



125 Tower Drive
Burr Ridge, IL 60527
630.734.5000
630.734.5050
railslibraries.org

April 17, 2025

TO: RAILS Board

FROM: Joe Filapek, Associate Executive Director

SUBJECT: Capital Needs Assessment Update – Burr Ridge Facility

During the February 2024 RAILS Board meeting, Christopher Kottra from Building Technology Consultants (BTC) presented a broad overview of the capital needs assessment for our Burr Ridge facility. As a reminder, this analysis assists RAILS in planning for anticipated capital expenditures over the next twenty years based on their condition evaluation and projection of replacement costs. As we continue our budget planning for FY26, we'd like to provide the board with a brief update on this capital needs assessment. Delivery and Facilities Director Mark Hatch and I will share information on any completed or ongoing projects as well as looking ahead to projects during the upcoming fiscal year.

Included in your packet for reference from the capital needs assessment is background information on their report as well as financial analysis included in the report's appendices.

We look forward to sharing this information with you during your April 25th meeting in Rockford.



January 16, 2024

Via E-Mail: Demond.Warfield@railslibraries.info

Mr. Demond Warfield
Reaching Across Illinois Library System
125 Tower Drive
Burr Ridge, Illinois 60527

Re: Capital Needs Assessment
Reaching Across Illinois Library System (RAILS) Facility
125 Tower Drive, Burr Ridge, Illinois 60527
BTC Project No. 22-762

Dear Mr. Warfield:

As authorized by execution of our proposal dated September 30, 2022, Building Technology Consultants, Inc. (BTC) has performed a capital needs assessment for the referenced RAILS facility. This report outlines the findings of our study.

1 BACKGROUND INFORMATION

The referenced RAILS facility is a 23,000 square-foot, single-story building originally constructed in 1970. The Burr Ridge facility is the administrative headquarters serving approximately 1,300 private, public, school, and university library members.

The facade of the building primarily consists of precast concrete panels with an exposed aggregate finish. Portions of the north elevation are clad with an apparent stucco system. Fenestration consists of aluminum-framed windows and storefronts. Mechanical equipment is primarily housed in an upper-level penthouse. Low-slope roofs primarily consist of a thermoplastic roof membrane. The annex on the north side of the building has a modified bitumen roofing system. The interior was reportedly renovated in 2017.



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Facility management wanted to develop a plan for major capital expenditures over the next 20 years. As such, we were requested to perform a capital needs assessment for RAILS that can be used to plan for major expenditures over that 20-year period.

2 OBJECTIVES AND SCOPE OF WORK

The objective of BTC's work was to develop a capital asset program for the RAILS facility that sets out the anticipated expenditures for the next 20 years. Our scope of work included the following:

2.1 Background Review

1. Reviewed pertinent historical documents related to the subject property including maintenance records, repair or replacement bid documents, original construction documents, and prior reports (i.e., component inventory, maintenance reports, etc.).
2. Interviewed RAILS facility staff to obtain information regarding maintenance history of all major building components covered in the capital asset program.
3. Reviewed the facility's annual budget to become familiar with items that are covered under operating budget, contributions to reserve funds (if any), and current status of reserve funds.

2.2 Field Assessment

We performed a field assessment to evaluate existing conditions. Field observations were documented with notes and photographs. Our field assessment included the following:

1. Visual review of site elements to evaluate their overall condition and remaining service life including the following:
 - Asphalt paving parking lot and driveways
 - Concrete sidewalks, walkways, and curbs
 - Fencing
 - Landscaping



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- Miscellaneous site elements (i.e., site walls, site lighting, site furniture, flagpole, etc.)
2. Visual review of the main and penthouse low-slope roof surfaces including the following:
 - Thermoplastic membrane
 - Modified bitumen membrane
 - Skylights
 - Sheet metal components (i.e., flashing, coping caps, gutters, downspouts, etc.)
 3. Visual review of the facade surfaces from the ground and roof to evaluate the overall condition of the facade and the need for repairs including the following:
 - Precast concrete panels
 - Stucco cladding
 - Windows and doors
 - Main entrance canopy
 4. Visual review of interior finishes and furnishings to evaluate if any major rehabilitation is needed including the following:
 - Flooring
 - Wall finishes
 - Ceiling tiles
 - Shelving
 - Storage racks
 - Restroom finishes and fixtures
 - Staff offices
 - Computer and other technology equipment



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5. With assistance from an Elara Engineering, reviewed the mechanical, electrical, plumbing, and fire protection (MEP/FP) systems. Elara's review included the items listed below:
 - Heating systems
 - Cooling systems
 - Domestic hot water heating
 - Major HVAC piping/ductwork
 - HVAC control system
 - Pumps (Plumbing)
 - Major domestic water piping
 - Electrical service
 - Electrical distribution
 - Back-up power
 - Fire suppression systems
 - Life safety system

2.3 Analysis

Based on the information obtained during our field assessment, we evaluated the anticipated service life of the common elements included in our condition evaluation. That information was used in combination with financial information obtained from the RAILS facility staff to develop a preliminary capital funding plan.

2.4 Meeting

We met with RAILS representatives to discuss the findings of our field assessment, analysis, and preliminary capital funding plan. The meeting will include interactive dialogue to finalize a funding plan that meets RAILS' needs and goals.



