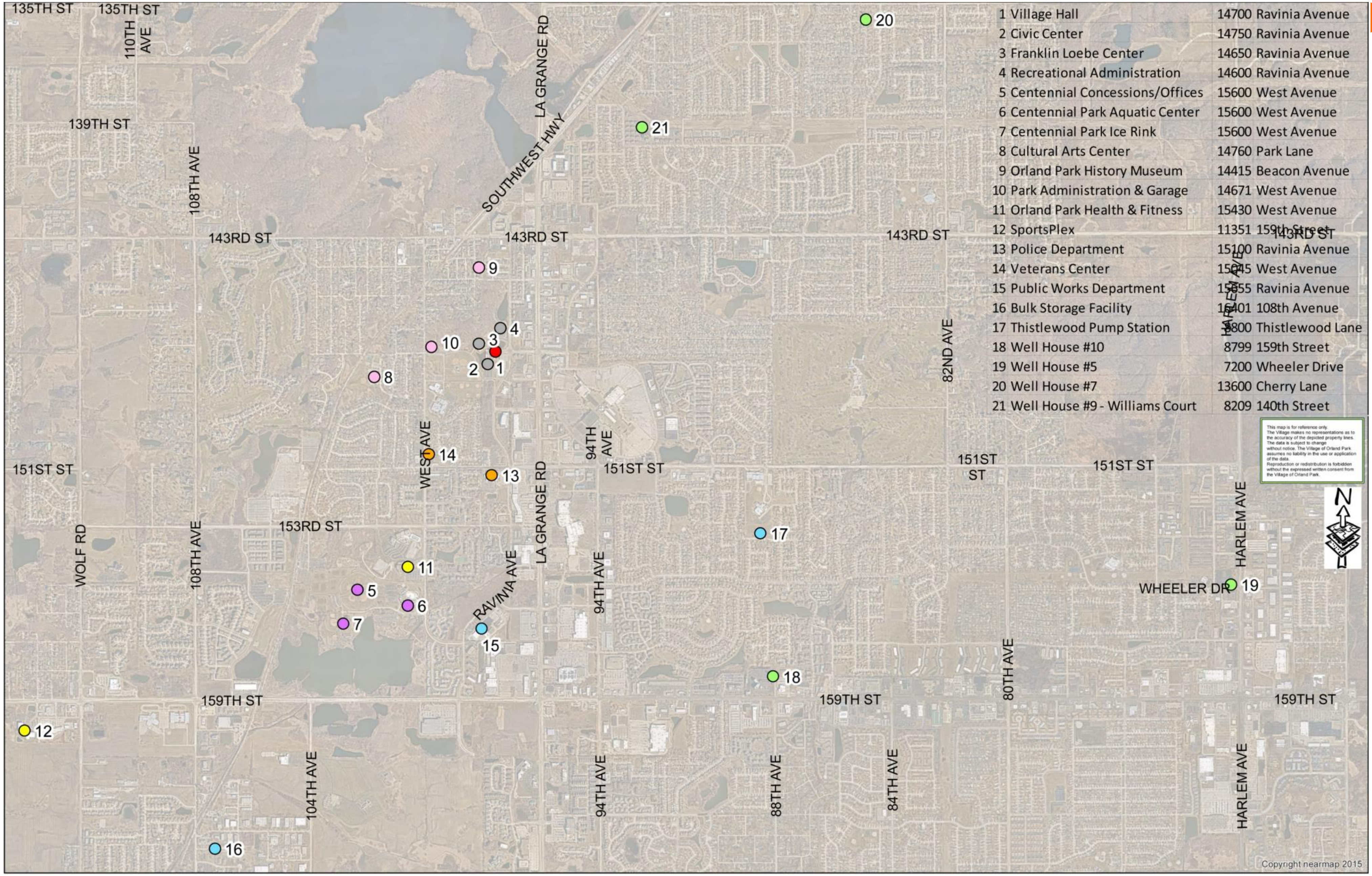
ORLAND PARK

Facilities and Operations Master Plan:

Project Review Meeting

April 5, 2022

LEGAT ARCHITECTS



Project Scope

Analyze twenty-one facilities in in the Village of Orland Park to assess:

FACILITY CONDITION
- Site Assessment
- Envelope Assessment
- Structural Assessment
- Infrastructure Assessment
- Code Compliance
- Repair Costs
- Building Life Expectancy

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

PUBLIC WORKS DEPT MASTERPLAN
- Background
- Floor Plan Options
- Cost Estimates

RECREATION ADMINISTRATION STORAGE MASTERPLAN
- Background
- Floor Plan Options
- Cost Estimates

ORLAND PARK

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ORLAND PARK

Facilities and Operations Master Plan:

Phase 1

Facility Condition Assessment

LEGATARCHITECTS

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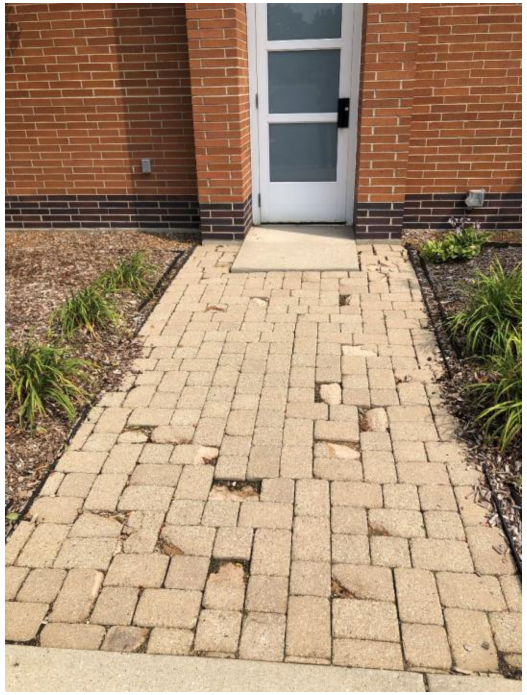
Facilities Condition Assessment

Site Assessment

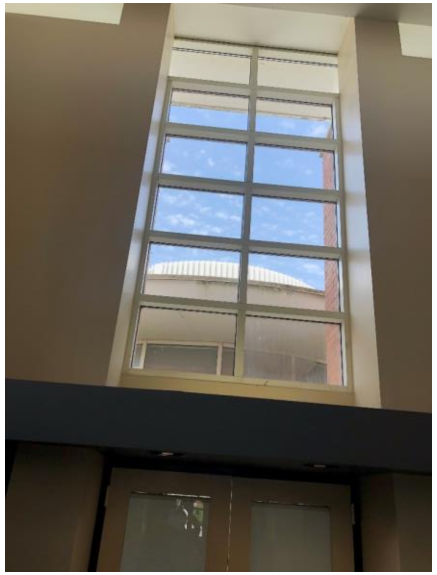





Facilities Condition Assessment

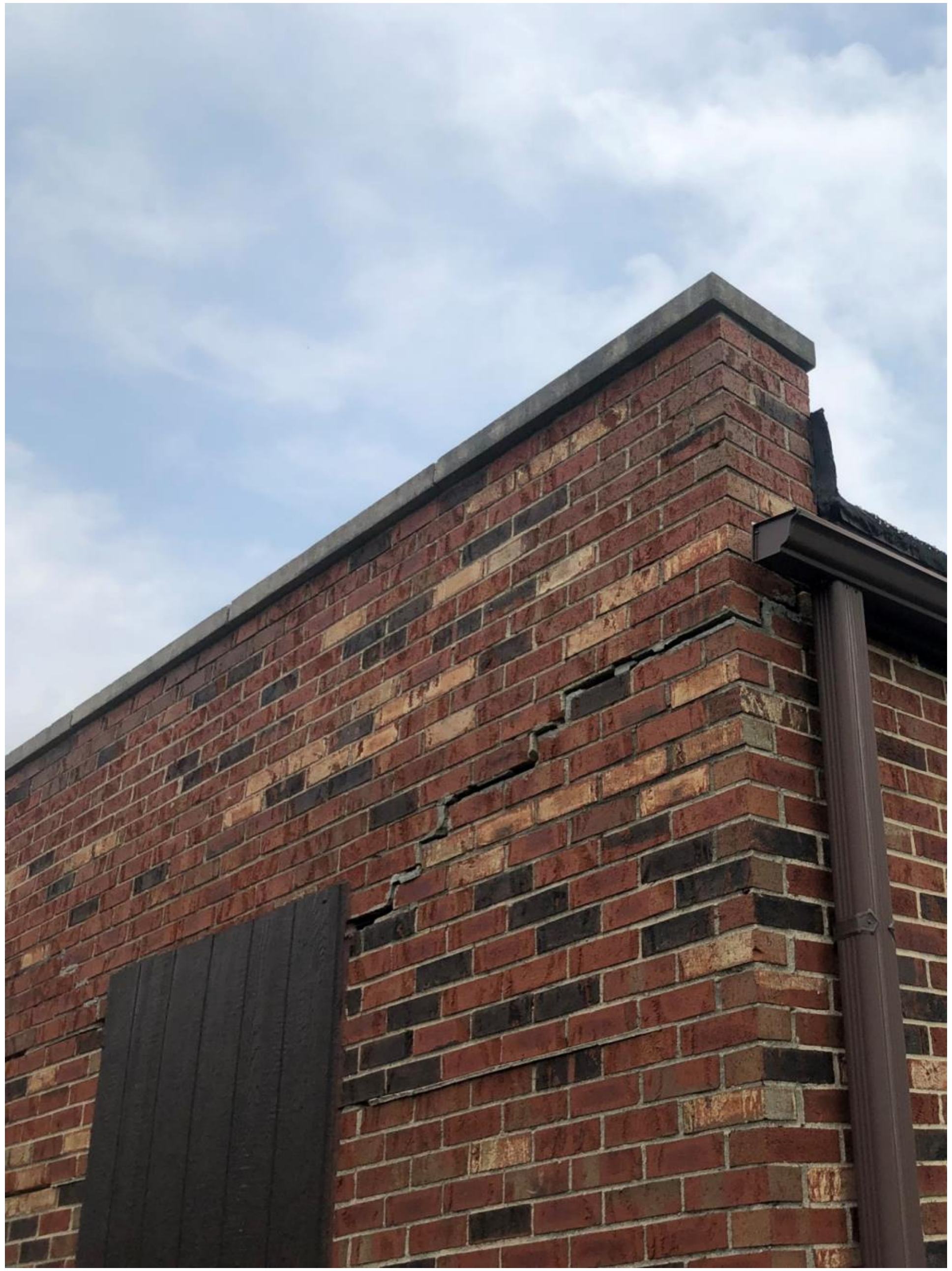
Building Envelope Assessment

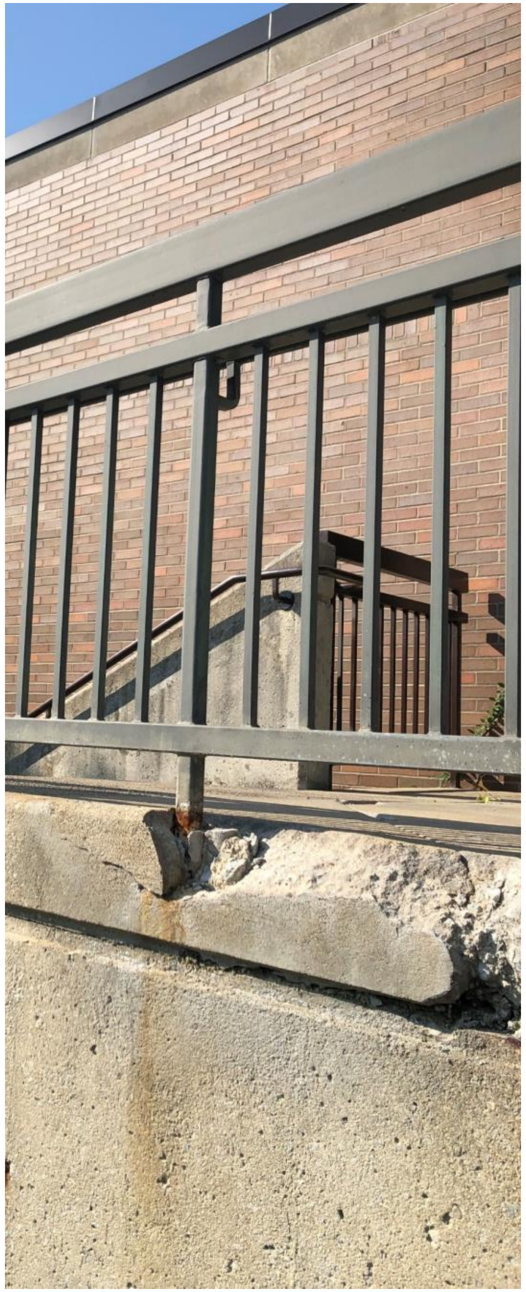


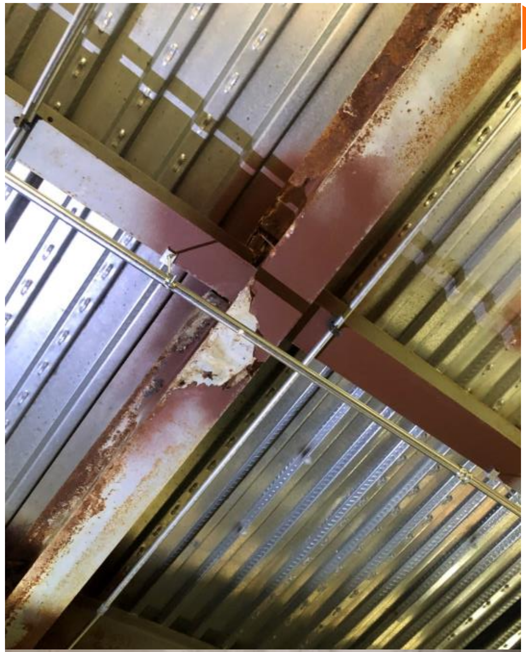


ORLAND PARK

LEGAT ARCHITECTS







Facilities Condition Assessment

Structural Assessment

ORLAND PARK

LEGATARCHITECTS



Facilities Condition Assessment

Building Infrastructure Assessment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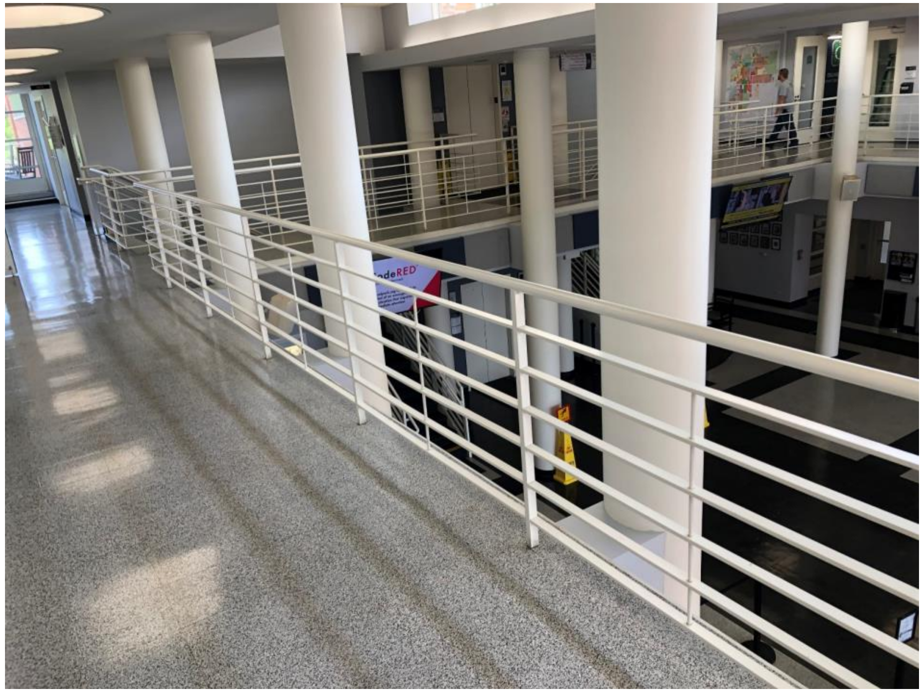
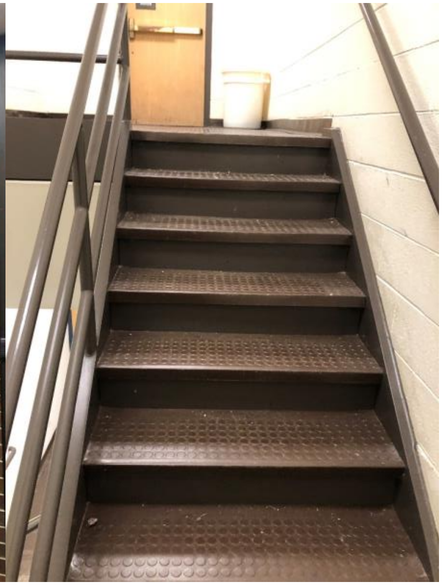
Facilities Condition Assessment

Building Code Assessment





ORLAND PARK

LEGAT ARCHITECTS

Facilities Condition Assessment

Building Code Assessment

ORLAND PARK

LEGATARCHITECTS

Summary - Estimate of Probable Cost

OWNER: Village of Orland Park
PROJECT TITLE: Facilities and Operations Master Plan - Phase I: Facility Condition Assessment
PROJECT NUMBER: 221136.00
LAST UPDATED: February 2, 2022

AMSCO
Larson Engineering

ITEM	BUILDING	TOTAL COST FOR ALL PROJECTS	TOTAL COSTS FOR PROJECTS PRIORITIZED BY YEAR					
			YEAR 2022	YEAR 2025	YEAR 2027	YEAR 2029	YEAR 2032	2032 AND BEYOND
			PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	PRIORITY 6
			INFLATION: 1.000	INFLATION: 1.125	INFLATION: 1.217	INFLATION: 1.316	INFLATION: 1.480	INFLATION: 1.801
1	Village Hall	$3,949,015	$590,527	$782,526	$2,304,779	$98,541	$172,641	$0
2	Civic Center	$3,027,497	$477,005	$628,009	$1,874,118	$2,365	$46,001	$0
3	Franklin Loebe Center	$4,416,693	$1,523,869	$773,294	$1,946,183	$13,796	$159,550	$0
4	Recreational Administration	$1,897,184	$226,895	$838,541	$680,539	$22,073	$129,135	$0
5	SportsPlex	$1,824,300	$98,816	$503,251	$1,147,215	$7,292	$67,726	$0
6	Cultural Arts Center	$2,493,481	$204,431	$1,270,742	$994,538	$4,927	$18,844	$0
7	Public Works Department	$16,819,104	$40,736	$256,237	$1,217,582	$395,149	$14,909,400	$0
8	Thistlewood Pump Station	$140,332	$35,495	$96,531	$7,197	$0	$1,108	$0
9	Well House #5	$190,869	$143,364	$23,147	$19,998	$2,365	$1,995	$0
10	Well House #7	$153,311	$64,811	$45,486	$22,321	$11,825	$8,868	$0
11	Well House #9	$170,719	$73,760	$22,339	$36,169	$985	$37,466	$0
12	Well House #10	$280,823	$145,273	$21,901	$103,770	$7,883	$1,995	$0
13	Police Department	$638,678	$26,359	$223,556	$363,698	$236	$24,829	$0
14	Centennial Park Aquatics	$335,882	$52,643	$145,555	$116,070	$0	$21,615	$0
15	Concessions and Offices	$222,313	$26,209	$145,555	$31,705	$0	$18,844	$0
16	Ice Rink	$36,944	$0	$25,860	$0	$0	$11,085	$0
17	Maintenance Garage	$357,021	$50,621	$119,308	$70,334	$5,912	$110,845	$0
18	History Museum	$1,062,512	$125,803	$248,454	$658,473	$10,051	$19,730	$0
19	Veteran's Center	$485,691	$34,371	$53,235	$153,606	$236,498	$7,981	$0
20	O.P. Health and Fitness	$4,408,052	$14,378	$2,296,534	$2,088,551	$5,065	$3,525	$0
	SUB-TOTALS	$42,910,420	$3,955,365	$8,520,062	$13,836,846	$824,965	$15,773,183	$0

TOTAL FOR PROJECTS YEARS 1 to 5	$42,910,420
TOTAL FOR PROJECTS YEAR 6 AND BEYOND	$0

Facilities Condition Assessment

Facility Repair
Cost Assessment

ORLAND PARK

LEGATARCHITECTS

Facilities Condition Assessment

Facility
Condition Assessment

BUILDING LIFE EXPECTANCY MATRIX	Site	Exterior Walls	Wall Openings / Windows	Exterior Soffits	Roof	Interior Finishes	Accessibility	Structural System	Mechanical Systems	Plumbing System	Power	Lighting
1 - Village Hall												
2 - Civic Center												
3 - Franklin Loebe Center												
4 - Recreation Administation				N/A								
5 - Centennial Concessions												
6 - Centennial Park Aquatic Center												
7 - Centennial Ice Rink										N/A		
8 - Cultural Arts Center												
9 - History Museum												
10 - Parks Administration Building												
11 - Health and Fitness Center												
12 - Sportsplex												
13 - Police Department				N/A								
14 - Veterans Center				N/A								
15 - Public Works Department												
16 - Bulk Storage Facility		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
17 - Thistlewood Pump Station												
18 - Well House 10												
19 - Well House 5												
20 - Well House 7												
21 - Well House 9												

