

**TO: RAILS Board of Directors**

**FROM: Mark Hatch**

**SUBJECT: RAILS facilities report**

**DATE: July 16, 2019**

Attached to this memo are two reports. One provides an overview of all RAILS facilities, both rented and owned. The second is the Burr Ridge facility assessment report, created to assist in planning current and future projects.

An original report for the Burr Ridge facility was prepared in October 2015 by Chicago Project Management, which identified projects with their expected timelines and costs. The list of projects and associated costs have been updated in the attached report. All costs are shown in today's dollars.

Below I have highlighted a few of the major projects expected over the next few years:

- 1) Upgrade interior lights to LED bulbs. This was a recommendation by ComEd during an energy assessment audit conducted in May 2019. The recommendation was to replace the current T8 bulbs with LEDs at a cost of \$10,000. To qualify for that price, RAILS would be required to purchase the bulbs from an authorized ComEd vendor. To save on the installation cost, RAILS staff will replace the bulbs. By replacing the bulbs, we would realize a \$2,700 annual saving.
- 2) ABB frequency drivers (varies the speed and torque of electrical motors) in the HVAC system, which reduces maintenance and saves energy). The ABB drivers eliminates the continuous running of the motors at full speed. Replacement cost \$50,000.
- 3) Chilled water to refrigerant heat exchanger (saves energy by recovering heat from the chilled water system). The replacement cost is \$150,000 with a life expectancy of 15 years or longer by maintaining the system properly.
- 4) Chilled water pumps (used to circulate chilled water through the HVAC system). Replacement cost of \$20,000.
- 5) Liebert units (AC units specifically designed for computer/server rooms). Although we have two units, only one is currently used, as servers and other equipment in the server room have decreased and also become more efficient over the years. The second unit needs some maintenance but is still functional as a backup. Redundancy is important for server room equipment, so when replacement is needed, we may be able to purchase two lower-capacity units. Replacement cost of \$50,000.

- 6) Parking lot resurfacing. This project is pending an evaluation of the sewer system in the front and rear of the building. Several years ago, a two-foot deep sinkhole was discovered in the front circular driveway. Applied Geoscience, Inc. was contacted to investigate the cause. Their review found no definitive reason, and the hole was filled and the area patched. In June 2019, a second sinkhole appeared two feet from the first hole. The Village of Burr Ridge public works department and Applied Geoscience were contacted to investigate. Village staff discovered the hole was directly above their sewer line and think the issue may have been caused by a failure in the sewer line. We are waiting for further inspections and analysis by the village. In the meantime, the village has covered the sinkhole with a steel plate and blocked off the end of the driveway to prevent accidents.

In the rear parking lot, we have a different situation, where water bubbles up from the asphalt a day or two after a rainfall. I believe this is related to the sewer issue in the front of the building. The Burr Ridge public works department has been asked to investigate a possible link to the sewer issue in the front.

## RAILS facilities summary

Facility	Address	Property status: owned or leased	Staff by department	Lease Expires	Deadline for Notice of Renewal or Nonrenewal	Monthly rent	Monthly operational cost (utilities, repairs, cleaning & misc.)	Security Deposit	Early Termination Clause	Can Sublet? (Yes/No)	Comments	Recent improvements	Pending projects	Current issues
<b>Bolingbrook</b>	1000 W. Crossroads Parkway Suite A, B & C	leased	PrairieCat (6) Delivery (24)	31-Jul-21	120 days prior to extension period but not greater than 270 days	\$8,423.70	\$1,739.00	\$4,750 (Mar 2013) \$2,285 (Oct 2013)	sublease only	Yes	Delivery hub and housing for several PrairieCat staff. 1st extension period: June 1, 2019 - July 31, 2020 2nd extension period: June 1, 2020 - July 31, 2021	24' ceiling fan installed Feb. 2019	None	N/A
<b>Burr Ridge</b>	125 Tower Dr	owned	Admin (10) HR (2) Communications (4) Delivery/facility (2) Finance (5) IT (7) Resource Sharing (2) CE (2)	N/A	N/A	N/A	\$12,023.00	0	N/A	Yes	Administrative office	Summer 2017: Renovations to the kitchen and washroom. New carpeting. Installed electrical outlets in main meeting room floor.	See separate Burr Ridge assessment report	N/A
<b>Coal Valley</b>	220 W. 23rd Ave.	owned	PrairieCat (7) Delivery (6)	N/A	N/A	N/A	\$1,771.00	0	N/A	Yes	Pending LASA study to determine next steps with the property	None	None	N/A
<b>East Peoria - Main</b>	600 High Point Lane	leased	RSA (10)	Month to Month	60 days out clause	\$5,520.00	\$2,195.00	\$5,520 (Mar 2014)	sublease only	Yes	Month to month agreement with a 60 day out clause. Pending LASA study to determine next steps with the property	None	Pending resolution of several deferred maintenance projects by landlord	N/A
<b>East Peoria - Delivery Hub</b>	600 High Point Lane	leased	Delivery (15)	Month to Month	60 days out clause	\$2,418.00	included above	\$2,418 (Mar 2014)	sublease only	Yes	Month to month agreement with a 60 day out clause. Pending the LASA study to determine next steps with the property	None	Pending resolution of several deferred maintenance projects by landlord	N/A
<b>Rockford - Colt Rd.</b>	4607 Colt Road	leased	Delivery (6)	31-May-20	requires 180 days prior to expiration	\$2,127.14	\$1,147.00	\$1,604 (May 2012) \$1,604 (June 2012)	sublease only	Yes	Building in receivership and pending the LASA study to determine next step with the property	None	None	N/A

Burr Ridge Facility Assessment Report

Item	Vendor	Installed Date	Expense	Expense Date	Cost	Notes
Upgrade interior lighting to LED	TBD	2019	New	2019	\$ 40,000	Greater efficiency and light distribution
ABB Frequency drive controls (2)	West Town	2005	Replace	2020	\$ 50,000	Total cost to replace both. Life expectancy 15 years
Chilled water to refrigerant heat exchanger	West Town	2005	Replace	2020	\$ 150,000	Life expectancy 15 years or longer if maintained properly
Chilled water pumps (2)	West Town	2005	Replace	2020	\$ 20,000	Total cost to replace both. Life expectancy 15 years
Liebert unit (server room)	West Town	2000	Replace	2020	\$ 50,000	Life expectancy 20 years
Parking lot resurfacing	TBD	2014	Replace	2020	\$ 65,000	Pending evaluation of sewer system
Landscaping	TBD	2020	New	2020	\$ 10,000	
Patio walls replacement	TBD	1970	New	2020	\$ 5,000	Remove and replace deteriorating walls
Backup generator	Metro Power	2007	Replace	2027	\$ 40,000	Life expectancy 20 years
Chiller water to air heat exchanger (2)	West Town	2014	Replace	2029	\$ 12,000	Total cost to replace both. Life expectancy 15 years
Roof	Metal Masters	2014	Replace	2044	\$ 275,000	
<b>TOTAL</b>					<b>\$ 717,000</b>	