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2.5 Report

Based on the results of our analysis and meeting discussions, we prepared this capital asset funding report indicating the required funding for replacement of the components included in our condition evaluation. This report covers replacement of those components for the next 20 years.

3 FINDINGS

Our field assessment involved a visual review of the property to assess the general condition of the major components that will likely require repair or replacement over the next 20 years. A description of each major component and assessment of overall conditions are included in the component category summary reports in Appendix A. A summary of the property data is as follows:

Property Data			
Building Use	# of Stories	Total Floor Area	Year Opened
Public Library Support	1	23,000 SF	1970

3.1 Financial Analysis

We performed an analysis of the future repair or replacement expenses for each qualifying component over the next 20 years. In addition to quantifying the components during the field assessment, information was gathered regarding materials used and their configuration for each of the component assemblies. The estimated costs were developed for each component's repair/replacement based on 1 or more of the following methods:

1. Where appropriate, the component configurations were matched with the assemblies in a national cost data source¹.

¹ Gordian RSMeans “Facilities Maintenance & Repair Costs with RSMeans Data” and “Commercial Renovation Costs with RSMeans Data”

Table 1
Element Expense Summary

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	General Current Condition	Life Analysis (Years)		Total	Quantities		Expenses				
		Typical Useful Life	Remaining Useful Life		Units	% of Total Repaired / Replaced Over 20 Year Period	Present Day		Future (Inflated)		% of Total for 20 Year Period
							Unit Costs	Expenses	Total for 20 Year Period	Total for 20 Year Period	
Site Elements											
Asphalt Pavement	Fair-to-Good	10-15	11-13	44,000	Square Feet	181.8%	\$5.00	\$220,000	\$400,000	\$601,051	11.1%
Concrete Flatwork	Fair-to-Poor	Up to 60	Varies	4,000	Square Feet	60.7%	\$35.00	\$140,000	\$85,000	\$116,850	2.2%
Concrete Curbs	Fair-to-Poor	Up to 60	Varies	680	Linear Feet	44.1%	\$50.00	\$34,000	\$15,000	\$21,227	0.4%
Precast Barrier Walls	Poor	Varies	0	160	Linear Feet	100.0%	\$250.00	\$40,000	\$40,000	\$42,849	0.8%
Landscaping and Hardscape	Good	Varies	N/A	36,000	Square Feet		\$5.56	\$200,000			
Miscellaneous Site Elements	N/A	N/A	N/A	1	Allowance	400.0%	\$10,000.00	\$10,000	\$40,000	\$62,634	1.2%
Roofing											
Main Roof	Good	15-20	11	19,800	Square Feet	100.0%	\$30.00	\$594,000	\$594,000	\$809,561	15.0%
Penthouse Roof	Good	15-20	11	1,500	Square Feet	100.0%	\$30.00	\$45,000	\$45,000	\$61,330	1.1%
Entrance Canopy Roof	Good	15-20	11	870	Square Feet	100.0%	\$29.89	\$26,000	\$26,000	\$35,435	0.7%
North Annex Roof	Fair	15-20	5	1,200	Square Feet	100.0%	\$33.33	\$40,000	\$40,000	\$47,507	0.9%
Facade											
Precast Panels	Fair-to-Good	30+	Indefinite	7,800	Square Feet	1.9%	\$200.00	\$1,560,000	\$30,000	\$49,309	0.9%
Sealant	Poor	15-20	0	1,700	Linear Feet	100.0%	\$20.00	\$34,000	\$34,000	\$40,448	0.7%
Windows	Fair	30-50	Varies	29	Each	51.7%	\$1,500.00	\$43,500	\$22,500	\$26,202	0.5%
Storefront Windows and Doors	Fair	20-30	1 / 5	400	Square Feet	62.5%	\$200.00	\$80,000	\$50,000	\$61,463	1.1%
Stucco	Poor	20-30	1-2	2,700	Square Feet	66.7%	\$30.00	\$81,000	\$54,000	\$69,722	1.3%
Entrance Canopy Soffit	Good	20-25	Indefinite	870	Square Feet	19.2%	\$30.00	\$26,100	\$5,000	\$7,555	0.1%
Interior Finishes, Furnishings, & Equipment											
Flooring	Varies	Varies	Varies	22,800	Square Feet	128.1%	\$10.00	\$228,000	\$292,000	\$418,003	7.7%
Ceiling Finishes	Poor	20-25	2	18,000	Square Feet	100.0%	\$5.00	\$90,000	\$90,000	\$96,410	1.8%
Shelving and Furnishings	Varies	Varies	Varies	1	Allowance	200.0%	\$10,000.00	\$10,000	\$20,000	\$28,630	0.5%
Restroom Finishes and Fixtures	Varies	15-20	10	600	Square Feet	16.7%	\$500.00	\$300,000	\$50,000	\$70,530	1.3%
Technology and Equipment	Varies	Varies	Varies	1	Allowance	400.0%	\$5,000.00	\$5,000	\$20,000	\$31,317	0.6%
Mechanical Systems											
Air-Handling Unit (AHU-1)	Good	35	17	1	Each	100.0%	\$296,000.00	\$296,000	\$296,000	\$549,817	10.2%
AHU Humidifier	Good	23	5	1	Each	100.0%	\$20,000.00	\$20,000	\$20,000	\$24,585	0.5%
VAV Boxes	Unknown	20	3-5	49	Each	100.0%	\$11,224.49	\$550,000	\$550,000	\$653,614	12.1%
Chiller	Good	20-25	3-5	1	Each	104.2%	\$285,000.00	\$285,000	\$297,000	\$339,899	6.3%
Chiller Pumps	Varies	20-25	7 / 20+	2	Each	50.0%	\$35,000.00	\$70,000	\$35,000	\$44,530	0.8%
Exhaust Fans	Varies	20	Varies	10	Each	100.0%	\$13,600.00	\$136,000	\$136,000	\$168,770	3.1%
Server Room A/C Units	Varies	20	Varies	2	Each	5.4%	\$183,500.00	\$367,000	\$20,000	\$21,425	0.4%
Electric Unit Heaters		15	8	3	Each	100.0%	\$4,000.00	\$12,000	\$12,000	\$16,355	0.3%
Building Automation System	Good	Indefinite	Indefinite	1	Allowance	400.0%	\$10,000.00	\$10,000	\$40,000	\$62,634	1.2%
Electrical Systems											
General Electrical System	Fair	Varies	1	1	Allowance	300.0%	\$5,000.00	\$5,000	\$15,000	\$21,145	0.4%
Main Switchboard	Obsolete	40-50	5-10	1	Each	100.0%	\$250,000.00	\$250,000	\$250,000	\$307,314	5.7%
Distribution Panelboards	Obsolete	40-50	2-12	11	Each	54.5%	\$10,000.00	\$110,000	\$60,000	\$74,704	1.4%
Generator	Poor	25-30	<10	1	Each	104.0%	\$200,000.00	\$200,000	\$208,000	\$271,932	5.0%
Interior Lighting	Good	15-20	15+	1	Allowance	100.0%	\$10,000.00	\$10,000	\$10,000	\$17,947	0.3%
Fire Alarm Control Panel	Good	20-25	9	1	Each	100.0%	\$50,000.00	\$50,000	\$50,000	\$70,530	1.3%
Plumbing Systems											
Domestic Water Heater	Good	15-20	13	1	Each	100.0%	\$30,000.00	\$30,000	\$30,000	\$46,919	0.9%
Domestic Water Heater Pump	Good	15-20	13	1	Each	100.0%	\$4,000.00	\$4,000	\$4,000	\$6,256	0.1%
							Totals	\$3,985,500	\$5,396,409	100.0%	