Legend

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

ORLAND PARK

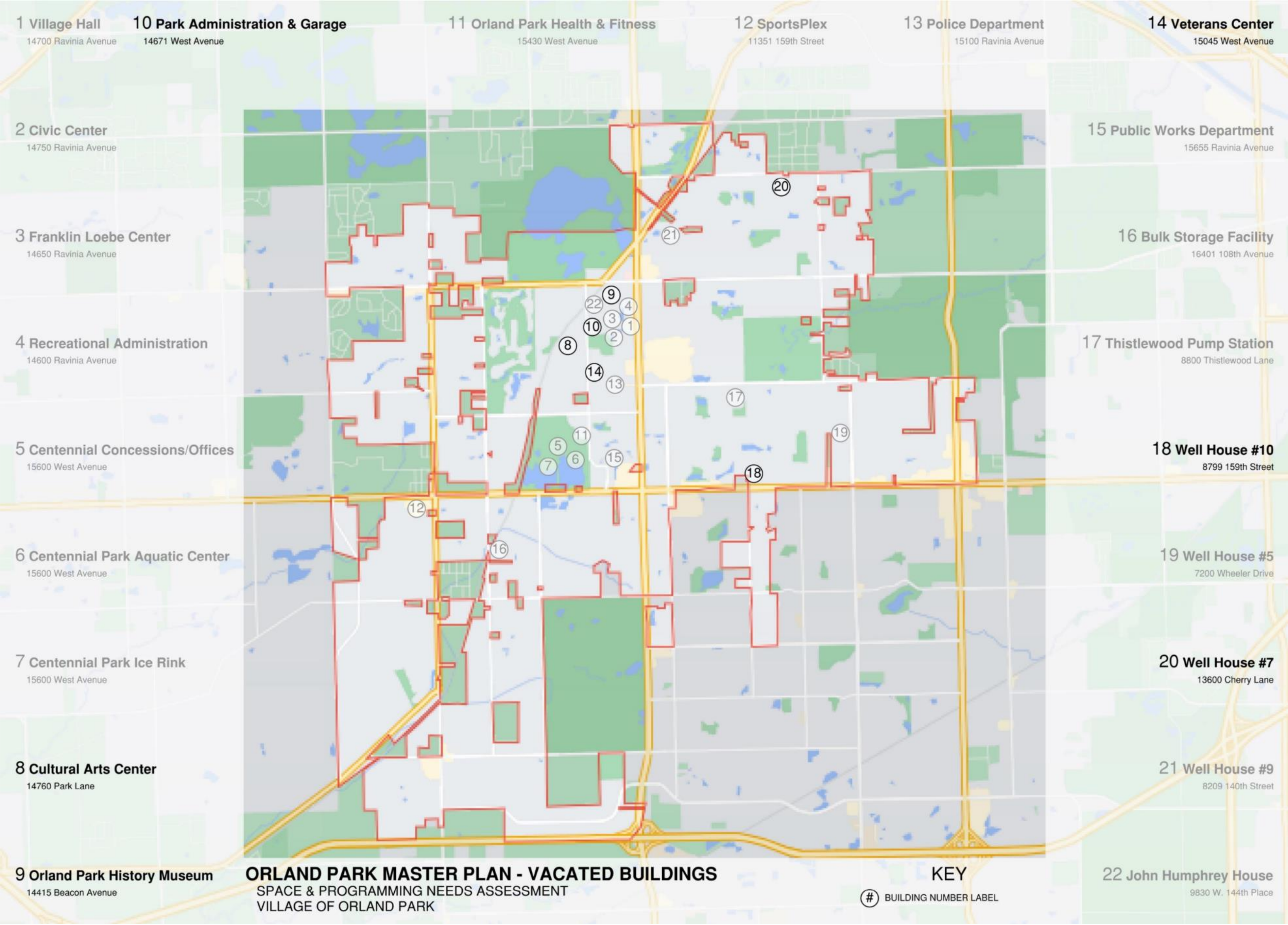
LEGAT ARCHITECTS

Facilities and Operations Master Plan:

Phase 2

Programming Needs Assessment

LEGAT ARCHITECTS



Phase 2
Vacated Buildings

In all 3 options the following buildings are proposed to be vacated. All departments will be relocated to other village buildings in each option.

BUILDINGD INCLUDE:

CULTURAL ARTS

HISTORY MUSEUM

PARKS ADMINISTRATION

VETERANS CENTER

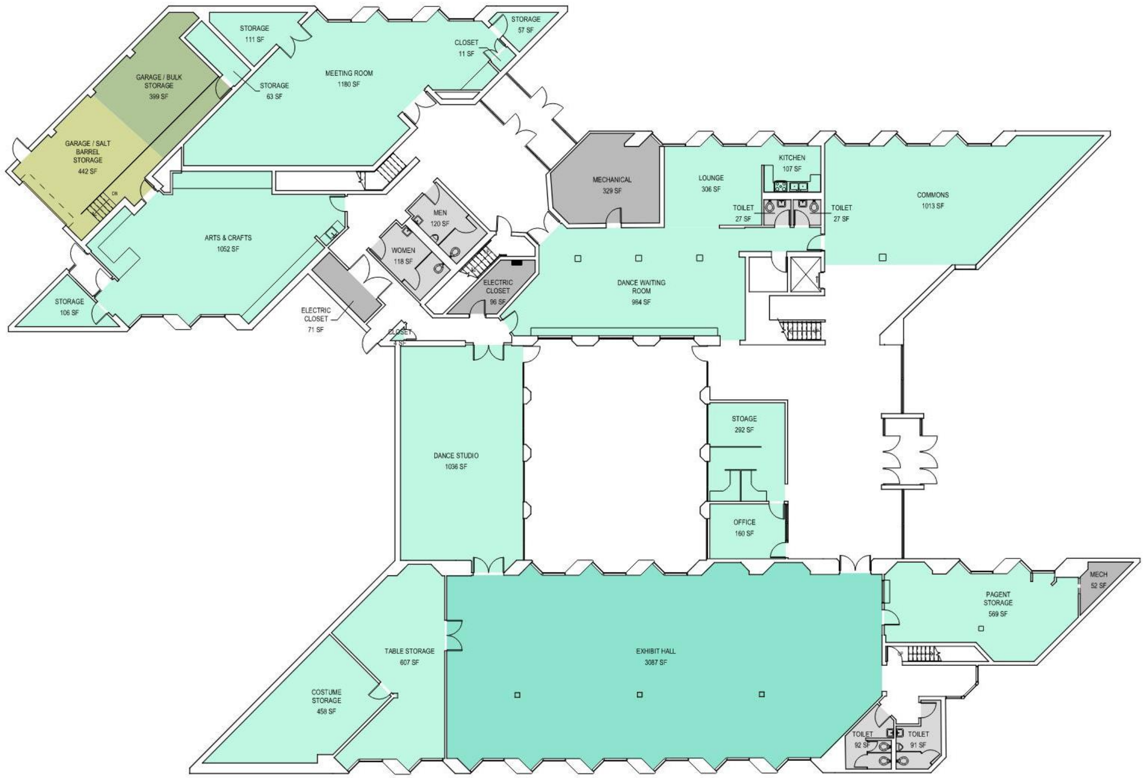
WELL HOUSE 7

WELL HOUSE 10

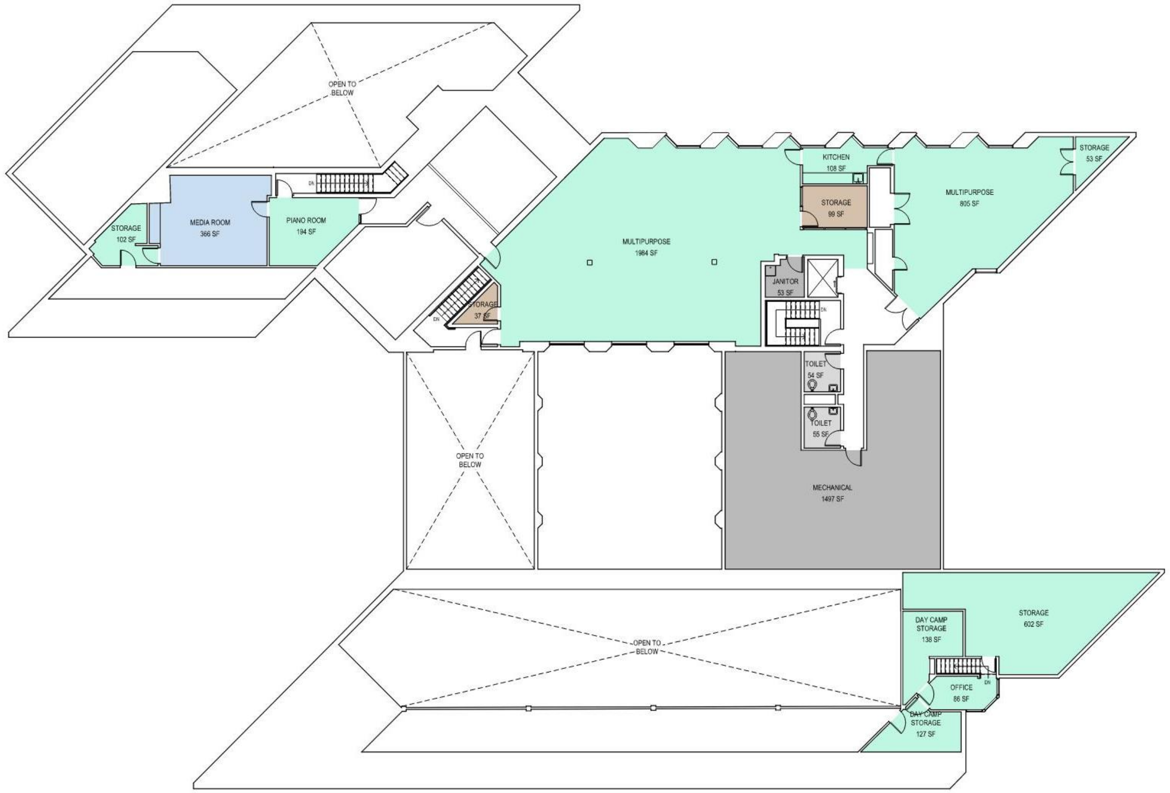
ORLAND PARK

LEGAT ARCHITECTS

Phase 2
Cultural Arts



FIRST FLOOR



SECOND FLOOR

PW-NRF

R&P - PARKS

R&P MUSEUM

R&P CULTURAL ARTS

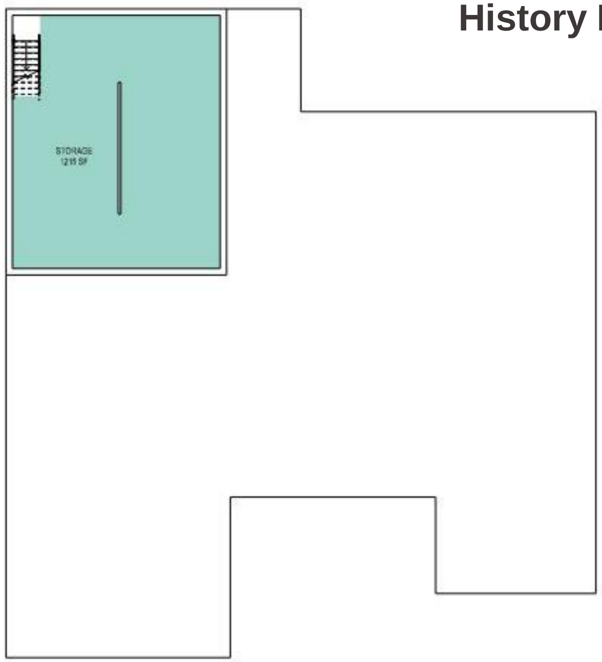
GENERAL BUILDING

BUILDING OPERATIONS

ORLAND PARK

LEGATARCHITECTS

Phase 2
History Museum



MEZZANINE

MAIN LEVEL

BASEMENT LEVEL

DETACHED GARAGE

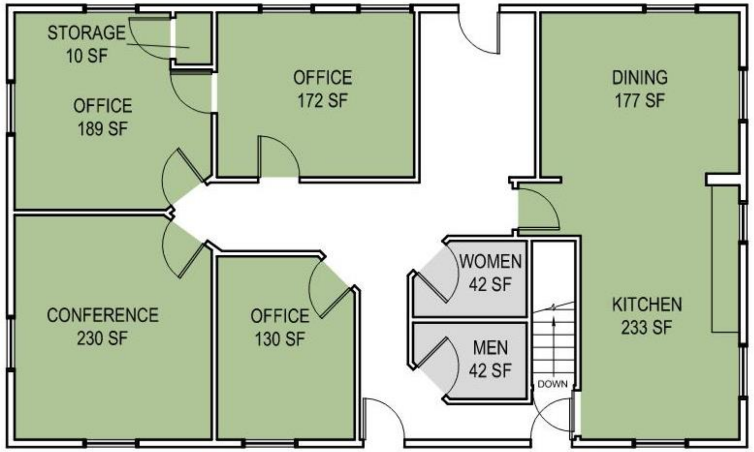
PW-NRF	R&P - MUSEUM
R&P – CULTURAL ARTS	GENERAL BUILDING
BUILDING OPERATIONS	

ORLAND PARK

LEGATARCHITECTS

Phase 2

Parks Administration & Maintenance Garage



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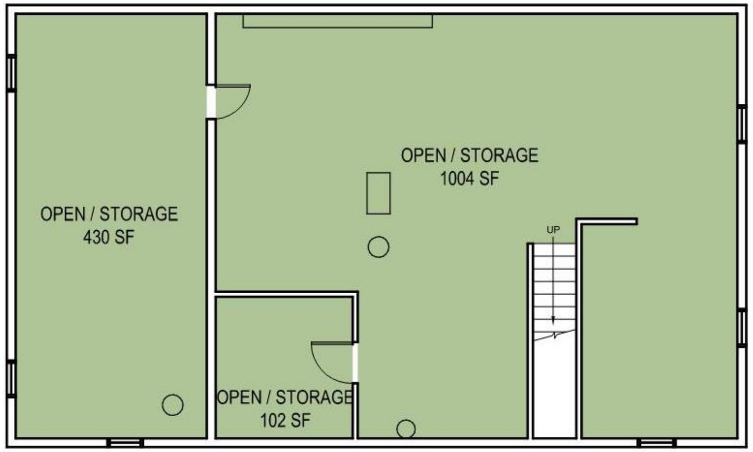


BASEMENT LEVEL

DETACHED GARAGE / SHED

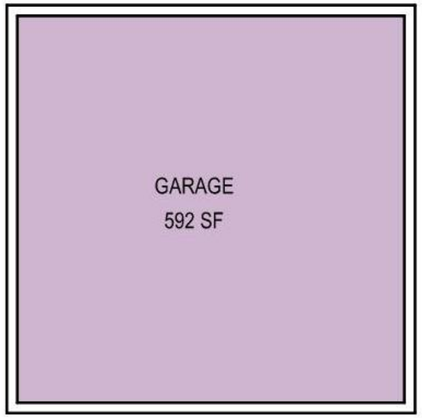
R&P - PARKS

GENERAL BUILDING

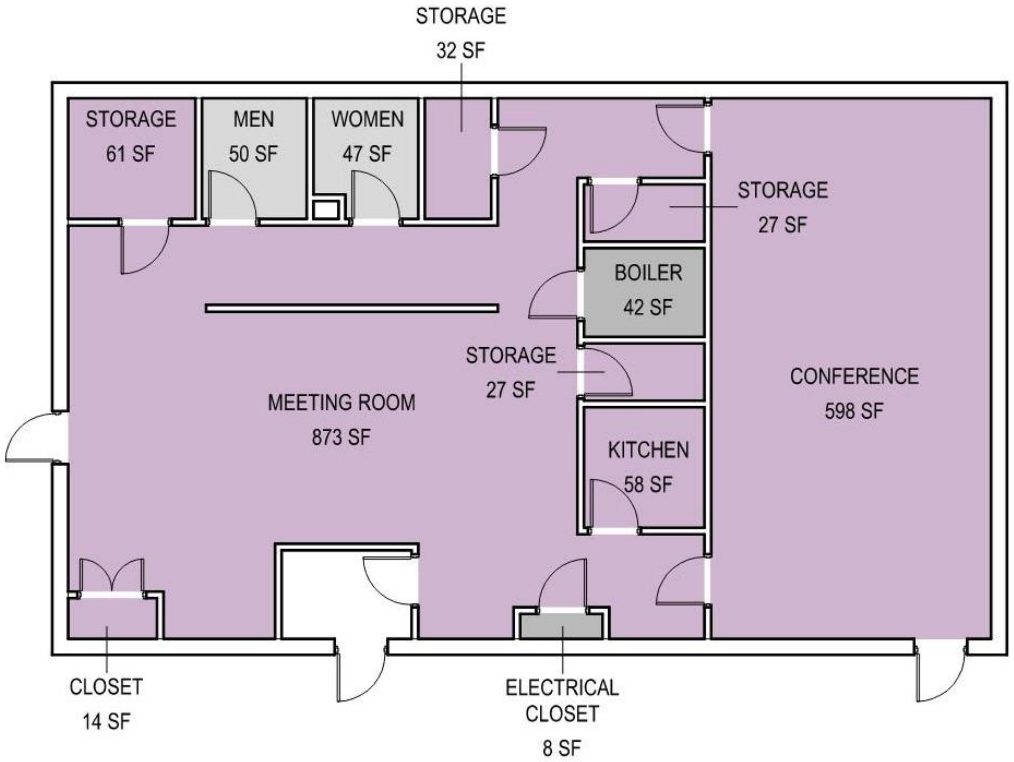
ORLAND PARK

LEGATARCHITECTS

Phase 2
Veterans Center



DETACHED GARAGE



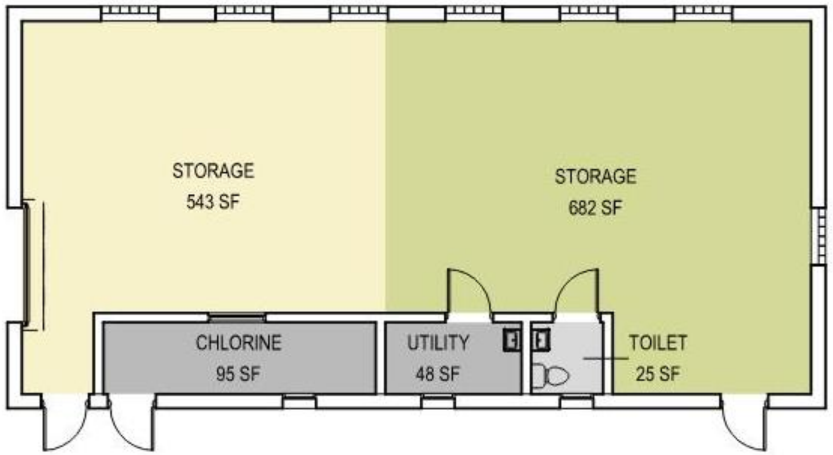
FIRST FLOOR

VETERANS	GENERAL BUILDING
BUILDING OPERATIONS	

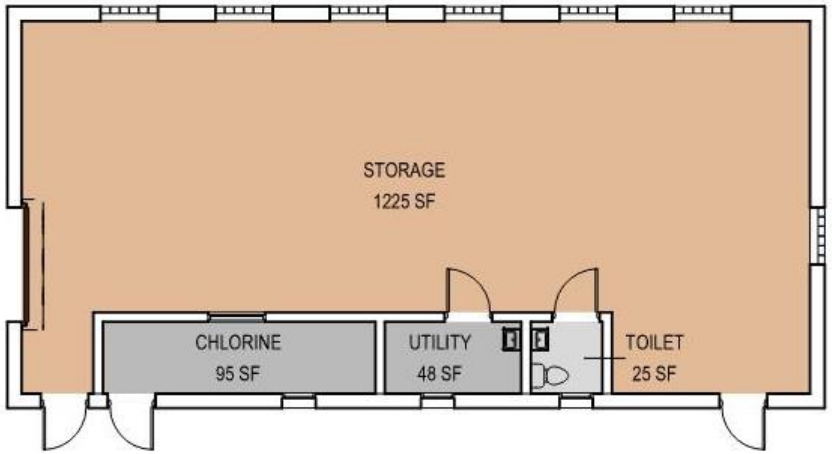
ORLAND PARK

LEGATARCHITECTS

Phase 2
Well Houses 7 & 10



WELL HOUSE 7



WELL HOUSE 10

PW-NRF

PW-ST

PW-UT

GENERAL BUILDING

BUILDING OPERATIONS

ORLAND PARK

LEGATARCHITECTS

1 Village Hall
14700 Ravinia Avenue
1. Departments to remain.

10 Park Administration & Garage
14671 West Avenue
1. Parks department to relocate to (4) Recreational Administration Building.
2. Parks maintenance vans to relocate to (4) Recreational Administration Building.
3. Parks Field Operations Vehicles & Storage parking to relocate to (4) Recreational Administration Building.
4. Relocate and vacate.

11 Orland Park Health & Fitness
15430 West Avenue
1. Wrestling to relocate to this building.
2. Re-purpose Kids Gym Area for Day Camp to relocate to this building.

12 SportsPlex
11351 159th Street

13 Police Department
15100 Ravinia Avenue
1. To Remain.
2. See options for Shooting Range and Impound lot.

14 Veterans Center
15045 West Avenue
1. Building to be vacated after program ends.

2 Civic Center
14750 Ravinia Avenue
1. Used for events.
2. Overflow for Cultural Arts Programs when not in use by events.

