

**VILLAGE OF OAK PARK**  
Village Hall Facility Condition Assessment Schedule

Building Address: 123 Madison St, Oak Park, IL 60532  
Gross SF: 70,233  
Date of Visit: 06.08.2023  
Year Built: 1975

Facility Function:

Village hall for housing governmental and municipal functions. The building contains various offices, meeting rooms, departments, a council chamber and a police station.



Property Components	Material Type	Life Exp.	Observations and Issues	Issue Ref #	Recommended Improvement	Recommended Capital Allocation Year & Amount										Improv. Cost
						2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
<b>Substructure</b>																
1	Solid Wood Beam Roof Structure	Solid Wood	60	Roof has two levels supported by wood beams. Ivy growth is present at beams around courtyard. Exposed wood beams in courtyard are cracking at lamination joints and at connections between members. The interior solid wood beams also contain cracks at lamination joints and at connections between beams/columns. Lower roof is supported by beams that are partially inside and outside.	#289, #290, #283	Remove ivy and clean structure for further assessment. Exterior wood should be sanded and at that time reassessed. If the wood is deemed ok then patch, stain and seal. If wood is beyond repair then replacement to be done as engineer deems necessary. If required, replacing lower roof beams would need to be coordinated with courtyard windows.					\$71,250		\$71,250			\$142,500
2	Exterior Ramp to Council Chambers	Concrete	100	There is heavy corrosion at steel connections between ramp and building masonry supports. Railing supports also have corrosion developing. The underside of the concrete ramp is spalling. Connection at the top of the ramp has a hole that is beginning to form.	#295, #149, #154	Repair all ramp steel connections(8) to building supports. Clean, prep and repaint steel guardrail as Req'd. Repair spalling concrete at ramp. Monitor yearly						\$48,000		\$48,000		\$96,000
<b>Subtotal</b>						\$0	\$0	\$48,000	\$71,250	\$48,000	\$71,250	\$0	\$0	\$0	\$0	\$238,500
<b>Subtotal with escalation (+10% each year)</b>						\$0	\$0	\$62,400	\$99,750	\$72,000	\$114,000	\$0	\$0	\$0	\$0	\$348,150
<b>Exterior Enclosure</b>																
1	Exterior Lintels	Steel	80	Corrosion is beginning to occur at steel lintels at windows and below council chamber brick facade.	#305, #291	If window replacement is not performed or held off it is recommended to Clean, prep and repaint as Req'd, Monitor yearly					\$15,000					\$15,000
2	Exterior Walls/Cladding	Brick	100	The exterior masonry is in fair condition, but there are a few problem areas. The masonry arch in the courtyard where the drain terminates is cracked. The exterior stairs leading down from the courtyard have masonry damaged underneath the stairs. This could be letting water into the basement below. There is also corrosion in the metal panning at the top of the stairs. There is masonry damage in the communal gathering space below the Council Chambers. Sealant at vertical expansion joints is crazed.	#143, #145, #294	A facility tuckpoint project is recommended. Until a full project occurs, monitor yearly. Replace damaged brick, grid tuck point mortar joints as required throughout the brick masonry at the main building.				\$750,000						\$750,000
3	Exterior Walls/Cladding	Masonry	100	Flashing systems at part of the plaza are failing		Remove and Install proper edge flashing systems to limit water migration through the brick masonry veneer.	\$15,000									\$15,000
4	Exterior Doors	Metal Doors	40	Exterior man door and overhead door are rusting.	#132	Replace existing doors				\$35,000						\$35,000
5	Exterior Doors	Flashing	20	Revolving door flashing is failing	#303	Remove and replace the revolving door and window system.	\$250,000									\$250,000
6	Exterior Window Glazing	Glass	15	The circular window in Northeast corner of Council Chambers is cracked.	#267	Replace round window in Northeast corner of council chamber							\$25,000			\$25,000
