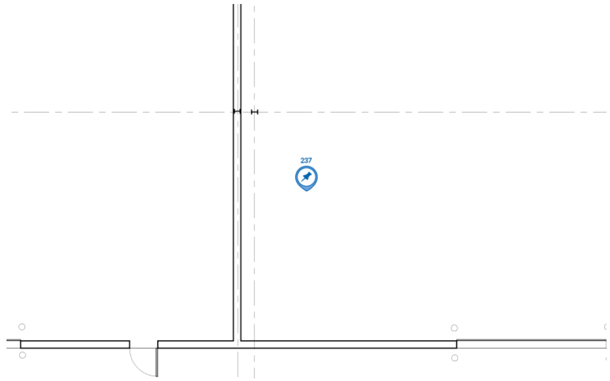
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#238: HWH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

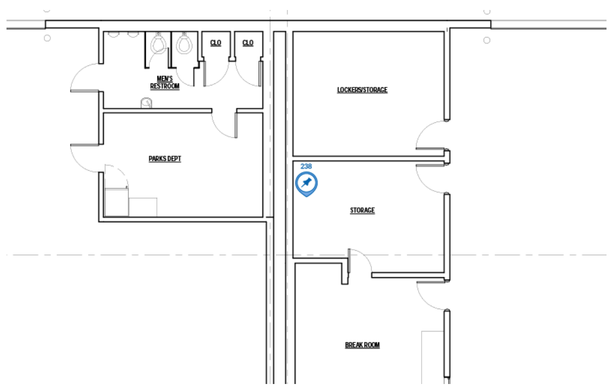
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#239: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

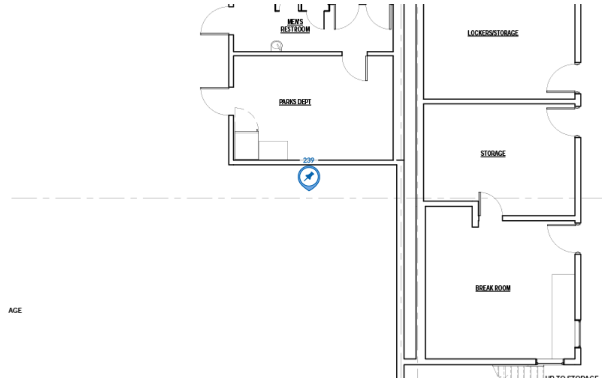
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

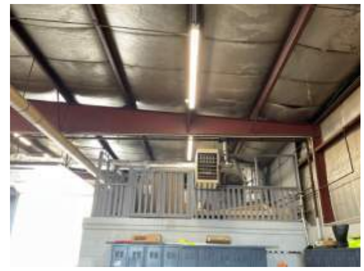
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0



#240: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

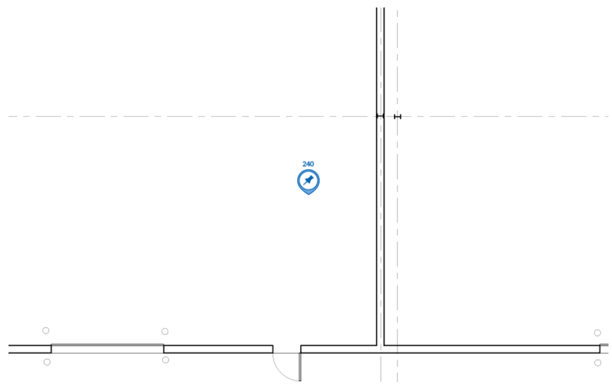
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#241: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

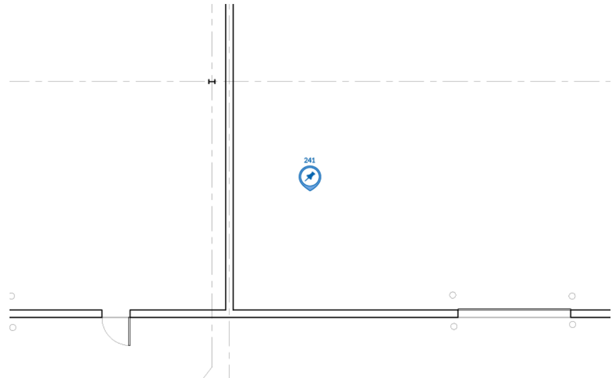
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#242: Generator

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

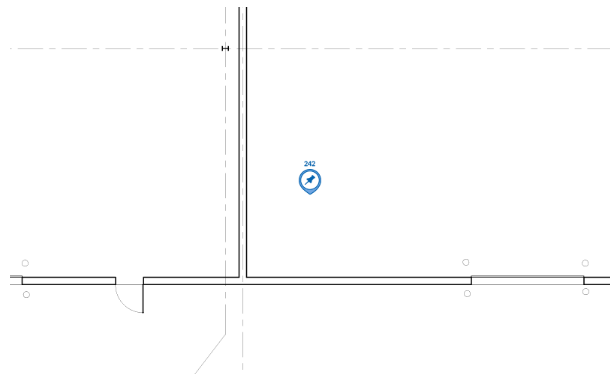
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#243: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

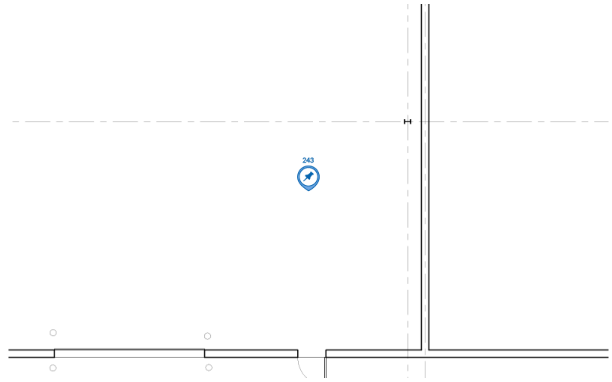
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#244: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

