

Village of Carol Stream

SPECIAL WORKSHOP MEETING

THURSDAY MARCH 3, 2016

6:00 P.M.

**GREGORY J. BIELAWSKI MUNICIPAL CENTER
500 N. GARY AVENUE
CAROL STREAM, ILLINOIS 60188**

VILLAGE BOARD ROOM

AGENDA

1. CALL TO ORDER
2. ATTENDANCE
3. VILLAGE HALL REMODELING
This meeting is a continuation of the discussion of the Village Hall remodeling project from February 1, 2016. Williams Architects will present alternative construction options for this project.
4. OTHER BUSINESS
5. ADJOURNMENT

PROJECT MEMORANDUM - DRAFT

PROJECT: Carol Stream Village Hall & Police Planning Study

PROJECT NO.: 2014-064

TO: Bob Mellor

REGARDING: Facility Options and Budgets

COPIES TO: Village Staff and Board Members

PREPARED BY: Mark Bushhouse

DATE PREPARED: 29 February 2016

NOTE: The following items shall be recorded as a part of the above project record and acted upon as noted unless Williams Architects is promptly directed to proceed otherwise.

BOARD UPDATE

STUDY GOALS:

Determine the condition of the existing building, the village hall & police department's current and long term facility space needs, and find the best option to maintain, remodel, expand and/or replace the facility.

A. PROCESS:

1. Facility Evaluation
 - a. Complete and reviewed at the last Board meeting
2. Space Needs Analysis
 - a. Complete and reviewed at the last Board meeting
3. Facility Improvement Options and Budgets
 - a. Based upon Board direction from this update meeting, the Architect and staff worked to develop the 4 options as requested.
 - b. These include:
 - 1) Repairs and code required changes, updates to the building's finishes and furniture, plus additions and major remodeling to meet the space program recommendations
 - 2) The above, plus partial demolition of the existing building, possible land acquisition and additions and changes to the building, site layout and parking
 - 3) Construction of an all new police station on another site and remodeling to the village hall for the departments that remain
 - 4) Construction of an all new facility to house the village hall and police on another site and then sell the current site for its highest and best use

- c. Meeting on Thursday, March 3rd, with the Board to review the developed options and their potential budget requirement for Board selection of the best overall approach
- d. Board to consider possible other facility options and/or timing and funding for the facility improvements

