

**WORK SESSION PACKET**  
**JUNE 12, 2012**

**PART 2**

# **Public Safety Committee**

**LaVelle Topps, Chairman**

**Susan Storcel**

**Patricia Rocco**

## **Village Board Agenda Memo**

**Date:** June 1, 2012

**To:** Village President and Board of Trustees

**From:** Julia Cedillo, Village Manager   
Daniel L. McCollum, Chief of Police 

**Re:** Purchase of Two (2) Police Vehicles – Joint Purchasing

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### **GENERAL BACKGROUND**

The 2012-13 Village of LaGrange Park Budget authorizes the purchase of two (2) police vehicles. The Northwest Municipal Conference has awarded this year's vehicle contract to Currie Motors of Frankfort, Illinois on 2012 Chevrolet Tahoe Police Vehicles. Each vehicle, in accordance with the department's specifications, would cost \$25,116. The total cost would amount to \$50,232. This would exclude the installation of equipment, striping, etc.

A total of \$52,000 been earmarked in the budget for purchasing two police vehicles. The Judicial Advisory Council of Cook County, Illinois has approved Justice Assistance Grant funding in the amount of \$5,000 to be used to supplement this purchase. The addition of this funding will enable the equipment installation, striping, etc., and, as a result, the purchase will remain well within the budgeted amount. The vehicles are in-stock and available for immediate delivery.

### **DOCUMENTATION**

The vehicle spec information is attached, along with the May 31, 2012 quote from Mr. Tom Sullivan of Currie Motors in the amount of \$50,232 for the two vehicles.

### **MOTION/ACTION REQUESTED**

This matter is being placed on the agenda for the Village Board Work Session on June 12, 2012. If the consensus of the President and Board of Trustees is to authorize the purchase of the vehicles as outlined, the matter would be placed on the Consent Agenda of the June 26, 2012 Regular Village Board Meeting for approval.

### **RECOMMENDATION**

Staff recommends approval of the purchase of two (2) police vehicles from Currie Motors in Frankfort, Illinois in the amount of \$50,232.

**Currie Motors Fleet Forest Park**  
**SPC Contract Winner**  
**2012 Chevrolet Tahoe 4x2 Police Pursuit Vehicle**

**Call Tom Sullivan (815) 464-9200**

**Standard Package: \$23,986.00**

**\$246 less than 2011!!**

Warranty 5 Year 100,000 Powertrain

- Free Delivery Within 30 miles
- Air Bags - dual stage frontal, driver and right front passenger with passenger sensing system.
- Air Bags - head curtain side impact, first and second row outboard seating positions with rollover sensor
- Air Bags - seat mounted side impact, driver and right front passenger for thorax and pelvic protection
- Air Conditioning - dual zone manual climate control & rear auxiliary
- Assist Handles - front passenger and second row outboard
- Audio System – AM/FM Stereo with CD Player
- Cruise Control – electronic
- Defogger – rear window electric
- Door Locks – power programmable with lockout protection
- Engine – Vortec 5.3L V8 SFI FlexFuel
- Headliner – cloth
- Heater – rear auxiliary with passenger heating ducts
- Instrumentation – analog
- Key – single two sided
- LATCH System – Lower Anchors and Top tethers for Children) for child safety seats
- Lighting – interior with dome light, cargo lights, door handle or Remote Keyless Entry-activated illuminated entry and map lights in front and second seat positions
- Mirror – inside rearview manual day/night
- Power Outlets – 3 auxiliary, 12-volt, includes 2 on the instrument panel and 1 in the cargo area
- Remote vehicle starter prep package – includes Remote Keyless Entry
- Safety Belts – 3-point, driver and front passenger in all seating positions
- Seat Adjuster – driver 6-way power
- Seats – 40/20/40 split-bench with custom cloth, 3-passenger, driver and front passenger manual reclining, center fold-down armrest with storage, lockable storage compartments in seat cushion (includes auxiliary power outlet), adjustable outboard head restraints and storage pockets

- Seat Delete – 3<sup>rd</sup> row passenger
- Steering Column, tilt-wheel, adjustable with brake/transmission shift interlock
- Steering Wheel – vinyl
- Theft-deterrent System – vehicle, PASS-Key III
- Tire Pressure Monitoring System- (does not apply to spare tire)
- Visors
- Warning Tones
- Windows – power with driver Express-down and lockout features
- Assist Steps – black
- Daytime Running Lamps – with automatic exterior lamp control
- Door Handles – black
- Fascia – front color keyed
- Fascia – rear color keyed
- Glass – Solar-Ray deep tinted (all windows except light-tinted glass on windshield and driver and front passenger side glass)
- Headlamps – dual halogen composite with automatic exterior lamp control and flash-to-pass feature
- Liftgate – with liftglass, rear door system with rear-window wiper/washer
- Mirrors – outside heated power-adjustable, manual-folding
- Recovery Hooks – front, frame-mounted
- Tire – spare P265/70R17
- Tires – P265/70R17 all-season, blackwall
- Tire Carrier – lockable outside spare, winch-type mounted under frame at rear
- Wheel – 17” full-size, steel spare
- Wipers – front intermittent wet-arm with flat blade and pulse washers
- Wiper – rear intermittent with washer
- Alternator – 160 amps
- Brakes – 4-wheel anti-lock, 4-wheel disc, VAC power
- Cooling – auxiliary transmission oil cooler, heavy-duty air-to-oil
- Cooling – external engine oil cooler
- StabillTrak – stability control system with Proactive Roll Avoidance and Traction Control
- Steering – power
- Suspension – front coil-over shock with stabilizer bar
- Suspension – rear multi-link with coil springs
- Suspension Package – police rated
- Transmission – 6-speed automatic electronically controlled with overdrive
- XM Radio Delete

## Additional Options and Order Form

Please enter the following:

GM Fan Code \_\_\_\_\_

Contact Name \_\_\_\_\_

Phone Number \_\_\_\_\_

Purchase Order Number \_\_\_\_\_

State Tax Exempt Number \_\_\_\_\_

Quantity

**PLEASE SUBMIT P.O. TO:**

**Currie Motors Fleet**  
**7901 W. Roosevelt Rd.**  
**Forest Park, IL 60461**  
**PHONE: (815)464-9200 FAX: (815)464-7500**  
**Contact Person: Tom Sullivan**  
[thomasfsullivan@msn.com](mailto:thomasfsullivan@msn.com)

**Check desired options:**

	<b>4x4 Special Services Vehicle - <u>\$2,249 less than last year!</u></b>	<b>\$5,385.00</b>
	Content Theft Alarm Disable	STD
	Identifier for Special Services Vehicle	N/C
	Ignition – 100-amp main power supply	\$50.00
	OnStar	NA
	Seats – front cloth and second row vinyl. Provides cloth front seats with power driver-side but retains standard vinyl trim on 2 <sup>nd</sup> row seats	STD
	Ship Thru to Kerr Industries – required for post plant assembly and 2 <sup>nd</sup> stage optional content. Dealer “invoice only” charge for transportation costs to move vehicle from plant to 2 <sup>nd</sup> stage activity and return vehicle to plant	Included
	Ground Studs – auxiliary, 2 per vehicle in the rear compartment	Included
	Luggage Rack – delete	Included
	Radio Suppression – braided brass straps attached to various body locations	Included
	Wheels – 4-17”x7.5” steel	Included
	<b>Special Service Package Only (4x4)</b> Trailer Package – heavy-duty, includes (KNP) external transmission oil cooler and (KC4) engine oil cooler, provides increased trailering capacities	<b>\$265.00</b>
	Air Cleaner – high capacity	STD
	Battery – heavy-duty 730 cold-cranking amps	STD
	Console Delete Required with Bucket Seats	N/C
	Door Handles – inside rear doors inoperative (doors can only be opened from the outside)	\$66.00

Floor Covering – color-keyed carpeting	\$190.00
Key Common – complete special service vehicle fleet	\$25.00
Remote Keyless Entry Fleet Package – programmable, includes 6 additional remotes	\$75.00
Remote Vehicle Starter System – includes remote keyless entry	\$195.00
Seat Adjuster – front passenger 6-way power	Included
Seats – front bucket with premium cloth, 6-way power driver and front passenger seat adjuster, outboard adjustable head restraints, floor console and rear storage pockets ( <i>requires console delete</i> )	\$135.00
Switches – rear window inoperative (rear windows can only operate from driver’s position)	\$56.00
Wiring – auxiliary speaker	\$55.00
Wiring – grille lamps and speakers	\$102.00
Wiring – horn and siren circuit	\$36.00
Special Solid Paint – one color	\$275.00
Flasher System – headlamp and tail lamp, DRL compatible with control wire	\$480.00
Headlamps, daytime running lamps and automatic headlamp control delete	\$1.00
License Plate Bracket – front (will be forced on orders with ship-to states that require a front license plate)	\$15.00
Moldings – color keyed body side	\$100.00
Roof-Mounted Lamp – provisions	\$30.00
Spot lamp – left-hand	\$460.00
Spot lamps – left and right-hand	\$820.00
Tire – spare P265/70R17 on/off-road, black wall (SSV only)	STD
Tires – P265/70R17 on/off-road, black wall (SSV only)	STD
Wheels – 4-17” x 7.5” bright aluminum 4x4 SSV only	\$395.00
Batteries – dual heavy-duty 730 cold-cranking amps	\$115.00
Brake Controller – integrated trailer	\$200.00
Differential – heavy-duty locking rear	\$295.00
Emissions – federal requirements	N/C
Engine Block Heater	\$75.00
Skid Plate Package	STD
City Brake Package	\$125.00

**Other Options:**

Delivery of more than 30+ miles	\$150.00
Detailed Shop Manual (CD)	\$250.00

**Additional Options/Deletions Available:**

Rust Proofing	\$295.00
Secure - idle override	\$285.00

**Exterior Colors:**

	Mocha Steel Metallic	N/C
	Black PPV only	N/C
	Summit White	N/C
	Gold Mist Metallic	N/C
	Black Granite Metallic (additional charge)	\$195.00
	Crystal Red Tint Coat	\$195.00

**Interior Colors:**

	Ebony
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**Factory Order Cutoff TBD**

**If we have missed an option that you need please call**

**Tom Sullivan (815) 464-9200**

**Currie Motors Fleet**  
**9423 W. Lincoln Highway**  
**Frankfort, Il. 60423**

May 31, 2012

La Grange Park Police Department

2012 Chevrolet Tahoe	\$23986.00
Locking Differential	295.00
Dual Batteries	135.00
Bucket Seats	115.00
City Brakes	125.00
Drivers Spot Light	460.00
Total	\$25116.00
2 Units	\$50,232.00

Summit White    Ebony Cloth

VIN# 1GNLC2E05CR289926  
1GNLC2E07CR294173

## Village Board Agenda Memo

**Date:** May 31, 2012

**To:** Village President and Board of Trustees

**From:** Dean J. Maggos, Director of Fire, Building and Emergency Management  
Julia Cedillo, Village Manager 



**Re:** Fire Sprinkler Variation Request – 1126, 1128, 1130 Maple Ave.

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### GENERAL BACKGROUND

A proposed new day care center is planning on opening in the multi-tenant commercial building located at 1126-1130 Maple Ave. The building is approximately 4500 sq. ft., and the day care specifically wants to occupy the 1130 Maple space, which is approximately 1500 sq. ft.

In order to obtain approval and occupancy for such, the Village's Fire Prevention Code requires that this entire building be protected by an approved automatic fire suppression system (fire sprinkler system). Specifically, in this matter, the fire sprinkler requirement is triggered by section 1.10(C) of the code, which addresses "change of use" in existing buildings. The building, and specifically the 1130 tenant space, has been vacant for many years, and prior to such was occupied for a short time by a small fitness facility dedicated to woman.

The owners of the building, George and Judy Ellison, have submitted an Application for a Fire Code Variation, requesting a variance from the fire sprinkler code requirement. They were previously denied a different type variation request for the same building at the Village Board meeting of March 27, 2012.

In specific, they have now agreed that the portions of their building that will be occupied by the day care facility will be protected by fire sprinklers before they are granted occupancy by the Village. They have also agreed to install fire sprinklers into additional areas of the building should the day care want to expand, or should the other areas be occupied as an "Assembly" type use, prior to those areas being occupied. They have though requested relief from the fire sprinkler requirements for the remaining areas of the building for a period of five years, at which time they will sprinkler the remaining portions of the building regardless of use or vacancy.

Section 1.28 of the Village's Fire Prevention Code allows for this Variation request to be made, and heard by an Appeals Board, which consists of the Village President and Village Board of Trustees.

### **ACTION REQUESTED**

Pursuant to Section 1.28 of the Fire Prevention Code, the Board is to render a decision on this matter within ten (10) days after completing a hearing on this matter. As such, the Action that is being requested tonight is for both Discussion and a Motion as to whether or not to allow for the one year requested fire sprinkler variation.

### **RECOMMENDATION**

Staff is in agreement and supports the building owners' proposal, as the day care occupants will be provided the protection that fire sprinklers afford, while also defining a specific time period that the rest of the building will be protected.

This support comes with the clarification that the wall between the areas protected by fire sprinklers, and those areas not protected by fire sprinklers, will be maintained with a two-hour fire resistive rating. Also, should another use group want to occupy an area without fire sprinklers, that separately by code triggers the fire sprinkler requirement, aside from the proposed day care use, that those areas will also be protected by fire sprinklers prior to occupancy. Again though, for instance, if a "Business (office)" type tenant wants to occupy those areas, which does not trigger the requirement, then those areas still will not have to be protected by sprinklers until the five year date. This will be clarified in the ordinance approving this variation if it is so granted.

### **DOCUMENTATION**

- Copy of the Application For Fire Code Variation
- Diagram of the tenant space with proposed layout.
- Letter dated March 7<sup>th</sup>, which was submitted as part of previous variation request, included here to provide additional information about actual use.
- Satellite View of building
- Copy of Fire Prevention Code sections pertaining to fire sprinkler requirement.
- An Explanation of the Fire Code Interpretation in regards to Day Care Centers
- Proposed Variation Ordinance

**VILLAGE OF LA GRANGE PARK, IL**  
**APPLICATION FOR FIRE CODE VARIATION**

**I. REQUIRED INFORMATION FOR ALL APPLICATIONS**

**Owner.** Name, address and telephone number of the owner / titleholder of property: WINMAG, LLC George Ellison

25 S. Kensington Ave. Judith Ellison  
LaGrange, IL 60525 708-997-2355

**Trustee Disclosure.** If a land trust or other trust is the Owner, the name, address, and telephone number of all trustees and beneficiaries of the trust:

N/A

**Applicant.** Name, address, and telephone number of applicant, and applicant's interest in the subject property: George/Judith Ellison

708-997-2355 owners

**Subject Property.** (attach legal description and PIN):

Address of the subject property 1126, 1128, 1130 Maple Ave.

Zoning District of subject property: C-1

**Consultants.** Name and address of each professional consultant advising applicant with respect to this application (if applicable):

a. Attorney: N/A

b. Engineer: N/A

c. Architect: N/A

**Village Personnel.** Name and address of any officer or employee of the Village with an interest in the Owner, Applicant, Consultant or the Subject Property, and the nature and extent of that interest: N/A

**II. DETAILED REQUEST INFORMATION**

**Specifics of Proposed Variation (attach on additional pages if necessary).**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ordinance Provision. The specific provisions of the Fire Prevention Code from which a variation is sought: Section 1.10C

Approval Standards for Variation. The granting of a variation from the Fire Prevention Code may only be made when documentation and evidence presented by the petitioner indicates the following. Please provide the specific facts you believe support each of the required variation standards (you may attach or include upon additional pages if necessary).

(1) *The plight of the petitioner is due to unique circumstances.*

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(2) *The granting of the variation will not be detrimental to the public welfare or injurious to other adjoining properties.*

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(3) *Any person presently having an interest in the property has not created the alleged difficulty or hardship.*

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(4) *The purpose of the variation is not based exclusively upon cost.*

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(5) *The particular physical characteristics of the structure involved would result in an additional hardship upon the owner if the strict letter of the codes were carried out.*

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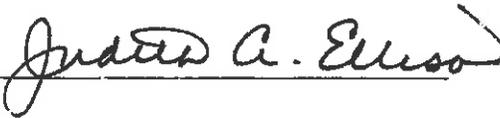
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SEE ATTACHED SHEET FOR ALL ANSWERS, PLEASE

**III. OWNER REPRESENTATION/ APPLICANT CERTIFICATION**

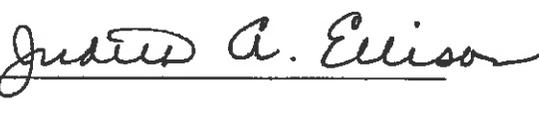
The Owner of the property states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

George C. Ellison, Judith A. Ellison  
Name of Owner

   
Signature of Owner

The applicant certifies that all of the information contained in this application is correct to the best of applicant's knowledge. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application.

George C. Ellison, Judith A. Ellison  
Name of Applicant

   
Signature of Applicant

**CONDITIONS AND RESTRICTIONS ON VARIATIONS**

The Village Board may recommend and impose, such conditions and restrictions upon the location, construction, design and use of the Property benefitted by a variation as may be necessary or appropriate to protect the public interest, adjacent properties and property values. Failure to maintain such conditions and restrictions as may be imposed shall constitute grounds for revocation of the variation. The variation granted, as well as any conditions or restrictions on that variation, shall be set forth in an ordinance approving the variation.

I. Subject Property :

- a. **Legal Description** – Lots 10, 11, and 12 and the North 2 1/8 inches of Lot 13 in Block 8 in Mare's White and Company addition to LaGrange Park, being a subdivision of the east ½ of the southwest ¼ of Section 27, Township 39 North, Range 12 East of the third principal meridian, in Cook County, Illinois
- b. **PINS:** 15-27-331-019-0000 (1130)  
15-27-331-020-0000 (1128)  
15-27-331-044-0000 (1126)

II. Specifics of Proposed Variation:

- a. Owners of 1126-1128-1130 Maple agree to sprinkle all areas of 1130 and 1128 Maple occupied by day care facility (child areas and offices) prior to occupancy by day care
- b. Owners of 1126-1128-1130 Maple agree to sprinkle all areas of 1126-1128 Maple additionally requested by day care for expansion or to be occupied by any tenant whose use includes "assembly" of people prior to occupancy.
- c. Owners request a 5 year variance to delay sprinkling of remainder of building (currently vacant or if rented for any use other one that would require sprinkling. At the end of the 5 year variance period owners agree to sprinkle remaining sections of the building regardless of use or vacancy resulting in sprinkling of the entire building at that time.

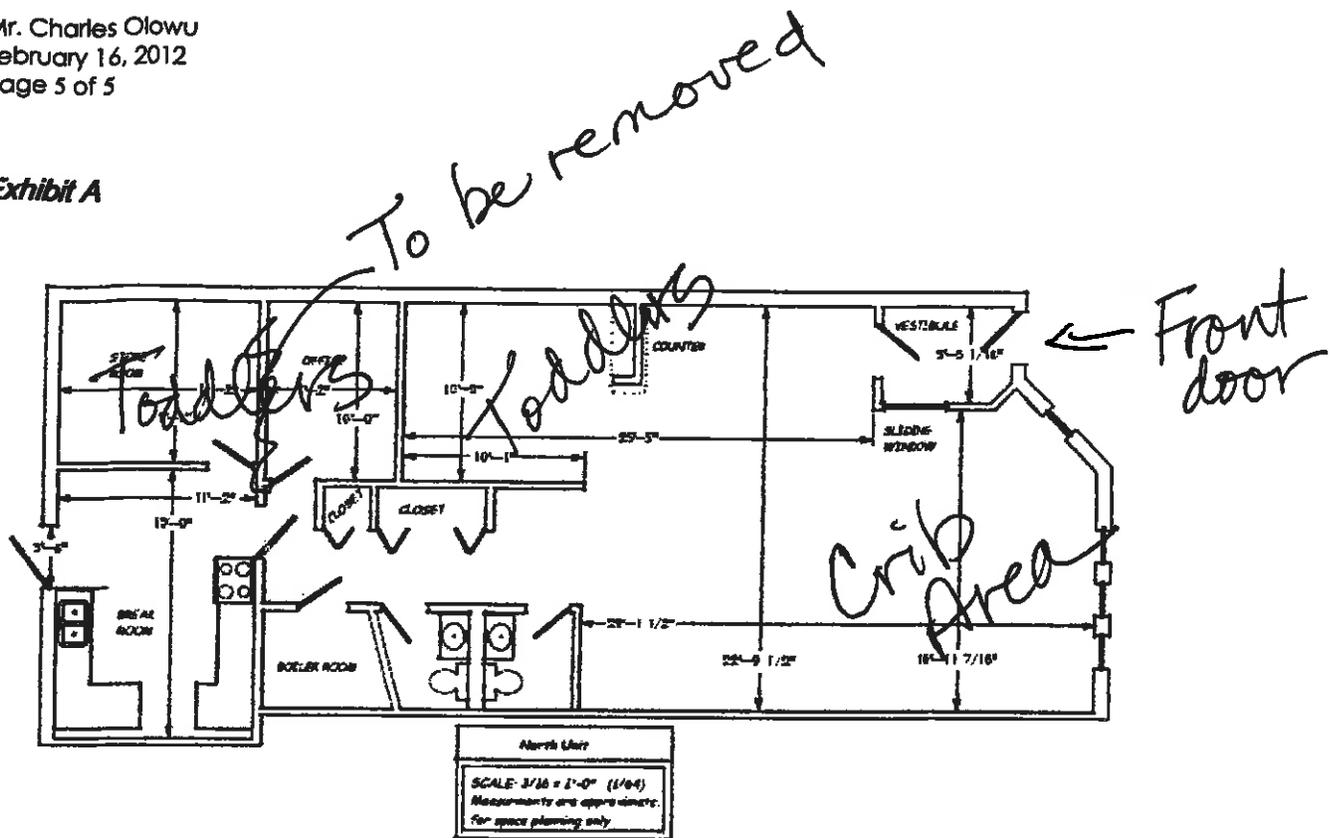
**Approval Standards for Variation**

1. The vacancy of this building and of potential use from office space (previous use) to day care use has created a new use and changed the requirements of the fire code for the building. Building met all fire code requirements for previous tenants as it was.
2. The granting of the variance will not be detrimental to the public in any way. Rather, by sprinkling the occupied sections of the building, we will, in fact, be providing better protection to the surrounding properties by providing sprinkling than currently exists with just hard-wired smoke detectors (hard wired to LaGrange Park Fire Department).
3. We have in no way created this difficulty or hardship. Rather, we are attempting to get occupancy and, thereby, revitalize the building and help bring activity to that section of LaGrange Park with additional traffic and people who might not frequent that area regularly.
4. The purpose of the variation request is to allow us as owners to revitalize the building and the area, to determine the best long-term use of the building and provide those amenities and fire compliances which best meet the needs of potential tenants in the short and long run.
5. The physical characteristic of the building being vacant (and having been vacant for the last 2 ½ years) has produced a substantial financial drain in supporting and maintaining the building in excellent condition. We carefully maintain the building and have landscaped the front. We have advertised for tenants continually with a commercial

**broker who has made over 600 direct calls and personally called on local businesses and circulated flyers as well.**

**Granting of the variation will allow us as owners to provide the necessary code requirements for the day care, allowing it to get “up and running” as well as encouraging other renters to occupy additional space, thereby contributing to the vitality of the street and neighborhood.**

Exhibit A



COPY

March 7, 2012

To: Village of LaGrange Park Officials and Board

Re: Request for use of 1130 Maple Avenue as a Day Care facility

From: Judy and George Ellison, owners of 1126-1130 Maple

COPY

Dear Village Board and Village Officials,

Our building at 1126, 1128, and 1130 Maple Avenue has been empty for over 2 years creating a significant financial drain as a result of this vacancy. John Hunter of John Hunter Services has been employed for that period of time to assist with the rental of the property. John has made numerous phone calls, personal visits, created flyers and other advertising to no avail (more documentation in the request for variance for the sprinkling system). The property has been advertised in the MLS and in Costar as well.

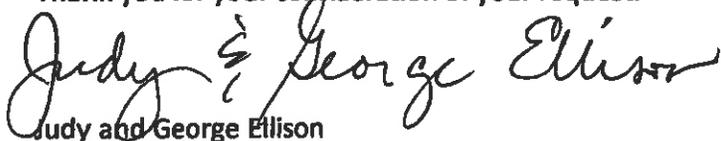
While 1126 and 1128 Maple still have no prospects for rental, we now have a good potential tenant who would like to establish a new day care facility in the 1130 unit of the building. Dean Maggos has requested some additional information to facilitate the request for use of the building for day care. I believe that these are the answers to the questions you need for approval. However, should additional information be needed we would be happy to provide it.

The prospective tenants met last week with the DCFS representative they have been working with. DCFS is very positive about both the prospective tenants as day care providers and the use of this building for that purpose. As a result of that meeting with DCFS and the planning of the prospective tenants, the following information is provided.

- The day care facility will serve a maximum of 12 students (children) ranging in age from 3 months to 3 years.
- The crib area will be situated toward the front or east side of the building, toddlers will be in the middle and back areas of the building per the attached floor plan. DCFS has advised that they approve any division of the front open space by movable walls similar to those used in creating "cubicles" in offices. The wall on the current floor plan separating the two back spaces will be removed to create one larger space there.
- All children will be dropped off by parents coming in the front door and registering their children personally. Children will also be picked up via the check-in/out desk near the front door
- DCFS has said that as the day care providers will be taking children to nearby parks when the weather is warm enough to allow them to be outside there is no need for an outdoor play area.

The tenants are very positive about their contribution to the LaGrange Park business community and the service they will be able to provide. In addition, they believe that the parents who will be bringing children to their day care will also use other services and businesses situated in LaGrange Park, thereby bringing more business to other ventures in the village.

Thank you for your consideration of your request.

  
Judy and George Ellison



1130 Maple Ave, La Grange Park, IL

1130

1128

1126

Imagery Date: 0/12/2012

41°50'06.64" N 87°51'07.79" W elev: 622 ft

Eye alt: 939 ft

Google

COPY

**§ 1.10 AUTOMATIC SUPERVISED FIRE SUPPRESSION SYSTEMS**

(A) All new construction that is equal or greater than the "total building area" criteria established in Table 1.10A shall be fully protected with an approved automatic supervised fire protection system complying with NFPA-13, 1999 edition. Where any part of the structure has a use group or occupancy type meeting the criteria listed in Table 1.10A, and the use group classification or occupancy type is in only a portion of the building, the entire building shall be fully protected by the approved automatic supervised fire protection system complying with NFPA-13, 1999 edition and this code.

Exception: R-3 and R-4 Type Occupancies.

(B) All new R-3 and R-4 type occupancies shall be fully protected with an approved automatic supervised fire protection system complying with NFPA-13D, 1999 edition.

(C) Any modifications to any existing structure, whereby the use group classification or occupancy type (as defined in BOCA) within a structure or portion thereof changes, and the structure meets or exceeds the criteria established in Table 1.10A, shall result in the requirement that the entire structure be fully protected by an approved automatic supervised fire suppression system complying with NFPA-13, 1999 edition and this code.

- Exceptions:*
- (1) Where the use group classification or occupancy type changes to a B (Business) or M (Mercantile) classification; and
  - (2) The total area involving the change of use is less than 5,000 square feet; and
  - (3) No other provisions of code would otherwise require the structure to be sprinklered.
  - (4) R-3 and R-4 Type Occupancies.

(D) Any modifications to any existing structure, whereby the height and/or area of a structure is increased and the structure meets or exceeds the criteria established in Table 1.10A, shall result in the requirement that the entire structure be fully protected by an approved automatic supervised fire suppression system complying with NFPA-13, 1999 edition and this code.

- Exceptions:*
- (1) R-3 and R-4 Occupancies.
  - (2) Where the height of a building is increased due to the roof of a structure being altered, and there is no useable space for storage, mechanical, or occupants created by the alteration.

(E) Any modifications to any existing structure, whereby the cost of modifications would be greater than 50% of the value of the structure, and the structure meets or exceeds the criteria established in Table 1.10A, shall result in the requirement that the entire structure be fully protected by an approved automatic supervised fire protection system complying with NFPA-13, 1999 edition and this code.

*Exceptions:* R-3 and R-4 Type Occupancies.

COPY

**Table 1.10A**

**OCCUPANCIES REQUIRING AUTOMATIC FIRE SUPPRESSION SYSTEMS BY OCCUPANCY TYPE CLASSIFICATION AND TOTAL BUILDING AREA**

<b>OCCUPANCY TYPE</b>	<b>WHERE REQUIRED</b>
A-1 Assembly (Theaters)	Required in all
A-2 Assembly (Nightclubs and similar uses)	Required in all
A-3 Assembly (Lecture halls, rec. centers, restaurants, not nightclubs)	Required in all
A-4 Assembly (Churches)	Required in all
B Business	Required (>2000 SF)
E Educational	Required in all
F-1 Factory & Industrial (Moderate)	Required in all
F-2 Factory & Industrial (Low)	Required in all
H High hazard	Required in all
I-1 Institutional (Residential care)	Required in all
I-2 Institutional (Incapacitated)	Required in all
I-3 Institutional (Restrained)	Required in all
M Mercantile	Required (>2000 SF)
R-1 Residential (Hotels)	Required in all
R-2 Residential (Multiple-family)	Required in all
R-3 Residential (Attached single family)	Required in all
R-4 Residential (One & Two Family Dwellings)	Required in all
S-1 Storage (Moderate)	Required (>2000 SF)
S-2 Storage (Low)	Required (>2000 SF)
U Utility (Miscellaneous)	Required (>2000 SF)

**§ 1.11 STANDPIPE SYSTEMS**

(A) Supervised Automatic standpipe systems shall be installed in accordance with NFPA 14, Standard for the Installation of Standpipe and Hose Systems 1996 edition, as well as all provisions within this Chapter, and Section 1.10 of this Chapter, throughout all buildings in which the floor level of the highest story is located more than two stories above the lowest level of the fire department vehicle access or in which the floor level of the lowest story is located more than two stories below the highest level of fire department vehicle access.

(B) Supervised Automatic standpipe systems shall be installed in accordance with NFPA 14, Standard for the Installation of Standpipe and Hose Systems 1996 edition, as well as all provisions within this Chapter, and Section 1.10 of this Chapter, throughout all buildings where any portion of the building floor area is greater than one hundred fifty (150) feet of travel from the nearest point of fire department access via a hard surface pavement. All required standpipe systems shall be installed in a location determined by the Chief of the Fire Prevention Bureau or his/her designee prior to any installation.

(C) Any persons wishing installation of a required standpipe system within any building, other than one and two family residential, shall obtain a permit issued by the Chief of the Fire

COPY

Any person appealing a decision of the fire code official shall make the appeal by written notice filed in the Office of the Director of Fire and Building, 447 North Catherine Avenue, La Grange Park, Illinois 60526, within thirty (30) days from the date of the decision being appealed.

The Director of Fire and Building shall request that the Appeals Board call a hearing on said appeal within thirty (30) days of said notice of appeal filing. The Appeals Board shall consist of the Village President and Village Board of Trustees. The Appeals Board shall render a decision within ten (10) days after completing such hearing.

Nothing shall prevent the Village from seeking immediate enforcement of the regulations of this Chapter in court where the hazard involved requires such action.

### **§ 1.28 VARIATIONS**

If any person, firm, corporation or agent feels the provisions of this code constitute a unique or particular hardship relating to the use, construction or alteration of structures, a petition for a variation may be submitted. The granting of a variation may be made by the Village President and Village Board of Trustees when it shall find that documentation and evidence presented by the petitioner indicates the following:

- (1) The plight of the petitioner is due to unique circumstances.
- (2) The granting of the variation will not be detrimental to the public welfare or injurious to other adjoining properties.
- (3) Any person presently having an interest in the property has not created the alleged difficulty or hardship.
- (4) The purpose of the variation is not based exclusively upon cost.
- (5) The particular physical characteristics of the structure involved would result in an additional actual hardship upon the owner if the strict letter of the codes were carried out.

Any person requesting a variation of the fire code official shall make the request by written notice filed in the Office of the Director of Fire and Building, 447 North Catherine Avenue, La Grange Park, Illinois 60526.

The Director of Fire and Building shall request that the Village President and Village Board call a hearing on said variation within thirty (30) days of said notice of variation filing. The Appeals Board shall consist of the Village President and Village Board of Trustees. The Appeals Board shall render a decision within ten (10) days after completing such hearing.

### **§ 1.29 TEMPORARY CERTIFICATE OF OCCUPANCY**

The Director of Fire and Building shall determine that any building under construction or renovation shall be completed in a manner as described hereinafter before any occupancy whatsoever shall be permitted whether whole or in part.

Due to architectural characteristics and design it may be required that additional protection and fire separation shall be provided for the health, safety, and welfare of the occupants before any temporary occupancy is permitted, of a newly constructed or an existing building.

## **1130 Maple Ave. – Proposed Day Care – Fire Sprinkler Code Interpretation**

### **The Basic Code Interpretation**

The La Grange Park Fire Prevention Code, as it stands today, was adopted by the Village Board on August 12, 2003.

Section 1.10 (C) of our code requires that fire sprinklers be installed when the use group or occupancy type (per BOCA) within a building changes, when it meets or exceeds the requirements of Table 1.10A.

Village staff determined that the occupancy type / use group of the tenant space being considered for the day care previously was considered Assembly, but as a day care of twelve (12) children ages three (3) months to three (3) years, it will now be changed to an R-2, per the 1999 Edition of the BOCA National Building Code.

As such, and then applying Table 1.10A as required by the code, fire sprinklers are required for this Occupancy Type, regardless of the square footage.

### **Why is this classified as an R-2?**

Section 310.0 of BOCA classifies this Occupancy Type as a Residential Care Facility, Occupancy Condition 2. Subsections further classify residential care facilities as R-2 or R-3, specifically identifying that care facilities which accommodate five or less occupants of any age as a Use Group R-3. As such, that is how we determined this to be an R-2 Use Group.

### **Additional Clarification and Decision Support**

When researching the applicable 1999 BOCA Use Group classification in preparation for the discussion on a previous variation request, staff wanted to confirm that a stand-alone day care in a commercial building could actually be classified under a residential use group. As such, staff contacted our fire code consultants, Fire Safety Consultants, Inc. of Elgin, and also the International Code Council, of whom we are members, for informal opinions on this classification. Representatives from both firms reviewed the specific code sections and believed an interpretation and application of an R-2 use group would be correct.

Furthermore, they also pointed out that they felt the language in the 1999 code is confusing, and noted that it was substantially changed and clarified in the 2000 edition of the International Building Code, which basically has replaced the BOCA Code. BOCA merged with two other code groups to form the ICC, who now publishes the International Building Code.

**BOCA NATIONAL BUILDING CODE – 1999**  
(Residential Care Facility – Occupancy Condition 2)

A facility such as the above with more than 5 and not more than 16 occupants shall be classified as residential care, Occupancy Condition 2.

similar routine maintenance work. Retail sales of *hazardous materials* shall comply with Section 307.8.

