



Public Works Site Optimization

The Public's unsung First Responders

Update 6.2.25

Public Works First Responders are a vital part of emergency response teams, providing essential services before, during, and after emergencies.

They are critical to first response as public safety personnel and are required to clear roadways, assess damage, and remove debris.

Project Update

Goals tonight:

- To provide a comprehensive understanding of the project
 - What the needs for the project are?
 - What the buildings will look like?
 - What the site layout of Public Works will be?
 - What the phasing of project will be?
 - What funding for the project is?
 - What the costs currently are and projected?
 - What the next steps will be?
- Approval to bring the project to planning commission committee on June 3, 2025

Why the need for the project to accomplish PW's mission?

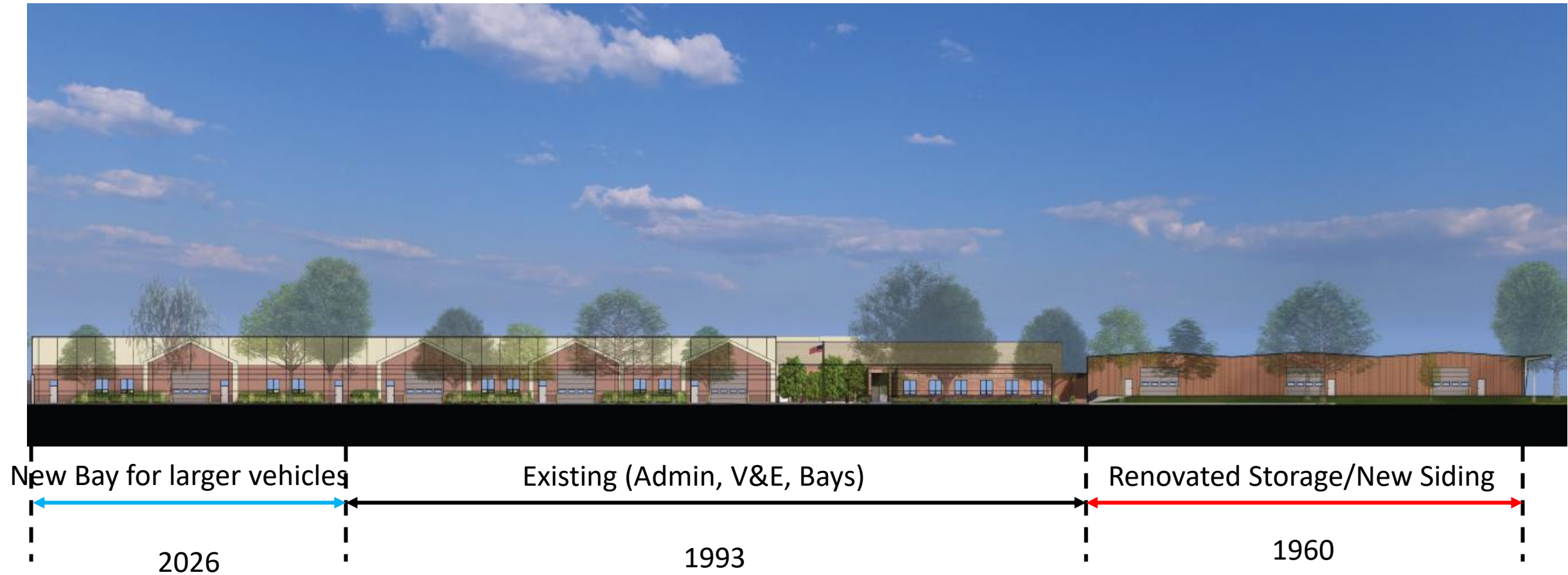
By completing the Facility Space Utilization and Condition Assessment in 2021, the following framework shaped the Public Works (PW) Site Optimization Project and was added to the 2023 Capital Improvements Plan.

