



Limited Building Assessment Final Report

For The Following Buildings:

- W01 - Citizen Activities Center
- W02 - Village Hall
- W03 - Community Development
- W04 - Police Department

September 2021
Kluber Job #21-434-1359

EXCERPTS FROM 2021 FACILITY CONDITION ASSESSMENT

NOTES:

- Some information on the following pages relates to other Village buildings (not the CAC)
- Vinyl asbestos tile shown in photo in 2nd floor mechanical room has been abated
- Generator has been relocated away from building, as it serves lift station in adjacent Beach Park



Table of Contents

Project Overview	1.0
Executive Summary	2.0
Current State Assessment	3.0
Existing Building Data Record Appraisals	4.0

Village of Wauconda Limited Building Assessment Report September 2021

Project Overview & Scope Summary:

Kluber Architects and Engineers has conducted a limited existing building assessment for four properties currently owned by the Village of Wauconda. The four properties are as follows:

1. W01 - Citizen Activity Center; 100 N. Main Street (5,818 Square Feet)
2. W02 - Village Hall; 101 N. Main Street (7,700 Square Feet)
3. W03 - Community Development; 109 W. Bangs Street (3,050 Square Feet)
4. W04 - Police Department; 311 S. Main Street (12,785 Square Feet)

The goal of the assessment is to determine the long-term viability of each structure for current and future Village of Wauconda uses and also identify any building components requiring repair or replacement going forward.

This assessment was conducted in accordance with the following four steps:

1. Existing Owner documentation review:
 - a. Review Owner's existing plans and specifications (where available) for each structure.
 - b. Review of Owner's existing building concerns for each structure.
2. Physical building assessment:
 - a. Review each property utilizing the following six categories of assessment:
 - i. Site
 - ii. Structural and Mechanical
 - iii. Plant Maintainability
 - iv. Building Safety and Security
 - v. Workplace Adequacy
 - vi. Environment
 - b. This phase of the work includes identification of a facility condition index (FCI) for each facility. The FCI is used to identify which property holdings need improvement. For each facility, an Index of 70% or greater is considered a satisfactory condition with minor improvements to space, building components or building systems needed. Facilities scoring lower than 70% requires a plan for major building improvement or (in some cases) full building replacement.
3. Written findings:
 - a. Executive Summary: Preparation of an Executive Summary outlining the "Current State Assessment" observations for each property. The Current State shall include the following:
 - i. Exterior Architectural Components
 - ii. Interior Architectural Components
 - iii. Mechanical, Plumbing & Fire Suppression Systems Components
 - iv. Electrical, Lighting & Fire Alarm Systems Components.
4. Final Presentation:
 - a. A presentation of the findings of this assessment.

2.0 - Executive Summary

Executive Summary:

To facilitate a broad-based review of each facility, our team utilized an evaluation rating system that compared six major building categories that are essential components for maintaining the quality of the Village of Wauconda building conditions and environment. The existing building assessments can be found under Tab 4 of this report.

The six categories evaluated are as follows:

- 1.0 Site
- 2.0 Structural and Mechanical
- 3.0 Plant Maintainability
- 4.0 Building Safety and Security
- 5.0 Workplace Adequacy
- 6.0 Environment

The existing building assessment process evaluated a series of sub-criteria. The following highlights the items that were evaluated for each category:

Section 1.0 Site; the following were reviewed: Building location is easily accessible and conveniently located for the present and future population. The site is large enough to meet current and future programmatic needs and it is suitable for the long-range building program requirements. Parking was also evaluated to determine if the current solid surface parking lots are adequate and in acceptable condition for the public to traverse to the building structure. Pedestrian sidewalks and handrail systems were also evaluated leading to the building from the edges of the site or from the parking lot areas to the main entrances.

Section 2.0 Structural and Mechanical; the following were reviewed: Compliance with accessibility standards, Conditions of the exterior envelope, energy effectiveness of the exterior envelope, and the presence of hazardous materials when observed. The building mechanical, plumbing, electrical and life safety systems were also subject to review to determine adequacy and efficiency.

Section 3.0 Plant Maintainability; the assessment primarily focused on the types of interior finishes present in the facilities and their ability to hold up in a public accessed building environment. Floors, walls, ceilings, doors, fixtures, etc. were all reviewed to determine their current state and ease of maintainability.

Section 4.0 Building Safety and Security; access to and from the buildings was reviewed for each building site. Life safety and emergency systems were reviewed for the buildings. Adequate numbers of stairwells were also reviewed to permit safe egress from the existing structures in the event of an emergency.

Section 5.0 Workplace Adequacy; interior offices and public spaces were evaluated to determine if the spaces were adequately sized and of sufficient quantity to support the workplace environment for a public accessed building. Private offices, public spaces, storage rooms, adequate conferencing space, as well as the condition of the furniture supporting these spaces were evaluated.

Section 6.0 Environment; we evaluated the overall aesthetic and comfort level of both the interior and exterior environments of each building site. This includes the aesthetic appeal of the exterior and interior spaces for each of the buildings. Interior comfort was evaluated in this section to determine if the building environment maintained a comfortable temperature range without large swings in temperature during daily use. The key to this section was to determine if the current buildings are functioning properly, have the necessary departmental adjacencies to operate more efficiently and are adequate in size for "program's" intended purpose.

2.0 - Executive Summary

A point system was established to rank not only the individual items within each category but to give an overall rating for each building. This allows for a consistent comparison of all property holdings. A weighted point system was established in accordance with weighted criteria commonly utilized by the consultant team for public buildings.

A total of 1,000 points is possible for each building that was reviewed. Further, a percentile was calculated for each category and an overall rating was determined. Generally, any facility scoring above 70% is satisfactory. Conversely, any building scoring lower than 70% requires a plan for improvement. Items highlighted in yellow require strategic improvement by the Village of Wauconda. The below chart is data evaluated during the 2021 assessment.

Building	1.0	2.0	3.0	4.0	5.0	6.0	Overall	Rating
W01 – Citizen Activity Center	0.51	0.48	0.58	0.79	0.81	0.59	0.64	Borderline
W02 – Village Hall	0.68	0.71	0.67	0.86	0.79	0.75	0.76	Satisfactory
W03 – Community Development	0.57	0.63	0.83	0.89	0.88	0.65	0.75	Satisfactory
W04 – Police Department	0.90	0.88	0.86	0.94	0.81	0.87	0.88	Satisfactory

W01 – Citizen Activity Center - Summary:

The results noted above indicate an overall Facility Condition Index (FCI) rating for this facility at 64% making this facility the most in need of improvement of all property holdings and an overall rating of Borderline.

