



Village of Villa Park Lions Community Center

COW Project Update
14 November 2022

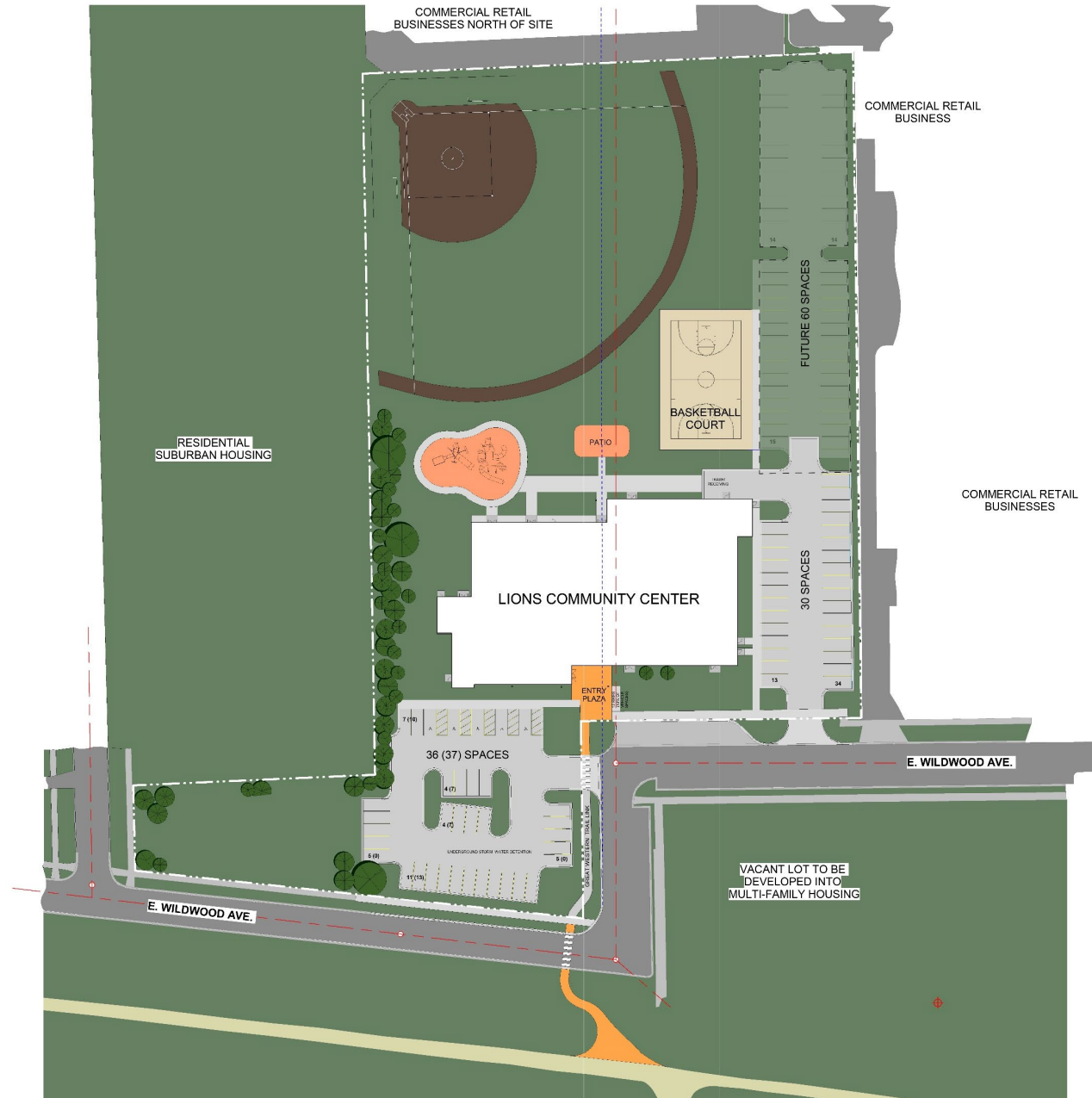
AGENDA

- CURRENT PROJECT DESIGN
- SUSTAINABILITY
- HISTORY
- PROCESS
- COSTS
- OPEN DISCUSSION & NEXT STEPS