- **Reduce inventory** of older building/high maintenance facilities (Cultural Arts Center, Nature Center, & Wellhouses).
- **Consolidate storage** to Public Works site instead of it spread throughout the Village's facilities.
 - Move out of Rec Admin/Old Village Hall and **maximize space for Recreation and Parks** storage and programs.
- **Protect vehicles and equipment** from environmental degradation and vehicle life reduction, increase in cost, and severe weather like hail damage by expanding north building. All-weather storage ensures increased effectiveness and availability.
- **Improve outer shell** of 65 year-old building with new panels and consolidate storage into building.
- **Maximize vacant lot** in back to pull laydown materials & salt/brine operations to the back of PW.
- **Improve salt storage** with wood structure, increase salt storage capacity for next 30 years and increase brine operations to protect environment.
- **Improve restroom and locker area** due to consolidation of natural resources and facilities into Public Works.

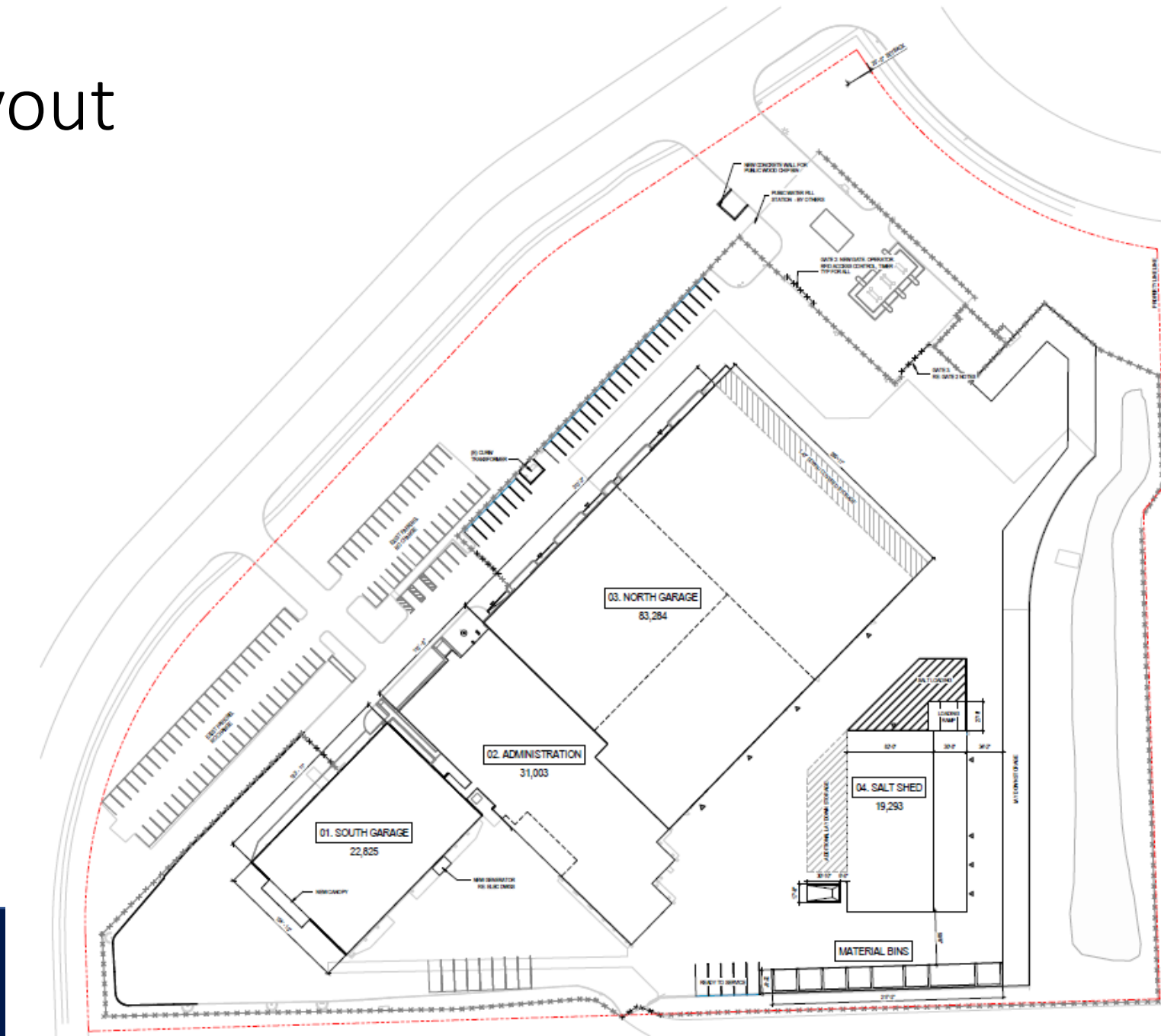
Ravinia View



Ravinia View

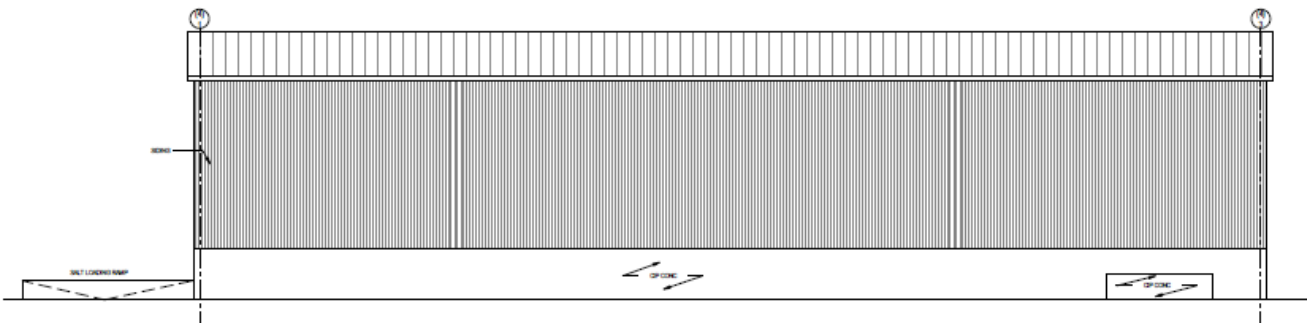
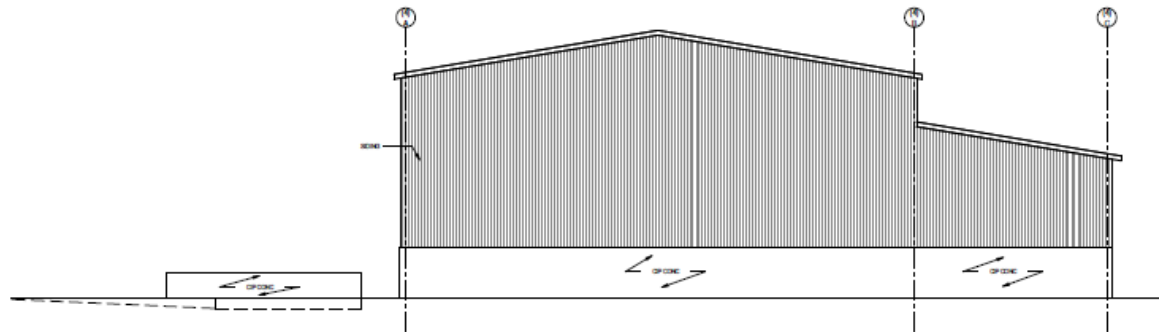
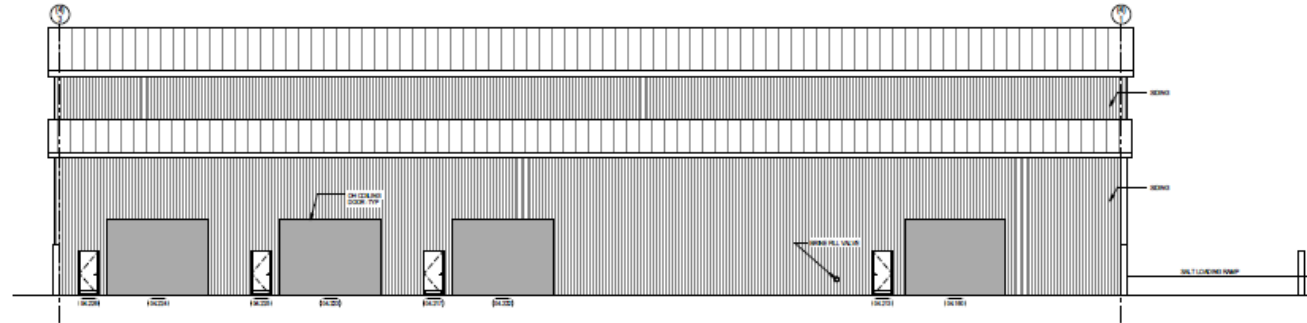
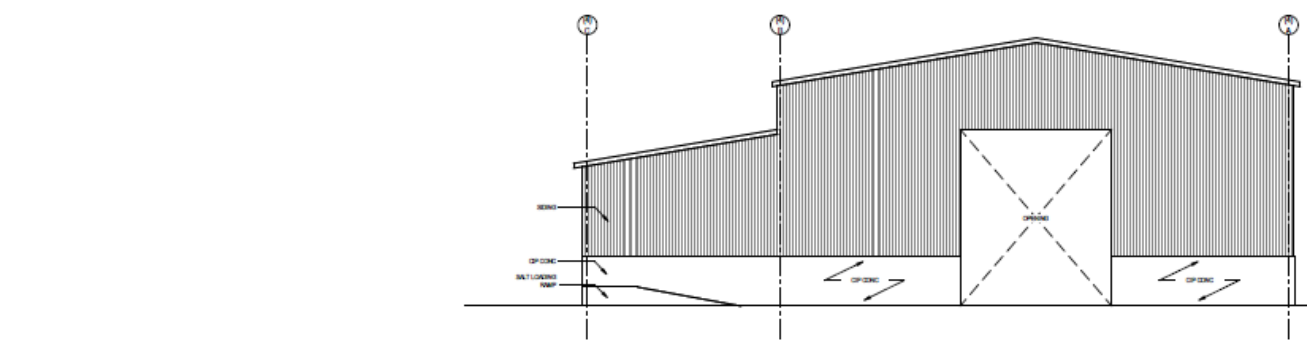