The following summarizes the underperforming components for this facility:



Category 1.0 Site, a FCI of 51% was noted due to site limitations for parking, circulation and access. This rating also notes that the site is limited for future expansion. If higher capacity public meetings were to utilize this facility, there would not be enough on-site parking to accommodate them.

Category 2.0 Structural and Mechanical Features, a FCI of 48% was noted. Significant exterior envelope repairs are needed for masonry, roofing, foundations, wall finish, electrical and plumbing systems. This structure is also the least energy efficient of all property holdings due to its original construction means and methods.

Category 3.0 Plant Maintainability, a FCI of 58% was noted. Windows, outdoor lighting, floor coverings, door hardware were the notable low ratings under this category.

Category 6.0 Building Environment, a FCI of 59% was noted. The exterior envelope of the building needs repair. The north one story addition has the most need for repairs. The Roof Top Unit for the north addition area appears to be beyond its useful life and was not functioning upon arrival. The roof membrane needs replacement at the north addition, east stairway and upper roof areas. Several windows are either broken, inoperable or have insulated glass seal failure.

3.0 - Current State Assessment

The following section highlights our team's observations about the current state of existing Village of Wauconda's building facilities. The initial assessments were conducted on June 10, 2021.

Exterior Architectural Components

Wall Surfaces

- The exterior envelopes for the majority of the Village's buildings consist of either load bearing masonry or masonry veneer and wood frame construction or concrete block backup construction.
- The Citizen Activity Center Building (W01): The exterior wall surfaces consist of load bearing stone masonry at the original two story structure that has been painted. The north one story (former police department) addition is load bearing brick and block masonry that has also been painted. Both building façade areas have peeling paint from water damage, need significant tuckpointing at the north addition and select location of the original structure. Some masonry settlement cracks were also observed in both masonry and concrete foundation walls.



3.0 - Current State Assessment

- The Police Department Building (W04): The exterior wall surfaces of the Police Station consist of clay unit masonry (brick) veneer and limestone accent banding, load bearing cavity wall with 2 inch rigid cavity insulation and 8 inch concrete masonry unit (CMU) backup. Interior side of exterior walls are furred with wood furring strips and topped with gypsum board. The R-Value of the exterior walls is approximately R-12. The exterior masonry walls surfaces are in good condition with only minor sealant joint repairs needed



- The exterior wall surfaces at the Citizens Activity Center are in the most need of significant repairs namely repainting and re-coating of the masonry surfaces. The second most needed repairs are at the Community Development Building. The wall surfaces need to be pointed and recoated with new painting products that Breathe. The Village Hall and Police station are in the best condition overall with only minor sealant joint replacement and minor tuckpointing needed. Brick veneer masonry buildings require some expansion joint sealant removal and replacement on a minimum bi-yearly basis for all masonry structures. The Village should continue to review these conditions for deterioration a minimum of every two years while performing other routine maintenance at the exterior perimeter envelope of each building. Further, the sealant joints at building expansion systems and window locations of all buildings will require periodic maintenance to ensure a weather tight seal of the exterior building envelope for all buildings.

3.0 - Current State Assessment

- It is recommended that the Village should conduct a yearly assessment of the insulated window glazing on all their facilities. Should failed insulated units be found, they should be noted for future replacement. Sealant joint failures should also be monitored on a yearly basis.

Roofing systems

The roofing systems consist of the following types:

- Asphalt shingle systems
- Built-Up Roofing
- Metal standing seam systems

The Citizen Activity Center Building (W01):

- The roof surfaces are built-up type with tar and gravel at the upper two story portion of the building (right photo). Some gravel surfaces have washed down the slope of the roof. The upper roof appears to be reaching the end of its useful life.
- The roof over the front porch is a built-up roof system with no granular surfacing. This roof surface has some localized membrane deterioration and cracking noted. This roof does not have any roof drains and downspouts, so water is draining off the west end and has damaged the soffit below. Drainage scuppers and downspouts should be added at each end of this roof area when the roof membrane is replaced.
- The upper roof is showing sign of failure at the counterflashings, and gutter locations as shown below.



3.0 - Current State Assessment

- This is a view of the north single story roof area that is also a built-up system without the granular surfacing. This roof surface is beyond its useful life and is cracking in multiple locations.



- This is a view of the east exit stairway roof that is a combination of asphalt shingles and built up roof systems. The built up roof at the grade level vestibule and at the top of the staircase is in very poor condition.



3.0 - Current State Assessment

- This is a closer look at the lower roof area at the east exit stairway. Arrow locations are roof membrane areas that have failed or are beginning to fail.



The Village Hall Building (W02):

- The Village Hall building is a combination of built-up roofing with an aluminized coating at the upper flat roof area and architectural shingles systems on the sloped roof areas. The architectural shingles appear to have localized areas of algae growth noted by the dark stains. The asphalt shingles are estimated to have 7-10 years of useful life remaining. The flat roof has been coated with an aluminized coating to prolong the life of the roof membrane. Some roof areas are now showing sign of cracking and a few areas of the roof did not have proper pitch to shed water to roof drains creating ponding sections. The flat roof area is recommended for replacement within 5-7 years. The upper roof cupola is clad with copper standing seam roofing in good condition. The cupola paint is failing and needs to be repainted.



3.0 - Current State Assessment

Exterior Window systems

- The exterior window systems consist of aluminum storefront or aluminum clad window units with portions being operable at the Police Station. Skylights also exist at the Police Station. No observable water leaks were evident upon arrival. Some localized exterior sealant joint failure was noted.



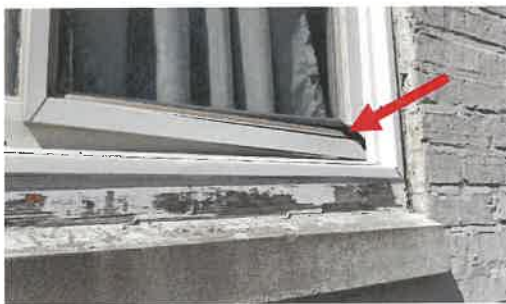
- The windows at the Village Hall are metal clad, double hung wood type. Exterior sealant joints are failing and need maintenance repair.



