



- Background
- Floor Plans
- Summary



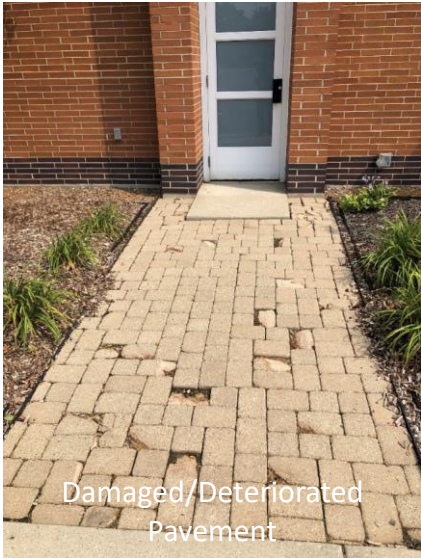
ORLAND PARK
LEGATARCHITECTS

Phase 1: Facilities Condition Assessment

► Facilities Condition Assessment

Summary of items discovered during:

- Site Assessment
- Envelope Assessment
- Interior Assessment
- Structural Assessment
- Infrastructure Assessment
- Code Compliance Review



Damaged/Deteriorated
Pavement



Deteriorated Building Envelopes



Worn/Dated Interior Finishes



Compromised Structural Systems



Damaged/Outdated
Building Infrastructure



Code violations

Summary - Estimate of Probable Cost

OWNER: Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment



Facilities Condition Assessment

Estimated costs to repair items identified during the Facilities Condition Assessment.

\$33M Long Range Investment to restore/modernize Facilities

\$7.9M investment to maintain facilities

\$7.7M could be invested in other facilities

ITEM	BUILDING	TOTAL COST FOR ALL PROJECTS	TOTAL COSTS FOR PROJECTS PRIORITIZED BY YEAR				
			YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032
			PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5
			INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480
	BUILDINGS TO REMAIN IN SERVICE						
1	Village Hall	\$3,949,015	\$590,527	\$782,526	\$2,304,779	\$98,541	\$172,641
2	Civic Center	\$3,027,497	\$477,005	\$628,009	\$1,874,118	\$2,365	\$46,001
3	Franklin Loebe Center	\$4,416,693	\$1,523,869	\$773,294	\$1,946,183	\$13,796	\$159,550
4	Recreational Administration	\$1,897,184	\$226,895	\$838,541	\$680,539	\$22,073	\$129,135
5	Concessions and Offices	\$222,313	\$26,209	\$145,555	\$31,705	\$0	\$18,844
6	Centennial Park Aquatics	\$335,882	\$52,643	\$145,555	\$116,070	\$0	\$21,615
12	SportsPlex	\$1,824,300	\$98,816	\$503,251	\$1,147,215	\$7,292	\$67,726
13	Police Department	\$638,678	\$26,359	\$223,556	\$363,698	\$236	\$24,829
15	Public Works Department	\$16,819,104	\$40,736	\$256,237	\$1,217,582	\$395,149	\$14,909,400
17	Thistlewood Pump Station	\$140,332	\$35,495	\$96,531	\$7,197	\$0	\$1,108
	SUB-TOTAL	\$33,270,997	\$3,098,554	\$4,393,056	\$9,689,085	\$539,452	\$15,550,849
	BUILDINGS TO BE MONITORED						
7	Centennial Ice Rink	\$36,944	\$0	\$25,860	\$0	\$0	\$11,085
11	O.P. Health and Fitness	\$6,935,257	\$17,972	\$3,091,779	\$3,812,265	\$8,475	\$4,766
14	Veteran's Center	\$485,691	\$34,371	\$53,235	\$153,606	\$236,498	\$7,981
19	Well House #5	\$190,869	\$143,364	\$23,147	\$19,998	\$2,365	\$1,995
20	Well House #7	\$153,311	\$64,811	\$45,486	\$22,321	\$11,825	\$8,868
21	Well House #9	\$170,719	\$73,760	\$22,339	\$36,169	\$985	\$37,466
	SUB-TOTAL	\$7,972,791	\$334,278	\$3,261,846	\$4,044,359	\$260,148	\$72,161
	BUILDINGS TO BE CONSOLIDATED						
8	Cultural Arts Center	\$6,083,924	\$335,176	\$2,941,002	\$2,771,117	\$4,927	\$31,702
9	History Museum	\$1,062,512	\$125,803	\$248,454	\$658,473	\$10,051	\$19,730
10	Parks Admin & Garage	\$357,021	\$50,621	\$119,308	\$70,334	\$5,912	\$110,845
18	Well House #10	\$280,823	\$145,273	\$21,901	\$103,770	\$7,883	\$1,995
	SUB-TOTAL	\$7,784,280	\$656,873	\$3,330,664	\$3,603,695	\$28,773	\$164,272
	TOTALS	\$49,028,068	\$4,089,706	\$10,985,567	\$17,337,139	\$828,373	\$15,787,282
			TOTAL FOR PROJECTS YEARS 1 to 5		\$49,028,068		

Legend

	Item is in Excellent Condition
	Item is in Good Condition
	Item Requires Maintenance
	Item Near End of Life
	Item Requires Replacement

Facilities Condition Assessment

Life Expectancy Matrix

BUILDING LIFE EXPECTANCY MATRIX	Site	Exterior Walls	Wall Openings / Windows	Exterior Soffits	Roof	Interior Finishes	Accessibility	Structural System	Mechanical Systems	Plumbing System	Power	Lighting	Life Safety Systems	Comments	Life Expectancy (Years)
BUILDINGS TO REMAIN IN SERVICE															
1 - Village Hall															30+
2 - Civic Center														Partial masonry wall reconstruction req'd.	30+
3 - Franklin Loebe Center															30+
4 - Recreational Administration				N/A											30+
5 - Centennial Concessions / Offices															30+
6 - Centennial Park Aquatic Center															30+
12 - Sportsplex															30+
13 - Police Department				N/A											30+
15 - Public Works Department														South Garage bldg. beyond useful life	10 to 15
17 - Thistlewood Pump Station															30+
BUILDINGS TO BE MONITORED															
7 - Centennial Ice Rink										N/A				Warming House requires upgrading	5 to 10
11 - O.P. Health and Fitness Center															30+
14 - Veterans Center				N/A											-5
19 - Well House #5															5 to 10
20 - Well House #7															5 to 10
21 - Well House #9															5 to 10
BUILDINGS TO BE CONSOLIDATED															
8 - Cultural Arts Center														Roof replacement required	10 to 15
9 - History Museum															-5
10 - Parks Admin & Garage															5 to 10
18 - Well House #10															-5

Phase 2: Programming Needs Assessment

► Programming Needs Assessment

General

Spatial requirements were reviewed with staff across the Village to improve efficiency within buildings and to consolidate spaces within departments.

Multiple concepts were developed and reviewed for practicality and functionality.

All concepts were reviewed for:

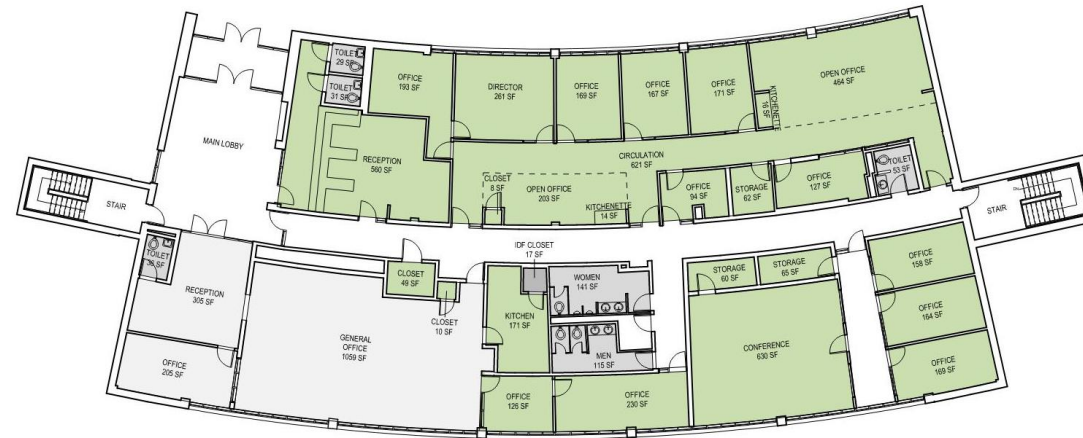
- Spatial Requirements
- Working Relationships
- Efficiency
- Security
- Staff Needs

The agreed-upon modifications are listed in the following slides.