3 Franklin Loebe Center
14650 Ravinia Avenue
1. Cultural Arts department to relocate to this building.
2. Preschool to be vacated.
3. Wrestling to relocate to (11) Orland Park Health & Fitness building.

4 Recreational Administration
14600 Ravinia Avenue
1. Recreational Administration department to remain.
2. Parks department to relocate to this building.
3. Parks maintenance vans to relocate to this building.
4. Parks Field Operations Vehicles & Storage to relocate to this building, parking lot by pond, athletic field storage at garage.

5 Centennial Concessions/Offices
15600 West Avenue

6 Centennial Park Aquatic Center
15600 West Avenue

7 Centennial Park Ice Rink
15600 West Avenue

8 Cultural Arts Center
14760 Park Lane
1. Cultural Arts department to relocate to (3) Franklin Loebe Center.
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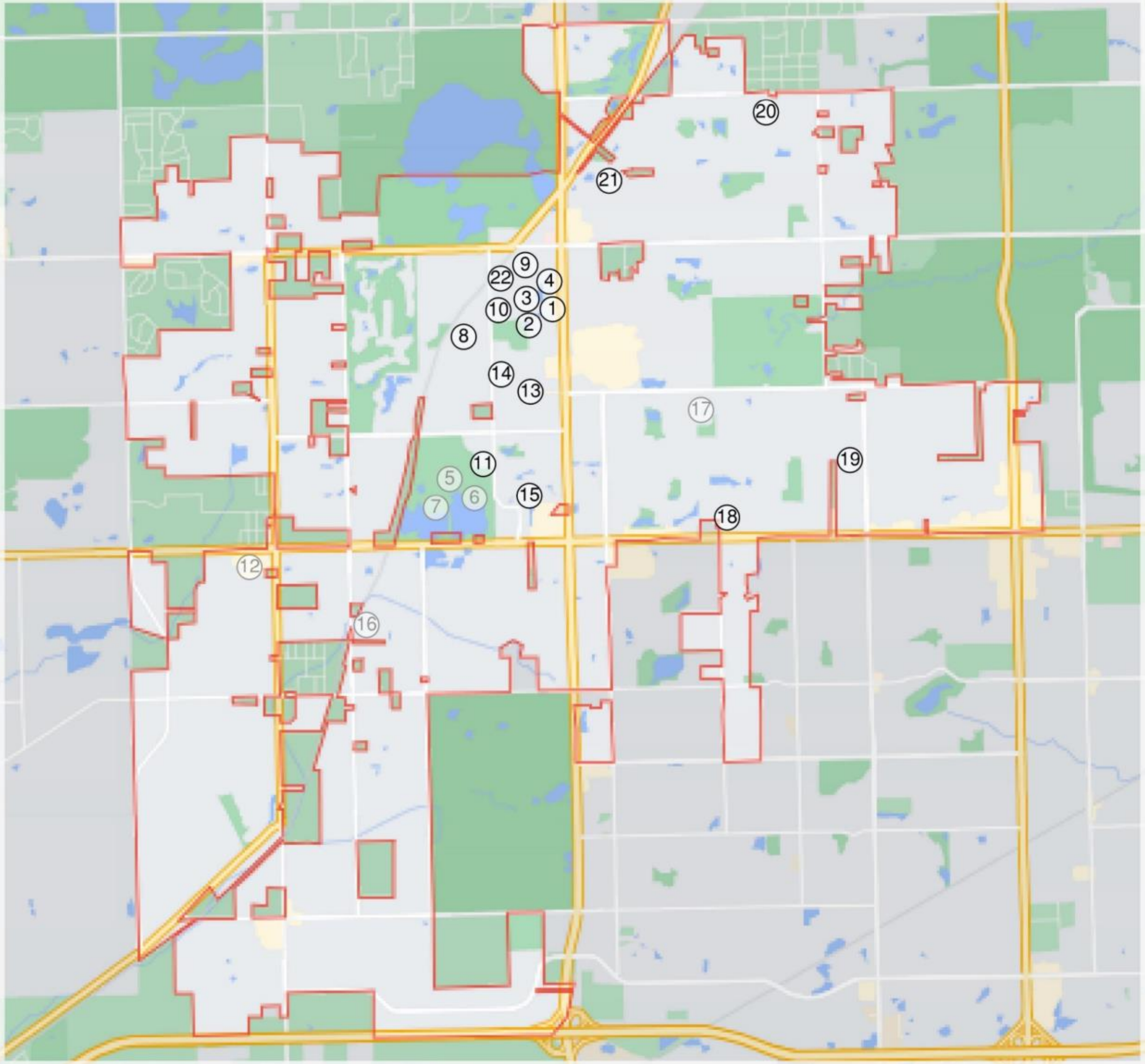
3. Program to be relocated, vacate building.

9 Orland Park History Museum
14415 Beacon Avenue
1. Departments to be relocated, vacate building.



ORLAND PARK MASTER PLAN - OPTION 1
SPACE & PROGRAMMING NEEDS ASSESSMENT
VILLAGE OF ORLAND PARK

KEY
(#) BUILDING NUMBER LABEL

15 Public Works Department
15655 Ravinia Avenue
1. NRF Department to relocate to this building.
2. Streets Department to relocate to this building.
3. Utilities Department to relocate to this building.
4. Public Works Department to relocate to this building.
5. V&E Department to remain.

16 Bulk Storage Facility
16401 108th Avenue

17 Thistlewood Pump Station
8800 Thistlewood Lane

18 Well House #10
8799 159th Street
1. Recreational Administration Storage to remain.
2. Theater storage to remain.
3. Building to be demolished.

19 Well House #5
7200 Wheeler Drive
1. Recreational Administration Storage to remain.
2. Theater storage to remain.
3. To remain as potential overflow storage unless specifically claimed in an option.

20 Well House #7
13600 Cherry Lane
1. Recreational Administration Storage to remain.
2. Theater storage to remain.
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21 Well House #9
8209 140th Street
1. Recreational Administration Storage to remain.
2. Theater storage to remain.
3. To remain as potential overflow storage unless specifically claimed in an option.

22 John Humphrey House
9830 W. 144th Place
1. Acquired by Village to be used for History Museum Storage and Display.

Phase 2
Village Hall

In reviewing the space needs of the varies departments in Village Hall a few common items emerged. Larger breakrooms and access to conference spaces are desired. In the reconfigured options an enticing shared breakroom is proposed as well as departmental conference rooms adjacent to corridors to allow for opportunities for conference rooms to be shared.

VETERANS

Phase 2
Village Hall: Lake Level

EXISTING SECOND FLOOR

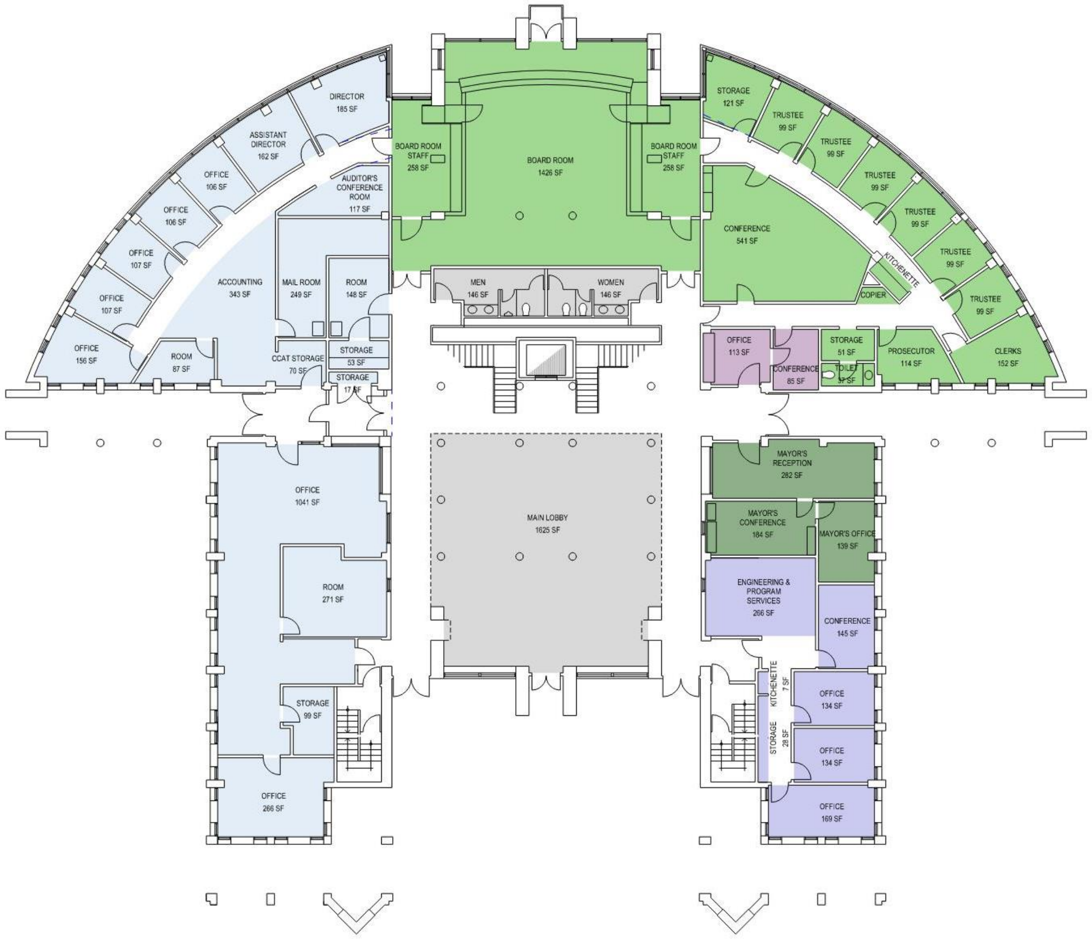
RECONFIGURED SECOND FLOOR

PW-NRF	FLEX	HR	IT	DEVELOPMENT SERVICES	EPS	VETERANS	GENERAL BUILDING	BUILDING OPERATIONS

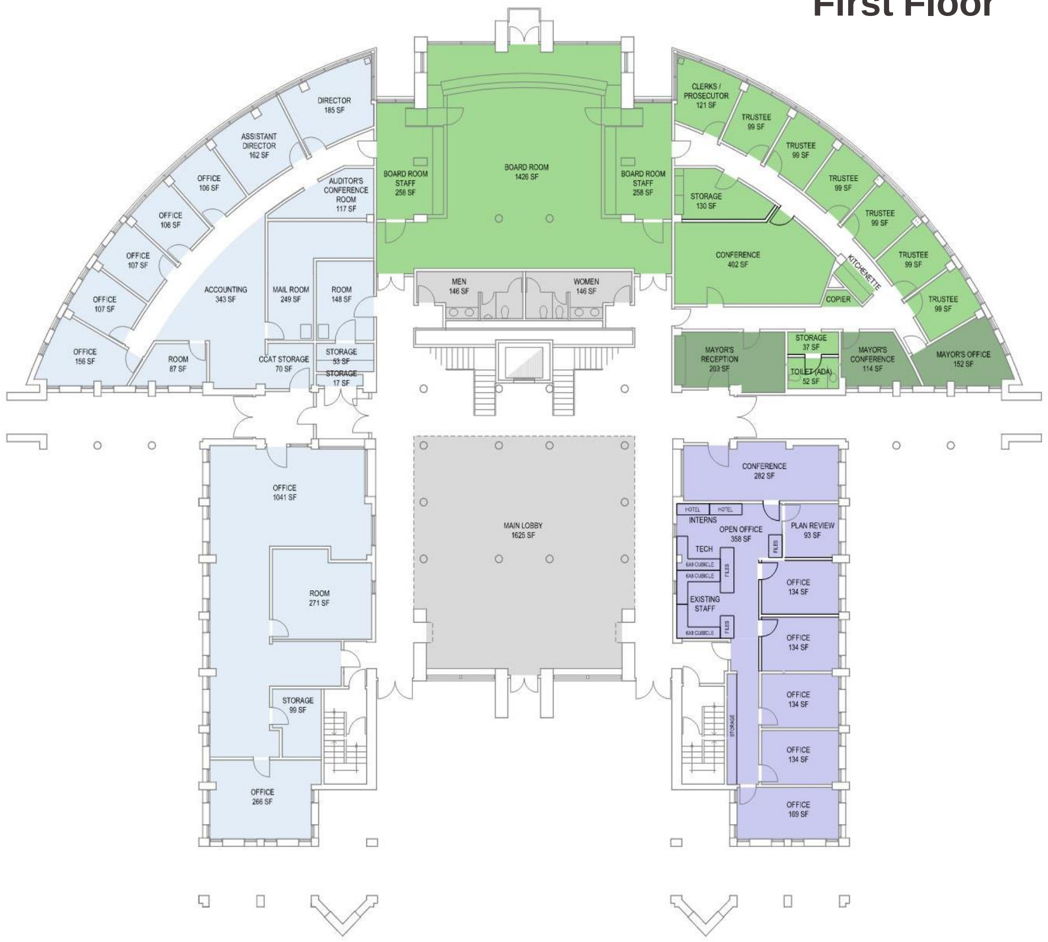
ORLAND PARK

LEGAT ARCHITECTS

Phase 2
Village Hall: First Floor



EXISTING SECOND FLOOR



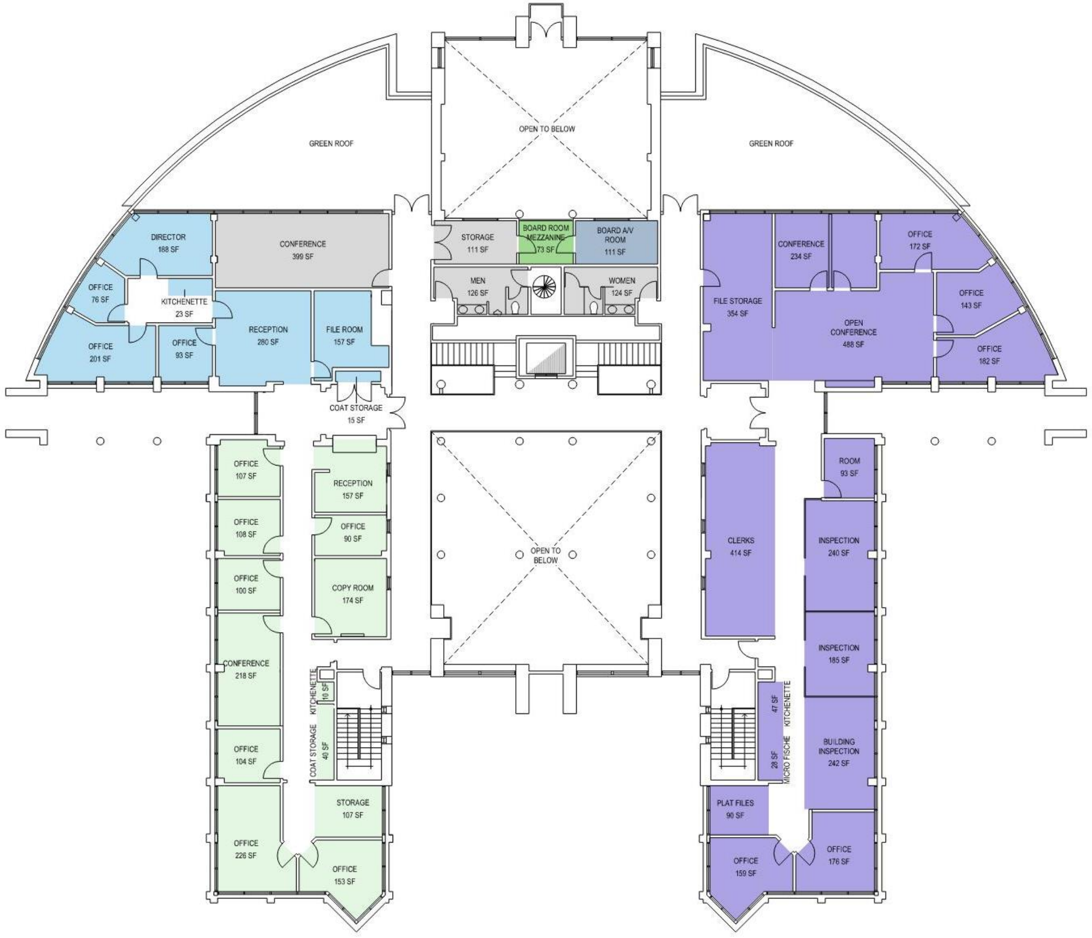
RECONFIGURED SECOND FLOOR

ORLAND PARK

LEGAT ARCHITECTS

MAYOR'S OFFICE	ELECTED OFFICIALS	FINANCE OFFICE
EPS	VETERANS	GENERAL BUILDING

Phase 2
Village Hall:
Second Floor



EXISTING SECOND FLOOR **RECONFIGURED SECOND FLOOR**

ORLAND PARK

VILLAGE MANAGER'S OFFICE | HR | DEVELOPMENT SERVICES | VETERANS | GENERAL BUILDING

LEGAT ARCHITECTS

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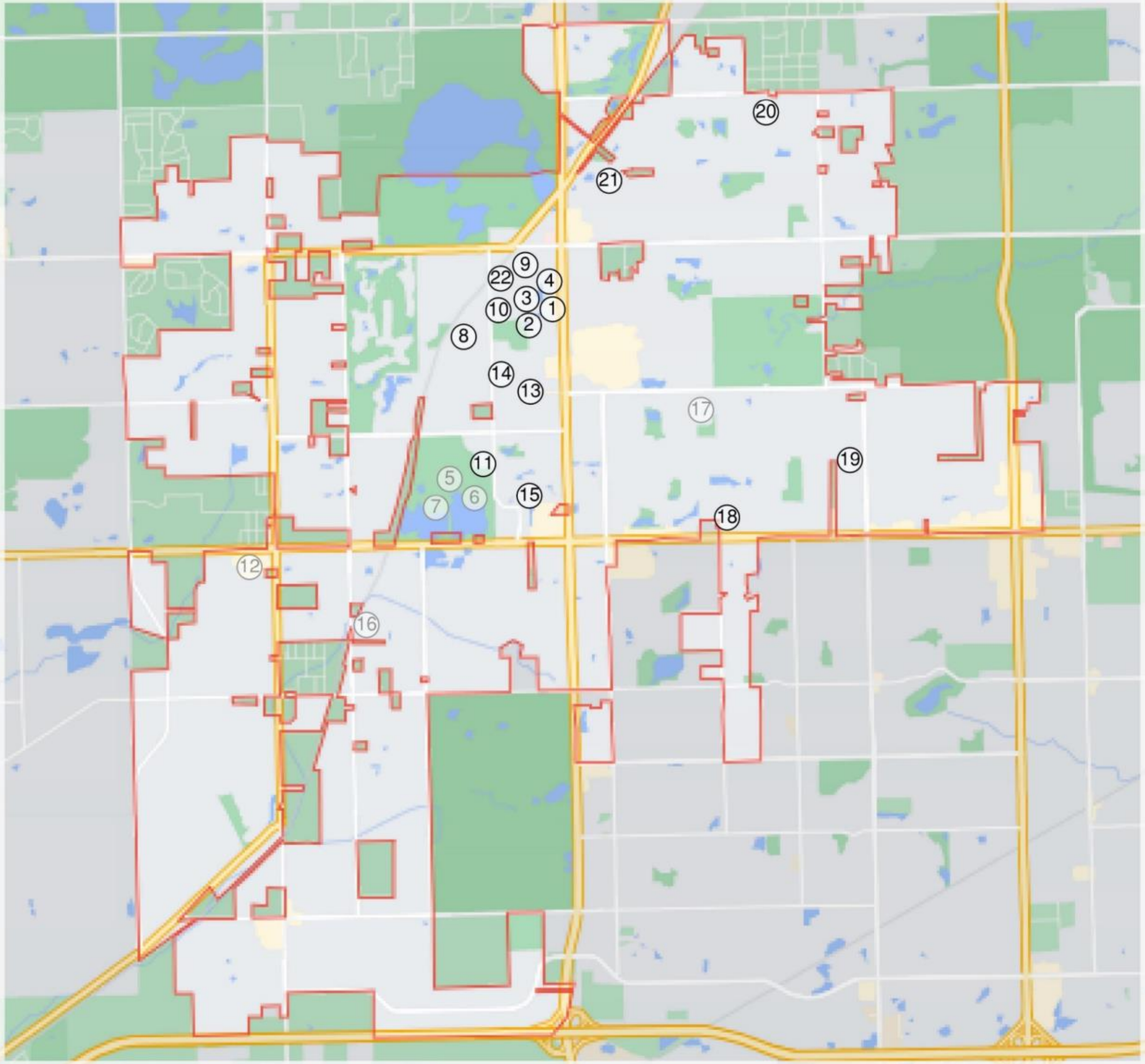

ORLAND PARK MASTER PLAN - OPTION 1
SPACE & PROGRAMMING NEEDS ASSESSMENT
VILLAGE OF ORLAND PARK

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22 John Humphrey House
9830 W. 144th Place

1. Acquired by Village to be used for History Museum Storage and Display.

Phase 2
Option 1: Recreation & Parks

Cosmetic & Reuse:

The lowest renovation option. Proposing only cosmetic and required fixes identified in Phase 1 and reusing spaces that currently exist.

