

Village of Carol Stream

SPECIAL WORKSHOP MEETING

MONDAY-APRIL 17, 2017

6:00 P.M.

CAROL STREAM FIRE PROTECTION DISTRICT

FIRE STATION 28

365 KUHN ROAD

CAROL STREAM, ILLINOIS 60188

TRAINING ROOM

AGENDA

1. CALL TO ORDER
2. ATTENDANCE
3. MUNICIPAL CENTER RENOVATION UPDATE
4. OTHER BUSINESS
5. ADJOURNMENT

Village of Carol Stream

INTER-DEPARTMENTAL MEMO

TO: Mayor and Trustees

FROM: Robert Mellor, Assistant Village Manager *Rm*

DATE: April 14, 2017

RE: Municipal Center Renovation/Expansion Project Update

The Village Board and staff with the assistance of Williams Architects (WA) and our construction manager MTI have reviewed various plans designs for the Municipal Center Renovation/Expansion Project over the past 12-months. The initial review included the Schematic Design drawings and included preliminary interior and exterior building elevations and interior floor plans.

After receiving employee and Board input on the architect plans, it is common for there to be a discrepancy between the approved and the preliminary design budget. Staff worked with WA and MTI to incorporate Value Engineering concepts, which is an analysis of construction costs and methods intended to reduce costs without reducing quality. This process was used to bring projected project costs back within the approved budget. Many of the value engineering cost reductions are aesthetic in nature and will not affect the functional layout of the building and grounds. The Village Board agreed to a budget for this project of \$19M on October 17, 2016.

Included in your Village Board agenda packet is an amendment to the Construction Management Services Contract that provides the required Guaranteed Maximum Price (GMP) for the cost of the construction work for the renovation project. The GMP provided by MTI conforms to the approved Village budget for this project and, as the name suggests, is guaranteed by the construction manager to be met. The proposed GMP including Value Engineering is \$15,565,000. Other costs associated with the project are professional fees of the architect, construction manager, civil engineer, etc., which brings total project costs to the \$19M approved budget.

Attached for your review are revised exterior and interior elevations, public lobby way and Board room schematics and floor plans showing the locations of operating departments within the renovated Municipal Center. We are currently out for bid for the demolition and excavation phase of the project. We anticipate recommending award of bid for this phase of the project at your May 1, 2017 Board meeting. WA and MTI will be attending the workshop to explain the revised design elements and seek concurrence to move forward with subsequent bidding phases of the project.

This item will be discussed at the Village Board workshop next Monday April 17 at 6:00 p.m. In the meantime, please contact me if you have any questions.