SITE PLAN

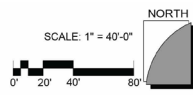


SITE PLAN



LEGEND

- EXISTING SANITARY
- EXISTING WATER



BUILDING FLOOR PLANS

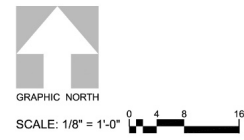
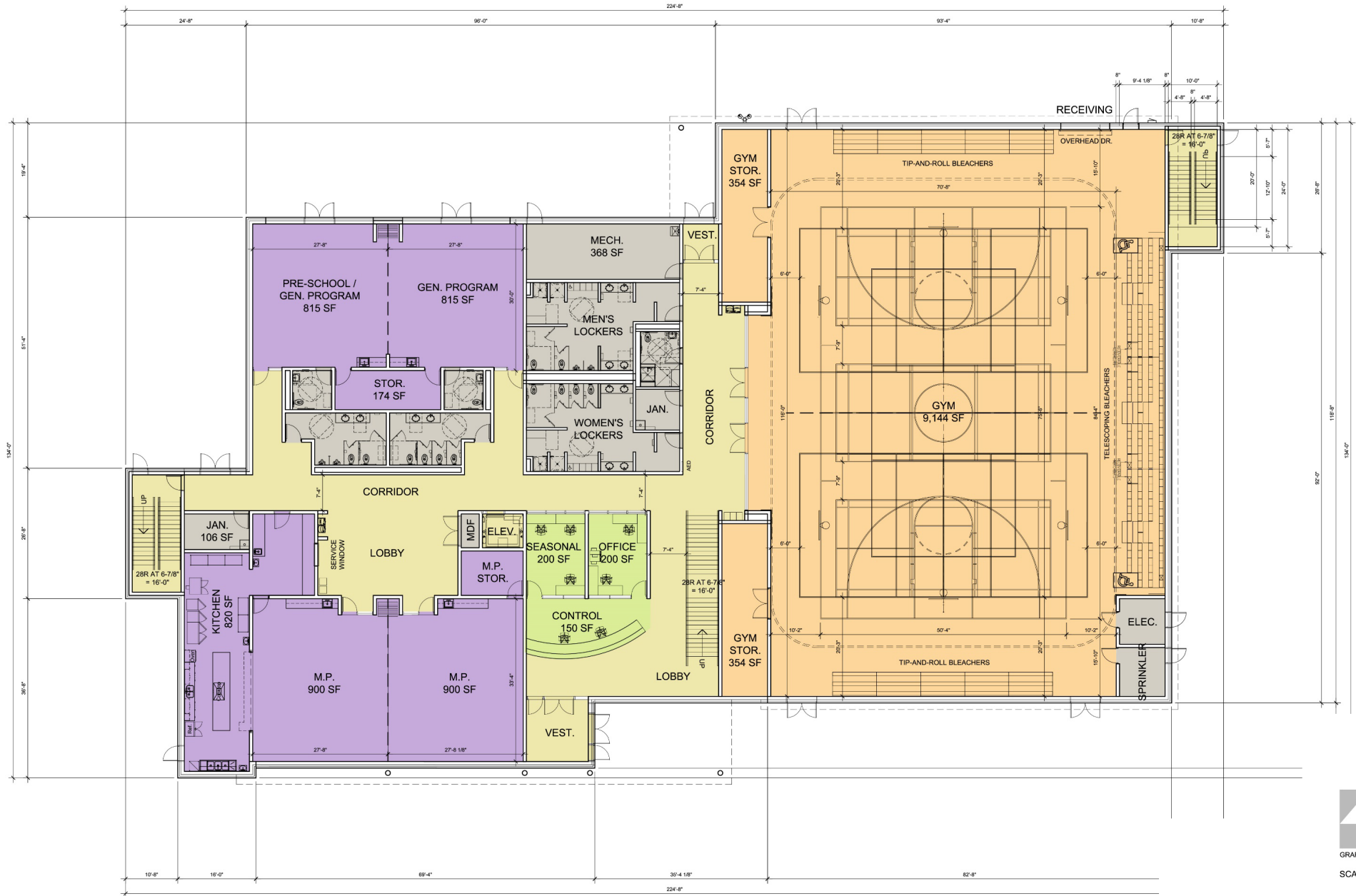