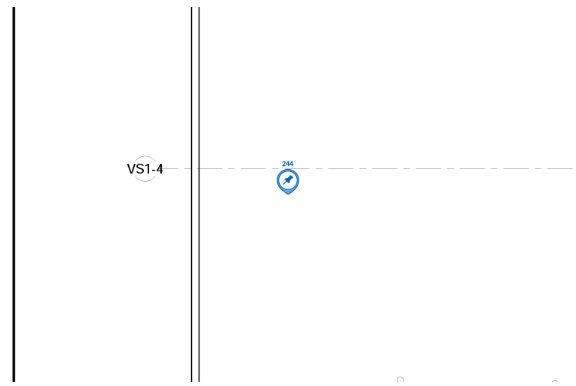
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#245: UH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

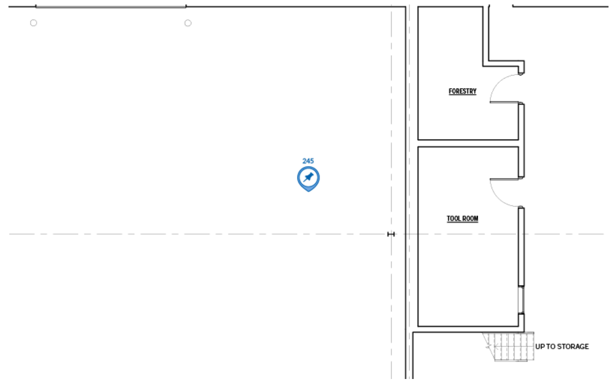
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#246: HWH

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

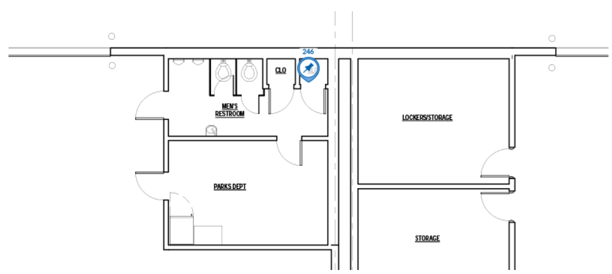
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No ET



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#247: Furnace

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

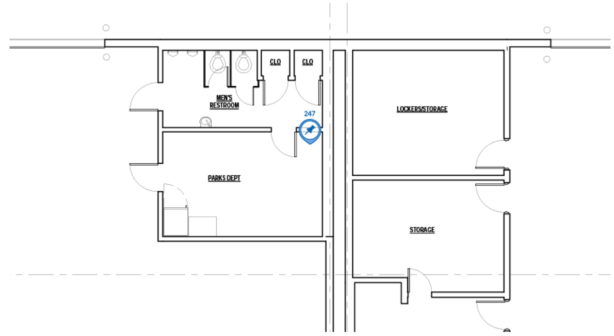
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A103: EXISTING FLOOR PLAN - SOUTH VEHICLE STORAGE Rev.0

#248: AC

Type:

Location:
Public Works

Date Created:
08/23/2021

Due Date:
08/26/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

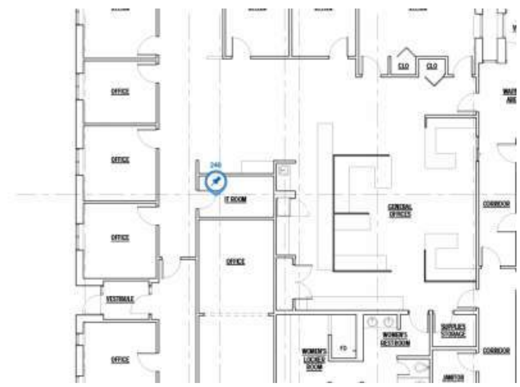
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing PW-A102: EXISTING FLOOR PLANS - OFFICES & VEHICLE SHOP Rev.0

#249: Chiller

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

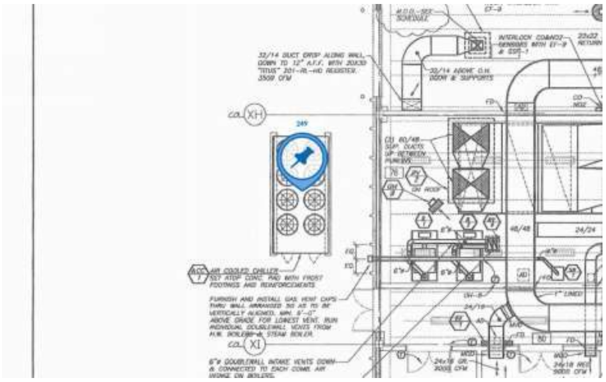
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing M-1: MECHANICAL PARTIAL (EAST) FIRST FLOOR PLAN (DUCTWORK) Rev.0

#250: Gas service

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

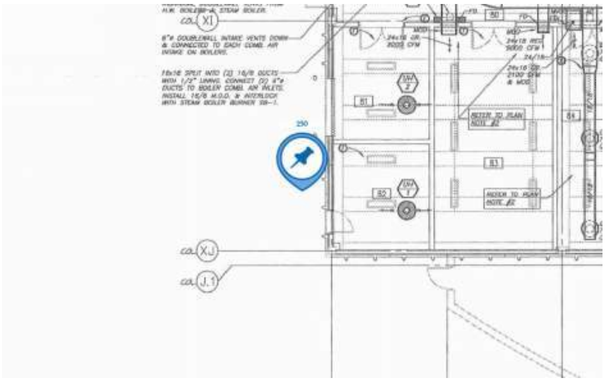
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing M-1: MECHANICAL PARTIAL (EAST) FIRST FLOOR PLAN (DUCTWORK) Rev.0