Cc: Joseph E. Breinig, Village Manager



VILLAGE OF CAROL STREAM
17 APRIL 2017

VILLAGE HALL

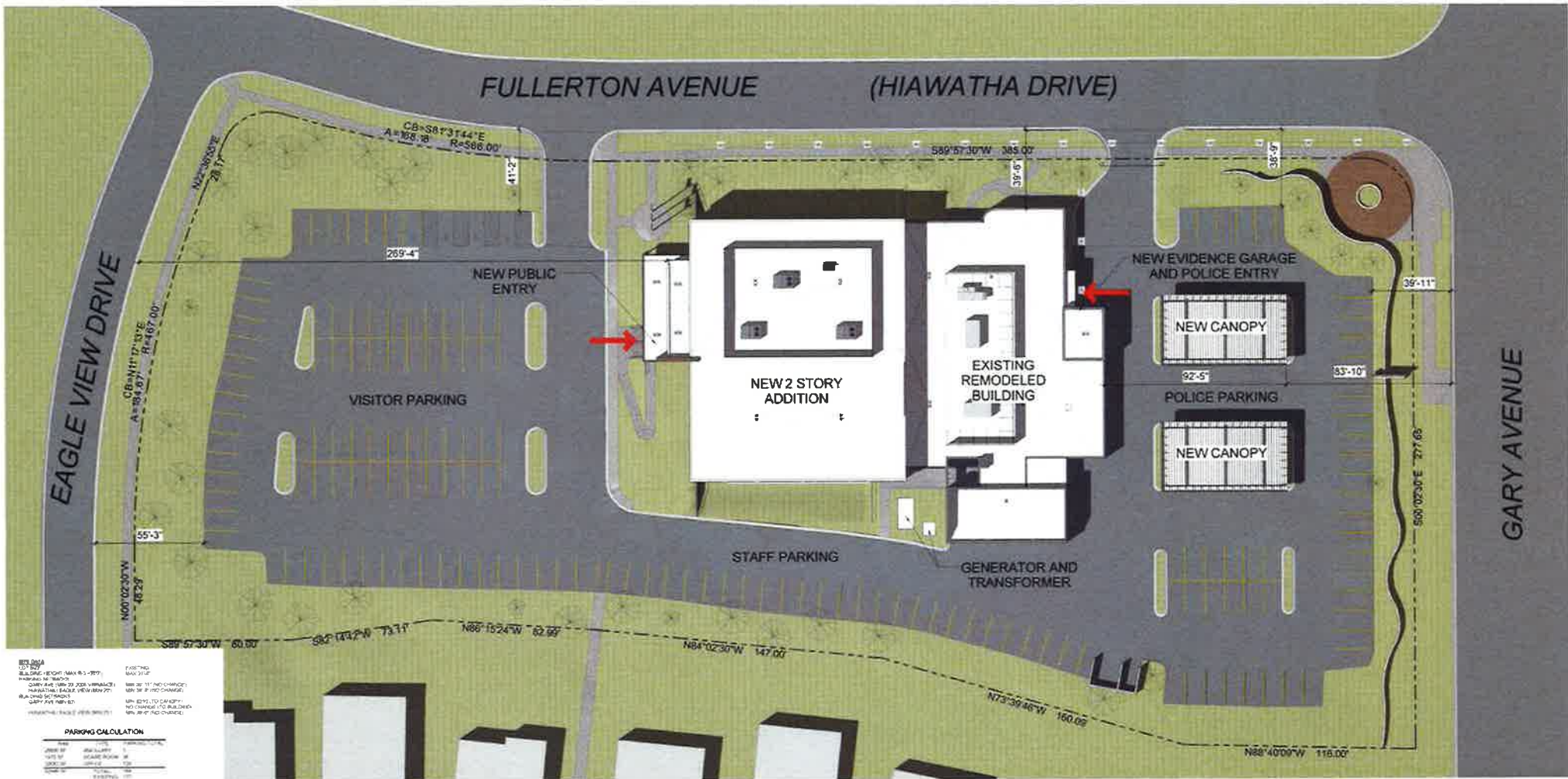
DESIGN UPDATE



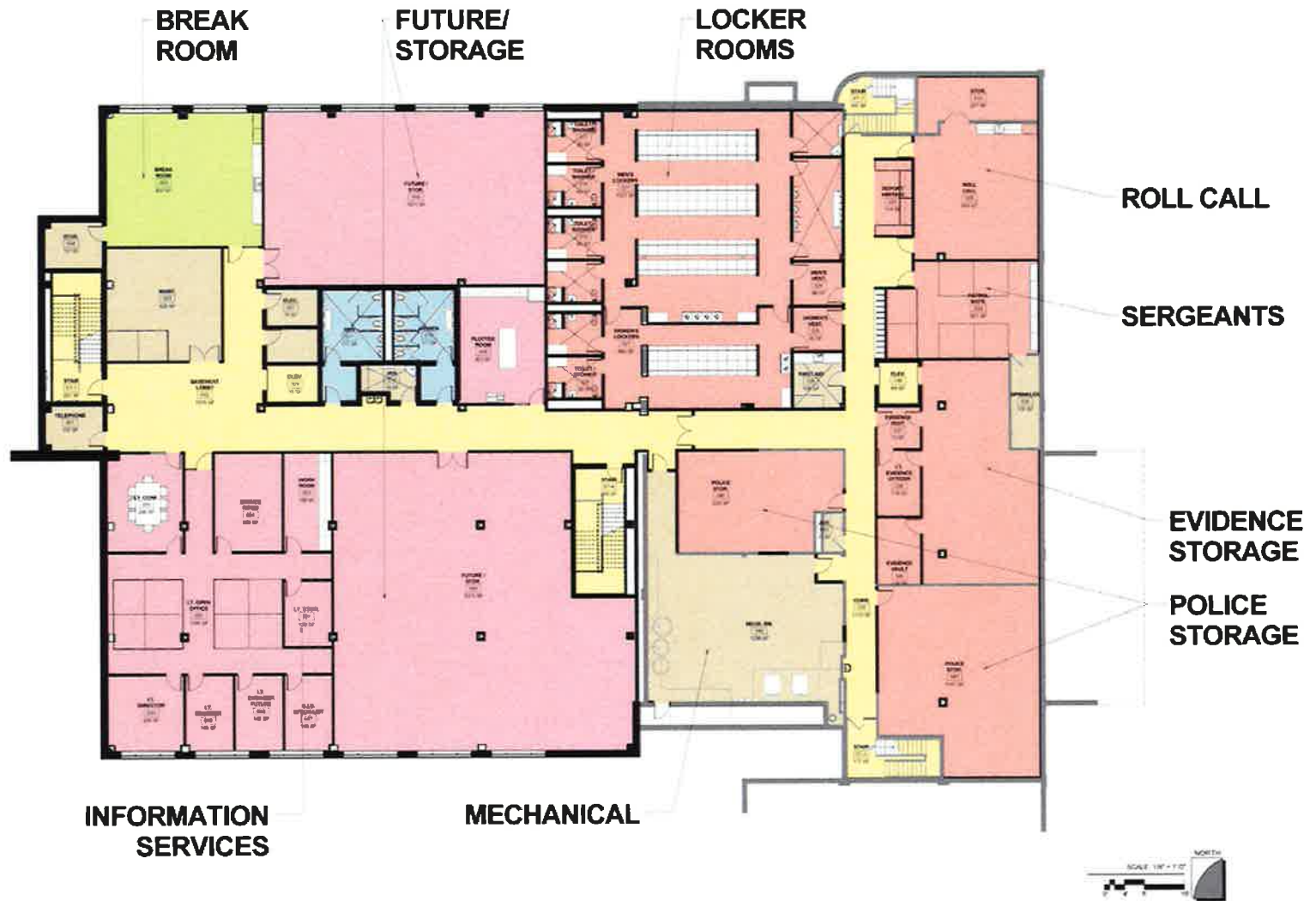
Carol Stream