- The windows at the Community Development building (right) are metal clad double hung wood operable units at office and meeting room areas and fixed units at the main lobby area. The windows are generally in acceptable condition with only minor sealant joint failure that should be repaired.



- The windows at the Citizens Activity Center (below) are combinations of metal clad casement, double hung and fixed aluminum storefront units with select areas infilled with glass block. Several metal clad windows are broken and beyond repair and need to be replaced.



3.0 - Current State Assessment

Site:

Each building site layout was reviewed for aesthetic appearance, functionality of the parking lot layout, parking adequacy, public access, safety, and pedestrian flow. The following are observations for each project site:

The Citizen Activity Center Building (W01):

- The Citizen Activity Center has limited on-site parking and a single point of access to the property proper without traversing through adjacent parcels on the north end of the site.
- There are 4 parking stalls along the west side of the building adjacent to the access driveway.
- The front of the building provides handicapped access to the building via a ramp.
- The metal railings and handrails are rusting and need repair and possible replacement.
- This site has minimal landscaping at the entrance plaza and on the east side of the building.
- There are approximately 14 additional parking spaces on the north end (rear) of the site. A total of 18 parking spaces on site limit are not enough to conduct larger public meetings at the second floor meeting room.
- The base of the entry columns are deteriorating and need repair work performed.
- Several metal railing posts are rusted through completely and need full replacement.
- NW Staircase is deteriorating and in need of replacement.



Interior Architectural Components

Flooring Systems

The interior flooring systems for the property holdings consist of the following:

- Carpeting
- VCT floor tile (Vinyl Composition Tile)
- VAT (Vinyl Asbestos Tile)
- Raised rubber flooring tile
- Rubber stairway treads
- Ceramic tile flooring
- Painted or sealed concrete
- Quartz aggregate
- Sheet vinyl flooring

Flooring surfaces were reviewed for each building to determine overall maintainability and longevity of the building products. Generally, flooring systems in all buildings require the most periodic maintenance of any interior architectural surfacing product. The below summarizes the various flooring products installed in each facility.

The Citizen Activity Center Building (W01):

- The primary interior flooring surfaces consists of VCT floor tile, VAT floor tile, carpet, and sealed concrete at the north building addition.
- The carpeted surfaces for a majority of this building require replacement in the next 2 - 3 years.
- The vinyl composition floor tile products appear to be in relatively good condition in the recently renovated toilet rooms but also require periodic stripping, waxing, and buffing to maintain its current appearance.
- Vinyl asbestos tile was found in the second floor mechanical room and will require abatement. The tile is loose and friable. See photo at the right. This room should be locked free of public access until this tile can be removed and legally disposed of.



The Village Hall Building (W02):

- The primary interior flooring surfaces consists of VCT floor tile, carpet, and sealed concrete at the basement areas.
- The carpeted surfaces for a majority of this building require replacement in the next 3-5 years as it is showing its age and is worn in some areas. See photo at right.
- The vinyl composition floor tile products appear to be in relatively good condition but also require periodic stripping, waxing, and buffing to maintain its current appearance.
- The staircase to the basement is covered with rubber stair treads with non-slip nosings in good condition.
- The basement floor area is sealed concrete in good condition.
- Sheet vinyl flooring is in good condition however it is discoloring. Sheet vinyl flooring shall be replaced when future renovations occur.



3.0 - Current State Assessment

The Police Department Building (W04):

- The Police Department Building has 2 x 2 heavy textured tegular acoustical ceiling tile that appears to be in good condition with only localized evidence of water infiltration. The tile texture suggests it is likely the original ceiling tile installed when the building was originally constructed.
- The main lobby, vestibule, hallway is suspended drywall in the skylight area and hallways areas in good condition.
- Select storage rooms have suspended gypsum board drywall ceilings that are painted.
- Garage and sallyport areas have suspended drywall ceilings attached to the underside of the roof trusses. Water damage was noted in select location in the main garage near the access panel.
- Secured holding areas of the prisoner processing and holding cells have 3 inch thick precast concrete ceiling planks that are load bearing on existing interior CMU wall and steel beam construction. This limits reconfiguration in the future.

Wall Surfaces & Interior Finishes

The primary wall surfaces throughout the majority of the property holdings consist of the following materials:

- Gypsum board with painted, opaque finish.
- Concrete masonry units painted or natural.
- Exposed brick masonry.
- Cast-in-place Concrete foundation walls; Painted and Un-Painted finish.
- Ceramic Tile.
- Wallcoverings.

The wall surfaces at subject properties are in fair to good condition. The Citizen's Activity Center is the poorest wall condition at select locations. All locations exhibited normal wear and tear and require yearly maintenance touch-up painting and repair.

Generally, the ceramic tile surfaces were located primarily in select toilet room locations and are in good condition but have a dated appearance. With the exception of the dated look of several of the ceramic tile wall surfaces, only periodic maintenance and upkeep of the grout surfaces were noted as necessary for each facility where the ceramic tile units have been installed.

The Citizen Activity Center Building (W01):

- Primary public areas are painted drywall finish. Some walls exhibited wear and damage at various upper floor locations. Repainting is needed throughout this building.
- Hollow metal door frames are showing signs of needing repainting.
- 1st floor bathrooms have newer painted drywall wall surfaces in good condition.
- Wall surfaces in the north addition are painted or unfinished concrete masonry or cast-in-place concrete surfaces that are showing signs of water infiltration.
- Stairway areas walls are drywall and need to be repainted.
- Second floor meeting room walls appear to have been repainted more recently. Only localized wall damage was noted.
- Solid core stained wood doors and hardware are in fair condition in this facility. Locksets are lever type and meet ADA requirements at interior door locations however the latch and pull dimension on each side of the door do not meet ADA dimensional tolerances at select door locations.