7	Exterior Window Glazing	Glazing	50	Insulated glazed units show signs of failed seals. Window frames are nearing the end of their life. Window frame hardware is showing corrosion. The window with steel frame at top of council chamber ramp is showing corrosion.	#253, #255, #268, #274	Window replacement through out the facility is recommended. If full replacement is not performed, it is recommended to replace windows with rusting frames, and compromised glazing units.			\$500,000		\$500,000		\$500,000			\$1,500,000
8	Exterior Window Glazing	Flashing	20	Courtyard storefront base flashing is failing. (~300 lf)		Install new base flashing at the window wall and install backer rod and sealant			\$20,000							\$20,000
9	Exterior Window Glazing	Sealant	14	Window sealant is failing		Remove and replace all backer rod and sealant at all window perimeters.					\$54,000					\$54,000
10	Exterior Window Glazing	Sealant	14	Windows and clerestory windows glazing is failing (plaza side and exterior perimeter).		If window replacement is not performed or held off it is recommended to remove and replace all glass, gaskets, and perimeter sealant.					\$150,000					\$150,000
11	Exterior Window Glazing	Sky Lights		Skylights above council chamber are failing. (~100 sf)		Replace existing skylights					\$120,000					\$120,000
12	Roofing/Roof Coverings	Roofing	-	The hot-air welded seams in the corners of the standing seam roofing show signs of failure.		Retain a qualified roofing contractor to inspect	\$25,000									\$25,000
13	Roofing/Roof Coverings	Flashing	20	Improper flashing at the top of the cavity walls at the north and east facades.		Install flashing at the top of the cavity walls at the return ends of the north and east facades.					\$2,000					\$2,000
14	Roofing/Roof Coverings	Flashing	20	Standing seam roofing is showing evidence of impact damage.		Install lead coated copper patches, soldered					\$25,000					\$25,000
15	Roofing/Roof Coverings	Sealant	14	Brick masonry piers sealant failure		Remove and replace all sealant at the counterflashing			\$15,000							\$15,000
16	Roofing/Roof Coverings	Sealant	14	Sealant at counterflashing is failing at guardrail posts.		Replace sealant at counterflashing				\$15,000						\$15,000
17	Roofing/Roof Coverings	Testing	-	Water infiltration is assumed at the roof valleys.		Conduct water testing to determine the potential source(s) of water infiltration	\$7,500									\$7,500
<b>Subtotal</b>						\$297,500	\$1,320,000	\$285,000	\$500,000	\$42,000	\$554,000	\$25,000	\$0	\$0	\$0	\$3,023,500
<b>Subtotal with escalation (+10% each year)</b>						\$327,250	\$1,584,000	\$370,500	\$700,000	\$63,000	\$886,400	\$42,500	\$0	\$0	\$0	\$3,973,650
<b>Interior Construction</b>																
1	Interior Column and Supports	Solid Wood	60	The interiors solid wood and supports are in good condition. The wood supports in the Conference Room are warped slightly. There are water-stained beams in the Council Chambers. There is a water-stained beam supporting the roof structure above the main floor. There is a warped beam above DCS Neighbor Services. There is a water-stained beam near the Arts Council.	#262, #270, #276, #284, #285	Clean, sand and refinish wood structure							\$50,000			\$50,000
2	Ceiling Finish	Wood	60	The interior wood ceiling finishes are in good condition. The underside of the wood decking in the Southern entrance has water-staining.	#313	Clean, sand and refinish wood ceiling deck						\$25,000				\$25,000
3	Ceiling Finish	ACT	25	The interior ACT finishes are in good condition. There are water damaged ceiling tiles in the hallway near the Men's Lockup. There are water damaged ceiling tiles near the Report Room.	#244, #325	Confirm if water leaks have been repaired. If not repair roof leak and then replace damaged tiles	\$15,000									\$15,000
4	Wall Finish	Paint	10	The interior paint finish is in fair condition. There is paint cracking and peeling above and around the sink, near Conference Room.	#263	Patch, repair and paint wall			\$2,500							\$2,500
<b>Subtotal</b>						\$15,000	\$2,500	\$0	\$0	\$0	\$50,000	\$25,000	\$0	\$0	\$0	\$92,500
<b>Subtotal with escalation (+10% each year)</b>						\$16,500	\$3,000	\$0	\$0	\$0	\$80,000	\$42,500	\$0	\$0	\$0	\$142,000