Table 2

Present Day Annual Expense Summary (Years 1 thru 5)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	1	2	3	4	5	Years 1 thru 5	
	2023/24	2024/25	2025/26	2026/27	2027/28	Totals	% of Totals
Site Elements							
Asphalt Pavement			\$60,000			\$60,000	4.9%
Concrete Flatwork		\$35,000				\$35,000	2.8%
Concrete Curbs		\$5,000				\$5,000	0.4%
Precast Barrier Walls		\$40,000				\$40,000	3.2%
Landscaping and Hardscape							
Miscellaneous Site Elements					\$10,000	\$10,000	0.8%
Roofing							
Main Roof							
Penthouse Roof							
Entrance Canopy Roof							
North Annex Roof					\$40,000	\$40,000	3.2%
Facade							
Precast Panels		\$5,000				\$5,000	0.4%
Sealant	\$20,000					\$20,000	1.6%
Windows	\$7,500					\$7,500	0.6%
Storefront Windows and Doors							
Stucco		\$27,000				\$27,000	2.2%
Entrance Canopy Soffit							
Interior Finishes, Furnishings, & Equipment							
Flooring					\$146,000	\$146,000	11.8%
Ceiling Finishes		\$90,000				\$90,000	7.3%
Shelving and Furnishings					\$10,000	\$10,000	0.8%
Restroom Finishes and Fixtures							
Technology and Equipment					\$5,000	\$5,000	0.4%
Mechanical Systems							
Air-Handling Unit (AHU-1)							
AHU Humidifier							
VAV Boxes				\$275,000		\$275,000	22.3%
Chiller		\$12,000		\$285,000		\$297,000	24.0%
Chiller Pumps							
Exhaust Fans		\$10,000	\$90,000			\$100,000	8.1%
Server Room A/C Units		\$20,000				\$20,000	1.6%
Electric Unit Heaters							
Building Automation System					\$10,000	\$10,000	0.8%
Electrical Systems							
General Electrical System	\$5,000					\$5,000	0.4%
Main Switchboard							
Distribution Panelboards		\$20,000				\$20,000	1.6%
Generator		\$8,000				\$8,000	0.6%
Interior Lighting							
Fire Alarm Control Panel							
Plumbing Systems							
Domestic Water Heater							
Domestic Water Heater Pump							
Present Day Expense Totals	\$32,500	\$272,000	\$150,000	\$560,000	\$221,000	\$1,235,500	100.0%
Inflation Rate (1+IR)ⁿ	1.0350	1.0712	1.1087	1.1475	1.1877		
Future Expense Totals (Inflated)	\$33,638	\$291,374	\$166,308	\$642,613	\$262,478	\$1,396,411	100.0%
Beginning Reserve Fund Balance	\$1,278,338	\$1,394,700	\$1,283,326	\$1,333,018	\$949,605		
Recommended Reserve Fund Contribution	\$150,000	\$180,000	\$216,000	\$259,200	\$311,040		
Future Expenses (Inflated)	(\$33,638)	(\$291,374)	(\$166,308)	(\$642,613)	(\$262,478)		
Interest							
Ending Reserve Fund Balance	\$1,394,700	\$1,283,326	\$1,333,018	\$949,605	\$998,167		