BUIDLINGS INCLUDE:

RECREATION ADMIN

FRANKLIN LOEBE CENTER

HEALTH & FITNESS CENTER

WELL HOUSE 5

WELL HOUSE 9

PUBLIC WORKS

ORLAND PARK

LEGAT ARCHITECTS

Phase 2

Option 1: Recreation & Parks

Keeping the existing building configuration limits the potential of the space. Consolidating Public Works allows for additional square footage to be utilized by Recreation storage. Due to inefficient layout of the cell block area, additional storage in well houses and public work would need to remain.

The current office layout is larger than required and leaves less space for storage, but condensing office spaces provides the open to have some flex office space.

EXISTING
LOWER LEVEL

RECONFIGURED
LOWER LEVEL

EXISTING
UPPER LEVEL

RECONFIGURED
UPPER LEVEL

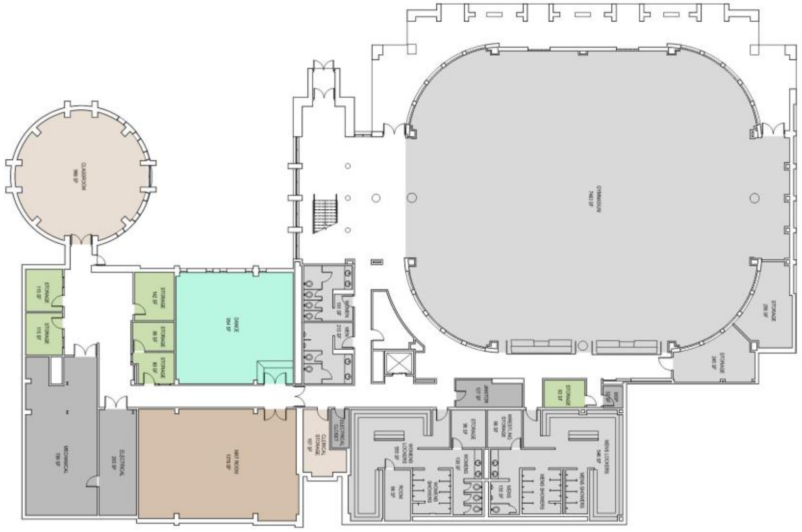
PW PUBLIC WORKS	
R&P REC ADMIN	
FLEX	
EOC	
GENERAL BUILDING	
BUILDING OPERATIONS	

ORLAND PARK

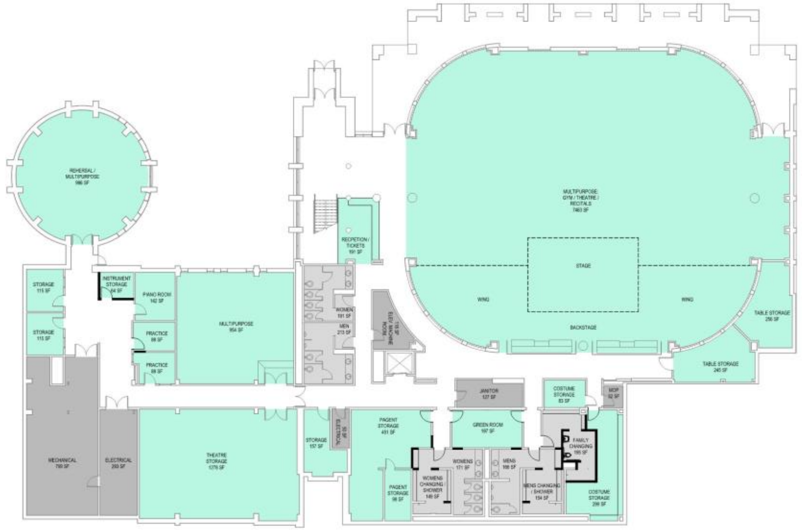
LEGATARCHITECTS

Phase 2
Option 1:
Franklin Loebe Center

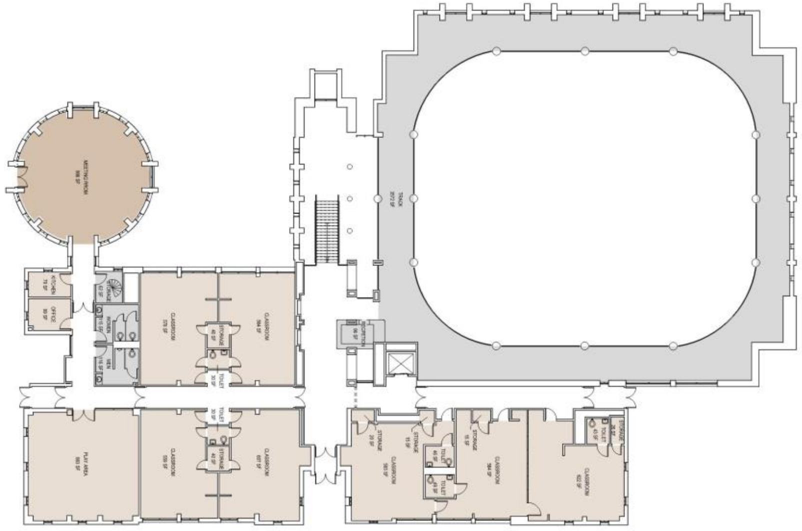
Vacating the Cultural Arts building leaves this program to find a home. By discontinuing the preschool function of the FLC the cultural arts department can utilize this space with some renovations.



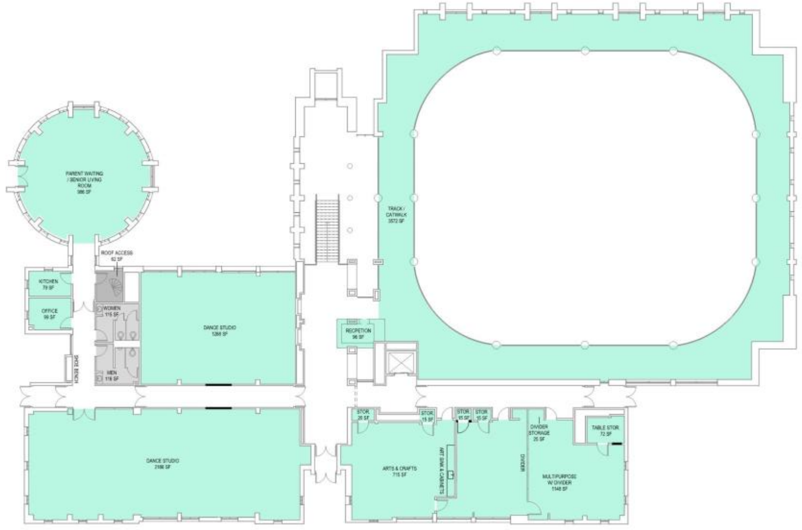
EXISTING FIRST FLOOR



RECONFIGURED FIRST FLOOR



EXISTING SECOND FLOOR



RECONFIGURED SECOND FLOOR

LEASED: PRESCHOOL

LEASED / RENTED: WRESTLING / OTHER

R&P RECREATION

R&P CULTURAL ARTS

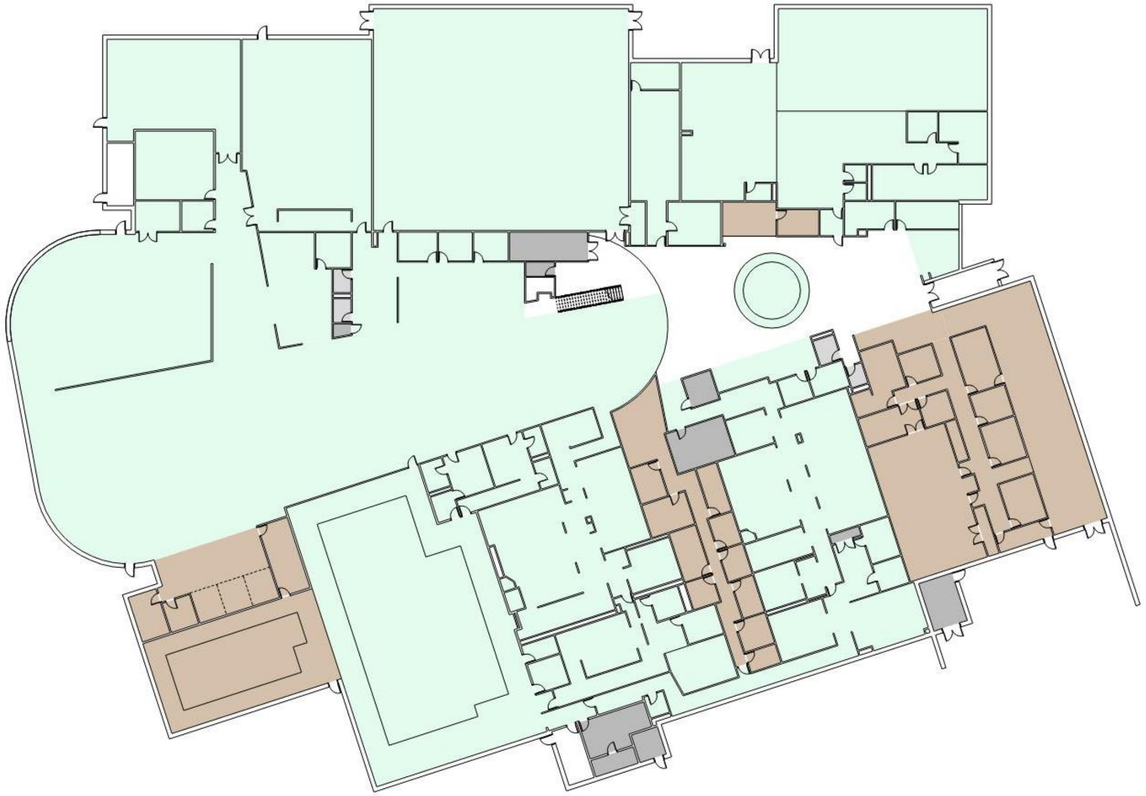
GENERAL BUILDING

BUILDING OPERATIONS

ORLAND PARK

LEGAT ARCHITECTS

Phase 2
Option 1:
Health & Fitness Center



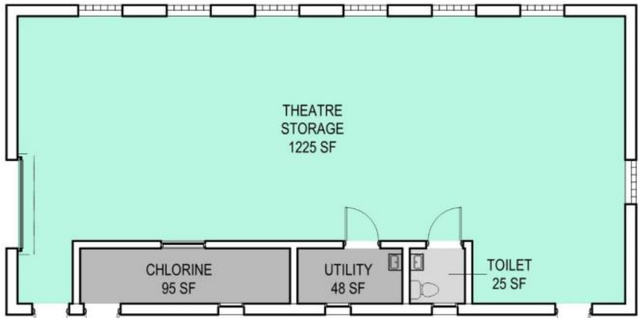
EXISTING MAIN LEVEL

RECONFIGURED MAIN LEVEL

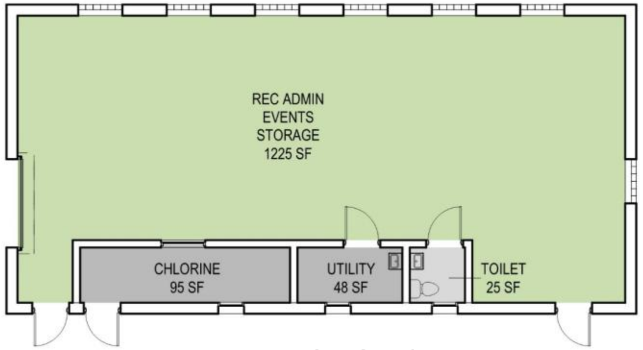
- LEASED / RENTED: VARIES
- R&P FITNESS
- GENERAL BUILDING
- BUILDING OPERATIONS

ORLAND PARK

LEGAT ARCHITECTS

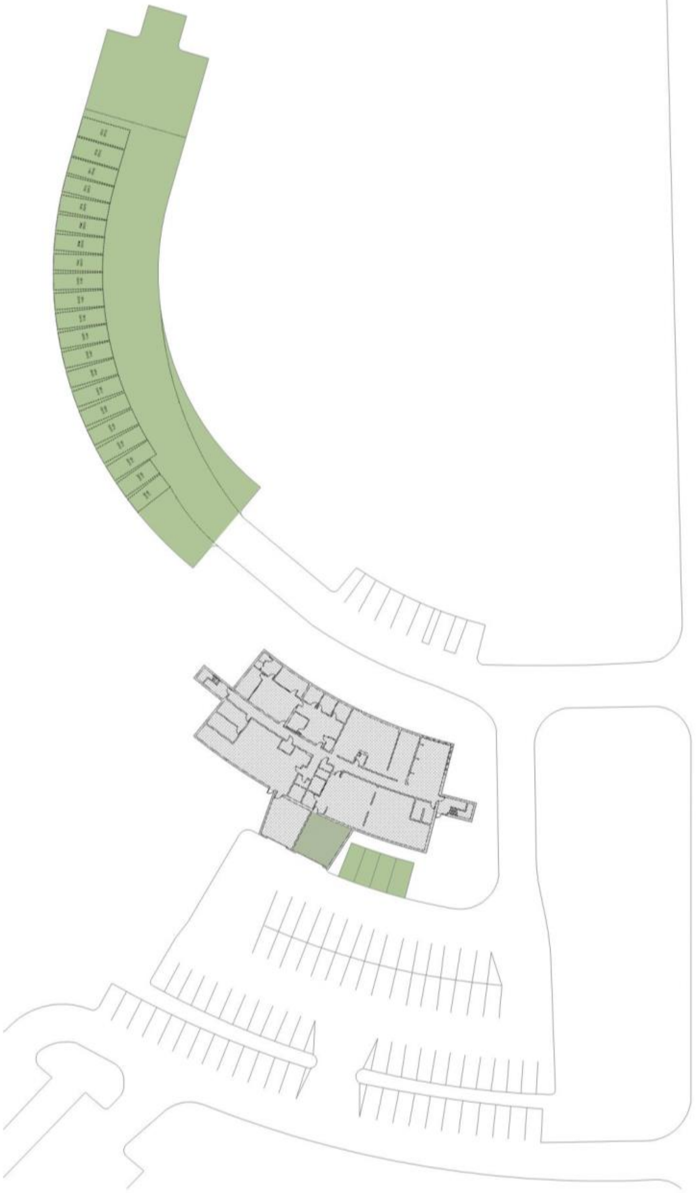


WELL HOUSE 5



WELL HOUSE 9

PUBLIC WORKS MEZANINE



REC ADMIN PARKING LOT

Phase 2

Option 1:
Well House 5
Well House 9
Public Works
Rec Admin Site

The upper parking lot at Rec Admin is proposed to be used for parks field operations vehicle and material storage.

R&P RECREATION

R&P PARKS

R&P CULTURAL ARTS

GENERAL BUILDING

BUILDING OPERATIONS

ORLAND PARK

LEGATARCHITECTS

Phase 2
Option 2: Recreation & Parks

Reconfigured Spaces:

To better serve the needs of the Recreation & Parks department, renovations to the various buildings are proposed, ranging from light to heavy renovations. Renovations also include items identified in Phase 1.

BUIDLINGS INCLUDE:

RECREATION ADMIN

FRANKLIN LOEBE CENTER

CIVIC CENTER

HEALTH & FITNESS CENTER

WELL HOUSE 5

WELL HOUSE 9

1 Village Hall
14700 Ravinia Avenue
1. Departments to remain.

10 Park Administration & Garage
14671 West Avenue
1. Parks department to relocate to (4) Recreational Administration Building.
2. Parks maintenance vans to relocate to (4) Recreational Administration Building.
3. Parks Field Operations Vehicles & Storage to relocate to Pole Barn at (11) Orland Park Health & Fitness and to (4) Recreational Administration building.
4. Relocate and vacate.

11 Orland Park Health & Fitness
15430 West Avenue
1. Wrestling to relocate to this building.
2. Re-purpose into Sports Training Facility.

12 SportsPlex
11351 159th Street

13 Police Department
15100 Ravinia Avenue
1. To Remain.
2. See options for Shooting Range and Impound lot.

14 Veterans Center
15045 West Avenue
1. Building to be vacated after program ends.

2 Civic Center
14750 Ravinia Avenue
1. Potential for Day Camp to be relocated to this building during event off-hours.
2. Used for events.
3. Overflow for Cultural Arts Programs when not in use by events.

3 Franklin Loebe Center
14650 Ravinia Avenue
1. Cultural Arts department to relocate to this building.
2. Preschool to be vacated.
3. Wrestling to relocate to (11) Orland Park Health & Fitness building.

4 Recreational Administration
14600 Ravinia Avenue
1. Recreational Administration department to remain.
2. Parks department to relocate to this building.
3. Recreational Administration Storage to relocate to this building.
4. Parks maintenance vans to relocate to this building.
5. Parks field operations vehicles to relocate to this building.

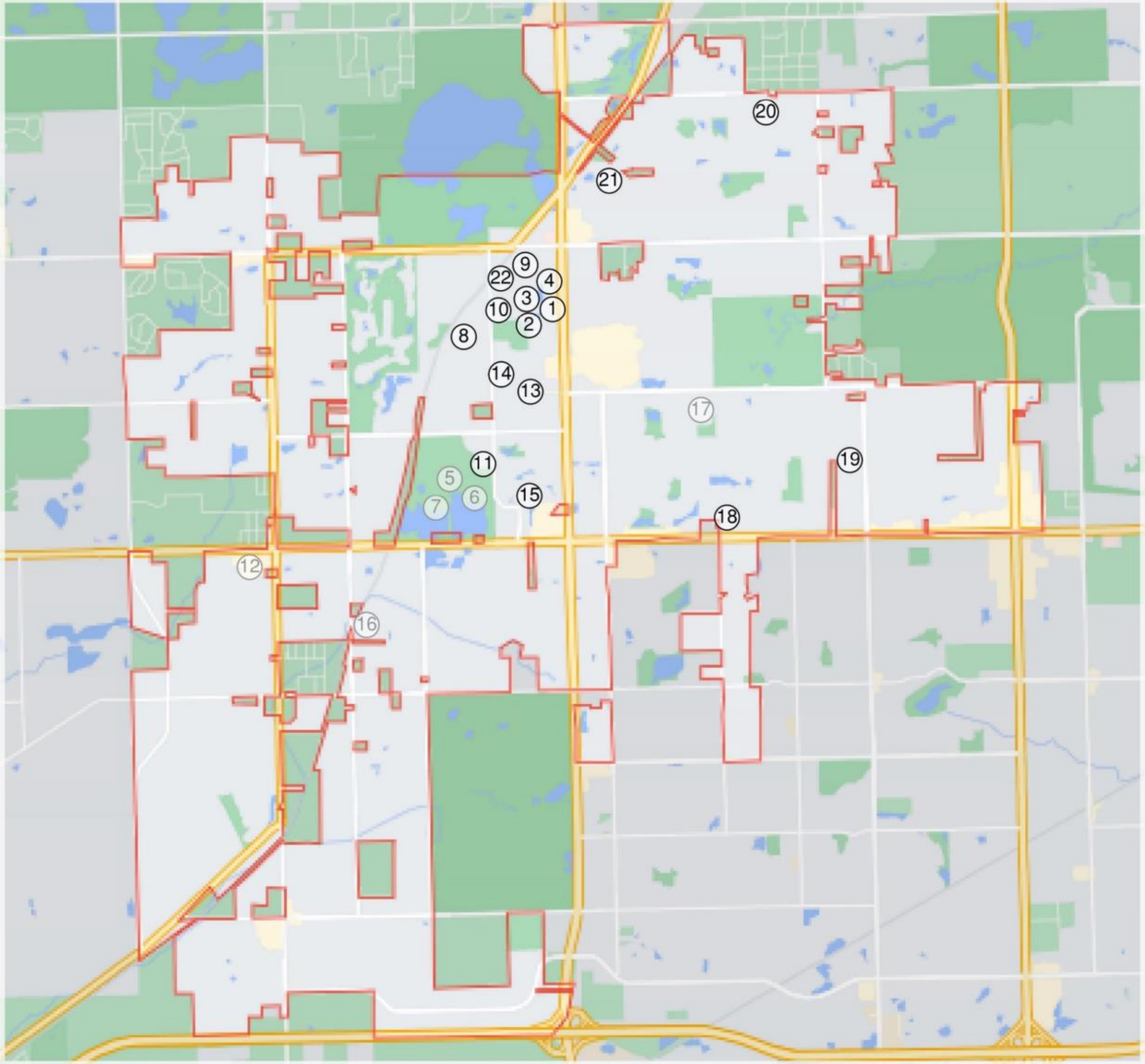
5 Centennial Concessions/Offices
15600 West Avenue

6 Centennial Park Aquatic Center
15600 West Avenue

7 Centennial Park Ice Rink
15600 West Avenue

8 Cultural Arts Center
14760 Park Lane
1. Cultural Arts department to relocate to (3) Franklin Loebe Center.
2. Day Camp to be vacated.
3. Program to be relocated, vacate building.

9 Orland Park History Museum
14415 Beacon Avenue
1. Departments to be relocated, vacate building.



ORLAND PARK MASTER PLAN - OPTION 2
SPACE & PROGRAMMING NEEDS ASSESSMENT
VILLAGE OF ORLAND PARK

KEY
(#) BUILDING NUMBER LABEL

15 Public Works Department
15655 Ravinia Avenue
1. NRF Department to relocate to this building.
2. Streets Department to relocate to this building.
3. Utilities Department to relocate to this building.
4. Public Works Department to relocate to this building.
5. V&E Department to remain.