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Property Components	Material Type	Life Exp.	Observations and Issues	Issue Ref #	Recommended Improvement	Recommended Capital Allocation Year & Amount										Improv. Cost		
						2024	2025	2026	2027	2028	2029	2030	2031	2032	2033			
<b>Plumbing</b>																		
1	Domestic Water Distribution	Piping	30	The piping is in fair condition. There is water leaking from pipe, ponding, and staining the concrete floor at the base of the stairs, located in the storage area next to the Sally Port. There are stained pipe insulation coverings in the side room located in the Adjudication Office.	#250, #150	Remove damaged piping and insulation and install new					\$50,000					\$50,000		
2	Domestic Water Distribution	Testing	-	Backflow preventer annual testing		Perform annual test of the backflow preventer as required by the Illinois Plumbing Code and maintain record of the test.	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$150,000	
3	Domestic Water Distribution	Water Heater	10	Water heater is in fair condition.	#115	Plan to replace in 6 years					\$25,000						\$25,000	
4	Sanitary	Sump Pump	10	The sump pump appears to be original to the building. This places it past its life expectancy.	#115	If the sump pump has not been replaced in the last 5 years, then replace the pumps soon.					\$50,000						\$50,000	
5	Storm	Roof Drain		Balcony has no overflow drainage.	#152	Install overflow drain.	\$7,500										\$7,500	
6	Domestic Water Distribution	Piping	30	Deteriorating domestic water supply lines have been indicated through out the building		Replacement of domestic water supply lines are needed at various locations					\$125,000						\$125,000	
						<b>Subtotal</b>	<b>\$22,500</b>	<b>\$15,000</b>	<b>\$65,000</b>	<b>\$190,000</b>	<b>\$15,000</b>	<b>\$40,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$400,000</b>	
						<b>Subtotal with escalation (+10% each year)</b>	<b>\$24,750</b>	<b>\$18,000</b>	<b>\$84,500</b>	<b>\$266,000</b>	<b>\$22,500</b>	<b>\$64,000</b>	<b>\$25,500</b>	<b>\$27,000</b>	<b>\$28,500</b>	<b>\$30,000</b>	<b>\$590,750</b>	
<b>HVAC</b>																		
1	Distribution Systems	Covering		The AHU coverings are in poor condition. There is moisture damage prevalent in the HVAC and Mechanical Rooms.	#126	Repair damage to AHU case and replace covers.				\$15,000							\$15,000	
2	Distribution Systems	Cooling Tower	20	Cooling tower casing is leaking.	#134	Patch leak and plan to replace cooling tower soon.		\$25,000									\$25,000	
3	Distribution Systems	AHU	30	Air handling units in NW mechanical room appear to be original to the building.	#126	If fans or dampers have not been replaced in the last ten years, then it is recommended that they are replaced soon. Verify condition of coils. If in good condition, then clean coils. If coils in poor condition, then replace coils. Update pneumatic control system to modern building automation system (BAS)	\$650,000										\$650,000	
4	Distribution Systems	Boiler	25	The condensing boiler in the Northeast Mechanical Room is in good condition, but has PVC on both the flue and the condensate drainage. This material is not recommended for this application.	#116	It is recommended to replace the PVC with CPVC soon.					\$7,500						\$7,500	
5	Distribution Systems	FCU	20	Fan coil unit appears original to the building. This places it past its life expectancy. The FCU appears to be attached to an AHU. This is an atypical installation.	#116	It is recommended that the fan coil unit is replaced soon. A more standard system type should be considered for this installation.					\$5,500						\$5,500	
6	Distribution Systems	Mini Split	15	The mini split serving the server room is in good condition.	#131	Plan to replace in 8 years								\$15,000			\$15,000	
7	Distribution Systems	Mini Split	15	The mini split serving broadcast control is in poor condition. The unit itself also appears to be a mid 2000s model minisplit and if so would be past its life expectancy. It also appears to be a model that uses R22.	#163, #160	Plan to replace soon. It is recommended that the refrigerant is recovered.					\$15,000						\$15,000	
8	Fire Suppression	Damper		Damaged Fire Damper in power supply room	#129	Replace damaged fire damper soon.	\$15,000										\$15,000	
						<b>Subtotal</b>	<b>\$665,000</b>	<b>\$25,000</b>	<b>\$22,500</b>	<b>\$15,000</b>	<b>\$5,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$748,000</b>	
						<b>Subtotal with escalation (+10% each year)</b>	<b>\$731,500</b>	<b>\$30,000</b>	<b>\$29,250</b>	<b>\$21,000</b>	<b>\$8,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$27,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$847,000</b>	
<b>Electrical</b>																		
1	Service and Distribution	Switchboard/ Panelboard		There are electrical panels blocked by storage. All electrical equipment shall maintain their working space requirements as required by the national electrical code. UPS currently have error code "Mains not available. Input free/volt out of acceptable range"	#158, #357 #362	Provide floor labels or labels on panels indicating that area in front of this electrical panel must be kept clear for 36 inches. UPS error indicates that building input voltage and frequency it is out of range at the time. It recommend that if this alarm message still persists that investigation to building power issues be conducted at a building and coordination with local utility to verify any issues with delivered power to the building. Where this issue is not resolved a power outage will not allow the UPS to come online. Replacement panel board interiors are recommend for existing building original panel boards. Existing replacement circuit breakers are only offered at aftermarket sources making it difficult to replace existing circuit breakers due to failures	\$75,000										\$75,000	
2	Lighting and Branch Wiring	Wiring/conduit		There is water present in the conduit when it rains heavily. The existing underground conduit is for exterior grade lighting. There is an unsealed penetration into the Boiler Room. There is a missing junction box cover in the HVAC and Mechanical Room. There are abandoned wires at the Uninterrupted Power Supply Room. There is an open penetration in the Sally Port area leading up into the Adjudication Office. There are cable penetrations that are not sealed in the side room in the Adjudication Office. There is peeling insulation in the Generator Room.	#117, #119, #124, #125, #128, #135, #151, #364	Provide fire barrier sealant at penetration into boiler/generator room and lower level to first floor penetrations. Water from underground conduit is not a hazard condition because the wiring to exterior devices will be wet listed insulation. It is recommended for effected conduit system that a sealing conduit fitting with a drain be installed to redirect the water effectively. Changing existing junction box to have a breather attachment will also prevent condensation building up in the conduit system and into the panelboard or devices it is connected to. Provide missing junction box covers.		\$25,000									\$25,000	
3	Lighting: Exterior	Fixtures		The lighting fixtures are in fair condition. There is moisture buildup and cracked glass within the circular up-lights in the area below the Council Chambers.	#360	Replace fixtures with new LED fixtures											\$2,500	
4	Lighting: Interior	Fixtures		The interior electrical fixtures are in poor condition. There is poor lighting in the Boiler Room.	#123	Replace fixtures with new LED fixtures.											\$2,500	
5	Service and Distribution	Switchboard/ Panelboard		Electrical circuits and panels are in need of an upgrade to mitigate power outages and prevent electrical fires		Recommended to design a new electrical system to account for existing and additional circuitry for future electrical vehicle charging stations	\$250,000										\$250,000	
6	Service and Distribution	Generator		Existing generator is not sized correctly for the existing electrical load capacity		Recommended to replace the generator with a new generator designed for the required loads.	\$75,000										\$75,000	
						<b>Subtotal</b>	<b>\$400,000</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,000</b>
						<b>Subtotal with escalation (+10% each year)</b>	<b>\$440,000</b>	<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$470,000</b>