Table 2

Present Day Annual Expense Summary (Years 6 thru 10)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	6	7	8	9	10	Years 6 thru 10	
	2028/29	2029/30	2030/31	2031/32	2032/33	Totals	% of Totals
Site Elements							
Asphalt Pavement			\$60,000			\$60,000	3.4%
Concrete Flatwork			\$25,000			\$25,000	1.4%
Concrete Curbs			\$5,000			\$5,000	0.3%
Precast Barrier Walls							
Landscaping and Hardscape							
Miscellaneous Site Elements					\$10,000	\$10,000	0.6%
Roofing							
Main Roof				\$594,000		\$594,000	33.2%
Penthouse Roof				\$45,000		\$45,000	2.5%
Entrance Canopy Roof				\$26,000		\$26,000	1.5%
North Annex Roof							
Facade							
Precast Panels					\$10,000	\$10,000	0.6%
Sealant					\$14,000	\$14,000	0.8%
Windows	\$15,000					\$15,000	0.8%
Storefront Windows and Doors	\$50,000					\$50,000	2.8%
Stucco							
Entrance Canopy Soffit							
Interior Finishes, Furnishings, & Equipment							
Flooring							
Ceiling Finishes							
Shelving and Furnishings							
Restroom Finishes and Fixtures					\$50,000	\$50,000	2.8%
Technology and Equipment					\$5,000	\$5,000	0.3%
Mechanical Systems							
Air-Handling Unit (AHU-1)							
AHU Humidifier	\$20,000					\$20,000	1.1%
VAV Boxes	\$275,000					\$275,000	15.4%
Chiller							
Chiller Pumps		\$35,000				\$35,000	2.0%
Exhaust Fans							
Server Room A/C Units							
Electric Unit Heaters				\$12,000		\$12,000	0.7%
Building Automation System					\$10,000	\$10,000	0.6%
Electrical Systems							
General Electrical System							
Main Switchboard	\$250,000					\$250,000	14.0%
Distribution Panelboards		\$30,000				\$30,000	1.7%
Generator			\$200,000			\$200,000	11.2%
Interior Lighting							
Fire Alarm Control Panel					\$50,000	\$50,000	2.8%
Plumbing Systems							
Domestic Water Heater							
Domestic Water Heater Pump							
Present Day Expense Totals	\$610,000	\$65,000	\$290,000	\$677,000	\$149,000	\$1,791,000	100.0%
Inflation Rate (1+IR)ⁿ	1.2293	1.2723	1.3168	1.3629	1.4106		
Future Expense Totals (Inflated)	\$749,846	\$82,698	\$381,875	\$922,681	\$210,179	\$2,347,279	100.0%
Beginning Reserve Fund Balance	\$998,167	\$559,361	\$787,703	\$716,868	\$105,227		
Recommended Reserve Fund Contribution	\$311,040	\$311,040	\$311,040	\$311,040	\$233,280		
Future Expenses (Inflated)	(\$749,846)	(\$82,698)	(\$381,875)	(\$922,681)	(\$210,179)		
Interest							
Ending Reserve Fund Balance	\$559,361	\$787,703	\$716,868	\$105,227	\$128,328		