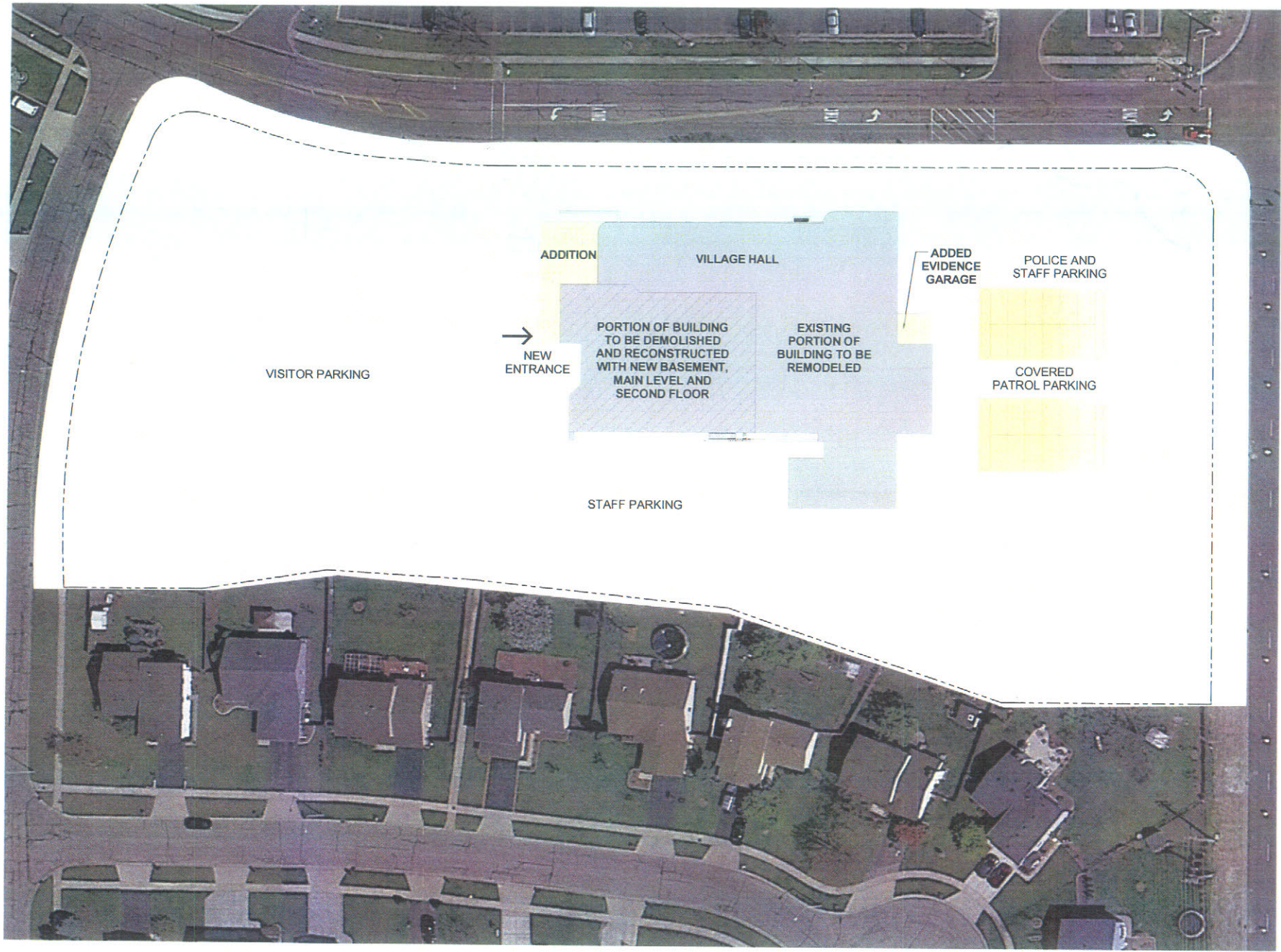
B. FINDINGS

1. Facility Evaluation - COMPLETE
2. Space Needs – COMPLETE
 - a. The facility should be approximately 54,730 SF to adequately support the near term staffing levels plus approximately 6 new work spaces to allow some minor growth and/or change in the years that follow
3. OPTION 1
 - a. Site and blocking floor plans provided to show the improvements expected
 - b. Includes remodeling to the entire facility, additions as required to meet the space program and minor site changes/repairs as necessary.
 - i. Total Estimated Project Budget: \$10,136,072 to \$12,396,534
4. OPTION 2
 - a. Site and blocking floor plans provided to show the improvements expected
 - b. Includes demolition of the one level portion of the building that is then replaced by a three level addition (lower level, main level and upper level). Also includes remodeling of the remaining portions of the building and minor site changes/repairs as necessary:
 - i. Total Estimated Project Budget: \$13,096,836 to \$15,650,442
5. OPTION 3
 - a. No drawings provided since new facility is contemplated to be located on an unknown site.
 - b. Includes construction of an all new police facility on another site and full remodeling to the existing village hall.