**SECTION 310.0 RESIDENTIAL USE GROUPS**

**308.4 Use Group I-3:** This use group shall include buildings and structures which are inhabited by six or more persons who are under some restraint or security. An I-3 facility is occupied by persons who are generally incapable of self-preservation due to security measures not under the occupants' control. Where accommodating persons of the above description, the following types of facilities shall be classified as I-3 facilities: prisons, jails, reformatories, detention centers, correctional centers and pre-release centers. Buildings of Use Group I-3 shall be classified as one of the occupancy conditions indicated in Sections 308.4.1 through 308.4.5 (see Section 410.0).

**310.1 General:** All structures in which sleeping accommodations are provided, including residential care facilities but excluding those that are classified as institutional occupancies, shall be classified as Use Group R-1, R-2, R-3 or R-4. The term "Use Group R" shall include Use Groups R-1, R-2 and R-3.

**310.2 Definitions:** The following words and terms shall, for the purposes of this section and as used elsewhere in this code, have the meanings shown herein.

**308.4.1 Occupancy Condition I:** This occupancy condition shall include all buildings in which free movement is allowed from sleeping areas, and other spaces where access or occupancy is permitted, to the exterior via *means of egress* without restraint. An Occupancy Condition I facility shall be classified as Use Group R.

**Dwellings**

**Boarding house:** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

**Dormitory:** A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group.

**Dwelling unit:** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**308.4.2 Occupancy Condition II:** This occupancy condition shall include all buildings in which free movement is allowed from sleeping areas and any other occupied *smoke compartment* to one or more other *smoke compartments*. Egress to the exterior is impeded by locked *exits*.

**Multiple-family dwelling:** A building or portion thereof containing more than two *dwelling units* and not meeting the requirements for a *multiple single-family dwelling*.

**Multiple single-family dwelling:** A building or portion thereof containing more than two *dwelling units* (see Section 310.5).

**308.4.3 Occupancy Condition III:** This occupancy condition shall include all buildings in which free movement is allowed within individual *smoke compartments*, such as within a residential unit comprised of individual sleeping rooms and group activity spaces, where egress is impeded by remote-controlled release of *means of egress* from such *smoke compartment* to another *smoke compartment*.

**One-family dwelling:** A building containing one *dwelling unit* with not more than five lodgers or boarders.

**Two-family dwelling:** A building containing two *dwelling units* with not more than five lodgers or boarders per family.

**308.4.4 Occupancy Condition IV:** This occupancy condition shall include all buildings in which free movement is restricted from an occupied space. Remote-controlled release is provided to permit movement from all sleeping rooms, activity spaces and other occupied areas within the *smoke compartment* to other *smoke compartments*.

**308.4.5 Occupancy Condition V:** This occupancy condition shall include all buildings in which free movement is restricted from an occupied space. Staff-controlled release is provided to permit movement from all sleeping rooms, activity spaces and other occupied areas within the *smoke compartment* to other *smoke compartments*.

**Residential care facility:** A facility where more than 5 and not more than 16 occupants receive personal care in a supervised environment. A residential care facility shall be classified as Occupancy Condition 1 or 2.

**Occupancy Condition 1:** This occupancy condition shall include occupants more than 2<sup>1</sup>/<sub>2</sub> years of age who are capable of responding to an emergency situation.

**Occupancy Condition 2:** This occupancy condition shall include occupants 2<sup>1</sup>/<sub>2</sub> years of age or less or occupants of any age who are not capable of responding to an emergency situation.

**SECTION 309.0 MERCANTILE USE GROUP**

**309.1 General:** All buildings and structures which are occupied for display and sales purposes involving stocks of goods, wares or merchandise incidental to such purposes and open to the public, shall be classified as Use Group M. This includes, among others, retail stores, automotive service stations, shops, salesrooms and markets. An automotive service station is that portion of a property where motor fuels are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles or approved containers, including any building used for the sale of automotive accessories, or for minor automotive repair work. Minor repairs include the exchange of parts, oil changes, engine tune-ups and

**310.3 Use Group R-1 structures:** This use group shall include all hotels, motels, *boarding houses* and similar buildings arranged for shelter and sleeping accommodations for more than five occupants who are primarily transient in nature, occupying the facilities for a period of less than 30 days.

**310.4 Use Group R-2 structures:** This use group shall include all *multiple-family dwellings* having more than two *dwelling units*, except as provided for in Section 310.5 for *multiple single-family dwelling units*, and shall also include all *boarding houses* and similar buildings arranged for shelter and sleeping accommodations in which the occupants are primarily not transient in nature. A residential care facility shall be classified as Use Group R-2 or R-3.

# BOCA NATIONAL BUILDING CODE – 1999

(Residential Care Facilities – More than five occupants indicates classification is Use Group R-2)

**310.4.1 Dormitories:** A dormitory facility which accommodates more than five persons more than 2 1/2 years of age shall be classified as Use Group R-2.

**310.5 Use Group R-3 structures:** This use group shall include all buildings arranged for occupancy as *one- or two-family dwelling units*, including not more than five lodgers or boarders per family and *multiple single-family dwellings* where each unit has an independent means of egress and is separated by a 2-hour fire separation assembly (see Section 709.0).

### Exceptions

1. In *multiple single-family dwellings* that are equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 906.2.1 or 906.2.2, the fire-resistance rating of the *dwelling unit* separation shall not be less than 1 hour. *Dwelling unit* separation walls shall be constructed as *fire partitions* (see Section 711.0).
2. In *multiple single-family dwellings* that are equipped throughout with an approved *automatic sprinkler system* installed in accordance with Section 906.2.3, the fire-resistance rating between each *dwelling unit* shall not be less than 1 hour and shall be constructed as a *fire partition*.

A residential care facility shall be classified as Use Group R-2 or R-3

**310.5.1 Care facilities:** A care facility which accommodates five or less occupants of any age shall be classified as Use Group R-3. ← NOT APPLICABLE

**310.6 Use Group R-4 structures:** This use group shall include all detached *one- or two-family dwellings* not more than three stories in *height*, and the *accessory structures* as indicated in the one- and two-family dwelling code listed in Chapter 35. All such structures shall be designed in accordance with the one- and two-family dwelling code listed in Chapter 35 or in accordance with the requirements of this code applicable to Use Group R-3. Where such structures are occupied as a residential care facility, the structure shall meet the requirements of this code applicable to Use Group R-3 residential care facilities.

## SECTION 311.0 STORAGE USE GROUPS

**311.1 General:** All structures which are primarily used for the storage of goods, wares or merchandise shall be classified as Use Group S-1 or S-2. This includes, among others, warehouses, storehouses and freight depots. The quantity of *hazardous materials* in storage shall comply with Section 307.8. The term "Use Group S" shall include Use Groups S-1 and S-2.

**311.2 Moderate-hazard storage, Use Group S-1:** Buildings occupied for the storage of moderate-hazard contents which are likely to burn with moderate rapidity, but which do not produce either poisonous gases, fumes or *explosives* including, among others, the materials listed in Table 311.2, shall be classified as Use Group S-1. A motor vehicle repair garage is that portion of a property wherein major repairs, such as engine overhauls, painting or body work, are performed on motorized vehicles.

**Table 311.2  
MODERATE-HAZARD STORAGE OCCUPANCIES**

Barns <sup>a</sup>	Linoleum
Bags, cloth, burlap and paper	Livestock shelters <sup>a</sup>
Bamboo and rattan	Lumber yards
Baskets	Motor vehicle repair garages
Belting, canvas and leather	Petroleum warehouses for storage of lubricating oils with a flash point of 200 degrees F. (93.33 degrees C.) or higher
Books and paper in rolls or packs	Photo engraving
Boots and shoes	Public garages (Group 1) and stables
Buttons, including cloth covered, pearl or bone	Silk
Cardboard and cardboard boxes	Soap
Clothing, woolen wearing apparel	Sugar
Cordage	Tobacco, cigars, cigarettes and snuff
Furniture	Upholstering and mattress manufacturing
Furs	Wax candles
Grain silos <sup>a</sup>	
Glue, mucilage, paste and size	
Horn and combs, other than celluloid	
Leather, enameling or japanning	

Note a. For the use group classification where such structures are accessory to a residential occupancy, see Section 312.1.

**311.3 Low-hazard storage, Use Group S-2:** Low-hazard storage occupancies shall include buildings occupied for the storage of noncombustible materials, and of low-hazard wares that do not ordinarily burn rapidly such as products on wood pallets or in paper cartons without significant amounts of combustible wrappings, but with a negligible amount of *plastic* trim such as knobs, handles or film wrapping. Such occupancies shall be classified as Use Group S-2 including, among others, the materials listed in Table 311.3.

**Table 311.3  
LOW-HAZARD STORAGE OCCUPANCIES**

Asbestos	Gypsum board
Beer or wine up to 12% alcohol in metal, glass or ceramic containers	Inert pigments
Cement in bags	Ivory
Chalk and crayons	Meats
Dairy products in nonwaxed coated paper containers	Metal cabinets
Dry cell batteries	Metal desks with plastic tops and trim
Electrical coils	Metal parts
Electrical motors	Metals
Food products	Mirrors
Foods in noncombustible containers	New empty cans
Fresh fruits and vegetables in nonplastic trays or containers	Oil-filled and other types of distribution transformers
Frozen foods	Open parking structures
Glass	Porcelain and pottery
Glass bottles, empty or filled with noncombustible liquids	Public garages (Group 2)
	Stoves
	Talc and soapstones
	Washers and dryers

## SECTION 312.0 UTILITY AND MISCELLANEOUS USE GROUP

**312.1 General:** Buildings and structures of an accessory character and miscellaneous structures not classified in any specific use group shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and

**ORDINANCE NO. 951**

**ORDINANCE GRANTING FIRE PREVENTION CODE VARIATION  
TO PROPERTY OWNED BY WINMAG, LLC  
COMMONLY KNOWN AS 1126, 1128 AND 1130 N. MAPLE AVE**

WHEREAS, the Village Fire Prevention Code requires the installation of an automatic supervised fire suppression system in buildings where the use is classified as an R-2, as defined in the 1999 BOCA Building Code; and

WHEREAS, there is a proposed change of use to a portion of the building commonly known as 1126 - 1130 N. Maple Ave., which will include a day care of children, of number and ages, in that the use is classified as an R-2; and

WHEREAS, the Village Fire Prevention Code requires the installation of an automatic supervised fire suppression system in the portions of the building to be used as a day care, and also in the remaining portions of the entire building; and

WHEREAS, on May 30, 2012, the owners of the building, representing themselves as WINMAG, LLC, submitted a request for a variation to the Village Fire Prevention Code, seeking specific and partial relief from the code requirements; and

WHEREAS, the Board of Trustees of the Village of La Grange Park, have reviewed the request and have publicly discussed this issue at a work session meeting on June 12, 2012; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of La Grange Park, Cook County, Illinois as follows:

**SECTION 1:** That a variation from Section 1.10(C) of the Fire Prevention Code (Ordinance No. 730) is hereby granted to WINMAG, LLC, to allow the phased installation of an automatic fire suppression (sprinkler) system for their property located at 1126-1130 Maple Ave.

**SECTION 2:** That installation of an operational fire suppression (sprinkler) system shall be completed in accordance with the following:

- a. Fire sprinkler shall be installed in areas of the building to be used as a day care, prior to occupancy of those areas being used for day care.
- b. Sprinklers shall be installed throughout the remaining areas of the building, when any type of new occupancy takes place that also requires fire sprinklers by code requirements; or, should occupancy of the remaining areas not require fire sprinklers by code, or those areas remain vacant, fire sprinklers shall be installed throughout the entire building by no later than June 12, 2017.
- c. Walls separating areas of the building that have fire sprinklers, from areas that do not have fire sprinklers, shall be constructed and maintained in a manner that provides a minimum fire-resistance rating of two (2) hours.

SECTION 3: That all necessary permits may be issued by the Village of La Grange Park, subject to further compliance with this Ordinance and all other applicable Village Ordinances and Codes.

SECTION 4: That this Ordinance shall become effective and shall be in full force and effect from and after its passage subject to continued compliance with the conditions set forth herein.

ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois, this 12th day of June 2012.

\_\_\_\_\_  
James L. Discipio, Village President  
Village of La Grange Park

ATTEST: \_\_\_\_\_  
Amanda G. Seidel  
Village Clerk

Vote taken by the Board of Trustees on passage of the above ordinance:

AYES:

_____	_____
_____	_____
_____	_____
_____	_____

NOS:

_____	_____
_____	_____
_____	_____
_____	_____

CERTIFIED TO BE CORRECT:

\_\_\_\_\_  
Village Clerk

*APPROVED AS TO FORM-  
VILLAGE ATTORNEY 6/1/2012*

# **Public Works Committee**

**Scott Mesick, Chairman**  
**LaVelle Topps**  
**Marshall Seeder**

## Village Board Agenda Memo

**DATE:** May 29, 2012

**TO:** Village President and Board of Trustees

**FROM:** Brendan McLaughlin, Director of Public Works *BJM*  
Julia Cedillo, Village Manager *JC*

**RE:** Procurement of Street Light Poles for Use on La Grange Road

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### **GENERAL BACKGROUND:**

Staff is seeking approval for an expenditure to purchase two (2) street light poles (including the fixture with lamp/arm) specifically to be used on La Grange Road. The Public Works Department typically has in storage at the garage two street light poles, however during the month of May two accidents occurred on La Grange Road, and it was necessary to replace the street light poles thereby depleting the entire stock.

In order to match the existing poles on La Grange Road, the Village continues to purchase Millerbernd poles and Sterner fixtures from Gexpro.

Attached is documentation from Gexpro, showing the purchase price of two street light poles (including the fixture with lamp/arm) is \$11,380. Funding for this purchase is available in 01-44-3-306, Public Works, Services "Street Light & Traffic Control Maint."

### **MOTION/ACTION REQUESTED:**

**Motion:** Move to approve expenditure related to the purchase of two street light poles, and place this item on the June 26<sup>th</sup> Village Board Consent Agenda for approval.

### **RECOMMENDATION:**

Staff recommends approval of the expenditure.

### **DOCUMENTATION:**

- Quote from Gexpro dated May 29, 2012



# **Village Board Agenda Memo**

**Date:** June 6, 2012  
**To:** Village President & Board of Trustees  
**From:** Julia Cedillo, Village Manager   
**RE:** Beach Avenue Parking Lot – Parking Regulations Ordinance

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## **GENERAL BACKGROUND:**

At the May 22, 2012 Village Board Meeting, the Board approved a bid from Chicagoland Paving Contractors for the construction of a public parking lot, to be located at 1029 Beach Avenue. The Village's preliminary schedule for this project was such that paving would begin mid to late June, hardscape would be completed by the end of July and electric and landscape work will be completed shortly thereafter. In more recent discussions with the contractor, we now understand that it will take a few more weeks for the contractor to mobilize. Therefore, we now expect that construction will commence by mid-July.

In anticipation of the completion of the parking lot, staff (Assistant Manager, Police Chief, and Village Manager) met to discuss public safety concerns and parking policies regarding the utilization of the lot. As such, staff is providing the following recommendations, for the Board's consideration.

- Patrol of the lot will be integrated in the existing patrol of the area.
- Onsite camera monitoring is not recommended. The site is readily visible from the street. Further, lot size is small enough where the cost, maintenance and monitoring of cameras is not cost effective.
- Consistent with Village streets, no parking will be allowed from 2:00 a.m. to 6:00 a.m., unless permission is granted by the Police Department.
- Parked vehicles shall not encroach upon an adjacent parking space, and vehicles shall not be backed into a parking space.
- Parking will be limited in accordance with posted signs. *Staff recommends that the maximum duration be ninety (90) minutes.*
- Any violation of the above mentioned parking regulations shall pay a fine of \$20.

## **RECOMMENDATION:**

Staff has prepared a draft Ordinance outlining the various regulations, for the Board's review and consideration.

## **MOTION / ACTION REQUESTED:**

This matter is being placed on the agenda for the Village Board Work Session on June 12, 2012. If the consensus of the President and Board of Trustees is to approve the attached Ordinance, the matter will be placed on the Consent Agenda of the June 26, 2012 Regular Village Board Meeting for approval.

If approved, the Village will post official signs prohibiting parking beyond the duration of ninety (90) minutes, once the construction of the lot is complete. Please note that the ordinance language does not designate a specific parking time limit. This will allow the Village to pilot the designated parking duration and make any adjustments in the future, as deemed necessary.

**DOCUMENTATION:**

- Ordinance Amending the “La Grange Park Municipal Code” as Amended (Public Parking Lot Regulations).

ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING THE “LA GRANGE PARK  
MUNICIPAL CODE” AS AMENDED

WHEREAS, the Village President and Board of Trustees have determined that it is in the best interests of the Village to establish regulations and enforce the manner of parking within public parking lots, tracts or parcels of land acquired or hereafter acquired by title to or dominion over, by purchase, license, lease or otherwise within the Village of La Grange Park, Cook County, Illinois.

NOW THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS AS FOLLOWS:

**SECTION 1:** That the La Grange Park Municipal Code be and is hereby amended to add a new Chapter 78 entitled “Public Parking Lot Regulations” and the following sections:

**78. PUBLIC PARKING LOT**

- (A) Definition. Public Parking Lot as used in this section shall have the following meaning: any areas, lots, tracts or parcels of land acquired or hereafter acquired by the Village through title, purchase, license, lease or other lawful means and authorized by the Village for the purpose of parking motor vehicles.

**78.01 PUBLIC PARKING LOT REGULATIONS**

- (A) Whenever the Village shall designate an area as a public parking lot, the following conditions and the following rules and regulations shall apply in the use thereof:
- (1) It shall be unlawful for any person, firm or corporation to park, permit, cause or procure to be parked or to suffer any motor vehicle to remain within any public parking lot within the Village, between the hours of 2:00 a.m. and 6:00 a.m unless the person, firm or corporation has received permission from the La Grange Park Police Department.
  - (2) Whenever the Village shall cause lines or marks to be placed in any public parking lot designating individual spaces, it shall be unlawful for any person, firm or corporation to park or place a motor vehicle in such public parking lot so as to encroach upon an adjacent designated space, or by backing said vehicle into said parking space, or except within the lines so designated.
  - (3) It shall be unlawful to park any motor vehicle in any public parking lot at any time in violation of official signs prohibiting parking or beyond the duration of allowable parking times.

**78.02 PENALTY**

Any person violating this chapter shall pay a fine of \$20. If the fine is not paid within 10 days of the violation date, the provisions of Section 70.093 shall apply. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable hereunder as such.

**SECTION 2:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3:** This ordinance shall be in full force and effect from its passage, approval and publication as provided by law.

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of La Grange Park, Cook County, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2012.**

\_\_\_\_\_  
Village President

ATTEST: \_\_\_\_\_  
Village Clerk

Vote taken by the Board of Trustees on passage of the above ordinance.

AYES:

_____	_____
_____	_____
_____	_____

NOS:

_____	_____
_____	_____
_____	_____

# Village Board Agenda Memo

Date: June 7, 2012

To: President and Board of Trustees

From: Brendan McLaughlin, Public Works Director *BJM*  
Julia Cedillo, Village Manager *JC*

RE: South LaGrange Road Water Main Replacement Grant

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## **PURPOSE:**

To request authorization at the June Village Board Meeting to send a Letter of Intent to Participate as the Non-Federal Partner to the Army Corps of Engineers and execute a Self-Certification of Financial Capability document. A secondary purpose of this agenda item is to introduce the Project Partnership Agreement which is currently under staff and legal review and will be on the agenda for Village Board consideration in July.

## **GENERAL BACKGROUND:**

The Fiscal Year 2012/13 Water Fund Budget includes \$890,000 (\$115,000 for engineering and \$775,000 for construction) for the South La Grange Road Water Main. The ACOE has allocated \$500,000 for this project, of which they retain \$100,000 to fund project management.

The project will replace the six inch water main from Brewster to Oak with a ten inch water main. In order to meet federal regulations related to the grant and maximize the dollars available to the Village, it is necessary to break the project into two segments. The first segment will be done through the ACOE's grant. The second segment will be bid and overseen by the Village using the remaining water funds budgeted for this project. The first segment runs from Brewster to Woodlawn. The second segment starts at Woodlawn and ends at Oak. The water main will be under the sidewalk on LaGrange Road. Daily lane closures will occur between 9:00 A.M. and 3:00 P.M.

The ACOE is coordinating with Hancock Engineering to finalize the engineering plans and prepare the bid specifications. The Solicitation Notice is scheduled to be issued in Late July with a Pre-Bid Conference to take place on August 14<sup>th</sup>. The bid opening and award of contract would then take place in September. Construction would commence in Spring 2013. Following the ACOE's Bid Award, the Village will issue the bid documents for our segment of the project (Brewster to Woodlawn) and our construction would follow the ACOE's segment.

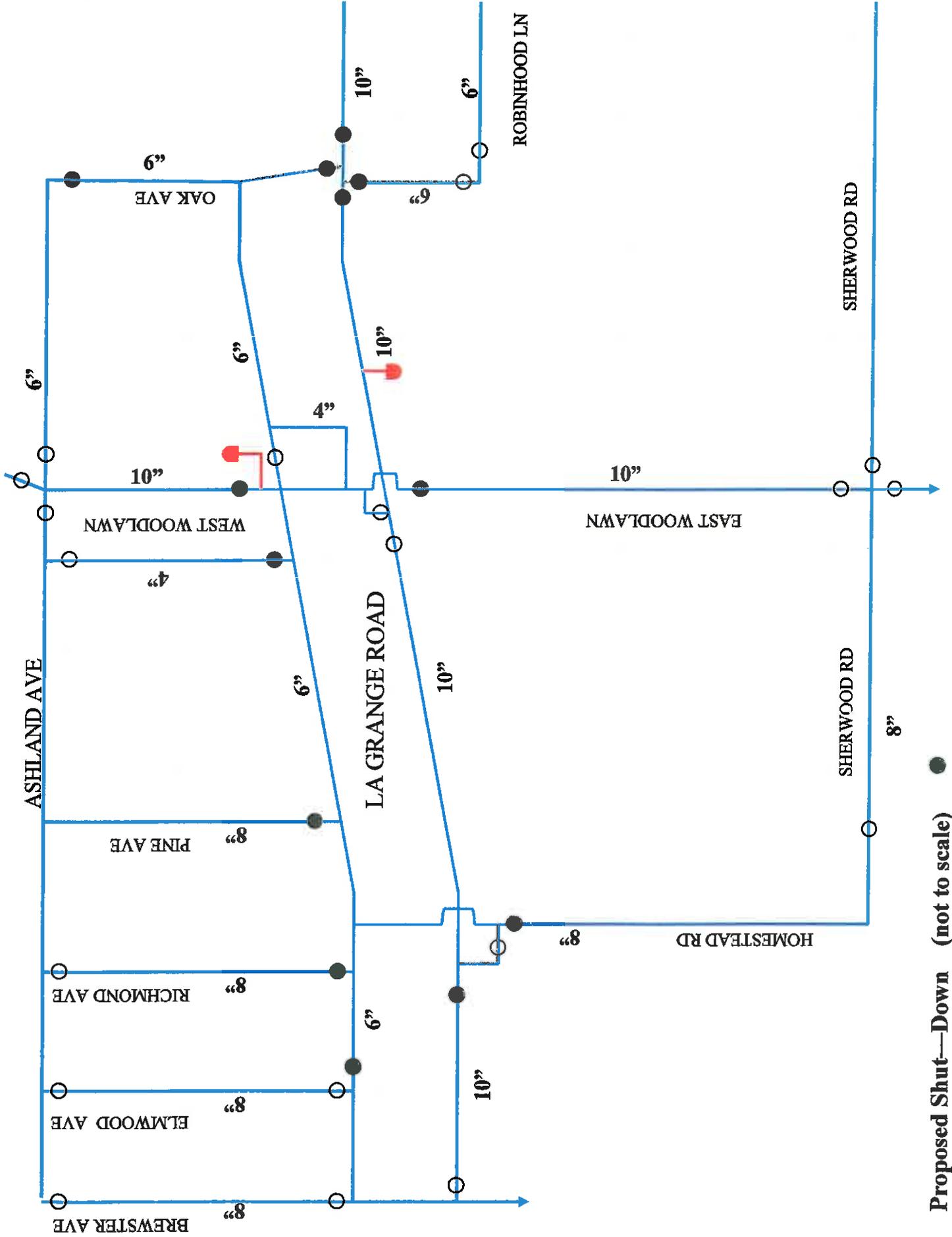
This project will benefit La Grange Park residents by improving area water flows available for fire protection, replacing aging infrastructure and reducing the risk for water main breaks that can impact LaGrange Road traffic.

**MOTION/ACTION REQUESTED:**

This item is for discussion purposes and is seeking approval to place the Letter of Intent to Participate as the Non-Federal Partner and the Self-Certification of Financial Capability document on the agenda for approval at the June Village Board Meeting.

**DOCUMENTATION:**

- Location Map
- Letter of Intent
- Self-Certification of Financial Capability
- Project Partnership Agreement



Proposed Shut-Down (not to scale)

COL Frederic Drummond  
District Commander  
U.S. Army Corps of Engineers, Chicago District  
111 North Canal Street, Suite 600  
Chicago, Illinois 60606

Dear COL Drummond:

This letter is to confirm the interest of the Village of La Grange Park in completing a water main replacement using a Section 219 project that the Corps of Engineers is prepared to undertake. The location is along La Grange Road in Cook County, Illinois. The Village of La Grange Park has the intent to act as the local sponsor of the project. We understand that the non-Federal responsibility for Section 219 projects includes providing 25 percent of the total project costs. We also understand that we would be required to provide all lands, easements, rights-of-ways, relocations and disposals (LERRDs) necessary for construction and for operation and maintenance, and that we are responsible for project operation and maintenance.

This letter confirms that we concur with the findings in the Letter Report, and we have reviewed the Project Partnership Agreement (PPA) and understand its provisions. And we hereby express our financial and legal willingness, and authority to execute the PPA.

NFS has set aside funds in the amount of \$250,000 for the project, and they have been placed in the Water Fund solely for the purposes of this project. Mr. Pierre Garesche, Finance Director at (708) 354-0225 is the point of contact for verifying the presence of these funds. We also understand that based on the informal value estimate for the real estate, the estimated LERRDs credits are \$1,000. This brings the total non-federal sponsor contribution available for the project to \$251,000.

This letter in no way commits or contractually binds the Village of La Grange Park to future participation in the project. It is strictly an expression of interest and intent to participate as the non-Federal sponsor if the project is beneficial to and consistent with the overall interests of the NFS. Only execution of a formal Project Partnership Agreement with the Corps of Engineers will constitute a firm, contractually binding commitment by the Village of La Grange Park.

Sincerely,

Julia Cedillo  
Village Manager  
Authorized Representative  
Village of La Grange Park, Illinois

**VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS**  
**SELF-CERTIFICATION OF FINANCIAL CAPABILITY**  
**FOR THE LAGRANGE RD. WATER MAIN REPLACEMENT,**  
**LA GRANGE PARK, COOK COUNTY, ILLINOIS**  
**PROJECT COOPERATION AGREEMENT**

I, \_\_\_\_\_, do hereby certify that I am the **Chief Financial Officer** of the **Village of La Grange Park, Cook County, Illinois** (the "Non-Federal Sponsor"); that I am aware of the financial obligations of the Non-Federal Sponsor for the **, Flossmoor, Cook County, Illinois** Project; and that the Non-Federal Sponsor has the financial capability to satisfy the Non-Federal Sponsor's obligations under the **LaGrange Rd. Water Main Replacement, La Grange Park, Cook County, Illinois** Project Partnership Agreement.

IN WITNESS WHEREOF, I have made and executed this certification this \_\_\_\_ day of \_\_\_\_\_, 2012.

BY: \_\_\_\_\_  
Pierre Garesché  
Finance Director  
Chief Financial Officer  
Village of La Grange Park, Cook County, Illinois

AGREEMENT  
BETWEEN  
THE DEPARTMENT OF THE ARMY  
AND  
VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS  
FOR  
DESIGN AND CONSTRUCTION  
ASSISTANCE  
FOR THE  
VILLAGE OF LA GRANGE PARK, ILLINOIS  
WATER SYSTEM UPGRADES PROJECT

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the Department of the Army (hereinafter the "Government"), represented by the U.S. Army Engineer, Chicago District and the Village of La Grange Park, Cook County, Illinois (hereinafter the "Non-Federal Sponsor"), represented by the Village Manager.

WITNESSETH, THAT:

WHEREAS, the Secretary of the Army is authorized to provide design and construction assistance for designated water-related environmental infrastructure and resource protection and development projects pursuant to Section 219 of the Water Resources Development Act of 1992, Public Law 102-580, as amended (hereinafter the "Section 219 Program");

WHEREAS, the provision of design and construction assistance for the water-related infrastructure and resource protection and development (hereinafter the "Section 219 Assistance Project") at Cook County, Illinois was authorized by Section 219(f)(54) of the Water Resources Development Act of 1992, Public Law 102-580, as amended;

WHEREAS, the Government and the Non-Federal Sponsor desire to enter into an agreement (hereinafter the "Agreement") for the provision of design and construction assistance for the Village of La Grange Park, Illinois Water System Upgrades Project (an element of the Section 219 Assistance Project and hereinafter the "*Project*", as defined in Article I.A. of this Agreement);

WHEREAS, Section 219 of the Water Resources Development Act of 1992, Public Law 102-580, as amended, specifies the cost-sharing requirements applicable to the *Project*;

WHEREAS, Section 219(f)(54) of the Water Resources Development Act of 1992, Public Law 102-580, as amended, provides that \$35,000,000 in Federal funds is authorized for design and construction assistance for the Section 219 Assistance Project;

WHEREAS, the Non-Federal Sponsor intends to provide a design or portion thereof, at no cost to the *Project*, for use by the Government in constructing the *Project* if such design, or portion thereof, is determined by the Government to be acceptable for such purpose;

WHEREAS, the Government and Non-Federal Sponsor have the full authority and capability to perform as hereinafter set forth and intend to cooperate in cost-sharing and financing of the *Project* in accordance with the terms of this Agreement; and

WHEREAS, the Government and the Non-Federal Sponsor, in connection with this Agreement, desire to foster a partnering strategy and a working relationship between the Government and the Non-Federal Sponsor through a mutually developed formal strategy of commitment and communication embodied herein, which creates an environment where trust and teamwork prevent disputes, foster a cooperative bond between the Government and the Non-Federal Sponsor, and facilitate the successful implementation of the *Project*.

NOW, THEREFORE, the Government and the Non-Federal Sponsor agree as follows:

#### ARTICLE I - DEFINITIONS

A. The term "*Project*" shall mean replacing approximately 2500 feet of six inch waterline with larger diameter ten inch pipe to improve water flow and pressure within the Village of La Grange Park in Cook County, Illinois as generally described in the Village of La Grange Park Waterline Improvements Project Letter Report, dated \_\_\_\_\_, 2012 and approved by U.S. Army Engineer, Chicago District on \_\_\_\_\_, 2012.

B. The term "*total project costs*" shall mean the sum of all costs incurred by the Non-Federal Sponsor and the Government in accordance with the terms of this Agreement directly related to design and construction of the *Project*. Subject to the provisions of this Agreement, the term shall include, but is not necessarily limited to: the Government's design costs not incurred pursuant to any other agreement for the *Project*; the Government's costs of preparation of environmental compliance documentation in accordance with Article II.A.4. of this Agreement; the Government's costs of review and modifications to the design, or any portion thereof, provided by the Non-Federal Sponsor in accordance with Article II.A.1. of this Agreement; the Non-Federal Sponsor's and the Government's costs of investigations to identify the existence and extent of hazardous substances in accordance with Article XIV.A. of this Agreement; the Government's costs of historic preservation activities in accordance with Article XVII.A. and Article XVII.B.1. of this Agreement; the Government's actual construction costs; the Government's supervision and administration costs; the Non-Federal Sponsor's and the Government's costs of participation in the Project Coordination Team in accordance with Article V of this Agreement; the Government's costs of contract dispute settlements or awards; the value of lands, easements, rights-of-way, and *relocations* for which the Government affords credit in accordance with Article IV of this Agreement but not to exceed 25 percent of total project costs; and the

Non-Federal Sponsor's and the Government's costs of audit in accordance with Article X.B. and Article X.C. of this Agreement. The term does not include any costs for operation, maintenance, repair, rehabilitation, or replacement of the *Project*; any costs of *betterments* under Article II.H.2. of this Agreement; any costs of dispute resolution under Article VII of this Agreement; the Government's costs for data recovery activities associated with historic preservation in accordance with Article XVII.B.2. and Article XVII.B.3. of this Agreement; or the Non-Federal Sponsor's costs of negotiating this Agreement. The term also shall not include any costs incurred by the Non-Federal Sponsor, its contractors, or others on behalf of the Non-Federal Sponsor for preparing or providing a design, or any portion thereof, for the *Project* in accordance with Article II.A.1. of this Agreement.

C. The term "*period of design and construction*" shall mean the time from the effective date of this Agreement to the date that construction of the *Project* is complete, as determined by the Government, or the date that this Agreement is terminated in accordance with Article II.C. or Article XIII or Article XIV.C. of this Agreement, whichever is earlier.

D. The term "*financial obligations for design and construction*" shall mean the financial obligations of the Government that result or would result in costs that are or would be included in *total project costs* except for obligations pertaining to the provision of lands, easements, and rights-of-way, and the performance of *relocations*.

E. The term "*non-Federal proportionate share*" shall mean the ratio of the Non-Federal Sponsor's total contribution of funds required by Article II.B.2. of this Agreement to *financial obligations for design and construction*, as projected by the Government.

F. The term "*highway*" shall mean any highway, roadway, street, or way, including any bridge thereof, that is owned by a public entity.

G. The term "*relocation*" shall mean providing a functionally equivalent facility to the owner of a utility, cemetery, *highway*, railroad, or public facility when such action is authorized in accordance with applicable legal principles of just compensation. Providing a functionally equivalent facility may take the form of alteration, lowering, raising, or replacement and attendant demolition of the affected facility or part thereof.

H. The term "*betterment*" shall mean a difference in the design or construction of an element of the *Project* that results from the application of standards that the Government determines exceed those that the Government would otherwise apply to the design or construction of that element. The term does not include any design or construction for features not included in the *Project* as defined in paragraph A. of this Article.

I. The term "*Federal program funds*" shall mean funds provided by a Federal agency, other than the Department of the Army, plus any non-Federal contribution required as a matching share therefor.

J. The term “*Section 219 Project Limit*” shall mean the statutory limitation on the Government’s financial participation in the design and construction of the Section 219 Assistance Project as specified in Section 219(f) of the Water Resources Development Act of 1992, Public Law 102-580, as amended. As of the effective date of this Agreement, such limitation is \$35,000,000.

K. The term “*fiscal year*” shall mean one year beginning on October 1 and ending on September 30.

## ARTICLE II - OBLIGATIONS OF THE GOVERNMENT AND THE NON-FEDERAL SPONSOR

A. The Government, subject to receiving funds appropriated by the Congress of the United States (hereinafter the “Congress”) and using those funds and funds provided by the Non-Federal Sponsor, expeditiously shall design and construct the *Project* utilizing the portion of the design provided by the Non-Federal Sponsor that the Government determines to be acceptable in accordance with paragraph A.1. of this Article, and applying those procedures usually applied to Federal projects, in accordance with Federal laws, regulations, and policies.