Site Layout



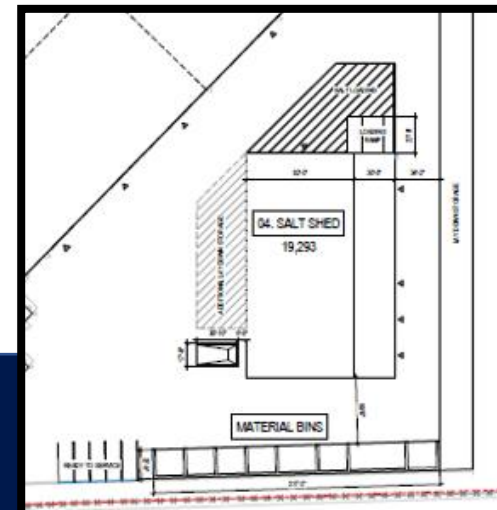
ORLAND PARK

Salt/Brine Building

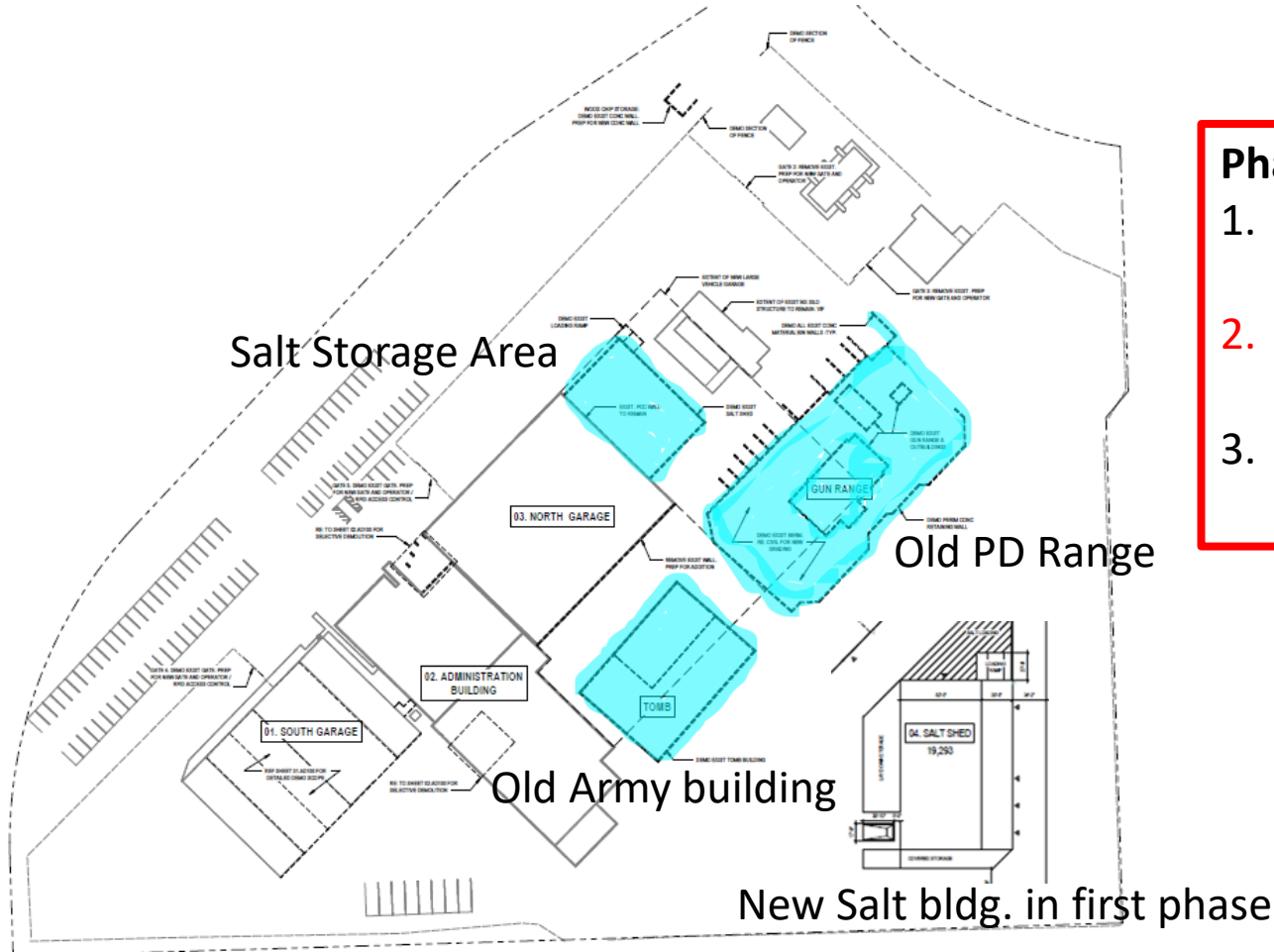


Phasing of Work To Maintain PW Operations

1. Construct salt/brine building, site utilities to building, and locker room renovations.
2. Demolish range, old salt storage, and old army building.
3. Construction north bay and renovate south storage area.