 - i. Total Estimated Project Budget: \$22,398,350 to \$26,035,050
6. OPTION 4
 - a. No drawings provided since new facility is contemplated to be located on an unknown site
 - b. Includes construction of an all new combined police and village hall facility on another site
 - i. Total Estimated Project Budget: \$23,599,455 to \$26,568,176

C. RECOMMENDATIONS

1. Board review and give direction on the options presented
2. Board review and give direction on the budgets presented
3. Board review and direct Architect and staff to investigate any other facility improvement options with their associated estimated budgets as the Board would determine to be in the best interests of the Village OR select the option that is in the best interests of the Village and direct staff to develop a funding plan for Board review at a future Board meeting.

End of Project Memorandum



CONCEPT B SITE PLAN

SCALE 1" = 20'-0"

VILLAGE OF CAROL STREAM
 VILLAGE HALL
 500 NORTH GARY AVENUE
 CAROL STREAM, IL 60188-1811

Project No. 2211001
 Date: 12/20/22
 Drawn: SCL
 Checked: SCL

REVISIONS

NO.	DATE	DESCRIPTION



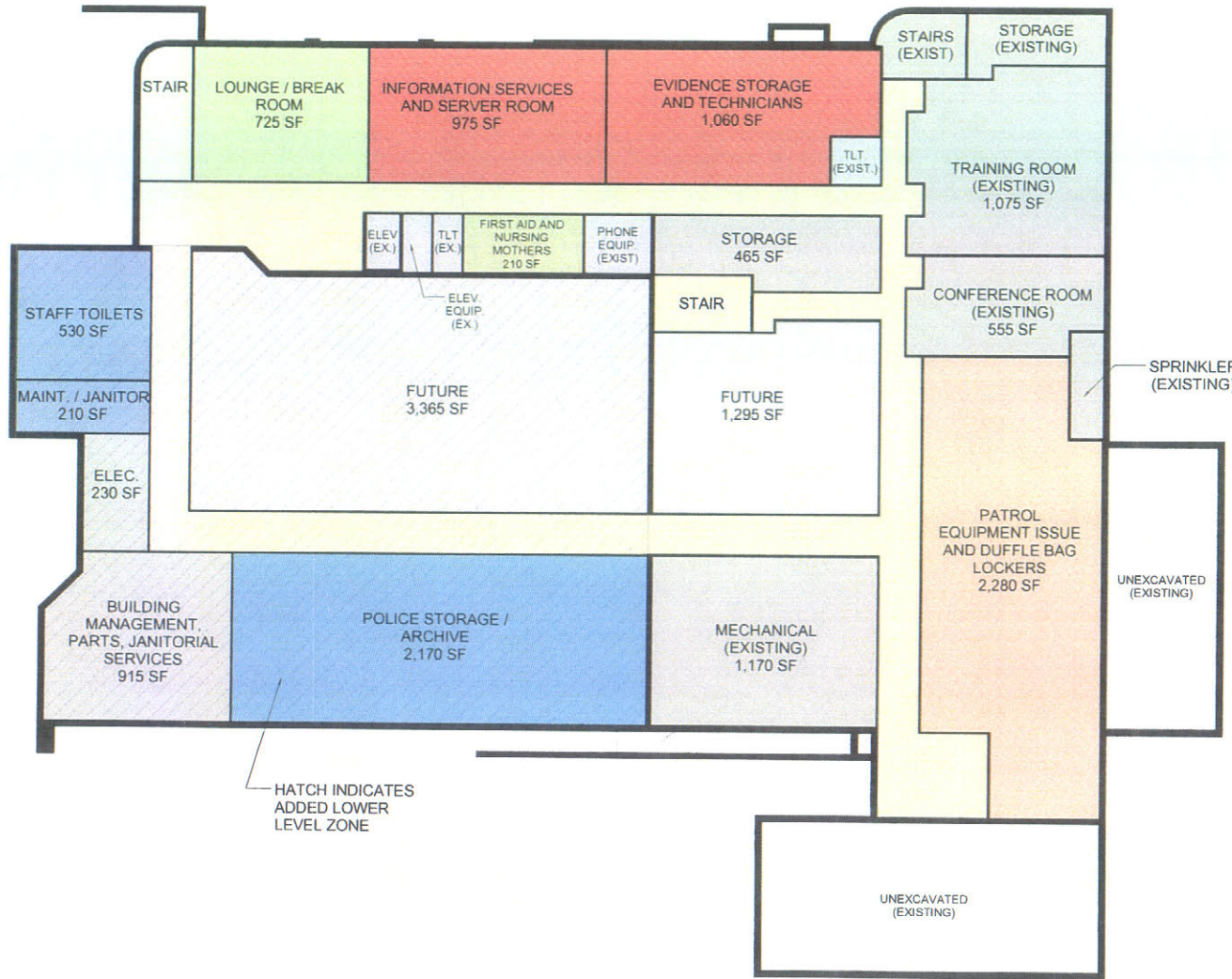
WILLIAMS ARCHITECTS
 ARCHITECTS & PLANNERS
 400 North Lawrence Ave. Suite 1000
 Carol Stream, IL 60188-1811
 P: 630.571.1111 / F: 630.571.7225