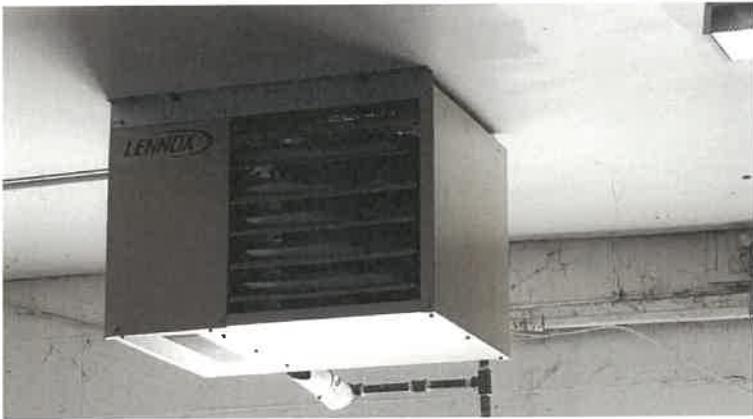
3.0 - Current State Assessment

Mechanical Systems

Existing Conditions

The Citizen Activity Center Building (W01):

- Mechanical Systems - The south building area building is heated, cooled, and ventilated with furnaces and remote condensing units. The furnace and condensing unit servicing the 1st floor office area is newer and in operable condition. One condensing unit is on the North single story roof area servicing the 2nd floor and is an older unit nearing the end of its service life. The second floor furnace is older and appears to be at its median service life however is still operational. One condensing unit is on the ground on the east side of the building servicing the 1st floor offices. The north, one story building addition was formerly heated and cooled with a Roof Top unit that appears to have been abandoned in place. See right photo below. Ductwork for the RTU inside the building is also partially disconnected from this unit. The north addition also has a newer natural gas, ceiling mounted unit heater to heat the space in the winter. Bottom left photo. The building has zone thermostats.



3.0 - Current State Assessment

Electrical Systems

Electrical Distribution

The Citizen Activity Center Building (W01):

- The building is fed underground from an overhead electrical service at the northeast corner of the building. See photo bottom left. The main service is rated at 120/208V., 3PH., 4W., 200A. The original building electrical service appears to have been abandoned and decommissioned in place. The Lighting, Power and HVAC distribution system is composed of 120/208V branch circuit panelboards located throughout the facility. The building has a natural gas, 30KW Kohler exterior mounted generator located on the east façade of the building. A newer transfer switch has also been installed for the generator. See photo bottom right.



The Village Hall Building (W02):

- The building is fed underground from a transformer mounted to a utility pole located at the southwest side of the site. The main service is rated at 120/208V., 3PH., 4W., 400A. The Lighting, Power and HVAC distribution system is composed of 120/208V branch circuit panelboards located throughout the facility. The building does not have an emergency generator system.

The Community Development Building (W03):

- The building is fed overhead from a transformer mounted to a utility pole located at the northeast corner of the site and run to the north central façade location. The main service is rated at 120/208V., 3PH., 4W., 200A. The Lighting, Power and HVAC distribution system is composed of 120/208V branch circuit panelboards located throughout the facility. The building does not have an emergency generator system.

3.0 - Current State Assessment

The Police Department Building (W04):

- The building is fed underground from a pad mounted exterior transformer located at the west end of the building. The main service is rated at 120/208V., 3PH., 4W., 600A. The Lighting, Power and HVAC distribution system is composed of 120/208V branch circuit panelboards located throughout the facility. The building has a natural gas, 30KW interior generator located in the northwest basement mechanical room and provides power for emergency loads and localized power and lighting circuits.



Exterior Lighting

The Citizen Activity Center Building (W01):

- The parking lot lighting consists of limited HID spotlight type, wall mounted lighting at the west façade and northeast corner of the building. Lighting is antiquated.
- The balance of the exterior lighting consists of ceiling or wall mounted decorative incandescent lighting fixtures at building entry points.

The Village Hall Building (W02):

- The parking lot lighting consists of newer aluminum pole mounted parking lot LED lighting at 4 locations.
- The balance of the exterior lighting consists of ceiling mounted recessed incandescent can lighting fixtures at building entry points.

The Community Development Building (W03):

- The north end of the building is illuminated from the Village Hall LED parking lot pole lights and one 8 feet, wall mounted fluorescent light fixture at the entrance to the driveway. There is a small wall mounted incandescent light fixture at the back delivery door. There is no other lighting on the building exterior.

3.0 - Current State Assessment

The Police Department Building (W04):

- The parking lot lighting consists of 250 Watt Metal Halide type fixture heads on 20' poles. Building lighting consists of 150 Watt Incandescent wall lights with 70 watt recessed can lights at the main entrance canopy area. Walkway lighting consists of 100 watt Metal Halide bollard type fixtures.

Interior Illumination

The Citizen Activity Center Building (W01):

- Lamp selection in the building consists of approximately 10% LED Lamps, 80% F32T8 fluorescent lamps and the rest are F40T12 fluorescent lamps. Most fixtures are 2x4 prismatic lens type. Generally, room lighting controls consist of a single on/off switch. Emergency lighting and exit signs are combinations of self-contained and remote unit battery type. Exit signs are incandescent type throughout the building. The emergency lighting is connected to the building generator system.

The Village Hall Building (W02):

- Lamp selection in the building consists of approximately 60% F32T8 fluorescent lamps and the rest are incandescent lamps. Most fixtures are 2x4 prismatic lens type or incandescent down lights. Generally, room lighting controls consist of a single on/off switch. Emergency lighting and exit signs are self-contained battery type. Exit signs are incandescent type throughout the building.

The Community Development Building (W03):

- Lamp selection in the building consists of approximately 90% F32T8 fluorescent lamps and the rest are incandescent lamps. Most fixtures are 2x4 prismatic lens type. Generally, room lighting controls consist of a single on/off switch. Emergency lighting and exit signs are self-contained battery type. Exit signs are LED type throughout the building.

The Police Department Building (W04):

- Lamp selection in the building consists of approximately 10% incandescent, 60% F32T8 fluorescent lamps and the rest are F40T12 fluorescent lamps. Most fixtures are 2x4 prismatic lens type. Generally, room lighting controls consist of a single on/off switch. Emergency lighting and exit signs are combinations of self-contained and remote unit battery type. Exit signs are incandescent type throughout the building. The emergency lighting is connected to the building generator system.

Fire Alarm System and Voice Evacuation

The Citizen Activity Center Building (W01):

- The existing building fire alarm is a Fire-Lite MS-4 Series fully addressable hardwired system. Horn/visuals are provided throughout the spaces and provide adequate fire alarm signaling in accordance with NFPA 72. Pull stations are provided at exterior door locations. Smoke detectors are provided in the corridors.

The Village Hall Building (W02):

- The existing building fire alarm is a Fire-Lite MS-4 Series fully addressable hardwired system. Horn/visuals are provided throughout the spaces and provide adequate fire alarm signaling in accordance with NFPA 72. Pull stations are provided at exterior door locations. Smoke detectors are provided in the corridors.