16 Bulk Storage Facility
16401 108th Avenue

17 Thistlewood Pump Station
8800 Thistlewood Lane

18 Well House #10
8799 159th Street
1. Recreational Administration Storage to relocate to (4) Recreational Administration Building.
2. Building to be demolished.

19 Well House #5
7200 Wheeler Drive
1. Recreational Administration Storage to relocate to (4) Recreational Administration Building.
2. Theater storage to remain.
3. To remain as potential overflow storage unless specifically claimed in an option.

20 Well House #7
13600 Cherry Lane
1. Recreational Administration Storage to relocate to (4) Recreational Administration Building.
2. Theater storage to remain.
3. To remain as potential overflow storage unless specifically claimed in an option.

21 Well House #9
8209 140th Street
1. Recreational Administration Storage to relocate to (4) Recreational Administration Building.
2. Theater storage to remain.
3. To remain as potential overflow storage unless specifically claimed in an option.
4. OPTION 2A - Event Storage.

22 John Humphrey House
9830 W. 144th Place
1. Acquired by Village to be used for History Museum Storage and Display.

ORLAND PARK

LEGAT ARCHITECTS

Phase 2
Option 2A: Recreation & Parks

Renovating the cell block area and adjacent storage rooms allows for greater economy for storage. Reducing the wasted space of the under-utilized locker and toilet rooms provides a better toilet facility and even more storage space.

Limited renovations are proposed for the upper level.

EXISTING
LOWER LEVEL

RECONFIGURED
LOWER LEVEL

EXISTING
UPPER LEVEL

RECONFIGURED
UPPER LEVEL

PW
PUBLIC WORKS

R&P
REC ADMIN

FLEX

EOC

GENERAL
BUILDING

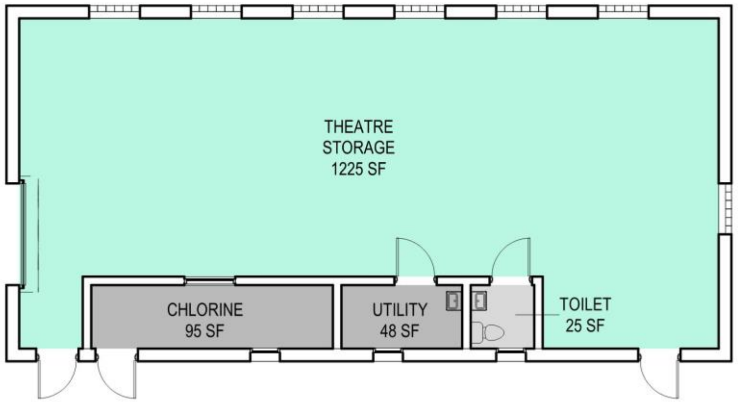
BUILDING
OPERATIONS

ORLAND
PARK

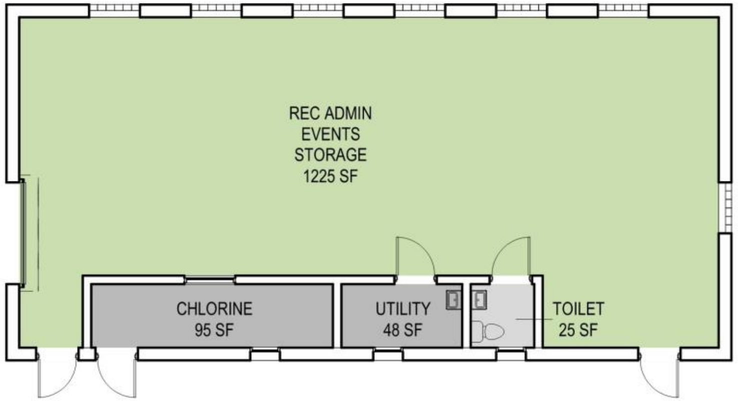
LEGAT ARCHITECTS

Phase 2
Option 2A:
Well House 5
Well House 9
Rec Admin Site

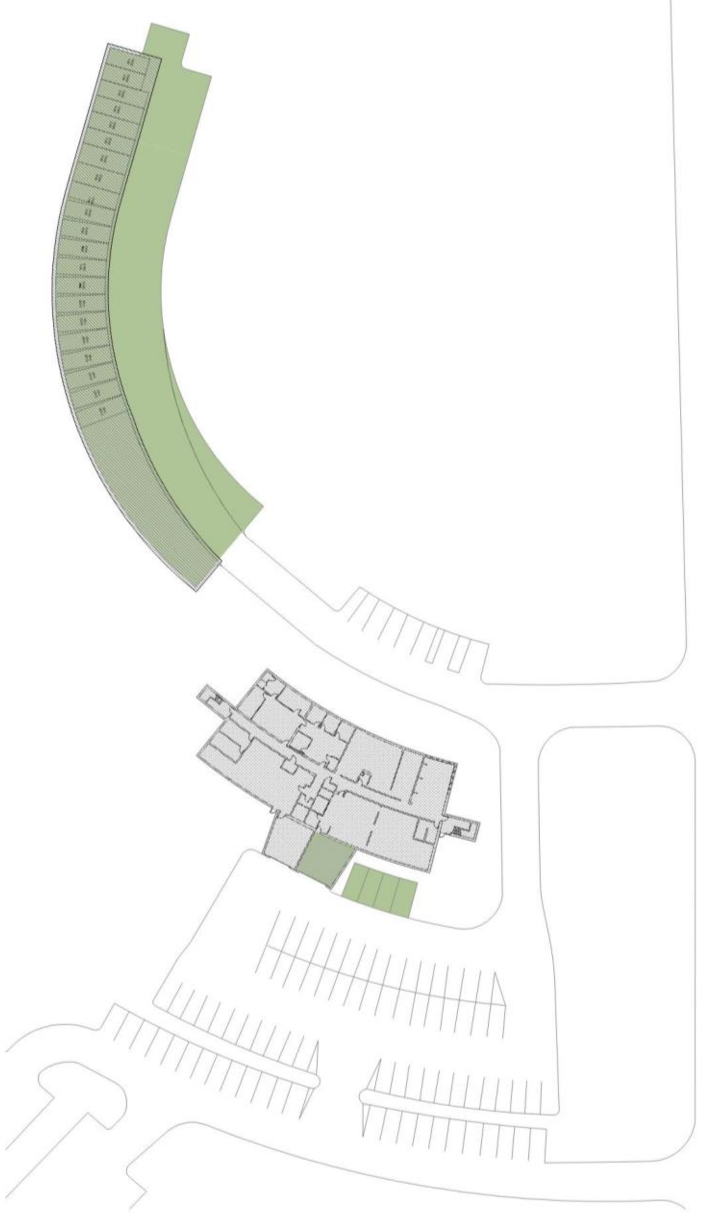
The upper parking lot at Rec Admin is proposed to be used for parks field operations vehicle and material storage. In this option, a covered canopy is proposed to provide shelter for vehicles and materials.



WELL HOUSE 5



WELL HOUSE 9



REC ADMIN PARKING LOT

R&P RECREATION	R&P PARKS
R&P CULTURAL ARTS	GENERAL BUILDING
BUILDING OPERATIONS	

ORLAND PARK

LEGAT ARCHITECTS

Phase 2

Option 2B:
Recreation & Parks

Option 2B proposes a garage addition to allow for maintenance vehicles to be parked in a garage.

Addition renovations are proposed on the upper level to revise the offices to standard sizes and maximize the space. Allowing for all Recreation & Parks administration to be located in one area.

EXISTING
FIRST FLOOR

RECONFIGURED
FIRST FLOOR

EXISTING
SECOND FLOOR

RECONFIGURED
SECOND FLOOR

PW PUBLIC WORKS

R&P REC ADMIN

FLEX

EOC

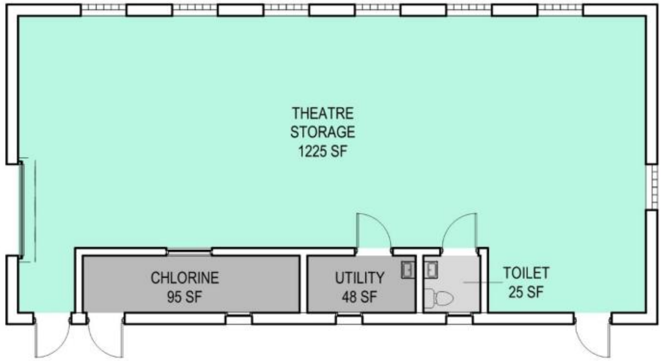
GENERAL BUILDING

BUILDING OPERATIONS

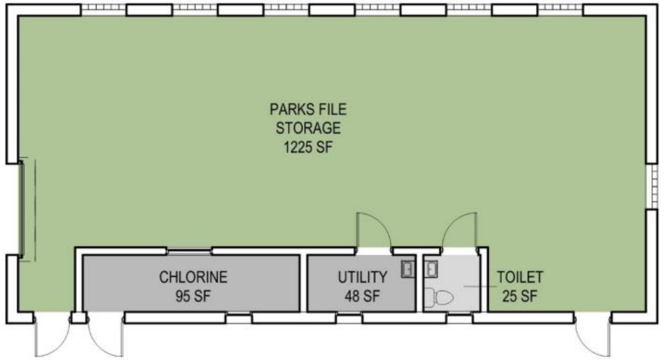
ORLAND PARK

LEGAT ARCHITECTS

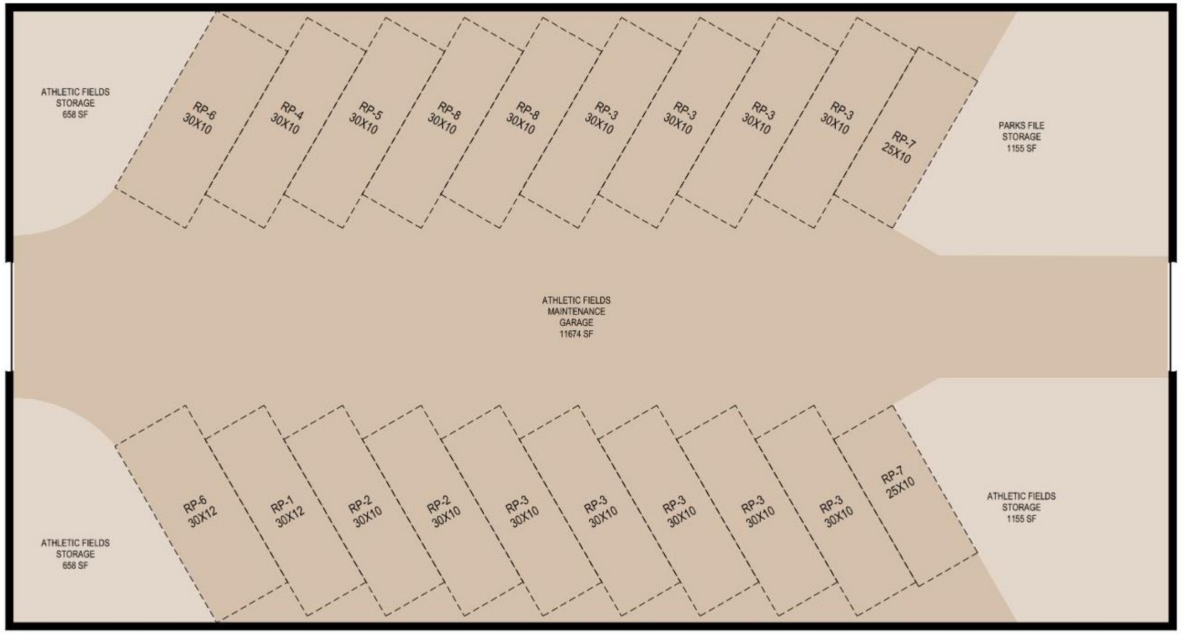
Phase 2
Option 2B:
Well House 5
Well House 9



WELL HOUSE 5



WELL HOUSE 9



PARKS POLE BARN
CENTENNIAL PARK / HEALTH & FITNESS CENTER
LOCATION TBD

R&P PARKS

R&P CULTURAL ARTS

GENERAL BUILDING

BUILDING OPERATIONS

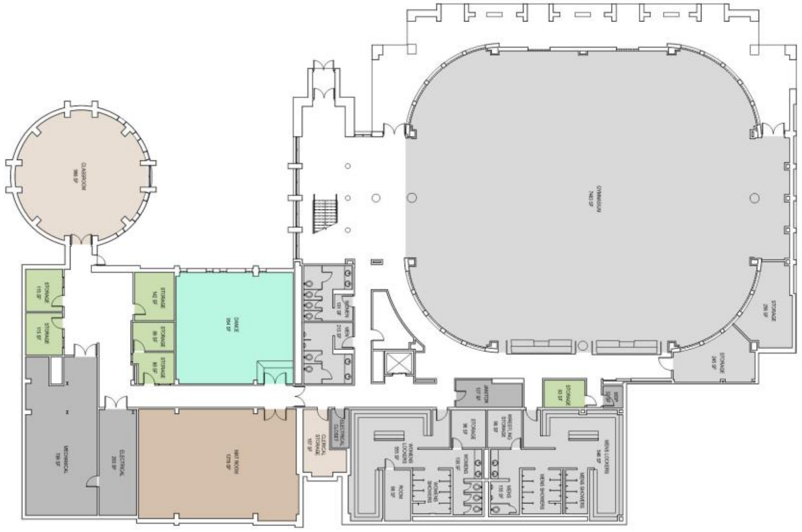
ORLAND PARK

LEGAT ARCHITECTS

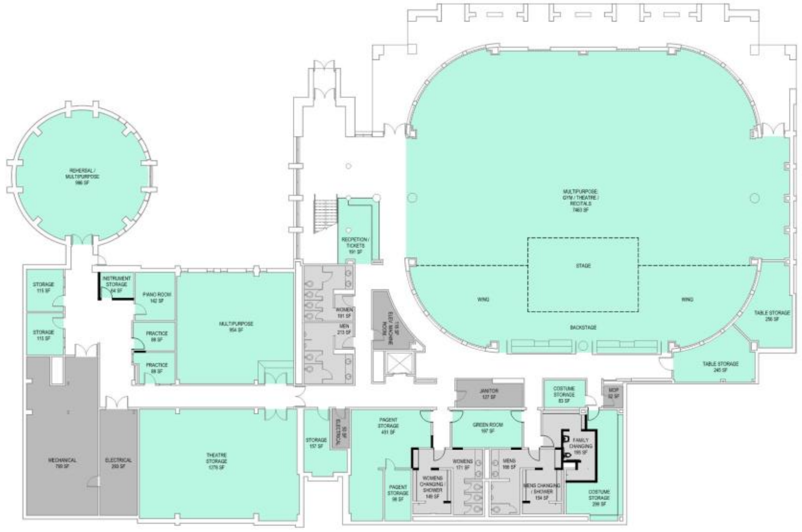
Phase 2

Option 2:
Franklin Loebe Center

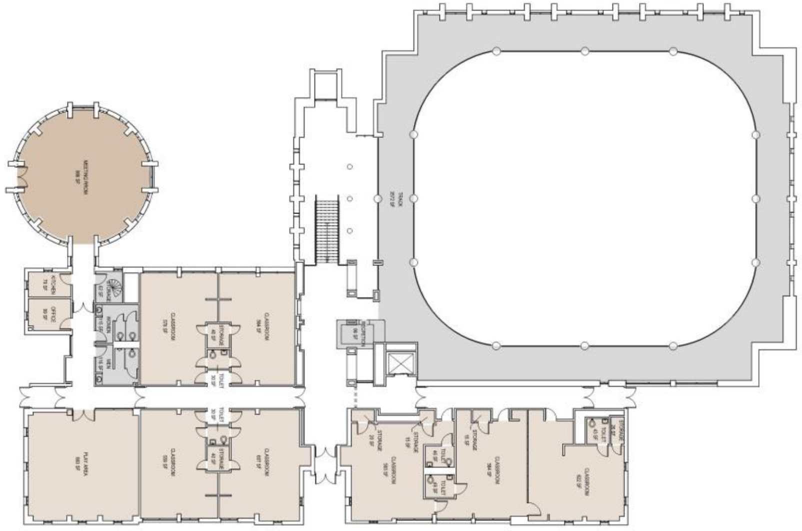
As in Option 1, the FLC is proposed to be utilized for Cultural Arts, no changes have been made for this option.



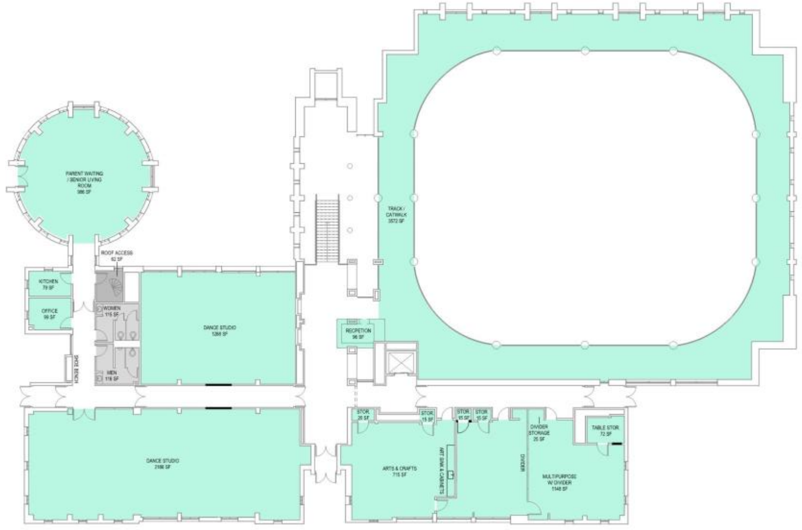
EXISTING FIRST FLOOR



RECONFIGURED FIRST FLOOR



EXISTING SECOND FLOOR



RECONFIGURED SECOND FLOOR

LEASED: PRESCHOOL

LEASED / RENTED: WRESTLING / OTHER

R&P RECREATION

R&P CULTURAL ARTS

GENERAL BUILDING

BUILDING OPERATIONS

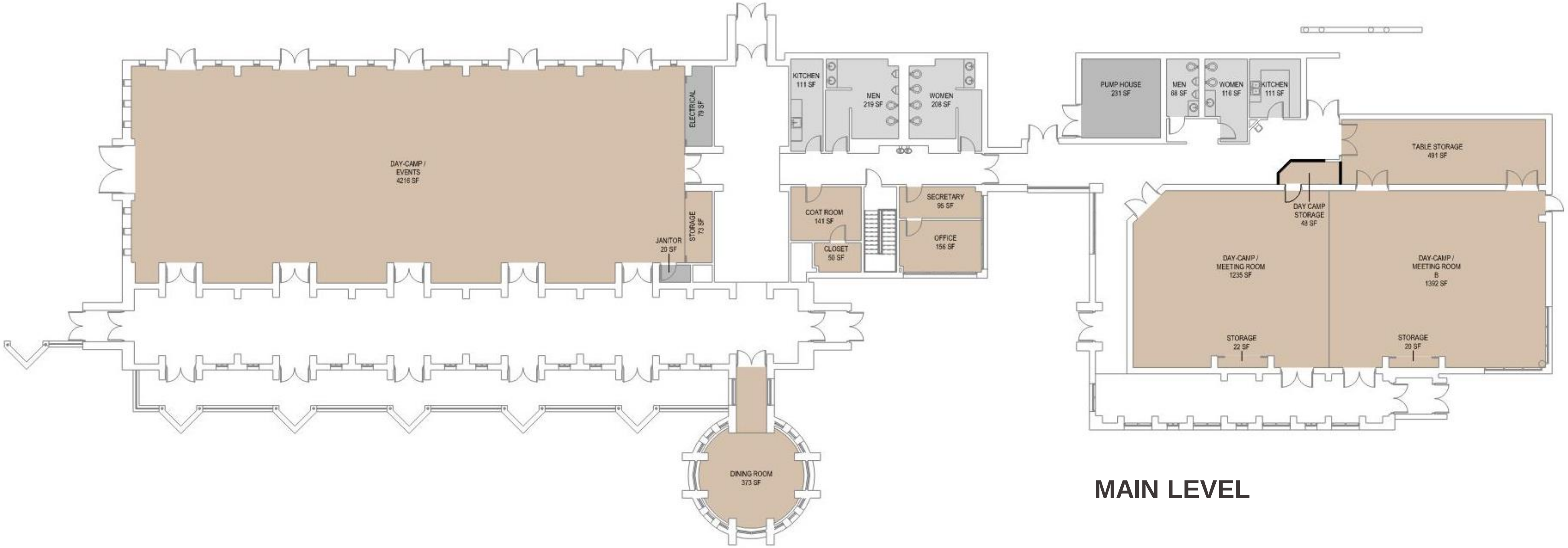
ORLAND PARK

LEGAT ARCHITECTS

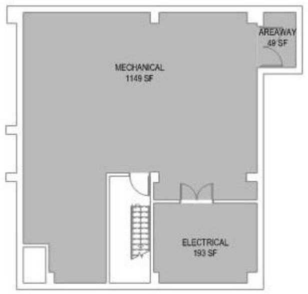
Phase 2

Option 2:
Civic Center

In this option, the Civic Center keeps its current functions, however, it is proposed that the center could be used for day camp during off hours.