#251: FDC

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

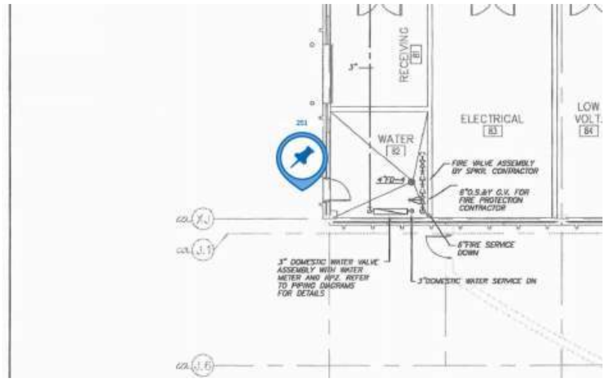
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing P-3: PARTIAL FIRST FLOOR PLUMBING PLAN Rev.0

#252: Water service

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

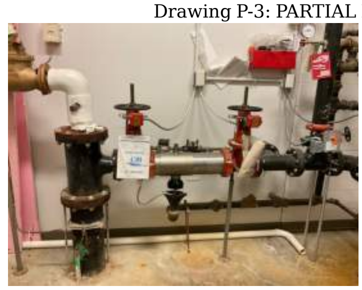
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
8” combined service 4” fire service with RPZ 3” Domestic service with meter and RPZ

Drawing P-3: PARTIAL FIRST FLOOR PLUMBING PLAN Rev.0






#253: AHU

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

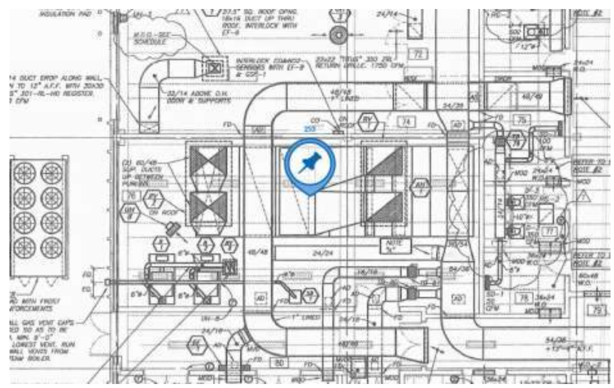
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:


Drawing M-1: MECHANICAL PARTIAL (EAST) FIRST FLOOR PLAN (DUCTWORK) Rev.0







#254: Humidifier

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

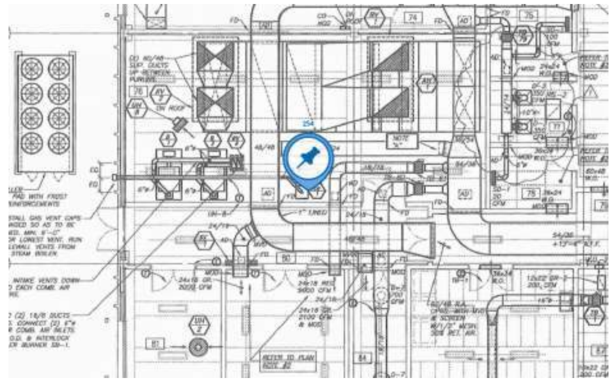
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing M-1: MECHANICAL PARTIAL (EAST) FIRST FLOOR PLAN (DUCTWORK) Rev.0

#255: Boilers

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

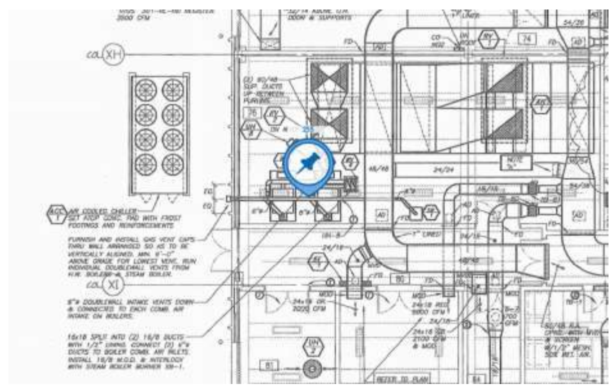
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing M-1: MECHANICAL PARTIAL (EAST) FIRST FLOOR PLAN (DUCTWORK) Rev.0

#256: HWH

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

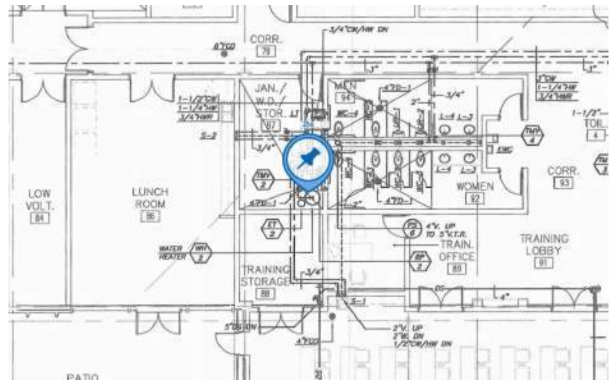
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

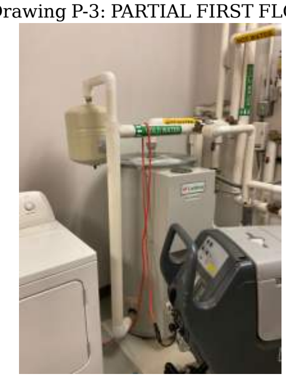
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing P-3: PARTIAL FIRST FLOOR PLUMBING PLAN Rev.0