A. Building Data Record

Village of Wauconda

Building: W01 - Citizen Activity Center



Name of Reviewer Chris Hansen Date of Assessment June 10, 2021

Building Name Citizen Activities Center
Street Address 100 N. Main Street
City, State, Zip Wauconda, Illinois

Setting: Urban Suburban Small City Rural

Building: Building Gross Square Footage 5,818 SF
Number of Floors Two
Dates of Construction 1907 / 1935 / 1994 Remodel

Energy Sources: Fuel Gas Electric Solar

Air Conditioning: Roof Top Window Units Central Room Units

Heating: Central Roof Top Individual Unit
 Forced Air Steam Hot Water

Type of Construction

- load bearing masonry
- steel frame
- concrete frame
- wood bearing
- load bearing precast
- other

Exterior Surfacing

- brick
- stucco
- metal
- wood
- other

Floor Construction

- wood framed
- steel framed w/ concrete infill
- slab on grade
- cast in place structural concrete
- precast concrete
- other

Appraisal Guide for Government Facilities

Village of Wauconda

Building: W01 - Citizen Activity Center

Table of Weights and Categories

Maximum Points Allotted	Non-Existent	Very Inadequate 1-29%	Poor 30-49%	Borderline 50-69%	Satisfactory 70-89%	Excellent 90-100%
5	0	1	2	3	4	5
10	0	2	4	6	8	10
15	0	3	6	9	12	15
20	0	4	8	12	16	20
25	0	5	10	15	20	25

Appraisal Summary

Section	Possible Points	Total Earned	Percent	Rating Category
1.0 Site	100	<u>51</u>	<u>0.51</u>	<u>Borderline</u>
2.0 Structural & Mechanical	200	<u>96</u>	<u>0.48</u>	<u>Poor</u>
3.0 Plant Maintainability	100	<u>58</u>	<u>0.58</u>	<u>Borderline</u>
4.0 Building Safety & Security	200	<u>157</u>	<u>0.79</u>	<u>Satisfactory</u>
5.0 Workplace Adequacy	200	<u>161</u>	<u>0.81</u>	<u>Satisfactory</u>
6.0 Environment	200	<u>117</u>	<u>0.59</u>	<u>Borderline</u>
Total	1000	<u>640</u>	<u>0.64</u>	<u>Borderline</u>

1.0 Site

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
1.1 Site is large enough to meet programmatic needs. Appraiser's Notes: <i>Site has limited public access under its current use as a meeting space and space for the Chamber of Commerce. During larger meeting held at the second floor, the site will have limited parking available. If additional programmatic components are brought to the site, the site will likely be inadequate.</i>	25	10
1.2 Site is easily accessible and conveniently located for the present and future population. Appraiser's Notes: <i>One access point into and out of the site does not permit adequate traffic flow. Public access off of main street is quite good depending on future building use. Site does not allow for future expansion to accommodate population increases.</i>	20	9
1.3 Location is removed from undesirable business, industry, and traffic. Appraiser's Notes: <i>Current downtown building location is within a commercial district, easily accessible to the public, and is not adjacent to undesirable business industry. Vehicle access to the site is limited by a single access point.</i>	10	8
1.4 Site is large enough for future expansion, if needed. Appraiser's Notes: <i>Site may allow for some future expansion assuming the north (former PD) building area is demolished to make way for a two story addition. Again, parking on site will still remain a limitation of future expansion.</i>	10	3
1.5 Topography is varied enough to provide desired appearance but without steep inclines. Appraiser's Notes: <i>Topography on current site is acceptable with a gentle slope towards the lake.</i>	10	7
1.6 Site is well landscaped. Appraiser's Notes: <i>Site has some landscaping along Mian Street however the balance of the site is primarily asphalt surfaces except for east side of the building. Some landscaping improvements are recommended.</i>	5	4
1.7 Site has stable, well drained soil free of erosion. Appraiser's Notes: <i>Site drainage is appropriate some soil erosion at east side of the site was noted.</i>	5	4
1.8 Site is suitable for program requirements. Appraiser's Notes: <i>There is not a lot of available parking. If there was an increase in programs or large meetings the quantity of parking might be a challenge. Due to the age of the building and current limited use, this site may be more suitable for future commercial redevelopment than for a city owned property.</i>	5	2

1.0 Site

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
1.9 Pedestrian services include adequate sidewalks with designated crosswalks, curb cuts, and correct slopes. Appraiser's Notes: <i>There is an existing ADA ramp. There is some rust damage seen at the base and the railings Railings should be replaced.</i>	5	3
1.10 Sufficient on-site, solid surface parking for public and staff is provided and in acceptable condition. Appraiser's Notes: <i>There is not a lot of available parking. If there was an increase in programs or large meetings the quantity of parking might be a challenge. The existing asphalt surfaces are in poor condition and require full pavement removal and replacement.</i>	5	1
TOTAL - SITE	100	51

2.0 Structural and Mechanical Features

Village of Wauconda

Building: W01 - Citizen Activity Center

STRUCTURAL	Points Allocated	Points Assigned
2.1 Structure meets all ADA barrier-free requirements both externally and internally. Appraiser's Notes: <i>There is an exterior ramp and an interior lift for access. There is only one accessible entrance. The back section is a step down from the accessible area that limit public access. General access for ADA is poor.</i>	15	8
2.2 Roofs appear sound, have positive drainage, and are weather tight. Appraiser's Notes: <i>The main upper roof is tar and gravel with sections in need of repair. Roofs look like they are near end of life. The east stairway roof is in really poor condition and needs immediate replacement. The north lower roof is a built up roofing system with localized areas of cracking and some water infiltration noted.</i>	15	4
2.3 Foundations are strong and stable with no observable cracks. Appraiser's Notes: <i>Foundation walls at the north single story section of the building are in poor condition with notable cracks visible. The concrete and masonry foundations of the original building are showing some signs of settlement but are in better condition than former PD addition. Some cracks are letting in moisture.</i>	10	4
2.4 Exterior and interior walls have sufficient expansion joints are free of deterioration. Appraiser's Notes: <i>We did not see any control joints and there is evidence for some cracking in both the brick and block work. Original building masonry needs tuckpointing. The north addition masonry work is in poor condition and needs to be fully pointed. Water infiltration at poor gutter locations is affecting masonry.</i>	10	4
2.5 Entrances and exits are located so as to permit efficient pedestrian traffic flow. Appraiser's Notes: <i>The front entrance is off sufficient size and accessible. It is the only accessible entrance or exist. One exit comes out on a flat surface, but not on the ground level.</i>	10	5
2.6 Building "envelope" generally provides for energy conservation. (Windows, doors, cladding, canopies) Appraiser's Notes: <i>The windows and doors seem original to the building from the 1936 building. The building does not appear from casual observation to be very energy efficient. Energy efficient measures should be taken into account if and when the building is renovated.</i>	10	4
2.7 Structure is free of friable asbestos and toxic materials. Appraiser's Notes: <i>There is evidence of friable floor tile upstairs. There should be a facility asbestos management plan created if there is not one already done. We suspect there will also be friable materials in all old pipe elbows in areas that were observable.</i>	10	6
2.8 Interior walls permit sufficient flexibility for future reconfiguration. (Non-load bearing) Appraiser's Notes: <i>There are no existing drawings for this building. We can only assume based on the existing year of construction that several interior walls are in fact load bearing and may limit renovation work.</i>	5	1
2.9 Well maintained ceilings adequately retard sound. Appraiser's Notes: <i>Several areas have acoustical ceiling tile and hard gypsum board or plaster ceilings. In current office areas, acoustical ceiling tile and carpeting retards spoken sounds. Some ceiling tiles are water damaged.</i>	5	3