Table 2

Present Day Annual Expense Summary (Years 11 thru 15)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	11	12	13	14	15	Years 11 thru 15	
	2033/34	2034/35	2035/36	2036/37	2037/38	Totals	% of Totals
Site Elements							
Asphalt Pavement			\$220,000			\$220,000	42.5%
Concrete Flatwork							
Concrete Curbs							
Precast Barrier Walls							
Landscaping and Hardscape							
Miscellaneous Site Elements					\$10,000	\$10,000	1.9%
Roofing							
Main Roof							
Penthouse Roof							
Entrance Canopy Roof							
North Annex Roof							
Facade							
Precast Panels							
Sealant							
Windows							
Storefront Windows and Doors							
Stucco		\$27,000				\$27,000	5.2%
Entrance Canopy Soffit		\$5,000				\$5,000	1.0%
Interior Finishes, Furnishings, & Equipment							
Flooring					\$146,000	\$146,000	28.2%
Ceiling Finishes							
Shelving and Furnishings					\$10,000	\$10,000	1.9%
Restroom Finishes and Fixtures							
Technology and Equipment					\$5,000	\$5,000	1.0%
Mechanical Systems							
Air-Handling Unit (AHU-1)							
AHU Humidifier							
VAV Boxes							
Chiller							
Chiller Pumps							
Exhaust Fans				\$36,000		\$36,000	6.9%
Server Room A/C Units							
Electric Unit Heaters							
Building Automation System					\$10,000	\$10,000	1.9%
Electrical Systems							
General Electrical System	\$5,000					\$5,000	1.0%
Main Switchboard							
Distribution Panelboards		\$10,000				\$10,000	1.9%
Generator							
Interior Lighting							
Fire Alarm Control Panel							
Plumbing Systems							
Domestic Water Heater			\$30,000			\$30,000	5.8%
Domestic Water Heater Pump			\$4,000			\$4,000	0.8%
Present Day Expense Totals							
	\$5,000	\$42,000	\$254,000	\$36,000	\$181,000	\$518,000	100.0%
Inflation Rate (1+IR)ⁿ							
	1.4600	1.5111	1.5640	1.6187	1.6753		
Future Expense Totals (Inflated)							
	\$7,300	\$63,465	\$397,245	\$58,273	\$303,237	\$829,520	100.0%
Beginning Reserve Fund Balance							
	\$128,328	\$354,308	\$524,123	\$360,158	\$535,165		
Recommended Reserve Fund Contribution							
	\$233,280	\$233,280	\$233,280	\$233,280	\$233,280		
Future Expenses (Inflated)							
	(\$7,300)	(\$63,465)	(\$397,245)	(\$58,273)	(\$303,237)		
Interest							
Ending Reserve Fund Balance							
	\$354,308	\$524,123	\$360,158	\$535,165	\$465,208		

Table 2

Present Day Annual Expense Summary (Years 16 thru 20)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	16	17	18	19	20	Years 16 thru 20		Years 1 thru 20	
	2038/39	2039/40	2040/41	2041/42	4042/43	Totals	% of Totals	Totals	% of Totals
Site Elements									
Asphalt Pavement			\$60,000			\$60,000	13.6%	\$400,000	10.0%
Concrete Flatwork			\$25,000			\$25,000	5.7%	\$85,000	2.1%
Concrete Curbs			\$5,000			\$5,000	1.1%	\$15,000	0.4%
Precast Barrier Walls								\$40,000	1.0%
Landscaping and Hardscape									
Miscellaneous Site Elements					\$10,000	\$10,000	2.3%	\$40,000	1.0%
Roofing									
Main Roof								\$594,000	14.9%
Penthouse Roof								\$45,000	1.1%
Entrance Canopy Roof								\$26,000	0.7%
North Annex Roof								\$40,000	1.0%
Facade									
Precast Panels					\$15,000	\$15,000	3.4%	\$30,000	0.8%
Sealant								\$34,000	0.9%
Windows								\$22,500	0.6%
Storefront Windows and Doors								\$50,000	1.3%
Stucco								\$54,000	1.4%
Entrance Canopy Soffit								\$5,000	0.1%
Interior Finishes, Furnishings, & Equipment									
Flooring								\$292,000	7.3%
Ceiling Finishes								\$90,000	2.3%
Shelving and Furnishings								\$20,000	0.5%
Restroom Finishes and Fixtures								\$50,000	1.3%
Technology and Equipment					\$5,000	\$5,000	1.1%	\$20,000	0.5%
Mechanical Systems									
Air-Handling Unit (AHU-1)			\$296,000			\$296,000	67.1%	\$296,000	7.4%
AHU Humidifier								\$20,000	0.5%
VAV Boxes								\$550,000	13.8%
Chiller								\$297,000	7.5%
Chiller Pumps								\$35,000	0.9%
Exhaust Fans								\$136,000	3.4%
Server Room A/C Units								\$20,000	0.5%
Electric Unit Heaters								\$12,000	0.3%
Building Automation System					\$10,000	\$10,000	2.3%	\$40,000	1.0%
Electrical Systems									
General Electrical System	\$5,000					\$5,000	1.1%	\$15,000	0.4%
Main Switchboard								\$250,000	6.3%
Distribution Panelboards								\$60,000	1.5%
Generator								\$208,000	5.2%
Interior Lighting		\$10,000				\$10,000	2.3%	\$10,000	0.3%
Fire Alarm Control Panel								\$50,000	1.3%
Plumbing Systems									
Domestic Water Heater								\$30,000	0.8%
Domestic Water Heater Pump								\$4,000	0.1%
Present Day Expense Totals									
	\$5,000	\$10,000	\$386,000		\$40,000	\$441,000	100.0%	\$3,985,500	100.0%
Inflation Rate (1+IR)ⁿ									
	1.7340	1.7947	1.8575	1.9225	1.9898				
Future Expense Totals (Inflated)									
	\$8,670	\$17,947	\$716,990		\$79,592	\$823,199	100.0%	\$5,396,409	100.0%
Beginning Reserve Fund Balance									
	\$465,208	\$689,818	\$905,151	\$421,441	\$654,721				
Recommended Reserve Fund Contribution									
	\$233,280	\$233,280	\$233,280	\$233,280	\$233,280				
Future Expenses (Inflated)									
	(\$8,670)	(\$17,947)	(\$716,990)		(\$79,592)				
Interest									
Ending Reserve Fund Balance									
	\$689,818	\$905,151	\$421,441	\$654,721	\$808,409				