FLOOR PLANS

MAIN LEVEL

BUILDING AREA	
(BASE BID - W/O RUNNING TRACK)	(ALT. BID - W/ RUNNING TRACK)
1ST FLR 23,022 SF	1ST FLR 23,022 SF
2ND FLR 8,760 SF	2ND FLR 12,679 SF
TOTAL 31,782 SF	TOTAL 35,701 SF

- LEGEND:**
- ATHLETICS
 - HEALTH | FITNESS
 - GENERAL PROGRAM
 - FACILITY ADMIN.
 - CIRCULATION
 - GENERAL BLDG SUPPORT
 - ROOF TERRACE



VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER

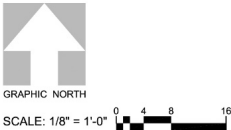
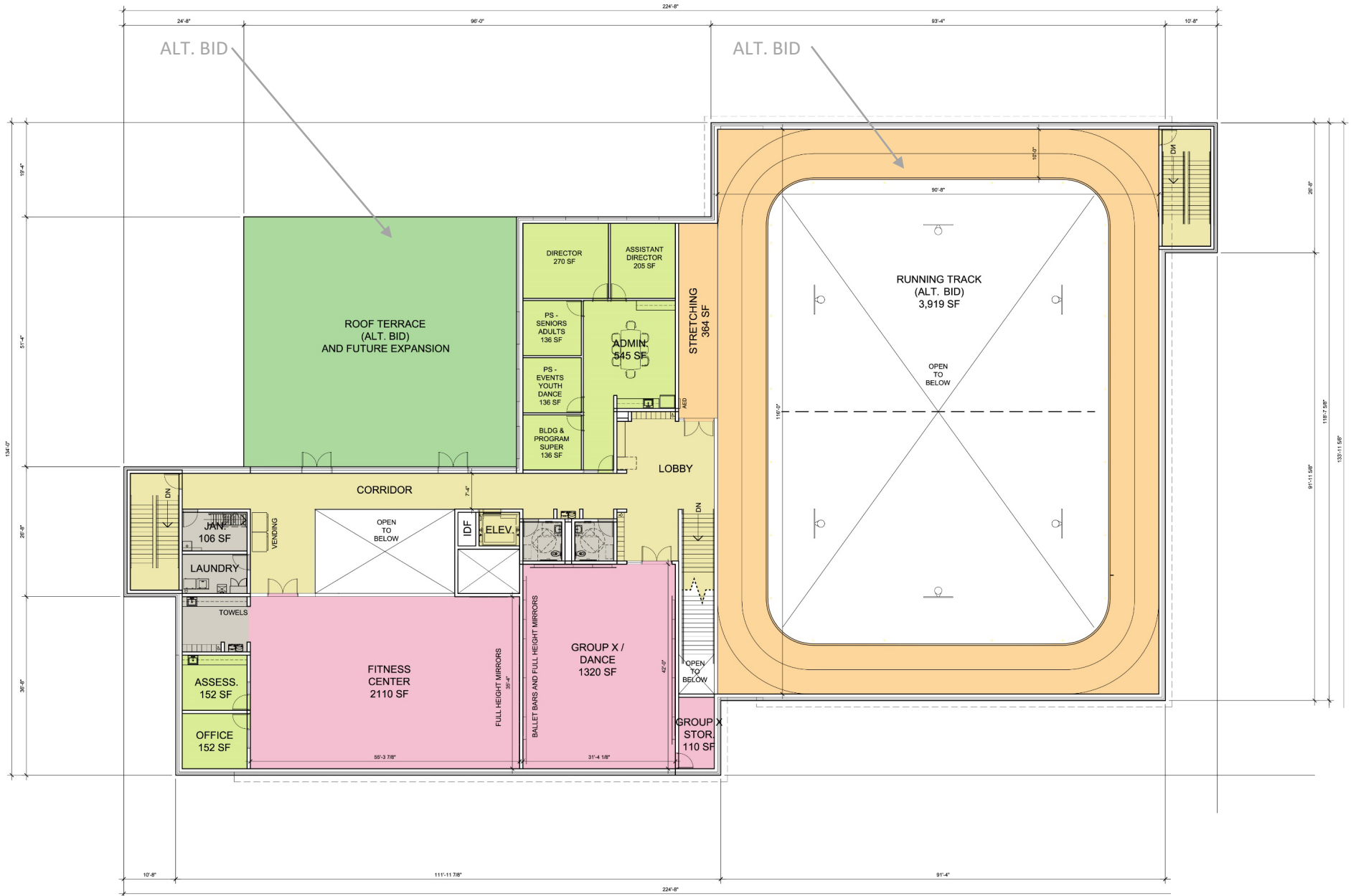