2.0 Structural and Mechanical Features

Village of Wauconda

Building: W01 - Citizen Activity Center

MECHANICAL / ELECTRICAL	Points Allocated	Points Assigned
2.10 Adequate light sources, well maintained, and properly placed are provided. Appraiser's Notes: <i>Lighting incorporates old flourescemnt technology and is not very energy efficient. Energy efficient LED lighting should be considered when the building is renovated. Several rooms had inadequate lighting.</i>	15	7
2.11 Electrical controls are safely protected with disconnect switches easily accessible. Appraiser's Notes: <i>Electrical panels have disconnect switches and breakers. Some are showing their age. Electrical service has aged out and appears to be oversized for the building use. Main distribution panel upgardes should be considered at the time of building renovaion.</i>	10	4
2.12 Electrical system is not subject to over-loading. Appraiser's Notes: <i>The main electrical service appears to have been significantly modified numerous times. Some panels appear orig. Old breakers are near end of useful life and may require replacement. Building has back-up generator power and appears to be newer including a newer transfer switch.</i>	10	5
2.13 Drinking fountains are adequate in number and placement, and are properly maintained including provisions for the disabled. Appraiser's Notes: <i>There were no drinking fountains observed. Nor was a accessible bottled water dispenser.</i>	10	0
2.14 Number and size of restrooms meets requirements. (IL Plumbing Code Requirements) Appraiser's Notes: <i>Quantity of fixtures is acceptable for office use. Room is ADA accessible and there is an accessible stall. The quantity of plumbing fixtures at the second floor appear inadequate for public meetings.</i>	10	5
2.15 Internal water supply is adequate with sufficient pressure to meet health and safety requirements. Appraiser's Notes: <i>Appears adequate, pressure unknown.</i>	10	9
2.16 Drainage systems are properly maintained and meet requirements. Appraiser's Notes: <i>Appears adequate. Users reported no water or sewer back-up issues during inspection. Some exterior downspouts are not connected to undergrpound drainage systems and are missing downspout extensions.</i>	10	7
2.17 Fire alarms, smoke detectors, and sprinkler systems are properly maintained and meet requirements. Appraiser's Notes: <i>There is fire suppression in the building as well as a fire alarm. Some fire alarm devices appear to be showing their age and may need some maintenance replacement.</i>	10	7

2.0 Structural and Mechanical Features

Village of Wauconda

Building: W01 - Citizen Activity Center

MECHANICAL / ELECTRICAL		Points Allocated	Points Assigned
2.18	Intercommunication systems are provided for phone and data two-way communication at office/work spaces. Appraiser's Notes: <i>Phone and data sufficient at work area.</i> <i>Data and phone is not extended to all rooms in the building.</i>	10	<u>8</u>
2.19	Underground electrical service is provided. Appraiser's Notes: <i>Power feeds are overhead and underground at the NE corner of the building.</i>	5	<u>3</u>
2.20	Wall outlets are readily accessible and installed in convenient locations. Appraiser's Notes: <i>Some areas of the building did not have enough outlets and the use of plug strips was noted.</i> <i>Additional outlets shall be installed when the building is renovated in the future.</i>	5	<u>2</u>
2.21	Building security and surveillance systems are adequate for building needs Appraiser's Notes: <i>None found</i>	5	<u>0</u>
TOTAL - STRUCTURAL AND MECHANICAL FEATURES		200	96

3.0 Plant Maintainability

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
3.1 Windows, doors, and walls are of material and finish requiring minimum maintenance. Appraiser's Notes: <i>Painted doors, walls and wood trim are painted and require on going maintenance.</i> <i>Windows at the perimeter of the building especially at the north additiona are in very poor condition.</i> <i>Some doors are in poor condition and require replacement.</i>	10	4
3.2 Outdoor light fixtures, electric outlets, equipment, and other fixtures are accessible for repair and replacement. Appraiser's Notes: <i>There is one street light and two exterior lights. Not great for the entire parking lot.</i> <i>Exterior lighting is considered poor and in need of improvement.</i>	10	3
3.3 Floor coverings throughout the building require minimum care. Appraiser's Notes: <i>There is a combination of VCT, carpet and exposed concrete throughout the building. The carpet is wore at the end of its useful life and the VCT is in marginal condition. There is one area with broken Asbestos tile that should be removed at the second floor mechanical room. Generally all flooring materials are poor.</i>	10	4
3.4 Ceilings and walls throughout the building, including service areas are easily cleaned and resistant to stain. Appraiser's Notes: <i>There is evidence of water damage at numerous locations throughout the building.</i> <i>Some ceiling tiles have water damage and need replacement. Some hard deck ceilings are also showing signs of water damage. Generally walls are painted gypsum board or plaster and can be repainted fairly easily after patching.</i>	10	5
3.5 Built-in equipment is designed and constructed for ease of maintenance. (Cabinets, reception desks, mail slots, toilet accessories, etc.) Appraiser's Notes: <i>There is not much built in casework. Some closet shelf and rod and shelves. Toilet compartments are in good shape.</i>	10	7
3.6 Floors in restrooms, kitchens, cafeterias, and corridors require a minimum of maintenance. Appraiser's Notes: <i>Severak floor areas like toilet rooms appear to be in good condition however areas with carpeting are showing signs of needing replacement.</i>	10	6
3.7 Door hardware and finishes are of durable quality. Appraiser's Notes: <i>Cylindrical knobs, panic devices and push pull hardware noted throughout building. Knobs do not meet ADA accessibility. Some exterior doors are hard to operate in the event of fire and should be replaced.</i>	10	5
3.8 Restroom fixtures are wall mounted and of quality finish. Appraiser's Notes: Yes	10	9