Table 3

Inflated Annual Expense Summary (Years 1 thru 5)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	1	2	3	4	5	Years 1 thru 5	
	2023/24	2024/25	2025/26	2026/27	2027/28	Totals	% of Totals
Site Elements							
Asphalt Pavement			\$66,523			\$66,523	4.8%
Concrete Flatwork		\$37,493				\$37,493	2.7%
Concrete Curbs		\$5,356				\$5,356	0.4%
Precast Barrier Walls		\$42,849				\$42,849	3.1%
Landscaping and Hardscape							
Miscellaneous Site Elements					\$11,877	\$11,877	0.9%
Roofing							
Main Roof							
Penthouse Roof							
Entrance Canopy Roof							
North Annex Roof					\$47,507	\$47,507	3.4%
Facade							
Precast Panels		\$5,356				\$5,356	0.4%
Sealant	\$20,700					\$20,700	1.5%
Windows	\$7,763					\$7,763	0.6%
Storefront Windows and Doors							
Stucco		\$28,923				\$28,923	2.1%
Entrance Canopy Soffit							
Interior Finishes, Furnishings, & Equipment							
Flooring					\$173,402	\$173,402	12.4%
Ceiling Finishes		\$96,410				\$96,410	6.9%
Shelving and Furnishings					\$11,877	\$11,877	0.9%
Restroom Finishes and Fixtures							
Technology and Equipment					\$5,938	\$5,938	0.4%
Mechanical Systems							
Air-Handling Unit (AHU-1)							
AHU Humidifier							
VAV Boxes				\$315,569		\$315,569	22.6%
Chiller		\$12,855		\$327,044		\$339,899	24.3%
Chiller Pumps							
Exhaust Fans		\$10,712	\$99,785			\$110,497	7.9%
Server Room A/C Units		\$21,425				\$21,425	1.5%
Electric Unit Heaters							
Building Automation System					\$11,877	\$11,877	0.9%
Electrical Systems							
General Electrical System	\$5,175					\$5,175	0.4%
Main Switchboard							
Distribution Panelboards		\$21,425				\$21,425	1.5%
Generator		\$8,570				\$8,570	0.6%
Interior Lighting							
Fire Alarm Control Panel							
Plumbing Systems							
Domestic Water Heater							
Domestic Water Heater Pump							
Future Expense Totals (Inflated)							
	\$33,638	\$291,374	\$166,308	\$642,613	\$262,478	\$1,396,411	100.0%
Reciprocal of Inflation Rate 1/(1+IR)ⁿ							
	0.9662	0.9335	0.9019	0.8714	0.8420		
Present Day Expense Totals							
	\$32,500	\$272,000	\$150,000	\$560,000	\$221,000	\$1,235,500	100.0%
Beginning Reserve Fund Balance							
	\$1,278,338	\$1,394,700	\$1,283,326	\$1,333,018	\$949,605		
Recommended Reserve Fund Contribution							
	\$150,000	\$180,000	\$216,000	\$259,200	\$311,040		
Future Expenses (Inflated)							
	(\$33,638)	(\$291,374)	(\$166,308)	(\$642,613)	(\$262,478)		
Interest							
Ending Reserve Fund Balance							
	\$1,394,700	\$1,283,326	\$1,333,018	\$949,605	\$998,167		

Table 3

Inflated Annual Expense Summary (Years 6 thru 10)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	6	7	8	9	10	Years 6 thru 10	
	2028/29	2029/30	2030/31	2031/32	2032/33	Totals	% of Totals
Site Elements							
Asphalt Pavement			\$79,009			\$79,009	3.4%
Concrete Flatwork			\$32,920			\$32,920	1.4%
Concrete Curbs			\$6,584			\$6,584	0.3%
Precast Barrier Walls							
Landscaping and Hardscape							
Miscellaneous Site Elements					\$14,106	\$14,106	0.6%
Roofing							
Main Roof				\$809,561		\$809,561	34.5%
Penthouse Roof				\$61,330		\$61,330	2.6%
Entrance Canopy Roof				\$35,435		\$35,435	1.5%
North Annex Roof							
Facade							
Precast Panels					\$14,106	\$14,106	0.6%
Sealant					\$19,748	\$19,748	0.8%
Windows	\$18,439					\$18,439	0.8%
Storefront Windows and Doors	\$61,463					\$61,463	2.6%
Stucco							
Entrance Canopy Soffit							
Interior Finishes, Furnishings, & Equipment							
Flooring							
Ceiling Finishes							
Shelving and Furnishings							
Restroom Finishes and Fixtures					\$70,530	\$70,530	3.0%
Technology and Equipment					\$7,053	\$7,053	0.3%
Mechanical Systems							
Air-Handling Unit (AHU-1)							
AHU Humidifier	\$24,585					\$24,585	1.0%
VAV Boxes	\$338,045					\$338,045	14.4%
Chiller							
Chiller Pumps		\$44,530				\$44,530	1.9%
Exhaust Fans							
Server Room A/C Units							
Electric Unit Heaters				\$16,355		\$16,355	0.7%
Building Automation System					\$14,106	\$14,106	0.6%
Electrical Systems							
General Electrical System							
Main Switchboard	\$307,314					\$307,314	13.1%
Distribution Panelboards		\$38,168				\$38,168	1.6%
Generator			\$263,362			\$263,362	11.2%
Interior Lighting							
Fire Alarm Control Panel					\$70,530	\$70,530	3.0%
Plumbing Systems							
Domestic Water Heater							
Domestic Water Heater Pump							
Future Expense Totals (Inflated)							
	\$749,846	\$82,698	\$381,875	\$922,681	\$210,179	\$2,347,279	100.0%
Reciprocal of Inflation Rate 1/(1+IR)ⁿ							
	0.8135	0.7860	0.7594	0.7337	0.7089		
Present Day Expense Totals							
	\$610,000	\$65,000	\$290,000	\$677,000	\$149,000	\$1,791,000	100.0%
Beginning Reserve Fund Balance							
	\$998,167	\$559,361	\$787,703	\$716,868	\$105,227		
Recommended Reserve Fund Contribution							
	\$311,040	\$311,040	\$311,040	\$311,040	\$233,280		
Future Expenses (Inflated)							
	(\$749,846)	(\$82,698)	(\$381,875)	(\$922,681)	(\$210,179)		
Interest							
Ending Reserve Fund Balance							
	\$559,361	\$787,703	\$716,868	\$105,227	\$128,328		