#257: TMV

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

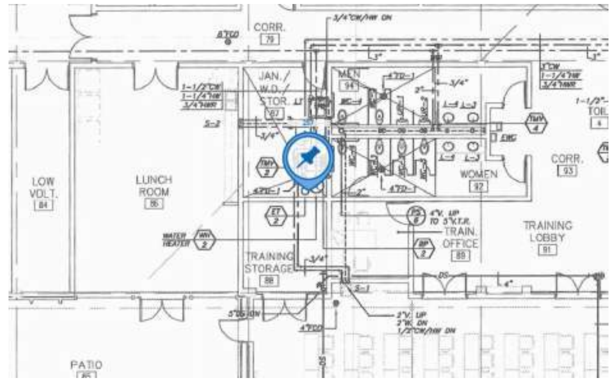
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

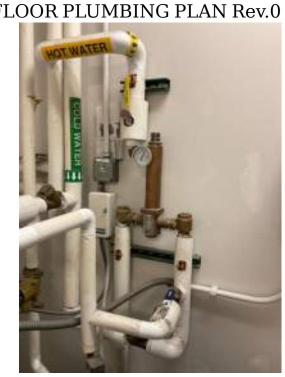
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Central TMV



Drawing P-3: PARTIAL FIRST FLOOR PLUMBING PLAN Rev.0



#258: AC

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:


Drawing M-3: MECHANICAL PARTIAL (EAST) FIRST FLOOR PLAN (PIPING) Rev.0

#259: HWH

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

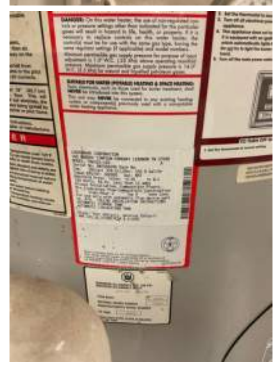
Final Approver:
Joseph Benoit

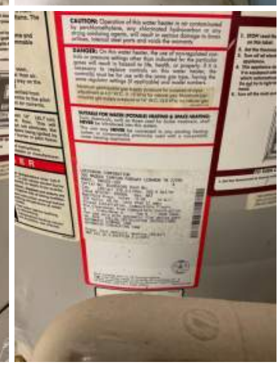
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing P-4: PARTIAL FIRST FLOOR PLUMBING Rev.0





#260: TMV

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

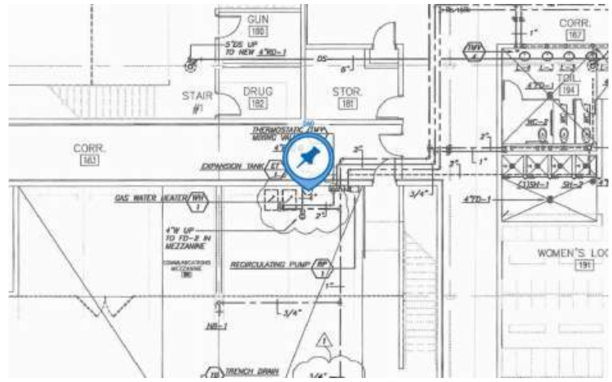
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing P-4: PARTIAL FIRST FLOOR PLUMBING Rev.0

#261: CU

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:


Drawing M-3: MECHANICAL PARTIAL (EAST) FIRST FLOOR PLAN (PIPING) Rev.0

#262: MSB

Type:

Location:
Police Department

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

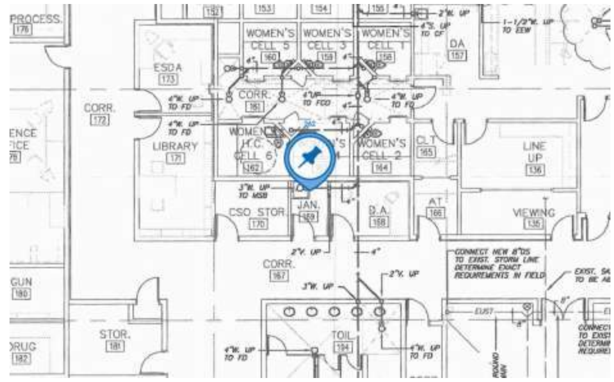
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No RPZ for chemical feeder



Drawing P-2: PARTIAL FIRST FLOOR UNDERGROUND PIPING Rev.0

#263: Chiller

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

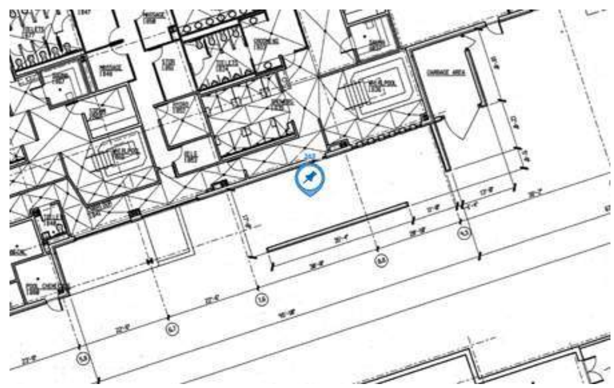
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

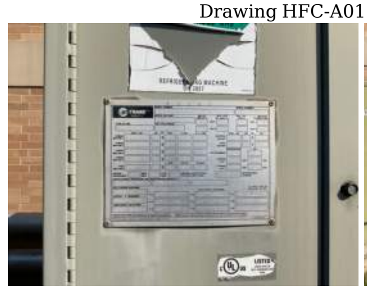
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0



#264: Gas service

Type:

Location:
Health Fitness Center

Date Created:

Due Date:

08/24/2021

08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

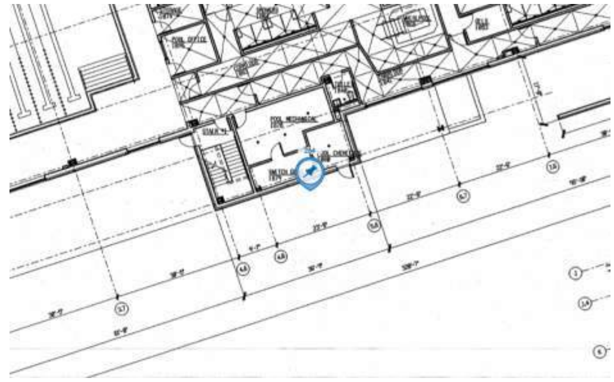
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0

#265: FDC

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0

#266: HWH w/Storage Tanks

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

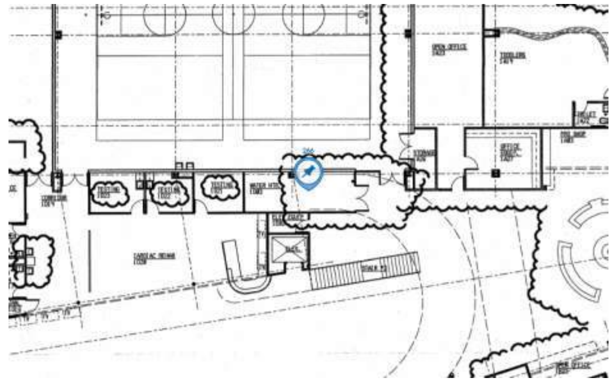
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
Central TMV



Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0







#267: MSB

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

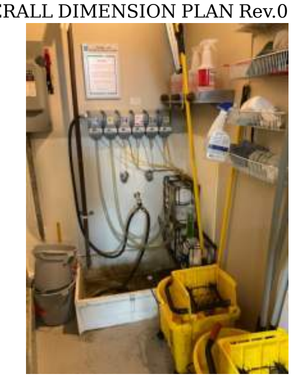
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No RPZ for chemical feeder

Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0



#268: AHU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

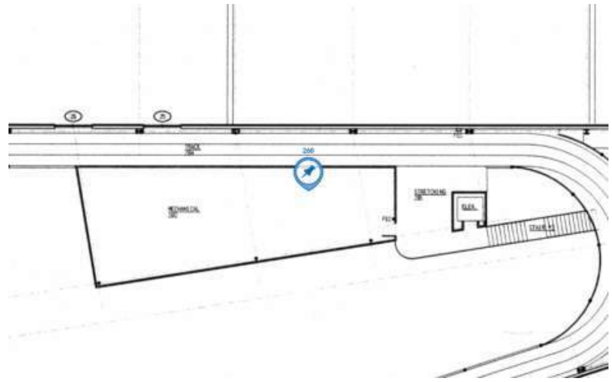
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0

#269: AHU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

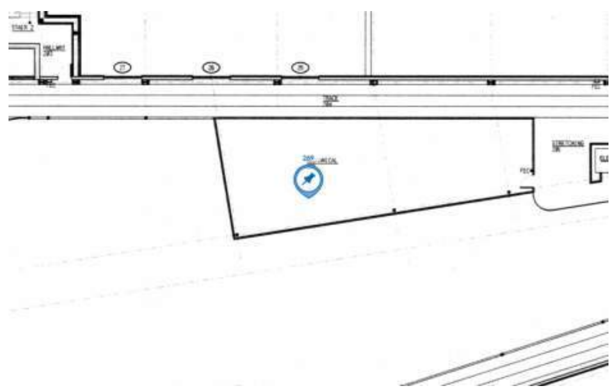
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0

#270: AHU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

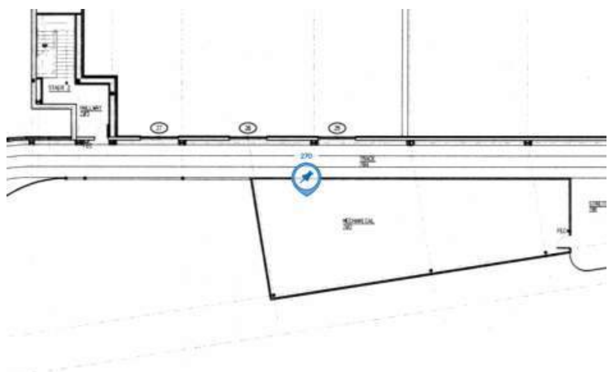
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0



#271: RTU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

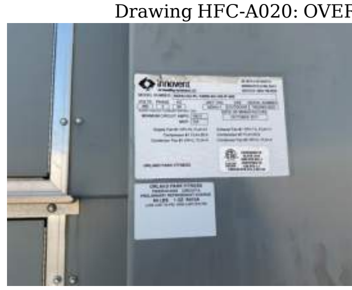
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0




#272: RTU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0

#273: RTU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0

#274: RTU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

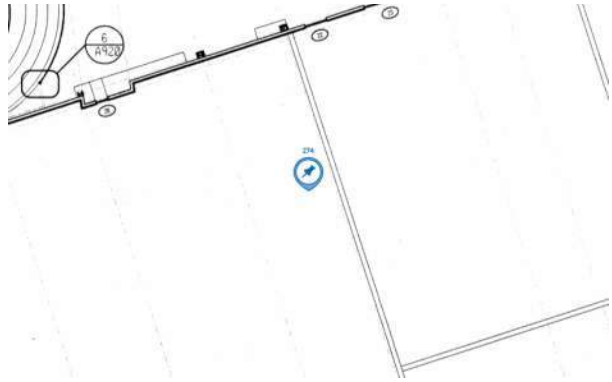
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0