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						2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
<b>Life Safety</b>																	
1	Interior Doors	Door/ Hardware	60	Elevator machine room door does not meet code		Replace door with new 1-hour rated, self-closing fire door.	\$1,500									\$1,500	
2	Interior Partitions	Firestop	50	Some wall penetrations through fire walls were seen missing firestops		Properly firestop all unsealed penetrations in fire-rated walls, including the elevator machine room, generator room, mechanical rooms, storage rooms, and stair enclosures.		\$2,500								\$2,500	
3	Life Safety	Egress	-	Based on a posted occupant load of eighty-five for the first floor training room, egress does not meet code		Revise doors to swing in the direction of egress, provide panic hardware for doors if they have latches or locks, and install exit signs over each door. If necessary for the second means of egress, create a new corridor leading to an exit to avoid exiting through an intervening room.	\$25,000									\$25,000	
4	Life Safety	Egress	-	Second means of egress from the east cubicle area on the mezzanine level is required		Provide a second means of egress from the east cubicle area on the mezzanine level or build a suite wall to limit the dead end to a maximum of 20 feet.	\$25,000									\$25,000	
5	Life Safety	Egress	-	Illuminated exit signs are required throughout the facility. There is a non-illuminated exit path egressing from the Boiler Room. There is an exit sign near the stairs leading down from the mezzanine level that is not functioning. There are exit signs in the Council Chambers that need to be replaced.	#121, #148, #156	Provide illuminated exit signs throughout the facility. Provide a secondary power source for exit signs, either by local battery back-up or by connection to the building's emergency generator.				\$15,000						\$15,000	
6	Life Safety	Egress	-	Smoke detector in first floor elevator lobby		Install smoke detector in first floor elevator lobby which is programmed to initiate automatic elevator recall similar to other elevator lobby smoke detectors.	\$2,500									\$2,500	
7	Interior Doors	Varies	-	Rated door labels were painted throughout the facility.		If paint cannot be removed, then replace door with new fire-rated doors based on required hourly rating for the fire-rated enclosure, or have the doors field certified.	\$1,500									\$1,500	
<b>Subtotal</b>						\$55,500	\$2,500	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,000
<b>Subtotal with escalation (+10% each year)</b>						\$61,050	\$3,000	\$19,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83,550
<b>Fire Alarm</b>																	
1	Fire Alarm	Notifiers	-	Missing visual notification appliances (strobes) in conference and meeting rooms.		Install visual notification appliances (strobes) in conference and meeting rooms. Estimated cost assumes ten rooms and assumes sufficient spare capacity is available in the existing fire alarm control panel.	\$1,500									\$1,500	
2	Fire Alarm	Testing	-	Annual test of the building's fire alarm system is required by NFPA 72		Perform annual test of the building's fire alarm system as required by NFPA 72 and maintain record of the test. Correct any deficiencies noted during testing.	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$45,000	
3	Fire Alarm	Notifiers	-	Fire alarm system strobes and wiring issues have been identified by the village		It is recommended to repair upgrt is recommended to repair, upgrade and extend the existing fire alarm system throughout the building		\$70,000								\$70,000	
<b>Subtotal</b>						\$6,000	\$74,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$46,500	
<b>Subtotal with escalation (+10% each year)</b>						\$6,600	\$89,400	\$5,850	\$6,300	\$6,750	\$7,200	\$7,650	\$8,100	\$8,550	\$9,000	\$155,400	
<b>Fire Suppression System</b>																	
1	Fire Suppression System	Signage	-	Identification signs for the sprinkler systems and components are missing		Provide identification signs for the sprinkler systems and their components. Signs include riser calculation placards, control valve signs, drain valve signs, and auxiliary drain signs.				\$1,500						\$1,500	
2	Fire Suppression System	Sprinkler	-	Missing sprinkler cover plates in the basement.		Install missing sprinkler cover plates					\$4,000					\$4,000	