Table 3

Inflated Annual Expense Summary (Years 11 thru 15)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	11	12	13	14	15	Years 11 thru 15	
	2033/34	2034/35	2035/36	2036/37	2037/38	Totals	% of Totals
Site Elements							
Asphalt Pavement			\$344,070			\$344,070	41.5%
Concrete Flatwork							
Concrete Curbs							
Precast Barrier Walls							
Landscaping and Hardscape							
Miscellaneous Site Elements					\$16,753	\$16,753	2.0%
Roofing							
Main Roof							
Penthouse Roof							
Entrance Canopy Roof							
North Annex Roof							
Facade							
Precast Panels							
Sealant							
Windows							
Storefront Windows and Doors							
Stucco		\$40,799				\$40,799	4.9%
Entrance Canopy Soffit		\$7,555				\$7,555	0.9%
Interior Finishes, Furnishings, & Equipment							
Flooring					\$244,601	\$244,601	29.5%
Ceiling Finishes							
Shelving and Furnishings					\$16,753	\$16,753	2.0%
Restroom Finishes and Fixtures							
Technology and Equipment					\$8,377	\$8,377	1.0%
Mechanical Systems							
Air-Handling Unit (AHU-1)							
AHU Humidifier							
VAV Boxes							
Chiller							
Chiller Pumps							
Exhaust Fans				\$58,273		\$58,273	7.0%
Server Room A/C Units							
Electric Unit Heaters							
Building Automation System					\$16,753	\$16,753	2.0%
Electrical Systems							
General Electrical System	\$7,300					\$7,300	0.9%
Main Switchboard							
Distribution Panelboards		\$15,111				\$15,111	1.8%
Generator							
Interior Lighting							
Fire Alarm Control Panel							
Plumbing Systems							
Domestic Water Heater			\$46,919			\$46,919	5.7%
Domestic Water Heater Pump			\$6,256			\$6,256	0.8%
Future Expense Totals (Inflated)							
	\$7,300	\$63,465	\$397,245	\$58,273	\$303,237	\$829,520	100.0%
Reciprocal of Inflation Rate 1/(1+IR)ⁿ							
	0.6849	0.6618	0.6394	0.6178	0.5969		
Present Day Expense Totals							
	\$5,000	\$42,000	\$254,000	\$36,000	\$181,000	\$518,000	100.0%
Beginning Reserve Fund Balance							
	\$128,328	\$354,308	\$524,123	\$360,158	\$535,165		
Recommended Reserve Fund Contribution							
	\$233,280	\$233,280	\$233,280	\$233,280	\$233,280		
Future Expenses (Inflated)							
	(\$7,300)	(\$63,465)	(\$397,245)	(\$58,273)	(\$303,237)		
Interest							
Ending Reserve Fund Balance							
	\$354,308	\$524,123	\$360,158	\$535,165	\$465,208		