MAIN LEVEL



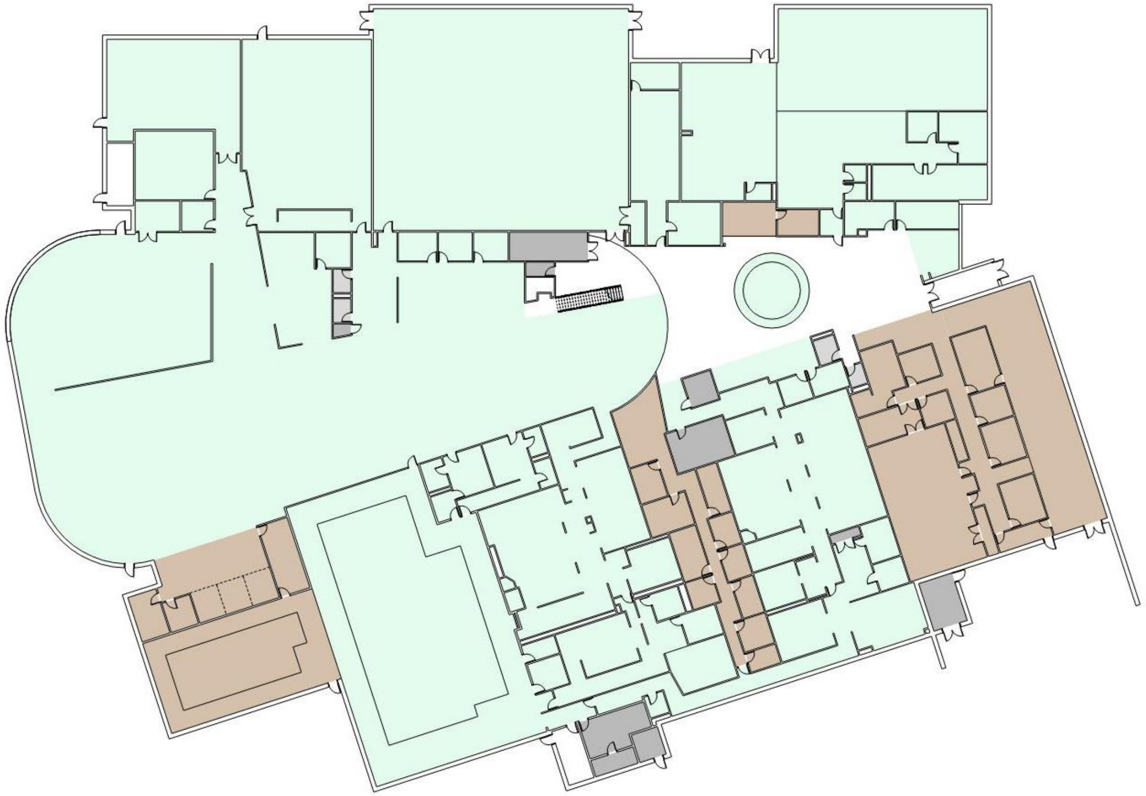
LOWER LEVEL

	LEASED / RENTED: VARIES		GENERAL BUILDING		BUILDING OPERATIONS

ORLAND PARK

LEGAT ARCHITECTS

Phase 2
Option 2:
Health & Fitness Center



EXISTING MAIN LEVEL

RECONFIGURED MAIN LEVEL

LEASED / RENTED: VARIES

R&P FITNESS

GENERAL BUILDING

BUILDING OPERATIONS

ORLAND PARK

LEGAT ARCHITECTS

1 Village Hall
14700 Ravinia Avenue

1. Departments to remain.

10 Park Administration & Garage
14671 West Avenue

1. Parks department to relocate to (11) Orland Park Heath & Fitness building.
2. Parks maintenance vans to relocate to (11) Orland Park Health & Fitness building.
Parks Field Operations Vehicles & Storage parking to relocate to (11) Orland Park Health & Fitness building.
3. Relocate and vacate.

11 Orland Park Health & Fitness
15430 West Avenue

1. Recreational Administration department to relocate to this building.
2. Parks department to relocate to this building.
3. Cultural Arts department to relocate to this building.
4. Theater Storage to relocate to this building.

12 SportsPlex

5. Parks maintenance vans to relocate to this building, (OPTION 3A - Parking Lot, OPTION 3B - Pole Barn)
6. Parks Field Operations Vehicles & Storage to relocate to this building at Pole Barn. (location TBD)
7. All Recreation and Parks consolidated to one building, besides Preschool, Day Camp, Events / Leased Spaces.

13 Police Department
15100 Ravinia Avenue

1. To Remain.
2. See options for Shooting Range and Impound lot.

14 Veterans Center
15045 West Avenue

1. Building to be vacated after program ends.

2 Civic Center
14750 Ravinia Avenue

1. OPTION 3B - Day Camp to relocate to this building.
2. Used for events.
3. Overflow for Cultural Arts Programs when not in use by events.
4. Potential Day Camp.

3 Franklin Loebe Center
14650 Ravinia Avenue

1. Preschool to remain.
2. Wrestling to relocate to (11) Orland Park Health & Fitness building.

4 Recreational Administration
14600 Ravinia Avenue

1. Recreational Administration department to relocate to (11) Orland Park Health & Fitness building.
2. Recreational Administration Storage to relocate to this building.

5 Centennial Concessions/Offices
15600 West Avenue

6 Centennial Park Aquatic Center
15600 West Avenue

1. Parks Field Operations Vehicles & Storage to relocate to this building at Pole Barn. (location TBD)

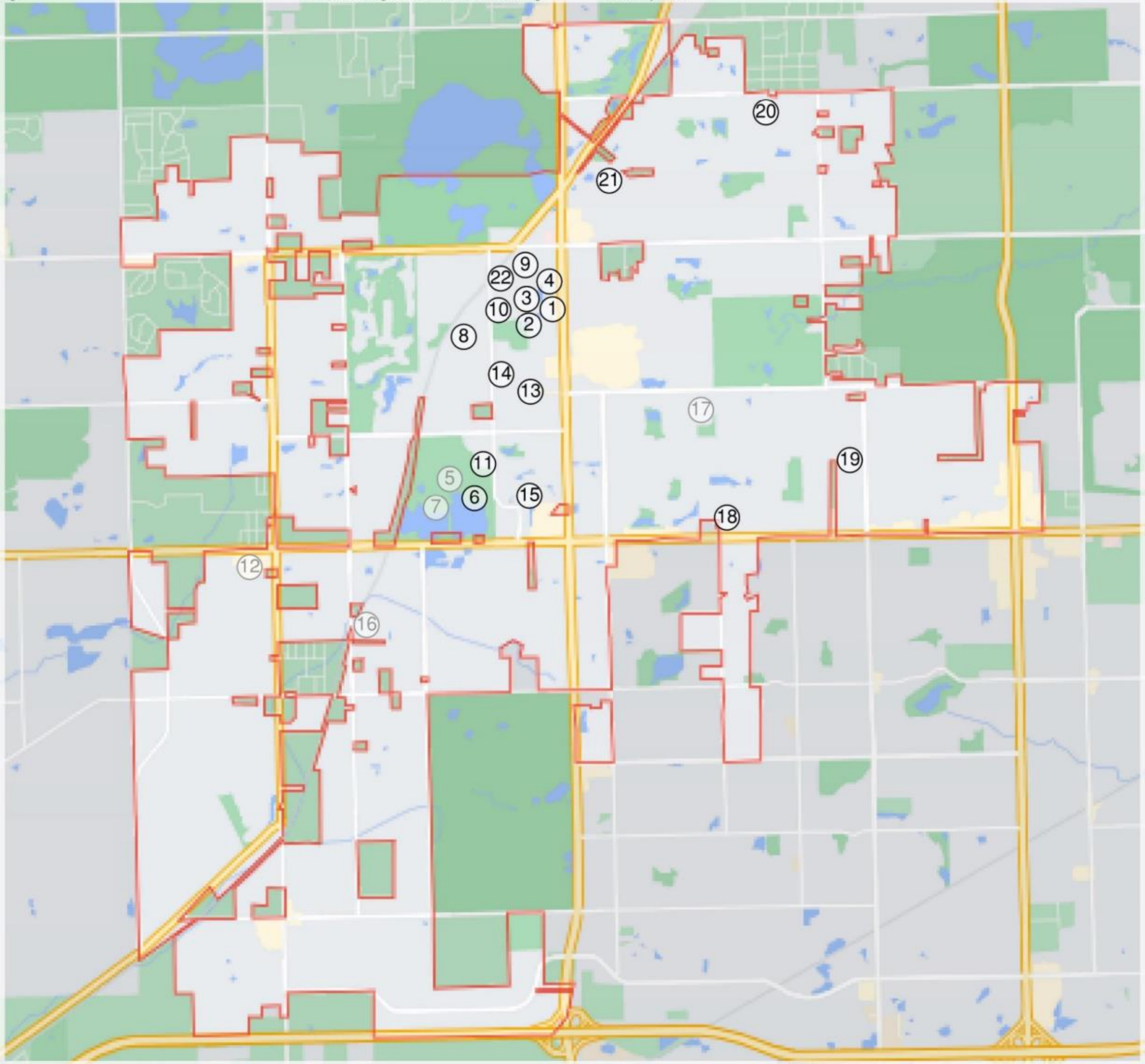
7 Centennial Park Ice Rink
15600 West Avenue

8 Cultural Arts Center
14760 Park Lane

1. Cultural Arts department to relocate to (11) Orland Park Health & Fitness building.
2. OPTION 3A - Day Camp to remain.
3. OPTION 3B - Day Camp to relocate to Civic Center.
4. Program to be relocated, vacate building.

9 Orland Park History Museum
14415 Beacon Avenue

1. Departments to be relocated, vacate building.



ORLAND PARK MASTER PLAN - OPTION 3
SPACE & PROGRAMMING NEEDS ASSESSMENT
VILLAGE OF ORLAND PARK

KEY
(#) BUILDING NUMBER LABEL

15 Public Works Department
15655 Ravinia Avenue

1. NRF Department to relocate to this building.
2. Streets Department to relocate to this building.
3. Utilities Department to relocate to this building.
4. Public Works Department to relocate to this building.
5. V&E Department to remain.

16 Bulk Storage Facility
16401 108th Avenue

17 Thistlewood Pump Station
8800 Thistlewood Lane

18 Well House #10
8799 159th Street

1. Recreational Administration Storage to relocate to (4) Recreational Administration building.
2. Theater Storage to relocate to (11) Orland Park Health & Fitness building.
3. Building to be demolished.

19 Well House #5
7200 Wheeler Drive

1. Recreational Administration Storage to relocate to (4) Recreational Administration building.
2. Theater Storage to relocate to (11) Orland Park Health & Fitness building.
3. To remain as potential overflow storage unless specifically claimed in an option.

20 Well House #7
13600 Cherry Lane

1. Recreational Administration Storage to relocate to (4) Recreational Administration building.
2. Theater Storage to relocate to (11) Orland Park Health & Fitness building.
3. To remain as potential overflow storage unless specifically claimed in an option.

21 Well House #9
8209 140th Street

1. Recreational Administration Storage to relocate to (4) Recreational Administration building.
2. Theater Storage to relocate to (11) Orland Park Health & Fitness building.
3. To remain as potential overflow storage unless specifically claimed in an option.

22 John Humphrey House
9830 W. 144th Place

1. Acquired by Village to be used for History Museum Storage and Display.

Phase 2
Option 3: Recreation & Parks

Consolidated Spaces:

To not only provide the spaces to better serve the Recreation & Parks department, but also improve adjacencies and consolidate functions as much as possible.

BUIDLINGS INCLUDE:

RECREATION ADMIN

HEALTH & FITNESS CENTER

WELL HOUSE 5

ORLAND PARK

LEGAT ARCHITECTS

Phase 2
Option 3: Recreation & Parks

In this option, Recreation & Parks is relocated to the Health & Fitness Center, opening up the current Rec Admin building to be used for storage and flex office space. This configuration allows for EOC to obtain both garages for its vehicles.

EXISTING
LOWER LEVEL

RECONFIGURED
LOWER LEVEL

EXISTING
UPPER LEVEL

RECONFIGURED
UPPER LEVEL

PW
PUBLIC WORKS

R&P
REC ADMIN

FLEX

EOC

GENERAL
BUILDING

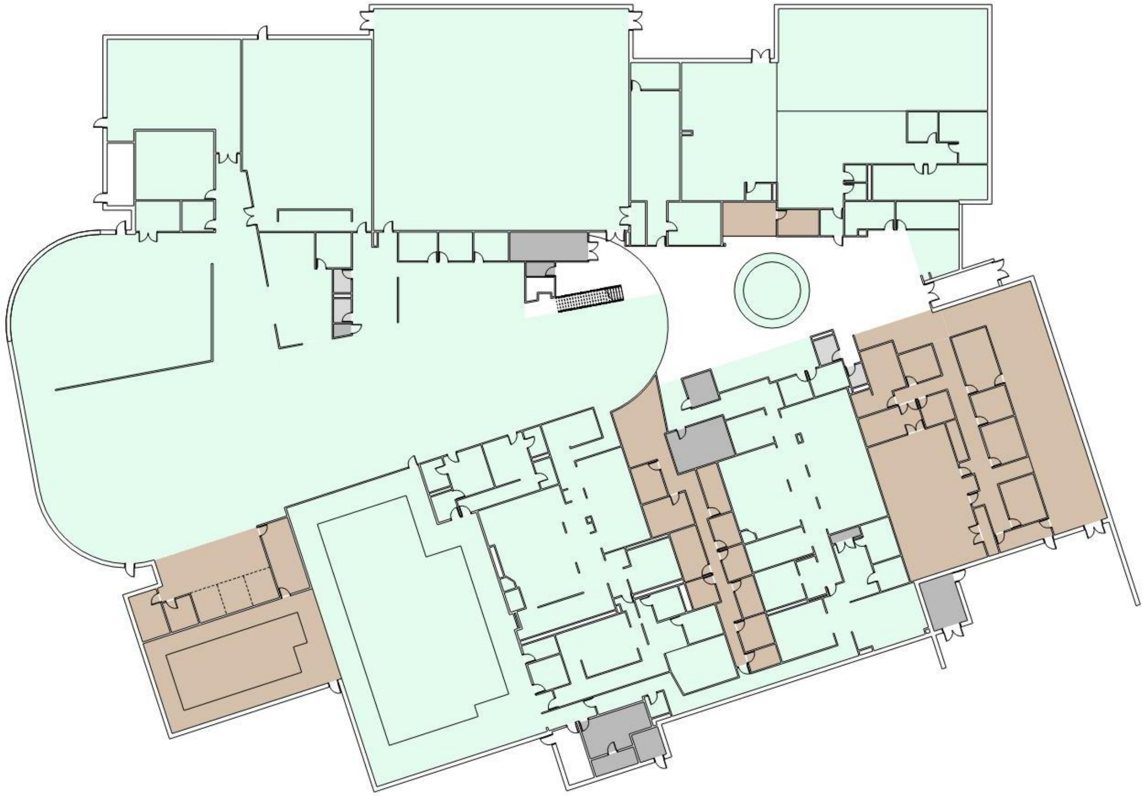
BUILDING
OPERATIONS

ORLAND
PARK

LEGAT ARCHITECTS

Phase 2

Option 3A:
Health & Fitness Center



EXISTING MAIN LEVEL

RECONFIGURED MAIN LEVEL

LEASED: DAYCAMP

R&P RECREATION

R&P PARKS

R&P CULTURAL ARTS

R&P FITNESS

GENERAL BUILDING

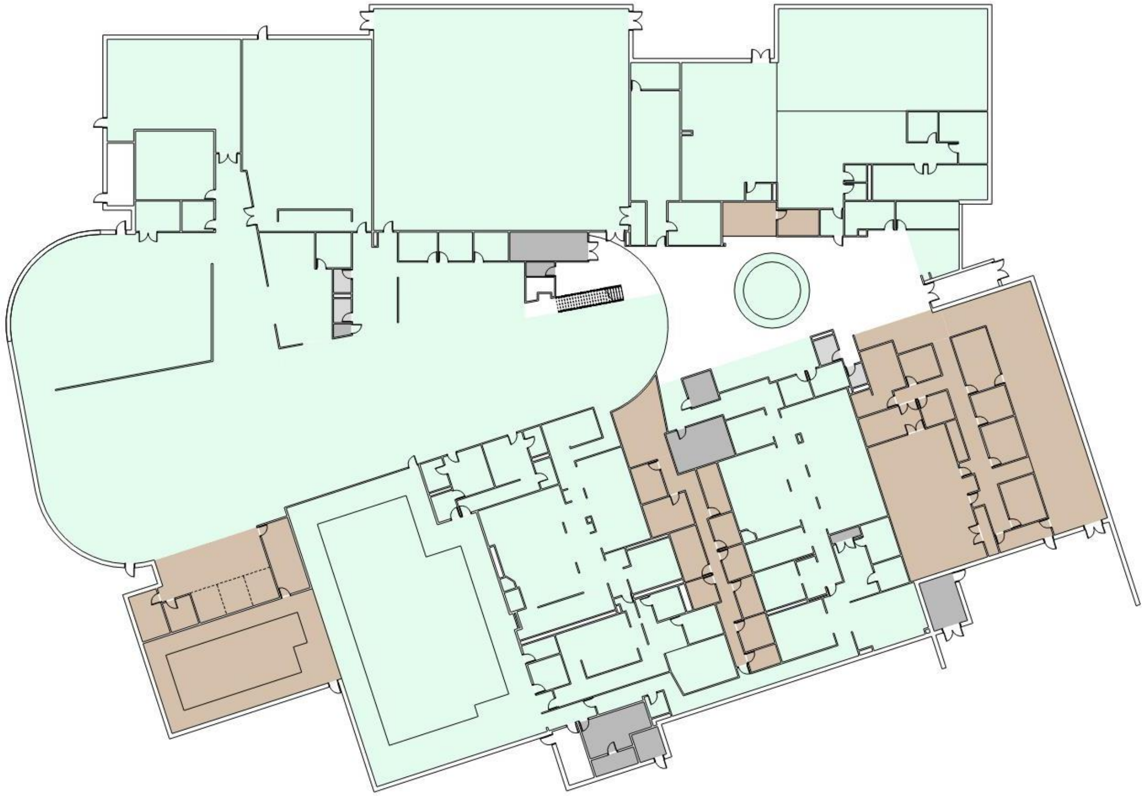
BUILDING OPERATIONS

ORLAND PARK

LEGAT ARCHITECTS

Phase 2

Option 3B:
Health & Fitness Center



EXISTING MAIN LEVEL

RECONFIGURED MAIN LEVEL

LEASED: NM

R&P RECREATION

R&P PARKS

R&P CULTURAL ARTS

R&P FITNESS

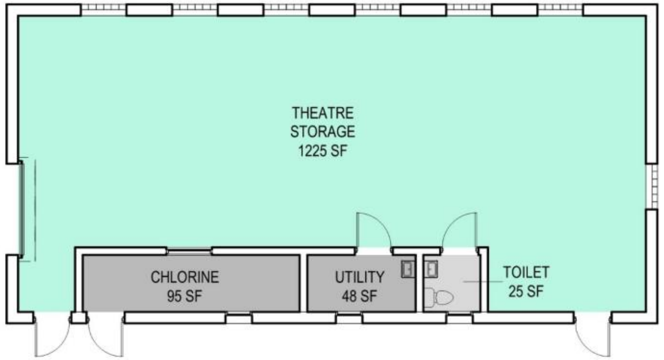
GENERAL BUILDING

BUILDING OPERATIONS

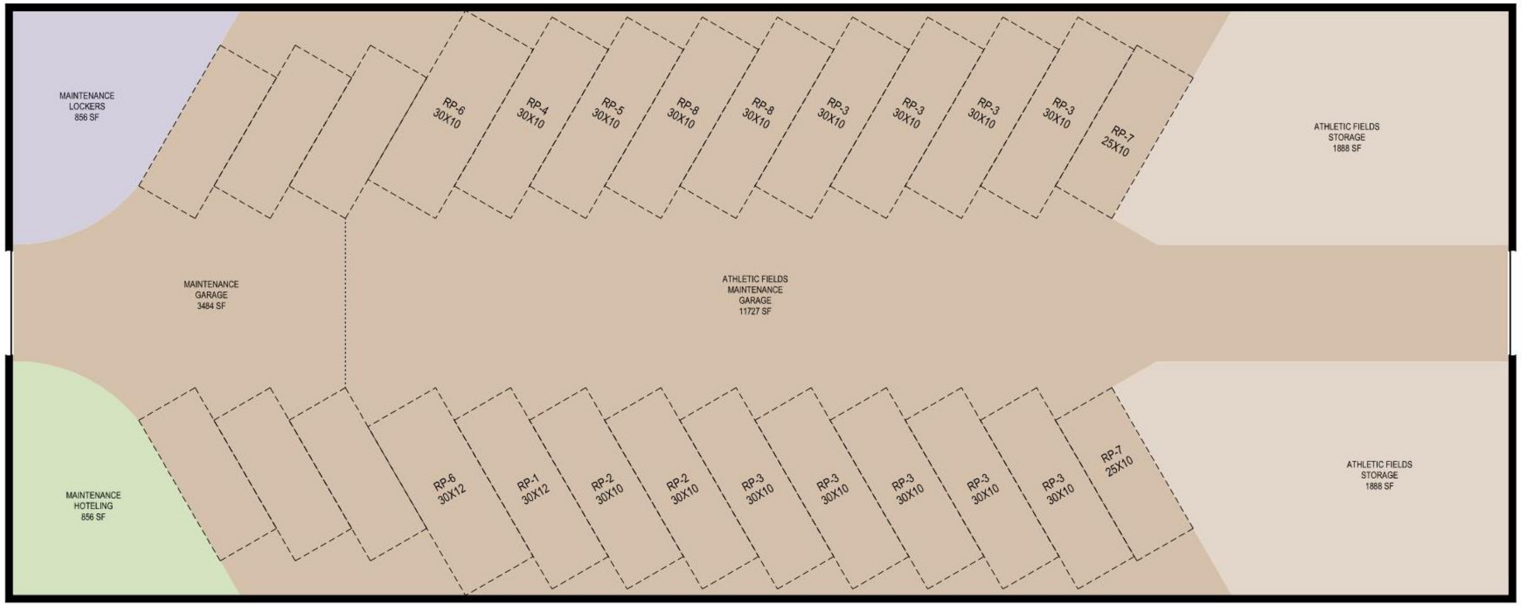
ORLAND PARK

LEGAT ARCHITECTS

Phase 2
Option 3:
Well House 5
Well House 9



WELL HOUSE 5
OPTION 3B



PARKS POLE BARN
CENTENNIAL PARK / HEALTH & FITNESS CENTER
LOCATION TBD

R&P PARKS

R&P CULTURAL ARTS

GENERAL BUILDING

BUILDING OPERATIONS

ORLAND PARK

LEGAT ARCHITECTS

Programming Needs Assessment

Cost Estimate

Option 1
Franklin Loebe Center
Interior Renovations

Option 2
Orland Park Health and Fitness Center Interior Renovation for Sports Center