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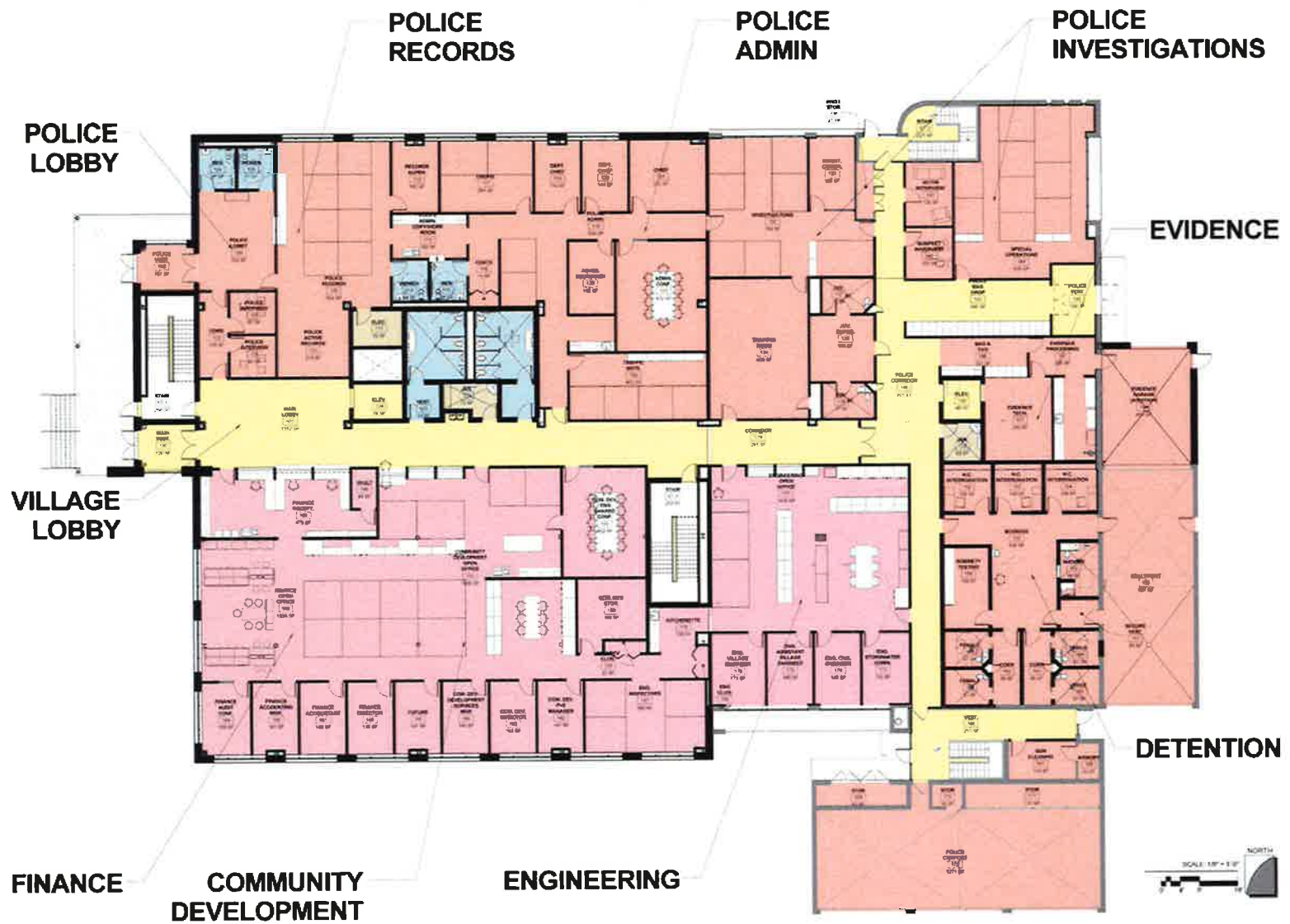
OVERALL SITE PLAN