RECREATION ADMINISTRATION BUILDING



EXISTING LOWER LEVEL



EXISTING UPPER LEVEL

Recreation Administration Building

Spatial analysis of the Recreation Administration Building resulted in the following conclusions:

- Inefficient use of space.
- Building layout was not optimal for staff needs.
- Limited ability to store large project materials within the building.
- Additional buildings were required to store necessary materials.
- Code violations in exit stairwells.

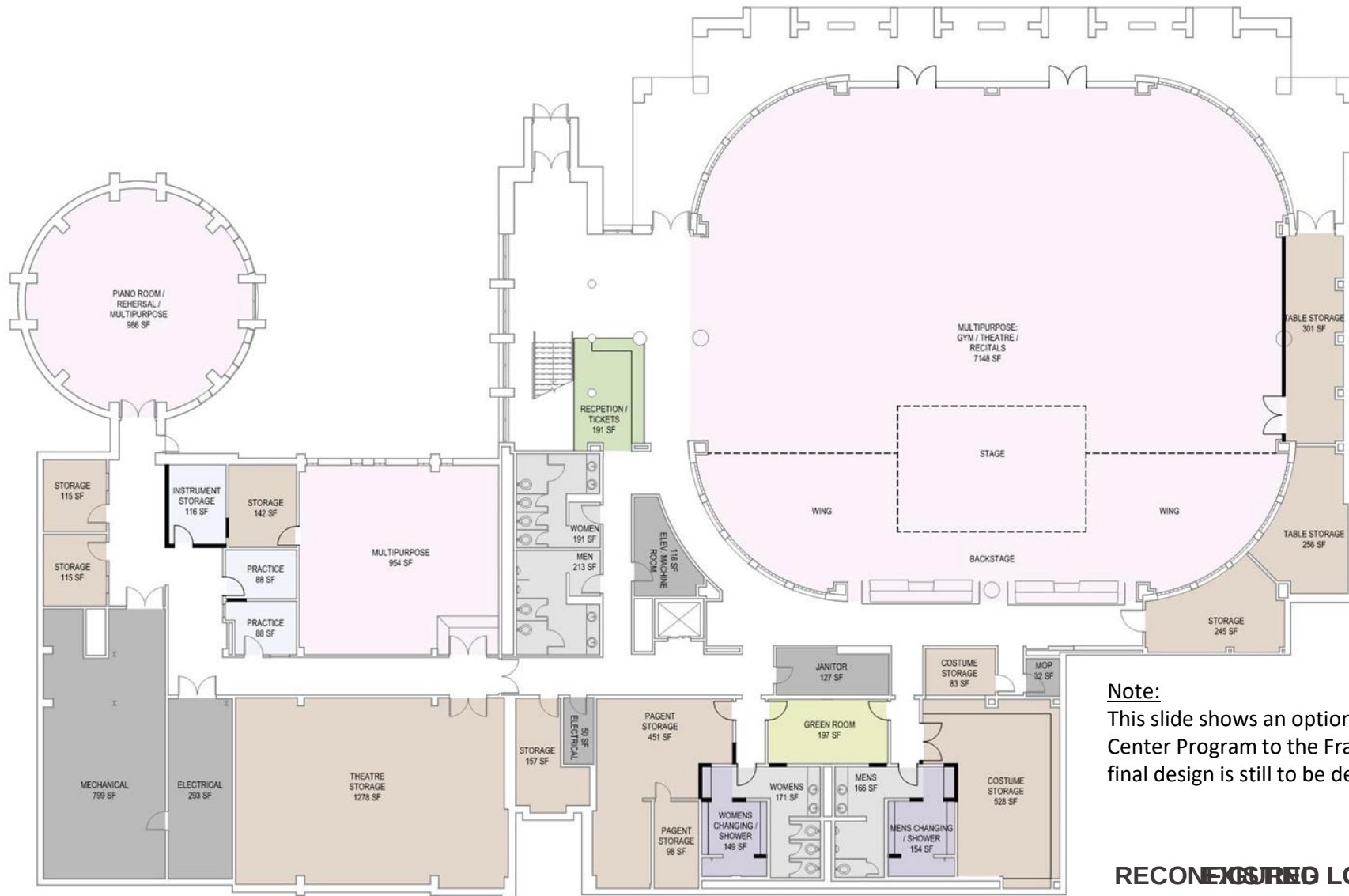


Spatial analysis of the Franklin Loebe Center resulted in the following conclusions:

- The building has the capacity to accept programming from the Cultural Arts Center.
- Locker areas can be used as theatre dressing rooms.
- A Green Room could be introduced for the Theatre; it could also serve as a small Mating Room.
- The Multi-Purpose Room can double as a Piano Room. The piano can remain for ensemble rehearsals.
- The Reception Area can be used to greet visitors and serve as a Ticket Booth for performances.

This slide shows an option for moving the Cultural Center Program to the Franklin Loebe Center. The final design is still to be determined.