CONCEPT B - SITE PLAN

AS1.0

02/20/23 10:48 AM
 2211001-01-01.dwg



BUILDING SQUARE FOOTAGE DATA:

ADDITIONAL SECOND FLOOR GROSS SF	8,000 SF
SECOND FLOOR TOTAL GROSS SF	8,000 SF
EXISTING FIRST FLOOR GROSS SF	26,000 SF
ADDITIONAL FIRST FLOOR GROSS SF	2,000 SF
FIRST FLOOR TOTAL GROSS SF	27,000 SF
EXISTING LOWER LEVEL GROSS SF	14,325 SF
ADDITIONAL LOWER LEVEL GROSS SF	8,000 SF
LOWER LEVEL TOTAL GROSS SF	23,225 SF
TOTAL SECOND FLOOR GROSS SF	8,000 SF
TOTAL FIRST FLOOR GROSS SF	27,000 SF
TOTAL LOWER LEVEL GROSS SF	23,225 SF
TOTAL BUILDING GROSS SF	60,975 SF

CONCEPT B - LOWER LEVEL 23,225 GSF

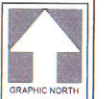
SCALE: 1/8" = 1'-0" 1

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WILLIAMS ARCHITECTS

VILLAGE OF CAROL STREAM
VILLAGE HALL
500 NORTH GARY AVENUE
CAROL STREAM, IL 60188-1811

PROJECT NO.	23225
DATE	11.23.2018
DESIGNER	WILLIAMS ARCHITECTS
SCALE	1/8" = 1'-0"
DATE	11.23.2018

REVISION	DESCRIPTION
NO.	DATE

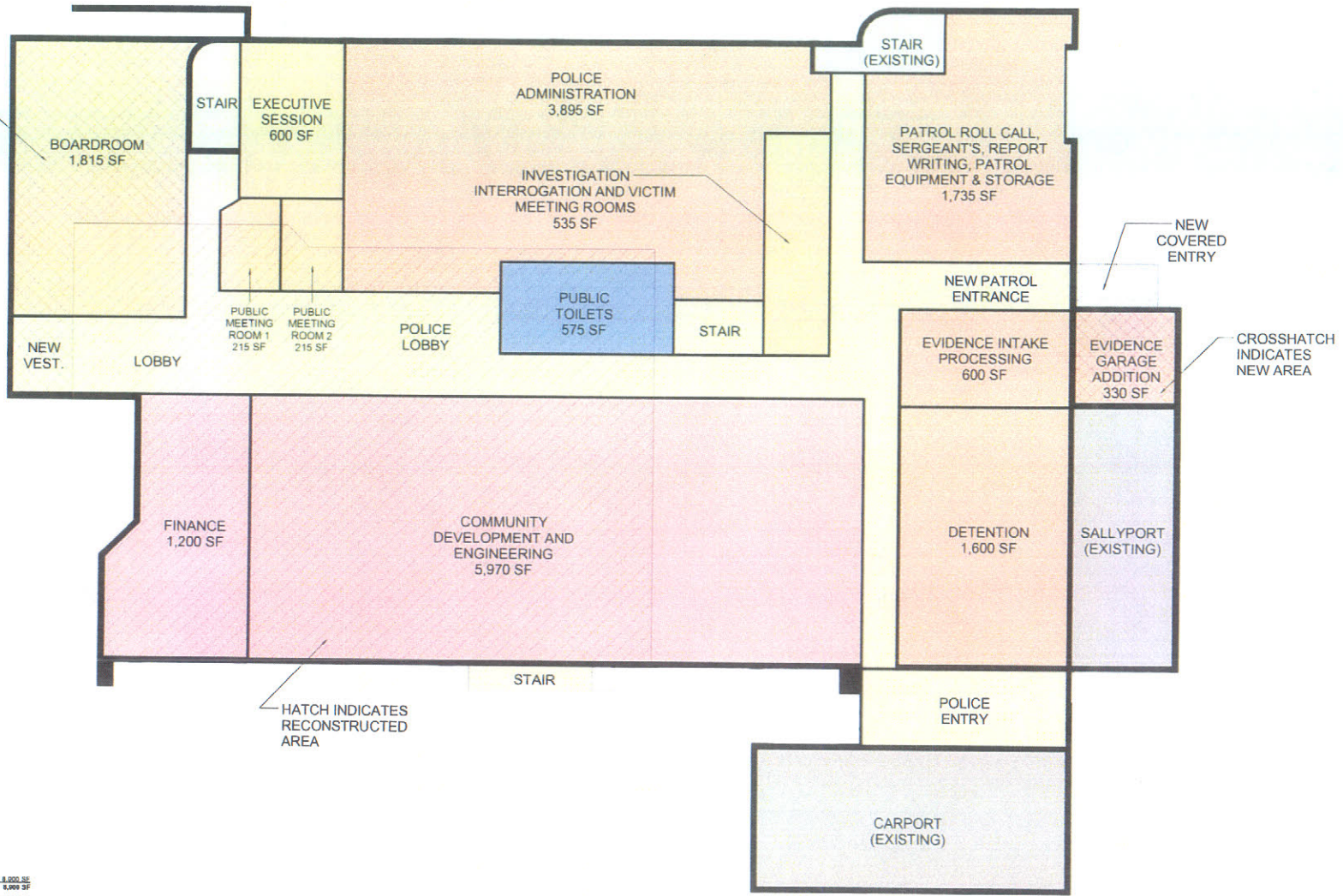


WILLIAMS ARCHITECTS
1015 ILLINOIS STREET, SUITE 100
GARDEN GROVE, ILLINOIS 60138