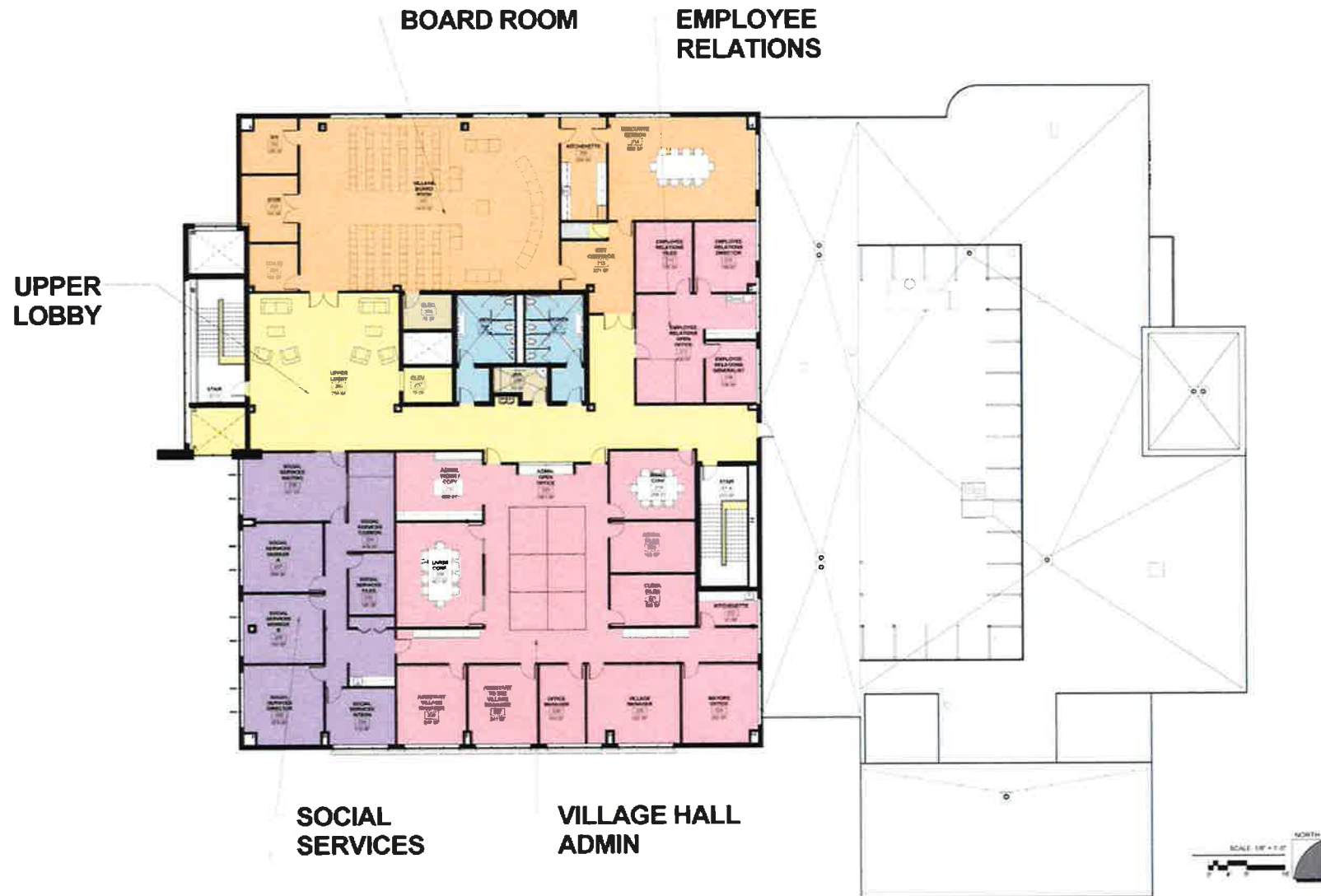
BASEMENT FLOOR PLAN



GROUND LEVEL FLOOR PLAN