FLOOR PLANS

UPPER FLOOR

BUILDING AREA	
(BASE BID - W/O RUNNING TRACK)	(ALT. BID - W/ RUNNING TRACK)
1ST FLR 23,022 SF	1ST FLR 23,022 SF
2ND FLR 8,760 SF	2ND FLR 12,679 SF
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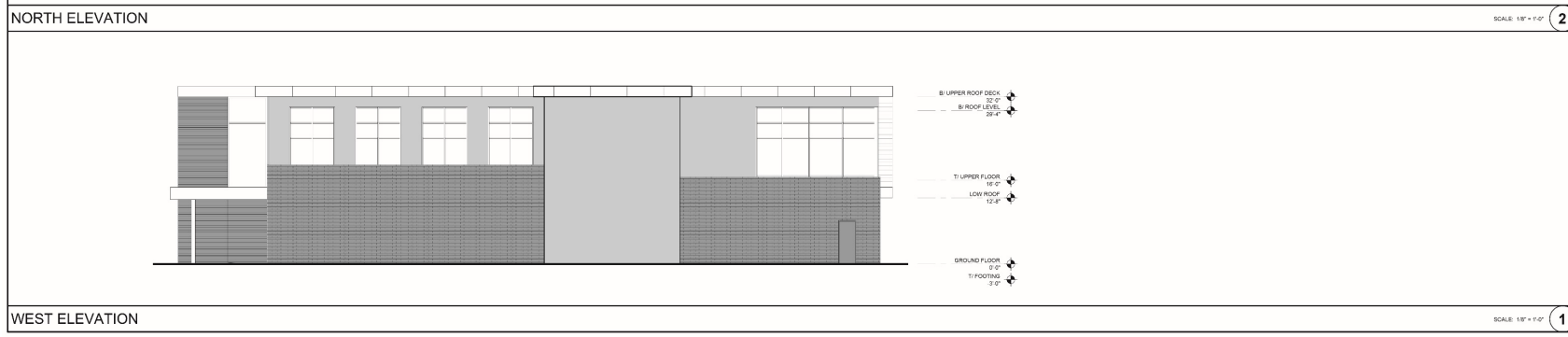
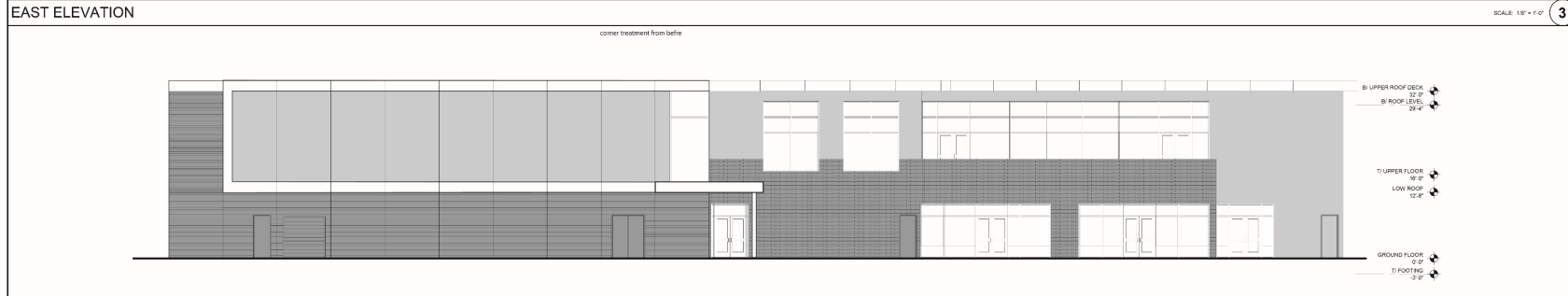
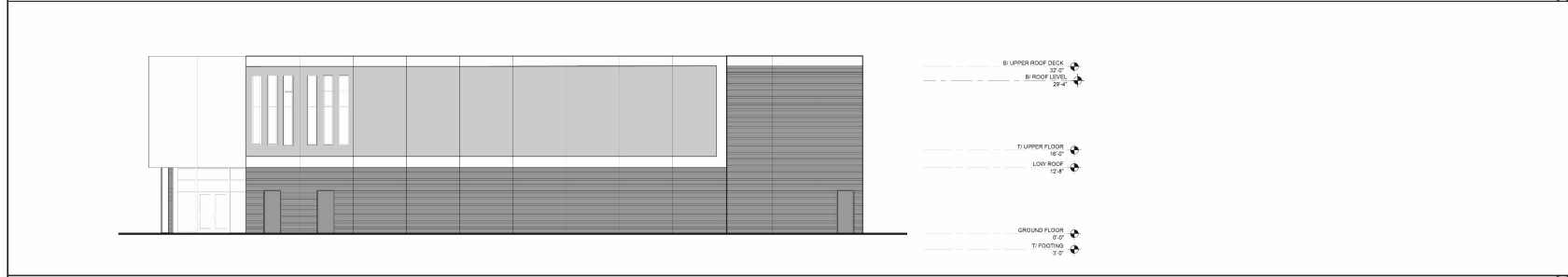
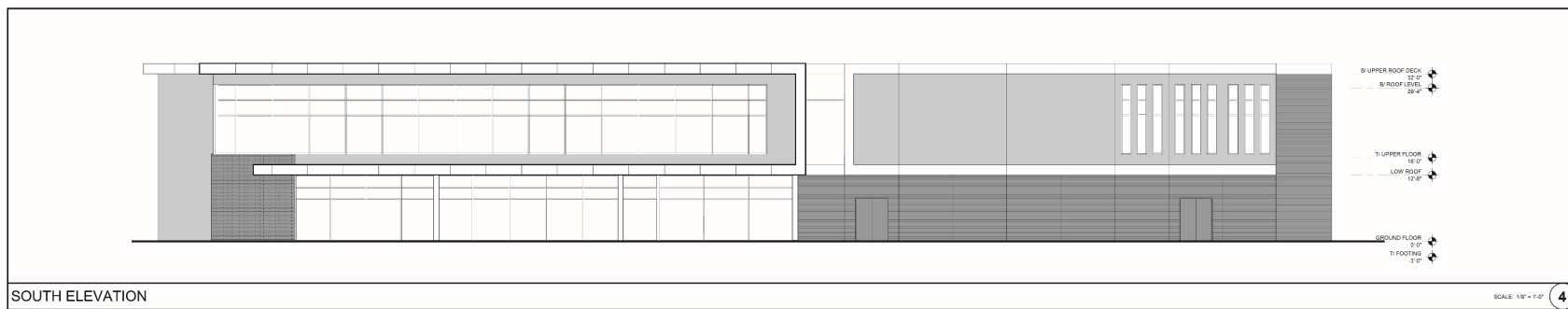
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BUILDING EXTERIORS



Exterior Elevations







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SUSTAINABILITY



Sustainable Principles of Design – Following LEED Guidelines

Optimize Site Potential:

- Sensitive Land Protection (Previously Developed Property)
- Surrounding Density and Diverse Uses
- Access to Quality Transit
- Heat Island Reduction
- Green Roof
- Permeable Pavers

Optimize Energy Use:

- High Efficiency HVAC Systems
- Building Envelope Thermal Resistance
- Daylighting
- Future Solar Panels
- Future Electrical Vehicle Charging Stations

Protect & Conserve Water:

- Indoor Water Use Reduction

Optimize Building Space & Material Use:

- Optimize Program Space for Maximum Efficiency
- Specify Durable Products that Minimize Frequent Replacement (R.O.I.)
- Utilize Recycled Products

Enhance Indoor Environment Quality

- Specify Sustainable and Low-VOC Materials
- Commissioning HVAC, Filtering & Increasing Rate of Change and Exhaust

Optimize Operational & Maintenance Practices

- Materials and Systems that Reduce Maintenance and Life Cycle Costs

Construction

- Manage Construction Debris and Recycling



Sustainable Sites



Water Efficiency



Indoor Environmental Quality



Materials & Resources

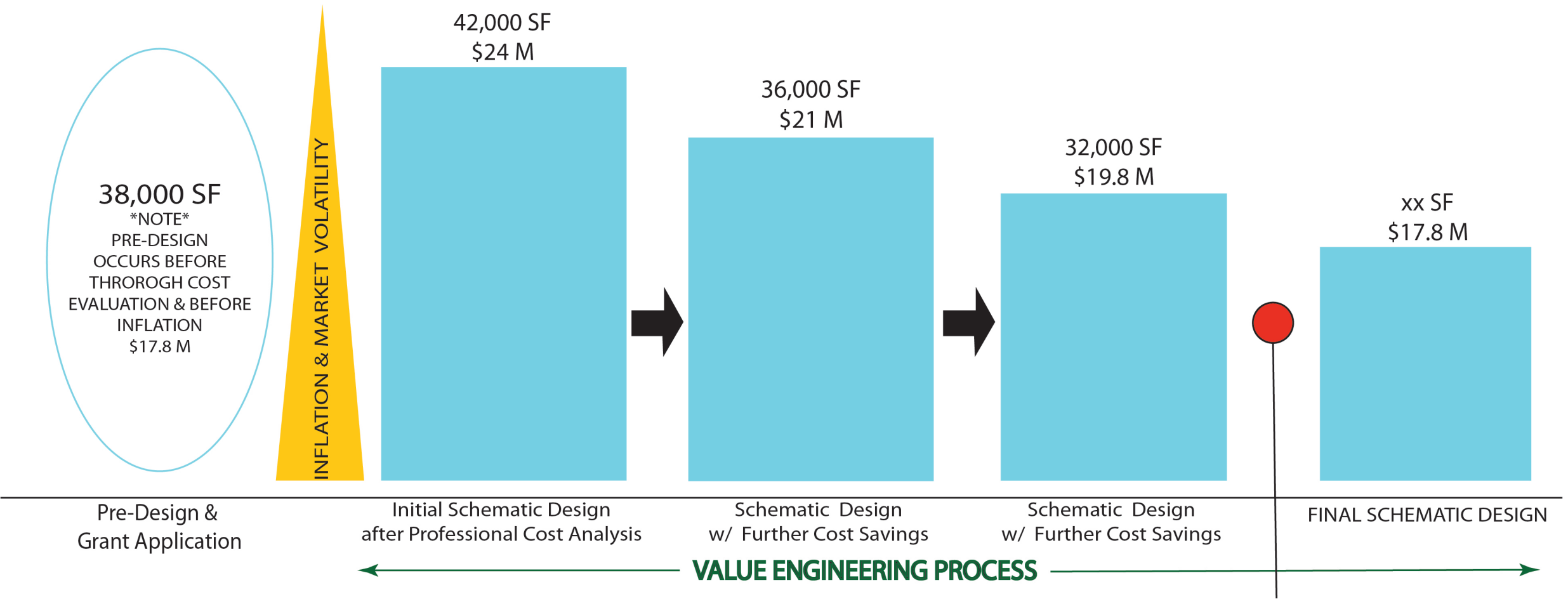


Energy & Atmosphere

HISTORY



History & Current Status



Cost Savings and Value Engineering Completed to Date

Building Cost Savings:

- Reduced Building Area
- Improved Efficiency of Floor Plan
- Reduced Size of Lobby and Circulation
- Revised Gym to Precast Wall Panels
- Deleted Running Track (Alternate Bid)
- Revised Exterior Materials
- Revised Structure from Loadbearing Masonry to Steel Frame
- Revised Select Interior Walls from CMU to Drywall with Protection
- Deleted Fin Tube Radiation
- Revised VAV Boxes from Hot Water to Electric
- Changed Feeders from Copper to Aluminum
- Reduced Millwork
- Deleted One Overhead Door
- Reduced Ceramic Tile Floors and Walls
- Reduced Signage Cost
- Deleted One Operable Partition
- Reduced Elevator Size from 4,000 lbs to 3,500 lbs
- Revised Locker Rooms & Plumbing
- Reduced Low Voltage Systems Allowance

Site Cost Savings:

- Reduced Parking Lot Lights
- Deleted Playground Lightings
- Deleted Basketball Court Lighting
- Deleted Bollard Lighting Along Prairie Path Connection
- Left Existing Ballfield Lighting
- Deleted Colored Concrete at Prairie Path Connection
- Deleted Multi-Purpose Patio
- Deleted Underground and Aboveground Stormwater Detention and Provided Permeable Pavers with Stone Base at Parking Areas
- Deleted Relocating Water Main (Public Works – In-House)
- Deleted Winding Path at SW Corner

Soft Cost Savings:

- Reduced FFE
- Reduced Owner Costs

CURRENTLY @ \$19.8M

PROCESS



Process & Schedule

Cost Evaluation Process

Evaluating and reacting to the latest cost data is a continuous process throughout a project's design phase. As the Architect designs, draws, and specifies a project in increasing detail, more information becomes available, and the Construction Manager is able to provide more detailed and more accurate cost estimating.

1. Pre-Design:

Project budgets are established based on historical data and anticipated escalation.

2. Schematic Design:

A general cost estimate is prepared based on a preliminary site plan, floor plans, exterior elevations, and engineering system narratives.

3. Design Development:

A detailed cost estimate is prepared based on design development drawings, outline specifications and product data. Drawings and specifications include civil, landscape, architecture, structural, MPE, and low voltage systems.

4. Construction Documents:

Construction drawings and specifications are prepared for permit and bid.

5. Bidding & Negotiation:

Actual costs are known after opening bids. A construction contingency is added to the bid to cover unforeseen additional costs during construction.

6. Construction Begins

Any additional costs found during construction are funded from the contingency.

Schedule

1. Pre-Design

- 10/01/2021 – 04/01/2022

2. Schematic Design

- 04/01/2022 – 11/15/2022

3. Design Development

- 11/15/2022 – 02/01/2023
- Board Presentation

4. Construction Documents

- 02/01/2023 – 05/01/2023
- Early Bid Packages for: Precast, HVAC, Steel, possibly Electric