Phone: 815.271.0777 Fax: 815.271.1125



CONCEPT B - LOWER LEVEL

A1.0



CROSSHATCH
 INDICATES
 NEW AREA

CROSSHATCH
 INDICATES
 NEW AREA

HATCH INDICATES
 RECONSTRUCTED
 AREA

BUILDING SQUARE FOOTAGE DATA:

ADDITIONAL SECOND FLOOR GROSS SF	8,000 SF
SECOND FLOOR TOTAL GROSS SF	8,000 SF
EXISTING FIRST FLOOR GROSS SF	26,000 SF
ADDITIONAL FIRST FLOOR GROSS SF	2,000 SF
FIRST FLOOR TOTAL GROSS SF	27,950 SF
EXISTING LOWER LEVEL GROSS SF	14,325 SF
ADDITIONAL LOWER LEVEL GROSS SF	8,000 SF
LOWER LEVEL TOTAL GROSS SF	23,225 SF
TOTAL SECOND FLOOR GROSS SF	8,000 SF
TOTAL FIRST FLOOR GROSS SF	27,950 SF
TOTAL LOWER LEVEL GROSS SF	23,225 SF
TOTAL BUILDING GROSS SF	60,075 SF

CONCEPT B - FIRST FLOOR 27,950 GSF

SCALE 1/8" = 1'-0" 1

VILLAGE OF CAROL STREAM
 VILLAGE HALL
 500 NORTH GARY AVENUE
 CAROL STREAM, IL 60188-1811

NO.:	DATE:
1.13.2018	1.13.2018
DATE:	DATE:
1.13.2018	1.13.2018

REVISIONS	DESCRIPTION

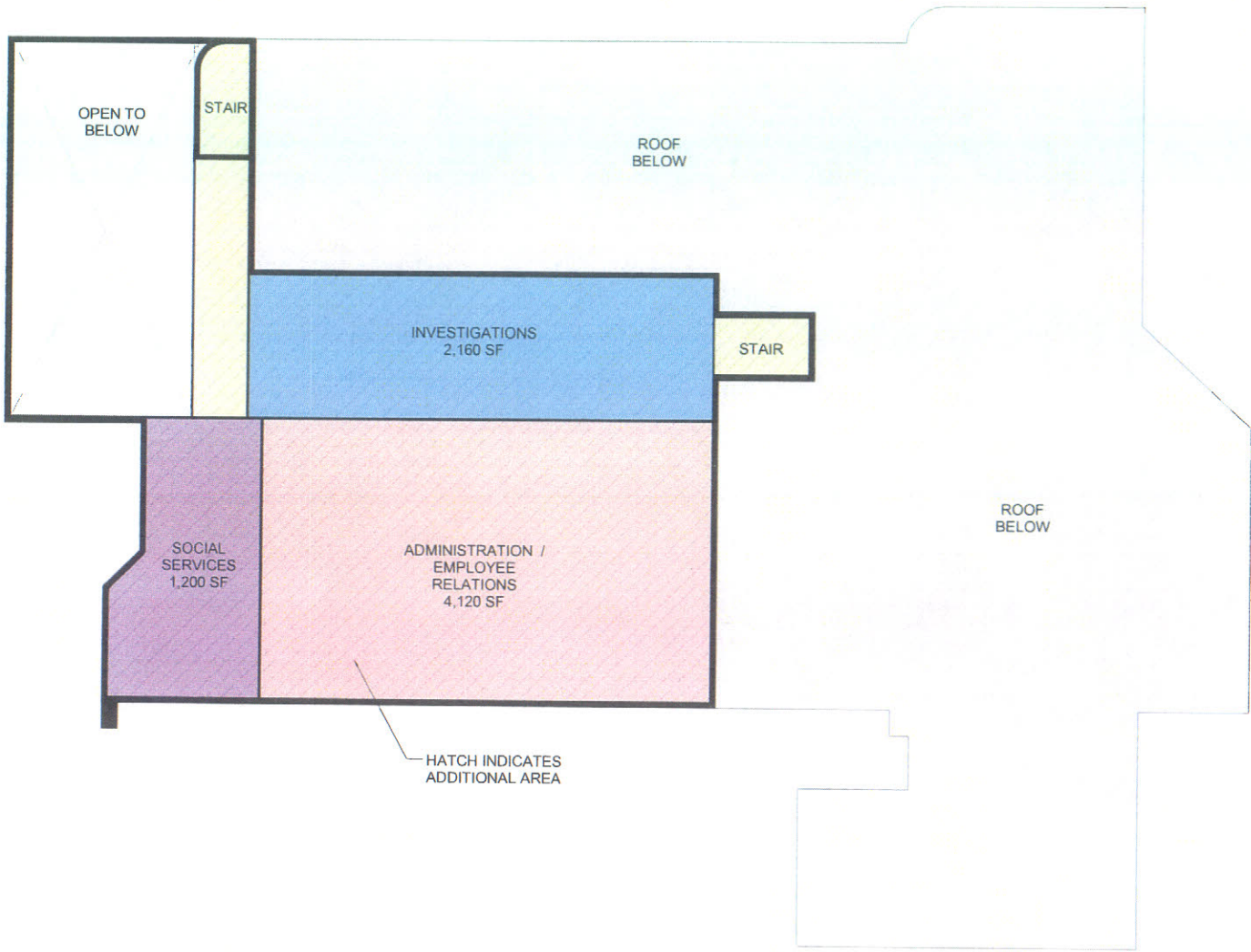


WILLIAMS ARCHITECTS
 ARCHITECTS
 1000 N. WASHINGTON ST., SUITE 100
 CAROL STREAM, IL 60188-1811
 TEL: 708.331.1111 FAX: 708.331.1112