3	Fire Suppression System	Sprinkler	-	Missing sprinkler heads in the spare sprinkler cabinet.		Provide at least one sprinkler of each type installed in the sprinkler systems in the spare sprinkler cabinet.										\$1,500	
4	Fire Suppression System	Testing	-	South parking dry-pipe sprinkler system piping and sprinklers should be evaluated.		Have a sprinkler contractor review the south parking dry-pipe sprinkler system piping and sprinklers for corrosion. Replace corroded sections of pipe, sprinklers, and hangers where necessary. Test the water supply for MIC. Estimated cost is a budget number assuming some replacement required, but actual costs cannot be determine until additional inspections and testing are performed.	\$15,000									\$15,000	
5	Fire Suppression System	Testing	-	Annual inspection of the sprinkler systems as required by NFPA 25		Perform annual inspection of the sprinkler systems as required by NFPA 25 and maintain record of the test. This includes an annual test of the anti-freeze system, a full trip-test of the dry-pipe sprinkler system, and an air leakage test of the dry-pipe system piping.	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$75,000	
6	Fire Suppression System	Testing	-	Functional test of sprinklers based on an assumed age of forty years		Perform a representative functional test of standard-response sprinklers based on an assumed age, or at that time replace all standard-response sprinklers with new quick-response sprinklers. Estimated cost assumes that a representative test is performed and the sprinklers pass the test.					\$7,500					\$7,500	
7	Fire Suppression System	Sprinkler	-	Existing sprinkler system and alarm system need repair/ replacement and additional systems where missing in the building		It is recommended to repair, upgrade and extend the existing sprinkler system throughout the building					\$70,000	\$230,000				\$300,000	
<b>Subtotal</b>						\$22,500	\$7,500	\$9,000	\$7,500	\$81,500	\$245,000	\$7,500	\$7,500	\$7,500	\$7,500	\$404,500	
<b>Subtotal with escalation (+10% each year)</b>						\$24,750	\$9,000	\$11,700	\$10,500	\$122,250	\$392,000	\$12,750	\$13,500	\$14,250	\$15,000	\$625,700	
<b>Site</b>																	
1	Landscaping	Plants/ Ivy Overgrowth	-	The ivy overgrowth is in fair condition. There is a pipe obscured by excess overgrowth on the Eastern side of the building. There is a tree grate that is missing a portion of the grate in front of the parking lot.	#306, #311	Remove excess growth and piping and replace missing grate					\$5,000					\$5,000	
2	Utilities	Evaluation	-	Conduct an evaluation of the existing plaza and trench drain, including inspection openings, water testing, recommendation of repair options.		Conduct an evaluation of the existing plaza and trench drain, including inspection openings, water testing, recommendation of repair options.		\$20,000								\$20,000	
3	Court Yard Pavers	Pavers	-	Unlevel courtyard paver blocks on the upper level along the concrete walkways and round-ways.		It is recommended to level and replace pavers. Tree replacement and irrigation installation during this work is recommended.				\$100,000						\$100,000	
<b>Subtotal</b>						\$0	\$20,000	\$100,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$125,000	
<b>Subtotal with escalation (+10% each year)</b>						\$0	\$24,000	\$130,000	\$0	\$7,500	\$0	\$0	\$0	\$0	\$0	\$161,500	
<b>Special Structures</b>																	
1	Southern Canopy Structure	Steel	-	Metal canopy column at the Southern main entrance has corrosion	#137	Clean, prep and repaint as Req'd. Monitor yearly					\$15,000					\$15,000	
2	Courtyard Concrete/ Railing	Concrete	100	There is a cracked concrete slab supporting a metal guardrail in the courtyard. The guardrail is very loose and can sway 4-5' when slight force is applied. Concrete columns below guardrail also have exposed rebar. There is exposed rebar in an exterior column in the courtyard. There is exposed rebar in a half wall in front of northeast courtyard stairs.	#153, #142, #146	Concrete slab under guardrail to be replaced. Guardrail to be re-secured after slab is repaired. Guardrail is not safe and should be roped off. Exposed rebar should be cleaned, and coated. Repair and patch concrete to prevent further damage. Monitor yearly				\$75,000						\$75,000	