#275: RTU

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

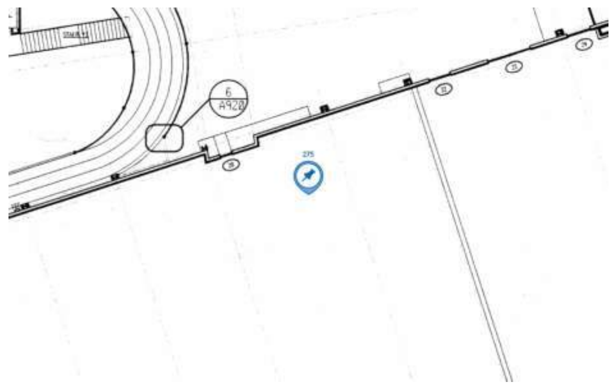
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A020: OVERALL MEZZANINE / TRACK PLAN Rev.0

#276: Pool Heaters

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0

#277: Spa water heaters

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

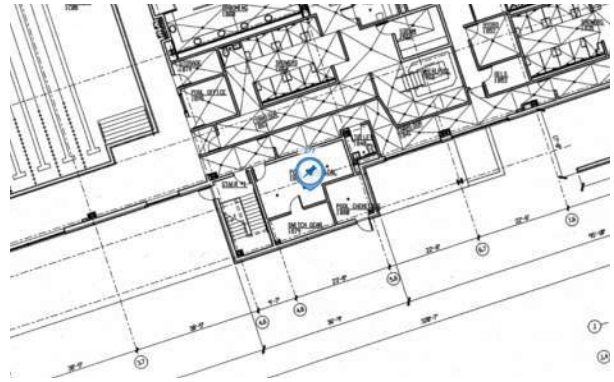
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0

#278: EJECTOR

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

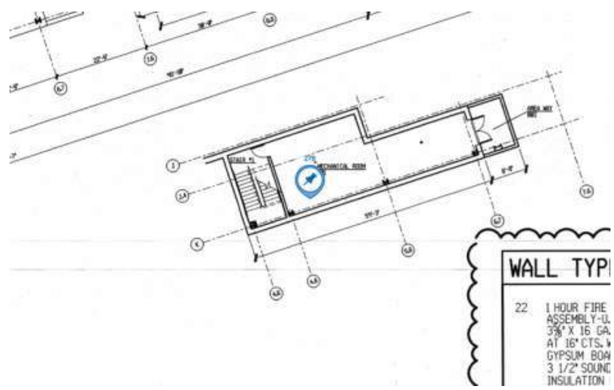
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0

#279: Combined water service

Type:

Location:
Health Fitness Center

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

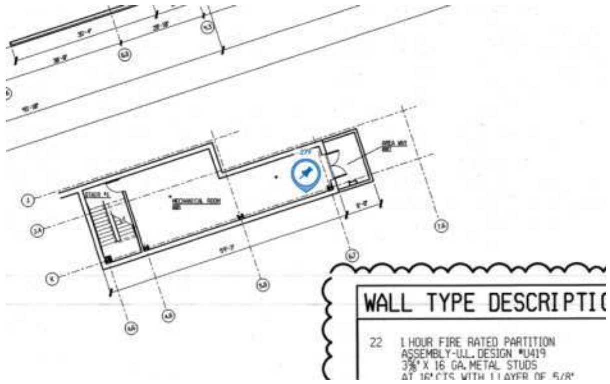
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
8” combined service 6” fire service with RPZ 2” meter and 3” meter combine to single 4” RPZ 4” Domestic with 2” RPZ non-potable 2” RPZ non-potable



Drawing HFC-A011: OVERALL DIMENSION PLAN Rev.0






#280: Fire alarm panel

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#281: MDF

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

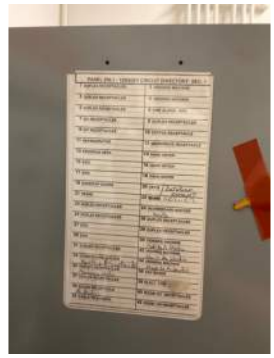
Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:

Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

Engineering)

Description:



#282: TMV Showers

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#283: MSB

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:

Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

Engineering)

Description:
No RPZ for chemical feeder

#284: JC

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

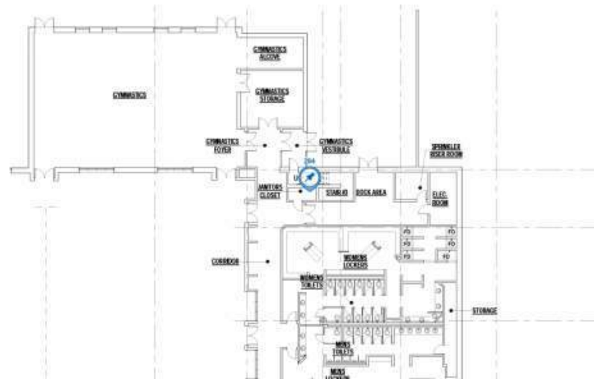
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
No exhaust or ventilation



Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#285: Gas service

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#286: Transformer

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

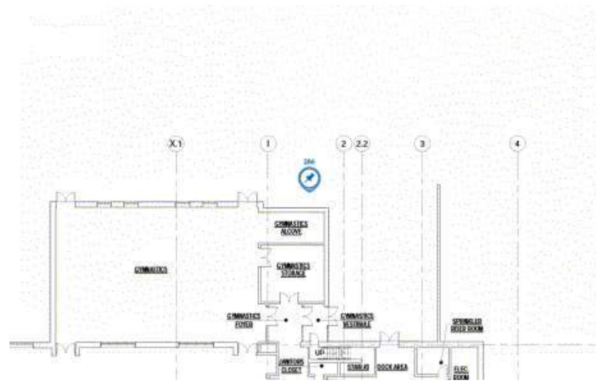
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#287: FDC