CONCEPT B - FIRST FLOOR

A1.1



BUILDING SQUARE FOOTAGE DATA:

ADDITIONAL SECOND FLOOR GROSS SF	8,900 SF
SECOND FLOOR TOTAL GROSS SF	8,900 SF
EXISTING FIRST FLOOR GROSS SF	25,900 SF
ADDITIONAL FIRST FLOOR GROSS SF	2,050 SF
FIRST FLOOR TOTAL GROSS SF	27,950 SF
EXISTING LOWER LEVEL GROSS SF	14,325 SF
ADDITIONAL LOWER LEVEL GROSS SF	8,900 SF
LOWER LEVEL TOTAL GROSS SF	23,225 SF
TOTAL SECOND FLOOR GROSS SF	8,900 SF
TOTAL FIRST FLOOR GROSS SF	27,950 SF
TOTAL LOWER LEVEL GROSS SF	23,225 SF
TOTAL BUILDING GROSS SF	60,075 SF

CONCEPT B - SECOND FLOOR 8,900 GSF

VILLAGE OF CAROL STREAM
 VILLAGE HALL
 500 NORTH GARY AVENUE
 CAROL STREAM, IL 60188-1811

NO. _____	DATE _____
BY _____	DATE _____
CHECKED _____	DATE _____

WILLIAMS ARCHITECTS
 4527 W. 111th Street, Suite 100
 Oak Brook, IL 60151
 Tel: 630.571.1127 Fax: 630.571.1128



CONCEPT B - SECOND FLOOR

A1.2

DRAFT

OPTION 1

**REMODELING & ADDITION ON EXISTING SITE
 ORDER OF MAGNITUDE PLANNING STUDY BUDGET**

26-Feb-16

DESCRIPTION	SQUARE FEET	LOW	HIGH	LOW COST	HIGH COST
REMODELED BUILDING AREAS					
Selective Interior Demolition	40,467	\$5	\$6	202,335	242,802
LL Police Lockers & Toilet Rooms	2,500	\$140	\$150	350,000	375,000
LL Lunch Room	1,000	\$130	\$150	130,000	150,000
LL IS Offices & Server Room	1,100	\$80	\$90	88,000	99,000
LL Police Evidence Areas	1,200	\$150	\$170	180,000	204,000
LL Existing EOS & Meeting Room Finishes	2,400	\$18	\$23	43,200	55,200
LL Police Patrol Zone	2,300	\$70	\$80	161,000	184,000
LL Circulation Areas	3,000	\$40	\$45	120,000	135,000
ML Social Services	1,300	\$65	\$75	84,500	97,500
ML Police Administration	4,950	\$65	\$75	321,750	371,250
ML Police Investigations	2,750	\$65	\$75	178,750	206,250
ML Evidence	800	\$180	\$200	144,000	160,000
ML Detention	1,700	\$310	\$340	527,000	578,000
ML Village Hall Offices	8,040	\$65	\$75	522,600	603,000
ML Public Toilets	600	\$190	\$210	114,000	126,000
ML Sallyport & Carport	2,800	\$25	\$30	70,000	84,000
ML Circulation Areas	3,000	\$40	\$45	120,000	135,000
Remodeled Building Areas Sub-Total	40,467	\$83	\$94	3,357,135	3,806,002
NEW BUILDING ADDITION AREAS					
LL Unfinished Storage & Corridor Areas	5,500	\$120	\$140	660,000	770,000
LL Toilets	600	\$230	\$250	138,000	150,000
LL Maintenance Office & Work Areas	800	\$140	\$150	112,000	120,000
LL Corridor	150	\$160	\$170	24,000	25,500
ML Evidence Garage	400	\$225	\$250	90,000	100,000
ML Board, Meeting, Entrance & Lobby Areas	2,670	\$300	\$350	801,000	934,500
ML Village Hall Office Areas	5,000	\$160	\$170	800,000	850,000
New Building Areas Sub-Total	15,119	\$174	\$195	2,625,000	2,950,000
OTHER STRUCTURES / FEATURES / MAINTENANCE					
Generator - Natural Gas (partial or full)	55,586	\$3	\$8	166,758	444,688
Replace Existing Windows - Not Included	0	\$1,200	\$1,800	-	-
Masonry Repairs Allowance	\$ 10,000	20%	20%	8,000	12,000
Patrol Vehicle Parking Canopies (0-24 spaces)	24	\$0	\$12,000	-	288,000
New Elevator	\$ 90,000	10%	10%	81,000	99,000
Other Structures & Features Sub-Total		\$5	\$15	255,758	843,688
Total Building Area	55,586				
SITE COSTS					
	Allowance	Under	Over		
Environmental Clean-Up (by Owner)	N.I.C.			\$ -	\$ -
Allowance for pavement repairs	\$ 25,000	10%	20%	22,500	30,000
Allowance for minor storm water improvements	\$ 100,000	5%	10%	95,000	110,000
Sidewalks & Curbs Repair Allowance	\$ 15,000	5%	10%	14,250	16,500
Hydronic Heated Entry Sidewalk	\$ 20,000	100%	10%	-	22,000
Sanitary Sewer - Maintain Existing	\$ -	5%	10%	-	-
Water Service - Maintain Existing	\$ -	5%	10%	-	-
Site Lighting - Replace with LED Fixtures	\$ 20,000	10%	20%	18,000	24,000
Landscaping - Minor Refresh	\$ 15,000	20%	20%	12,000	18,000
Site Furniture	\$ 5,000	20%	20%	4,000	6,000
Signage	\$ 5,000	20%	20%	4,000	6,000
Fencing & Gates	\$ 20,000	20%	20%	16,000	24,000
Site Sub-Totals		\$3	\$5	185,750	256,500
Total Trade Contractors' Costs		\$116	\$141	6,423,643	7,856,190
Contractor's General Conditions, Insurance & Fee	10.0%			642,364	785,619
Added GC Costs for Phased Construction	3.0%			192,709	235,686
TOTAL CONSTRUCTION COST				\$ 7,258,717	\$ 8,877,495
	Construction Cost PSF			\$ 130.59	\$ 159.71
OTHER COSTS					
Surveys & Testing	1.0%			72,587	88,775
Furniture, Fixtures & Equipment	6.0%			435,523	532,650
Low Voltage Wiring, A/V, Access Control, CCTV	3.5%			254,055	310,712
Consultants	9.5%			689,578	843,362
Other Owner Costs	2.0%			145,174	177,550
Escalation to Spring of 2017	3.0%			217,761	266,325
Project Contingency	12.0%			1,062,676	1,299,665
Other Costs Sub-Total				2,877,355	3,519,039
TOTAL PROJECT BUDGET				\$ 10,136,072	\$ 12,396,534
	Total Cost PSF			\$ 182.35	\$ 223.02