1. The Non-Federal Sponsor expeditiously shall prepare and provide to the Government a design, or the portion thereof that the Non-Federal Sponsor has specified in writing that it intends to provide, for use in constructing the *Project*. The Government shall review such design, or portion thereof, to ensure compliance with applicable Federal laws, regulations, and policies including those related to bidability, constructability, operability and environmental acceptability. The Government, in its sole discretion, may accept, modify, or reject such design, or any portion thereof, for use in constructing the *Project*. Prior to commencement of review by the Government of such design, the Non-Federal Sponsor shall provide a written certification and warranty to the Government that the design provided by the Non-Federal Sponsor is free from any legal encumbrances and use restrictions, including but not limited to, any intellectual property rights and outstanding licensing requirements.

2. If the Non-Federal Sponsor fails to provide a design, or the specified portion thereof, for the *Project*, or the Government determines that the design, or any portion thereof, provided by the Non-Federal Sponsor is inadequate for any reason, the Government, subject to the availability of funds and the *Section 219 Project Limit*, may design the *Project* or complete the design of the *Project*.

3. The Government shall not issue the solicitation for the first contract for design of the *Project*, commence design of the *Project* using the Government’s own forces, or commence review of a design, or any portion thereof, provided by the Non-Federal Sponsor in accordance with paragraph A.1. of this Article, until the Non-Federal Sponsor has confirmed in writing its willingness to proceed with the *Project*.

4. The Government shall develop and coordinate as required, an Environmental Assessment and Finding of No Significant Impact or an Environmental Impact Statement and Record of Decision, as necessary, to inform the public regarding the environmental impacts of the *Project* in accordance with the National Environmental Policy Act of 1969 (hereinafter "NEPA") (42 U.S.C. 4321–4370e). However, the Government shall not issue the solicitation for the first construction contract for the *Project* or commence construction of the *Project* using the Government's own forces until all applicable environmental laws and regulations have been complied with, including, but not limited to NEPA and Section 401 of the Federal Water Pollution Control Act (33 U.S.C. 1341).

5. The Government shall afford the Non-Federal Sponsor the opportunity to review and comment on the solicitations for all contracts, including relevant plans and specifications, prior to the Government's issuance of such solicitations. To the extent possible, the Government shall afford the Non-Federal Sponsor the opportunity to review and comment on all proposed contract modifications, including change orders. In any instance where providing the Non-Federal Sponsor with notification of a contract modification is not possible prior to execution of the contract modification, the Government shall provide such notification in writing at the earliest date possible. To the extent possible, the Government also shall afford the Non-Federal Sponsor the opportunity to review and comment on all contract claims prior to resolution thereof. The Government shall consider in good faith the comments of the Non-Federal Sponsor, but the contents of solicitations, award of contracts or commencement of design or construction using the Government's own forces, execution of contract modifications, resolution of contract claims, and performance of all work on the *Project* shall be exclusively within the control of the Government.

6. At the time the U.S. Army Engineer, Chicago District (hereinafter the "District Engineer") furnishes the contractor with the Government's Written Notice of Acceptance of Completed Work for each contract awarded by the Government for the *Project*, the District Engineer shall furnish a copy thereof to the Non-Federal Sponsor.

7. Notwithstanding paragraph A.5. of this Article, if the award of any contract for design or construction of the *Project*, or continuation of design or construction of the *Project* using the Government's own forces, would result in *total project costs* exceeding \$667,000, the Government and the Non-Federal Sponsor agree to defer award of that contract, award of all remaining contracts for design or construction of the *Project*, and continuation of design or construction of the *Project* using the Government's own forces until such time as the Government and the Non-Federal Sponsor agree in writing to proceed with further contract awards for the *Project* or the continuation of design or construction of the *Project* using the Government's own forces, but in no event shall the award of contracts or the continuation of design or construction of the *Project* using the Government's own forces be deferred for more than three years. Notwithstanding this general provision for deferral, in the event the Assistant Secretary of the Army (Civil Works) makes a written determination that the award of such contract or contracts or continuation of design or construction of the *Project* using the

Government's own forces must proceed in order to comply with law or to protect human life or property from imminent and substantial harm, the Government, after consultation with the Non-Federal Sponsor, may award a contract or contracts, or continue with design or construction of the *Project* using the Government's own forces.

B. The Non-Federal Sponsor shall contribute 25 percent of *total project costs* in accordance with the provisions of this paragraph.

1. In accordance with Article III of this Agreement, the Non-Federal Sponsor shall provide all lands, easements, and rights-of-way, including those required for *relocations*, the borrowing of material, and the disposal of dredged or excavated material, and shall perform or ensure performance of all *relocations* that the Government determines to be required or to be necessary for construction, operation, and maintenance of the *Project*.

2. The Non-Federal Sponsor shall provide funds in accordance with Article VI.B. of this Agreement in the amount necessary to meet the Non-Federal Sponsor's required share of 25 percent of *total project costs* if the Government projects at any time that the collective value of the following contributions will be less than such required share: (a) the value of the Non-Federal Sponsor's contributions under paragraph B.1. of this Article, as determined in accordance with Article IV of this Agreement that do not exceed 25 percent of *total project costs*; and (b) the value of the Non-Federal Sponsor's contributions under Article V, Article X, and Article XIV.A. of this Agreement.

3. The Government, subject to the availability of funds and as limited by the *Section 219 Project Limit*, shall refund or reimburse to the Non-Federal Sponsor any contributions in excess of 25 percent of *total project costs* if the Government determines at any time that the collective value of the following contributions has exceeded 25 percent of *total project costs*: (a) the value of the Non-Federal Sponsor's contributions under paragraph B.2. of this Article; (b) the value of the Non-Federal Sponsor's contributions under paragraph B.1. of this Article, as determined in accordance with Article IV of this Agreement that do not exceed 25 percent of *total project costs*; and (c) the value of the Non-Federal Sponsor's contributions under Article V, Article X, and Article XIV.A. of this Agreement.

4. The Government shall not include in *total project costs* any costs that were incurred by the Non-Federal Sponsor, its contractors, or others on behalf of the Non-Federal Sponsor for preparing or providing a design, or any portion thereof, to the Government in accordance with paragraph A.1. of this Article and the Non-Federal Sponsor shall not be entitled to any credit, refund, or reimbursement for such costs.

C. Notwithstanding any other provision of this Agreement, Federal financial participation in the *Project* is limited by the following provisions of this paragraph.

1. As of the effective date of this Agreement, \$2,181,000 of Federal funds have been provided by Congress for the Section 219 Assistance Project of which \$500,000 is currently projected to be available for the *Project*. The Government makes

no commitment to request Congress to provide additional Federal funds for the Section 219 Assistance Project or the *Project*. Further, the Government's financial participation in the *Project* is limited to the Federal funds that the Government makes available to the *Project*.

2. In the event the Government projects that the amount of Federal funds the Government will make available to the *Project* through the then-current *fiscal year*, or the amount of Federal funds the Government will make available for the *Project* through the upcoming *fiscal year*, is not sufficient to meet the Federal share of *total project costs* and the Federal share of costs for data recovery activities associated with historic preservation in accordance with Article XVII.B.2. and Article XVII.B.3. of this Agreement that the Government projects to be incurred through the then-current or upcoming *fiscal year*, as applicable, the Government shall notify the Non-Federal Sponsor in writing of such insufficiency of funds and of the date the Government projects that the Federal funds that will have been made available to the *Project* will be exhausted. Upon the exhaustion of Federal funds made available by the Government to the *Project*, future performance under this Agreement shall be suspended and the parties shall proceed in accordance with Article XIII.B. of this Agreement.

3. If the Government determines that the total amount of Federal funds provided by Congress for the Section 219 Assistance Project has reached the *Section 219 Project Limit*, and the Government projects that the Federal funds the Government will make available to the *Project* within the *Section 219 Project Limit* will not be sufficient to meet the Federal share of *total project costs* and the Federal share of costs for data recovery activities associated with historic preservation in accordance with Article XVII.B.2. and Article XVII.B.3. of this Agreement, the Government shall notify the Non-Federal Sponsor in writing of such insufficiency of funds and of the date the Government projects that the Federal funds that will have been made available to the *Project* will be exhausted. Upon the exhaustion of Federal funds made available by the Government to the *Project* within the *Section 219 Project Limit*, the parties shall terminate this Agreement and proceed in accordance with Article XIII.E. of this Agreement.

D. When the District Engineer determines that the entire *Project*, or a portion thereof, is complete, the District Engineer shall so notify the Non-Federal Sponsor in writing and furnish the Non-Federal Sponsor with a final Operation, Maintenance, Repair, Rehabilitation, and Replacement Manual (hereinafter the "OMRR&R Manual") or, if the final OMRR&R Manual is not available, an interim OMRR&R Manual for the entire *Project* or such completed portion. Upon such notification, the Government also shall furnish to the Non-Federal Sponsor a copy of all final as-built drawings for the entire *Project* or such completed portion if such drawings are available. Not later than 6 months after such notification by the Government that the entire *Project* is complete, the Government shall furnish the Non-Federal Sponsor with the final OMRR&R Manual and all final as-built drawings for the entire *Project*. In the event the final OMRR&R Manual or all final as-built drawings for the entire *Project* cannot be completed within the 6 month period, the Government shall provide written notice to the Non-Federal Sponsor,

and the Government and the Non-Federal Sponsor shall negotiate an acceptable completion date for furnishing such documents. Further, after completion of all contracts for the *Project*, copies of all of the Government's Written Notices of Acceptance of Completed Work for all contracts for the *Project* that have not been provided previously shall be provided to the Non-Federal Sponsor.

E. Upon notification from the District Engineer in accordance with paragraph D. of this Article, the Non-Federal Sponsor shall operate, maintain, repair, rehabilitate, and replace the entire *Project*, or the completed portion thereof as the case may be, in accordance with Article VIII of this Agreement.

F. Upon conclusion of the *period of design and construction*, the Government shall conduct an accounting, in accordance with Article VI.C. of this Agreement, and furnish the results to the Non-Federal Sponsor.

G. The Non-Federal Sponsor shall not use *Federal program funds* to meet any of its obligations for the *Project* under this Agreement unless the Federal agency providing the Federal portion of such funds verifies in writing that expenditure of such funds for such purpose is expressly authorized by Federal law.

H. The Non-Federal Sponsor may request the Government to perform or provide, on behalf of the Non-Federal Sponsor, one or more of the services (hereinafter the "additional work") described in this paragraph. Such requests shall be in writing and shall describe the additional work requested to be performed or provided. If in its sole discretion the Government elects to perform or provide the requested additional work or any portion thereof, it shall so notify the Non-Federal Sponsor in a writing that sets forth any applicable terms and conditions, which must be consistent with this Agreement. In the event of conflict between such a writing and this Agreement, this Agreement shall control. The Non-Federal Sponsor shall be solely responsible for all costs of the additional work performed or provided by the Government under this paragraph and shall pay all such costs in accordance with Article VI.D. of this Agreement.

1. Acquisition of lands, easements, and rights-of-way or performance of *relocations* for the *Project*. Notwithstanding acquisition of lands, easements, and rights-of-way or performance of *relocations* by the Government, the Non-Federal Sponsor shall be responsible, as between the Government and the Non-Federal Sponsor, for any costs of cleanup and response in accordance with Article XIV.C. of this Agreement.

2. Inclusion of *betterments* in the design or construction of the *Project*. In the event the Government elects to include any such *betterments*, the Government shall allocate the costs of the *Project* features that include *betterments* between *total project costs* and the costs of the *betterments*.

ARTICLE III - LANDS, EASEMENTS, RIGHTS-OF-WAY, RELOCATIONS, AND COMPLIANCE WITH PUBLIC LAW 91-646, AS AMENDED

A. The Government, after consultation with the Non-Federal Sponsor, shall determine the lands, easements, and rights-of-way required for construction, operation, and maintenance of the *Project*, including those required for *relocations*, the borrowing of material, and the disposal of dredged or excavated material. The Government in a timely manner shall provide the Non-Federal Sponsor with general written descriptions, including maps as appropriate, of the lands, easements, and rights-of-way that the Government determines the Non-Federal Sponsor must provide, in detail sufficient to enable the Non-Federal Sponsor to fulfill its obligations under this paragraph, and shall provide the Non-Federal Sponsor with a written notice to proceed with acquisition of such lands, easements, and rights-of-way. Prior to the issuance of the solicitation for each Government contract for construction of the *Project*, or prior to the Government incurring any *financial obligations for design and construction* of a portion of the *Project* using the Government's own forces, the Non-Federal Sponsor shall acquire all lands, easements, and rights-of-way the Government determines the Non-Federal Sponsor must provide for that work and shall provide the Government with authorization for entry thereto. Furthermore, prior to the end of the *period of design and construction*, the Non-Federal Sponsor shall acquire all lands, easements, and rights-of-way required for construction, operation, and maintenance of the *Project*, as set forth in such descriptions, and shall provide the Government with authorization for entry thereto. The Non-Federal Sponsor shall ensure that lands, easements, and rights-of-way that the Government determines to be required for the *Project* and that were provided by the Non-Federal Sponsor are retained in public ownership for uses compatible with the authorized purposes of the *Project*.

B. The Government, after consultation with the Non-Federal Sponsor, shall determine the *relocations* necessary for construction, operation, and maintenance of the *Project*, including those necessary to enable the borrowing of material or the disposal of dredged or excavated material. The Government in a timely manner shall provide the Non-Federal Sponsor with general written descriptions, including maps as appropriate, of such *relocations* in detail sufficient to enable the Non-Federal Sponsor to fulfill its obligations under this paragraph, and shall provide the Non-Federal Sponsor with a written notice to proceed with such *relocations*. Prior to the issuance of the solicitation for each Government contract for construction of the *Project*, or prior to the Government incurring any *financial obligations for design and construction* of a portion of the *Project* using the Government's own forces, the Non-Federal Sponsor shall prepare or ensure the preparation of plans and specifications for, and perform or ensure the performance of, all *relocations* the Government determines to be necessary for that work. Furthermore, prior to the end of the *period of design and construction*, the Non-Federal Sponsor shall perform or ensure performance of all *relocations* as set forth in such descriptions.

C. The Non-Federal Sponsor shall comply with the applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, as amended (42 U.S.C. 4601-4655), and the Uniform Regulations contained in 49 C.F.R. Part 24, in acquiring lands, easements, and rights-of-way required for

construction, operation, and maintenance of the *Project*, including those required for *relocations*, the borrowing of material, or the disposal of dredged or excavated material, and shall inform all affected persons of applicable benefits, policies, and procedures in connection with said Act.

#### ARTICLE IV - CREDIT FOR VALUE OF LANDS, EASEMENTS, RIGHTS-OF-WAY, AND RELOCATIONS

A. The Government shall include in *total project costs* and afford credit toward the Non-Federal Sponsor's share of *total project costs* for the value of the lands, easements, and rights-of-way that the Non-Federal Sponsor must provide pursuant to Article III.A. of this Agreement and for the value of the *relocations* that the Non-Federal Sponsor must perform or for which it must ensure performance pursuant to Article III.B. of this Agreement. However, no amount shall be included in *total project costs* and no credit shall be afforded for the value of any lands, easements, rights-of-way, or *relocations* that have been provided previously as an item of cooperation for another Federal project. In addition, no amount shall be included in *total project costs* and no credit shall be afforded for the value of lands, easements, rights-of-way, or *relocations* that were acquired or performed using *Federal program funds* unless the Federal agency providing the Federal portion of such funds verifies in writing that affording credit for the value of such items is expressly authorized by Federal law. Finally, no amount shall be included in *total project costs*, no credit shall be afforded pursuant to this Article, and no reimbursement shall be provided to the Non-Federal Sponsor, for any value in excess of 25 percent of *total project costs*.

B. The Non-Federal Sponsor in a timely manner shall provide the Government with such documents as are sufficient to enable the Government to determine the value of any contribution provided pursuant to Article III.A. or Article III.B. of this Agreement. Upon receipt of such documents, the Government in a timely manner shall determine the value of such contributions and include in *total project costs* the amount of such value that does not exceed 25 percent of *total project costs*.

C. For the purposes of determining the value to be included in *total project costs* and the amount of credit to be afforded in accordance with this Article and except as otherwise provided in paragraph E. of this Article, the value of lands, easements, and rights-of-way, including those required for *relocations*, the borrowing of material, and the disposal of dredged or excavated material, shall be the fair market value of the real property interests, plus certain incidental costs of acquiring those interests, as determined in accordance with the provisions of this paragraph.

1. Date of Valuation. The fair market value of lands, easements, or rights-of-way owned by the Non-Federal Sponsor on the effective date of this Agreement shall be the fair market value of such real property interests as of the date the Non-Federal Sponsor provides the Government with authorization for entry thereto. The fair market value of lands, easements, or rights-of-way acquired by the Non-Federal Sponsor after the effective

date of this Agreement shall be the fair market value of such real property interests at the time the interests are acquired.

2. General Valuation Procedure. Except as provided in paragraph C.3. or paragraph C.5. of this Article, the fair market value of lands, easements, or rights-of-way shall be determined in accordance with the provisions of this paragraph.

a. The Non-Federal Sponsor shall obtain, for each real property interest, an appraisal that is prepared by a qualified appraiser who is acceptable to the Non-Federal Sponsor and the Government. The Non-Federal Sponsor shall provide the Government with the appraisal no later than 6 months after the Non-Federal Sponsor provides the Government with an authorization for entry for such real property interest. The appraisal must be prepared in accordance with the applicable rules of just compensation, as specified by the Government. The fair market value shall be the amount set forth in the Non-Federal Sponsor's appraisal, if such appraisal is approved by the Government. In the event the Government does not approve the Non-Federal Sponsor's appraisal, the Non-Federal Sponsor may obtain a second appraisal, and the fair market value shall be the amount set forth in the Non-Federal Sponsor's second appraisal, if such appraisal is approved by the Government. In the event the Government does not approve the Non-Federal Sponsor's second appraisal, the Non-Federal Sponsor chooses not to obtain a second appraisal, or the Non-Federal Sponsor does not provide the first appraisal as required in this paragraph, the Government shall obtain an appraisal, and the fair market value shall be the amount set forth in the Government's appraisal, if such appraisal is approved by the Non-Federal Sponsor. In the event the Non-Federal Sponsor does not approve the Government's appraisal, the Government, after consultation with the Non-Federal Sponsor, shall consider the Government's and the Non-Federal Sponsor's appraisals and determine an amount based thereon, which shall be deemed to be the fair market value.

b. Where the amount paid or proposed to be paid by the Non-Federal Sponsor for the real property interest exceeds the amount determined pursuant to paragraph C.2.a. of this Article, the Government, at the request of the Non-Federal Sponsor, shall consider all factors relevant to determining fair market value and, in its sole discretion, after consultation with the Non-Federal Sponsor, may approve in writing an amount greater than the amount determined pursuant to paragraph C.2.a. of this Article, but not to exceed the amount actually paid or proposed to be paid. If the Government approves such an amount, the fair market value shall be the lesser of the approved amount or the amount paid by the Non-Federal Sponsor, but no less than the amount determined pursuant to paragraph C.2.a. of this Article.

3. Eminent Domain Valuation Procedure. For lands, easements, or rights-of-way acquired by eminent domain proceedings instituted after the effective date of this Agreement, the Non-Federal Sponsor, prior to instituting such proceedings, shall submit to the Government notification in writing of its intent to institute such proceedings and an appraisal of the specific real property interests to be acquired in such proceedings. The Government shall have 60 calendar days after receipt of such a notice and appraisal within which to review the appraisal, if not previously approved by the Government in writing.

a. If the Government previously has approved the appraisal in writing, or if the Government provides written approval of, or takes no action on, the appraisal within such 60 day period, the Non-Federal Sponsor shall use the amount set forth in such appraisal as the estimate of just compensation for the purpose of instituting the eminent domain proceeding.

b. If the Government provides written disapproval of the appraisal, including the reasons for disapproval, within such 60 day period, the Government and the Non-Federal Sponsor shall consult in good faith to promptly resolve the issues or areas of disagreement that are identified in the Government's written disapproval. If, after such good faith consultation, the Government and the Non-Federal Sponsor agree as to an appropriate amount, then the Non-Federal Sponsor shall use that amount as the estimate of just compensation for the purpose of instituting the eminent domain proceeding. If, after such good faith consultation, the Government and the Non-Federal Sponsor cannot agree as to an appropriate amount, then the Non-Federal Sponsor may use the amount set forth in its appraisal as the estimate of just compensation for the purpose of instituting the eminent domain proceeding.

c. For lands, easements, or rights-of-way acquired by eminent domain proceedings instituted in accordance with paragraph C.3. of this Article, fair market value shall be either the amount of the court award for the real property interests taken, to the extent the Government determined such interests are required for construction, operation, and maintenance of the *Project*, or the amount of any stipulated settlement or portion thereof that the Government approves in writing.

4. Incidental Costs. For lands, easements, or rights-of-way acquired by the Non-Federal Sponsor within a five year period preceding the effective date of this Agreement, or at any time after the effective date of this Agreement, the value of the interest shall include the documented incidental costs of acquiring the interest, as determined by the Government, subject to an audit in accordance with Article X.C. of this Agreement to determine reasonableness, allocability, and allowability of such costs. In the event the Government modifies its determination made pursuant to Article III.A. of this Agreement, the Government shall afford credit for the documented incidental costs associated with preparing to acquire the lands, easements, or rights-of-way identified in the original determination, subject to an audit in accordance with Article X.C. of this Agreement to determine reasonableness, allocability, and allowability of such costs. Such incidental costs shall include, but not necessarily be limited to, closing and title costs, appraisal costs, survey costs, attorney's fees, plat maps, mapping costs, actual amounts expended for payment of any relocation assistance benefits provided in accordance with Article III.C. of this Agreement, and other payments by the Non-Federal Sponsor for items that are generally recognized as compensable, and required to be paid, by applicable state law due to the acquisition of a real property interest in accordance with Article III of this Agreement. The value of the interests provided by the Non-Federal Sponsor in accordance with Article III.A. of this Agreement shall also include the documented costs of obtaining appraisals pursuant to paragraph C.2. of this Article, as determined by the

Government, and subject to an audit in accordance with Article X.C. of this Agreement to determine reasonableness, allocability, and allowability of such costs.

5. Waiver of Appraisal. Except as required by paragraph C.3. of this Article, the Government may waive the requirement for an appraisal pursuant to this paragraph if it determines that an appraisal is unnecessary because the valuation is uncomplicated and that the estimated fair market value of the real property interest is \$10,000 or less based upon a review of available data. In such event, the Government and the Non-Federal Sponsor must agree in writing to the value of such real property interest in an amount not in excess of \$10,000.

D. After consultation with the Non-Federal Sponsor, the Government shall determine the value of *relocations* in accordance with the provisions of this paragraph.

1. For a *relocation* other than a *highway*, the value shall be only that portion of *relocation* costs that the Government determines is necessary to provide a functionally equivalent facility, reduced by depreciation, as applicable, and by the salvage value of any removed items.

2. For a *relocation* of a *highway*, the value shall be only that portion of *relocation* costs that would be necessary to accomplish the *relocation* in accordance with the design standard that the State of Illinois would apply under similar conditions of geography and traffic load, reduced by the salvage value of any removed items.

3. *Relocation* costs shall include, but not necessarily be limited to, actual costs of performing the *relocation*, planning, engineering and design costs; supervision and administration costs; and documented incidental costs associated with performance of the *relocation*, as determined by the Government. *Relocation* costs shall not include any costs due to *betterments*, as determined by the Government, nor any additional cost of using new material when suitable used material is available. *Relocation* costs shall be subject to an audit in accordance with Article X.C. of this Agreement to determine reasonableness, allocability, and allowability of such costs.

4. Any credit afforded under the terms of this Agreement for the value of *relocations* performed within the *Project* boundaries is subject to satisfactory compliance with applicable Federal labor laws covering non-Federal construction, including, but not limited to, 40 U.S.C. 3141-3148 and 40 U.S.C. 3701-3708 (revising, codifying and enacting without substantive change the provisions of the Davis-Bacon Act (formerly 40 U.S.C. 276a *et seq.*), the Contract Work Hours and Safety Standards Act (formerly 40 U.S.C. 327 *et seq.*) and the Copeland Anti-Kickback Act (formerly 40 U.S.C. 276c)). Notwithstanding any other provision of this Agreement, credit may be withheld, in whole or in part, as a result of the Non-Federal Sponsor's failure to comply with its obligations under these laws.

E. Where the Government, on behalf of the Non-Federal Sponsor pursuant to Article II.H.1. of this Agreement, acquires lands, easements, or rights-of-way, or performs *relocations*, the value to be included in *total project costs* and the amount of credit to be

afforded in accordance with this Agreement shall be the costs of such work performed or provided by the Government that are paid by the Non-Federal Sponsor in accordance with Article VI.D. of this Agreement. In addition, the value to be included in *total project costs* and the amount of such credit to be afforded in accordance with this Agreement shall include the documented costs incurred by the Non-Federal Sponsor in accordance with the terms and conditions agreed upon in writing pursuant to Article II.H.1. of this Agreement subject to an audit in accordance with Article X.C. of this Agreement to determine reasonableness, allocability, and allowability of such costs.

## ARTICLE V - PROJECT COORDINATION TEAM

A. To provide for consistent and effective communication, the Non-Federal Sponsor and the Government, not later than 30 calendar days after the effective date of this Agreement, shall appoint named senior representatives to a Project Coordination Team. Thereafter, the Project Coordination Team shall meet regularly until the end of the *period of design and construction*. The Government's Project Manager and a counterpart named by the Non-Federal Sponsor shall co-chair the Project Coordination Team.

B. The Government's Project Manager and the Non-Federal Sponsor's counterpart shall keep the Project Coordination Team informed of the progress of design and construction and of significant pending issues and actions, and shall seek the views of the Project Coordination Team on matters that the Project Coordination Team generally oversees.

C. Until the end of the *period of design and construction*, the Project Coordination Team shall generally oversee the *Project*, including matters related to: design; completion of all necessary environmental coordination and documentation; plans and specifications; scheduling; real property and *relocation* requirements; real property acquisition; contract awards and modifications; contract costs; the application of and compliance with 40 U.S.C. 3141-3148 and 40 U.S.C. 3701-3708 (revising, codifying and enacting without substantive change the provisions of the Davis-Bacon Act (formerly 40 U.S.C. 276a *et seq.*), the Contract Work Hours and Safety Standards Act (formerly 40 U.S.C. 327 *et seq.*) and the Copeland Anti-Kickback Act (formerly 40 U.S.C. 276c)) for *relocations*; the investigations to identify the existence and extent of hazardous substances in accordance with Article XIV.A. of this Agreement; historic preservation activities in accordance with Article XVII of this Agreement; the Government's cost projections; final inspection of the entire *Project* or completed portions thereof as the case may be; preparation of the proposed OMRR&R Manual; anticipated requirements and needed capabilities for performance of operation, maintenance, repair, rehabilitation, and replacement of the *Project* including issuance of permits; and other matters related to the *Project*. This oversight of the *Project* shall be consistent with a project management plan developed by the Government after consultation with the Non-Federal Sponsor.

D. The Project Coordination Team may make recommendations to the District Engineer on matters related to the *Project* that the Project Coordination Team generally

oversees, including suggestions to avoid potential sources of dispute. The Government in good faith shall consider the recommendations of the Project Coordination Team. The Government, having the legal authority and responsibility for design and construction of the *Project*, has the discretion to accept or reject, in whole or in part, the Project Coordination Team's recommendations.

E. The Non-Federal Sponsor's costs of participation in the Project Coordination Team shall be included in *total project costs* and shared in accordance with the provisions of this Agreement, subject to an audit in accordance with Article X.C. of this Agreement to determine reasonableness, allocability, and allowability of such costs. The Government's costs of participation in the Project Coordination Team shall be included in *total project costs* and shared in accordance with the provisions of this Agreement.

## ARTICLE VI - METHOD OF PAYMENT

A. In accordance with the provisions of this paragraph, the Government shall maintain current records and provide to the Non-Federal Sponsor current projections of costs, financial obligations, contributions provided by the parties, and the value included in *total project costs* for lands, easements, rights-of-way, and *relocations* determined in accordance with Article IV of this Agreement.

1. As of the effective date of this Agreement, *total project costs* are projected to be \$667,000; the Non-Federal Sponsor's contribution of funds required by Article II.B.2. of this Agreement is projected to be \$165,750; the *non-Federal proportionate share* is projected to be 24.9 percent; the Non-Federal Sponsor's contribution of funds required by Article XVII.B.3. of this Agreement is projected to be \$0; the value included in *total project costs* for lands, easements, rights-of-way, and *relocations* determined in accordance with Article IV of this Agreement is projected to be \$1,000; and the Government's total financial obligations for the additional work to be incurred and the Non-Federal Sponsor's contribution of funds for such costs required by Article II.H. of this Agreement are projected to be \$0. These amounts and percentage are estimates subject to adjustment by the Government, after consultation with the Non-Federal Sponsor, and are not to be construed as the total financial responsibilities of the Government and the Non-Federal Sponsor.

2. By October 1, 2012 and by each quarterly anniversary thereof until the conclusion of the *period of design and construction* and resolution of all relevant claims and appeals and eminent domain proceedings, the Government shall provide the Non-Federal Sponsor with a report setting forth all contributions provided to date and the current projections of the following: *total project costs*; the Non-Federal Sponsor's total contribution of funds required by Article II.B.2. of this Agreement; the *non-Federal proportionate share*; the Non-Federal Sponsor's total contribution of funds required by Article XVII.B.3. of this Agreement; the value included in *total project costs* for lands, easements, rights-of-way, and *relocations* determined in accordance with Article IV of this Agreement; and the Government's total financial obligations for additional work

incurred and the Non-Federal Sponsor's contribution of funds for such costs required by Article II.H. of this Agreement.

B. The Non-Federal Sponsor shall provide the contributions of funds required by Article II.B.2. and Article XVII.B.3. of this Agreement in accordance with the provisions of this paragraph.

1. Not less than 30 calendar days prior to the scheduled date for: (a) issuance of the solicitation for the first contract for review of the design, or portion thereof, provided by the Non-Federal Sponsor; (b) commencement of review of the design, or portion thereof, provided by the Non-Federal Sponsor using the Government's own forces; (c) issuance of the solicitation for the first contract for design of the *Project*; or (d) commencement of design of the *Project* using the Government's own forces, whichever is scheduled to first occur, the Government shall notify the Non-Federal Sponsor in writing of such scheduled date and the funds the Government determines to be required from the Non-Federal Sponsor to meet its projected share under Article II.B.2. and Article XVII.B.3. of this Agreement. Not later than such scheduled date, the Non-Federal Sponsor shall provide the Government with the full amount of such required funds by delivering a check payable to "FAO, USAED, CHICAGO" to the District Engineer, or verifying to the satisfaction of the Government that the Non-Federal Sponsor has deposited such required funds in an escrow or other account acceptable to the Government, with interest accruing to the Non-Federal Sponsor, or by presenting the Government with an irrevocable letter of credit acceptable to the Government for such required funds, or by providing an Electronic Funds Transfer of such required funds in accordance with procedures established by the Government.

2. The Government shall draw from the funds provided by the Non-Federal Sponsor such sums as the Government deems necessary to cover: (a) the *non-Federal proportionate share of financial obligations for design and construction* incurred prior to the commencement of the *period of design and construction*; (b) the *non-Federal proportionate share of financial obligations for design and construction as financial obligations for design and construction* are incurred; and (c) the Non-Federal Sponsor's share of financial obligations for data recovery activities associated with historic preservation pursuant to Article XVII.B.3. of this Agreement as those financial obligations are incurred. If at any time the Government determines that additional funds will be needed from the Non-Federal Sponsor to cover the Non-Federal Sponsor's share of such financial obligations, the Government shall notify the Non-Federal Sponsor in writing of the additional funds required and provide an explanation of why additional funds are required. Within 60 calendar days from receipt of such notice, the Non-Federal Sponsor shall provide the Government with the full amount of such additional required funds through any of the payment mechanisms specified in paragraph B.1. of this Article.

C. Upon conclusion of the *period of design and construction* and resolution of all relevant claims and appeals and eminent domain proceedings, the Government shall conduct a final accounting and furnish the Non-Federal Sponsor with written notice of the results of such final accounting. If outstanding relevant claims and appeals or

eminent domain proceedings prevent a final accounting from being conducted in a timely manner, the Government shall conduct an interim accounting and furnish the Non-Federal Sponsor with written notice of the results of such interim accounting. Once all outstanding relevant claims and appeals and eminent domain proceedings are resolved, the Government shall amend the interim accounting to complete the final accounting and furnish the Non-Federal Sponsor with written notice of the results of such final accounting. The interim or final accounting, as applicable, shall determine *total project costs* and the costs of any data recovery activities associated with historic preservation. In addition, for each set of costs, the interim or final accounting, as applicable, shall determine each party's required share thereof, and each party's total contributions thereto as of the date of such accounting.

1. Should the interim or final accounting, as applicable, show that the Non-Federal Sponsor's total required shares of *total project costs* and the costs of any data recovery activities associated with historic preservation exceed the Non-Federal Sponsor's total contributions provided thereto, the Non-Federal Sponsor, no later than 90 calendar days after receipt of written notice from the Government, shall make a payment to the Government in an amount equal to the difference by delivering a check payable to "FAO, USAED, CHICAGO" to the District Engineer or by providing an Electronic Funds Transfer in accordance with procedures established by the Government.

2. Should the interim or final accounting, as applicable, show that the total contributions provided by the Non-Federal Sponsor for *total project costs* and the costs of any data recovery activities associated with historic preservation exceed the Non-Federal Sponsor's total required shares thereof, the Government, subject to the availability of funds and as limited by the *Section 219 Project Limit*, shall refund or reimburse the excess amount to the Non-Federal Sponsor within 90 calendar days of the date of completion of such accounting. In the event the Non-Federal Sponsor is due a refund or reimbursement and funds are not available to refund or reimburse the excess amount to the Non-Federal Sponsor, the Government shall seek such appropriations as are necessary to make the refund or reimbursement.

D. The Non-Federal Sponsor shall provide the contribution of funds required by Article II.H. of this Agreement for additional work in accordance with the provisions of this paragraph.

1. Not less than 60 calendar days prior to the scheduled date for the first financial obligation for additional work, the Government shall notify the Non-Federal Sponsor in writing of such scheduled date and of the full amount of funds the Government determines to be required from the Non-Federal Sponsor to cover the costs of the additional work. No later than 30 calendar days prior to the Government incurring any financial obligation for additional work, the Non-Federal Sponsor shall provide the Government with the full amount of the funds required to cover the costs of such additional work through any of the payment mechanisms specified in paragraph B.1. of this Article.

2. The Government shall draw from the funds provided by the Non-Federal Sponsor such sums as the Government deems necessary to cover the Government's financial obligations for such additional work as they are incurred. If at any time the Government determines that the Non-Federal Sponsor must provide additional funds to pay for such additional work, the Government shall notify the Non-Federal Sponsor in writing of the additional funds required and provide an explanation of why additional funds are required. Within 30 calendar days from receipt of such notice, the Non-Federal Sponsor shall provide the Government with the full amount of such additional required funds through any of the payment mechanisms specified in paragraph B.1. of this Article.