5. Bidding Negotiation

- 05/01/2023 – 06/01/2023

6. Construction Administration

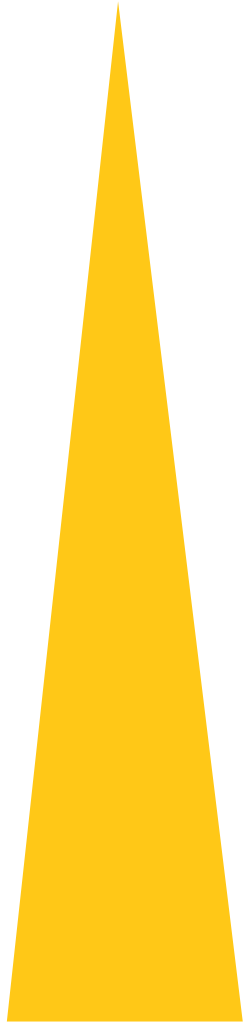
- 06/01/2023 – 06/01/2024

7. Owner Move-In

- 06/01/2024 – 08/01/2024

COSTS

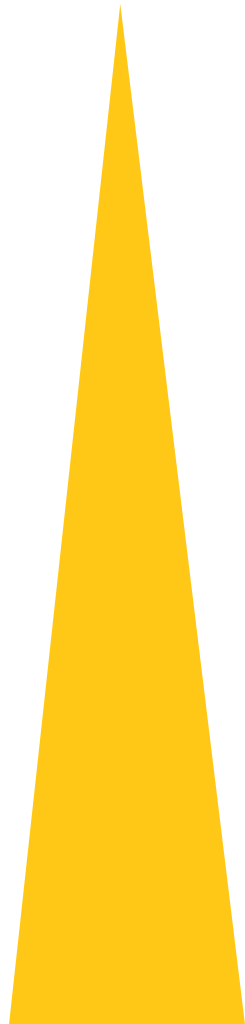




Factors Affecting Current Marketplace

- Volatile Economy
- High Inflation
- Rising Consumer Prices
- High Gasoline (& Related Petroleum Product) Prices
- Rising Construction, Labor, and Material Costs
- Skilled Labor Shortages
- Material Shortages
- Extended Manufacturing Lead Times
- Supply Chain Disruptions

Cost Update



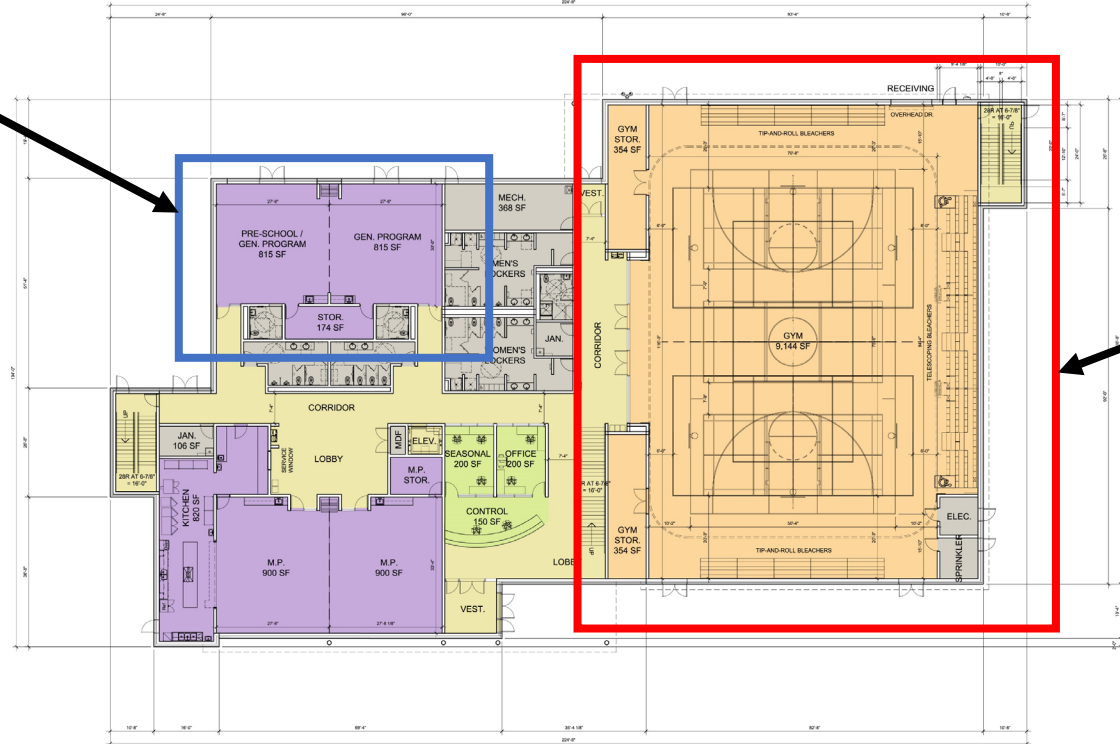
Building costs		\$	14,456,429
Site work costs		\$	2,097,200
CGL (general liability insurance)	1%	\$	165,536
WB Olson, Inc. construction fee	3%	\$	501,575
Design Contingency	5%	\$	861,037
Sub-total		\$	18,081,777
Soft costs:			
Professional Services work		\$	1,394,460
Owner costs (surveys, borings, testing, commissioning, utilities)		\$	235,000
Furniture, equipment, signage, artwork		\$	150,000
<hr/>			
Total Budget including construction and soft costs		\$	19,861,237

OPTIONS



Next Steps & Further Cost Evaluation at Completion of Design Development

Program Spaces
Delete if Necessary



Gym
Delete if Necessary



Additional Funding Options

Next Presentation & Cost Update: February 2023



Thank You!