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

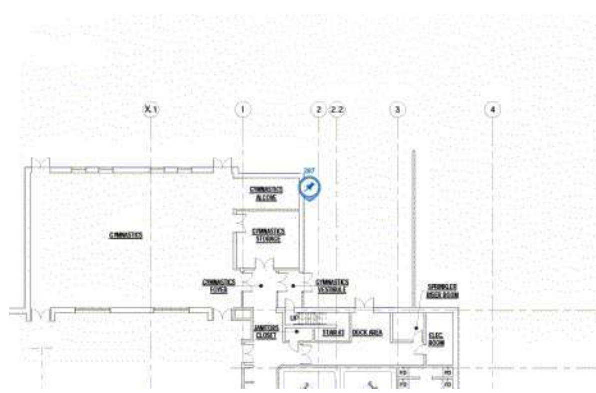
Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

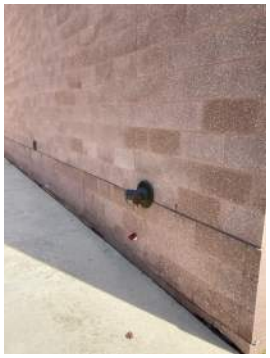


Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



#288: Fire alarm bell

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

#289: Electrical room

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

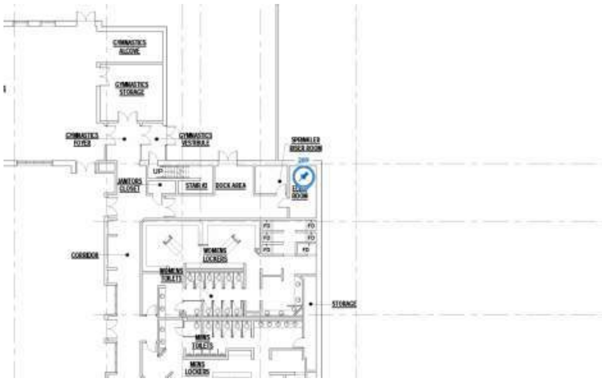
Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:



Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0

Engineering)

Description:



SPARE
SPARE
Cutler-Hammer
Switchboard
LTG PANEL
DANGER

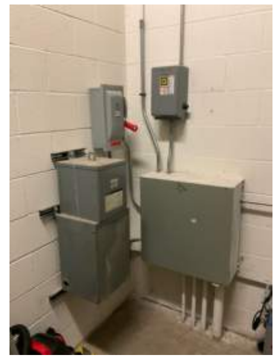


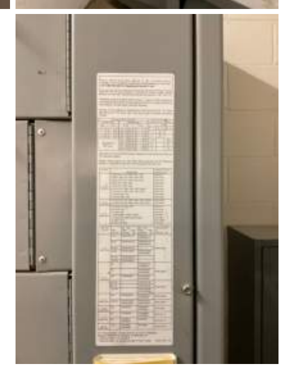
CAUTION



CAUTION


CAUTION





#290: Combined service

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

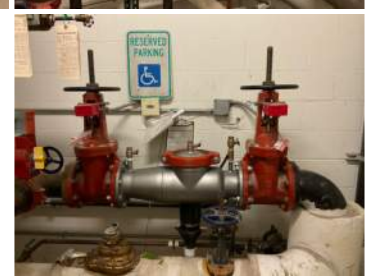
Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:
8” combined service 6” fire with RPZ 4” domestic with meter and RPZ

Drawing SP-A101: EXISTING LOWER LEVEL FLOOR PLAN Rev.0



#291: RTU

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

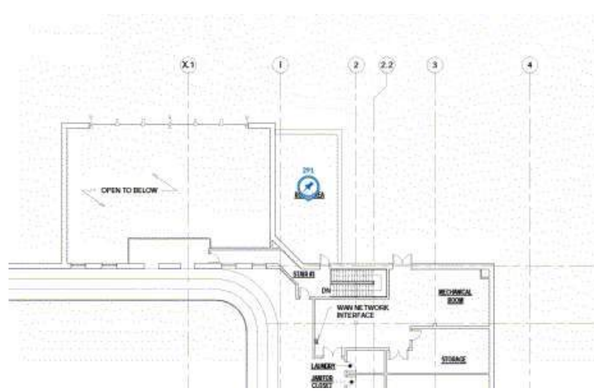
Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit



Drawing SP-A102: EXISTING UPPER LEVEL FLOOR PLAN Rev.0

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



#292: HWH

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing SP-A102: EXISTING UPPER LEVEL FLOOR PLAN Rev.0



#293: Boilers

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing SP-A102: EXISTING UPPER LEVEL FLOOR PLAN Rev.0




#294: Electrical room

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

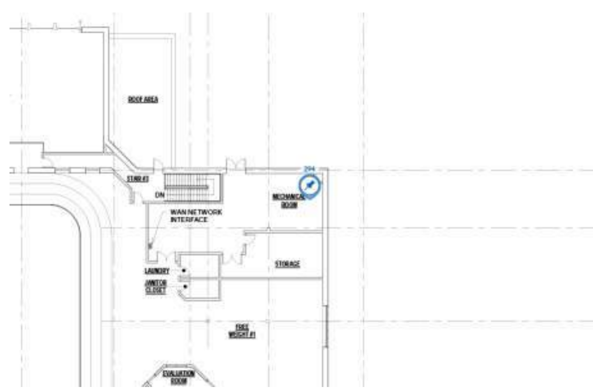
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing SP-A102: EXISTING UPPER LEVEL FLOOR PLAN Rev.0