3. At the time the Government conducts the interim or final accounting, as applicable, the Government shall conduct an accounting of the Government's financial obligations for additional work incurred and furnish the Non-Federal Sponsor with written notice of the results of such accounting. If outstanding relevant claims and appeals or eminent domain proceedings prevent a final accounting of additional work from being conducted in a timely manner, the Government shall conduct an interim accounting of additional work and furnish the Non-Federal Sponsor with written notice of the results of such interim accounting. Once all outstanding relevant claims and appeals and eminent domain proceedings are resolved, the Government shall amend the interim accounting of additional work to complete the final accounting of additional work and furnish the Non-Federal Sponsor with written notice of the results of such final accounting. Such interim or final accounting, as applicable, shall determine the Government's total financial obligations for additional work and the Non-Federal Sponsor's contribution of funds provided thereto as of the date of such accounting.

a. Should the interim or final accounting, as applicable, show that the total obligations for additional work exceed the total contribution of funds provided by the Non-Federal Sponsor for such additional work, the Non-Federal Sponsor, no later than 90 calendar days after receipt of written notice from the Government, shall make a payment to the Government in an amount equal to the difference by delivering a check payable to "FAO, USAED, CHICAGO" to the District Engineer or by providing an Electronic Funds Transfer in accordance with procedures established by the Government.

b. Should the interim or final accounting, as applicable, show that the total contribution of funds provided by the Non-Federal Sponsor for additional work exceeds the total obligations for such additional work, the Government, subject to the availability of funds, shall refund the excess amount to the Non-Federal Sponsor within 90 calendar days of the date of completion of such accounting. In the event the Non-Federal Sponsor is due a refund and funds are not available to refund the excess amount to the Non-Federal Sponsor, the Government shall seek such appropriations as are necessary to make the refund.

## ARTICLE VII - DISPUTE RESOLUTION

As a condition precedent to a party bringing any suit for breach of this Agreement, that party must first notify the other party in writing of the nature of the purported breach and seek in good faith to resolve the dispute through negotiation. If the parties cannot resolve the dispute through negotiation, they may agree to a mutually acceptable method of non-binding alternative dispute resolution with a qualified third party acceptable to both parties. Each party shall pay an equal share of any costs for the services provided by such a third party as such costs are incurred. The existence of a dispute shall not excuse the parties from performance pursuant to this Agreement.

## ARTICLE VIII - OPERATION, MAINTENANCE, REPAIR, REHABILITATION, AND REPLACEMENT (OMRR&R)

A. Upon receipt of the notification from the District Engineer in accordance with Article II.D. of this Agreement and for so long as the *Project* remains authorized, the Non-Federal Sponsor, pursuant to Article II.E. of this Agreement, shall operate, maintain, repair, rehabilitate, and replace the entire *Project* or a completed portion thereof as the case may be, at no cost to the Government. The Non-Federal Sponsor shall conduct its operation, maintenance, repair, rehabilitation, and replacement responsibilities in a manner compatible with the *Project's* authorized purposes and in accordance with specific directions prescribed by the Government in the interim or final OMRR&R Manual and any subsequent amendments thereto.

B. The Non-Federal Sponsor hereby gives the Government a right to enter, at reasonable times and in a reasonable manner, upon property that the Non-Federal Sponsor now or hereafter owns or controls for access to the *Project* for the purpose of inspection, if the Government determines an inspection to be necessary. If an inspection shows that the Non-Federal Sponsor for any reason is failing to perform its obligations under this Agreement, the Government shall send a written notice describing the non-performance to the Non-Federal Sponsor.

## ARTICLE IX – HOLD AND SAVE

The Non-Federal Sponsor shall hold and save the Government free from all damages arising from design, construction, operation, maintenance, repair, rehabilitation, and replacement of the *Project* and any *betterments*, except for damages due to the fault or negligence of the Government or its contractors.

## ARTICLE X - MAINTENANCE OF RECORDS AND AUDIT

A. Not later than 60 calendar days after the effective date of this Agreement, the Government and the Non-Federal Sponsor shall develop procedures for keeping books,

records, documents, or other evidence pertaining to costs and expenses incurred pursuant to this Agreement. These procedures shall incorporate, and apply as appropriate, the standards for financial management systems set forth in the Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments at 32 C.F.R. Section 33.20. The Government and the Non-Federal Sponsor shall maintain such books, records, documents, or other evidence in accordance with these procedures and for a minimum of three years after completion of the accounting for which such books, records, documents, or other evidence were required. To the extent permitted under applicable Federal laws and regulations, the Government and the Non-Federal Sponsor shall each allow the other to inspect such books, records, documents, or other evidence.

B. In accordance with 32 C.F.R. Section 33.26, the Non-Federal Sponsor is responsible for complying with the Single Audit Act Amendments of 1996 (31 U.S.C. 7501-7507), as implemented by Office of Management and Budget (OMB) Circular No. A-133 and Department of Defense Directive 7600.10. Upon request of the Non-Federal Sponsor and to the extent permitted under applicable Federal laws and regulations, the Government shall provide to the Non-Federal Sponsor and independent auditors any information necessary to enable an audit of the Non-Federal Sponsor's activities under this Agreement. The costs of any non-Federal audits performed in accordance with this paragraph shall be allocated in accordance with the provisions of OMB Circulars A-87 and A-133, and such costs as are allocated to the *Project* shall be included in *total project costs* and shared in accordance with the provisions of this Agreement.

C. In accordance with 31 U.S.C. 7503, the Government may conduct audits in addition to any audit that the Non-Federal Sponsor is required to conduct under the Single Audit Act Amendments of 1996. Any such Government audits shall be conducted in accordance with Government Auditing Standards and the cost principles in OMB Circular No. A-87 and other applicable cost principles and regulations. The costs of Government audits performed in accordance with this paragraph shall be included in *total project costs* and shared in accordance with the provisions of this Agreement.

## ARTICLE XI - FEDERAL AND STATE LAWS

In the exercise of their respective rights and obligations under this Agreement, the Non-Federal Sponsor and the Government shall comply with all applicable Federal and State laws and regulations, including, but not limited to: Section 601 of the Civil Rights Act of 1964, Public Law 88-352 (42 U.S.C. 2000d) and Department of Defense Directive 5500.11 issued pursuant thereto; Army Regulation 600-7, entitled "Nondiscrimination on the Basis of Handicap in Programs and Activities Assisted or Conducted by the Department of the Army"; and all applicable Federal labor standards requirements including, but not limited to, 40 U.S.C. 3141-3148 and 40 U.S.C. 3701-3708 (revising, codifying and enacting without substantive change the provisions of the Davis-Bacon Act (formerly 40 U.S.C. 276a *et seq.*), the Contract Work Hours and Safety Standards Act (formerly 40 U.S.C. 327 *et seq.*) and the Copeland Anti-Kickback Act (formerly 40 U.S.C. 276c)).

## ARTICLE XII - RELATIONSHIP OF PARTIES

A. In the exercise of their respective rights and obligations under this Agreement, the Government and the Non-Federal Sponsor each act in an independent capacity, and neither is to be considered the officer, agent, or employee of the other.

B. In the exercise of its rights and obligations under this Agreement, neither party shall provide, without the consent of the other party, any contractor with a release that waives or purports to waive any rights the other party may have to seek relief or redress against that contractor either pursuant to any cause of action that the other party may have or for violation of any law.

## ARTICLE XIII - TERMINATION OR SUSPENSION

A. If at any time the Non-Federal Sponsor fails to fulfill its obligations under this Agreement, the Assistant Secretary of the Army (Civil Works) shall terminate this Agreement or suspend future performance under this Agreement unless he determines that continuation of work on the *Project* is in the interest of the United States.

B. In the event future performance under this Agreement is suspended pursuant to Article II.C.2. of this Agreement, such suspension shall remain in effect until such time that the Government notifies the Non-Federal Sponsor in writing that sufficient Federal funds are available to meet the Federal share of *total project costs* and the Federal share of costs for data recovery activities associated with historic preservation in accordance with Article XVII.B.2. and Article XVII.B.3. of this Agreement the Government projects to be incurred through the then-current or upcoming *fiscal year*, or the Government or the Non-Federal Sponsor elects to terminate this Agreement.

C. In the event that the Government and the Non-Federal Sponsor determine to suspend future performance under this Agreement in accordance with Article XIV.C. of this Agreement, such suspension shall remain in effect until the Government and the Non-Federal Sponsor agree to proceed or to terminate this Agreement. In the event that the Government suspends future performance under this Agreement in accordance with Article XIV.C. of this Agreement due to failure to reach agreement with the Non-Federal Sponsor on whether to proceed or to terminate this Agreement, or the failure of the Non-Federal Sponsor to provide funds to pay for cleanup and response costs or to otherwise discharge the Non-Federal Sponsor's responsibilities under Article XIV.C. of this Agreement, such suspension shall remain in effect until: 1) the Government and Non-Federal Sponsor reach agreement on how to proceed or to terminate this Agreement; 2) the Non-Federal Sponsor provides funds necessary to pay for cleanup and response costs and otherwise discharges its responsibilities under Article XIV.C. of this Agreement; 3) the Government continues work on the *Project*; or 4) the Government terminates this Agreement in accordance with the provisions of Article XIV.C. of this Agreement.

D. If after completion of the design portion of the *Project* the parties mutually agree in writing not to proceed with construction of the *Project*, the parties shall conclude their activities relating to the *Project* and conduct an accounting in accordance with Article VI.C. of this Agreement.

E. In the event that this Agreement is terminated pursuant to this Article or Article II.C. or Article XIV.C. of this Agreement, both parties shall conclude their activities relating to the *Project* and conduct an accounting in accordance with Article VI.C. of this Agreement. To provide for this eventuality, the Government may reserve a percentage of total Federal funds made available for the *Project* and an equal percentage of the total funds contributed by the Non-Federal Sponsor in accordance with Article II.B.2. and Article XVII.B.3. of this Agreement as a contingency to pay costs of termination, including any costs of resolution of contract claims and contract modifications.

F. Any termination of this Agreement or suspension of future performance under this Agreement in accordance with this Article or Article II.C. or Article XIV.C. of this Agreement shall not relieve the parties of liability for any obligation previously incurred. Any delinquent payment owed by the Non-Federal Sponsor shall be charged interest at a rate, to be determined by the Secretary of the Treasury, equal to 150 per centum of the average bond equivalent rate of the 13 week Treasury bills auctioned immediately prior to the date on which such payment became delinquent, or auctioned immediately prior to the beginning of each additional 3 month period if the period of delinquency exceeds 3 months.

#### ARTICLE XIV - HAZARDOUS SUBSTANCES

A. After execution of this Agreement and upon direction by the District Engineer, the Non-Federal Sponsor shall perform, or ensure performance of, any investigations for hazardous substances that the Government or the Non-Federal Sponsor determines to be necessary to identify the existence and extent of any hazardous substances regulated under the Comprehensive Environmental Response, Compensation, and Liability Act (hereinafter "CERCLA") (42 U.S.C. 9601-9675), that may exist in, on, or under lands, easements, and rights-of-way that the Government determines, pursuant to Article III of this Agreement, to be required for construction, operation, and maintenance of the *Project*. However, for lands, easements, and rights-of-way that the Government determines to be subject to the navigation servitude, only the Government shall perform such investigations unless the District Engineer provides the Non-Federal Sponsor with prior specific written direction, in which case the Non-Federal Sponsor shall perform such investigations in accordance with such written direction.

1. All actual costs incurred by the Non-Federal Sponsor for such investigations for hazardous substances shall be included in *total project costs* and shared in accordance with the provisions of this Agreement, subject to an audit in accordance with Article X.C. of this Agreement to determine reasonableness, allocability, and allowability of such costs.

2. All actual costs incurred by the Government for such investigations for hazardous substances shall be included in *total project costs* and shared in accordance with the provisions of this Agreement.

B. In the event it is discovered through any investigation for hazardous substances or other means that hazardous substances regulated under CERCLA exist in, on, or under any lands, easements, or rights-of-way that the Government determines, pursuant to Article III of this Agreement, to be required for construction, operation, and maintenance of the *Project*, the Non-Federal Sponsor and the Government, in addition to providing any other notice required by applicable law, shall provide prompt written notice to each other, and the Non-Federal Sponsor shall not proceed with the acquisition of the real property interests until the parties agree that the Non-Federal Sponsor should proceed.

C. The Government and the Non-Federal Sponsor shall determine whether to initiate construction of the *Project*, or, if already in construction, whether to continue with construction of the *Project*, suspend future performance under this Agreement, or terminate this Agreement for the convenience of the Government, in any case where hazardous substances regulated under CERCLA are found to exist in, on, or under any lands, easements, or rights-of-way that the Government determines, pursuant to Article III of this Agreement, to be required for construction, operation, and maintenance of the *Project*. Should the Government and the Non-Federal Sponsor determine to initiate or continue with construction of the *Project* after considering any liability that may arise under CERCLA, the Non-Federal Sponsor shall be responsible, as between the Government and the Non-Federal Sponsor, for the costs of cleanup and response, including the costs of any studies and investigations necessary to determine an appropriate response to the contamination. Such costs shall not be considered a part of *total project costs*. In the event the Non-Federal Sponsor does not reach agreement with the Government on whether to proceed or to terminate this Agreement under this paragraph, or fails to provide any funds necessary to pay for cleanup and response costs or to otherwise discharge the Non-Federal Sponsor's responsibilities under this paragraph upon direction by the Government, the Government, in its sole discretion, may either terminate this Agreement for the convenience of the Government, suspend future performance under this Agreement, or continue work on the *Project*.

D. The Non-Federal Sponsor and the Government shall consult with each other in accordance with Article V of this Agreement in an effort to ensure that responsible parties bear any necessary cleanup and response costs as defined in CERCLA. Any decision made pursuant to paragraph C. of this Article shall not relieve any third party from any liability that may arise under CERCLA.

E. As between the Government and the Non-Federal Sponsor, the Non-Federal Sponsor shall be considered the operator of the *Project* for purposes of CERCLA liability. To the maximum extent practicable, the Non-Federal Sponsor shall operate, maintain, repair, rehabilitate, and replace the *Project* in a manner that will not cause liability to arise under CERCLA.

## ARTICLE XV - NOTICES

A. Any notice, request, demand, or other communication required or permitted to be given under this Agreement shall be deemed to have been duly given if in writing and delivered personally or sent by telegram or mailed by first-class, registered, or certified mail, as follows:

If to the Non-Federal Sponsor:  
Village Manager  
Village of La Grange Park

If to the Government:  
U.S. Army Engineer, Chicago District  
111 N. Canal St., Ste. 600  
Chicago, IL 60606

B. A party may change the address to which such communications are to be directed by giving written notice to the other party in the manner provided in this Article.

C. Any notice, request, demand, or other communication made pursuant to this Article shall be deemed to have been received by the addressee at the earlier of such time as it is actually received or seven calendar days after it is mailed.

## ARTICLE XVI - CONFIDENTIALITY

To the extent permitted by the laws governing each party, the parties agree to maintain the confidentiality of exchanged information when requested to do so by the providing party.

## ARTICLE XVII - HISTORIC PRESERVATION

A. The Government, as it determines necessary for the *Project*, shall perform any identification, survey, or evaluation of historic properties. Any costs incurred by the Government for such work shall be included in *total project costs* and shared in accordance with the provisions of this Agreement.

B. The Government, as it determines necessary for the *Project*, shall perform or ensure the performance of any mitigation activities or actions for historic properties or that are otherwise associated with historic preservation including data recovery activities.

1. Any costs incurred by the Government for such mitigation activities, except for data recovery activities associated with historic preservation, shall be included in *total project costs* and shared in accordance with the provisions of this Agreement.

2. As specified in Section 7(a) of Public Law 86-523, as amended by Public Law 93-291 (16 U.S.C. 469c(a)), the costs of data recovery activities associated with historic preservation for this *Project* and all other elements of the Section 219 Assistance Project shall be borne entirely by the Government up to the statutory limit of one percent of the total amount authorized to be appropriated to the Government for the Section 219 Assistance Project. None of the costs of data recovery activities associated with historic preservation up to such one percent limit shall be included in *total project costs*.

3. The Government shall not incur costs for data recovery activities associated with historic preservation that exceed the statutory one percent limit specified in paragraph B.2. of this Article unless and until the Assistant Secretary of the Army (Civil Works) has waived that limit and the Secretary of the Interior has concurred in the waiver in accordance with Section 208(3) of Public Law 96-515, as amended (16 U.S.C. 469c-2(3)). Any costs of data recovery activities associated with historic preservation that exceed the one percent limit shall not be included in *total project costs* but shall be shared between the Non-Federal Sponsor and the Government consistent with the cost sharing requirements for the Section 219 Program, as follows: 25 percent will be borne by the Non-Federal Sponsor and 75 percent will be borne by the Government.

C. If, during its performance of *relocations* in accordance with Article III of this Agreement, the Non-Federal Sponsor discovers historic properties or other cultural resources that have not been evaluated by the Government pursuant to this Article, the Non-Federal Sponsor shall provide prompt written notice to the Government of such discovery. The Non-Federal Sponsor shall not proceed with performance of the *relocation* that is related to such discovery until the Government provides written notice to the Non-Federal Sponsor that it should proceed with such work.

ARTICLE XVIII - THIRD PARTY RIGHTS, BENEFITS, OR LIABILITIES

Nothing in this Agreement is intended, nor may be construed, to create any rights, confer any benefits, or relieve any liability, of any kind whatsoever in any third person not party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, which shall become effective upon the date it is signed by the U.S. Army Engineer, Chicago District.

DEPARTMENT OF THE ARMY

VILLAGE OF LA GRANGE PARK

BY: \_\_\_\_\_  
FREDERIC A. DRUMMOND, JR  
COL, EN  
Commanding

BY: \_\_\_\_\_  
JULIA CEDILLO  
Village Manager  
Village of La Grange Park, Illinois

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

CERTIFICATE OF AUTHORITY

I, \_\_\_\_\_, do hereby certify that I am the principal legal officer of the Village of La Grange Park, Cook County, Illinois, that the Village of La Grange Park, Cook County, Illinois is a legally constituted public body with full authority and legal capability to perform the terms of the Agreement between the Department of the Army and the Village of La Grange Park, Cook County, Illinois in connection with the Village of La Grange Park, Illinois Water System Upgrades Project, and to pay damages, if necessary, in the event of the failure to perform in accordance with the terms of this Agreement and that the persons who have executed this Agreement on behalf of the Village of La Grange Park, Cook County, Illinois have acted within their statutory authority.

IN WITNESS WHEREOF, I have made and executed this certification this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

## CERTIFICATION REGARDING LOBBYING

The undersigned certifies, to the best of his or her knowledge and belief that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

---

Julia Cedillo  
Village Manager  
Village of La Grange Park, Illinois

DATE: \_\_\_\_\_

# **Public Works Garage Committee**

**Scott Mesick, Chairman**

**LaVelle Topps**

**Susan Storcel**

# Village Board Agenda Memo

To: Village President and Board of Trustees

From: Julia Cedillo



Date: 6/7/2012

Re: **Schematic Design – Public Works Facility at 937 Barnsdale Road**

---

## **Background**

In March and April of this year, Village staff (Public Works Garage Team) worked collaboratively with the Village's contracted architect firm, Legat Architects in the development of a schematic design that meets the needs of the Public Works Department while staying within the identified budget. The team met on three occasions (March 14<sup>th</sup>, March 22<sup>nd</sup>, and April 16<sup>th</sup>) at the Legat Offices in Oak Brook.

In May, the Village received Schematic Design documents and a preliminary cost estimate. The first cost estimate was \$1.318 million, which was \$89,000 above the target provided to Legat, and \$73,000 over what was included in the FY 2012-13 Budget for this project. In May, Village staff met to discuss the design as well as some "sweat equity options" to consider in an effort to bring the cost down. As a result, staff was able to identify some cost saving measures, reducing the cost.

The Public Works Garage Committee recently met on two occasions to discuss the Schematic Design. On May 21<sup>st</sup>, Marc Rohde of Legat provided a presentation of the Schematic Design and cost estimate. On June 5<sup>th</sup> the Committee met to discuss design refinements, ancillary cost estimates, and project delivery methods. The Committee's recommendations are provided in this memo.

## **Design Drawings**

The building design meets the minimum space needs of administration and vehicle storage facility. The administration and support space totals 2,448 s.f. and the vehicle storage totals 4,040 s.f. (compared to existing *approx.* 2,340 s.f. and 4,454 s.f., not including basement storage). Thus, the transition to the proposed design will result in the following square feet differential (approximate):

- + additional 108 s.f. in administration and support
- + existing lunch room in remaining building can be converted to other use: +386
- - loss of basement storage
- - loss of 400 s.f. in vehicle storage

The proposed schematic design is very basic. Due to cost considerations, steel framing is likely not an option. Instead, the design calls for 2 X 6 wood studs, with outside plywood sheathing with a vapor barrier. The exterior would include two materials: (1) cementitious wood fiber panels and (2) painted corrugated metal siding. The roofing would comprise of standing seam metal roofing. Legat Architects had ongoing discussions with a building company that reviewed the plans as they were

developed, and was in agreement that these materials are the most cost effective, and the most appropriate for the building and its use. According to Legat, utilizing dryvit or vinyl siding would not lower the cost of construction.

The design drawings are attached, which include: a floor plan, four exterior elevations, a building cross section, a site plan demo, and a site plan new. Under staff's review of the drawings, there is some concern about the layout or order of the rooms. There is further concern that the men's bathroom only contains one toilet. According to Legat, these changes can be added in design development. While not of significant concern, it should be noted that the additional stall and toilet is not factored in the estimate. Public Works Staff has noted that the men's locker room is not of sufficient size to accommodate the lockers that are currently being utilized, so new lockers would have to be purchased if the dimensions remain.

Overall, the building design is modern and the building elements are very basic. The proposed building design includes cement flooring, exposed ceilings, and interior walls are unpainted/unfinished OSB Board. The design does meet the required setback as far as the location of the building is concerned. However, a fifth door was added on the west side of the vehicle storage building to allow space for the turning radius of the vehicles onto the mechanical lift equipment in the mechanical bay. The design drawings have been updated to include five (5) garage doors, but only two doors are included in the budget. The remaining three doors are estimated to cost an additional \$22,500, noted in the budget as an alternate bid element (ALT 2).

### **Schematic Design Narratives**

The attached documentation includes narratives for all mechanical systems, including: electrical, plumbing, HVAC, fire protection, civil engineering, structural engineering, and architectural. With regards to civil engineering, the relocation of utilities servicing the building is maintained as separate from the construction work. As such, these items are budgeted separately within the Village's budget from the construction costs.

Regarding structural concerns, staff has recommended that the Village engage in both an environmental study of the existing public works building, as well as core sampling of the ground to determine whether the surface can support the foundation for the structure. Village staff has obtained quotes for these services and are noted in Table B. of this memo. Staff will coordinate these studies in the coming days and the results from both studies will be available to the Village in the coming weeks.

### **Sweat Equity Options for Reducing the Cost**

In the staff's meeting with Marc Rohde, the group discussed "sweat equity options" to consider in an effort to bring the cost down. They are as follows:

1. Village perform the site clearing. The cost is \$25,000. Staff believed that this could be done in-house, but at least \$5,000 would be required for dumping the materials in accordance with state

laws. Was: \$25,000 Now: \$5,000. While this work could be completed in-house, it does come with some level of risk with regard to costs. Savings of \$20,000.

2. Village perform their own asphalt work. The cost was \$55,000. Staff determined that this must be done by a contractor, as the Village does not currently do its own asphalt work.
3. Village handle all seeding. The cost was \$5,000. Staff agreed to reduce to \$1,000 for all work. This was zero'd out of the budget. There will be some cost for this.
4. Village handle all plantings. The cost was \$10,000. Staff agreed to reduce to handle internally. This was zero'd out of the budget. There will be some cost for this.
5. Village purchase and install all cabinets. The cost was \$5,000. Staff agreed to reduce to handle internally. This would include cabinets for the two sinks in the bathroom and the kitchen cabinets and countertop. Was: \$5,000 Now: \$1,000. Staff believes that this should be budgeted at \$2,000.
6. Village handle all painting. The cost was \$2,000. Staff agreed to reduce to handle internally. This would include the painting of all interior surfaces. Was: \$2,000 Now: \$200. The Village should anticipate an additional \$500 for this expense.
7. Contingency down to 5%, for a total of \$44,140. Staff believes that this reduction could be done, if many of the unknown risks could be eliminated, such as environmental concerns and ground structural concerns (core sampling). Was: \$70,000 Now: \$44,140. It should be further noted that there may be other unknown costs to construction in finishing out the building or the site.

After the Meeting with Staff, Legat reached out to the builder that assisted in providing the estimate (Boller Construction) to see what can be done to bring the costs down further. In Legat's conversation with Boller, it was determined that there was nothing else that could be taken out. It is unlikely that any changes to the roof design will reduce the overall cost. According to Legat, the building is as basic as it can be and still be functional.

### **Revised Cost Estimates**

The revised cost estimates are shown to be within the budget provided to Legat: \$1,229,615. The detailed revised cost estimate is attached. With some of the reductions, some costs will have to be added back in to the budget (see TABLE A).

**TABLE A**

<b>Items to Add Back</b>	<b>Cost</b>	<b>Quote?</b>
Seeding	\$1,000	N
Plantings	\$5,000	N
Millwork and Cabinets	\$1,000	N
Paint	\$500	N
Toilet Accessories	\$750	Legat
Toilet Partition	\$1,000	Legat
Finish Hardware	\$1,000	N
Site Lighting - Exterior	\$6,000	N
New Lockers (Possible)	\$2,000	N
Telephone Wiring	\$5,000	N
Three vehicle doors	\$22,500	Y
<b>TOTAL</b>	<b>\$45,750</b>	

**Total Estimated Costs:**

Staff recommends that the Village Board consider the noted costs in Table A in addition to the cost estimate provide by Legat, which would total: \$1,275,365.

**Other Cost Considerations**

Site preparation, including the relocation of utilities is not included in the construction budget. See the table below for site preparation activities.

**TABLE B**

<b>Utility Relocates / Site</b>	<b>Cost</b>	<b>Quote?</b>
Water	\$20,000	Y
Electric	\$35,000	Y
Sewer	\$45,000	Y
Gas	\$0	Evaluating
Environmental Study	\$1,000	Y
Structural Boring	\$3,000	Y
Remediation	\$5,000	To be determined
<b>TOTAL</b>	<b>\$109,000</b>	
<i>Village Budget includes</i>	<i>\$125,000</i>	

**Public Works Garage Committee Recommendations**

**(1) Review of Schematic Design**

The Schematic Designs included herein has been reviewed by the Public Works Garage Committee. They are providing the following recommendations to the Village Board:

- **Approve the Schematic Design, to include the three additional doors.**

**(2) Project Delivery Methods**

At the June 5<sup>th</sup> Committee meeting, the group discussed various project delivery methods: traditional design-bid-build, construction manager-at-risk, and design build. As part of the discussion, the group discussed the benefits of design build where there is one contract and one point of contact for the design and construction of a project. A design build approach is beneficial because it brings the architect, engineers, and the trades under the contractor together in the development of the overall design. This oftentimes results in time efficiencies, cost effectiveness, and avoids cost overruns related to change orders. The City of Aurora and the Villages of Clarendon Hills, Roselle, Romeoville have all utilized a design build approach. Practically speaking, the approach involves first qualifying a list of contractors given a specific list of qualifications (through an RFQ process), and then seeking proposals (RFQ) from a short list (5-7) of qualified contractors. A design build approach would include a cost not to exceed budget for the project. The exact process would have to be developed in concert with the legal review of applicable state statutes regarding procurement.

The Public Works Garage Committee is providing the following recommendation to the Village Board, regarding project delivery method:

- **Approve the design build approach as the project delivery method for the Public Works facility construction.**

The request for proposal process for design build will provide a market test as to whether the cost estimate is accurate and the Village is able to build a facility within its available budget.

### **Work Session Presentation**

Project Architect Alexandra Ladue of Legat Architects will be present to provide an overview of the Schematic Design documents, as provided in this packet. Ms. Ladue served on the Legat Team as part of the Schematic Design development process. Marc Rohde originally presented the Schematic Design at the Public Works Committee Meeting in May, but was unavailable for the June Work Session, due to a previously planned vacation.

### **Attachments**

- Schematic Design Documents, including:
  - Floor Plan – Revised and Previous
  - Building Elevations
  - Site Plan Demo
  - Site Plan – Revised and Previous
  - Schematic Design Narratives
  - Cost Estimate – Revised, June 2012
- Public Works Garage Committee Meeting Packets: May 21<sup>st</sup> and June 5<sup>th</sup> of 2012

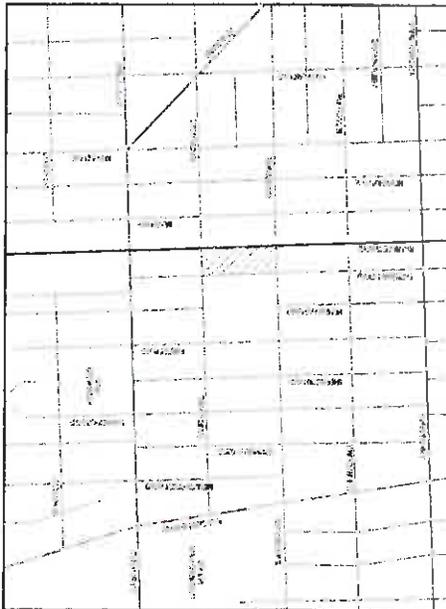
# VILLAGE OF LA GRANGE PARK

# Addition to the Public Works Facility

937 BARNSDALE AVENUE

LA GRANGE PARK, ILLINOIS 60526

SITE LOCATION MAP



VILLAGE TRUSTEES

- Dr. James Discipio, President
- Lavelle Topps, Trustee
- Marshall Seeder, Trustee
- Patricia B. Rocco, Trustee
- Rimas Kozica, Trustee
- Susan M. Storcel, Trustee
- Scott Mesick, Trustee
- Richard Zeiler, Treasurer

SCHEDULE OF DRAWINGS

NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	5/4/2012



NO.	DESCRIPTION	DATE
1	SCHEMATIC DESIGN	5/4/2012







**Legal Attorneys**  
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Catherine L. Coates  
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**Larson Engineering**  
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P. 314.281.1100  
F. 314.281.1100  
www.markodesign.com

Project No.	11-001
Client	Village of La Grange Park
Location	111th St. & S. Grand Blvd.
Phase	Final
Scale	1/8" = 1'-0"
Date	11/11/11

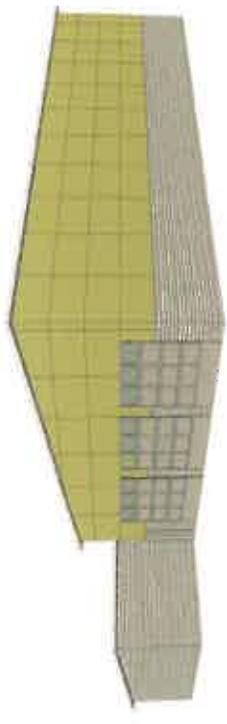
**BUILDING  
PERSPECTIVES**



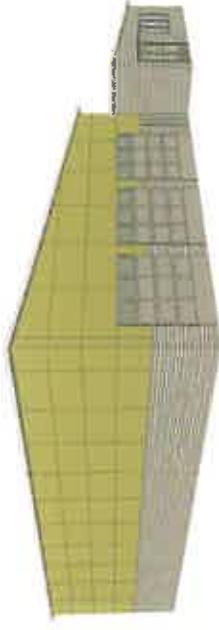
1 NORTHWEST PERSPECTIVE



2 SOUTHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



4 NORTHEAST PERSPECTIVE

AS NOTED  
**Legal Architects**  
 3150 Peachtree Road, P.O. Box 1070  
 Atlanta, Georgia 30308  
 P. 404.525.1100  
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 www.legalarchitects.com

AS NOTED  
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 8550 Peachtree Dunwoody Road, Suite 100  
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 www.mcleodconsultants.com

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 www.metrodesign.com

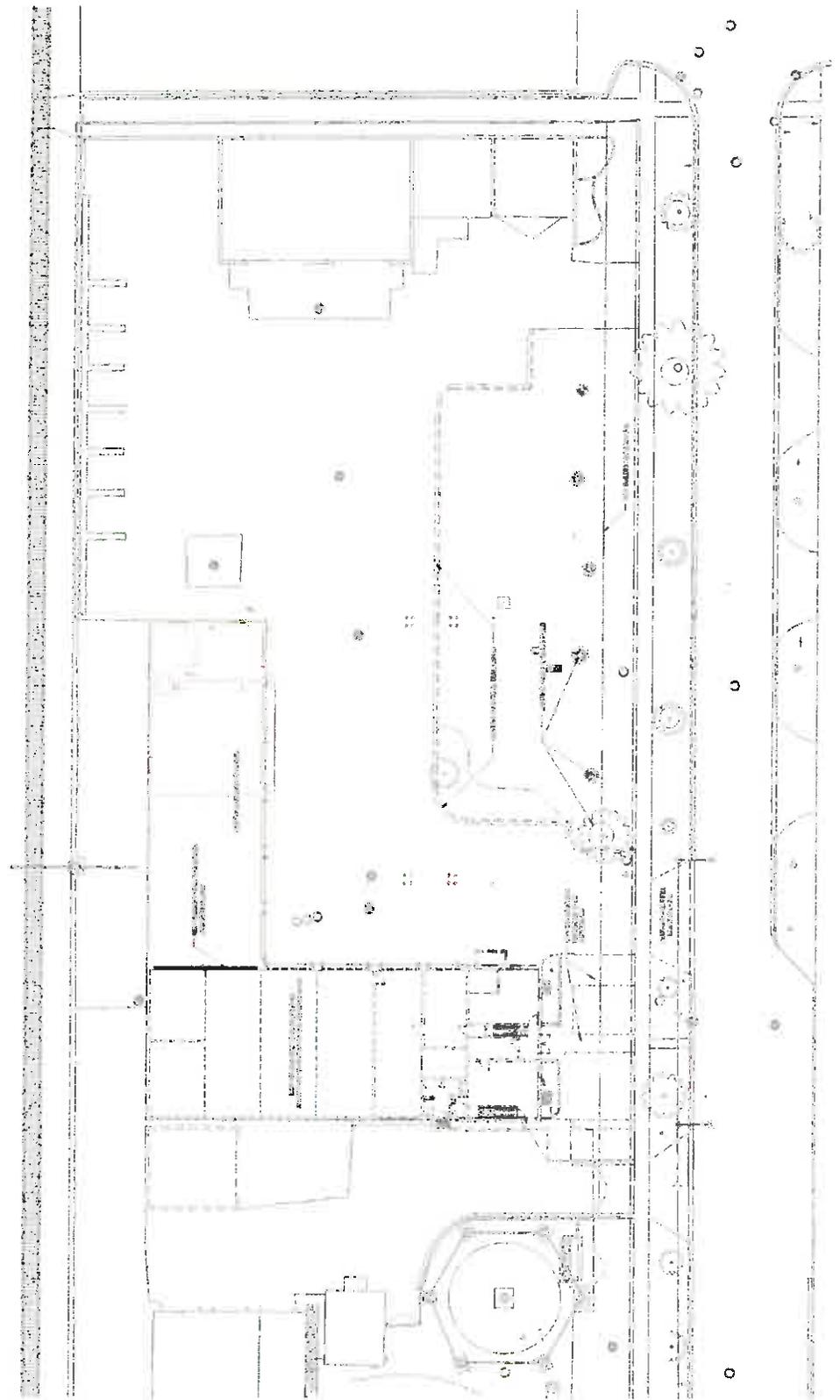


NO.	REVISIONS	DATE

PROJECT NO. 2010-01  
 CLIENT NAME VILLAGE OF LA GRANGE PARK  
 DESIGNER A. FOR  
 ARCHITECT LEGAT ARCHITECTS  
 CHECKER  
 DATE