Table 3

Inflated Annual Expense Summary (Years 16 thru 20)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Component	16	17	18	19	20	Years 16 thru 20		Years 1 thru 20	
	2038/39	2039/40	2040/41	2041/42	4042/43	Totals	% of Totals	Totals	% of Totals
Site Elements									
Asphalt Pavement			\$111,449			\$111,449	13.5%	\$601,051	11.1%
Concrete Flatwork			\$46,437			\$46,437	5.6%	\$116,850	2.2%
Concrete Curbs			\$9,287			\$9,287	1.1%	\$21,227	0.4%
Precast Barrier Walls								\$42,849	0.8%
Landscaping and Hardscape									
Miscellaneous Site Elements					\$19,898	\$19,898	2.4%	\$62,634	1.2%
Roofing									
Main Roof								\$809,561	15.0%
Penthouse Roof								\$61,330	1.1%
Entrance Canopy Roof								\$35,435	0.7%
North Annex Roof								\$47,507	0.9%
Facade									
Precast Panels					\$29,847	\$29,847	3.6%	\$49,309	0.9%
Sealant								\$40,448	0.7%
Windows								\$26,202	0.5%
Storefront Windows and Doors								\$61,463	1.1%
Stucco								\$69,722	1.3%
Entrance Canopy Soffit								\$7,555	0.1%
Interior Finishes, Furnishings, & Equipment									
Flooring								\$418,003	7.7%
Ceiling Finishes								\$96,410	1.8%
Shelving and Furnishings								\$28,630	0.5%
Restroom Finishes and Fixtures								\$70,530	1.3%
Technology and Equipment					\$9,949	\$9,949	1.2%	\$31,317	0.6%
Mechanical Systems									
Air-Handling Unit (AHU-1)			\$549,817			\$549,817	66.8%	\$549,817	10.2%
AHU Humidifier								\$24,585	0.5%
VAV Boxes								\$653,614	12.1%
Chiller								\$339,899	6.3%
Chiller Pumps								\$44,530	0.8%
Exhaust Fans								\$168,770	3.1%
Server Room A/C Units								\$21,425	0.4%
Electric Unit Heaters								\$16,355	0.3%
Building Automation System					\$19,898	\$19,898	2.4%	\$62,634	1.2%
Electrical Systems									
General Electrical System	\$8,670					\$8,670	1.1%	\$21,145	0.4%
Main Switchboard								\$307,314	5.7%
Distribution Panelboards								\$74,704	1.4%
Generator								\$271,932	5.0%
Interior Lighting		\$17,947				\$17,947	2.2%	\$17,947	0.3%
Fire Alarm Control Panel								\$70,530	1.3%
Plumbing Systems									
Domestic Water Heater								\$46,919	0.9%
Domestic Water Heater Pump								\$6,256	0.1%
Future Expense Totals (Inflated)									
	\$8,670	\$17,947	\$716,990		\$79,592	\$823,199	100.0%	\$5,396,409	100.0%
Reciprocal of Inflation Rate 1/(1+IR)ⁿ									
	0.5767	0.5572	0.5384	0.5202	0.5026				
Present Day Expense Totals									
	\$5,000	\$10,000	\$386,000		\$40,000	\$441,000	100.0%	\$3,985,500	100.0%
Beginning Reserve Fund Balance									
	\$465,208	\$689,818	\$905,151	\$421,441	\$654,721				
Recommended Reserve Fund Contribution									
	\$233,280	\$233,280	\$233,280	\$233,280	\$233,280				
Future Expenses (Inflated)									
	(\$8,670)	(\$17,947)	(\$716,990)		(\$79,592)				
Interest									
Ending Reserve Fund Balance									
	\$689,818	\$905,151	\$421,441	\$654,721	\$808,409				

Table 4
Recommended Reserve Funding Plan
(0.00% Interest and 3.50% Inflation)

RAILS Facility, Burr Ridge
Project #: 22-762
Version #: Final

Year	Calendar Year	Beginning Balance of Reserve Fund	Annual Reserve Fund Contribution	Annual Reserve Fund Increase	Annual Expenses	Annual Interest	Ending Balance of Reserve Fund
0	2022/23						\$1,278,338
1	2023/24	\$1,278,338	\$150,000	50.0%	\$33,638	\$0	\$1,394,700
2	2024/25	\$1,394,700	\$180,000	20.0%	\$291,374	\$0	\$1,283,326
3	2025/26	\$1,283,326	\$216,000	20.0%	\$166,308	\$0	\$1,333,018
4	2026/27	\$1,333,018	\$259,200	20.0%	\$642,613	\$0	\$949,605
5	2027/28	\$949,605	\$311,040	20.0%	\$262,478	\$0	\$998,167
6	2028/29	\$998,167	\$311,040	0.0%	\$749,846	\$0	\$559,361
7	2029/30	\$559,361	\$311,040	0.0%	\$82,698	\$0	\$787,703
8	2030/31	\$787,703	\$311,040	0.0%	\$381,875	\$0	\$716,868
9	2031/32	\$716,868	\$311,040	0.0%	\$922,681	\$0	\$105,227
10	2032/33	\$105,227	\$233,280	-25.0%	\$210,179	\$0	\$128,328
11	2033/34	\$128,328	\$233,280	0.0%	\$7,300	\$0	\$354,308
12	2034/35	\$354,308	\$233,280	0.0%	\$63,465	\$0	\$524,123
13	2035/36	\$524,123	\$233,280	0.0%	\$397,245	\$0	\$360,158
14	2036/37	\$360,158	\$233,280	0.0%	\$58,273	\$0	\$535,165
15	2037/38	\$535,165	\$233,280	0.0%	\$303,237	\$0	\$465,208
16	2038/39	\$465,208	\$233,280	0.0%	\$8,670	\$0	\$689,818
17	2039/40	\$689,818	\$233,280	0.0%	\$17,947	\$0	\$905,151
18	2040/41	\$905,151	\$233,280	0.0%	\$716,990	\$0	\$421,441
19	2041/42	\$421,441	\$233,280	0.0%	\$0	\$0	\$654,721
20	2042/43	\$654,721	\$233,280	0.0%	\$79,592	\$0	\$808,409
		Totals	\$4,926,480		\$5,396,409	\$0	

Reserve Fund Balance of \$1,278,338 as of June 30, 2023.