RECONSTRUCTED LOWER LEVEL

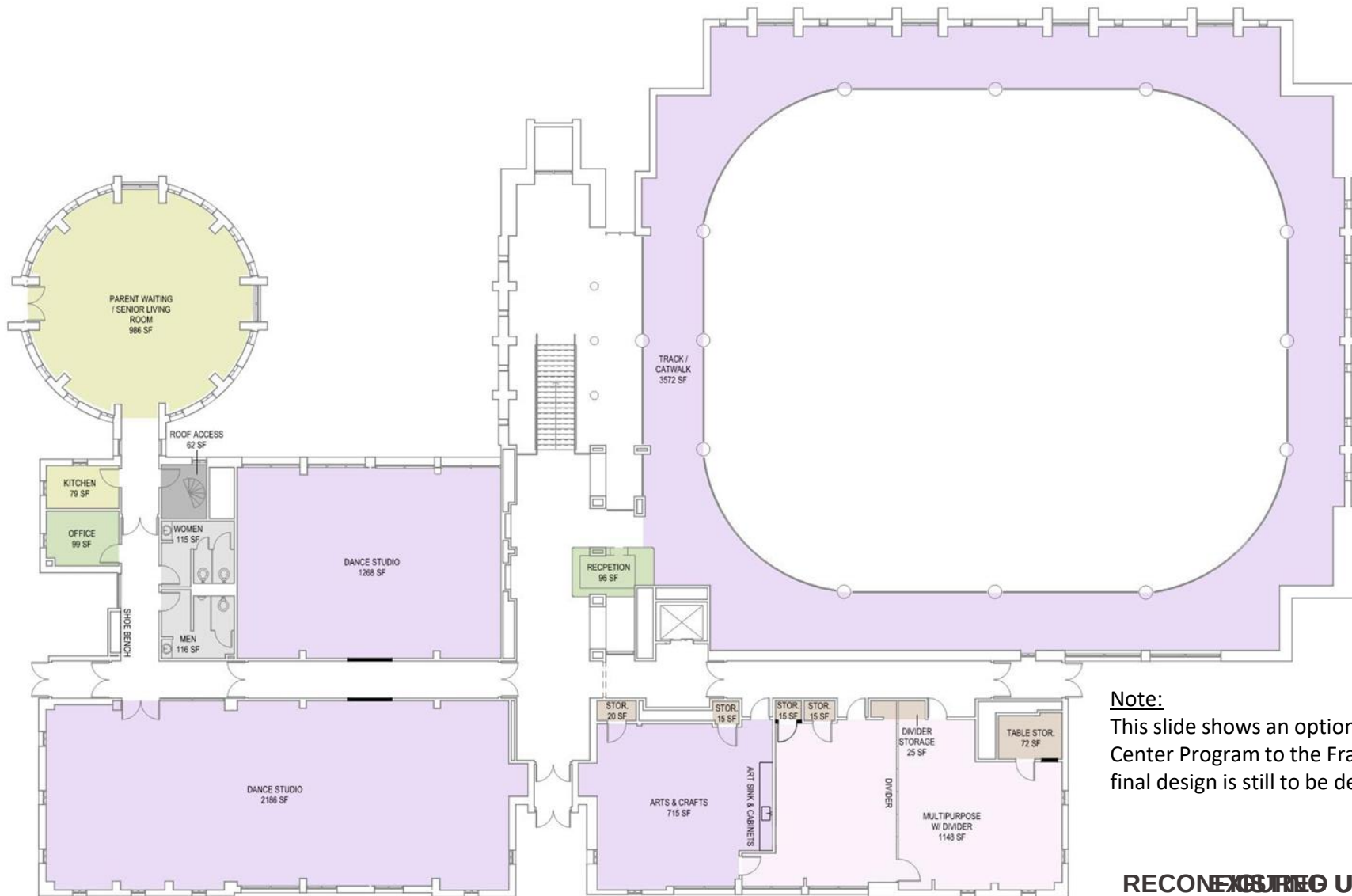


► Programming Needs Assessment

Franklin Loebe Center

Spatial analysis of the Franklin Loebe Center resulted in the following conclusions:

- The existing classrooms and storage rooms are underutilized.
- The building has the capacity to accept programming from the Cultural Arts Center.
- There is sufficient space for a large Dance Studio.
- There is sufficient space for a 2nd Dance Studio / Martial Arts Room that is larger than the current Martial Arts Room at the Cultural Arts Center.
- Individual Toilet Rooms can be removed from the Preschool area to maximize Multi-Purpose and Arts and Crafts Rooms.
- The Walking Track can also be used as a Catwalk for the Theatre.
- Shared Toilet Waiting / Senior Living Space, near Dance Rooms for parents, near Kitchen for seniors.

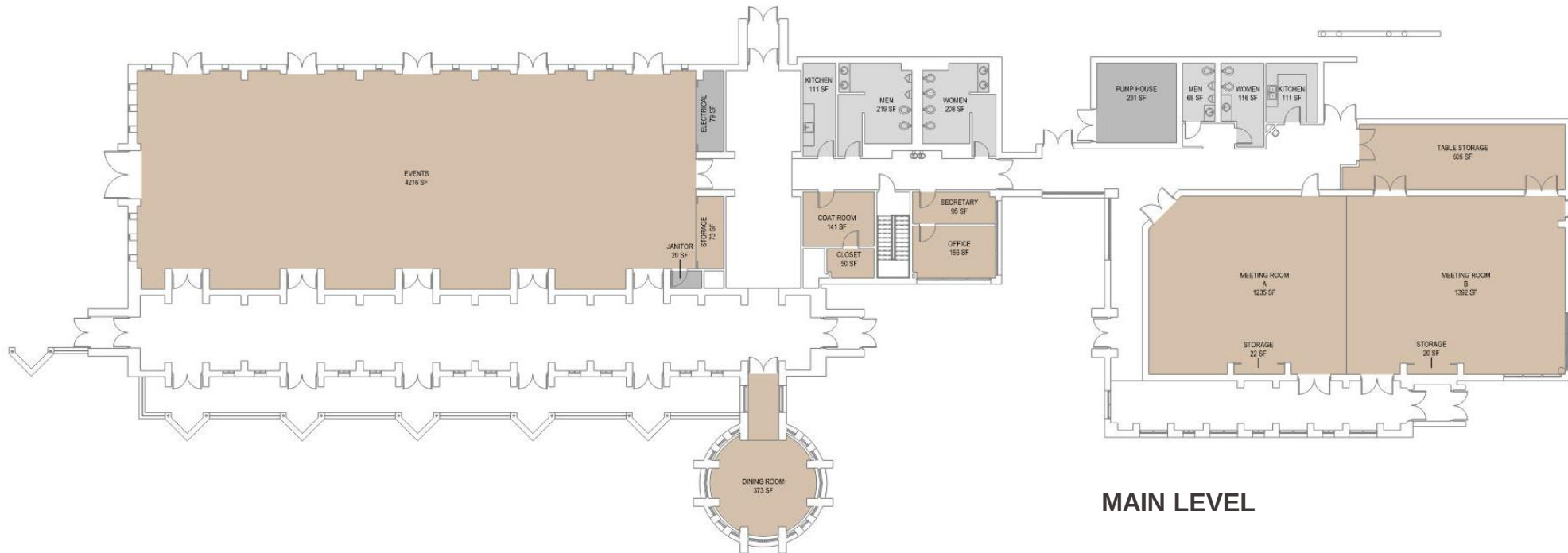


Programming Needs Assessment

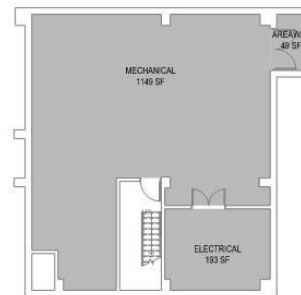
Civic Center

Spatial analysis of the Civic Center resulted in the following conclusions:

- The Civic Center can maintain its current functions; however, it is proposed that the Civic Center could be used as overflow space for the Cultural Arts Program.

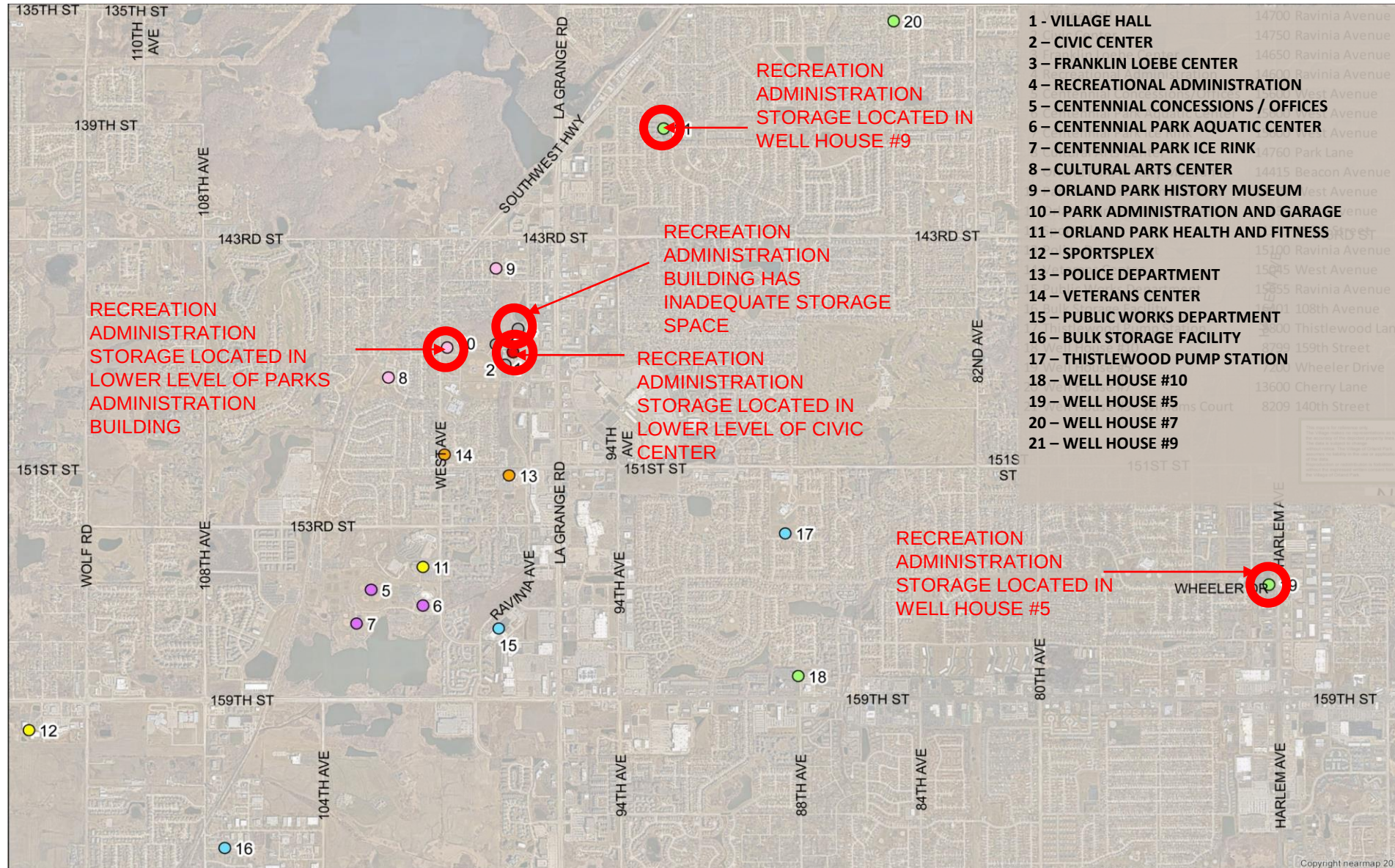


MAIN LEVEL



LOWER LEVEL

Phase 3: Recreation Administration Storage Master Plan



Recreation Administration Storage Master Plan

Background

- Recreation Administration Storage dispersed throughout the Village.
- Current building does not have the capacity to store all necessary materials.