**DEMO SITE PLAN**

**C-100**  
 SCHEMATIC



1 SITE PLAN - DEMO  
 1/8" = 1'-0" N



**ARCHITECT**  
 Legat Architects  
 87 Barrondale Avenue  
 La Grange Park, IL 60138  
 P: 708.962.1100  
 F: 708.962.1101  
 www.legat.com

**MECHANICAL**  
 Middle Consultants, Inc.  
 11339 N. 127th  
 Skokie, IL 60076  
 P: 847.474.1100  
 F: 847.474.1101  
 www.middle.com

**ELECTRICAL**  
 Larson Engineering  
 1400 North Lincoln Street  
 Chicago, IL 60642  
 P: 773.233.1100  
 F: 773.233.1101  
 www.larsoneng.com

**MECHANICAL**  
 Metro Design Associates, Inc.  
 1101 Park Road, Suite 200  
 Naperville, IL 60563  
 P: 630.330.1100  
 F: 630.330.1101  
 www.metrodesign.com



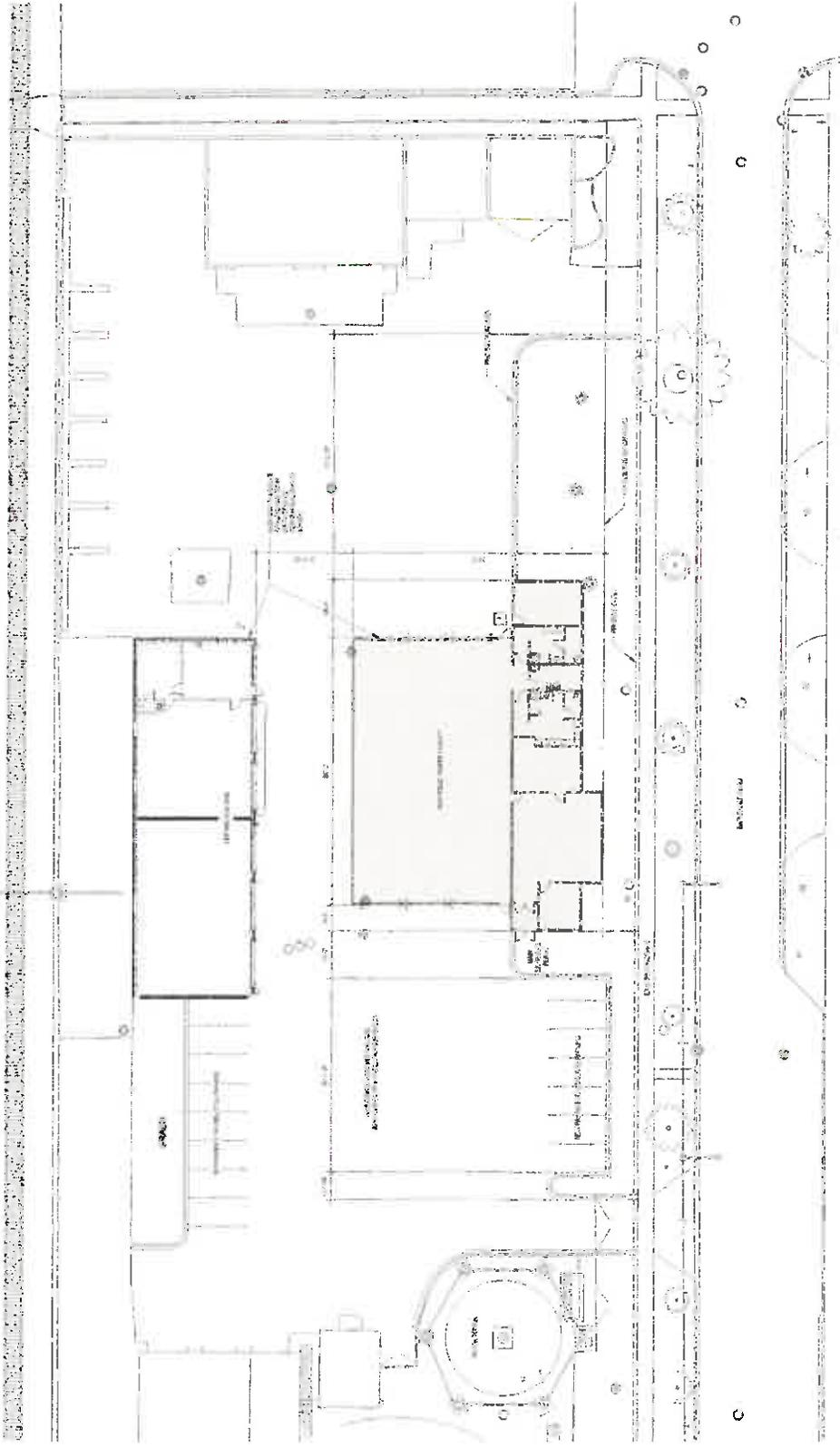
DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

NO.	DESCRIPTION	DATE

PROJECT NO.: 200810  
 DATE OF FILE: July 14, 2010  
 DRAWN BY: Author  
 CHECKED BY: Check

**NEW SITE PLAN**

**C-101**  
 SCHEMATIC



1 SITE PLAN - NEW  
 N

## Schematic Design Narrative

CLIENT	Village of La Grange Park	AUTHOR:	Marc Rohde, AIA, LEED AP
PROJECT TITLE	Addition to the Public Works Facility	PROJECT NUMBER:	212021.00
CONTRACT NO.	TBD	DATE:	May 3, 2012

### ARCHITECTURAL

#### Project Overview

The Village of La Grange Park is planning on constructing a 6,770 s.f. free-standing addition on the site of their existing public works facility. The project design is focused on creating a very cost effective, yet functional and aesthetically appealing design. Our goal is to provide the Village with a facility that will serve them for years to come, yet be done using the most affordable yet durable materials available.

The original budget was based on a pre-engineering steel framed building in January 2011. In the past 16 months, changes in economic conditions have led us to change from a metal building to a wood framed building. It will be challenging to meet a January 2011 budget in fall of 2012, but we feel that without this change, there would be no possibility of constructing this building in steel and fitting within the Village's budget.

The building will be built south of the existing original building, so that the Public Works Department staff does not have to be displaced at any time during construction. Once the new building is complete, the staff will move, and then the existing building will be demolished. In its place will be new visitor and staff parking.

The building style will be "contemporary industrial" using a combination of corrugated metal siding panels and cementitious wood fiber panels to provide a clean, contemporary look. It will clearly be a public works facility, yet will fit into the overall fabric of the neighborhood.

A detailed description of the various components is as follows:

#### Exterior Walls

Heated Vehicle Storage: 2 x 6 wood stud framing (or solid timber members), exterior sheathing with integral vapor barrier, 4' x 8' sheets of cementitious wood fiber panels on the exterior, batt insulation and vapor barrier on the interior, and plywood or OSB sheathing on the inside face of the walls.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
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Shop and Administration Area: 2 x 6 wood stud framing (or solid timber members), exterior sheathing with integral vapor barrier, horizontal corrugated metal siding on the exterior, batt insulation and vapor barrier on the interior, and plywood or OSB sheathing on the inside face of the walls. The interior face may be left unpainted, or painted depending on the budget and the Village's preference.

Administration: 6" deep painted aluminum curtain wall system with 1" thick insulated low-E

### **Windows**

To be cost effective, the windows will be commercial grade, thermally broken, factory-glazed windows with an aluminum exterior face, 1" insulated glazing with a low-E coating on all glazing, and an interior face of wood capable of being factory stained and coated with polyurethane. There will be 30" x 60" units at most locations, with 30" x 30" units in the locker room areas for natural light, yet privacy.

### **Roofing System**

The roofing system for the project will consist of a painted steel, standing seam metal roof system over ice and water shield over three (3) layers of 2" thick insulation, mechanically fastened to plywood wood sheathing with integral vapor barrier. All copings and fascias will be pre-finished painted steel.

### **Interior and Exterior Doors and Frames**

The interior doors for the project will be standard hollow metal doors and frames.

The exterior doors will be aluminum doors and frames to match the windows.

Overhead sectional doors will be insulated steel sectional doors with one row of clear glazed panels to allow for additional natural light. Exterior doors will be operated automatically by in-ground pavement loops as well as manual override controls.

### **Interior Finishes**

In the Administration area, interior finishes will be either painted or non-painted OSB or plywood partitions, exposed concrete flooring, and exposed wood structure with beams and columns

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
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either left unfinished for a rustic, industrial look. If the Village desires, we can take finish upgrades such as carpet, ceramic tile, etc. as alternate bids.

In the Heated Vehicle Storage area, we anticipate the same finishes as in the Administration area, although the concrete floor will be coated with a clear liquid densifier and sealer.

## **CIVIL**

### **Pavement and Utilities**

Initially, the site comprising the proposed building footprint and necessary perimeter for transitions will be cordoned off to allow sawcutting and pavement removal in the work area to allow the new building construction. Subsequently, some existing utilities and building services which traverse the site will need to be relocated. These are anticipated to include existing water and sanitary sewer services along with an electric line. There may also need to be a relocation of the existing gas service to the south building in order to re-feed the remaining segment of the building. It is understood that some or all of the utility relocation work may be performed by village crews.

### **Grading and Drainage**

Grading and drainage will next be established for the new building site, along with necessary new utility services. Chapter 154 of the LaGrange Park Code of Ordinances, Floodplain and Stormwater Management, will be implemented as applicable. The design team will coordinate the necessary stormwater features with the village staff. These measures are anticipated to include rain gardens and/or bioswales in the resulting grass island areas adjacent to the new building and curbed pavement edges.

Following construction of the new facility, the southern portion of the existing building will be demolished and the corresponding area will be graded and paved to then provide circulation aisles and parking areas.

## **STRUCTURAL**

### **Substructure**

Pending the results of the geotechnical exploration it is anticipated that the foundations for the building will be shallow isolated and strip footings. The ground floor slab in the administrative area will be a 4" concrete slab reinforced with either 6x6/W2.9/W2.9 welded wire reinforcing or

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4.5 lbs/cy of synthetic macrofibers such as STRUX 90/40. The slab will be placed on a minimum 10 mil. thick polyfilm vapor retarder over a minimum of 4" of compacted granular fill as a leveling and capillary cut-off layer. The ground floor slab in the vehicle storage area will be a 6" concrete slab reinforced with either 6x6/W2.9/W2.9 welded wire reinforcing or 6 lbs/cy of synthetic macrofibers such as STRUX 90/40. This slab will be placed on a minimum 10 mil. thick polyfilm vapor retarder over a minimum of 8" of compacted granular fill as a leveling and capillary cut-off layer. The vapor retarder *may* be omitted from the vehicle storage area depending on the floor finishes and the Owner's preference.

### **Superstructure**

The superstructure of the building is anticipated to be a wood, post frame structure. This will consist of metal plate connected wood trusses supported by laminated wood posts at 6-8 feet on center. The trusses support 2X purlins spaced at 24" on center which support the metal roof panels. The side walls are framed with 2X girts spanning between columns.

### **Main Lateral Load Resisting System**

Lateral loads due to wind and seismic forces will be resisted primarily by the metal or wood panel sheathed exterior walls.

### **Design Criteria**

The structure will be designed in accordance with the Village of LaGrange Park Building Code incorporating the 1999 BOCA National Building Code with amendments. Floors in the administration areas will be designed for a live load of 50 psf and a superimposed partition load of 20 psf. Vehicle storage areas will be designed for a general load of 50 psf and vehicle wheel loads. The roof will be designed for a minimum of 25 psf snow load or the load resulting from snow drift. For loading purposes Occupancy Category II will be used. Seismic Site Class D will be used unless a lesser class is given in the geotechnical report.

### **Materials**

Concrete: Normal weight, 3000 psi at 28 days for foundations, 4000 psi at 28 days for slabs.  
Wood for Trusses and Columns: #1, Select Structural or MSR Southern Pine as required.  
Wood for Purlins and Girts: Min. #2 Spruce-Pine-Fir.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
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## **MECHANICAL - HVAC**

### **Office Areas**

The Office area will be split into two zones, each served by a gas fired heating, direct expansion cooling furnace unit (2 totals). The two zones will consist of the Training Room, Mud Room, Women & Men's Locker Rooms and the office space. Each furnace unit will be controlled by a 7-day programmable thermostat located within each respective zone. Additionally, each furnace unit will have an energy recovery ventilator installation to allow for ventilation air and energy conservation.

### **Garage Area**

The Garage space will be heated by high efficiency gas fired unit heaters. Space temperature will be controlled by remote wall mounted thermostats. Ventilation in the Garage space will be provided by wall mounted propeller exhaust fans controlled by a remote wall mounted thermostat for summer cooling. Make-up air to the space will be achieved through wall louvers provided with gravity backdraft dampers. The space will have a carbon monoxide gas detection system. In the event carbon monoxide builds up to an unsafe level, the exhaust fans shall purge the space until the levels fall back within an acceptable range.

### **Toilets & Locker Room Areas**

The space of the Toilets and Locker Rooms will be exhausted through ceiling mounted exhaust grilles and sheet metal ductwork tied into a roof mounted exhaust fan. The exhaust fan serving the 24/7 public toilets shall be controlled by occupancy sensors. The exhaust fan serving the office toilets shall be controlled by a time clock.

### **Vestibule Areas**

The Vestibule spaces will be heated by wall mounted (full recess) electric cabinet unit heaters. Space temperature will be controlled by remote wall mounted thermostats.

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Addition to the Public Works Facility  
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### **Heating, Ventilating, and Air Conditioning Equipment – Upflow Furnace Units**

Constant volume gas fired heating upflow furnaces, direct expansion cooling package rooftop units with down flow duct connections and full economizer capabilities with power exhaust will be utilized.

### **Heating, Ventilating, and Air Conditioning Equipment – Exhaust Systems**

All Toilet spaces throughout the building will be exhausted through registers and ducts, which will run to roof mounted exhaust fans.

The Garage spaces will be exhausted through wall mounted propeller exhaust fans. Make-up air will be provided by wall louvers with gravity backdraft dampers.

### **Heating, Ventilating, and Air Conditioning Equipment – Control Systems**

All control equipment for this project will be provided with standalone controls as defined in the system description above.

### **Heating, Ventilating, and Air Conditioning Equipment – Miscellaneous**

The system will be tested and adjusted to deliver the design quantities of air. A written report will be provided in accordance with the SMACNA manual and forms.

The Owner will receive an operating and maintenance service manual for all equipment and devices, including parts listed and all shop drawings.

Owners training will be by the installing contractor and equipment supplies.

## **MECHANICAL - PLUMBING**

### **Site Utility Systems**

The piping for the domestic water systems will be constructed of Class 52, ductile iron pipe with cement mortar lining in accordance with the State Standards for Water and Sewer Main Construction.

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Addition to the Public Works Facility  
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## **Valves**

Valves for the domestic systems will be AWWA approved cast iron with resilient wedge disks.

Valves 2-1/2" inches and smaller will be enclosed in an adjustable cast iron box and valves 3 inches and larger will be enclosed in concrete valve vaults.

## **Domestic Water Piping Systems**

Piping for the domestic water systems will be Type "L" copper with wrought copper soldered fittings.

All pipe shall be securely supported from the building structure with ring, clevis or trapeze hangers; sized for insulation.

For identification, all piping shall have pipe markers showing the type of service in them. All valves shall be tagged with a directory mounted in mechanical room under glass and one copy furnished to the Owner.

Gate and ball valves will be installed on the domestic water piping for isolating equipment and zones.

Each branch line on the domestic water piping shall have shut-off valves to isolate the building by zones.

All domestic water piping shall be insulated with fiberglass insulation in accordance with the current ASHRAE standards for energy efficiencies.

All domestic water systems will be chlorinated and disinfected in accordance with the Illinois Safe Drinking Water Standards.

## **Plumbing Fixtures**

New water closet and lavatory fixtures will be predominately constructed of vitreous china. Water closets and urinals will be floor mounted type with manual flush valves. Lavatories will be wall mounted china lavatories with manual faucet control. Break room sinks will be constructed of 18 gauge, Type 302 stainless steel.

New plumbing fixture trim will be heavy duty, chrome plated type with renewable and interchangeable operating units.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
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All fixtures will be supplied with renewable loose key stops for isolating the fixture in order to perform maintenance without disabling the entire water system.

Handicap accessible plumbing fixtures and trim will be provided in accordance with Illinois Accessibility standards.

### **Domestic Water Heating System**

A new domestic hot water heating system will be installed to service the building. The system will utilize a direct fired tank type water heater with glass lining and thermal expansion tank.

### **Backflow Preventers**

New reduced pressure zone principle or double detector check back-flow preventer devices will be installed on the domestic water service, fire protection service and space heating systems in accordance with the State of Illinois Cross-Connection Program.

## **FIRE PROTECTION**

### **Site Utility Systems**

The piping for the fire protection water systems will be constructed of Class 52, ductile iron pipe with cement mortar lining in accordance with the State Standards for Water and Sewer Main Construction.

### **Valves**

Valves for the fire protection systems will be AWWA approved cast iron with resilient wedge disks.

Valves 2-1/2" inches and smaller will be enclosed in an adjustable cast iron box and valves 3 inches and larger will be enclosed in concrete valve vaults.

Village of La Grange Park  
Addition to the Public Works Facility  
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## **Piping**

Piping for the fire protection water systems 2 inches and smaller will be Schedule 40 steel with cast iron threaded fittings.

Piping for the fire protection water systems over 2 inches will be Schedule 10 steel with ductile or cast iron roll grooved fittings and bolted C-clamps.

All pipe shall be securely supported from the building structure with ring, clevis or trapeze hangers.

For identification, all piping shall have pipe markers showing the type of service in them. All valves shall be tagged with a directory mounted in mechanical room under glass and one copy furnished to the Owner.

## **System**

A wet pipe sprinkler system(s) will be installed in the office area and bus storage area. The system will be installed in accordance with the National Fire Protection Association (NFPA), Chapter 13 for wet pipe sprinkler systems under light hazard - occupancy classification. Water flow switches, valve supervisory switches and indicating devices will be installed and interfaced with the building fire alarm system supplied under Division 16 specifications.

## **ELECTRICAL**

### **Electrical Service Entrance**

An 800 amp C/T and Meter Cabinet will be provided with an 800 amp Wall Mounted Service Entrance Rated panelboard with an 800 amp Main Device, complete with a Distribution Section with Circuit Breakers for (2) furnaces and associated air cooled condensing units and (2) 200 amp Panels for power and lighting

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Addition to the Public Works Facility  
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### **Electrical Panelboards**

(1) 200 amp panel will be provided in the Garage for Garage lighting, Mech. Loads and Exterior Parking Lot lighting and (1) 200 amp panel will be provided for Office lighting and receptacle loads.

### **Electrical Conduit and Wire**

The underground service conduit shall be rigid metal conduit and all distribution underground conduits shall be PVC with steel elbows. All wiring will be copper, 600 volt rated (Typical for 3) THHN/THWN or XHHN insulated.

### **Lighting**

Fluorescent lighting shall be provided throughout the building. 2x4 3-lamp lay ins will be utilized in Office, Training, Mudroom and Locker Room areas. 2x4 lamp high bay fluorescents will be used in the Garage area. Lamps and ballasts in these areas shall be energy saving type. Exterior building lighting shall be 100 watt, 175 watt, and 400 watt metal halide lamps or LED.

### **Emergency Lighting**

Self-contained lighting units with storage battery, charger and lamps will be provided in corridors and areas required by code.

Exit lights to have integral battery operated emergency power and will be provided at each exit way and areas required by code.

### **Miscellaneous 120 Volt Power System**

Duplex convenience receptacles will be provided for all general purpose requirements.

Cord reel drops will be provided in the Garage.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
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### **Mechanical and Plumbing Equipment**

Conduit, wiring, circuits and final connections will be made to all equipment provided by other trades.

### **Fire Alarm System**

A complete fire alarm system will be provided with fire alarm control panel, pull stations, audio/visual devices, detection and supervision.

A remote fire alarm annunciator panel will be mounted at the entrance.

# Village of La Grange Park Public Works Department

100% Schematic Design Cost Estimate

5/18/2012 - REVISED 6/7/12

LEGAT ARCHITECTS

Line #	LaGrange Public Works	Base Bid		Work Self-Performed by Village	ALT 1		ALT 2		ALT 3	
		New Construction	Renovation		Epoxy Flooring and Painting	Add Overhead Doors Three Doors	Site Lighting			
1	Owner Allowances	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Site Clearing	\$0	\$0	(\$20,000)	\$25,000	\$0	\$0	\$0	\$0	\$0
3	Selective Demolition	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0	\$0	\$0
4	Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	Excavation and Backfill	\$22,000	\$0	\$0	\$73,007	\$0	\$0	\$0	\$0	\$0
6	Asphalt Paving	\$0	\$55,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Site Concrete Work	\$0	\$7,744	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Chain Link Fence	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
9	Seeding and Sod	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10	Plantings	\$0	\$5,000	(\$4,000)	\$0	\$0	\$0	\$0	\$0	\$0
11	Building Concrete Work	\$112,757	\$0	(\$10,000)	\$0	\$0	\$0	\$0	\$0	\$0
12	Masonry Work	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
13	Metal Fabrications	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	Rough Carpentry	\$266,924	\$0	\$0	\$27,000	\$0	(\$9,642)	\$0	\$0	\$0
15	Wood Trusses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
16	Millwork and Cabinets	\$5,000	\$0	(\$4,000)	\$0	\$0	\$0	\$0	\$0	\$0
17	Roofing	\$54,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
18	Architectural Sheet Metal	\$2,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	Caulking and Sealants	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20	Insulation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21	Hollow Metal Doors and Frames	\$10,550	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0
22	Wood Doors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
23	Aluminum Entrances and Glass	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24	Aluminum Clad Wood Windows	\$5,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25	Overhead Doors and Operators (1 12' door each end)	\$9,000	\$0	\$0	\$0	\$0	\$0	\$22,500	\$0	\$0
26	Finish Hardware	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
27	Interior Wall Finish (original estimate had drywall)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
28	Acoustical Ceilings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
29	Resilient Tile and Base	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
30	Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31	Carpet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
32	Epoxy Floors	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
33	Concrete Sealer	\$13,600	\$0	\$0	\$0	\$58,800	(\$8,400)	\$0	\$0	\$0
34	Painting	\$2,000	\$0	(\$1,800)	\$0	\$8,000	\$0	\$0	\$0	\$0
35	Toilet Partitions	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
36	Toilet Accessories	\$750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
37	Markerboards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
38	Fire Extinguisher	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39	Plumbing (\$7.25 / s.f.)	\$49,083	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	Trench Drain and Oil Separator	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
41	HVAC (\$12.28 / s.f.)	\$83,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

# Village of La Grange Park Public Works Department

100% Schematic Design Cost Estimate

5/18/2012 - REVISED 6/7/12

LEGAT ARCHITECTS

42	CAR/MON Exhaust System	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0
43	Fire Protection (\$3.00 / s.f.)	\$20,310	\$0	\$0	\$0	\$0	\$0	\$0
44	Electric Work (\$11.80 /s.f.)	\$79,886	\$0	\$0	\$0	\$0	\$0	\$0
45	Site Lighting	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
46	Low Voltage System	\$0	\$0	\$0	\$0	\$0	\$0	\$0
47	Lightning Protection	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0
	SUB TOTAL (Construction Costs)	\$768,446	\$77,744	\$146,507	\$58,400	\$12,858	\$12,000	\$12,000
	Building Permit (cost waived by the Village)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	General Conditions	\$59,323	\$0	\$0	\$0	\$0	\$0	\$0
	SUB TOTAL	\$827,769	\$77,744	\$146,507	\$58,400	\$12,858	\$12,000	\$12,000
	OH & P	\$41,388	\$3,887	\$7,325	\$2,920	\$643	\$600	\$600
	SUB TOTAL	\$869,158	\$81,631	\$153,833	\$61,320	\$13,501	\$12,600	\$12,600
	Arch Fees	\$106,697	\$0	\$0	\$0	\$0	\$0	\$0
	Construction Contingency (5%)	\$43,458	\$0	\$0	\$0	\$0	\$0	\$0
	Soft Costs Allowance (computer wiring, phone, etc.)	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0
	Bond	\$8,692	\$816	\$1,538	\$613	\$135	\$126	\$126
	<b>PROJECT TOTAL COSTS</b>	<b>\$1,034,004</b>	<b>\$82,448</b>	<b>\$155,371</b>	<b>\$61,933</b>	<b>\$13,636</b>	<b>\$12,726</b>	<b>\$12,726</b>
	<b>TOTAL PROJECT COST ESTIMATE</b>	<b>\$ 1,229,615</b>						
	<b>Project Budget</b>	<b>\$ 1,229,824</b>						

# Village of La Grange Park Public Works Dept.

FINAL SPACE NEEDS ANALYSIS

5-Apr-12

LEGAT ARCHITECTS

Room Number	Room	Room Type		Phase 1			Phase 2			Phase 3									
		Existing	New	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Total Spaces	Space NSF	Total NSF	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Total Spaces	Space NSF	Total NSF		
103	32720857EATON																		
104	Employee Restrooms		X																
105	Public Works Director's Office		X																
106	Waiting Area		X																
107	Administrative Assistant Area (open office space)		X																
108	Public Works Foreman's Area (open office space)		X																
109	Water Operators Area (open office space)		X																
110	Conf. Room		X																
111	Water / Copy / File Area		X																
Staff Totals				4	0	0				4	0	0					4	0	0
Net Square Footage Totals																			
Circulation Factor - 25%																			
TOTAL GROSS SQUARE FEET (existing and proposed)																			
2.1	SHOP AREAS																		
	General Maint. Shop		X																
Staff Totals				3	0	0				3	0	0							
Net Square Footage Totals																			
Circulation Factor - 25%																			
TOTAL GROSS SQUARE FEET (existing and proposed)																			
3.0	SUPPORT																		
100	Lunch / Conference / Training Room		X																
101	Restroom / Locker Area in Lunch Room		X																
102	Restroom / Locker Area in Lunch Room		X																
103	Men's Locker / Toilet Room		X																
104	Men's Locker / Toilet Room		X																
105	Mechanical Room (excess equipment in room - other on roof)		X																
106	Water Services Room		X																
107	Electrical R. Jov.		X																
108	IT / Technology Closet		X																
Staff Totals				6	0	0				6	0	0							
Net Square Footage Totals																			
Circulation Factor - 25%																			
TOTAL GROSS SQUARE FEET (existing and proposed)																			
4.0	STORAGE																		
	Food Storage		X																
	General Building Storage		X																
	General Building Storage		X																
	Materials Storage		X																
Staff Totals				0	0	0				0	0	0							
Net Square Footage Totals																			
Circulation Factor - 15%																			
TOTAL GROSS SQUARE FEET (existing and proposed)																			

Legend for Space Type:  
 P=Private Office; O=Open Area; DW=Open Workstation; SEC = Secured Room/Space  
 213171512 - a Needham

# Village of La Grange Park Public Works Dept.

FINAL Space Needs Analysis

5-Apr-12

LEGAT ARCHITECTS

Room Number	Room	Room Type		Phase 2										Phase 3				
		Existing	New	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Total Spaces	Space NSF	Total Spaces	Space NSF	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Total Spaces	Space NSF	
5.0	FLEET MAINTENANCE																	
	11 Bay / 10 X 30 ft		X															
	Appliances Bay (20' X 35')		X															
	Parts Storage Room		X															
	Wash Bay		X															
	Mechanic's Office		X															
	Tire Storage / Changing Area		X															
	Pink Fluid Station Room		X															
	Staff Totals																	
	Net Square Footage Totals																	
	Circulation Factor - 25%																	
	<b>TOTAL GROSS SQUARE FEET (existing and proposed)</b>																	
6.0	HEATED WAREHOUSE																	
	Vehicle Storage (10 spaces) (Area 1-23 and Meter Plant)		X															
	3x Vertical Mezzanine (1000 s.f. course) as 1/2 s.f.																	
	Staff Totals																	
	Net Square Footage Totals																	
	Circulation Factor - 0% (already counted in Fleet Tabulation)																	
	<b>TOTAL GROSS SQUARE FEET (existing and proposed)</b>																	
7.0	GAZON																	
	Total Staff																	
	<b>TOTAL GROSS SQUARE FEET BY PHASE</b>																	

Legend for Space Type:  
 P=Private Office, O=Open Office, DW=Open Workstation, SEC = Secured Room/Space  
 (1) = Special Room

PRESIDENT  
Dr. James L. Discipio

VILLAGE MANAGER  
Julia A. Cedillo

VILLAGE CLERK  
Amanda G. Seidel



TRUSTEES  
Rimas V. Kozica  
Scott F. Mesick  
Patricia B. Rocce  
Marshall Seeder  
Susan M. Storcel  
LaVelle Topps

## **Public Works Garage Committee**

Monday, May 21, 2012

7:00 P.M.

### **Agenda**

1. Call to Order
2. Public Comment
3. Approve Minutes – April 16, 2012
4. Schematic Design Update
  - Next Steps
  - Questions
5. Future Meeting Date
6. Adjournment

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Julia Cedillo, Village Manager, at 708-354-0225 x107 promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons.

Website <http://www.lagrangepark.org/>

447 N. Catherine Avenue, La Grange Park, Illinois 60526-2099  
708/354-0225 • Fax 708/354-0241 • [www.lagrangepark.org](http://www.lagrangepark.org)

Village of La Grange Park  
Public Works Garage Committee  
**Minutes**  
April 16, 2012

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A meeting of the La Grange Park Public Works Garage Committee was scheduled for 7:00 p.m. on April 16, 2012, in the Board Room of the La Grange Park Village Hall. Committee Chairman, Scott Mesick called the meeting to order at 7:04 p.m. Clerk Seidel called the roll.

Members in attendance were:

Committee Chairman: Scott Mesick  
Committee Member: LaVelle Topps

Members in absent were:

Committee Member: Susan Storcel

Also in attendance:

Village Manager: Julia Cedillo  
Interim Public Works Director: Rick Radde  
Village Clerk: Amanda Seidel

Clerk Seidel informed the Chairman a quorum was present.

Public Comment was next on the agenda, there were no citizens present at the Committee Meeting.

Chairman Mesick said the first item of business was to approve minutes from January 26, 2012. Trustee Topps brought a motion to approve minutes from January 26, 2012. Trustee Mesick seconded the motion. Motion to approve passed unanimously on a voice vote.

Chairman Mesick moved to the next item, an update on the Preliminary Schematic Design. Village Manager Cedillo gave an overview of where the project is at. The Village Public Works Garage Team has been working collaboratively with Legat's team and has met on three occasions March 14<sup>th</sup>, March 22<sup>nd</sup> and today April 16<sup>th</sup> at 1:30pm. Village Manager Cedillo said the cost estimates should be received to the Village by the end of April.

Discussion started over the Final Space Needs Analysis that was in the Committee Packet. Village Manager Cedillo explained that they maximized vehicle storage, reduced square footage in administrative portion, changed the door placement for accessibility, and there will be no public restroom.

Discussion moved to the topic of the floor plan that was in the Committee packet, as well as discussing layout and vehicle storage. Village Manager explained some changes that were made including reducing the walkway, removing internal door and adding an external door to the mechanical room, adding double doors in the vestibule, and removing a door from the training room. Village Manager Cedillo mentioned the consideration for a unisex shower with access

doors from each locker room with double locks and an occupied sign, this could maximize the size of the training room however to do this a waiver must be received from the state. There was some concern regarding where the IT equipment would be stored and the issue of climate control. Chairman Mesick expressed concern over having three open offices and the need for a partition or a type of sound barrier.

Discussion moved to the exterior options of the building which were included in the Committee packet. Exterior material samples were passed around to the committee. The lifespan of exterior materials was a concern of the committee as well as cost, maintenance and durability.

Discussion moved to the two options of floor plans for the garage space which was included in the Committee packet. Village Manager Cedillo explained the advantages of having 6 doors for the purpose of safety, efficiency and flow with the disadvantage being cost. The disadvantages were discussed for the two door option. Village Manager Cedillo reiterated that the budget is the driving force for these decisions.

Village Manager Cedillo mentioned there are still many unknowns that are being looked into including; storm water management code, ambulance turning radius, property line and distance from the sidewalk, construction build vs. design build, as well as cost estimates. Village Manager mentioned there are only a few options to reduce cost further including; changes to the mechanical room, reducing garage doors from 6 to 2, and going to vinyl siding.

The next meeting of the Public Works Garage Committee will be scheduled at a later date.

At the end of this discussion, there was no further business to be brought before the Public Works Garage Committee, so Chairman Mesick said he would entertain a motion to adjourn. There was a motion by Committee Member Topps to adjourn the meeting. Committee Member Mesick seconded the motion and the motion to adjourn passed unanimously on a voice vote.

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Amanda G. Seidel

Village Clerk

## Public Works Garage Committee Memo

To: Public Works Garage Committee

From: Julia Cedillo

Date: 5/18/2012

Re: **Schematic Design Update**

---

### **Background**

Over the months of March and April, the Village PWG (Public Works Garage) Team worked collaboratively with Legat's team to ensure that the final schematic design meets the needs of the Village, while staying within the identified budget. The team met on three occasions (March 14<sup>th</sup>, March 22<sup>nd</sup>, and April 16<sup>th</sup>) at the Legat Offices in Oak Brook.

On May 3<sup>rd</sup> and 4<sup>th</sup>, staff received a number of documents from Legat architects, including a cost estimate. This is the first cost estimate we have received as a result of the process. The information as provided is \$73,000 over our FY 2012-13 Budget, and about \$89,000 over the Legat budget. Last week, the PWG Team met with Marc Rohde to go over a number of drawings, documents, and suggestions provided by Legat architects. At the meeting, the group went over some "sweat equity options" to consider in an effort to bring the cost down. Also, it was decided that Legat would reach out to the builder that provided the estimate to see what can be done to bring the costs down further. This information is being presented to the Public Works Garage Committee for their consideration and discussion.

### **Design Drawings**

The building design meets the minimum space needs of an administration and vehicle storage facility. As reported earlier, it was determined that due to cost considerations, steel framing would likely not be an option. Instead, the group focused on 2 X 6 wood studs, with outside plywood sheathing with a vapor barrier. The exterior would include two materials: (1) cementitious wood fiber panels and (2) painted corrugated metal siding. The roofing would comprise of standing seam metal roofing. Legat Architects has had ongoing discussions with a building company that is reviewing the plans as we go, and is in agreement that these materials are the most cost effective, but also the most appropriate for the building and its use. According to Legat, utilizing dryvit or vinyl siding would not lower the cost of construction.