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						2024	2025	2026	2027	2028	2029	2030	2031	2032	2033									
3	Courtyard Pavers	Stone	100	There are some uneven pavers present in the courtyard. There is also organic growth present in certain paver areas within the courtyard.	#140, #141, #147	Clean, Fix / Reset as Req'd. Monitor yearly																	\$25,000	
4	Police Underground Parking Concrete	Concrete	100	Foundation wall concrete is spalling at several places along vehicle ramp to underground parking. Concrete is spalling at sallyport entrance and at underground parking structure. Structural slab leaks at parking garage. Also, there is corrosion on sprinkler piping and conduit. The underground parking garage is approximately 7000sf. The foundation wall at the Southwest corner building entrance has crack developing with exposed rebar.	#133, #136	Verify paver area (~2000 sf) and planters above underground parking is sealed properly to prevent water leaks into structural slab. Exposed rebar should be cleaned, and coated. Repair and patch concrete to prevent further damage. Condition of old repairs to be examined and replaced as necessary. Clean, prep and repaint exposed piping in parking garage. Monitor yearly																	\$120,000	
5	Council Chamber Connection Tube	Steel	40	The exterior steel tube passageway connecting the Council Chamber to the main building has surface corrosion.	#144	Clean, prep and refinish tube cladding as Req'd. Monitor yearly				\$25,000													\$25,000	
<b>Subtotal</b>																								\$260,000
<b>Subtotal with escalation (+10% each year)</b>																								\$389,500
<b>TOTAL COSTS:</b>						\$1,484,000	\$1,887,000	\$974,000	\$863,250	\$241,500	\$1,084,750	\$77,000	\$42,000	\$27,000	\$27,000									\$5,516,500
<b>Total Costs with escalation (+10% each year)</b>						\$1,632,400	\$2,240,400	\$1,266,200	\$1,208,550	\$362,250	\$1,735,600	\$130,900	\$75,600	\$51,300	\$54,000									\$8,757,200