Recreation Administration Storage Master Plan

Lower Level Floor Plan

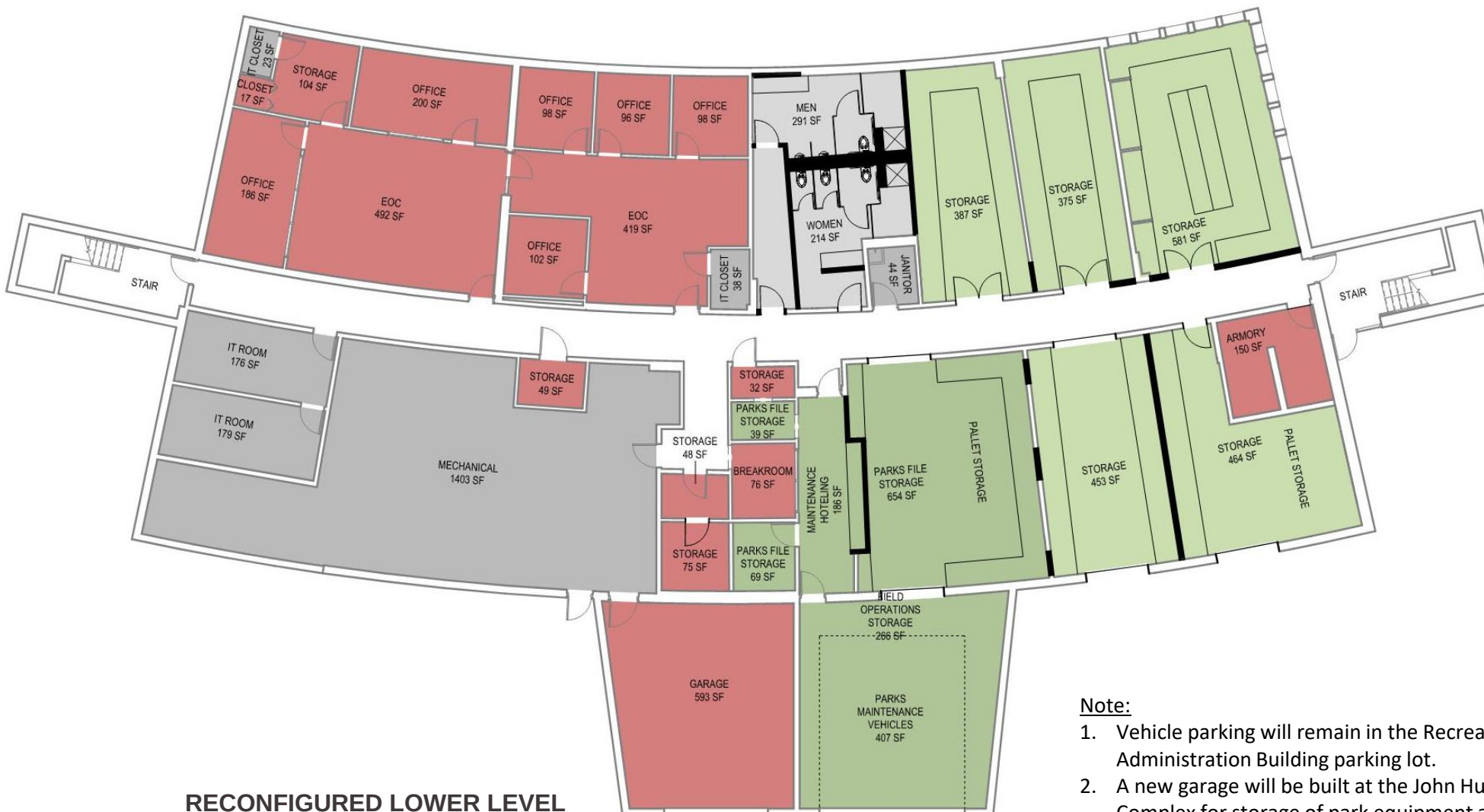
Renovations Include:

- Cell Blocks removed to create large storage rooms.
- Existing Locker Rooms renovated to create additional storage space and new Toilet Rooms with accessible toilet and shower compartments.
- Garage doors on the exterior walls of large Storage Rooms to provide storage access for large materials.
- Hoteling Workstations in a Touch-Down Corridor to provide file access for parks maintenance staff.
- Code compliant guardrails provided in exit stairwells.

Note:

1. Vehicle parking will remain in the Recreation Administration Building parking lot.
2. A new garage will be built at the John Humphrey Complex for storage of park equipment and supplies.

RECONFIGURED LOWER LEVEL

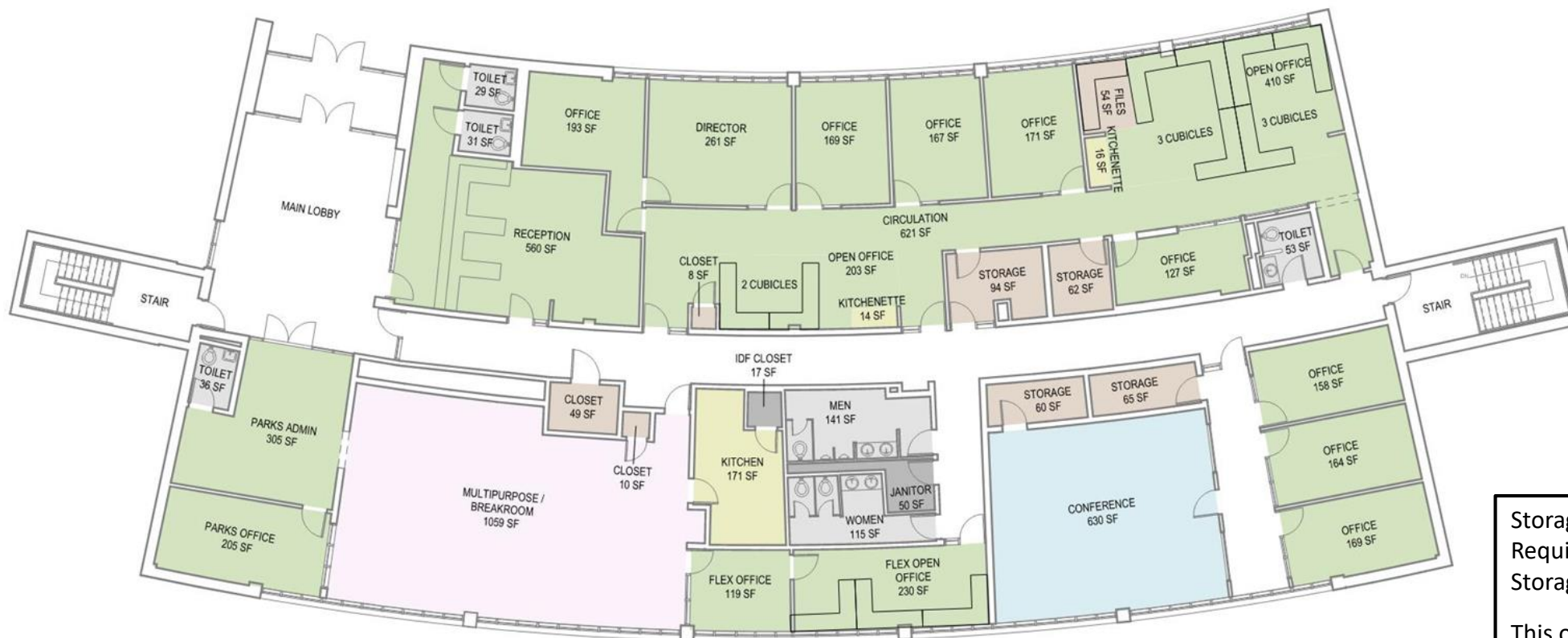


Recreation Administration Storage Master Plan

Upper Level Floor Plan

Renovations Include:

- Potential Flex Office space for displaced departments or future staff.
- Stored items removed from exit stairwells.
- Code compliant guardrails provided in exit stairwells.