Site Demolition



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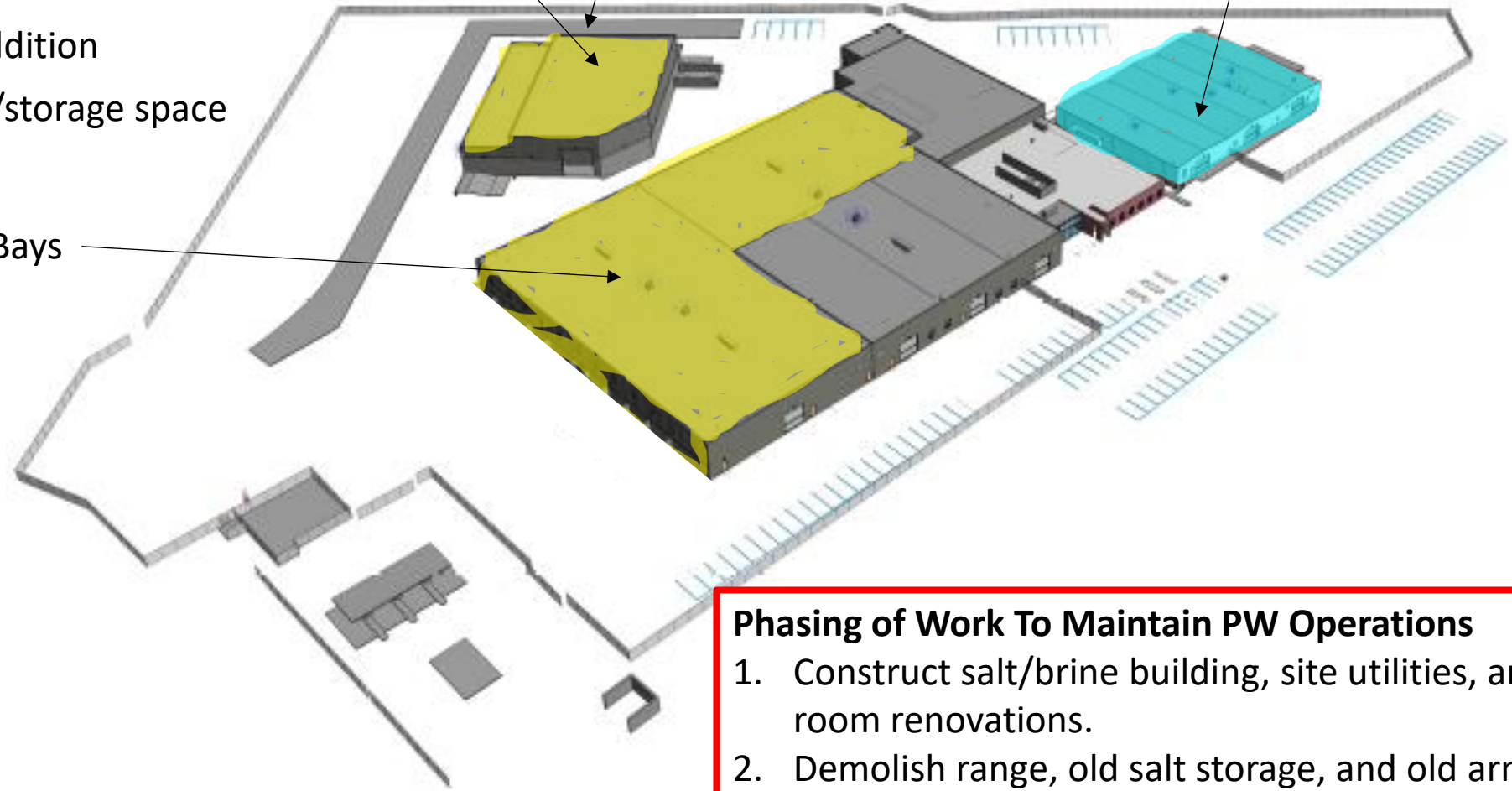
-  New building/addition
-  Renovated shell/storage space

Equipment Storage Bays

Salt Storage/Brine/Weather protected material

Material Bins moved to back of bldg

Equipment Shops, Storage Space
(Eliminates spaces in other bldgs. in Village.)