The design drawings are attached, which include: a floor plan, four exterior elevations, a building cross section, a site plan demo, and a site plan new. Under staff's review of the drawings, there is some concern about the layout or order of the rooms. There is further concern that the men's

bathroom only contains one toilet. According to Legat, this can be added in design development. While this is not of significant concern, it should be noted that the additional stall and toilet is not factored in the estimate. Public Works Staff has noted that the men's locker room is not of sufficient size to accommodate the lockers that current being utilized, so new lockers would have to be purchased if the dimensions remain. The design drawings include six garage doors; please note that only two doors are included in the budget.

Overall, the staff was pleased with the modern design, but some design elements related to room order and restroom size should be addressed. The design does meet the required setback as far as the location of the building is concerned, and there is enough space to allow for the turning radius of the vehicles into the mechanical bay.

### **Schematic Design Narratives**

Attached you will find narratives for all mechanical systems, including: electrical, plumbing, HVAC, fire protection, civil engineering, structural engineering, and architectural. You will note that the narratives provide for a rustic interior environment, where systems are exposed and no flooring materials are included. While staff feel that the rustic interior works well with the departments operations, it would be preferable if the budget allowed for tile flooring within the bathrooms.

With regarding to civil engineering, the relocation of utilities servicing the building is maintained as separate from the construction work. As such, these items are budgeted separately within the Village's budget from the construction costs.

Regarding structural concerns, staff recommends that the Village engage in both an environmental study of the existing public works building, as well as core sampling of the ground to determine whether the surface can support the foundation for the structure. Village staff is in the process of obtaining quotes for these services at this time.

### **Sweat Equity Options for Reducing the Cost**

Just over a week ago, the staff met with Marc Rohde to go over a number of documents submitted by Legat architects, including a the first cost estimate. Once again, the group went over some "sweat equity options" to consider in an effort to bring the cost down. They are as follows:

1. Village perform the site clearing. The cost is \$25,000. Staff believed that this could be done in-house, but at least \$5,000 would be required for dumping the materials in accordance with state laws. Was: \$25,000 Now: \$5,000. While this work could be completed in-house, it does come with some level of risk with regard to costs.
2. Village perform their own asphalt work. The cost was \$55,000. Staff determined that this must be done by a contractor, as the Village does not currently do its own asphalt work.
3. Village handle all seeding. The cost was \$5,000. Staff agreed to reduce to \$1,000 for all work. This was zero'd out of the budget. There will be some cost for this.\*

4. Village handle all plantings. The cost was \$10,000. Staff agreed to reduce to handle internally. This was zero'd out of the budget. There will be some cost for this.\*\*
5. Village purchase and install all cabinets. The cost was \$5,000. Staff agreed to reduce to handle internally. This would include cabinets for the two sinks in the bathroom and the kitchen cabinets and countertop. Was: \$5,000 Now: \$1,000. Staff believes that this should be budgeted at \$2,000.
6. Village handle all painting. The cost was \$2,000. Staff agreed to reduce to handle internally. This would include the painting of all interior surfaces. Was: \$2,000 Now: \$200. The Village should anticipate an additional \$500 for this expense.\*\*\*\*
7. Contingency down to 5%, for a total of \$44,140. Staff believes that this reduction could be done, if many of the unknown risks could be eliminated, such as environmental concerns and ground structural concerns (core sampling). Was: \$70,000 Now: \$44,140. It should be further noted that there may be other unknown costs to construction in finishing out the building or the site.

After the Meeting with Staff, Legat reached out to the builder that assisted in providing the estimate (Boller Construction) to see what can be done to bring the costs down further. In Legat's conversation with Boller, it was determined that there was nothing else that could be taken out. Any changes to the roof design were not going to do anything to the overall cost. According to Legat, the building is as basic as it can get and still be functional.

#### **Revised Cost Estimates**

The revised cost estimates are shown to be within the budget provided to Legat: \$1,229,677. The detailed revised cost estimate is attached. With some of the reductions, some costs will have to be added back in to the budget (see TABLE B).

#### **Other Cost Considerations**

Site preparation, including the relocation of utilities is not included in the construction budget. See the table below for site preparation activities.

TABLE A

<b>Utility Relocates / Site</b>	<b>Cost</b>	<b>Quote?</b>
Water	\$20,000	Y
Electric	\$35,000	Y
Sewer	\$45,000	Y
Gas	\$0	N
Environmental Study	\$2,500	In Process
Structural Boring	\$5,000	In Process
Remediation	\$5,000	N
<b>TOTAL</b>	<b>\$112,500</b>	
<i>Village Budget includes</i>	<i>\$125,000</i>	

With the reductions to the original budget, some items have to be added back into the budget while others were not included.

TABLE B

Items to Add Back	Cost	Quote?
Seeding	\$1,000	N
Plantings	\$5,000	N
Millwork and Cabinets	\$1,000	N
Paint	\$500	N
Toilet Accessories	\$750	Legat
Toilet Partition	\$1,000	Legat
Finish Hardware	\$1,000	N
Site Lighting - Exterior	\$12,000	N
Ceramic Tile (Optional)	\$2,000	N
New Lockers (Possible)	\$2,000	N
Telephone Wiring	\$5,000	In Process
IT Wiring and Relocate	\$15,000	In Process
<b>TOTAL</b>	<b>\$46,250</b>	

*Note: Soft Costs for telephone and computer wiring were added back into the budget.*

**Review**

The schematic designs included herein will be further discussed at the May 21<sup>st</sup> Public Works Garage Committee Meeting. Marc Rohde will be present to provide an overview of the process and documents, as presented within this packet.

**Attachments**

- Schematic Design Documents, including:
  - Floor Plan
  - Building Elevations
  - Site Plan Demo
  - Site Plan -- New
  - Schematic Design Narratives
  - Cost Estimate - Revised
- May 3, 2012 Memo to the Village Board
- Previous Public Works Garage Committee Meeting Packet



# VILLAGE OF LA GRANGE PARK

# Addition to the Public Works Facility

937 BARNSDALE AVENUE

LA GRANGE PARK, ILLINOIS 60526

SITE LOCATION MAP



VILLAGE TRUSTEES

- Dr. James Discipio, President
- Lavelle Topps, Trustee
- Marshall Seeder, Trustee
- Patricia B. Rocco, Trustee
- Rimas Kozica, Trustee
- Susan M. Storcel, Trustee
- Scott Mesick, Trustee
- Richard Zeiler, Treasurer

SCHEDULE OF DRAWINGS

NO.	DATE	DESCRIPTION
1	05/04/12	SCHEMATIC DESIGN



Village of  
La Grange Park  
Addition to the  
Public Works  
Facility

937 BARNSDALE AVENUE  
LA GRANGE PARK, ILLINOIS  
60526

**ARCHITECT**  
Legat Architects  
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**STRUCTURAL ENGINEER**  
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NO.	DATE	DESCRIPTION

PROJECT NUMBER: 20021.00  
DATE OF ISSUE: MAY 4, 2012  
DRAWN BY: ACH  
CHECKED BY: CHAD JONES

TITLE SHEET



sustainability performance design

G-001  
SCHEMATIC

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 Elmhurst, IL 60120  
 P. 630.833.8200  
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 www.metrodesign.com



SCHEMATIC  
 DATE:

REVISIONS	
NO.	DESCRIPTION

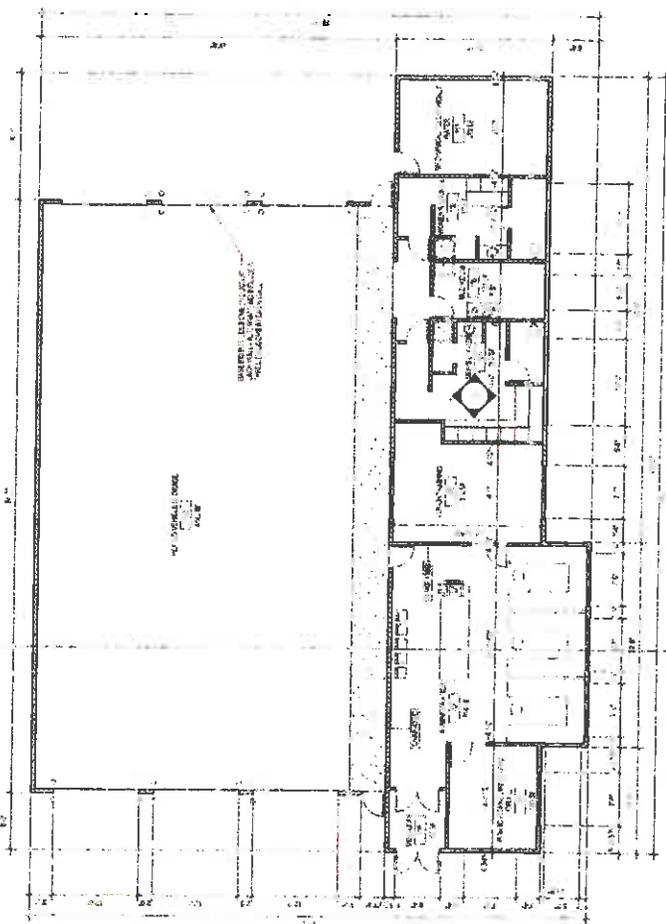
PROJECT NUMBER: 27701.00  
 CONTRACT NAME: 147-200  
 DRAWING BY: JMK  
 CHECKED BY: CJS

FLOOR PLAN

**A-100**  
 SCHEMATIC

**GENERAL NOTES**

1. REFER TO ALL LEGAL NOTES ON SHEETS A-100 THROUGH A-104.
2. THIS DRAWING IS THE PROPERTY OF LEGAT ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LEGAT ARCHITECTS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS, AND EASEMENTS WITH THE LOCAL GOVERNMENT AND ADJACENT PROPERTY OWNERS PRIOR TO COMMENCING CONSTRUCTION.
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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19. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



1 FLOOR PLAN  
 1/8" = 1'-0"

**Village of  
 La Grange Park  
 Addition to the  
 Public Works  
 Facility**

837 BARRONDALE AVENUE  
 LA GRANGE PARK, ILLINOIS  
 60138

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 www.legalarch.com

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**STRUCTURAL CONSULTANT**

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 Elmhurst, IL 60120  
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DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

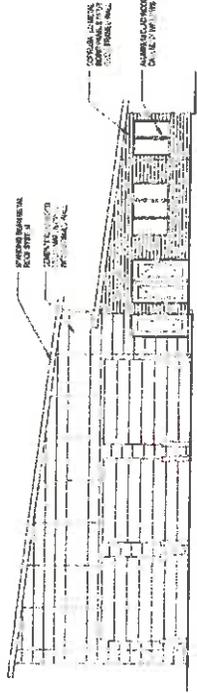
**REVISIONS**

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 200204E  
 DATE: 04/11/10  
 DRAWN BY: Author  
 CHECKED BY: Checker

**BUILDING ELEVATIONS  
 AND SECTION**

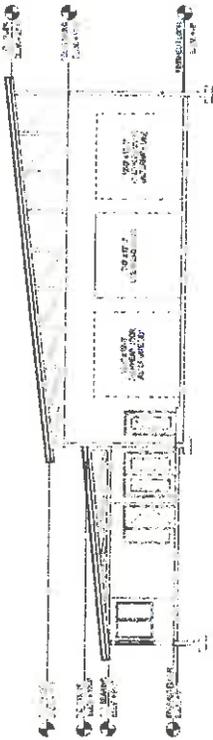
**A-200  
 SCHEMATIC**



2 NORTH ELEVATION  
 1/8" = 1'-0"



4 EAST ELEVATION  
 1/8" = 1'-0"



1 BUILDING SECTION LOOKING NORTH  
 1/8" = 1'-0"



3 SOUTH ELEVATION  
 1/8" = 1'-0"



5 WEST ELEVATION  
 1/8" = 1'-0"

PROJECT NO.	1000000000
DATE	10/1/2010
PROJECT NAME	Village of Lo Grange Park Addition to the Public Works Facility
PROJECT LOCATION	1000000000
PROJECT PHASE	SCHEMATIC

PROJECT NO.	1000000000
DATE	10/1/2010
PROJECT NAME	Village of Lo Grange Park Addition to the Public Works Facility
PROJECT LOCATION	1000000000
PROJECT PHASE	SCHEMATIC

**BUILDING PERSPECTIVES**

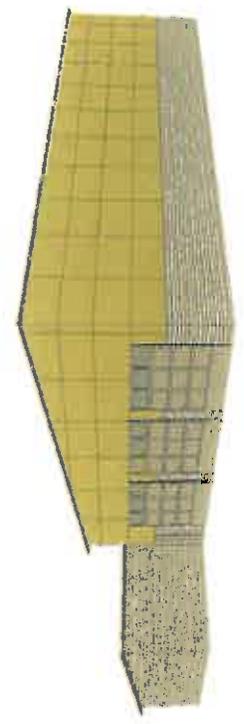
**A-300**  
 SCHEMATIC



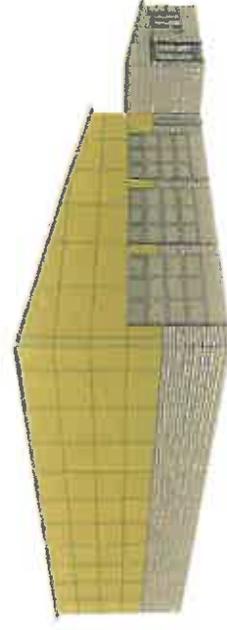
1 NORTHWEST PERSPECTIVE



2 SOUTHWEST PERSPECTIVE



3 SOUTHEAST PERSPECTIVE



4 NORTHEAST PERSPECTIVE



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Metro Design Associates, Inc.  
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www.metrodesign.com

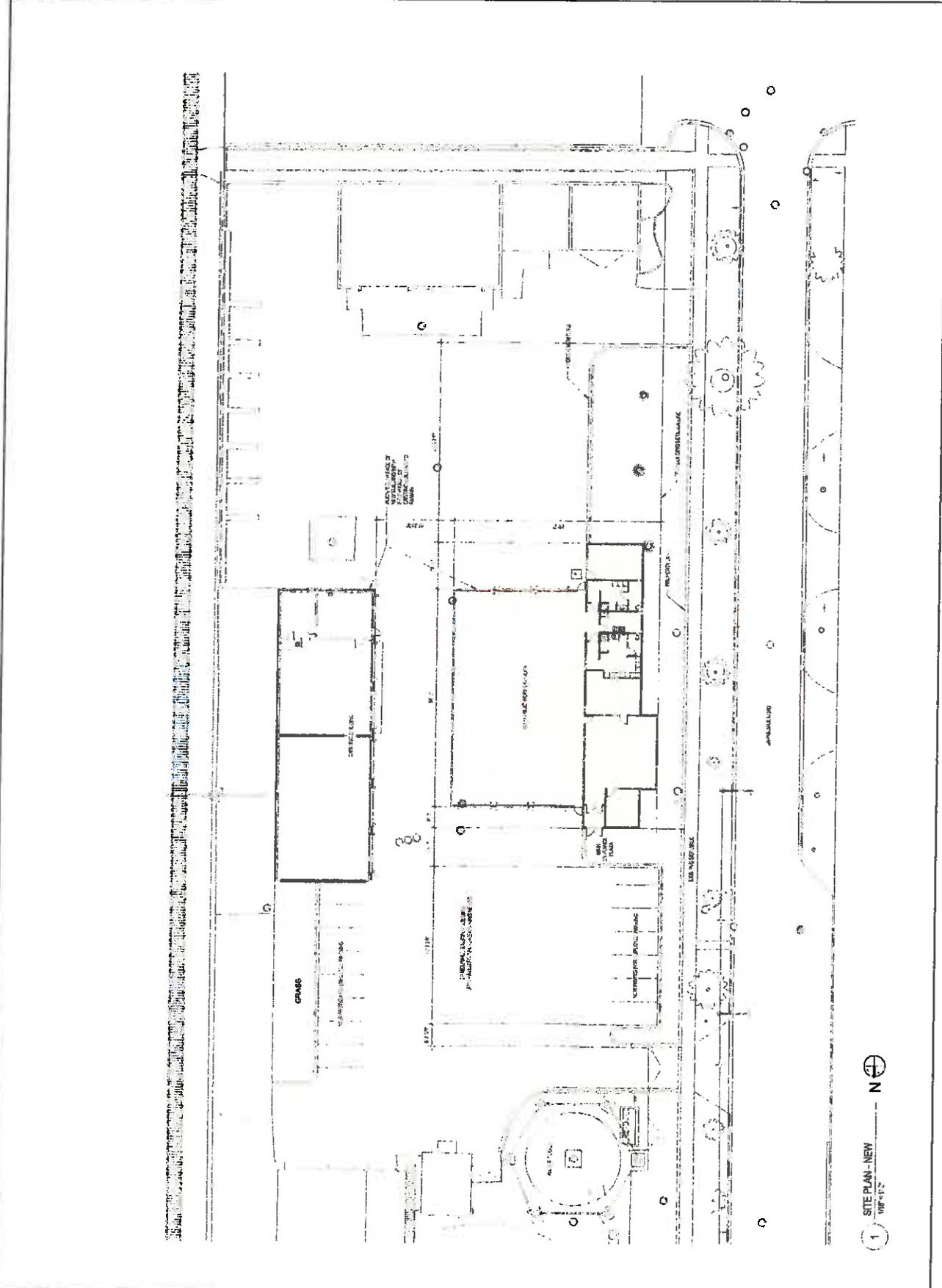


SCHEMATIC  
DATE:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 21020109  
DATE OF ISSUE: May 7, 2012  
DRAWN BY: Amler  
CHECKED BY: Chisler

NEW SITE PLAN



1 SITE PLAN - NEW  
1/8" = 1'-0"

## Schematic Design Narrative

CLIENT	Village of La Grange Park	AUTHOR:	Marc Rohde, AIA, LEED AP
PROJECT TITLE	Addition to the Public Works Facility	PROJECT NUMBER:	212021.00
CONTRACT NO.	TBD	DATE:	May 3, 2012

## ARCHITECTURAL

### Project Overview

The Village of La Grange Park is planning on constructing a 6,770 s.f. free-standing addition on the site of their existing public works facility. The project design is focused on creating a very cost effective, yet functional and aesthetically appealing design. Our goal is to provide the Village with a facility that will serve them for years to come, yet be done using the most affordable yet durable materials available.

The original budget was based on a pre-engineering steel framed building in January 2011. In the past 16 months, changes in economic conditions have led us to change from a metal building to a wood framed building. It will be challenging to meet a January 2011 budget in fall of 2012, but we feel that without this change, there would be no possibility of constructing this building in steel and fitting within the Village's budget.

The building will be built south of the existing original building, so that the Public Works Department staff does not have to be displaced at any time during construction. Once the new building is complete, the staff will move, and then the existing building will be demolished. In its place will be new visitor and staff parking.

The building style will be "contemporary industrial" using a combination of corrugated metal siding panels and cementitious wood fiber panels to provide a clean, contemporary look. It will clearly be a public works facility, yet will fit into the overall fabric of the neighborhood.

A detailed description of the various components is as follows:

### Exterior Walls

Heated Vehicle Storage: 2 x 6 wood stud framing (or solid timber members), exterior sheathing with integral vapor barrier, 4' x 8' sheets of cementitious wood fiber panels on the exterior, batt insulation and vapor barrier on the interior, and plywood or OSB sheathing on the inside face of the walls.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
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Shop and Administration Area: 2 x 6 wood stud framing (or solid timber members), exterior sheathing with integral vapor barrier, horizontal corrugated metal siding on the exterior, batt insulation and vapor barrier on the interior, and plywood or OSB sheathing on the inside face of the walls. The interior face may be left unpainted, or painted depending on the budget and the Village's preference.

Administration: 6" deep painted aluminum curtain wall system with 1" thick insulated low-E

### **Windows**

To be cost effective, the windows will be commercial grade, thermally broken, factory-glazed windows with an aluminum exterior face, 1" insulated glazing with a low-E coating on all glazing, and an interior face of wood capable of being factory stained and coated with polyurethane. There will be 30" x 60" units at most locations, with 30" x 30" units in the locker room areas for natural light, yet privacy.

### **Roofing System**

The roofing system for the project will consist of a painted steel, standing seam metal roof system over ice and water shield over three (3) layers of 2" thick insulation, mechanically fastened to plywood wood sheathing with integral vapor barrier. All copings and fascias will be pre-finished painted steel.

### **Interior and Exterior Doors and Frames**

The interior doors for the project will be standard hollow metal doors and frames.

The exterior doors will be aluminum doors and frames to match the windows.

Overhead sectional doors will be insulated steel sectional doors with one row of clear glazed panels to allow for additional natural light. Exterior doors will be operated automatically by in-ground pavement loops as well as manual override controls.

### **Interior Finishes**

In the Administration area, interior finishes will be either painted or non-painted OSB or plywood partitions, exposed concrete flooring, and exposed wood structure with beams and columns

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
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either left unfinished for a rustic, industrial look. If the Village desires, we can take finish upgrades such as carpet, ceramic tile, etc. as alternate bids.

In the Heated Vehicle Storage area, we anticipate the same finishes as in the Administration area, although the concrete floor will be coated with a clear liquid densifier and sealer.

## **CIVIL**

### **Pavement and Utilities**

Initially, the site comprising the proposed building footprint and necessary perimeter for transitions will be cordoned off to allow sawcutting and pavement removal in the work area to allow the new building construction. Subsequently, some existing utilities and building services which traverse the site will need to be relocated. These are anticipated to include existing water and sanitary sewer services along with an electric line. There may also need to be a relocation of the existing gas service to the south building in order to re-feed the remaining segment of the building. It is understood that some or all of the utility relocation work may be performed by village crews.

### **Grading and Drainage**

Grading and drainage will next be established for the new building site, along with necessary new utility services. Chapter 154 of the LaGrange Park Code of Ordinances, Floodplain and Stormwater Management, will be implemented as applicable. The design team will coordinate the necessary stormwater features with the village staff. These measures are anticipated to include rain gardens and/or bioswales in the resulting grass island areas adjacent to the new building and curbed pavement edges.

Following construction of the new facility, the southern portion of the existing building will be demolished and the corresponding area will be graded and paved to then provide circulation aisles and parking areas.

## **STRUCTURAL**

### **Substructure**

Pending the results of the geotechnical exploration it is anticipated that the foundations for the building will be shallow isolated and strip footings. The ground floor slab in the administrative area will be a 4" concrete slab reinforced with either 6x6/W2.9/W2.9 welded wire reinforcing or

Village of La Grange Park  
Addition to the Public Works Facility  
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4.5 lbs/cy of synthetic macrofibers such as STRUX 90/40. The slab will be placed on a minimum 10 mil. thick polyfilm vapor retarder over a minimum of 4" of compacted granular fill as a leveling and capillary cut-off layer. The ground floor slab in the vehicle storage area will be a 6" concrete slab reinforced with either 6x6/W2.9/W2.9 welded wire reinforcing or 6 lbs/cy of synthetic macrofibers such as STRUX 90/40. This slab will be placed on a minimum 10 mil. thick polyfilm vapor retarder over a minimum of 8" of compacted granular fill as a leveling and capillary cut-off layer. The vapor retarder *may* be omitted from the vehicle storage area depending on the floor finishes and the Owner's preference.

### **Superstructure**

The superstructure of the building is anticipated to be a wood, post frame structure. This will consist of metal plate connected wood trusses supported by laminated wood posts at 6-8 feet on center. The trusses support 2X purlins spaced at 24" on center which support the metal roof panels. The side walls are framed with 2X girts spanning between columns.

### **Main Lateral Load Resisting System**

Lateral loads due to wind and seismic forces will be resisted primarily by the metal or wood panel sheathed exterior walls.

### **Design Criteria**

The structure will be designed in accordance with the Village of LaGrange Park Building Code incorporating the 1999 BOCA National Building Code with amendments. Floors in the administration areas will be designed for a live load of 50 psf and a superimposed partition load of 20 psf. Vehicle storage areas will be designed for a general load of 50 psf and vehicle wheel loads. The roof will be designed for a minimum of 25 psf snow load or the load resulting from snow drift. For loading purposes Occupancy Category II will be used. Seismic Site Class D will be used unless a lesser class is given in the geotechnical report.

### **Materials**

Concrete: Normal weight, 3000 psi at 28 days for foundations, 4000 psi at 28 days for slabs.  
Wood for Trusses and Columns: #1, Select Structural or MSR Southern Pine as required.  
Wood for Purlins and Girts: Min. #2 Spruce-Pine-Fir.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
Page 5 of 11

## **MECHANICAL - HVAC**

### **Office Areas**

The Office area will be split into two zones, each served by a gas fired heating, direct expansion cooling furnace unit (2 totals). The two zones will consist of the Training Room, Mud Room, Women & Men's Locker Rooms and the office space. Each furnace unit will be controlled by a 7-day programmable thermostat located within each respective zone. Additionally, each furnace unit will have an energy recovery ventilator installation to allow for ventilation air and energy conservation.

### **Garage Area**

The Garage space will be heated by high efficiency gas fired unit heaters. Space temperature will be controlled by remote wall mounted thermostats. Ventilation in the Garage space will be provided by wall mounted propeller exhaust fans controlled by a remote wall mounted thermostat for summer cooling. Make-up air to the space will be achieved through wall louvers provided with gravity backdraft dampers. The space will have a carbon monoxide gas detection system. In the event carbon monoxide builds up to an unsafe level, the exhaust fans shall purge the space until the levels fall back within an acceptable range.

### **Toilets & Locker Room Areas**

The space of the Toilets and Locker Rooms will be exhausted through ceiling mounted exhaust grilles and sheet metal ductwork tied into a roof mounted exhaust fan. The exhaust fan serving the 24/7 public toilets shall be controlled by occupancy sensors. The exhaust fan serving the office toilets shall be controlled by a time clock.

### **Vestibule Areas**

The Vestibule spaces will be heated by wall mounted (full recess) electric cabinet unit heaters. Space temperature will be controlled by remote wall mounted thermostats.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
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### **Heating, Ventilating, and Air Conditioning Equipment – Upflow Furnace Units**

Constant volume gas fired heating upflow furnaces, direct expansion cooling package rooftop units with down flow duct connections and full economizer capabilities with power exhaust will be utilized.

### **Heating, Ventilating, and Air Conditioning Equipment – Exhaust Systems**

All Toilet spaces throughout the building will be exhausted through registers and ducts, which will run to roof mounted exhaust fans.

The Garage spaces will be exhausted through wall mounted propeller exhaust fans. Make-up air will be provided by wall louvers with gravity backdraft dampers.

### **Heating, Ventilating, and Air Conditioning Equipment – Control Systems**

All control equipment for this project will be provided with standalone controls as defined in the system description above.

### **Heating, Ventilating, and Air Conditioning Equipment – Miscellaneous**

The system will be tested and adjusted to deliver the design quantities of air. A written report will be provided in accordance with the SMACNA manual and forms.

The Owner will receive an operating and maintenance service manual for all equipment and devices, including parts listed and all shop drawings.

Owners training will be by the installing contractor and equipment supplies.

## **MECHANICAL - PLUMBING**

### **Site Utility Systems**

The piping for the domestic water systems will be constructed of Class 52, ductile iron pipe with cement mortar lining in accordance with the State Standards for Water and Sewer Main Construction.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
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## **Valves**

Valves for the domestic systems will be AWWA approved cast iron with resilient wedge disks.

Valves 2-1/2" inches and smaller will be enclosed in an adjustable cast iron box and valves 3 inches and larger will be enclosed in concrete valve vaults.

## **Domestic Water Piping Systems**

Piping for the domestic water systems will be Type "L" copper with wrought copper soldered fittings.

All pipe shall be securely supported from the building structure with ring, clevis or trapeze hangers; sized for insulation.

For identification, all piping shall have pipe markers showing the type of service in them. All valves shall be tagged with a directory mounted in mechanical room under glass and one copy furnished to the Owner.

Gate and ball valves will be installed on the domestic water piping for isolating equipment and zones.

Each branch line on the domestic water piping shall have shut-off valves to isolate the building by zones.

All domestic water piping shall be insulated with fiberglass insulation in accordance with the current ASHRAE standards for energy efficiencies.

All domestic water systems will be chlorinated and disinfected in accordance with the Illinois Safe Drinking Water Standards.

## **Plumbing Fixtures**

New water closet and lavatory fixtures will be predominately constructed of vitreous china. Water closets and urinals will be floor mounted type with manual flush valves. Lavatories will be wall mounted china lavatories with manual faucet control. Break room sinks will be constructed of 18 gauge, Type 302 stainless steel.

New plumbing fixture trim will be heavy duty, chrome plated type with renewable and interchangeable operating units.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
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All fixtures will be supplied with renewable loose key stops for isolating the fixture in order to perform maintenance without disabling the entire water system.

Handicap accessible plumbing fixtures and trim will be provided in accordance with Illinois Accessibility standards.

### **Domestic Water Heating System**

A new domestic hot water heating system will be installed to service the building. The system will utilize a direct fired tank type water heater with glass lining and thermal expansion tank.

### **Backflow Preventers**

New reduced pressure zone principle or double detector check back-flow preventer devices will be installed on the domestic water service, fire protection service and space heating systems in accordance with the State of Illinois Cross-Connection Program.

## **FIRE PROTECTION**

### **Site Utility Systems**

The piping for the fire protection water systems will be constructed of Class 52, ductile iron pipe with cement mortar lining in accordance with the State Standards for Water and Sewer Main Construction.

### **Valves**

Valves for the fire protection systems will be AWWA approved cast iron with resilient wedge disks.

Valves 2-1/2" inches and smaller will be enclosed in an adjustable cast iron box and valves 3 inches and larger will be enclosed in concrete valve vaults.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
Page 9 of 11

## **Piping**

Piping for the fire protection water systems 2 inches and smaller will be Schedule 40 steel with cast iron threaded fittings.

Piping for the fire protection water systems over 2 inches will be Schedule 10 steel with ductile or cast iron roll grooved fittings and bolted C-clamps.

All pipe shall be securely supported from the building structure with ring, clevis or trapeze hangers.

For identification, all piping shall have pipe markers showing the type of service in them. All valves shall be tagged with a directory mounted in mechanical room under glass and one copy furnished to the Owner.

## **System**

A wet pipe sprinkler system(s) will be installed in the office area and bus storage area. The system will be installed in accordance with the National Fire Protection Association (NFPA), Chapter 13 for wet pipe sprinkler systems under light hazard - occupancy classification. Water flow switches, valve supervisory switches and indicating devices will be installed and interfaced with the building fire alarm system supplied under Division 16 specifications.

## **ELECTRICAL**

### **Electrical Service Entrance**

An 800 amp C/T and Meter Cabinet will be provided with an 800 amp Wall Mounted Service Entrance Rated panelboard with an 800 amp Main Device, complete with a Distribution Section with Circuit Breakers for (2) furnaces and associated air cooled condensing units and (2) 200 amp Panels for power and lighting

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
Page 10 of 11

### **Electrical Panelboards**

(1) 200 amp panel will be provided in the Garage for Garage lighting, Mech. Loads and Exterior Parking Lot lighting and (1) 200 amp panel will be provided for Office lighting and receptacle loads.

### **Electrical Conduit and Wire**

The underground service conduit shall be rigid metal conduit and all distribution underground conduits shall be PVC with steel elbows. All wiring will be copper, 600 volt rated (Typical for 3) THHN/THWN or XHHN insulated.

### **Lighting**

Fluorescent lighting shall be provided throughout the building. 2x4 3-lamp lay ins will be utilized in Office, Training, Mudroom and Locker Room areas. 2x4 lamp high bay fluorescents will be used in the Garage area. Lamps and ballasts in these areas shall be energy saving type. Exterior building lighting shall be 100 watt, 175 watt, and 400 watt metal halide lamps or LED.

### **Emergency Lighting**

Self-contained lighting units with storage battery, charger and lamps will be provided in corridors and areas required by code.

Exit lights to have integral battery operated emergency power and will be provided at each exit way and areas required by code.

### **Miscellaneous 120 Volt Power System**

Duplex convenience receptacles will be provided for all general purpose requirements.

Cord reel drops will be provided in the Garage.

Village of La Grange Park  
Addition to the Public Works Facility  
**Schematic Design Narrative**  
May 2, 2012  
Page 11 of 11

### **Mechanical and Plumbing Equipment**

Conduit, wiring, circuits and final connections will be made to all equipment provided by other trades.

### **Fire Alarm System**

A complete fire alarm system will be provided with fire alarm control panel, pull stations, audio/visual devices, detection and supervision.

A remote fire alarm annunciator panel will be mounted at the entrance.