RECONFIGURED UPPER LEVEL

Storage Space	4,800 SF
Required Storage Space	5,390 SF
Storage Deficiency	(590) SF

This option requires that Recreation Administration maintain Event Storage in Well House 9.

The 590 SF storage shortfall can be overcome if unnecessary items are discarded, and the storage rooms are organized with shelving.

Estimate of Probable Costs
\$2,625,000

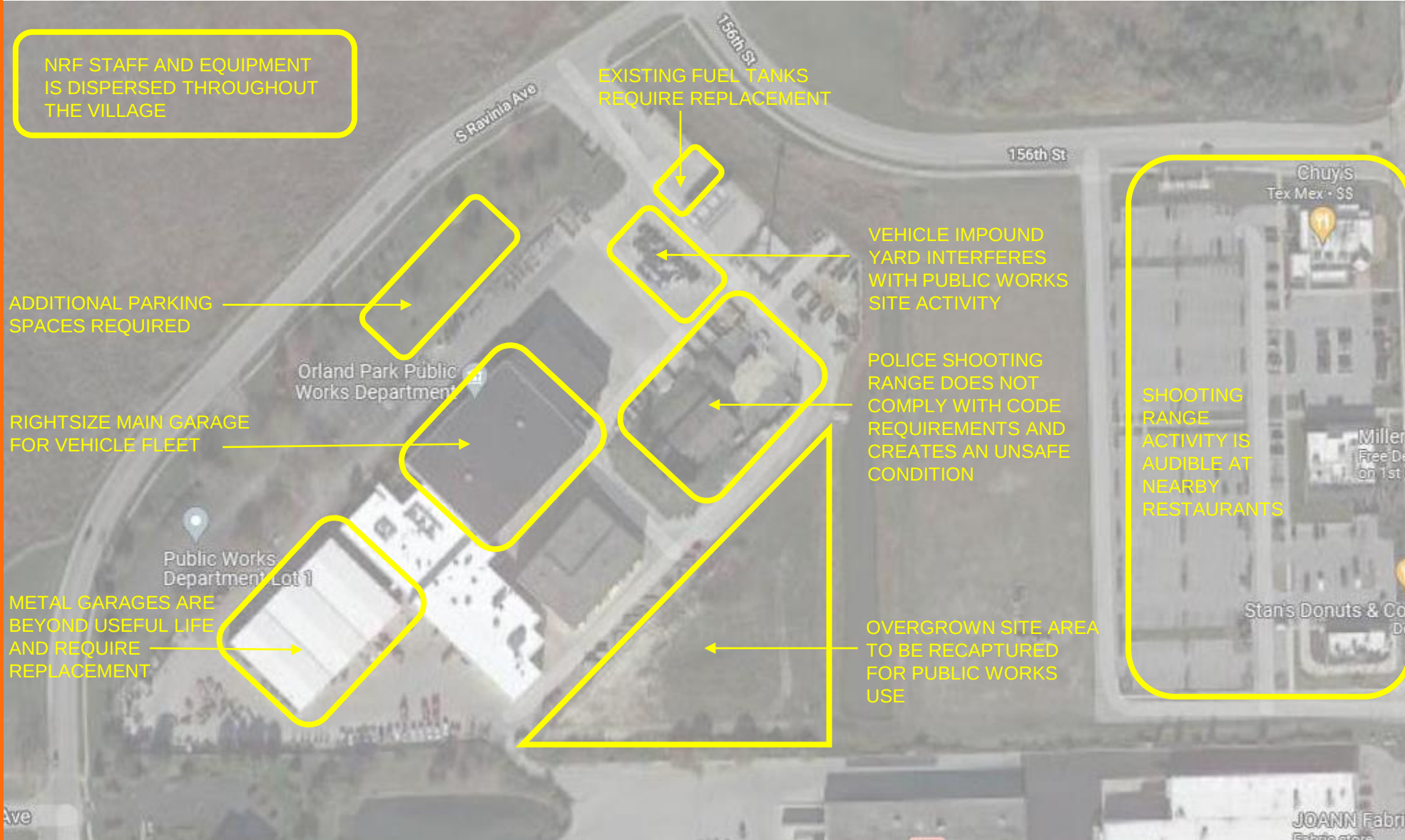
Phase 4: Public Works Department Master Plan

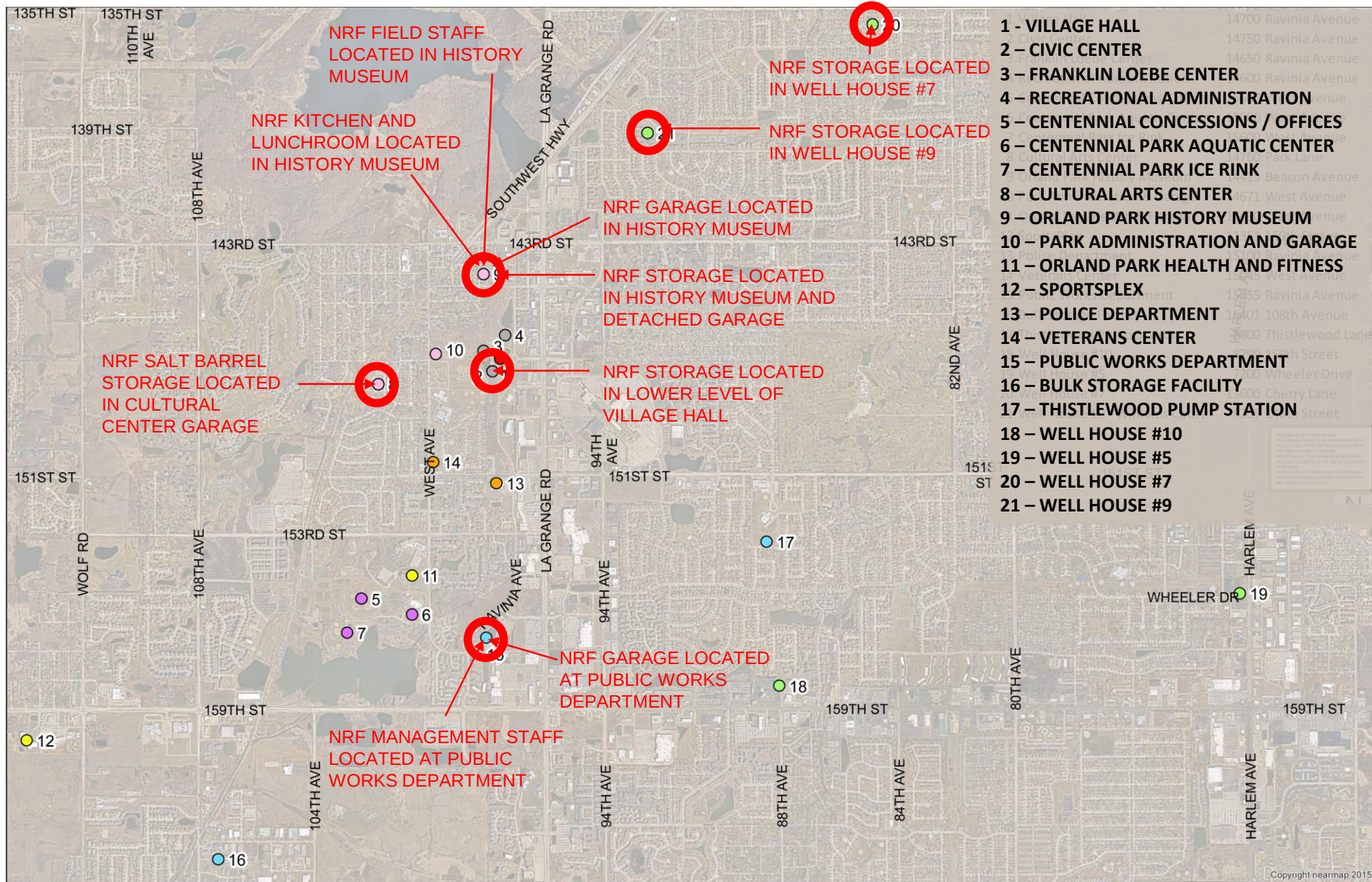
► Public Works Department Master Plan

Background

Existing Public Works Department Needs:

- Consolidation of NRF Staff.
- Sufficient garage space to store all Public Works vehicles.
- Additional parking spaces for private vehicles.
- Upgrade of the existing South Vehicle Garage.
- Reclamation of overgrown land in southeast corner of site.
- Relocate Vehicle Impound Yard to improve Public Works vehicle circulation.
- Relocate Police Shooting Range to eliminate unsafe site condition.





Public Works Department Master Plan

Background

NRF Staff and Equipment dispersed throughout Village.

NRF Staff desire consolidation.

NRF Equipment	Depth (ft)	Width (ft)	Number of spaces	TAG
4493 - 2003 DITCH 410SX	★			
4105 - 2016 ALAMO SHD88CTRCC	★	30'	10'	
4216 - 2015 MCMILLEN X2475 Skidsteer Auger	★			
4247 - 2017 BOBCAT 66	★			
4590 - 2021 GENIE GS4046	★	10'	5'	
5136 - 2001 CARLTON 2400-4	★			
5135 - 2000 MORBARK 13		30'	10'	
5166 - 2013 MORBARK M18RX				
4127 - 2003 CAT IT28		28'	12'	
4402 - 2014 FORD POLICEINTERCEPTOR	★	18'	8'	
4450 - 2021 FORD F450				
4338 - 2017 FORD F350				
4339 - 2014 FORD F250				
4351 - 2012 FORD F250				
4355 - 2012 FORD F250				
4357 - 2012 FORD F250		30'	10'	
4361 - 2019 FORD F250				
4304 - 2019 FORD F450				
4350 - 2015 FORD F550				
4365 - 2012 FORD F550				
4372 - 2012 FORD F550				
4391 - 2019 FORD F450				
5237 - 2004 FORD F750				
4502 - 2021 MORBARK 2131_TA		55'	12'	
4410 - 2014 CHEVROLET EXPRESS	★			
4415 - 2013 CHEVROLET EXPRESS	★			
4418 - 2013 CHEVROLET EXPRESS	★			
4441 - 2007 GMC SAVANA				
4445 - 2016 CHEVROLET EXPRESS3500	★	25'	10'	
4475 - 2015 CHEVROLET EXPRESS	★			
4352 - 2008 CHEVROLET 2500HD	★			
4439 - 2008 GMC SIERRA	★			
4342 - 2017 INTERNATIO WORKSTAR7400	★	36'	12'	
4171 - 2000 WACKER RD11A	★			
4115 - 2020 JOHNDEERE 333G				
4162 - 2013 NEWHOLLAND C227		15'	8'	
4146 - 2000 NEWHOLLAND TC33D				
4501 - 2021 VERMEER SC802				
TL4130 - 2020 GENIE TZ50		26'	12'	
TL4102 - 1990 DYNAWELD SSLIA	★			
TL4104 - 2017 KEMCO U-12	★			
TL4113 - 1993 REDIHAUL RH12TB5	★			
TL4115 - 1998 REDIHAUL FSL14	★			
TL4116 - 1998 REDIHAUL FSL14	★			
TL4121 - 2007 BEAVER OW-20	★	26'	10'	
TL4123 - 2007 BEAVER SD16	★			
TL4151 - 2016 CARGOMATE EHW712TA2	★			
TL4188 - 2013 CARGOMATE BL716TA2	★			
TL4401 - 2022 FELLING FT-A6IT-100788	★			
4117 - 2013 CLUB CAR CARRYALL 272		11'	5'	
Total 53			42	

42 NRF VEHICLES

51 STREETS VEHICLES

Streets Equipment	Length (ft)	Width (ft)	Number of Spaces	TAG
5102 - 2009 TURBO TURF ICS300E				
5125 - 2006 BOBCAT 723FL	30'	10'	1	
5195 - 2021 TORO TX1000				
5101 - 2014 CAT 924K	30'	12'	1	
5226 - 2016 FORD TRANSITCONNECT	16'	8'	2	
5354 - 2018 FORD TRANSIT				
5202 - 2019 FORD F250	★			
5204 - 2012 FORD F250	★			
5207 - 2012 FORD F250	★			
5208 - 2012 FORD F250	★			
5665 - 2012 FORD F250	★			
5206 - 2017 FORD F450 SUPER DUTY	30'	10'	11	
5228 - 2017 FORD F450 SUPER DUTY				
5230 - 2017 FORD F450 SUPER DUTY				
5241 - 2014 FORD F550				
5243 - 2014 FORD F550				
5246 - 2017 FORD F550				
5221 - 2017 FORD ESCAPE	★	16'	8'	
5209 - 2012 INTERNATIO WORKSTAR7400				
5211 - 2019 INTERNATIO WORKSTAR7400				
5215 - 2012 INTERNATIO WORKSTAR7400				
5223 - 2015 INTERNATIO WORKSTAR7400				
5240 - 2017 INTERNATIO WORKSTAR7400	40'	12'	9	
5269 - 2015 INTERNATIO WORKSTAR7400				
5276 - 2018 INTERNATIO WORKSTAR7500				
5280 - 2019 INTERNATIO WORKSTAR7400				
5282 - 2019 INTERNATIO WORKSTAR7400				
5279 - 2018 FREIGHTLIN M2-106	30'	12'	1	
PCMS1 - 2011 VERMAC PCMS1500	★			
PCMS2 - 2011 VERMAC PCMS1500	★			
PCMS3 - 2011 VERMAC PCMS1500	★			
PCMS4 - 2011 VERMAC PCMS1500	★	30'	8'	
5138 - 2002 SOLAR TECH AB0715D	★			
5139 - 2002 SOLAR TECH AB0715D	★			
5164 - 2012 WANCO WTSP	★			
5203 - 2005 STERLING L7501				
5205 - 2004 STERLING L7501				
5216 - 2002 STERLING L7501				
5225 - 2002 STERLING L7501				
5229 - 2002 STERLING L7501				
5231 - 2002 STERLING L7501				
5248 - 2002 STERLING L7501	40'	12'	12	
5256 - 2002 STERLING L7501				
5258 - 2002 STERLING L7501				
5262 - 2002 STERLING L7501				
5277 - 2002 STERLING L7501				
5281 - 2002 STERLING L7501				
5236 - 2003 STERLING LT8500				
5127 - 1999 WACKER RD11A				
5194 - 2021 WACKER RD12A	30'	10'	1	
5109 - 1993 NEWHOLLAND L-785				
5113 - 2003 NEWHOLLAND LS 170				
TL5104 - 1989 STOW T3000	★			
TL5107 - 2002 REDIHAUL RH 12TBE	★			
TL5120 - 2007 BEAVER LM-14	★			
TL5136 - 2001 JB ENTERP 05/10 HARG	★			
TL5102 - 1994 REDIHAUL FSL14HE	★	26'	10'	
TL5109 - 2009 LOADTRAIL TD8120	★			
TL5119 - 2004 BEAVER LM-12	★			
TL5125 - 2018 CARGOMATE BL716TA2	★			
TL5118 - 1987 DYNAWELD 24TE	★			
Total 66			51	