Not Including: HVAC System or Roof Replacement, Phone System, Computers, LEED, Commissioning, Temporary Facilities
 Site Work Costs to be Confirmed / Two Phases of Construction - Owner to Partially Move Out

DRAFT

OPTION 2

**DEMOLISH PORTION OF EXISTING BUILDING AND REMODELING & ADDITION
 ORDER OF MAGNITUDE PLANNING STUDY BUDGET**

26-Feb-16

DESCRIPTION	SQUARE FEET	LOW	HIGH	LOW COST	HIGH COST
REMODELED BUILDING AREAS					
Selective Interior Demolition	30,875	\$5	\$6	\$ 154,375	\$ 185,250
LL Police Lockers & Toilet Rooms	2,600	\$140	\$150	\$ 364,000	\$ 390,000
LL Lunch Room	1,000	\$130	\$150	\$ 130,000	\$ 150,000
LL IS Offices & Server Room	1,100	\$80	\$90	\$ 88,000	\$ 99,000
LL Police Evidence Areas	1,200	\$150	\$170	\$ 180,000	\$ 204,000
LL Existing EOC & Meeting Room Finishes	2,400	\$18	\$23	\$ 43,200	\$ 55,200
LL Mechanical, Future & Storage Areas	3,025	\$40	\$45	\$ 121,000	\$ 136,125
LL Circulation Areas	3,000	\$40	\$45	\$ 120,000	\$ 135,000
ML Police Patrol Zone	2,200	\$70	\$80	\$ 154,000	\$ 176,000
ML Police Administration & Invest Interview	4,950	\$65	\$75	\$ 321,750	\$ 371,250
ML Evidence	700	\$180	\$200	\$ 126,000	\$ 140,000
ML Detention	1,700	\$310	\$340	\$ 527,000	\$ 578,000
ML Village Hall Offices	2,200	\$65	\$75	\$ 143,000	\$ 165,000
ML Sallyport & Carport	2,800	\$25	\$30	\$ 70,000	\$ 84,000
ML Circulation Areas	2,000	\$40	\$45	\$ 80,000	\$ 90,000
Remodeled Building Areas Sub-Total	30,875	\$85	\$96	\$ 2,622,325	\$ 2,958,825
NEW BUILDING ADDITION AREAS					
LL Unfinished Storage & Corridor Areas	6,200	\$120	\$140	\$ 744,000	\$ 868,000
LL Toilets & Janitor Closet	850	\$230	\$250	\$ 195,500	\$ 212,500
LL Maintenance Office & Work Areas	1,200	\$140	\$150	\$ 168,000	\$ 180,000
LL Corridor	650	\$160	\$170	\$ 104,000	\$ 110,500
ML Public Toilets	600	\$230	\$250	\$ 138,000	\$ 150,000
ML Evidence Garage	380	\$225	\$250	\$ 85,500	\$ 95,000
ML Village Hall Offices	5,600	\$160	\$170	\$ 896,000	\$ 952,000
ML Board, Meeting, Entrance & Lobby Areas	3,800	\$300	\$350	\$ 1,140,000	\$ 1,330,000
ML Circulation Areas	1,020	\$160	\$170	\$ 163,200	\$ 173,400
UL Village Hall Office Areas	4,500	\$160	\$170	\$ 720,000	\$ 765,000
UL Police Investigations	2,200	\$160	\$170	\$ 352,000	\$ 374,000
UL Social Services	1,300	\$160	\$170	\$ 208,000	\$ 221,000
UL Circulation Areas	900	\$160	\$170	\$ 144,000	\$ 153,000
New Building Areas Sub-Total	29,200	\$173	\$191	\$ 5,058,200	\$ 5,584,400
Total Building Area	60,075				
OTHER STRUCTURES / FEATURES / MAINTENANCE					
Demolition of One Story Zone of Building	\$ 55,000	20%	20%	\$ 44,000	\$ 66,000
Excavate New Lower Level Zone	\$ 100,000	20%	20%	\$ 80,000	\$ 120,000
Generator - Natural Gas (partial or full)	\$ 60,075	\$3	\$8	\$ 180,225	\$ 480,600
Temporary Partitions & Building Systems	\$ 35,000	10%	20%	\$ 31,500	\$ 42,000
Replace Existing Windows - Not Included	0	\$1,200	\$1,800	\$ -	\$ -
Masonry Repairs Allowance	\$ 10,000	20%	20%	\$ 8,000	\$ 12,000
Patrol Vehicle Parking Canopies (0-24 spaces)	24	\$0	\$12,000	\$ -	\$ 288,000
New Elevator	\$ 100,000	10%	10%	\$ 90,000	\$ 110,000
Other Structures & Features Sub-Total		\$7	\$19	\$ 433,725	\$ 1,118,600
SITE COSTS					
	Allowance	Under	Over		
Environmental Clean-Up (by Owner)	N.I.C.			\$ -	\$ -
Allowance for pavement repairs	\$ 25,000	10%	20%	\$ 22,500	\$ 30,000
Allowance for minor storm water improvements	\$ 100,000	5%	10%	\$ 95,000	\$ 110,000
Sidewalks & Curbs Repair Allowance	\$ 15,000	5%	10%	\$ 14,250	\$ 16,500
Hydronic Heated Entry Sidewalk	\$ 20,000	100%	10%	\$ -	\$ 22,000
Sanitary Sewer - Maintain Existing	\$ -	5%	10%	\$ -	\$ -
Water Service - Maintain Existing	\$ -	5%	10%	\$ -	\$ -
Site Lighting - Replace with LED Fixtures	\$ 20,000	10%	20%	\$ 18,000	\$ 24,000
Landscaping - Minor Refresh	\$ 15,000	20%	20%	\$ 12,000	\$ 18,000
Site Furniture	\$ 5,000	20%	20%	\$ 4,000	\$ 6,000
Signage	\$ 5,000	20%	20%	\$ 4,000	\$ 6,000
Fencing & Gates	\$ 20,000	20%	20%	\$ 16,000	\$ 24,000
Site Sub-Totals		\$3	\$4	\$ 185,750	\$ 256,500
Total Trade Contractors' Costs		\$138	\$165	\$ 8,300,000	\$ 9,918,325
Contractor's General Conditions, Insurance & Fee	10.0%			\$ 830,000	\$ 991,833
Added GC Costs for Phased Construction	3.0%			\$ 249,000	\$ 297,550
TOTAL CONSTRUCTION COST				\$ 9,379,000	\$ 11,207,707
Construction Cost PSF				\$ 156.12	\$ 186.56
OTHER COSTS					
Surveys & Testing	1.0%			\$ 93,790	\$ 112,077
Furniture, Fixtures & Equipment	6.0%			\$ 562,740	\$ 672,462
Low Voltage Wiring, A/V, Access Control, CCTV	3.5%			\$ 328,265	\$ 392,270
Consultants	9.5%			\$ 891,005	\$ 1,064,732
Other Owner Costs	2.0%			\$ 187,580	\$ 224,154
Escalation to Spring of 2017	3.0%			\$ 281,370	\$ 336,231
Project Contingency	12.0%			\$ 1,373,085.60	\$ 1,640,808
Other Costs Sub-Total				\$ 3,717,836	\$ 4,442,735
TOTAL PROJECT BUDGET				\$ 13,096,836	\$ 15,650,442
Total Cost PSF				\$ 218.01	\$ 260.52