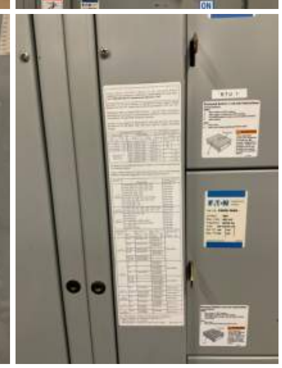

ON
OFF
ON
OFF

OFF
ON
OFF
ON
OFF

120/208 VOLTS

ON
OFF


ON
OFF
ON
OFF











DRYER
WASHER

#295: RTU

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

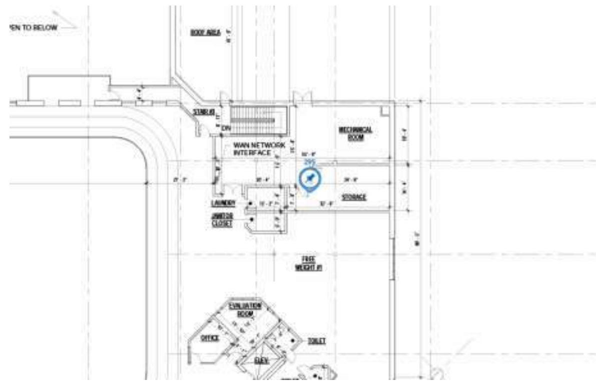
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing SP-A102A: EXISTING LOWER LEVEL FLOOR PLAN - DIMENSIONS Rev.0


#296: RTU

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

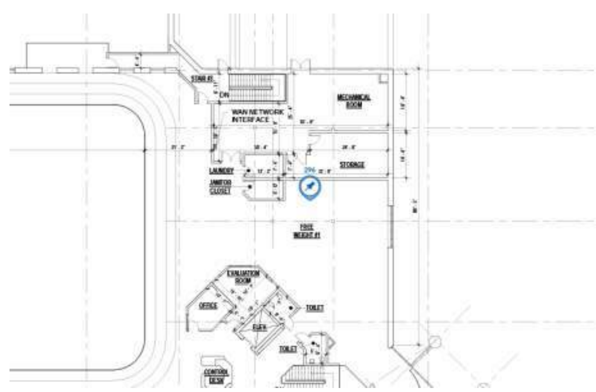
Reference:

Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO

Assignee Name:



Drawing SP-A102A: EXISTING LOWER LEVEL FLOOR PLAN - DIMENSIONS Rev.0

Engineering)

Description:

#297: RTU

Type:

Location:
Sportsplex

Date Created:
08/24/2021

Due Date:
08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

Punch Item Manager:
Joseph Benoit

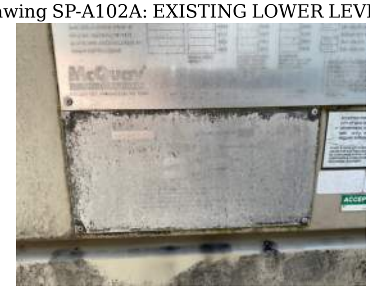
Final Approver:
Joseph Benoit

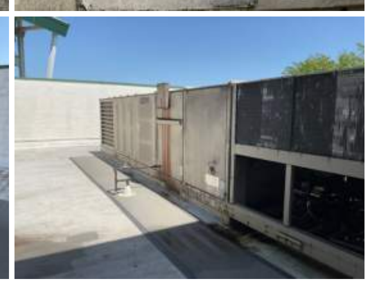
Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:

Drawing SP-A102A: EXISTING LOWER LEVEL FLOOR PLAN - DIMENSIONS Rev.0





#298: RTU

Type:

Location:
Sportsplex

Date Created:

Due Date:

08/24/2021

08/27/2021

Priority:

Status:
Initiated

Creator:
Joseph Benoit

Reference:

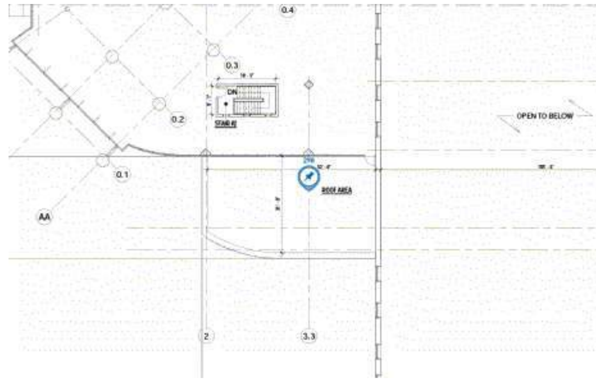
Punch Item Manager:
Joseph Benoit

Final Approver:
Joseph Benoit

Ball in Court:
Joseph Benoit (AMSCO Engineering)

Assignee Name:

Description:



Drawing SP-A102A: EXISTING LOWER LEVEL FLOOR PLAN - DIMENSIONS Rev.0

#299: Roofing

Type:

Location:

Date Created:
09/10/2021

Due Date:
09/13/2021

Priority:

Status:
Initiated

Creator:
Mark Swiik

Reference:

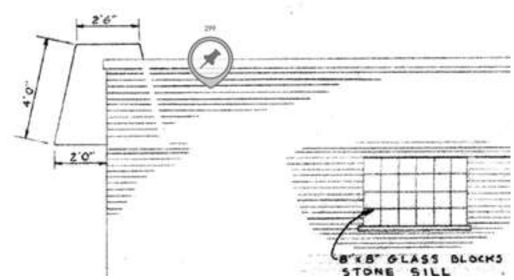
Punch Item Manager:
Jay Johnson

Final Approver:
Mark Swiik

Ball in Court:
Jay Johnson (Legat Architects)

Assignee Name:

Description:
Shingles need replacement



Drawing 9-1: Elevations Rev.0