

EXECUTIVE SUMMARY

Introduction

Bovis Lend Lease, Inc. has performed physical condition assessments for twenty-one (21) buildings, thirty (30) gardens, and eleven (11) infrastructure elements at the Chicago Botanic Garden as set forth in Bovis Lend Lease, Inc.'s proposal dated July 22, 2003. The surveyed facilities are organized into three (3) main groups: Buildings, Gardens and Infrastructure. We have also included a separate section of the report that provides a descriptive inventory of typical site Furnishings and Fixtures.

An assessment was conducted of each of the facilities to determine physical conditions, identify problems requiring repair or replacement, estimate immediate costs, and forecast costs for (5) and (10) years into the future (Years 2010 and 2015). While the primary emphasis of the investigation is on physical conditions, Bovis Lend Lease, Inc. also noted conditions requiring further investigation by a structural and mechanical engineering specialist, and situations requiring compliance with the American and Disabilities Act (ADA).

Estimated costs are based upon the assumption that "outside" contractors will be hired to complete the work. These costs may be adjusted and incorporated into Chicago Botanic Garden's operating budget or capital expenditures budget, if so desired.

This report is organized by facility, with each facility assessment comprised of a general description, observations/recommendations, estimated cost of work and relevant photos.

Summary, Major Outcomes

Generally, the 62 facilities covered in this assessment appear to be in good condition and require a level of repair/improvement well within the norms for facilities of comparable age and use. With that said, there are a few facilities that require more extensive work than others. There are also several new facilities that, at the time of the report, require no anticipated work. Bovis Lend Lease, Inc.'s assessment identifies \$7.3 million of work for the complete group, encompassing all trades except ADA compliance and environmental remediation.

COST SUMMARY				
	<u>Buildings</u>	<u>Gardens</u>	<u>Infrastructure</u>	<u>Totals</u>
Number of Facilities	21	30	11	62
Immediate Costs	\$726,373	\$397,870	\$1,706,500	\$2,830,743
Year 2010 Costs	\$663,130	\$175,340	\$756,600	\$1,595,070
Year 2015 Costs	\$ 984,380	\$34,476	\$1,807,000	\$2,825,856
Budgeted Conditions	\$2,373,883	\$607,686	\$4,270,100	\$7,251,669

Of the total budgeted work assessed, approximately \$2.4 million is for buildings, .6 million is for gardens, and approximately \$4.3 million is for Infrastructure.

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In the Buildings category, the items whose scope of work represents the most dollar amounts relate to anticipated roof replacement as well as pumping equipment replacement. In the Infrastructure category, nearly \$4 million in cost has been allocated to the asphalt related repaving / re-sealing of the parking lots and road. In the Garden section, the items whose scope of work represents the most dollar amounts relate to paver / pathway repairs and/or replacement as well repair work on retaining walls.

From a time standpoint, we have identified roughly \$2.5 million in immediate costs, with the balance of the work anticipated over the next 10 years.

In working with the staff to procure documentation and access to various areas, as stated in the previous report, we were impressed with their knowledge of the facility, their work ethic and productivity, given the scope of work to maintain such a facility.

Spreadsheets Summary

The tabulation of all work by facility and cost is shown on the following spreadsheet.

**52054000 - CHICAGO BOTANIC GARDEN
GLENCOE, ILLINOIS**



COST SUMMARY

Building, Garden or Infrastructure	Immediate Costs	Year 2010 Costs	Year 2015 Costs	Total Costs
BUILDINGS				
1 Backflow Preventer (Lake Cook Road Pump House)	\$3,950	\$25,000	-	\$28,950
2 Botanic Garden Center	\$20,000	-	-	\$20,000
3 Carillon	\$16,000	\$58,000	-	\$74,000
4 Construction Building	\$9,500	-	-	\$9,500
5 East Pole Barn - North	-	-	-	\$0
6 East Pole Barn - South	\$3,500	-	-	\$3,500
7 Evening Island Buildings Comfort Station and Maintenance Facility	-	-	-	\$0
8 Fruit and Vegetable Garden Building	\$284,500	\$450	\$480	\$285,430
9 Gatehouses	\$5,100	-	-	\$5,100
10 Gateway Center	\$142,440	\$116,780	\$339,400	\$598,620
11 Horticulture and Production Greenhouse Buildings	\$30,300	\$90,000	\$430,000	\$550,300
12 Maintenance Building	\$128,738	\$372,900	\$40,500	\$542,138
13 McGinley Pavillion (Catering Service)	\$50	-	\$18,000	\$18,050
14 McGinley Pavillion (Storage and Restrooms)	\$200	-	\$18,000	\$18,200
15 McGinley Terrace	\$350	-	-	\$350
16 North Irrigation Pump House	\$31,245	-	\$40,200	\$71,445
17 Northwest Irrigation Pump House	\$3,700	-	\$30,000	\$33,700
18 Nursery Shed	\$100	-	-	\$100
19 Rice Resource Center (Research Building)	\$39,600	-	-	\$39,600
20 South Irrigation Pump House	\$2,100	-	\$47,800	\$49,900
21 South Toilet Building	\$5,000	-	\$20,000	\$25,000
Total - Buildings	\$726,373	\$663,130	\$934,380	\$2,373,883