Water Equipment	Length (ft)	Width (ft)	Number of Spaces	TAG
6125 - 1994 RAMMAR S-25	★			
6118 - 1990 SULAIR 1750	★	30'	10'	
6127 - 1995 DITCH 1820			1	UT-1
6178 - 2019 WORKHORSE JAJ-600WH				
6120 - 2004 NEWHOLLAND LB75B		30'	12'	
6166 - 2015 NEWHOLLAND B95C				
6167 - 2020 KUBOTA K008-3		30'	12'	
6168 - 2020 KUBOTA KX080-4S			1	UT-3
6129 - 2000 CAT IT28		28'	12'	
6011 - 2012 FORD FOCUS	★	16'	8'	
6001 - 2011 FORD E250				
6064 - 2010 FORD E250				
6008 - 2011 FORD F150	★			
6017 - 2016 FORD F250				
6024 - 2014 FORD F350		30'	10'	
6044 - 2012 FORD F550			9	UT-6
6063 - 2014 FORD F350	★			
6065 - 2014 FORD F350				
6066 - 2019 FORD F450				
6010 - 2008 GMC SAVANA				
6027 - 2008 GMC 2500HD				
6053 - 2003 CHEVROLET SILVERADO 2500HD	25'	10'	5	UT-7
6068 - 2009 CHEVROLET 2500HD				
6093 - 2010 CHEVROLET EXPRESS3500				
6002 - 2003 WORKHORSE STEPVAN	32'	12'	1	UT-8
6078 - 2016 FREIGHTLINER 114SD	45'	12'	1	UT-9
6018 - 2020 INTERNATIO HV607				
6084 - 2016 INTERNATIO WORKSTAR7400	40'	12'	3	UT-10
6085 - 2015 INTERNATIO WORKSTAR7400				
6101 - 1999 NEWHOLLAND LX865	16'	8'	1	UT-11
TL6105 - 1996 KARAVAN TRAILER	★			
TL6114 - 1997 BEAVER OW-20	★	26'	10'	
TL6178 - 2019 PJTRAILERS 47712			4	UT-12
TL6106 - 2004 BEAVER OW-20	★			
6132 - 1998 TORO 3300-D	★	16'	7'	
Total 40			31	UT-13

31 UTILITIES VEHICLES

Note:

Vehicles and equipment designated with “★” can be stored outside.

Public Works Department Master Plan

Background

Public Works Vehicle List

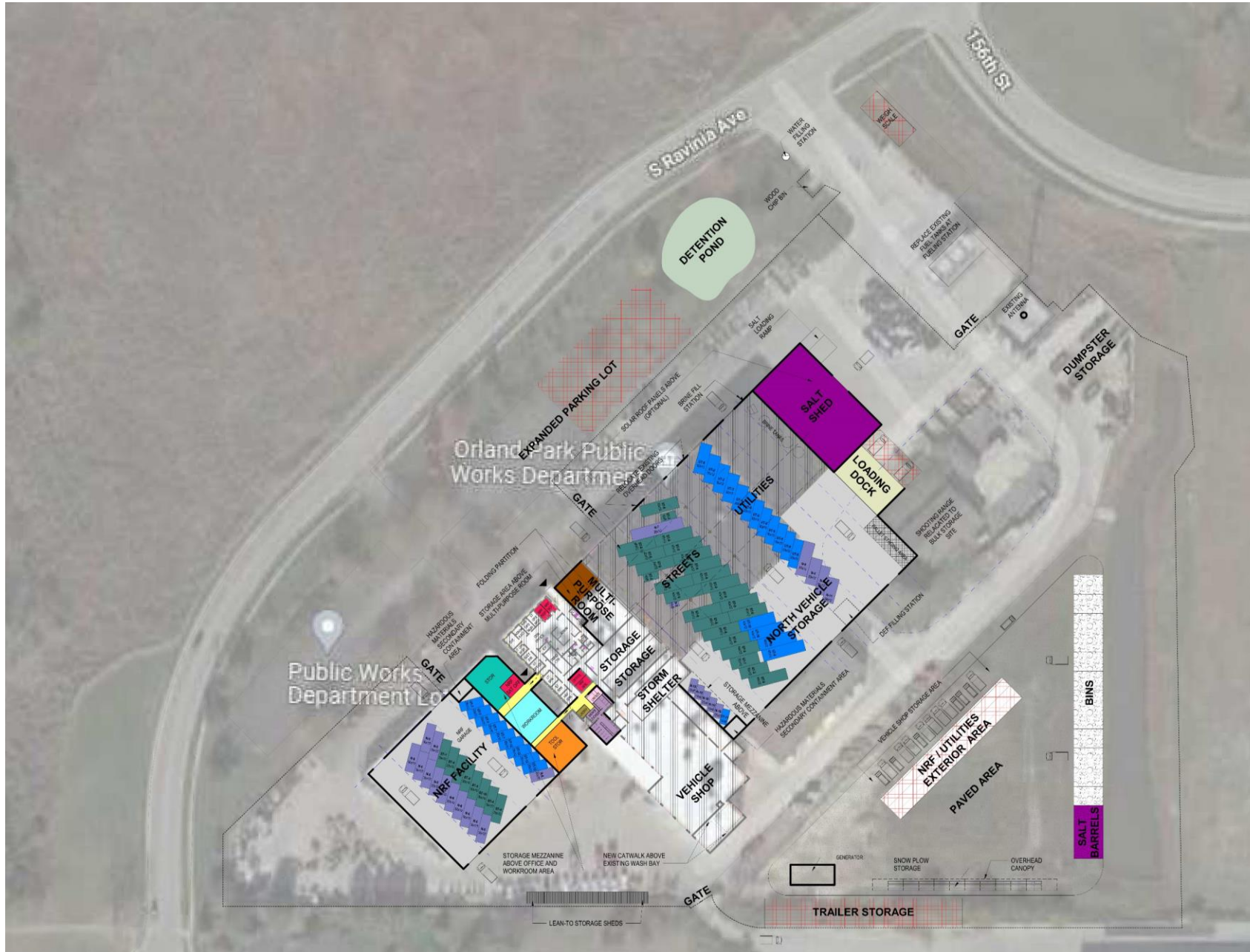


Facilities Condition Assessment

Background

Police Shooting Range
Creates an Unsafe Site
Condition.





DRAWING LEGEND

- CIRCULATION
- MEETING ROOM
- LAUNDRY
- MEN'S LOCKER ROOM
- WOMEN'S LOCKER ROOM
- UNISEX LOCKER ROOM
- OFFICE
- RECEPTION / ADMINISTRATION
- STAFF LOUNGE / BREAK ROOM
- STORAGE
- SALT STORAGE
- TOILET ROOM
- TOOL STORAGE
- WORKROOM
- EXISTING AREA RENOVATION
- EXISTING AREA (NO WORK)
- GARAGE (NEW CONSTRUCTION)
- LOADING DOCK
- NRF VEHICLE PARKING
- STREETS VEHICLE PARKING
- UTILITIES VEHICLE PARKING
- GREENSPACE
- PAVEMENT - ASPHALT
- PAVEMENT - DECORATIVE
- MATERIAL STORAGE BINS

Public Works Department Master Plan

Phase 1 – Site Construction

- Parking Lot Expansion
- Weigh Scale
- Fuel Tank Replacement
- Pavement in Southeast Corner
- Material Storage Bins
- Covered Storage Areas