3.0 Plant Maintainability

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
3.9 Adequate custodial storage space with water and drain is accessible throughout the building. Appraiser's Notes: <i>There is a utility closet with a utility sink on the first floor. No floor drain was observed unless blocked by room contents.</i>	10	<u>7</u>
3.10 Adequate electrical outlets and power are available in every area to permit routine cleaning. Appraiser's Notes: <i>Adequate for routine cleaning were observed.</i>	10	<u>8</u>
TOTAL - PLANT MAINTAINABILITY	100	58

4.0 Building Safety and Security

Village of Wauconda

Building: W01 - Citizen Activity Center

SITE SAFETY	Points Allocated	Points Assigned
4.1 Delivery & service areas are segregated from other vehicular traffic and pedestrian walkways. Appraiser's Notes: <i>There are no dedicated delivery area on site. Deliveries are via front or side doorways but do not need to be improved for this building type. Dleivery areas are not segragated from public access areas.</i>	15	10
4.2 Access streets have sufficient signals and signs to permit safe entrance to and exit from building. Appraiser's Notes: <i>Site has one way in and out of north parking area. Some on street parking is also available. Site access into and out of parking areas is acceotable via west alley/driveway.</i>	10	10
4.3 On-site sidewalks are available for safety of pedestrians and are properly designed and maintained. Appraiser's Notes: <i>On the west side of the building there are some areas of side walk that are in disrepair and should be replaced. Front sidewalks are in good condition with some localized cracking noted.</i>	10	6
4.4 Vehicular entrances and exits permit safe traffic flow. Appraiser's Notes: <i>It is one way in and out and not a lot of parking at the rear of the lot for public use. Back lot is not really defined well between adjacenet property owners.</i>	5	4
BUILDING SAFETY		
4.5 Stairwells and storage rooms are greater than 100 s.f. and mechanical rooms are isolated from the remainder of building with fire rated construction. Appraiser's Notes: <i>The mechanical areas are not larger than 100 SF. The stairways have fire rated construction however only one staircase on the east side from the second level exits directly to the the exterior. Some storage was noted below the access staircase in violation of current building codes.</i>	20	16
4.6 Multi-story buildings have at least two stairways. Appraiser's Notes: Yes. <i>One discharges to the exterior directly and one discharges into the front hallway adjacenet to the main building entrance. Direct discharge to the building exterior from the main staircase would be preferred.</i>	15	11

4.0 Building Safety and Security

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
4.7 Exterior doors open outward and are equipped with panic hardware. Appraiser's Notes: <i>Yes. Public from stairwells and at main entranceway do.</i> <i>The side door does not have a panic device installed from the south office area to the west parking lot area.</i>	10	<u>6</u>
4.8 Emergency lighting is provided throughout the building with exit signs on separate electrical circuits. Appraiser's Notes: <i>The building has an emergency generator system for emergency power.</i> <i>Select exit lights have battery backup and some areas also have battery EM lights however some improvements to these systems are recommended.</i>	10	<u>8</u>
4.9 Rooms with occupant load of 50 or more people; doors are recessed and open outward. Appraiser's Notes: <i>Doors from second floor meeting do swing in the direction of egress and have panic devices installed.</i>	10	<u>9</u>
4.10 Building security systems are provided and are they adequate. Appraiser's Notes: <i>None existing</i>	10	<u>0</u>
4.11 Interior flooring (including ramps and stairways) is maintained in a non-slip condition. Appraiser's Notes: <i>Carpet installed at the main staircase and raised rubber treads are installed at the east exit staircase structure.</i> <i>Both products are nearing the end of their useful life and require replacement.</i>	5	<u>2</u>
4.12 Stair risers (interior and exterior) do not exceed 7 inches. Appraiser's Notes: <i>Both stair riser dimensions are compliant.</i>	5	<u>5</u>
4.13 Door & sidelight glass is properly located and protected with wire or safety material to prevent accidental injury and has a 30" high rail or mullion. Appraiser's Notes: <i>The glazing in the front door is tempered but at select interior locations glass below the 30" dimension is not tempered. Some tempered and insulated glass appears to have some seal leakage.</i>	5	<u>3</u>
4.14 Fixed projections in the traffic areas do not extend more than eight inches from the corridor wall. Appraiser's Notes: <i>Public corridor areas do not have any fixed projections greater than 8 inches.</i> <i>Storage and other non-public accessed room do have some fixed project issues but it is limited primarily to room debris in walkway areas.</i>	5	<u>4</u>

4.0 Building Safety and Security

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
4.15 Traffic areas terminate at an exit or a stairway leading to an egress. Appraiser's Notes:	5	5
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EMERGENCY SAFETY		
4.16 Adequate fire safety equipment is properly located. Appraiser's Notes: <i>Fire extinguishers are located through the spaces / hallway areas.</i>	15	15
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4.17 There are at least two independent exits from any point in the building. Appraiser's Notes: Yes.	10	10
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4.18 Stairways and exits are of noncombustible material. Appraiser's Notes: Yes.	10	10
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4.19 Fire-resistant materials are used throughout the structure. Appraiser's Notes: Yes	10	10
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4.20 Automatic and manual emergency alarm system with a distinctive sound and flashing light is provided. Appraiser's Notes: Yes	10	10
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4.21 Ample space is provided in corridors or protected areas for public safety in the event of natural disasters. (i.e. Tornado shelters & severe weather) Appraiser's Notes: <i>The only viable location for a tornado shelter is in the back storage area of the one story (former PD) area of the building however that area has lots of storage materials limiting public access. Some interior corridor areas on the first floor are tight and may not allow users a safe place in a severe weather event.</i>	5	3
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TOTAL - BUILDING SAFETY AND SECURITY