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Funding

Previous Funding

• FY23/24 Design- A/E	\$749,300	(Valdes)
• FY24 Cost Estimating/Value Engineering	\$ 17,250	(Harbour Const.)

Future Funding ('23 CIP)

	<u>FY25</u>	<u>FY26</u>
• Bonds: Construction	\$5M	\$10M
• Motor Fuel Tax: Construction*	\$5M*	
• Capital: Soil borings/Const. Value/Oversight for FY25/26	\$350K**	\$350K**
• Capital: Other Owner Costs	\$435K	\$750K
• Includes construction testing, low voltage, utility fees, modular concrete blocks, stone/asphalt, reassembling brine equipment		

* Motor fuel tax funds identified after the '23 CIP to minimize bond costs

** Valdes provided proposal for \$434,633 for entire project

Cost Estimate before we bid out

	<u>FY25</u>	<u>FY26</u>
• General Requirements	\$ 43,282.00	\$ 89,782.00
• Site Work- Utilities, demo, grading	\$1,321,063.55	\$ 929,937.00
• Salt/Brine Storage Facility & Restroom/Locker Room	\$3,006,095.00	N/A
• North/South Garage	N/A	\$ 9,149.741.00
• GC 6%/4.1%, Insurance 1.2%, Bond 1%, OH/Profit Fee 5%*	<u>\$ 577,665.95</u>	<u>\$ 1,067,506.05</u>
• Subtotal for Phases	\$4,948,106.51	\$11,236,966.05
• Total		\$16,185,073.00
• Contingency ~ 8.1%		<u>\$ 1,314,927.00</u>
• Grand Total		\$17,500,000.00**

* Estimate is based on typical General Contractor (GC) method. A Construction Manager (CM) method could be less.

** Final Estimate is \$2.5M less than funds planned in '23 CIP and Motor Fuel Tax (\$20M) and includes contingency.

Value Engineered Items out of Construction Bid

Scope Eliminated

- North/South Roofs, last done 2000, 20-30 Yr lifespan
- Extension of all purpose room
- Mezzanine in South building/southeast corner

When to be done?

Cost

Comments

FY2029

\$1.8M

In CIP Plan

FY2030

\$800K

Added to CIP

Evaluate later

Value Engineering Items

- Salt/Brine Facility- Wood structure, wood trusses, shingle roofing, siding
- North Garage- Don't upgrade drains
- North Garage- Reuse overhead heaters for salt building for brine area
- Utilities- Cap water main between building
- Site- Unsuitable soil condition by doing additional borings

Self Perform

- Removal Range Trees
- Move Range Concrete blocks
- Additional Modular block concrete blocks
- Reinstall Henderson Brine Equipment
- Asphalt Contract (Stone/Asphalt)