Phase 2 – New NRF Facility and Admin Building Interior Renovation

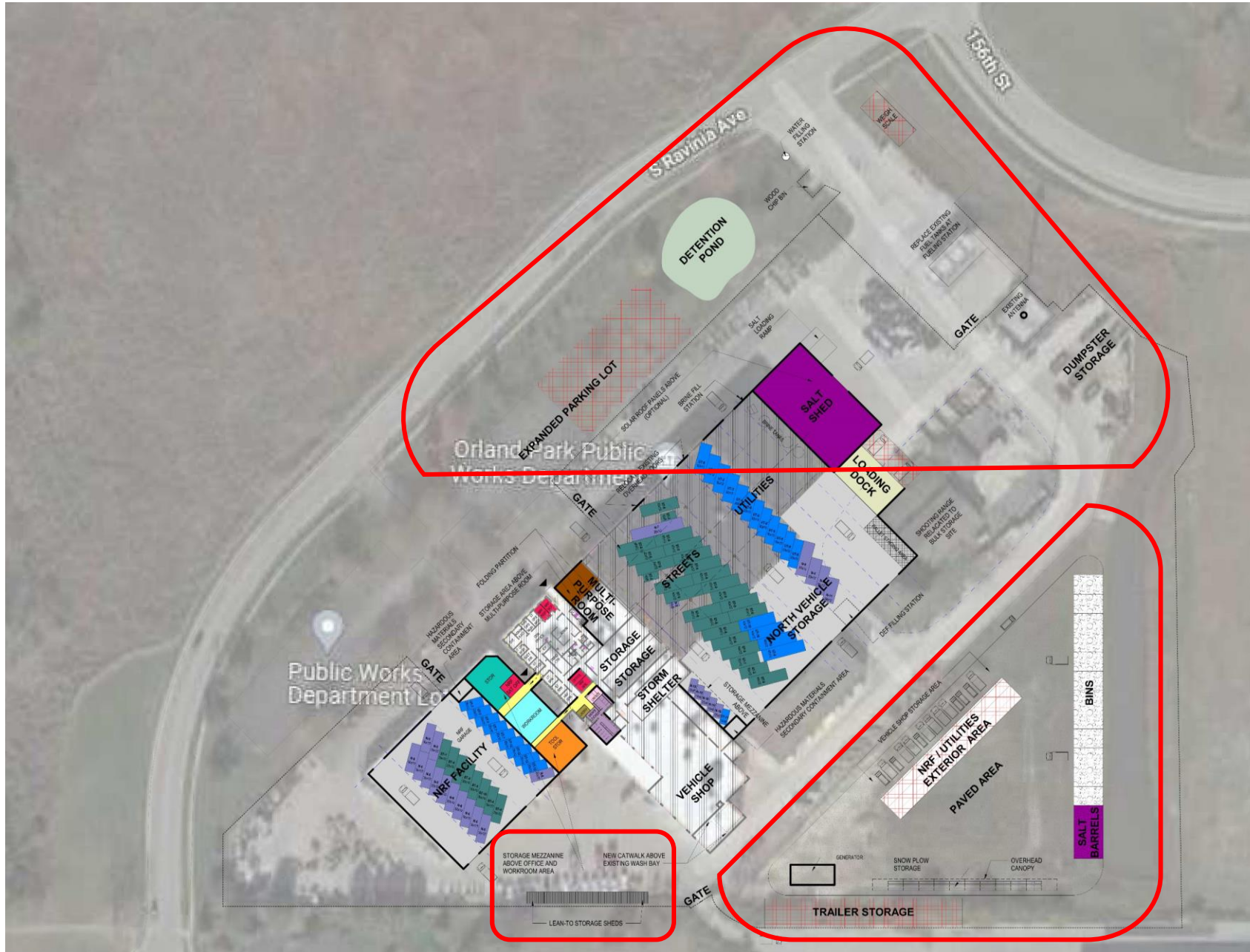
- Existing Metal Garage Demolition
- New NRF Facility on Old Metal Garage Site
- Administration Building Interior Renovation, Including Multi-Purpose Room Addition

Phase 3 – Shooting Range Construction

- Demolition of Existing Shooting Range and Sheds
- Construction of new Off-Site Shooting Range

Phase 4 – North Garage Expansion

- Demolition of existing storage building
- North Garage Expansion
- Salt Shed Construction
- Loading Dock Construction



DRAWING LEGEND

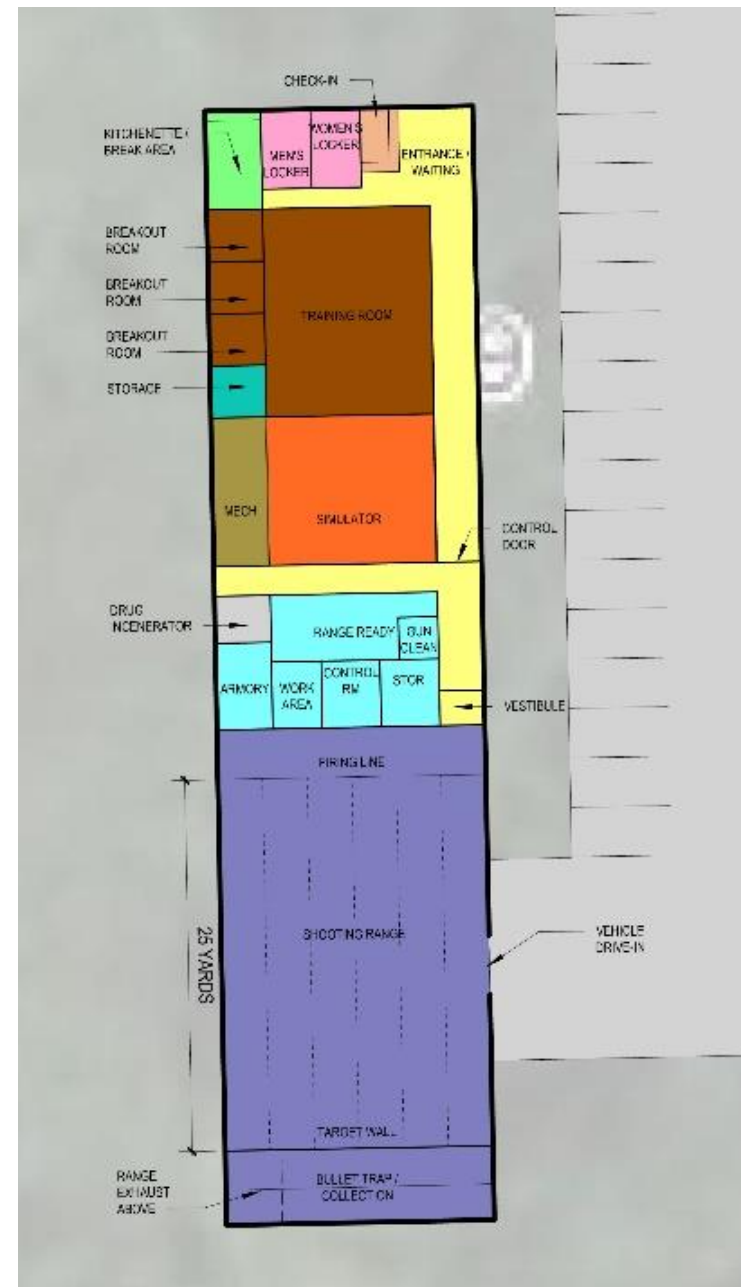
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- WORKROOM
- EXISTING AREA RENOVATION
- EXISTING AREA (NO WORK)
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- UTILITIES VEHICLE PARKING
- GREENSPACE
- PAVEMENT - ASPHALT
- PAVEMENT - DECORATIVE
- MATERIAL STORAGE BINS

Public Works Department Master Plan

Phase 1

Site Construction

- Parking Lot Expansion
- Weigh Scale
- Fuel Tanks Replacement
- Water Filling Station
- Pavement in Southeast Corner
- Generator
- Material Storage Bins
- Covered Storage Areas



Public Works Department Master Plan

Phase 3
Proposed Plans for
Relocated Shooting Range
and Vehicle Impound Yard

PUBLIC WORKS DEPARTMENT ADDITION AND RENOVATION SUMMARY

Public Works Department Master Plan

Renovation Summary

NRF Building Storage	6,738 SF
Admin Building Storage	8,040 SF
North Garage Storage	7,800 SF
Pallet Storage Area	1,185 SF
Total Storage	23,763 SF

Existing Storage	+/-18,000 SF
Storage Overage	+/-5,700 SF

Note:
Construction requires relocation of the existing
Shooting Range and Vehicle Impound Yard.

Targeted Construction Costs	
Phase 1: Site Construction	\$5,000,000
Phase 2: NRF Facility / Renovation	\$5,000,000
Phase 3: Shooting Range / Impound	\$6,500,000
Phase 4: North Garage Expansion	<u>\$5,000,000</u>
Total	\$21,500,000