200

157

5.0 Workplace Adequacy

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
5.1 Private offices are sized appropriately for their intended use. Appraiser's Notes: <i>Yes. Offices seem appropriately sized for current uses noted in the building. Some spaces are cluttered and simply need to be cleaned free of debris.</i>	25	21
5.2 Adequate sound isolation between private offices and open areas. Appraiser's Notes: <i>Sounds can be heard between adjacent spaces but are not overwhelming for a building of this age. Future renovation shall contemplate sound insulation in walls between renovated spaces.</i>	25	20
5.3 Open office work spaces are adequately sized and functional for their intended use. Appraiser's Notes: <i>Yes, however they are in need of cosmetic improvements.</i>	25	20
5.4 Convenient access to workplace support rooms and equipment. Appraiser's Notes: <i>Yes</i>	20	18
5.5 Adequate storage for office and support materials. Appraiser's Notes: <i>The storage of materials is scattered about the building. Combinations of holiday decorations, general storage, dead police records and other misc. storage are primarily stored at the north end of the building. Current astorage could be more organized to free up valuable floor space.</i>	15	12
5.6 Conference rooms are adequately sized and of sufficient quantity. Appraiser's Notes: <i>Second floor meeting room is adequately sized for approximately 50 people. Public access to the second floor is by means of a lift system limiting multi-user access.</i>	15	13
5.7 Departmental reception / waiting areas are properly located and adequately sized. Appraiser's Notes: <i>Only one department in building with current reception desk off main lobby not being used. Public access is right into the open office area with very limited seating in the main hallway/lobby area.</i>	25	21

5.0 Workplace Adequacy

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
5.8 Ergonomic furniture is provided at task locations. Appraiser's Notes: <i>Furniture appears ergonomic and functioning however not all chairs were tested. Some furniture is dated and is in need of replacement.</i>	10	6
5.9 Work rooms are provided and adequately sized. Appraiser's Notes: <i>The storage could be organized better. Too much debris hampers efficient use of space.</i>	5	3
5.10 Building furniture is in good condition. Appraiser's Notes: <i>Some furniture is showing its age but is sill functional. Condition is acceptable.</i>	5	4
5.11 Current building allows for departmental growth to meet future needs. Appraiser's Notes: <i>There is adequate space to grow limited departments based on its current use.</i>	15	13
5.12 Current Building has adequate storage to meet future needs. Appraiser's Notes: <i>There is a lot of storage, however the police station is using some of their existing storage. The current storage could be better organized and have better climate control.</i>	15	10
TOTAL - WORKPLACE ADEQUACY	200	161

6.0 Building Environment

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
EXTERIOR ENVIRONMENT		
6.1 Overall design is aesthetically pleasing.	15	5
Appraiser's Notes: <i>It is showing some signs of age. A significant amount of tuckpointing is needed along with a fresh coat of paint.</i>		
<i>Several exterior windows and doors are in need of replacement.</i>		
<i>The aesthetic appeal ends at the front entrance. Other elevations are poor considering a downtown environment.</i>		
6.2 Site and building are well landscaped.	10	7
Appraiser's Notes: <i>Some of the existing trees should be trimmed back from the building.</i>		
<i>Limited landscaping is provided at front and east sides of the building.</i>		
6.3 Exterior noise and poor environment do not disrupt interior spaces.	10	9
Appraiser's Notes: <i>The exterior sounds do not disrupt the interior spaces</i>		
6.4 Entrances and walkways are sheltered from sun and inclement weather.	15	15
Appraiser's Notes: <i>There is a front porch to shelter from weather. The porch sidewalk, railings, column bases all require maintenance and repair work to be performed.</i>		
INTERIOR ENVIRONMENT		
6.5 Color schemes, building materials and décor provide an appropriate government image.	20	10
Appraiser's Notes: <i>The interior environment is outdated and in need of a refresh with new materials, lighting and paint.</i>		
6.6 Year round comfortable temperature is provided throughout the building.	15	6
Appraiser's Notes: <i>A/C and heating is provided in the office areas. Furnaces serving the older section of the building have some age on them. The north addition is served with a roof top unit and localized heating only units. The north addition RTU is at the end of its useful life. All HVAC systems need improvement.</i>		
6.7 Ventilating system provides adequate circulation of clean air.	15	5
Appraiser's Notes: <i>The system is furnaces and exterior A/C units there was no evidence of a dedicated outside air unit for any furnaces. The replacement systems will be required to bring in more outside air per current building codes and cannot be direct unit replacements.</i>		

6.0 Building Environment

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
6.8 Lighting system provides proper intensity, diffusion, and distribution of illumination. Appraiser's Notes: <i>Current lighting is adequate in the office areas but is antiquated and not energy efficient. Recommend LED fixtures at the time of building renovation work is performed.</i>	15	9
6.9 Drinking fountains and restrooms facilities are conveniently located. Appraiser's Notes: <i>No drinking fountains on site. Bottled water could not be located as well. Restrooms are conveniently located.</i>	15	8
6.10 Communication among program areas are enhanced by building design, layout & key adjacencies. Appraiser's Notes: <i>The layout works for the current two functions. The building was not designed for its current use and lacks some separation in office areas. The users have adapted to the various spaces available.</i>	15	7
6.11 Traffic flow is aided by appropriate foyers and corridors. Appraiser's Notes: <i>The traffic flow works for the building however public access to toilet rooms needs improvement.</i>	10	8
6.12 Areas for the public to interact are suitable. Appraiser's Notes: <i>There is no reception desk and waiting is in a corridor.</i>	10	5
6.13 Large capacity areas are designed for effective management of the public. Appraiser's Notes: <i>The large capacity meeting room is on the second floor. ADA access is via a wheel chair lift limiting the number of simultaneous uses. If a major renovation were to take place, a full elevator is recommended for installation for proper access to the second floor by the public.</i>	15	12
6.14 Acoustical treatment of ceilings, walls, and floors provides effective sound control. Appraiser's Notes: <i>The walls, ceilings and floors provides some acoustical treatment. When the building is renovated, additional sound control improvements are recommended such as wall insulation, better performing acoustical ceilings, etc..</i>	10	7

6.0 Building Environment

Village of Wauconda

Building: W01 - Citizen Activity Center

	Points Allocated	Points Assigned
6.15 Window design contributes to a pleasant environment. (Sufficient daylight enhances space.)	10	4
Appraiser's Notes: <i>There are a number of issues with the exterior windows. Some have broken panes, some have inoperable sashes.</i> <i>Some sashes exhibited some insulated glass seal failure with some panes showing fogged glass.</i> <i>If a major building renovation is contemplated, full window replacement with new, energy efficient units is recommended.</i>		
TOTAL - BUILDING ENVIRONMENT	200	117