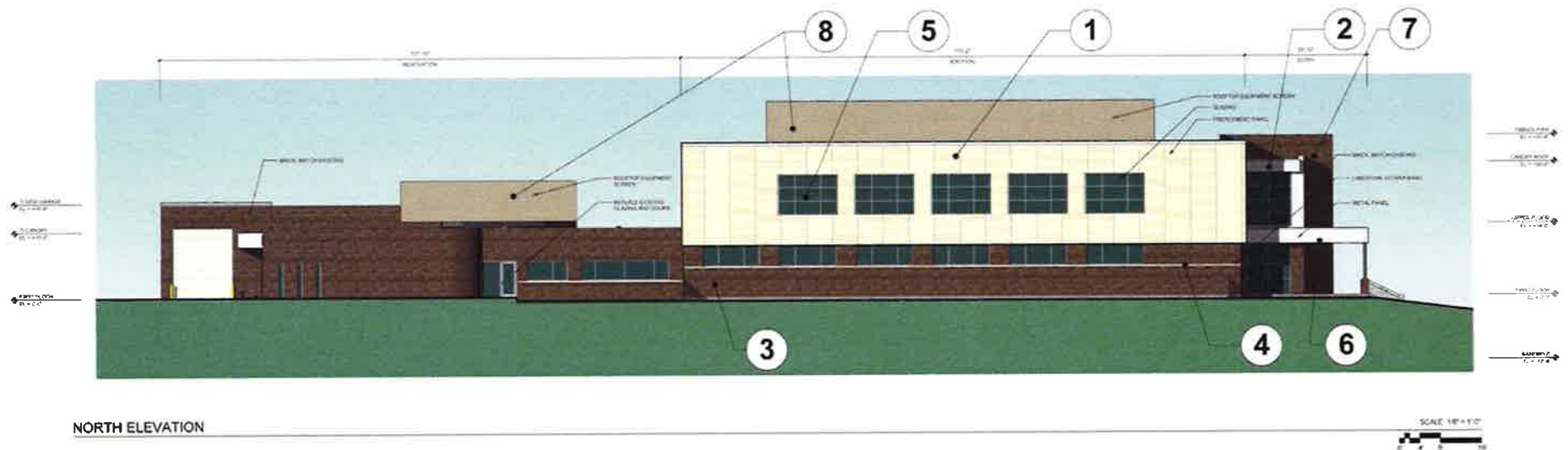
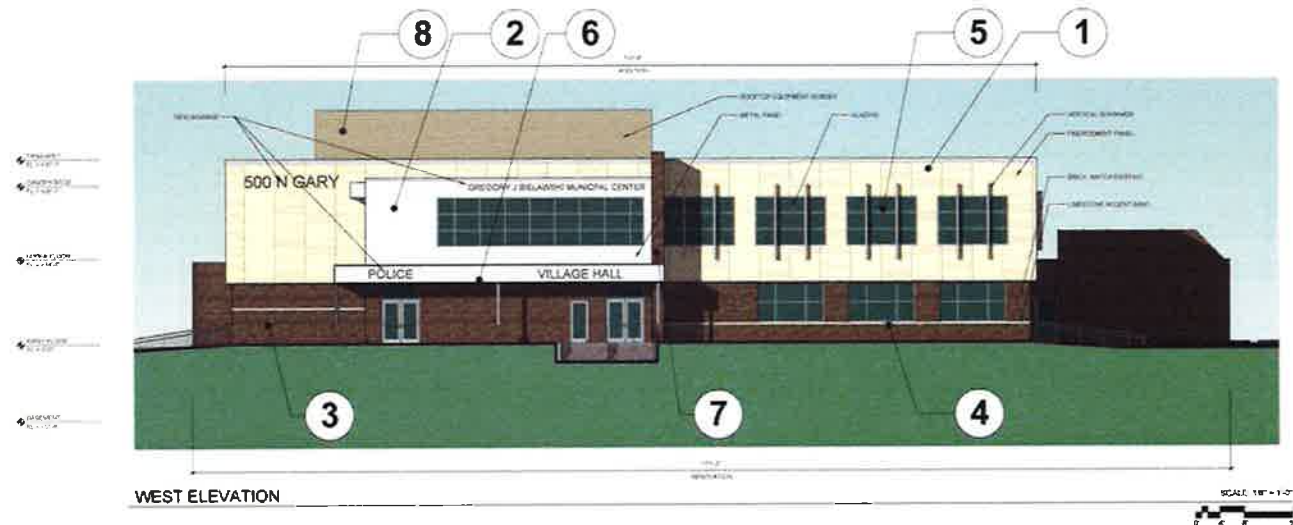