DRAFT

OPTION 3

**NEW POLICE ON A DIFFERENT SITE & REMODELED VILLAGE HALL
 ORDER OF MAGNITUDE PLANNING STUDY BUDGET**

29-Feb-16

DESCRIPTION	SQUARE FEET	LOW	HIGH	LOW COST	HIGH COST
REMODELED VILLAGE HALL AREAS					
Selective Interior Demolition	40,225	\$5	\$6	\$ 201,125	\$ 241,350
LL Existing EOS & Meeting Room Finishes	2,400	\$18	\$23	\$ 43,200	\$ 55,200
LL Unfinished Storage Areas	7,525	\$40	\$45	\$ 301,000	\$ 338,625
LL Toilets	600	\$190	\$210	\$ 114,000	\$ 126,000
LL Maintenance Office & Work Areas	800	\$65	\$75	\$ 52,000	\$ 60,000
LL Circulation Areas	3,000	\$65	\$75	\$ 195,000	\$ 225,000
ML Board, Meeting, Entrance & Lobby Areas	3,000	\$250	\$300	\$ 750,000	\$ 900,000
ML Admin / Employee Relations / Clerk	4,100	\$65	\$75	\$ 266,500	\$ 307,500
ML Finance	2,500	\$65	\$75	\$ 162,500	\$ 187,500
ML Community Development / Engineering	6,000	\$65	\$75	\$ 390,000	\$ 450,000
ML Social Services	1,300	\$65	\$75	\$ 84,500	\$ 97,500
ML IS Offices & Server Room	1,100	\$80	\$90	\$ 88,000	\$ 99,000
ML Public Toilets	600	\$190	\$210	\$ 114,000	\$ 126,000
ML Lunch Room	1,000	\$130	\$150	\$ 130,000	\$ 150,000
ML Garage Areas	2,800	\$25	\$30	\$ 70,000	\$ 84,000
ML Circulation Areas	3,500	\$65	\$75	\$ 227,500	\$ 262,500
Remodeled Building Areas Sub-Total	40,225	\$79	\$92	\$ 3,189,325	\$ 3,710,175
NEW POLICE STATION					
Programmed Building Areas	29,800	\$275	\$300	\$ 8,195,000	\$ 8,940,000
Added Spaces Due to Stand Alone Bldg	5,200	\$275	\$300	\$ 1,430,000	\$ 1,560,000
New Building Areas Sub-Total	35,000	\$275	\$300	\$ 9,625,000	\$ 10,500,000
OTHER STRUCTURES / FEATURES / MAINTENANCE					
Generator - Natural Gas (partial for village hall)	75,225	\$3	\$8	\$ 225,675	\$ 601,800
Replace Existing Windows - Not Included	0	\$1,200	\$1,800	\$ -	\$ -
Masonry Repairs Allowance	\$ 10,000	20%	20%	\$ 8,000	\$ 12,000
New Elevator in village hall	\$ 90,000	10%	10%	\$ 81,000	\$ 99,000
Other Structures & Features Sub-Total		\$4	\$9	\$ 314,675	\$ 712,800
Total Building Area	75,225				
SITE COSTS					
	Allowance	Under	Over		
New Police Site Improvements Allowance	\$ 1,100,000	20%	20%	\$ 880,000	\$ 1,320,000
Existing Village Hall Site Costs:					
Environmental Clean-Up (by Owner)	N.I.C.			\$ -	\$ -
Allowance for pavement repairs	\$ 25,000	10%	20%	\$ 22,500	\$ 30,000
Allowance for minor storm water improvements	\$ 100,000	5%	10%	\$ 95,000	\$ 110,000
Sidewalks & Curbs Repair Allowance	\$ 15,000	5%	10%	\$ 14,250	\$ 16,500
Hydronic Heated Entry Sidewalk	\$ 20,000	100%	10%	\$ -	\$ 22,000
Sanitary Sewer - Maintain Existing	\$ -	5%	10%	\$ -	\$ -
Water Service - Maintain Existing	\$ -	5%	10%	\$ -	\$ -
Site Lighting - Replace with LED Fixtures	\$ 20,000	10%	20%	\$ 18,000	\$ 24,000
Landscaping - Minor Refresh	\$ 15,000	20%	20%	\$ 12,000	\$ 18,000
Site Furniture	\$ 5,000	20%	20%	\$ 4,000	\$ 6,000
Signage	\$ 5,000	20%	20%	\$ 4,000	\$ 6,000
Fencing & Gates	\$ 20,000	20%	20%	\$ 16,000	\$ 24,000
Site Sub-Totals		\$14	\$21	\$ 1,065,750	\$ 1,576,500
Total Trade Contractors' Costs		\$189	\$219	\$ 14,194,750	\$ 16,499,475
Contractor's General Conditions, Insurance & Fee	10.0%			\$ 1,419,475	\$ 1,649,948
Added GC Costs for Phased Construction	3.0%			\$ 425,843	\$ 494,984
TOTAL CONSTRUCTION COST				\$ 16,040,068	\$ 18,644,407
	Construction Cost PSF			\$ 213.23	\$ 247.85
OTHER COSTS					
Surveys & Testing	1.0%			\$ 160,401	\$ 186,444
Furniture, Fixtures & Equipment	6.0%			\$ 962,404	\$ 1,118,664
Low Voltage Wiring, AV, Access Control, CCTV	3.5%			\$ 561,402	\$ 652,554
Consultants	9.5%			\$ 1,523,806	\$ 1,771,219
Other Owner Costs	2.0%			\$ 320,801	\$ 372,888
Escalation to Spring of 2017	3.0%			\$ 481,202	\$ 559,332
Project Contingency	12.0%			\$ 2,348,266	\$ 2,729,541
Other Costs Sub-Total				\$ 6,358,283	\$ 7,390,643
TOTAL PROJECT BUDGET				\$ 22,398,350	\$ 26,035,050
	Total Cost PSF			\$ 297.75	\$ 346.10

Not Including: Land Acquisition, HVAC or Roof Replacement, Phone System, Computers, LEED, Commissioning, Temp. Facilities
 Site Work Costs to be Confirmed / Two Phases of Construction - Owner to Partially Move Out

DRAFT

OPTION 4

**NEW POLICE & VILLAGE HALL ON A DIFFERENT SITE
 ORDER OF MAGNITUDE PLANNING STUDY BUDGET**

29-Feb-16

DESCRIPTION	SQUARE FEET	LOW	HIGH	LOW COST	HIGH COST
NEW VILLAGE HALL					
Programmed Building Areas	25,000	\$250	\$275	\$ 6,250,000	\$ 6,875,000
NEW POLICE STATION					
Programmed Building Areas	30,000	\$275	\$300	\$ 8,250,000	\$ 9,000,000
New Building Areas Sub-Total	55,000	\$264	\$289	\$ 14,500,000	\$ 15,875,000
SITE COSTS					
Site Improvements Allowance	Allowance	Under	Over		
	\$ 1,500,000	20%	20%	\$ 1,200,000	\$ 1,800,000
Total Trade Contractors' Costs		\$285	\$321	\$ 15,700,000	\$ 17,675,000
Contractor's General Conditions, Insurance & Fee	10.0%			\$ 1,570,000	\$ 1,767,500
TOTAL CONSTRUCTION COST				\$ 17,270,000	\$ 19,442,500
	Construction Cost PSF			\$ 314.00	\$ 353.50
OTHER COSTS					
Surveys & Testing	1.0%			\$ 172,700	\$ 194,425
Furniture, Fixtures & Equipment	6.0%			\$ 1,036,200	\$ 1,166,550
Low Voltage Wiring, A/V, Access Control, CCTV	3.5%			\$ 604,450	\$ 680,488
Consultants	9.0%			\$ 1,554,300	\$ 1,749,825
Other Owner Costs	2.0%			\$ 345,400	\$ 388,850
Escalation to Spring of 2017	3.0%			\$ 518,100	\$ 583,275
Project Contingency	10.0%			\$ 2,098,305	\$ 2,362,264
Other Costs Sub-Total				\$ 6,329,455	\$ 7,125,676
TOTAL PROJECT BUDGET				\$ 23,599,455	\$ 26,568,176
	Total Cost PSF			\$ 429.08	\$ 483.06

Not Including: Land Acquisition, Demolition of Existing Facility, Phone System, Computers, LEED, Commissioning
 Selected Site Will Materially Impact Site Development Costs