**List of items recommended to be addressed in the near future:**

- Masonry** - The brick façade is in need of maintenance. The façade should be observed during the winter months when ivy leaves have fallen or the ivy should be removed from the building for a more thorough inspection. There is brick spalling and mortar failure around the building, but the full extent is not observable currently. These issues can be observed around window openings, door openings, ledges, ramps, stairs, and around council chambers.
- Concrete Foundation** - Exposed rebar was observed along the ramp to the underground garage. The rebar should be cleaned, coated, and the concrete should be patched to prevent further damage and restore the wall. A large crack was seen in the foundation next to the southwest entrance, this crack should be patched.
- Timber Structure** - The exposed structure in the courtyard is showing weathering which can lead to deterioration. The exposed structure should be cleaned, inspected/repared, and refinished. Connections between structural members should be more thoroughly inspected for structural integrity. Roof leaks are to be addressed at areas where ceilings are stained, showing signs of water infiltration, and the wood ceilings should be cleaned, inspected/repared, and refinished.
- Windows** - Most of the windows are original to the building, are single pane, and are in fair shape. It is recommended that they are replaced with insulated glass, which will also improve the conditioning and energy efficiency of the building. The windows being referenced are punched openings with operable windows, clerestory windows, round windows, skylights in Council Chambers, and storefront systems around the building.
- Roof** - The roof was observed from the ground, and it is recommended to have a roofing expert walk and review the roof. They should evaluate replacing roof flashing to fix roof leaks versus replacing the metal roof in its entirety.
- Doors** - The overhead door and man door in the Sally Port are in poor shape and need to be replaced. Various exterior doors and frames are rusty and deteriorating at the ground due to water and salt, these should be replaced.
- Courtyard** - Uneven pavers and concrete walks were observed throughout the courtyard. The bricks should be removed and reinstalled after repairing the base and uneven sidewalks should be removed and replaced. The guardrails are loose and need to be repaired and re-secured for proper safety. The concrete ramp to Council Chamber should be repaired. The leak from the courtyard to the basement below should be further investigated to prevent water infiltration via electronic conduit as identified.

**Existing Mechanical System Replacement Priorities**

Unit	Location	Priority
AHU S-1	B126 Fan Room	Level 1
AHU S-2	B126 Fan Room	Level 1
AHU S-3	B126 Fan Room	Level 1
FCU S-4	B147 Mechanical Room	Level 1
AHU S-5	B147 Mechanical Room	Level 3
Boiler B-1	B127 Boiler Room	Level 3
Boiler B-2	B127 Boiler Room	Level 3
Boiler B-3	B147 Mechanical Room	Level 3
Cooling Tower	Tower Pit	Level 1
Chiller C-1	B128 Chiller Room	Level 3
Chiller C-2	B128 Chiller Room	Level 3
Exhaust Fan E-1	B126 Fan Room	Level 1
Exhaust Fan E-2	B126 Fan Room	Level 1
Mini Split	B103 Server Room	Level 3
Mini Split	226 Broadcast Control	Level 1
Sump Pump	B127 Boiler Room	Level 1
Water heater	B127 Boiler Room	Level 3

Based on the mechanical system evaluation, a priority list was established. Please refer to the priority key below and the notes area on the facility equipment list for individual equipment recommendations.

- Immediate Need** - Replace Immediately (Systems that are currently not operating or consistently being repaired)
- Priority Level 1** - Replace in 1-2 years (Systems that are well beyond their useful service life and on the verge of failure)
- Priority Level 2** - Replace in 2-5 years (Systems that are nearing their useful service life)
- Priority Level 3** - Replace in 5+ years (Systems that should be scheduled for replacement based on anticipated remaining life and current condition)

**General Notes:**