UPPER LEVEL FLOOR PLAN



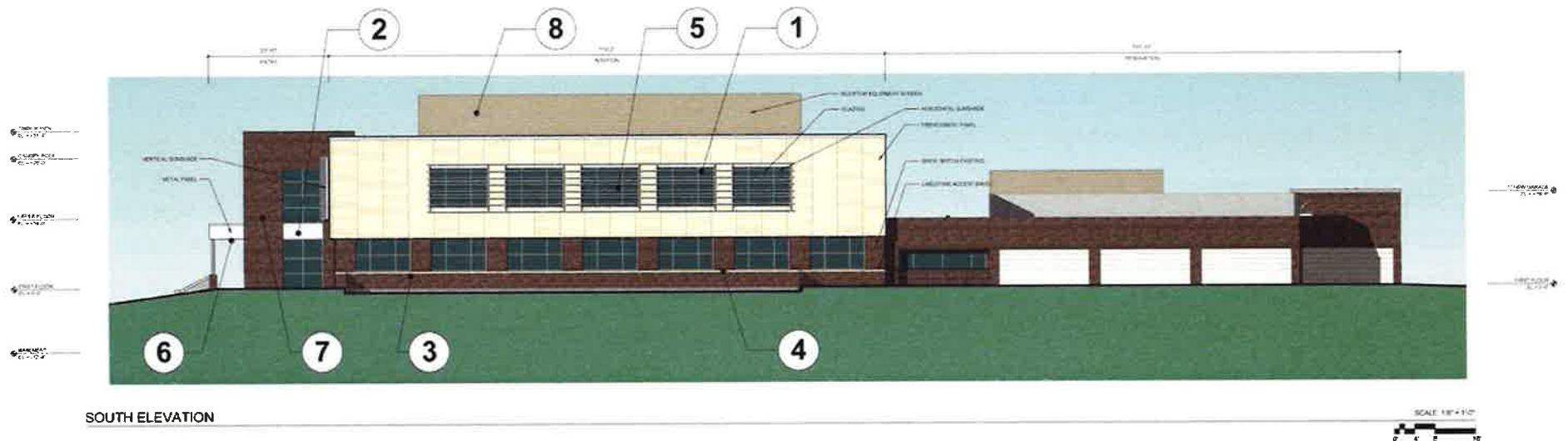
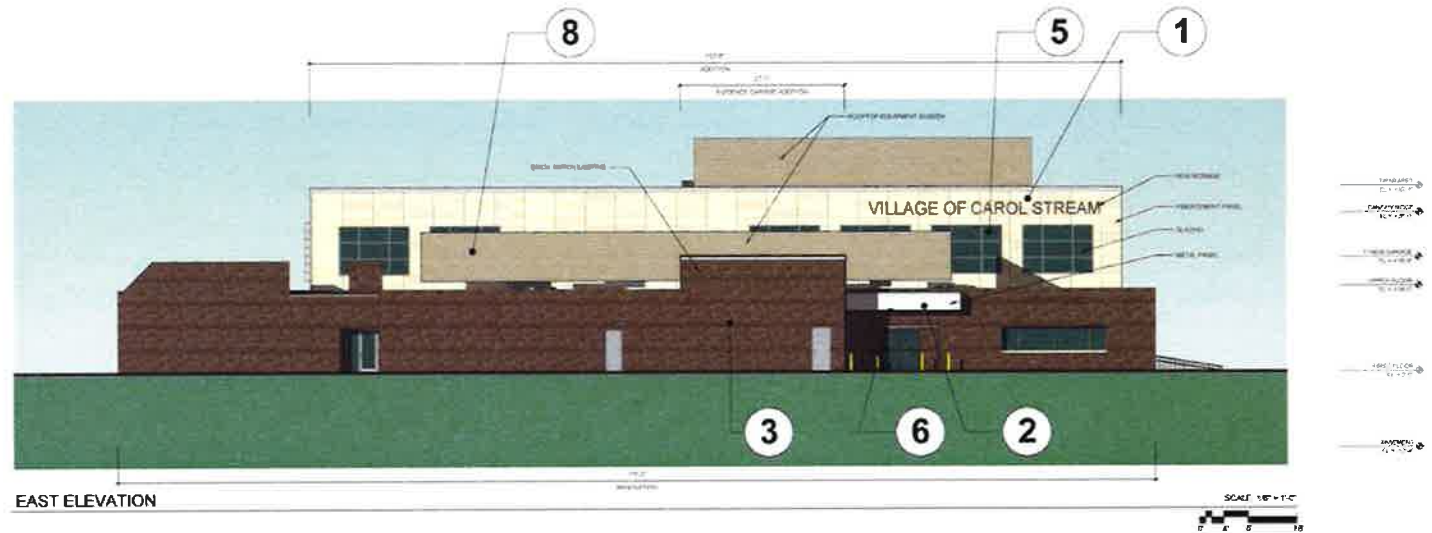
ELEVATIONS

1. FIBER-CEMENT PANEL
2. ALUMINUM COMPOSITE PANEL
3. BRICK AND MORTAR
4. LIMESTONE ACCENT
5. WINDOW SYSTEM
6. SOFFIT PANEL
7. STONE VENEER (ALTERNATE)
8. METAL ROOF SCREEN