# Village of La Grange Park Public Works Department

100% Schematic Design Cost Estimate

May 18, 2012

LEGATARCHITECTS

Line #	LaGrange Public Works	Base Bid		Work Self-Performed by Village	ALT 1	ALT 2	ALT 3
		New Construction	Renovation				
1	Owner Allowances	\$0	\$0	\$0	\$0	\$0	\$0
2	Site Clearing	\$0	\$0	(\$20,000)	\$0	\$0	\$0
3	Selective Demolition	\$0	\$0	\$0	\$0	\$0	\$0
4	Site Utilities	\$0	\$0	\$0	\$0	\$0	\$0
5	Excavation and Backfill	\$22,000	\$0	\$73,007	\$0	\$0	\$0
6	Asphalt Paving	\$0	\$55,000	\$0	\$0	\$0	\$0
7	Site Concrete Work	\$0	\$7,744	\$0	\$0	\$0	\$0
8	Chain Link Fence	\$0	\$0	\$0	\$0	\$0	\$0
9	Seeding and Sod	\$0	\$0	(\$4,000)	\$0	\$0	\$0
10	Plantings	\$0	\$0	(\$10,000)	\$0	\$0	\$0
11	Building Concrete Work	\$112,757	\$0	\$0	\$0	\$0	\$0
12	Masonry Work	\$0	\$0	\$0	\$0	\$0	\$0
13	Metal Fabrications	\$0	\$0	\$0	\$0	\$0	\$0
14	Rough Carpentry	\$266,924	\$0	\$27,000	\$0	(\$9,642)	\$0
15	Wood Trusses	\$0	\$0	\$0	\$0	\$0	\$0
16	Millwork and Cabinets	\$5,000	\$0	(\$4,000)	\$0	\$0	\$0
17	Roofing	\$54,400	\$0	\$0	\$0	\$0	\$0
18	Architectural Sheet Metal	\$2,800	\$0	\$0	\$0	\$0	\$0
19	Caulking and Sealants	\$1,000	\$0	\$0	\$0	\$0	\$0
20	Insulation	\$0	\$0	\$0	\$0	\$0	\$0
21	Hollow Metal Doors and Frames	\$10,550	\$0	\$1,500	\$0	\$0	\$0
22	Wood Doors	\$0	\$0	\$0	\$0	\$0	\$0
23	Aluminum Entrances and Glass	\$7,000	\$0	\$0	\$0	\$0	\$0
24	Aluminum Clad Wood Windows	\$5,800	\$0	\$0	\$0	\$0	\$0
25	Overhead Doors and Operators	\$9,000	\$0	\$0	\$0	\$0	\$0
26	Finish Hardware	\$0	\$0	\$0	\$0	\$18,000	\$0
27	Interior Wall Finish (OSB - non-painted)	\$5,000	\$0	\$0	\$0	\$0	\$0
28	Acoustical Ceilings	\$0	\$0	\$0	\$0	\$0	\$0
29	Resilient Tile and Base	\$0	\$0	\$0	\$0	\$0	\$0
30	Ceramic Tile	\$0	\$0	\$0	\$0	\$0	\$0
31	Carpet	\$0	\$0	\$0	\$0	\$0	\$0
32	Epoxy Floors	\$0	\$0	\$0	\$0	\$0	\$0
33	Concrete Sealer	\$13,600	\$0	\$0	\$58,800	\$0	\$0
34	Painting	\$2,000	\$0	(\$1,800)	(\$8,400)	\$0	\$0
35	Toilet Partitions	\$750	\$0	\$0	\$8,000	\$0	\$0
36	Toilet Accessories	\$750	\$0	\$0	\$0	\$0	\$0
37	Markerboards	\$400	\$0	\$0	\$0	\$0	\$0
38	Fire Extinguisher	\$200	\$0	\$0	\$0	\$0	\$0
39	Plumbing	\$50,000	\$0	\$0	\$0	\$0	\$0
40	Trench Drain and Oil Separator	\$10,000	\$0	\$0	\$0	\$0	\$0
41	HVAC	\$87,216	\$0	\$0	\$0	\$0	\$0

# Village of La Grange Park Public Works Department

## 100% Schematic Design Cost Estimate

May 18, 2012

										LEGAT ARCHITECTS
42	GARMON Exhaust System		\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
43	Fire Protection		\$22,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0
44	Electric Work		\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
45	Site Lighting		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000
46	Low Voltage System		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
47	Lightning Protection		\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>SUB TOTAL (Construction Costs)</b>		<b>\$781,447</b>	<b>\$62,744</b>	<b>\$146,507</b>	<b>\$58,400</b>	<b>(\$39,800)</b>	<b>\$8,358</b>	<b>\$12,000</b>	<b>\$0</b>
	Building Permit (cost waived by the Village)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	General Conditions		\$59,323	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<b>SUB TOTAL</b>		<b>\$840,770</b>	<b>\$62,744</b>	<b>\$146,507</b>	<b>\$58,400</b>	<b>(\$39,800)</b>	<b>\$8,358</b>	<b>\$12,000</b>	<b>\$0</b>
	O & P		\$42,039	\$3,137	\$7,325	\$2,920	(\$1,990)	\$418	\$600	\$0
	<b>SUB TOTAL</b>		<b>\$882,809</b>	<b>\$65,881</b>	<b>\$153,833</b>	<b>\$61,320</b>	<b>(\$41,790)</b>	<b>\$8,776</b>	<b>\$12,600</b>	<b>\$0</b>
	Arch Fees		\$106,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Construction Contingency (5%)		\$44,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Soft Costs Allowance (computer wiring, phone, etc.)		\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Bond		\$8,828	\$659	\$1,538	\$0	\$0	\$0	\$0	\$0
	<b>PROJECT TOTAL COSTS</b>		<b>\$1,049,974</b>	<b>\$66,540</b>	<b>\$155,371</b>	<b>\$613</b>	<b>(\$418)</b>	<b>\$88</b>	<b>\$126</b>	<b>\$12,728</b>
	<b>TOTAL PROJECT COST ESTIMATE</b>		<b>\$ 1,229,677</b>							
	<b>Project Budget</b>		<b>\$ 1,229,824</b>							

# Village Board Agenda Memo

**Date:** May 3, 2012  
**To:** Village President and Board of Trustees  
**From:** Julia Cedillo, Village Manager   
**RE:** Schematic Design – Status Update

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## GENERAL BACKGROUND

In February of this year, the Village Board voted to proceed forward with the schematic design phase of the Public Works Garage project and to execute the contract for schematic design services with Legat Architects.

As part of the process, the Village assembled a team of staff members including Assistant Village Manager Emily Rodman (Village Manager Julia Cedillo – *alternate*), Interim Public Works Director Rick Radde, Village Engineer Paul Flood and Building Inspector Rob Wierzba, to work directly with Legat. During the schematic design phase, the Village team worked collaboratively with Legat's team to ensure that the final schematic design meets the needs of the Village. The team met on three occasions at the Legat Offices in Oak Brook in March and April. Copies all of the meetings are attached to this memo.

Last week (May 3, 2012) Legat provided staff with a cost estimate and narratives of all mechanical systems (including electrical, plumbing, HVAC, fire protection, civil engineering, structural engineering and architectural). We are also in receipt of the floor plan, and four exterior elevations. Staff is still awaiting two drawings. At the writing of this memo, staff has not reviewed the documentation in any detail.

This week the Village team will meet to discuss the materials received and review them for completeness. Once all information has been received, the Public Works Garage Committee will meet to review the materials and discuss with architect Mark Rohde of Legat. Staff will solicit the members of the Committee for dates for the upcoming meeting. At the June 12 Work Session, Marc Rohde will present the final design and all supporting documentation to the Village Board, for their review and any questions.

## MOTION / ACTION

No action is requested at this time. This memo provides an update of the process to date.

## DOCUMENTATION

- Schematic Design Meeting Minutes – March 14, 2012
- Schematic Design Meeting Minutes – March 22, 2012
- Schematic Design Meeting Minutes – April 16, 2012

April 5, 2012

VIA email

Ms. Julia Cedillo  
Village Manager  
Village of La Grange Park  
447 N. Catherine Avenue  
La Grange Park, IL 60526-2099

Re: **Addition to the Public Works Facility – Schematic Design**  
**Architect's Project Number: 212021.00**  
**Meeting Minutes**

Summary of a Schematic Design Meeting held at 1:30 p.m., Wednesday, March 14, 2012 at the office of Legat Architects. These notes record our understanding of items discussed and decisions made at this meeting. Please notify us within seven (7) calendar days of any necessary additions or corrections.

#### PERSONS IN ATTENDANCE

Julia Cedillo ..... Village Manager  
Emily Rodman ..... Assistant Village Manager  
Rick Radde ..... Interim Public Works Director  
Rob Wierzba ..... Village of La Grange Park  
Paul Flood ..... Principal, Hancock Engineering  
Alexandra Ladue ..... Legat Architects  
Marc Rohde, AIA, LEED AP ..... Project Manager, Legat Architects

#### ITEMS DISCUSSED

1. Introductions were made all around.
2. The purpose of this first meeting is to review the project goals, program, current conceptual design plan and other information related to the project.
3. The Project Goals are as follows:
  - a. Safety – compared to existing building.
  - b. Efficiency – function / flow / adjacencies.
  - c. Budget and Need – balanced solution.
  - d. Aesthetics – minimal impact on neighborhood.
  - e. Preservation of Existing Elements – salt dome, material bins, utilities, east building.
  - f. Durability / Longevity
  - g. Adequate Vehicle Storage – 10 vehicles total.
  - h. Guaranteed Maximum Price.
  - i. Realistic Expectations – what can be built for available budget.

Village of La Grange Park  
Addition to the Public Works Facility  
Meeting Minutes  
March 14, 2012  
Page 2 of 3

4. Julia noted that the Village needs to be assured that they can build the project, including design, construction, contingencies, and soft costs for the total project budget of \$1,229,824.
5. Marc noted that the \$115 /s.f. budget was established over a year ago for a steel building, but that market conditions have changed, and he does not feel that budget is accurate for mid-2012.
6. With the above in mind, it will be necessary to determine an alternate construction type, in lieu of a manufactured steel building, that will fit within the Village's budget.
7. The Program was reviewed and each room was discussed in detail. Minor revisions were made and the final version was a total of 6,770 s.f. of new construction. The revised program will be emailed out after the meeting.
8. The plan was presented and comments were as follows:
  - a. Delete the Alternate Bid Mechanic's Bays from the south side of the existing building.
  - b. The new building must have pitched roofs.
  - c. The 60 degree angled parking is the preferred layout, as shown, and other vehicles can park in the drive aisle if needed.
  - d. The Village will permit a building up to 35 feet high in this area.
  - e. The office area will be around 9 feet high, sloping to around 15 feet.
  - f. The garage area will be around 18 feet high, sloping to around 24 feet.
9. Now that we know the plan is in good shape, we will prepare some elevation and massing studies for the next meeting. We will show material options as well. It was agreed that a contemporary scheme, using metal siding and perhaps cementitious fiber siding will be used. The budget will not allow for brick.
10. We will prepare some example photos of other projects using these proposed materials so the Village can have a better understanding of what we are thinking in terms of materials.
11. We will send the plans and elevations to Boller Construction, so that they can assist us in budget confirmation.
12. Our next meeting will be on Thursday, March 22<sup>nd</sup> at 3:30 p.m. at Legat's office.
13. It does not appear that we will be prepared to present to the Village on April 4<sup>th</sup> as originally planned. After we have the plan and exterior design complete, we will then begin the cost estimating process. Therefore, it was agreed that we will present to the Village Public Works Garage Meeting at their May meeting instead.

Sincerely,  
Legat Architects, Inc.

Village of La Grange Park  
Addition to the Public Works Facility  
**Meeting Minutes**  
March 14, 2012  
Page 3 of 3



Marc Rohde, AIA, LEED AP  
Project Manager

**MCR/MR**

**ATTACHMENTS**      None

**CC**                      All Attendees

**File:**                    210073.00 - B3

**FILENAME**            210073 mmn 02.03.12.docx

April 16, 2012

VIA email

Ms. Julia Cedillo  
Village Manager  
Village of La Grange Park  
447 N. Catherine Avenue  
La Grange Park, IL 60526-2099

Re: Addition to the Public Works Facility – Schematic Design  
Architect's Project Number: 212021.00  
Meeting Minutes

Summary of a Schematic Design Meeting held at 3:30 p.m., Thursday, March 22, 2012 at the office of Legat Architects. These notes record our understanding of items discussed and decisions made at this meeting. Please notify us within seven (7) calendar days of any necessary additions or corrections.

PERSONS IN ATTENDANCE

Julia Cedillo ..... Village Manager  
Rick Radde ..... Interim Public Works Director  
Rob Wierzba ..... Village of La Grange Park  
Paul Flood ..... Principal, Hancock Engineering  
Alexandra Ladue ..... Legat Architects  
Marc Rohde, AIA, LEED AP ..... Project Manager, Legat Architects

ITEMS DISCUSSED

1. The most current Schematic Design Site Plan was reviewed. At the location of the existing building to be removed, that portion of the site would simply be paved with asphalt. At the north wall of the garage, we will provide one (1) handicapped accessible parking spot and 1 – 2 standard visitor parking spots.
2. It was also noted that the new building will need to be moved north from what is currently shown now. The south driveway can be removed, and the north driveway by the water tower can be used to access the site and the visitor parking lot. The new building will be moved approximately 20 feet to the north.
3. The latest floor plan is a total of 6,764 s.f.
4. After reviewing two plan options, one with angled parking and two garage doors, and one with front to back parking and six (6) garage doors, it was agreed to use the second option, as that provides the Village with the most opportunity for parking of vehicles. This plan will include six (6) 12' x 12' overhead doors and a total parking capacity of nine (9) vehicles.
5. We reviewed the proposed material options, using a combination of Legat projects and other projects, to illustrate the proposed materials. After reviewing each of the four (4) options, the consensus was to move ahead with Option 1. This option uses the following materials:

Village of La Grange Park  
Addition to the Public Works Facility  
Meeting Minutes  
March 22, 2012  
Page 2 of 2

- a. Administration and shop area – horizontal corrugated siding.
  - b. Garage area – 4' x 8' sheets of cementitious wood fiber panels.
  - c. All areas – 2 x 6 wall construction, fully insulated.
  - d. Roofing at all areas – standing seam metal over wood roof structure.
6. Marc will present the three delivery methods to the Village Board at the April 10<sup>th</sup> meeting at 7:30 p.m. The options are:
- a. Design-bid-build.
  - b. Construction Manager at Risk.
  - c. Design-build.
7. Our final meeting to review and approved the Schematic Design documents will be Monday, April 16<sup>th</sup> at 1:30 p.m. in Legat's office. If everything is approved, we will then move forward with the pricing and cost estimating of this option.

Sincerely,  
Legat Architects, Inc.



Marc Rolde, AIA, LEED AP  
Project Manager

MCR/MR

ATTACHMENTS      Agenda

cc                      All Attendees

File:                    210073.00 - B3

FILENAME            212021 mmn 03.22.12.docx

April 18, 2012

VIA email

Ms. Julia Cedillo  
Village Manager  
Village of La Grange Park  
447 N. Catherine Avenue  
La Grange Park, IL 60526-2099

Re: Addition to the Public Works Facility – Schematic Design  
Architect's Project Number: 212021.00  
Meeting Minutes

Summary of a Schematic Design Meeting held at 1:30 p.m., Monday, April 16, 2012 at the office of Legat Architects. These notes record our understanding of items discussed and decisions made at this meeting. Please notify us within seven (7) calendar days of any necessary additions or corrections.

#### PERSONS IN ATTENDANCE

Julia Cedillo ..... Village Manager  
Rick Radde.....interim Public Works Director  
Rob Wierzba..... Village of La Grange Park  
Paul Flood ..... Principal, Hancock Engineering  
Alexandra Ladue ..... Legat Architects  
Marc Rohde, AIA, LEED AP ..... Project Manager, Legat Architects

#### ITEMS DISCUSSED

1. This was the third and final Collaborative Schematic Design meeting with the group. At the end of this meeting, the goal is to have approval on the program, floor plan, exterior elevations and materials, in order to allow Legat Architects to move into the cost estimating task of the project.
2. We reviewed the program one last time, and the current program dated April 5, 2012 showing 6,770 s.f. of new construction is approved.
3. As discussed previously, the Village has approved providing one (1) unisex shower with a locked door to the Men's and Women's Locker Rooms. The shower itself will be ADA accessible with a dressing area into it, and it will require that the person using the shower unlock both doors to the locker rooms when finished.
4. The design of the HVAC system was discussed. Legat will be working with consulting engineers for mechanical, electrical, plumbing, fire protection, civil and structural engineering and each will provide a written descriptive narrative of the proposed project scope. The parameters of the HVAC system are as follows:
  - a. Heated Vehicle Storage – heat to 68 degrees F – assume ceiling hung gas fired unit heaters. No air conditioning, but a complete carbon monoxide exhaust system and ceiling fans for air circulation in the hot summer months.

Village of La Grange Park  
Addition to the Public Works Facility  
Meeting Minutes  
April 16, 2012  
Page 2 of 4

- b. Office and related spaces – heat to 72 degrees F, cool to 68 degrees F. Assume a residential style forced air heating and air conditioning system.
5. The floor plan was reviewed again with the following comments:
  - a. The Locker Rooms will need to show toilets, lockers, sinks, etc.
  - b. For the Men's there will be a total of twelve (12) 2' x 2' x 6' high lockers.
  - c. For the Women's there will be a total of three (3) 2' x 2' x 6' high lockers.
  - d. There will need to be ADA accessible lockers in each room.
  - e. There will be two toilets, two urinals and two sinks in the Men's.
  - f. There will be one toilet and one sink in the Women's.
  - g. The door to the Mechanical Room will be from the exterior instead of the Men's Locker Room.
  - h. Delete the door from the Lunch / Training Room to the Garage and add it to the Mud Room.
  - i. If there is any extra space, add it to the Lunch / Training Room.
6. The exterior massing renderings and elevations were reviewed and approved. There have not been any changes from our last meeting, but we did provide examples of the cementitious wood fiber cement siding and a brochure of the same.
7. We reviewed the proposed construction type of for the building, and at this time, we anticipate the building to be constructed as follows:
  - a. Exterior Wall Construction:
    - i. Wood post frame wall construction (FBI buildings or similar – [www.fbibuildings.com](http://www.fbibuildings.com) ).
    - ii. Wood stud infill as needed between framing members.
    - iii. Full width batt insulation in the walls (highly energy efficient).
    - iv. Engineered wood sheathing on the exterior with integral vapor barrier (Advan Tech Zip System or similar – [www.zipsystem.com](http://www.zipsystem.com) ).
    - v. OSB or similar material on the inside face of all walls.
  - b. Exterior Wall Siding:
    - i. Administration and shop area – horizontal corrugated siding.
    - ii. Garage area – 4' x 8' sheets of cementitious wood fiber panels.
  - c. Roofing:
    - i. Standing seam metal over wood roof trusses with engineered wood sheathing with integral vapor barrier (AdvanTech Sip System or similar – [www.zipsystem.com](http://www.zipsystem.com) ).
  - d. Windows:
    - i. Residential style casements with factory finished aluminum clad exteriors and interior stained wood construction.

Village of La Grange Park  
Addition to the Public Works Facility  
**Meeting Minutes**  
April 16, 2012  
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8. After review of the proposed materials, the discussion turned to an EIFS system (aka "Dryvit"). Marc noted that while this is a very inexpensive material, it is not durable at all, and we would not recommend using this material on this type of a project. There have been problems with drainage and mold on projects in the past, and that material itself can be easily damaged if hit with any sort of an impact. If we need to explore even less costly exterior finish materials, we would propose vinyl siding before we would recommend EIFS.
9. Marc presented the three project delivery methods to the Village Board at the April 10<sup>th</sup> meeting. At this time, there has not been a final decision as to how to move forward.
10. Legat Architects will wrap up the Schematic Design drawings and send electronic copies to the following recipients:
  - a. Village – one set of pdf files, two sets of hard copies.
  - b. Metro Design Associates (M.E.P.) – one set of pdf files.
  - c. Larson Engineering (Structural) – one set of pdf files.
  - d. Mackie Consultants (Civil) – one set of pdf files.
  - e. Boller Construction – one set of pdf files, one set of hard copies.
11. Once the consultants have seen the drawings, they will be able to provide a written narrative for their respective scopes of work.
12. Legat Architects and Boller Construction will work together on the cost estimate for the project, and anticipate having it completed by Monday, April 30, 2012. If the project fits within the budget, there will be no other work needed. If it does, Legat and Boller will work together to Value Engineer the project so that it can be built at the Village's budget.
13. The presentation of Schematic Design will be at the Village Board Meeting on May 8, 2012.

Sincerely,  
Legat Architects, Inc.



Marc Ronde, AIA, LEED AP  
Project Manager

MCR/MR

ATTACHMENTS      Meeting Agenda  
Final Space Needs Analysis

Village of La Grange Park  
Addition to the Public Works Facility  
Meeting Minutes  
April 16, 2012  
Page 4 of 4

cc            All Attendees  
              Keith O'Higgins – Metro Design  
              Jerry Tobola – Larson Engineering  
              Dave Shindoll – Mackie Consultants  
              Lyle Ehlers – Boller Construction

File:            212021.00 - B3

FILENAME        212021 mmn 04.16.12.docx

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## Public Works Garage Committee Memo

To: Public Works Garage Committee

From: Julia Cedillo 

Date: 4/9/2012

Re: **Schematic Design Update**

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The Village PWG (Public Works Garage) Team is working collaboratively with Legat's team to ensure that the final schematic design meets the needs of the Village, while staying within the identified budget. To date, the team has met on two occasions (March 14<sup>th</sup> and March 22<sup>nd</sup>) at the Legat Offices in Oak Brook, with the third (and likely final) team meeting to take place on April 16th.

### **First Meeting – March 14, 2012 (Meeting Notes Attached)**

The first meeting focused on goals, the space needs program, and a preliminary discussion on materials that would fall within the budget. With regard to goals, it was agreed that the group had to balance the budget with space needs and durability. In focusing on space needs, the group reduced space where possible, meeting industry standards for (room) use type, while maximizing vehicle storage space. With regard to materials, the group briefly discussed materials for framing, interior walls, and the exterior building.

### **Second Meeting – March 22, 2012 (Meeting Notes not yet available)**

This meeting focused on building materials that would meet building codes and meet the use and type of the building. It was determined that due to cost considerations, steel framing would likely not be an option. Instead, the group focused on 2 X 6 wood studs, with outside plywood sheathing with a vapor barrier. The exterior would include two materials: (1) cementitious wood fiber panels and (2) painted corrugated metal siding. The roofing would comprise of standing seam metal roofing. Legat Architects has had ongoing discussions with a building company that is reviewing the plans as we go, and is in agreement that these materials are the most cost effective, but also the most appropriate for the building and its use.

The preliminary schematic designs included herein will be further discussed and modified at the team meeting on April 16<sup>th</sup>. Once the drawings are in good form, estimates for the building will be developed along with project narratives. If the cost estimates come in over the identified budget, further work will have to be done as substitutions will have to be made.

Attached to this cover memo please find the completed SD Floor Plan and Perspective drawings in pdf format. The Village will receive the site plan later this week. These documents will be further discussed at the April 16<sup>th</sup> Team Meeting and provide a foundation for understanding of the overall design concept that is thus far proposed. Following the April 16<sup>th</sup> Team Meeting, Legat will be working with a building construction company familiar with metal buildings to determine the budget based on these drawings.

Schematic design is a coordinated process, and in this case, it is not yet complete. Should there be any questions regarding the design at this time, staff will collect any questions specifically for the architect's response and then provide to the committee (cc-ing the Village Board) within the week. At this time, Marc Rohde of Legat is scheduled to present the schematic design to the Village Board at the May Board Meeting. This timeline is thus far on schedule.

### **Attachments**

- Meeting Notes – March 14, 2012 Team Meeting / Schematic Design
- Updated Space Needs Figures
- Floor Plan
- Front Elevation (Northwest Perspective)
- Side Elevation (Southwest Perspective)
- Side Elevation (Northeast Perspective)
- Rear Elevation (Southeast Perspective)
- Vehicle Storage Space – Two Options – Same Space

April 5, 2012

VIA email

Ms. Julia Cedillo  
Village Manager  
Village of La Grange Park  
447 N. Catherine Avenue  
La Grange Park, IL 60526-2099

Re: Addition to the Public Works Facility – Schematic Design  
Architect’s Project Number: 212021.00  
Meeting Minutes

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PERSONS IN ATTENDANCE

Julia Cedillo .....	Village Manager
Emily Rodman .....	Assistant Village Manager
Rick Radde .....	Interim Public Works Director
Rob Wierzba .....	Village of La Grange Park
Paul Flood .....	Principal, Hancock Engineering
Alexandra Ladue .....	Legat Architects
Marc Rohde, AIA, LEED AP .....	Project Manager, Legat Architects

ITEMS DISCUSSED

1. Introductions were made all around.
2. The purpose of this first meeting is to review the project goals, program, current conceptual design plan and other information related to the project.
3. The Project Goals are as follows:
  - a. Safety – compared to existing building.
  - b. Efficiency – function / flow / adjacencies.
  - c. Budget and Need – balanced solution.
  - d. Aesthetics – minimal impact on neighborhood.
  - e. Preservation of Existing Elements – salt dome, material bins, utilities, east building.
  - f. Durability / Longevity
  - g. Adequate Vehicle Storage – 10 vehicles total.
  - h. Guaranteed Maximum Price.
  - i. Realistic Expectations – what can be built for available budget.

Village of La Grange Park  
Addition to the Public Works Facility  
Meeting Minutes  
March 14, 2012  
Page 2 of 3

4. Julia noted that the Village needs to be assured that they can build the project, including design, construction, contingencies, and soft costs for the total project budget of \$1,229,824.
5. Marc noted that the \$115 /s.f. budget was established over a year ago for a steel building, but that market conditions have changed, and he does not feel that budget is accurate for mid-2012.
6. With the above in mind, it will be necessary to determine an alternate construction type, in lieu of a manufactured steel building, that will fit within the Village's budget.
7. The Program was reviewed and each room was discussed in detail. Minor revisions were made and the final version was a total of 6,770 s.f. of new construction. The revised program will be emailed out after the meeting.
8. The plan was presented and comments were as follows:
  - a. Delete the Alternate Bid Mechanic's Bays from the south side of the existing building.
  - b. The new building must have pitched roofs.
  - c. The 60 degree angled parking is the preferred layout, as shown, and other vehicles can park in the drive aisle if needed.
  - d. The Village will permit a building up to 35 feet high in this area.
  - e. The office area will be around 9 feet high, sloping to around 15 feet.
  - f. The garage area will be around 18 feet high, sloping to around 24 feet.
9. Now that we know the plan is in good shape, we will prepare some elevation and massing studies for the next meeting. We will show material options as well. It was agreed that a contemporary scheme, using metal siding and perhaps cementitious fiber siding will be used. The budget will not allow for brick.
10. We will prepare some example photos of other projects using these proposed materials so the Village can have a better understanding of what we are thinking in terms of materials.
11. We will send the plans and elevations to Boller Construction, so that they can assist us in budget confirmation.
12. Our next meeting will be on Thursday, March 22<sup>nd</sup> at 3:30 p.m. at Legat's office.
13. It does not appear that we will be prepared to present to the Village on April 4<sup>th</sup> as originally planned. After we have the plan and exterior design complete, we will then begin the cost estimating process. Therefore, it was agreed that we will present to the Village Public Works Garage Meeting at their May meeting instead.

Sincerely,  
Legat Architects, Inc.

Village of La Grange Park  
Addition to the Public Works Facility  
Meeting Minutes  
March 14, 2012  
Page 3 of 3



Marc Rohde, AIA, LEED AP  
Project Manager

MCR/MR

ATTACHMENTS      None

CC                      All Attendees

File:                    210073.00 - B3

FILENAME            210073 mmn 02.03.12.docx

# Village of La Grange Park Public Works Dept.

FINAL Space Needs Analysis

5-Apr-12

LEGA ARCHITECTS

Room Number	Room	Room Type		Phase 1				Phase 2				Phase 3													
		Existing	New	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Total Spacs	Space NSF	Total NSF	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Total Spacs	Space NSF	Total NSF	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Total Spacs	Space NSF	Total NSF	
2.0	ADMINISTRATIVE		X	0	0	0	O	1	84	84	0	0	0		0	0	0	0	0	0		0	0	0	0
	Waiting Area		X	0	0	0	O	1	40	40															
	Administrative Assistant Area (open office area)		X	1	0	0	O	1	100	100															
	Public Works Foreman's Area (open office space)		X	1	0	0	O	1	100	100															
	Water Operator's Area (open office space)		X	1	0	0	O	1	100	100															
	Public Works Director's Office		X	1	0	0	P	1	180	180															
	Conference Room		X	1	0	0	P	1	180	180															
	Work / Copy / File Area		X	0	0	0	SEC	1	165	165															
	Staff Totals			4	0	0			342	342	4	0	0								4	0	0		
	Net Square Footage Totals								118	118															
	Circulation Factor - 25%								146	146															
	TOTAL GROSS SQUARE FEET (existing and proposed)								146	146															
2.3	SHOW AREAS		X	3	0	0			5	5	3	0	0								3	0	0		
	General Work Shop		X	3	0	0			5	5	3	0	0								3	0	0		
	Staff Totals			3	0	0			5	5	3	0	0								3	0	0		
	Net Square Footage Totals								0	0															
	Circulation Factor - 25%								0	0															
	TOTAL GROSS SQUARE FEET (existing and proposed)								0	0															
2.4	STORAGE		X	0	0	0			292	292	0	0	0								0	0	0		
	Lunch / Conference / Training Room		X	0	0	0	O	1	16	16															
	Kitchenette / Coffee Area (in Lunch Room above)		X	0	0	0	O	1	16	16															
	Men's Locker / Toilet Room		X	0	0	0	SEC	1	380	380															
	Women's Locker / Toilet Room		X	0	0	0	SEC	1	200	200															
	Mechanical Room (some equipment in room, other on roof)		X	0	0	0	SEC	1	180	180															
	Water Service Room		X	0	0	0	SEC	1	98	98															
	Electrical Room		X	0	0	0	SEC	1	98	98															
	Mild Room / Janitor's Closet		X	0	0	0	O	1	180	180															
	I.T. Technology Closet		X	0	0	0	SEC	1	12	12															
	Staff Totals			0	0	0			1,432	1,432	0	0	0								0	0	0		
	Net Square Footage Totals								292	292															
	Circulation Factor - 25%								365	365															
	TOTAL GROSS SQUARE FEET (existing and proposed)								365	365															
2.5	BYORAGE		X	0	0	0			600	600	0	0	0								0	0	0		
	Roof Storage		X	0	0	0			600	600															
	General Building Storage		X	0	0	0	SEC	1	600	600															
	General Building Storage		X	0	0	0	SEC	1	600	600															
	Barricade Storage		X	0	0	0			200	200															
	Staff Totals			0	0	0			600	600	0	0	0								0	0	0		
	Net Square Footage Totals								600	600															
	Circulation Factor - 15%								720	720															
	TOTAL GROSS SQUARE FEET (existing and proposed)								720	720															

Legend for Space Type:  
 P=Private Office; O=Open Area; CW=Open Workstation; SEC = Secured Room/Space  
 212521 Space Needs.docx

# Village of La Grange Park Public Works Dept.

FINAL Space Needs Analysis

5-Apr-12

LEGARCHITECTS

Room Number	Room	Room Type		Phase 1		Phase 2		Phase 3		Total		Total		Total		
		Existing	New	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Space Type	Space Type	Space Type	NSF	NSF	NSF	NSF	NSF	NSF
6.1	FLEET MAINTENANCE															
	LI Bay (20' X 35')	X		1		0	SEC	1	700	700	1	700	700			
	Mechanics Bay (20' X 35')	X				0	SEC	1	700	700						
	Parts Storage Room	X														
	Wash Bay	X														
	Mechanics Office	X														
	The Storage / Changing Area	X														
	Bulk Fluids Storage Room	X														
	Staff Totals			1	0	0					1	0	0			
	Net Square Footage Totals												1,400			1,400
	Circulation Factor - 25%												355			355
	<b>TOTAL GROSS SQUARE FEET (existing and proposed)</b>												<b>1,755</b>			<b>1,755</b>

Room Number	Room	Room Type		Phase 1		Phase 2		Phase 3		Total		Total		Total		
		Existing	New	F.T. Staff	P.T. Staff	Seas. Staff	Space Type	Space Type	Space Type	Space Type	NSF	NSF	NSF	NSF	NSF	
6.2	PLATES WAREHOUSE STORAGE															
	Vehicle Storage (10 spaces in Phase 1 - 28 total Master Plan)	X		0	0	0	SEC	1	8,312	8,312						
	Mechanical Mezzanine (1000 s.f. counted as 1/2 s.f.)	X														
	Staff Totals			0	0	0					0	0				
	Net Square Footage Totals												8,312			8,312
	Circulation Factor - 5% (already counted in Fleet Tabulation)												416			416
	<b>TOTAL GROSS SQUARE FEET (existing and proposed)</b>												<b>8,728</b>			<b>8,728</b>

TOTAL GROSS SQUARE FEET BY PHASE															
Phase	Existing	New	Total	Staff	Seas.	Space Type	Space Type	Space Type	Space Type	NSF	NSF	NSF	NSF	NSF	NSF
1	1,400	0	1,400	1	0	SEC				700	700				
2	0	8,312	8,312	0	0	SEC				8,312	8,312				
3	0	0	0	0	0					0	0				
<b>TOTAL</b>	<b>1,400</b>	<b>8,312</b>	<b>9,712</b>	<b>1</b>	<b>0</b>	<b>SEC</b>				<b>9,012</b>	<b>9,012</b>				

Legend for Space Type:  
 P=Private Office; O=Open Area; OW=Open Workstation; SEC = Secured Room/Space  
 2/2021 Space Needs.doc



**Village of  
 Le Grange Park  
 Addition to the  
 Public Works  
 Facility**

1000 N. ...

**Architect**

1000 N. ...

**Client**

1000 N. ...

**Project Name**

1000 N. ...

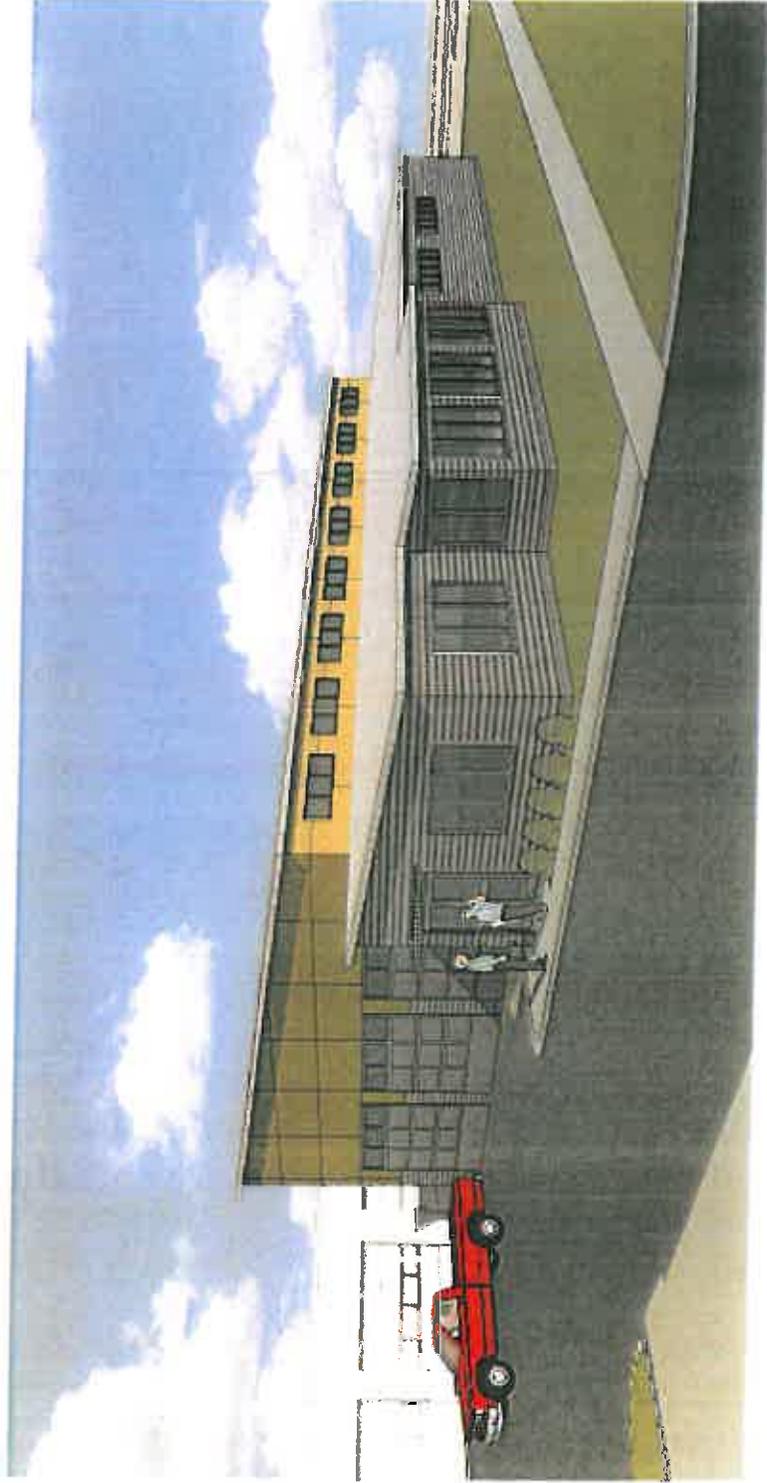
**Project Number**

1000 N. ...

NO.	DESCRIPTION	DATE
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4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