**52054000 - CHICAGO BOTANIC GARDEN
GLENCOE, ILLINOIS**



COST SUMMARY

Building, Garden or Infrastructure	Immediate Costs	Year 2010 Costs	Year 2015 Costs	Total Costs
GARDENS				
1 Aquatic Garden	\$36,700	\$58,600	\$4,700	\$100,000
2 Bulb Garden	\$5,910	-	-	\$5,910
3 Children's Garden	\$2,880	\$12,400	-	\$15,280
4 Circle Garden	\$40,050	-	-	\$40,050
5 Dwarf Conifer Garden	\$500	-	-	\$500
6 Enabling Garden	\$1,800	\$15,000	-	\$16,800
7 English Oak Meadow Garden	-	-	-	\$0
8 English Walled Garden	\$28,850	\$3,500	\$7,350	\$39,700
9 Evening Island Garden	-	-	-	\$0
10 Fruit and Vegetable Garden	\$110,200	\$11,600	\$0	\$121,800
11 Gateway Center Entry and Vista Garden	-	\$2,100	\$2,400	\$4,500
12 Heritage Garden	\$17,850	-	-	\$17,850
13 Japanese Garden	\$64,500	\$57,000	-	\$121,500
14 Lakeside Garden	\$2,500	-	-	\$2,500
15 Landscape Garden	\$14,800	\$10,440	-	\$25,240
16 Lavin Plant Evaluation Garden	-	-	-	\$0
17 Mabie Kein	\$3,300	-	-	\$3,300
18 Marsh Island	\$100	-	-	\$100
19 Native Plant Garden / Naturalistic Garden	\$14,700	-	-	\$14,700
20 Nursery Garden	-	-	-	\$0
21 Oak Panel	-	-	-	\$0
22 Overlook	-	-	-	\$0
23 Prairie	-	-	-	\$0
24 Pullman Garden for Plant Evaluation	\$21,290	\$1,200	\$1,400	\$23,890
25 Rose Garden	\$25,550	-	\$13,936	\$39,486
26 Rose Trial Garden	-	-	-	\$0
27 Sensory Garden	\$2,990	\$3,500	\$4,690	\$11,180
28 Spider Island Garden	-	-	-	\$0
29 Water Garden	-	-	-	\$0
30 Waterfall Garden	\$3,400	-	-	\$3,400
Total - Gardens	\$397,870	\$175,340	\$34,476	\$607,686
INFRASTRUCTURE				
BRIDGES				
1 Arch	-	-	\$3,000	\$3,000
2 North Bridge	\$3,650	-	-	\$3,650
3 Serpentine Bridge	-	-	\$4,000	\$4,000
4 South Weir Bridge	\$33,500	-	-	\$33,500
5 Spider Island Bridge	\$3,050	-	-	\$3,050
6 ELECTRICAL INFRASTRUCTURE	-	-	-	\$0
7 FENCES	\$57,600	-	-	\$57,600
8 PARKING LOTS	\$1,363,200	\$716,000	-	\$2,079,200
9 ROADS	\$166,200	-	\$1,800,000	\$1,966,200
10 SEWER INFRASTRUCTURE (STORMS AND SANITARY)	\$38,500	\$40,600	-	\$79,100
11 WATER INFRASTRUCTURE	\$40,800	-	-	\$40,800
Totals - Infrastructure	\$1,706,500	\$756,600	\$1,807,000	\$4,270,100
TOTALS - ALL GROUPS	\$2,830,743	\$1,595,070	\$2,825,856	\$7,251,669