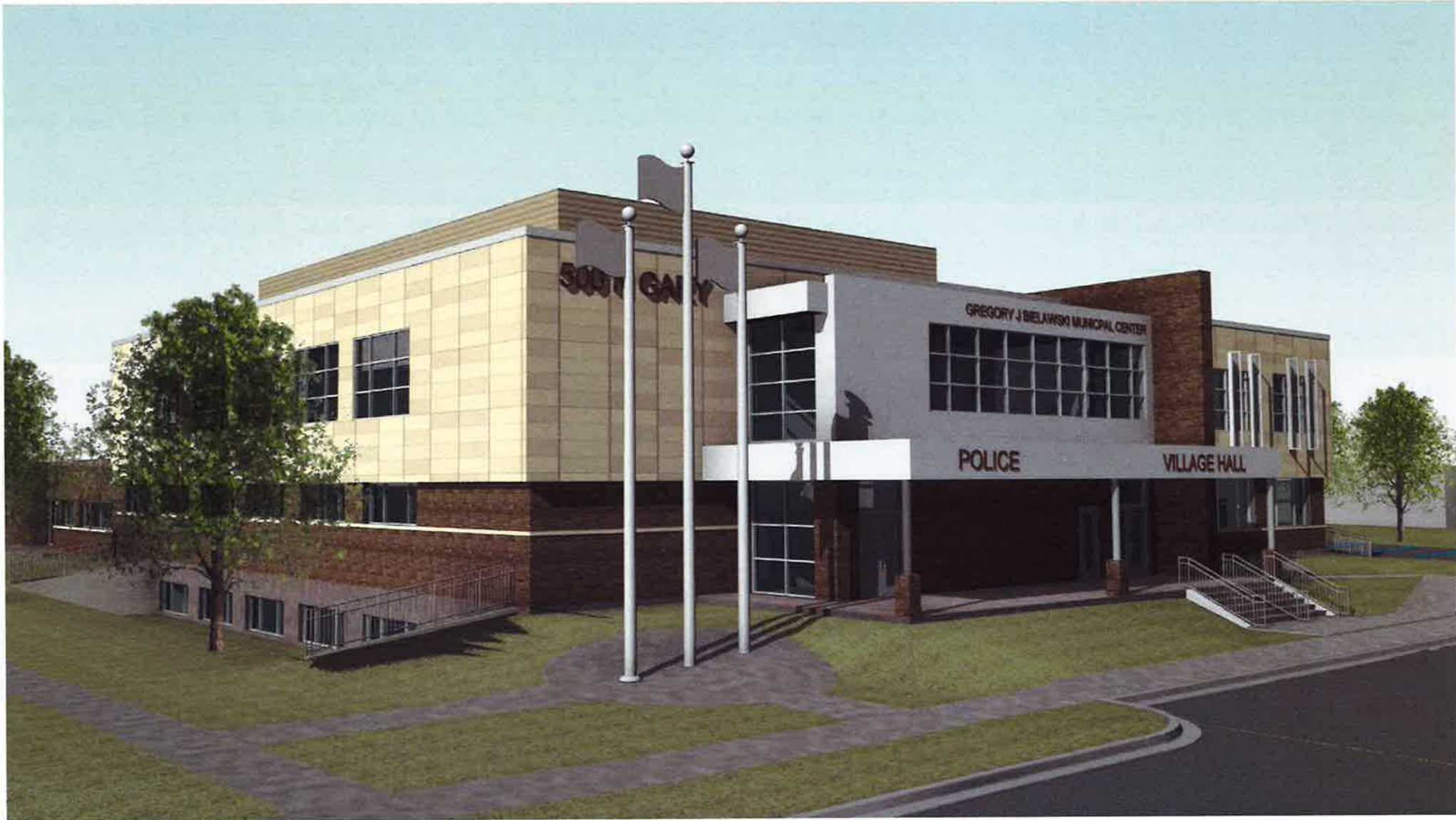


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PERSPECTIVE VIEW FROM NORTH WEST



PERSPECTIVE VIEW FROM SOUTH WEST



PERSPECTIVE VIEW FROM GARY AVE



PERSPECTIVE VIEW BIRDS EYE



INTERIOR CONCEPTS LOBBY



INTERIOR CONCEPTS UPPER LOBBY



INTERIOR CONCEPTS UPPER LOBBY



INTERIOR CONCEPTS BOARD ROOM



INTERIOR CONCEPTS BOARD ROOM



INTERIOR CONCEPTS BOARD ROOM



Carol
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INTERIOR CONCEPTS BOARD ROOM