By whom

NRF- Complete

PW store blocks

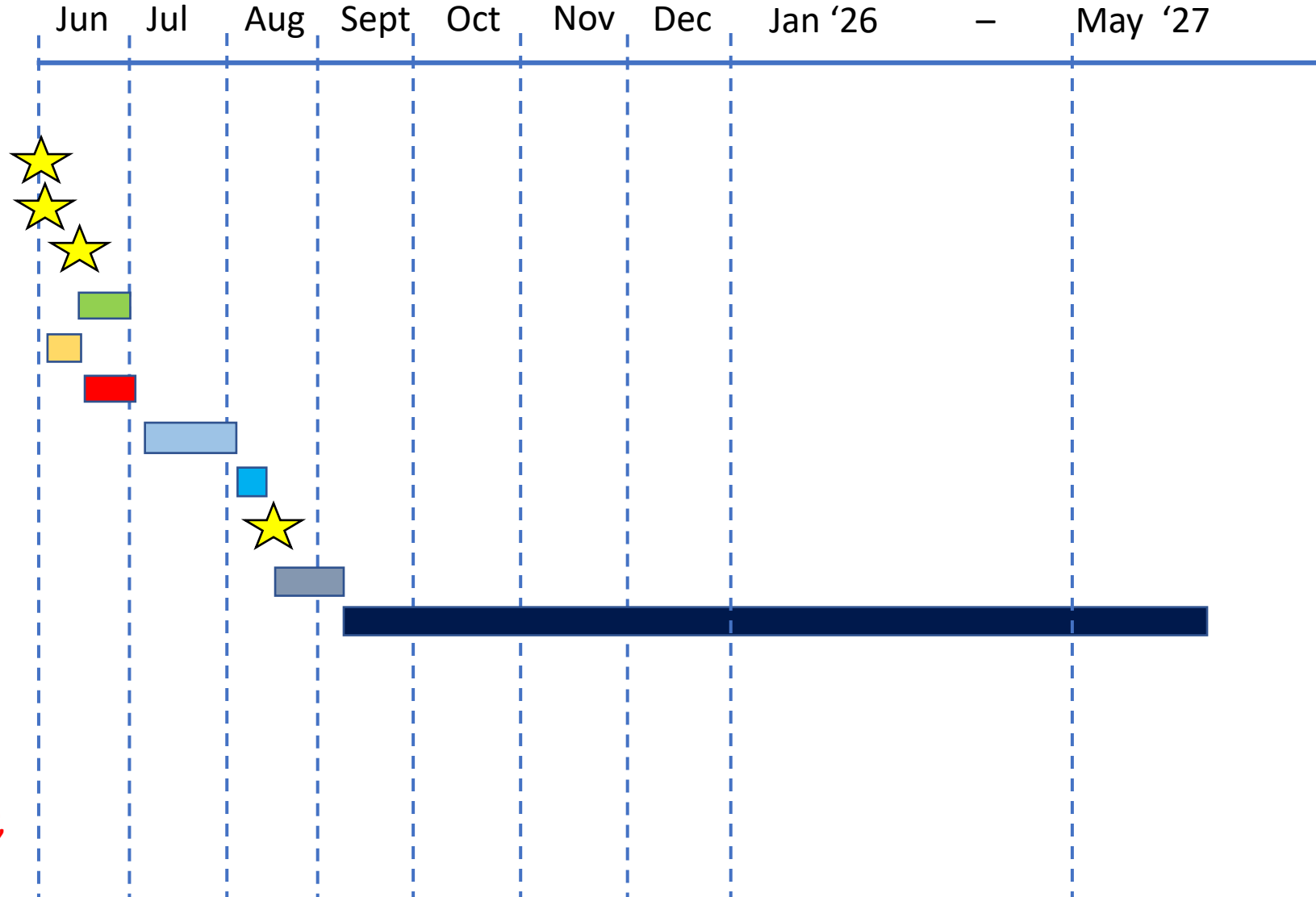
NRF purchase from Ozinga

Street's contract

Street's contract

Project Timeline

COW Update Brief	6/02/25
Plan Commission Committee	6/03/25
BOT Approval of Plan Comm.	6/16/25
Bond for Projects/IDOT forms for MFT	
Design 100%- Valdes	6/03/25 - 6/16/25
Post on IDOT Bulletin	6/18/25 - 7/02/25
Bid out (RFP)	7/08/25 - 8/05/25
Selection	8/06/25 - 8/12/25
COW/BOT Construction Award	8/18/25
Award Period	8/18/25 - 9/10/25
Construction	9/10/25 - 5/15/27*



* Due to later start date than plan in '23 CIP, work expected to carry into FY27