1000 N. ...

**A-101**  
 Project Sheet



NORTHWEST PERSPECTIVE

**LEGAT-PA, INC.**  
ARCHITECTURAL FIRM

**Village of  
Le Grange Park  
Addition to the  
Public Works  
Facility**

PROJECT NO. 15-001

**Scale:**  
Legend: Architectural  
1" = 1/4" (Elevation)

**Client:**  
Village of Le Grange Park  
15000 Le Grange Parkway  
Le Grange Park, IL 60138

**Architect:**  
LEGAT-PA, INC.  
15000 Le Grange Parkway  
Le Grange Park, IL 60138

**Structural Engineer:**  
M. J. ...  
15000 Le Grange Parkway  
Le Grange Park, IL 60138

**MEP Engineer:**  
M. J. ...  
15000 Le Grange Parkway  
Le Grange Park, IL 60138

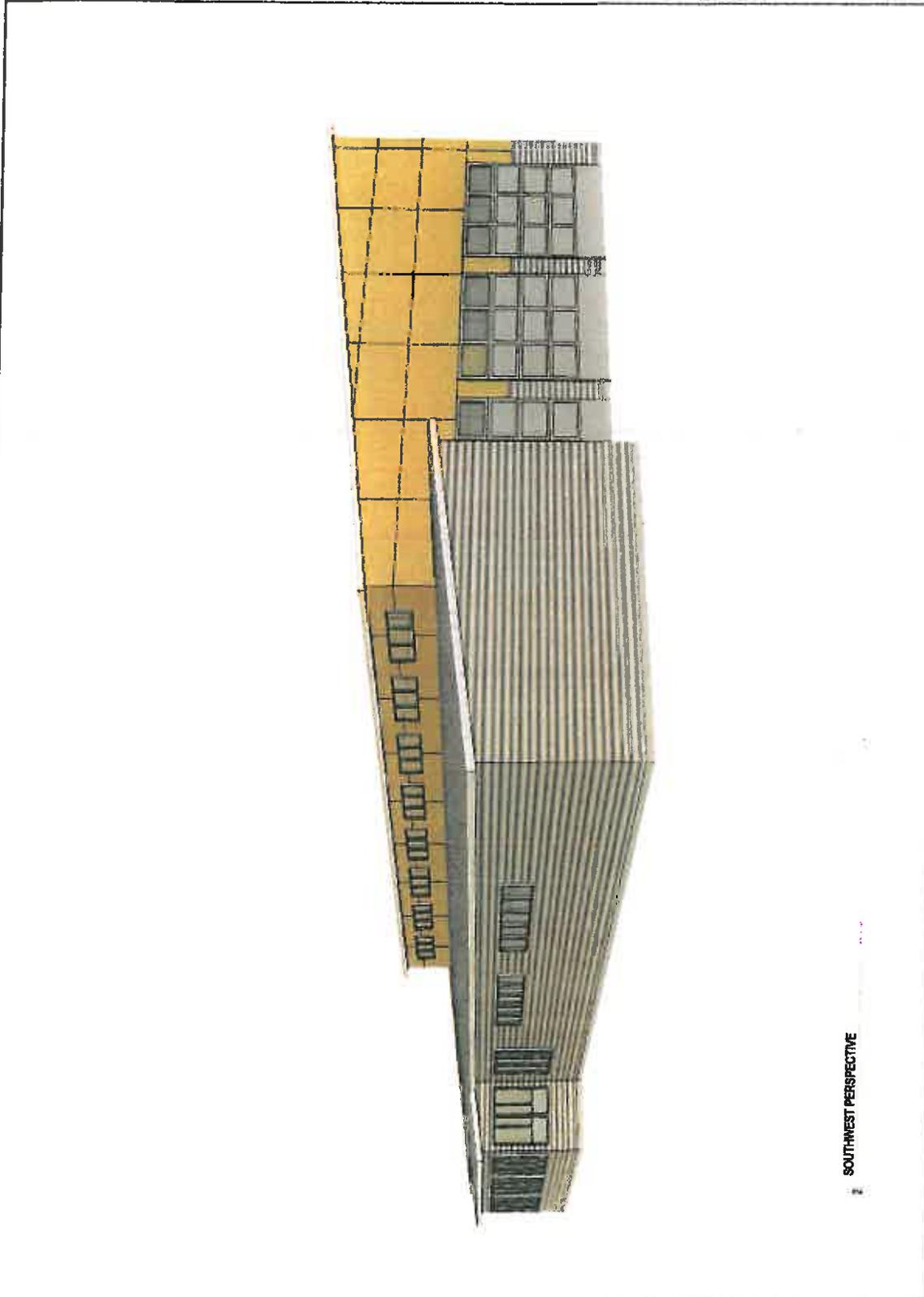
**Electrical Engineer:**  
M. J. ...  
15000 Le Grange Parkway  
Le Grange Park, IL 60138

**MEP Engineer:**  
M. J. ...  
15000 Le Grange Parkway  
Le Grange Park, IL 60138

NO.	REVISION	DATE

**DATE:** 10/15/15  
**BY:** M. J. ...

**A-101**  
Project Sheet



**SOUTHWEST PERSPECTIVE**

**Village of  
La Grange Park  
Addition to the  
Public Works  
Facility**

1000 N. LA GRANGE PARK

**Legal Description**  
Village of La Grange Park  
Public Works Facility

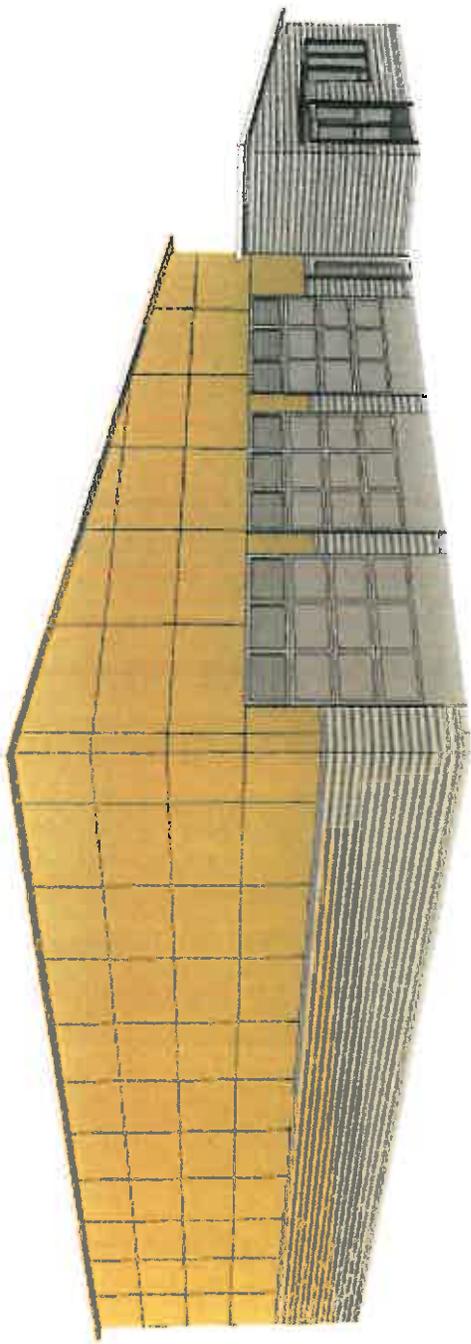
**Civil Engineer Name**  
Leo Aect Architects, Inc.  
1000 N. La Grange Park  
La Grange Park, IL 60143

**Professional Engineer Name**  
Leo Aect Architects, Inc.  
1000 N. La Grange Park  
La Grange Park, IL 60143

**Multi-Use Engineer Name**  
Leo Aect Architects, Inc.  
1000 N. La Grange Park  
La Grange Park, IL 60143

NO.	DESCRIPTION	DATE
1	ADD TO THE PUBLIC WORKS FACILITY	10/15/11
2	REVISIONS	
3		
4		
5		
6		
7		
8		
9		
10		

**A-101**  
Project Sheet



**NORTHEAST PERSPECTIVE**

**LEGAT** ARCHITECTS  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.LEGATARCHITECTS.COM

**Village of  
Le Grange Park  
Addition to the  
Public Works  
Facility**

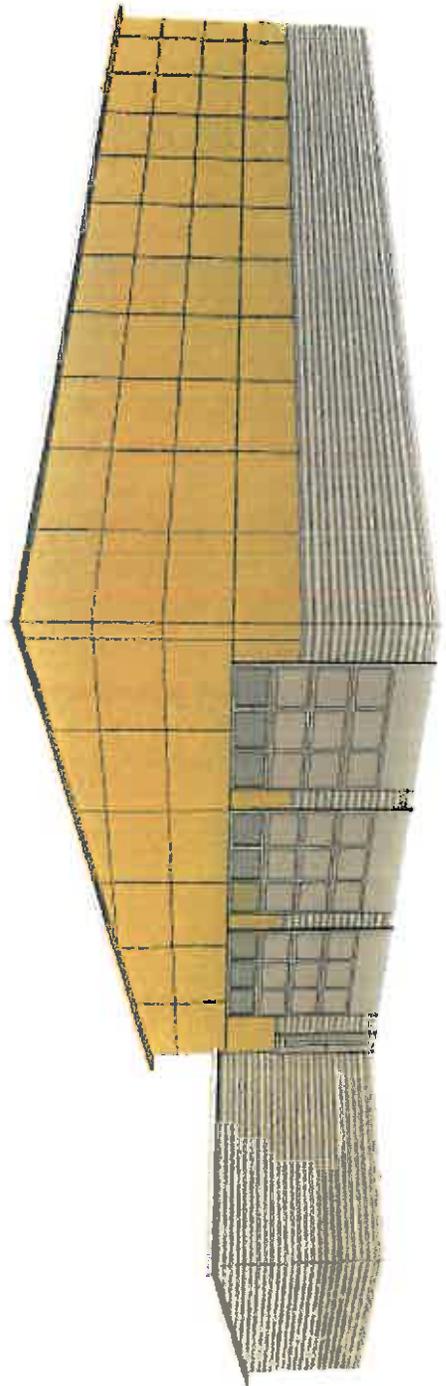
1000 WEST 10TH AVENUE

**Legal Services**  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT

**Civil Engineer Name**  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT

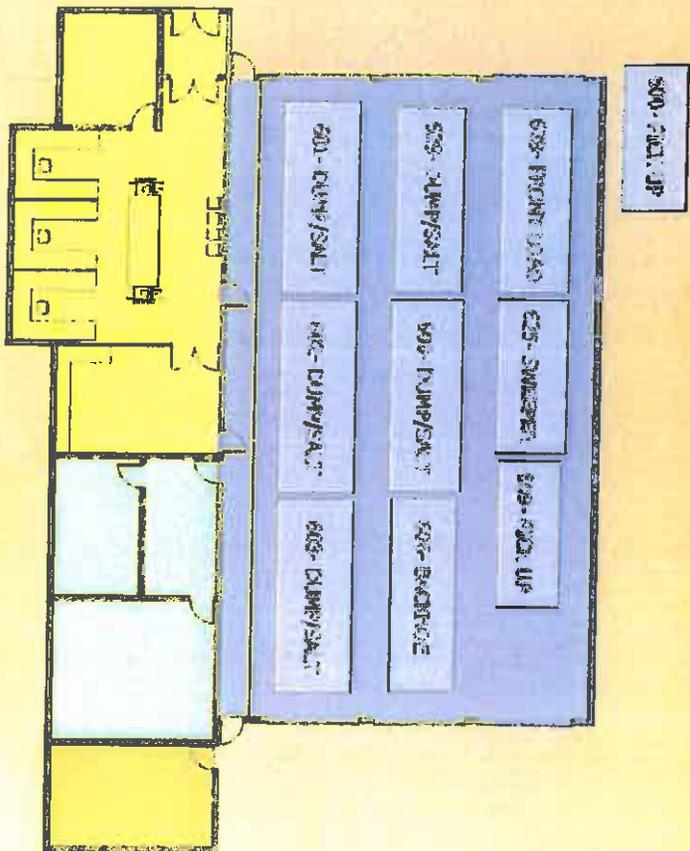
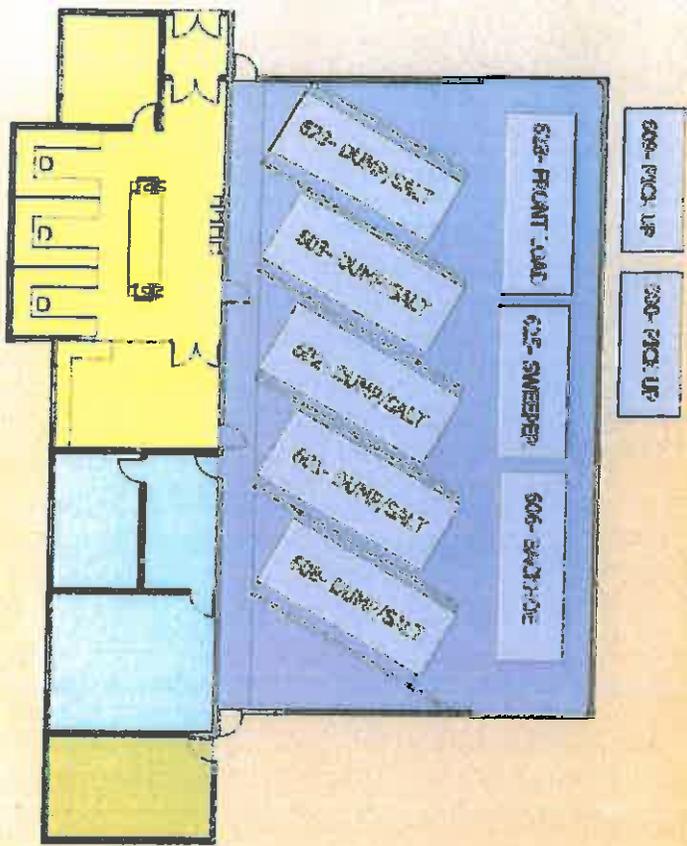
**Structural Engineer Name**  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT

**Mechanical Engineer Name**  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT  
C. J. LEGAT, ARCHITECT



1 **SOUTHEAST PERSPECTIVE**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/10
2	REVISION	11/10/10
3	REVISION	12/15/10
4	REVISION	01/15/11
5	REVISION	02/15/11
6	REVISION	03/15/11
7	REVISION	04/15/11
8	REVISION	05/15/11
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PRESIDENT  
Dr. James L. Discipio  
VILLAGE MANAGER  
Julia A. Cedillo  
VILLAGE CLERK  
Amanda G. Seidel



TRUSTEES  
Rimas V. Kozica  
Scott F. Mesick  
Patricia B. Recco  
Marshall Seeder  
Susan M. Storcel  
LaVelle Topps

## **Public Works Garage Committee**

Tuesday, June 5, 2012

7:00 P.M.

### **Agenda**

1. Call to Order
2. Public Comment
3. Approve Minutes – May 21, 2012
4. Schematic Design Update
  - Suggested Building Refinement
  - IT Quote
  - Environmental Study Quote
  - Core Sample Quote
  - Next Steps
5. Project Delivery Method / Procurement Method
6. Future Meeting Date
7. Adjournment

The Village of La Grange Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact Julia Cedillo, Village Manager, at 708-354-0225 x107 promptly to allow the Village of La Grange Park to make reasonable accommodations for those persons.

Website <http://www.lagrangepark.org/>

447 N. Catherine Avenue, La Grange Park, Illinois 60526-2099  
708/354-0225 • Fax 708/354-0241 • [www.lagrangepark.org](http://www.lagrangepark.org)

Village of La Grange Park  
Public Works Garage Committee  
**Minutes**  
May 21, 2012

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A meeting of the La Grange Park Public Works Garage Committee was scheduled for 7:00 p.m. on May 21, 2012, in the Board Room of the La Grange Park Village Hall. Committee Chairman, Scott Mesick called the meeting to order at 7:01 p.m. Clerk Seidel called the roll.

Members in attendance were:

Committee Chairman: Scott Mesick  
Committee Member: LaVelle Topps  
Committee Member: Susan Storcel

Also in attendance:

Village Manager: Julia Cedillo  
Public Works Director: Brendan McLaughlin  
Water Operator: Rick Radde  
Village Engineer: Paul Flood  
Village Clerk: Amanda Seidel

Clerk Seidel informed the Chairman a quorum was present.

Public Comment was next on the agenda, there were no citizens present at the Committee Meeting.

Chairman Mesick said the first item of business was to approve minutes from April 16, 2012. Trustee Topps brought a motion to approve minutes from April 16, 2012. Trustee Storcel seconded the motion. Motion to approve passed unanimously on a voice vote.

Chairman Mesick moved to the next item, an update on Schematic Design. Mark Rohde from Legat Architects had a Power Point Presentation showing the existing building, final schematic drawings and final cost estimate and questions.

Mark Rohde's presentation slides showed; existing site plan-aerial, existing building exterior, problems with brick and exterior, interior, final space needs program, existing PW Facility site demolition plan, PW Facility new site plan, proposed PW facility floor plan, building section/elevations, perspective views, and cost estimate. The heights needed for vehicle clearance were discussed. A picture of Joliet College Maintenance Building was shown as an example for corrugated and smooth exterior. Mark Rohde ended his presentation and asked the Committee if they had any questions.

Village Manager Cedillo passed out an updated Schematic Design Cost Estimate to the Committee. It was shown that Site Clearing, Seeding and Sod, Planting, Millwork and Cabinets and painting were removed or largely reduced from the Cost Estimate showing this work will be

done by the Village. Village Manager Cedillo commented that line 27 was changed, changing drywall to either OSB Board or plywood.

The Committee moved on to discuss the interior. Mark Rohde reiterated that the facility will be a rustic building with basic finishes; the floor will be exposed sealed concrete. The Committee moved to the floor plan, it was mentioned that the lunch room will be moved.

Discussion moved to the exterior of the building, the lifespan of wood as an exterior material was a concern of the committee. It was reminded to the committee that there will be a foundation wall.

There was concern that the Garage being build will not hold the entire fleet of Public Works vehicles, a short discussion of vehicles and the fleet occurred. The Public Works Garage Team explained how the cost estimate was developed. The Committee discussed the advantage to have 6 doors versus 2 doors; it would be approximately an additional \$8800 for the additional doors.

Rich Radde had concern with the turning radius to get ambulance vehicles on the maintenance lift. Rick Radde and Brendan McLaughlin mentioned an additional 5 feet between the new and existing building would be helpful. Options to gain the 5 feet were discussed including getting a variance and changing the exterior bump out.

The Committee moved to discuss the utilities, which was line 4 in the cost estimate. Village Manager Cedillo mentioned the Village will relocate utilities prior to construction and is part of the Public Works operating budget.

The Committee ended their discussion and moved to the next item on the agenda, next steps of the committee. Chairman Mesick mentioned his support to go for a variance for the additional 5 feet and the importance of 6 garage doors. Chairman Mesick said he would like to meet again to discuss delivery methods. After the next meeting the committee can move forward with schematic design and delivery methods and it can be presented to the full board.

The next meeting of the Public Works Garage Committee will be scheduled for June 5<sup>th</sup> at 7:00 pm.

At the end of this discussion, there was no further business to be brought before the Public Works Garage Committee, so Chairman Mesick said he would entertain a motion to adjourn. There was a motion by Committee Member Storcel to adjourn the meeting. Committee Member Topps seconded the motion and the motion to adjourn passed unanimously on a voice vote.

The meeting adjourned at 8:38 p.m.

Respectfully submitted,

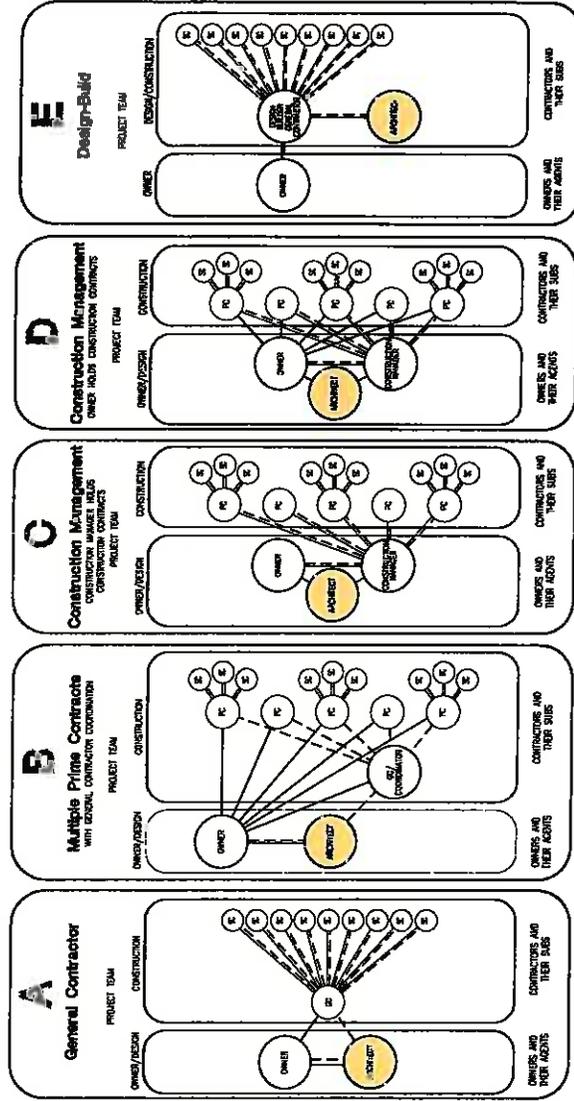
Amanda G. Seidel

Village Clerk





# Construction Project Delivery Methods



**LEGEND**

- OC OWNER INVOLVED CONTRACT
- PC PRIME CONTRACTOR
- SC SUBCONTRACTOR
- OWNER INVOLVED CONTRACT
- HIGH-OWNER INVOLVED CONTRACT
- - - LINES OF COMMUNICATION DURING CONSTRUCTION

# Construction Delivery Approaches

## Traditional Design/Bid/Build

- Owner enters into two sequential contractual arrangements in three phases.
- The project is first designed through to construction documents and then the owner goes to bid for construction.
- The prime contractor builds the project in accordance to specifications.
- Competitive Bidding (Lowest Qualified Bidder)
- Little to no risk control.
- Subject to Change Orders:
  - Builder may determine that design is not cost effective, or
  - Builder may determine that design elements do not work,
  - Village will have to be the intermediary and determine the course of action – owner gets “caught in the middle.”

### Linear Process (Phases)

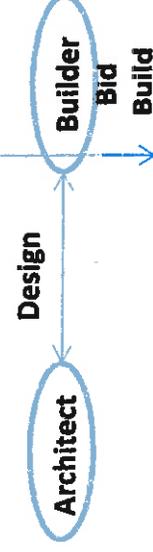
1. Design– Architect (Conceptual to Final Drawings)
2. Bid – Village
3. Build - Builder



## CM At Risk

- Allows overlap in the design & construction phases and to obtain significant constructability input during the design phase of a project.
- The owner contracts separately but somewhat simultaneously with designer and contractor.
- Owner selects (through RFP) a contractor to perform construction management services and construction work in accordance with plans and specifications.
- The CM has significant input during the design phase.
- The CM will subcontract part or all of its construction scope to specialty contractors as soon as that part of the design is completed.
- When the design is complete, the CM guarantees the maximum price of the project.

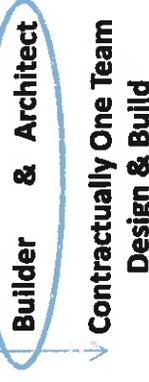
### Two Separate Teams Working Together



## Design Build

- Permits an owner to contract with one entity with both in-house design and construction capabilities.
- The total cost of the design and construction are contained in one contract.
- The hired team is at risk for cost, schedule, quality and management of the project.
- Owner avoids typical conflict as to responsibility for unanticipated problems between the contractor and the designer.
- Less conventional but common in private sector, becoming more common in federal government.
- Builder committed (guaranteed) to maximum price.
- Open book accounting.
- Builder led.
- Can go to RFP for process.

### One Team (Builder Led)



responsibility for the work, and guaranteeing both the cost and schedule. As these general contractors developed such capabilities, the construction manager / general contractor (CM/GC) or construction manager at risk (CM at-risk) evolved. Under this approach the construction manager could also self-perform some or all of the work in order to meet a contract guarantee. In construction management at risk, the contractor has significant input in the design process and guarantees the maximum construction price.

But the desire to establish a single point of responsibility and a faster, more seamless, delivery led many owners toward a single source design-build model. This project delivery system is characterized by a single contract between the design-build entity and the owner.

In 1993, the Design-Build Institute of America (DBIA) was formed, whose stated purpose is the promotion of design-build project delivery in the United States. In 1997, the U.S. federal government modified its Federal Acquisition Regulations to include new regulations for design-build procurement.<sup>11</sup>

### III. Types of Delivery Methods

#### A. Design-Bid-Build

In the traditional design-bid-build system of project delivery, the owner enters into two sequential contractual arrangements. The first arrangement is between the owner and the project architect or engineer, the second is between the owner and the prime contractor. This structure involves three distinct phases. In the design phase, the project A/E prepares comprehensive plans and specifications sufficiently definitive to permit lump-sum price estimates. In the bid phase, the owner submits the plans and specifications to one or more prime contractors who either submit bids as part of a competitive award process or who submit proposals to the owner for negotiation. In the third phase, the prime contractor to whom the owner has awarded the job builds the project strictly in accordance with the plans and specifications. The sequence is as follows:

Owner selects designer

Designer designs the facility

Owner then selects a constructor to build the facility

Constructor constructs the facility

Owner takes possession at substantial completion

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<sup>11</sup> *Id.* at § 2.6.

*These Pages are from article:*  
**DESIGN-BUILD vs. TRADITIONAL CONSTRUCTION:  
RISK AND BENEFIT ANALYSIS**

**B. Construction Management (CM) at Risk**

The CM at Risk was developed to permit some overlap in the design and construction phases and to obtain significant constructability input during the design phase of a project. CM at Risk is a project delivery system where the owner contracts separately but somewhat simultaneously with a designer and a contractor. The sequence is as follows:

Owner selects a designer to design the facility.

Owner selects a contractor to perform construction management services and construction work in accordance with the plans and specifications. The CM has significant input during the design phase.

The CM generally will subcontract part or all of its construction scope to specialty contractors as soon as that specific part of the design is completed.

When the design is sufficiently complete, the CM usually guarantees the maximum price of the project and a project schedule to the owner.

The CM/GC constructs the facility.

Owner takes possession at substantial completion.

**C. Multiple Prime**

Here the owner contracts separately with one or more designers and then with several constructors to deliver the project. Design may be done under one or more design contracts. Construction is performed under several coordinated but separate prime contracts with multiple constructors, usually one of each major trade. The owner assumes the duty to coordinate among the multiple prime contractors. This demands a high level of experience and significant owner staff responsibility to properly coordinate project duties and process requirements during design and construction. The sequence is as follows:

The owner selects a design entity to design the facility.

Owner selects multiple trade contractors to build the facility, either after design is complete or during design to obtain input into design.

The owner takes possession at substantial completion.

**D. Design-Build**

Design-build project delivery involves a single contract for both design and construction services rather than one contract for design and another for construction. It combines

into a single role the design responsibility of the project A/E and the building function of the prime contractor.

With design-build, the total cost of the design and the construction are contained in one contract. A firm or team of architects, engineers and constructors are "at risk" for the cost, schedule, quality, and management of the project. The design-builder is both the A/E of record and the at-risk contractor. Selected specialty work, or in some cases all work, may be subcontracted to other design-build specialty companies. The steps are as follows:

The owner selects a design-build entity to design and build the facility.

The constructor portion of the entity provides constructability input to design and then constructs the facility as portions of the design become available.

The owner takes possession of the facility at substantial completion.

#### IV. **Potential Advantages and Disadvantages of Design-Build**

The *advantages* of the design-build method of delivery are often said to include:

Single point of responsibility for all aspects of the project.

Integration of design and construction responsibility.

Continuity between early design decisions and the construction process enhances constructability.

Time savings due to overlapping of design and construction phases. Materials and equipment procurement, and advance construction work, can progress before construction documents are completed.

Cost-effectiveness due to enhanced value-engineering and constructability.

Places designer and contractor on equal professional footing facilitating unified recommendations and jointly developed solutions.

Absence of claims for design errors or omissions.

Higher quality. The design-build entity has total responsibility for the finished product and cannot shift design errors or construction defects to another party.

Encourages innovation. With design-build, performance requirements are stated, and the design-builder can use different solutions to meet the owner's ultimate project goals.

Accelerated schedule.

Risks are allocated to the party best able to manage the risk. Risks can be assigned, as appropriate, to the owner, to the design-builder, shared between the two principal parties; or mitigated by securing insurance coverage. All risks can be accounted for, discussed, and dealt with in a clear and comprehensive manner.

Conversely, the *disadvantages* of the design-build method of delivery may include:

Parties' unfamiliarity with the process.

Communicating owner's needs in design-build is different. The design-builder receives *criteria* for the design from the owner, not the design itself.

Barriers in procurement and licensing laws. Some state procurement laws still mandate the use of separate design and construction contracts.

Availability of insurance and bonding products for design-build.

V. **Projects Conducive to Design-Build**

Particularly attractive for projects that are not sensitive to aesthetic issues and in which engineering concerns dominate over architectural ones, such as industrial plants.

Project size – risk / reward value of the contract; does the project value justify the expense to prepare a design-build proposal.

Project complexity with high risk in separating design and construction responsibility (power-generating facilities, paper plants, nuclear power plants, chemical processing plants and refineries, water and waste-water treatment plants).

Where owner's requirements can be clearly stated.

Particularly attractive where owner's requirements can be defined by objective performance criteria that are readily understood by the industry.

Where owner's requirements are largely prescribed by industry or regulatory standards (civil infrastructure projects such as roads and bridges).

Where owner is a sophisticated organization experienced in design-build.

# Design Build Examples

Roselle Village Hall  
31 Prospect Street, Roselle, Illinois



**Client:** Village of Roselle  
**Architect:** FGM Architects  
**Role:** Design-Build

International Contractors, Inc. worked with FGM Architects and the Village of Roselle to construct this 3-story village hall. Weekly meetings were held during the design phase to review each detail for constructability, cost and schedule.

The conceptual plans called for a 17,500 SF building; however, the programming study determined that 26,500 SF would be necessary to provide working space for the village's 24 full-time employees as well as to provide council chambers, space and public seating for the Village Board and City Commission meetings.

The building size was increased to 27,000 SF while still maintaining the original budget.

The ground and 2nd level will accommodate staff offices, chamber space and board rooms. The lower level includes an exercise room with lockers and showers.

After acceptance of the guaranteed maximum price by the Village, Civil Engineers an additional \$74,000 in savings. In light of the additional cost savings, the Village was able to make several upgrades to the building, including a state-of-the-art generator.

## Additional Energy Cost Savings

### Village of Clarendon Hills Police Department



Leopardo Companies was the design-builder on this new 1.4 million sq-ft police facility. The building was designed to integrate a site shared with the Public Safety Department.

- The project was delivered using a design-build approach with a guaranteed maximum price (GMP) established at the end of pre-final design.
- Our design-build approach facilitated the project after being stated for one year.
- Project design and approach established to reduce construction costs from \$65 million to \$45 million after which Leopardo still delivered the project \$100,000 under budget.
- Programmed spaces include administrative offices, officers and sergeants' work spaces, criminal investigations, booking and holding cells, evidence processing and storage, locker rooms, a training room, a staff rest and recreational area.
- The project progressed from schematic design to owner occupancy in 13 months.

Provided by Staff

# Design Build Examples

Home About Markets Services Sustainability News

44 Fire Safety Case Studies

## Romeoville Fire Station No. 3






Lesonski Construction was assigned a design-build contract on the third fire station in its growing community of Romeoville, Illinois. This new structure consists of:

- 10,000-sq-ft one-story facility including concrete foundations, steel structure, concrete slab on steel framing with interior and exterior masonry walls
- Asphalt drainage roof system
- Utility trusses & aluminum slo-roof trusses
- MEP systems consisting of air handling and conditioning units with VAV boxes

## Design-Build Case Studies



### CITY OF TAYLORVILLE

#### Taylorville, IL New Fire Station Construction, Renovation of Police Department Firehouse 22,270 SF, Police and Firehouse 19,227 SF

We provides complete architectural services for the three-phase Design-Build project where the station is designed to include 10 service bays, locker rooms, kitchen, assembly areas, offices, physical fitness rooms, storage areas, classroom, parking lot, fire alarm and monitoring, water collection of the fire station, the existing fire station was torn down to rebuild the entire department, city clerk's office, fire city treasurer's office, lighting and fire alarm systems were replaced, all energy management systems in the existing office, while these spaces remained occupied.

Provided by Staff

## Design Phases - Overview

### AIA Standards Guide These Design Phases

#### Conceptual Design

- The focus is on programming
- Looks at staff, users, is client focused
- Based on what we have & what we need
- Is a graphic presentation of the program
- What is "X" size and what does it fit on the site?
- Who is adjacent to whom?
- Not trying to be a building
- Concept is used to establish estimate budget

#### What Data does the architect use for this process?

- Past known costs
- Past experience
- Cost estimators
- National databases

#### Schematic Design

- Design starts to look like a real building
- Show individual rooms
- Exterior Elevations
- Fixtures, some furniture built in to assist in space allowances
- Preliminary Code Review
- Identifies doorways and windows
- First blush at materials
- Not designing mechanical systems
- Written narratives on mechanical systems

#### Deliverables:

- Site Plan by Civil Engineer
- Floor Plan
- 2 exterior elevations
- Cross Sections
- Written Narratives
- Per sq. ft. estimates

#### Design Development

- Further development of all drawings
- All elevations
- All systems identified (HVAC, electrical, plumbing)
- All materials identified
- Colors
- Know what building will be
- Final Code Review

#### Deliverables:

- "Front End" specifications designed
- Division 0 – send to Village
- Division 1 – send to Village Attorney
- Division 2 – Outline of specs
- Design Drawings, incl. systems, duct work, outlets
- All systems completely listed
- Refined Cost estimates



Final Drawings

Consider Construction Management Approaches

## Items of Interest

**VILLAGE OF LA GRANGE PARK**  
**La Grange Park Village Hall, 447 N. Catherine Ave., La Grange Park, Illinois**

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**2012 MEETINGS REMINDER**

June 26, 2012	Village Board Meeting	7:30 p.m.	Village Hall
July 10, 2012	Work Session Meeting	7:30 p.m.	Village Hall
July 24, 2012	Village Board Meeting	7:30 p.m.	Village Hall
August 14, 2012	Work Session Meeting	7:30 p.m.	Village Hall
August 28, 2012	Village Board Meeting	7:30 p.m.	Village Hall
September 11, 2012	Work Session Meeting	7:30 p.m.	Village Hall
September 25, 2012	Village Board Meeting	7:30 p.m.	Village Hall
October 9, 2012	Work Session Meeting	7:30 p.m.	Village Hall
October 23, 2012	Village Board Meeting	7:30 p.m.	Village Hall
November 13, 2012	Work Session Meeting	7:30 p.m.	Village Hall
November 27, 2012	Village Board Meeting	7:30 p.m.	Village Hall
December 11, 2012	Work Session Meeting	7:30 p.m.	Village Hall