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 2: Space Needs Analysis

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY
ORLAND PARK

Franklin Loebe Center - Option 1 - Interior Renovations

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS: QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
INTERIOR DEMOLITION COSTS						
1.	Light Demolition	14716	SF	$10	$147,160	
2.	Medium Demolition	7724	SF	$25	$193,100	
3.	Heavy Demolition	1631	SF	$50	$81,550	
	Subtotal:				**$421,810**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Light Interior Remodeling	14716	SF	$100	$1,471,600	
2.	Medium Interior Remodeling	7724	SF	$150	$1,158,600	
3.	Heavy Interior Remodeling	1631	SF	$200	$326,200	
	Subtotal:				**$2,956,400**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$3,378,210**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	11	MO	$20,000	$220,000	
2.	General Conditions	6%	%	$202,693	$202,693	
3.	Bonds	1.15%	%	$38,849	$38,849	
4.	Insurance	0.800	%	$27,026	$27,026	
5.	Profit	8%	%	$270,257	$270,257	
					$758,824	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$4,137,034**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	8.00%	%	$330,963	$330,963	
					$330,963	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$620,555	$620,555	
					$620,555	
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$3,500	$3,500	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$1,000	$1,000	
5.	Furniture, Fixtures, and Equipment	1	AL	$25,000	$25,000	
6.	Audio/Visual Equipment	1	AL	$50,000	$50,000	
7.	Informational Technology Equipment	1	AL	$5,000	$5,000	
					$86,250	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$5,174,802**	

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 2: Space Needs Analysis

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY
ORLAND PARK

Orland Park Health and Fitness Center - Option 2 - Interior Renovation for Sports Center

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS: QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	22115	SF	$5	$110,575	
2.	Light Demolition	12202	SF	$10	$122,020	
3.	Medium Demolition	6994	SF	$25	$174,850	
4.	Heavy Demolition	809	SF	$50	$40,450	
	Subtotal:				**$447,895**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	13457	SF	$50	$672,850	
2.	Light Interior Remodeling	3507	SF	$100	$350,700	
3.	Medium Interior Remodeling	24347	SF	$150	$3,652,050	
4.	Heavy Interior Remodeling	809	SF	$200	$161,800	
	Subtotal:				**$4,837,400**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$5,285,295**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	10	MO	$20,000	$200,000	
2.	General Conditions	6%	%	$317,118	$317,118	
3.	Bonds	1.15%	%	$60,781	$60,781	
4.	Insurance	0.800	%	$42,282	$42,282	
5.	Profit	8%	%	$422,824	$422,824	
					$1,043,005	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$6,328,300**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	8.00%	%	$506,264	$506,264	
					$506,264	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$949,245	$949,245	
					$949,245	
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$5,000	$5,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$2,000	$2,000	
5.	Furniture, Fixtures, and Equipment	1	LS	$250,000	$250,000	Includes Wrestling Mat / Batting Cages
6.	Audio/Visual Equipment	1	LS	$10,000	$10,000	
7.	Informational Technology Equipment	1	AL	$7,500	$7,500	
					$276,250	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$8,060,058**	

ORLAND PARK

LEGAT ARCHITECTS

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 2: Space Needs Analysis
Orland Park Health and Fitness Center - Option 3 - Interior Renovation for CAC

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	22115	SF	$5	$110,575	
2.	Light Demolition	12202	SF	$10	$122,020	
3.	Medium Demolition	8293	SF	$25	$207,325	
4.	Heavy Demolition	809	SF	$50	$40,450	
	Subtotal:				**$480,370**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	22115	SF	$50	$1,105,750	
2.	Light Interior Remodeling	12202	SF	$100	$1,220,200	
3.	Medium Interior Remodeling	8293	SF	$150	$1,243,950	
4.	Heavy Interior Remodeling	809	SF	$200	$161,800	
	Subtotal:				**$3,731,700**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$4,212,070**	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	10	MO	$20,000	$200,000	
2.	General Conditions	6%	%	$252,724	$252,724	
3.	Bonds	1.15%	%	$48,439	$48,439	
4.	Insurance	0.800	%	$33,697	$33,697	
5.	Profit	8%	%	$336,966	$336,966	
					$871,825	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$5,083,895**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	8.00%	%	$406,712	$406,712	
					$406,712	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$762,584	$762,584	
					$762,584	
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$5,000	$5,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$2,000	$2,000	
7.	Furniture, Fixtures, and Equipment	7100	SF	$20	$142,000	Does not Include Fitness Equipment
8.	Audio/Visual Equipment	1	LS	$10,000	$10,000	
9.	Informational Technology Equipment	1	AL	$7,500	$7,500	
					$168,250	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$6,421,441**	

Programming Needs Assessment

Cost Estimate

Option 3
Orland Park Health and Fitness Center Interior Renovation for Cultural Arts Center

ORLAND PARK

LEGAT ARCHITECTS

ORLAND PARK

Facilities and Operations Master Plan:

Phase 3

Recreation Administration Storage Masterplan

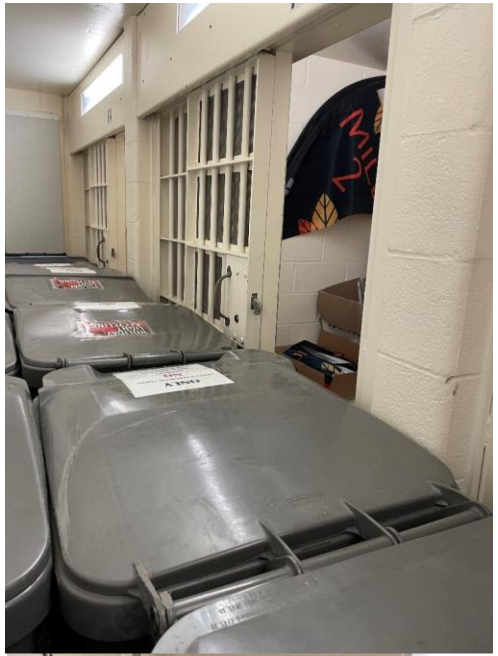
LEGAT ARCHITECTS

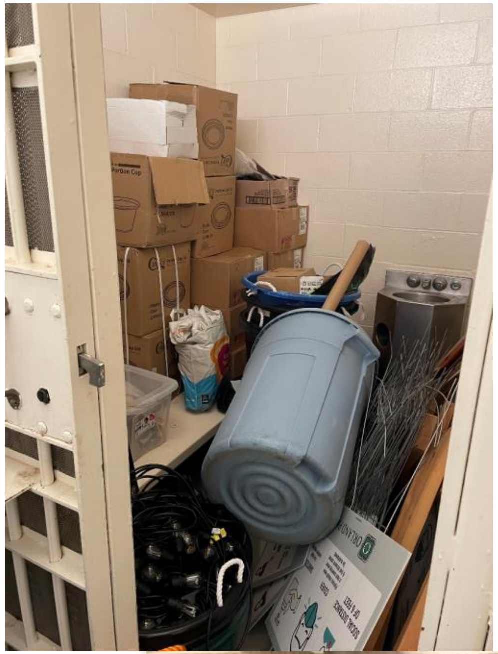
Recreation Administration Storage Masterplan

Recreation Administration Storage Dispersed Throughout Village

ORLAND PARK

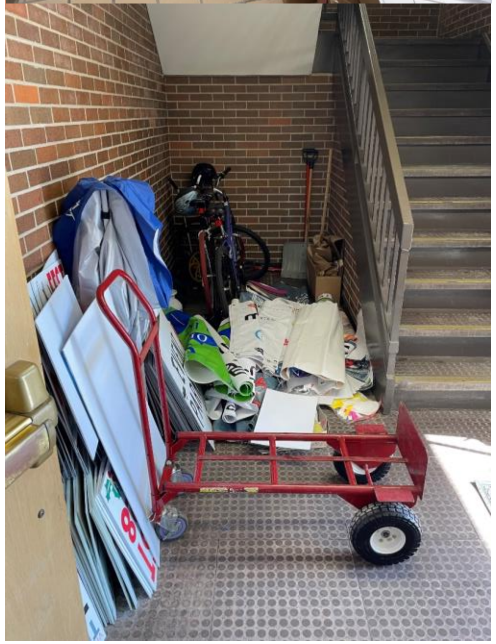
LEGAT ARCHITECTS





Recreation Administration Storage Masterplan

Storage challenges in Recreation Administration Building resulting from left-over police department spaces.



Recreation Administration Storage Masterplan

Option 1
Maintain Existing Spaces

FLOOR PLAN LEGEND

- EXISTING EOC - NO WORK
- EXISTING AREA - NO WORK
- CIRCULATION
- STORAGE
- OFFICE
- CONFERENCE ROOM
- MULTI-PURPOSE ROOM
- KITCHEN
- TOILET ROOM
- RECEPTION

DRAWING NOTES

1. REPLACE VCT FLOORING THROUGHOUT LOWER LEVEL
2. RENOVATE ONE EXISTING LOCKER ROOM INTO TWO TOILET ROOMS
3. RENOVATE ONE EXISTING LOCKER ROOM INTO STORAGE SPACE
4. CONVERT JAIL CELLS INTO STORAGE ROOMS
5. REPLACE GUARDRAILS IN STAIRWELL
6. REPLACE CARPET IN UPPER LEVEL OFFICES/ CONFERENCE ROOM/ RECEPTION AREA WITH VILLAGE STANDARD CARPET
7. REPAIR CRACKED / WATER DAMAGED GYPSUM BOARD WALLS
8. REPLACE CEILING TILES IN CONFERENCE ROOM
9. RENOVATE RECEPTION AREA
10. RENOVATE KITCHEN
11. REMOVE EXISTING GYPSUM BOARD CEILING IN SECOND FLOOR CORRIDORS AND OFFICES, AND REPLACE WITH SUSPENDED ACOUSTIC CEILING AND GRID
12. REPAIR ROOF LEAKS
13. ELEVATOR
14. OVERHEAD GARAGE DOOR
15. NEW PAVED DRIVEWAY AND CURB
16. GARAGE ADDITION
17. IDF CLOSET

LOWER LEVEL PLAN

UPPER LEVEL PLAN

ORLAND PARK

LEGAT ARCHITECTS

Recreation Administration Storage Masterplan

Option 2A
Interior Renovation

FLOOR PLAN LEGEND

- EXISTING EOC - NO WORK
- EXISTING AREA - NO WORK
- CIRCULATION
- STORAGE
- OFFICE
- CONFERENCE ROOM
- MULTI-PURPOSE ROOM
- KITCHEN
- TOILET ROOM
- RECEPTION

DRAWING NOTES

1. REPLACE VCT FLOORING THROUGHOUT LOWER LEVEL
2. RENOVATE ONE EXISTING LOCKER ROOM INTO TWO TOILET ROOMS
3. RENOVATE ONE EXISTING LOCKER ROOM INTO STORAGE SPACE
4. CONVERT JAIL CELLS INTO STORAGE ROOMS
5. REPLACE GUARDRAILS IN STAIRWELL
6. REPLACE CARPET IN UPPER LEVEL OFFICES/ CONFERENCE ROOM/ RECEPTION AREA WITH VILLAGE STANDARD CARPET
7. REPAIR CRACKED / WATER DAMAGED GYPSUM BOARD WALLS
8. REPLACE CEILING TILES IN CONFERENCE ROOM
9. RENOVATE RECEPTION AREA
10. RENOVATE KITCHEN
11. REMOVE EXISTING GYPSUM BOARD CEILING IN SECOND FLOOR CORRIDORS AND OFFICES, AND REPLACE WITH SUSPENDED ACOUSTIC CEILING AND GRID
12. REPAIR ROOF LEAKS
13. ELEVATOR
14. OVERHEAD GARAGE DOOR
15. NEW PAVED DRIVEWAY AND CURB
16. GARAGE ADDITION
17. IDF CLOSET

LOWER LEVEL PLAN

UPPER LEVEL PLAN

ORLAND PARK

LEGATARCHITECTS

Recreation Administration Storage Masterplan

Option 2B
Garage Addition with Elevator

FLOOR PLAN LEGEND

- EXISTING EOC - NO WORK
- EXISTING AREA - NO WORK
- CIRCULATION
- STORAGE
- OFFICE
- CONFERENCE ROOM
- MULTI-PURPOSE ROOM
- KITCHEN
- TOILET ROOM
- RECEPTION

DRAWING NOTES

1. REPLACE VCT FLOORING THROUGHOUT LOWER LEVEL
2. RENOVATE ONE EXISTING LOCKER ROOM INTO TWO TOILET ROOMS
3. RENOVATE ONE EXISTING LOCKER ROOM INTO STORAGE SPACE
4. CONVERT JAIL CELLS INTO STORAGE ROOMS
5. REPLACE GUARDRAILS IN STAIRWELL
6. REPLACE CARPET IN UPPER LEVEL OFFICES/ CONFERENCE ROOM/ RECEPTION AREA WITH VILLAGE STANDARD CARPET
7. REPAIR CRACKED / WATER DAMAGED GYPSUM BOARD WALLS
8. REPLACE CEILING TILES IN CONFERENCE ROOM
9. RENOVATE RECEPTION AREA
10. RENOVATE KITCHEN
11. REMOVE EXISTING GYPSUM BOARD CEILING IN SECOND FLOOR CORRIDORS AND OFFICES, AND REPLACE WITH SUSPENDED ACOUSTIC CEILING AND GRID
12. REPAIR ROOF LEAKS
13. ELEVATOR
14. OVERHEAD GARAGE DOOR
15. NEW PAVED DRIVEWAY AND CURB
16. GARAGE ADDITION
17. IDF CLOSET

LOWER LEVEL PLAN

UPPER LEVEL PLAN

ORLAND PARK

LEGAT ARCHITECTS

Recreation Administration Storage Masterplan

Cost Estimate

Option 1
Maintain Existing Spaces

Option 2A
Renovate Interior Spaces

Estimate of Probable Cost

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

Village of Orland Park
Facilities and Operations Master Plan - Phase 4: Recreation Administration
Recreation Administration Building - Option 1 - Maintain Existing Spaces

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	14555	SF	$5	$72,775	
	Subtotal:				**$72,775**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	14555	SF	$50	$727,750	
	Subtotal:				**$727,750**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$800,525**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	5	MO	$20,000	$100,000	
2.	General Conditions	6%	%	$48,032	$48,032	
3.	Bonds	1.15%	%	$9,206	$9,206	
4.	Insurance	0.800	%	$6,404	$6,404	
5.	Profit	8%	%	$64,042	$64,042	
					$227,684	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$1,028,209**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	10.00%	%	$102,821	$102,821	
					$102,821	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$154,231	$154,231	
					$154,231	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$2,500	$2,500	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Furniture, Fixtures, and Equipment	5660	SF	$20	$113,200	
5.	Informational Technology Equipment	5660	SF	$3	$14,150	
					$131,600	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$1,416,861**	

Estimate of Probable Cost

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

Village of Orland Park
Facilities and Operations Master Plan - Phase 4: Recreation Administration
Recreation Administration Building - Option 2A - Renovate Interior Spaces

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	6439	SF	$5	$32,195	
2.	Medium Demolition	5568	SF	$25	$139,200	
3.	Heavy Demolition	2695	SF	$50	$134,750	
	Subtotal:				**$306,145**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	6439	SF	$50	$321,950	
2.	Medium Interior Remodeling	7663	SF	$150	$1,149,450	
3.	Heavy Interior Remodeling	600	SF	$200	$120,000	
	Subtotal:				**$1,591,400**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$1,897,545**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	7	MO	$20,000	$140,000	
2.	General Conditions	6%	%	$113,853	$113,853	
3.	Bonds	1.15%	%	$21,822	$21,822	
4.	Insurance	0.800	%	$15,180	$15,180	
5.	Profit	8%	%	$151,804	$151,804	
					$442,658	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$2,340,203**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	8.50%	%	$198,917	$198,917	
					$198,917	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$351,031	$351,031	
					$351,031	
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$2,500	$2,500	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Furniture, Fixtures, and Equipment	5781	SF	$20	$115,620	
5.	Informational Technology Equipment	5781	SF	$3	$14,453	
					$134,323	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$3,024,474**	

ORLAND PARK

LEGAT ARCHITECTS

Recreation Administration Storage Masterplan

Cost Estimate

Option 2B
Garage Addition with Elevator

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 4: Recreation Administration

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

Recreation Administration Building - Option 2B - Interior Renovations / Addition + Elevator

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	3893	SF	$5	$19,465	
2.	Medium Demolition	8122	SF	$25	$203,050	
3.	Heavy Demolition	2695	SF	$50	$134,750	
	Subtotal:				**$357,265**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	3893	SF	$50	$194,650	
2.	Medium Interior Remodeling	10217	SF	$150	$1,532,550	
3.	Heavy Interior Remodeling	600	SF	$200	$120,000	
	Subtotal:				**$1,847,200**	
SPECIALTY CONSTRUCTION						
1.	2 Stop Hydraulic Elevator	1	EA	$185,000	$185,000	
	Subtotal:				**$185,000**	
NEW SITEWORK CONSTRUCTION COSTS						
1.	Medium Sitework Construction Costs	0.06	ACRE	$225,000	$14,013	
	Subtotal:				**$14,013**	
NEW CONSTRUCTION COSTS						
1.	Light New Construction Costs	1431	SF	$250	$357,750	
	Subtotal:				**$357,750**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$2,761,228**	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	9	MO	$20,000	$180,000	
2.	General Conditions	6%	%	$165,674	$165,674	
3.	Bonds	1.15%	%	$31,754	$31,754	
4.	Insurance	0.800	%	$22,090	$22,090	
5.	Profit	8%	%	$220,898	$220,898	
					$620,416	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$3,381,644**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	8.00%	%	$270,532	$270,532	
					$270,532	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$507,247	$507,247	
					$507,247	
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$2,500	$2,500	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$2,500	$2,500	
5.	Partial Topographic Survey	1	LS	$2,000	$2,000	
6.	Geotechnical Investigation / Soil Borings	1	LS	$1,500	$1,500	
7.	Furniture, Fixtures, and Equipment	5951	SF	$20	$119,020	
8.	Informational Technology Equipment	5951	SF	$3	$14,878	
					$144,148	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$4,303,570**	

ORLAND PARK

LEGAT ARCHITECTS

ORLAND PARK

Facilities and Operations Master Plan:

Phase 4

Public Works Department Masterplan

LEGATARCHITECTS

ORLAND PARK

LEGATARCHITECTS

Public Works Department Masterplan

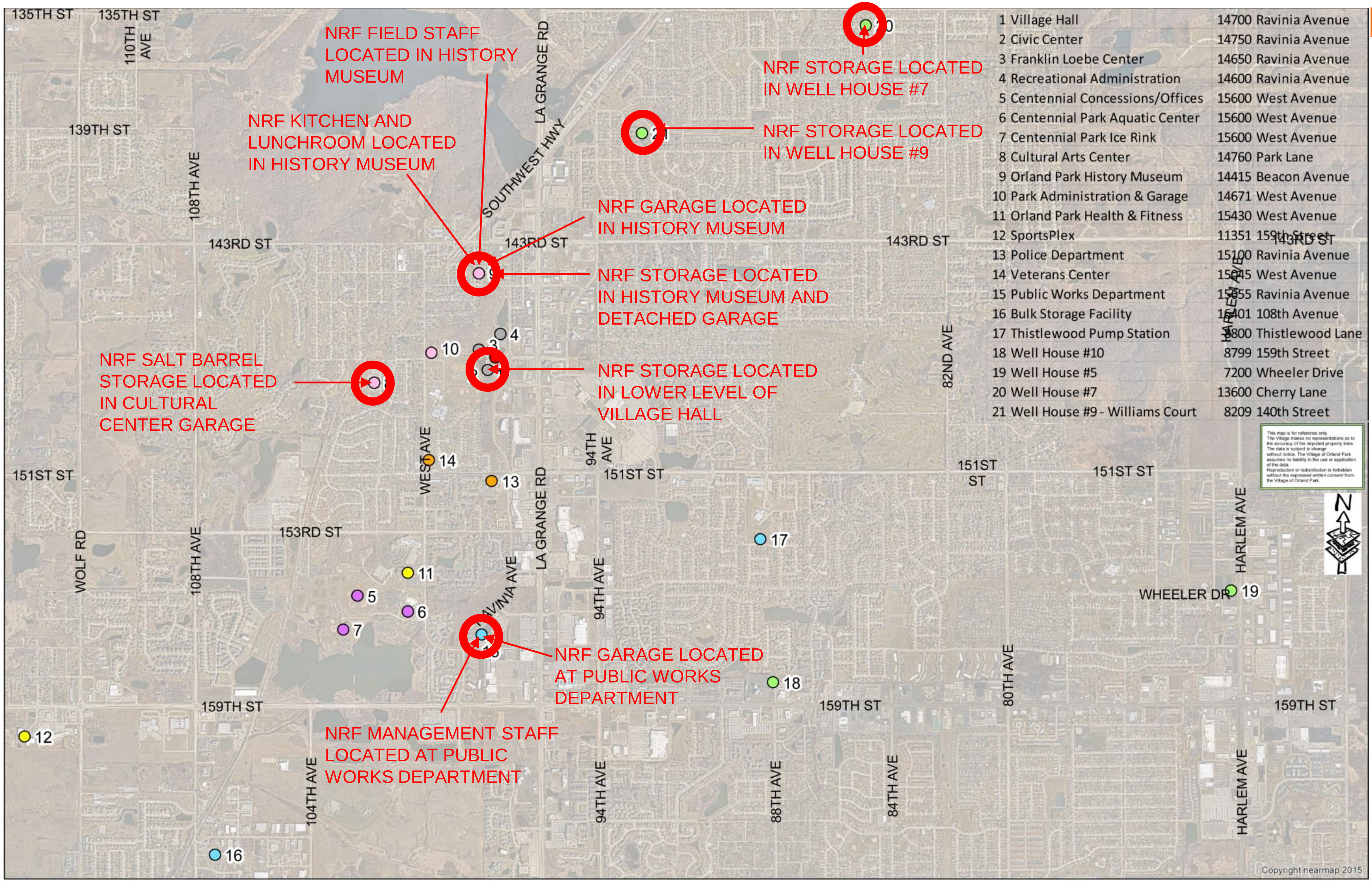
Existing Public Works Site

ORLAND PARK

LEGATARCHITECTS

Public Works Department Masterplan

NRF Staff and Equipment Dispersed Throughout Village



ORLAND PARK

LEGATARCHITECTS

Public Works Department Masterplan

Design Charrette
Public Works Department
Space Needs

ORLAND PARK

LEGAT ARCHITECTS

Public Works Department Masterplan

Public Works Vehicle List

NRF Equipment	Depth (ft)	Width (ft)	Number of spaces	TAG
4493 - 2003 DITCH 410SX				
4105 - 2016 ALAMO SHD88CTRCC	30'	10'	1	NRF-1
4216 - 2015 MCMILLEN X2475 Skidsteer Auger				
4247 - 2017 BOBCAT 66				
4590 - 2021 GENIE GS4046	10'	5'	1	NRF-2
5136 - 2001 CARLTON 2400-4				
5135 - 2000 MORBARK 13	30'	10'	1	NRF-3
5166 - 2013 MORBARK M18RX				
4127 - 2003 CAT IT28	28'	12'	1	NRF-4
4402 - 2014 FORD POLICEINTERCEPTOR	18'	8'	1	NRF-5
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'	12	NRF-6
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	55'	12'	1	NRF-7
4502 - 2021 MORBARK 2131_TA				
4410 - 2014 CHEVROLET EXPRESS				
4415 - 2013 CHEVROLET EXPRESS				
4418 - 2013 CHEVROLET EXPRESS				
4441 - 2007 GMC SAVANA	25'	10'	8	NRF-8
4445 - 2016 CHEVROLET EXPRESS3500				
4475 - 2015 CHEVROLET EXPRESS				
4352 - 2008 CHEVROLET 2500HD				
4439 - 2008 GMC SIERRA				
4342 - 2017 INTERNATIO WORKSTAR7400	36'	12'	1	NRF-9
4171 - 2000 WACKER RD11A				
4115 - 2020 JOHNDEERE 333G				
4162 - 2013 NEWHOLLAND C227	15'	8'	5	NRF-10
4146 - 2000 NEWHOLLAND TC33D				
4501 - 2021 VERMEER SC802				
TL4130 - 2020 GENIE TZ50	26'	12'	1	NRF-11
TL4102 - 1990 DYNAWELD SSLIA				
TL4104 - 2017 KEMCO U-12				
TL4113 - 1993 REDIHAUL RH12TBS				
TL4115 - 1998 REDIHAUL FSL14				
TL4116 - 1998 REDIHAUL FSL14	26'	10'	8	NRF-12
TL4121 - 2007 BEAVER 0W-20				
TL4123 - 2007 BEAVER SD16				
TL4151 - 2016 CARGOMATE EHW712TA2				
TL4188 - 2013 CARGOMATE BL716TA2				
TL4401 - 2022 FELLING FT-A6IT-I00788				
4117 - 2013 CLUB CAR CARRYALL 272	11'	5'	1	NRF-13
Total 53			42	

42 NRF VEHICLES

Streets Equipment	Length (ft)	Width (ft)	Number of Spaces	TAG
5102 - 2009 TURBO TURF ICS300E				
5125 - 2006 BOBCAT 723FL	30'	10'	1	ST-1
5195 - 2021 TORO TX1000				
5101 - 2014 CAT 924K	30'	12'	1	ST-2
5226 - 2016 FORD TRANSITCONNECT	16'	8'	2	ST-3
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	ST-4
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'	1	ST-5
5209 - 2012 INTERNATIO WORKSTAR7400				
5211 - 2019 INTERNATIO WORKSTAR7400				
5215 - 2012 INTERNATIO WORKSTAR7400				
5223 - 2015 INTERNATIO WORKSTAR7400				
5240 - 2017 INTERNATIO WORKSTAR7400	40'	12'	9	ST-6
5269 - 2015 INTERNATIO WORKSTAR7400				
5276 - 2018 INTERNATIO WORKSTAR7500				
5280 - 2019 INTERNATIO WORKSTAR7400				
5282 - 2019 INTERNATIO WORKSTAR7400				
5279 - 2018 FREIGHTLIN M2-106	30'	12'	1	ST-7
PCMS1 - 2011 VERMAC PCMS1500				
PCMS2 - 2011 VERMAC PCMS1500				
PCMS3 - 2011 VERMAC PCMS1500				
PCMS4 - 2011 VERMAC PCMS1500	30'	8'	3	ST-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	ST-9
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	ST-10
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'	9	ST-11
TL5109 - 2009 LOADTRAIL TD8120				
TL5119 - 2004 BEAVER LM-12				
TL5125 - 2018 CARGOMATE BL716TA2				
TL5118 - 1987 DYNAWELD 24TE				
Total 66			51	

51 STREETS VEHICLES

Water Equipment	Length (ft)	Width (ft)	Number of Spaces	TAG
6125 - 1994 RAMMAR S-25				
6118 - 1990 SULAIR 1750	30'	10'	1	UT-1
6127 - 1995 DITCH 1820				
6178 - 2019 WORKHORSE JAJ-600WH				
6120 - 2004 NEWHOLLAND LB75B	30'	12'	2	UT-2
6166 - 2015 NEWHOLLAND B95C				
6167 - 2020 KUBOTA K008-3	30'	12'	1	UT-3
6168 - 2020 KUBOTA KX080-4S				
6129 - 2000 CAT IT28	28'	12'	1	UT-4
6011 - 2012 FORD FOCUS	16'	8'	1	UT-5
6001 - 2011 FORD E250				
6064 - 2010 FORD E250				
6008 - 2011 FORD F150				
6017 - 2016 FORD F250				
6024 - 2014 FORD F350	30'	10'	9	UT-6
6044 - 2012 FORD F550				
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'	4	UT-12
TL6178 - 2019 PJTRAILERS 47712				
TL6106 - 2004 BEAVER OW-20				
6132 - 1998 TORO 3300-D	16'	7'	1	UT-13
Total 40			31	

31 UTILITIES VEHICLES

ORLAND PARK

LEGATARCHITECTS

Public Works Department Masterplan

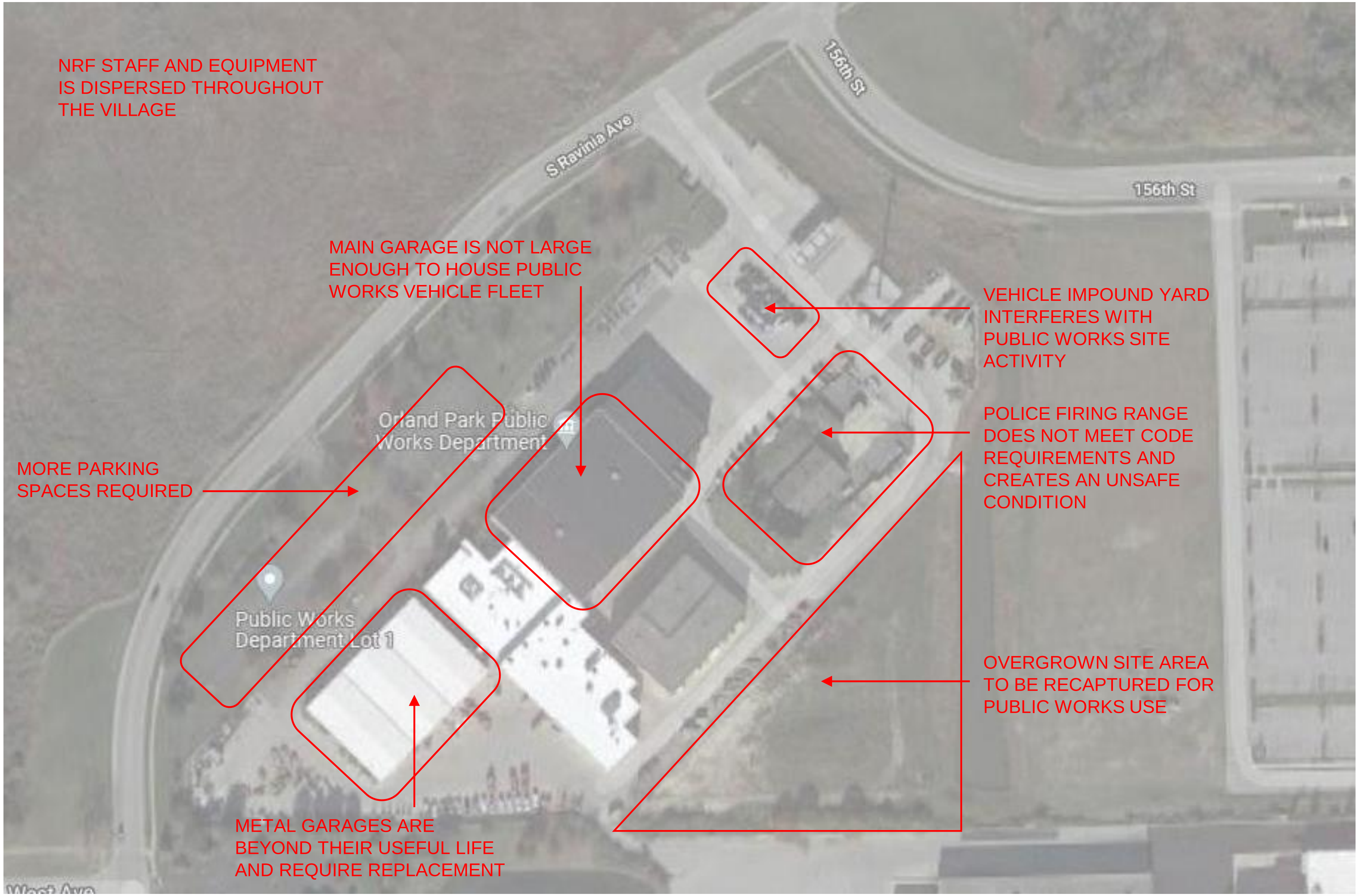
Unsafe Shooting Range on Public Works Site

ORLAND PARK

LEGATARCHITECTS

Public Works Department Masterplan

Public Works Site/Building Deficiencies



ORLAND PARK

LEGAT ARCHITECTS

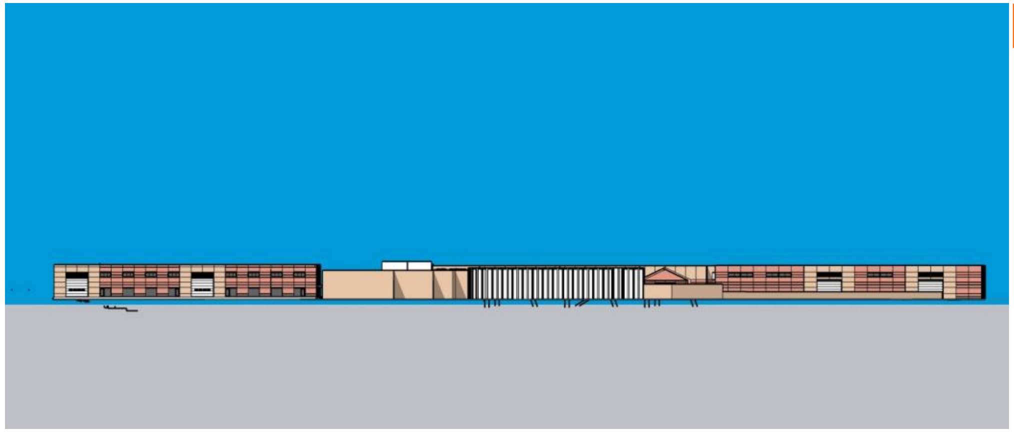
- CIRCULATION
- MEETING ROOM
- LAUNDRY
- MEN'S LOCKER ROOM
- WOMEN'S LOCKER ROOM
- UNISEX LOCKER ROOM
- OFFICE
- RECEPTION / ADMINISTRATION
- STAFF LOUNGE / BREAK ROOM
- STORAGE
- SALT STORAGE
- TOILET ROOM
- TOOL STORAGE
- WORKROOM
- EXISTING AREA RENOVATION
- EXISTING AREA (NO WORK)
- GARAGE (NEW CONSTRUCTION)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

Public Works Department Masterplan

Option 1
Detached NRF Building

ORLAND PARK

LEGAT ARCHITECTS



Public Works Department Masterplan

Option 1
Detached NRF Building

ORLAND PARK

LEGAT ARCHITECTS

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

Public Works Department Masterplan

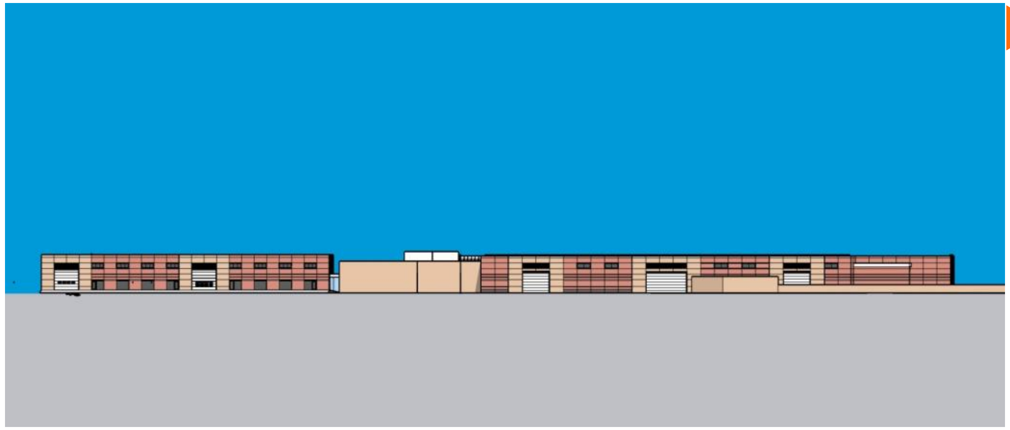
Option 2
Attached NRF Building

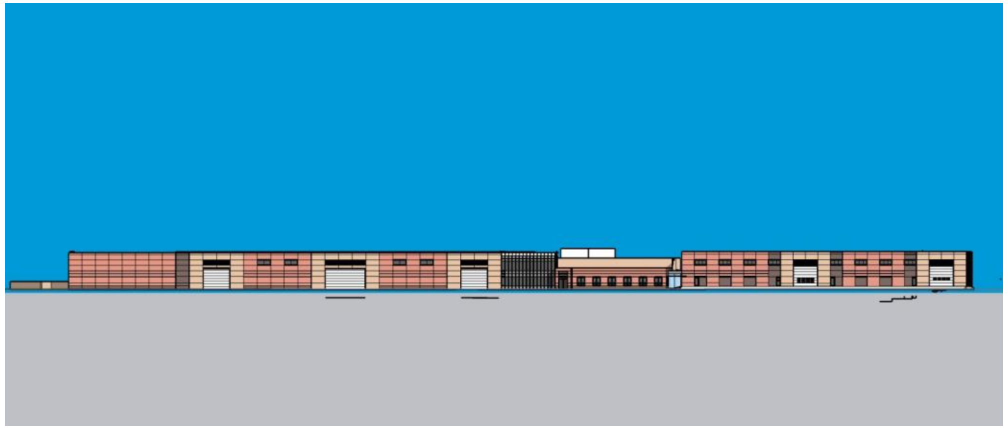
ORLAND PARK

LEGATARCHITECTS

Public Works Department Masterplan

Option 2
Attached NRF Building





ORLAND PARK

LEGATARCHITECTS

Public Works Masterplan

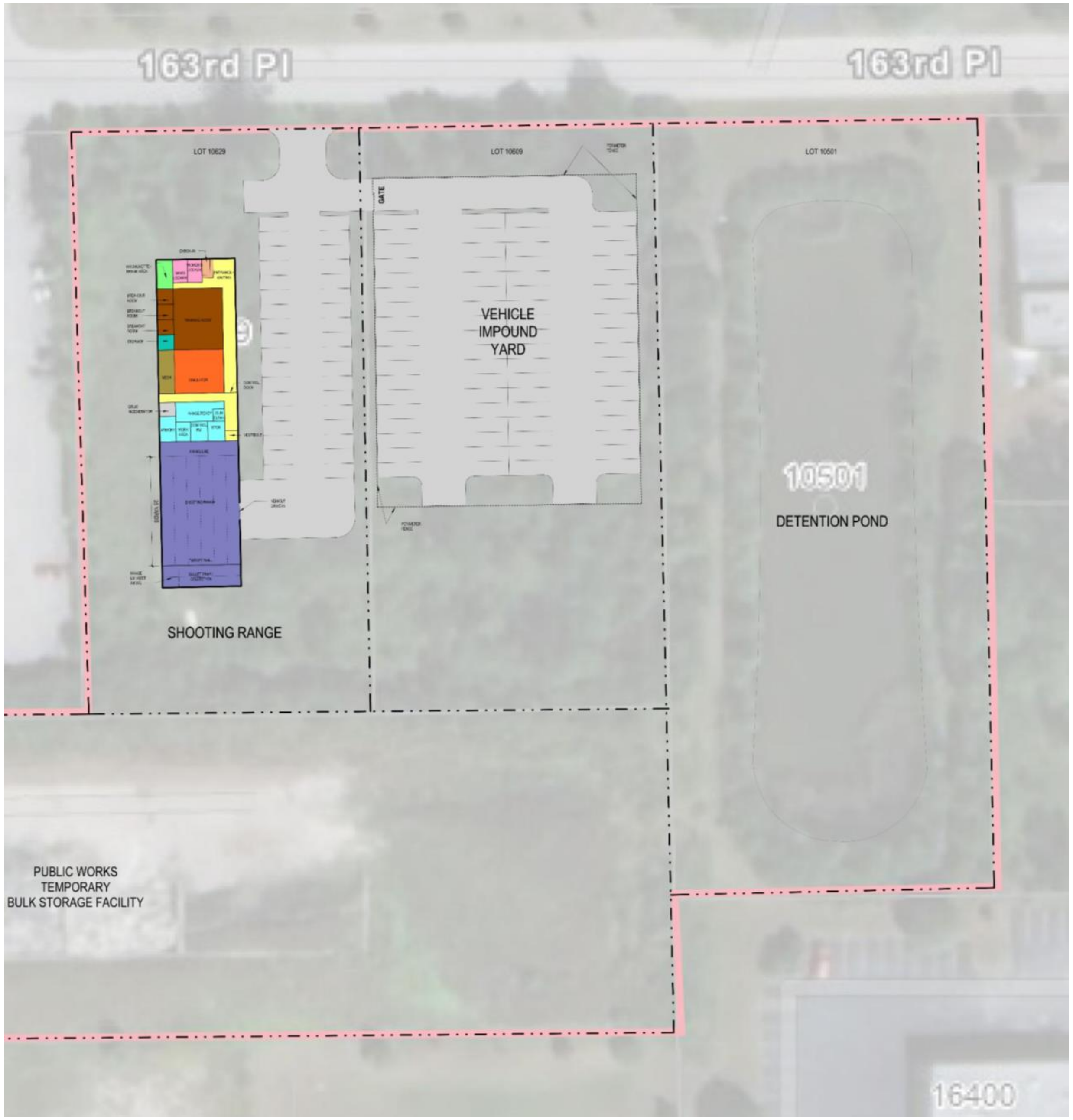
Temporary Bulk Storage Facility Site and Adjacent Lots

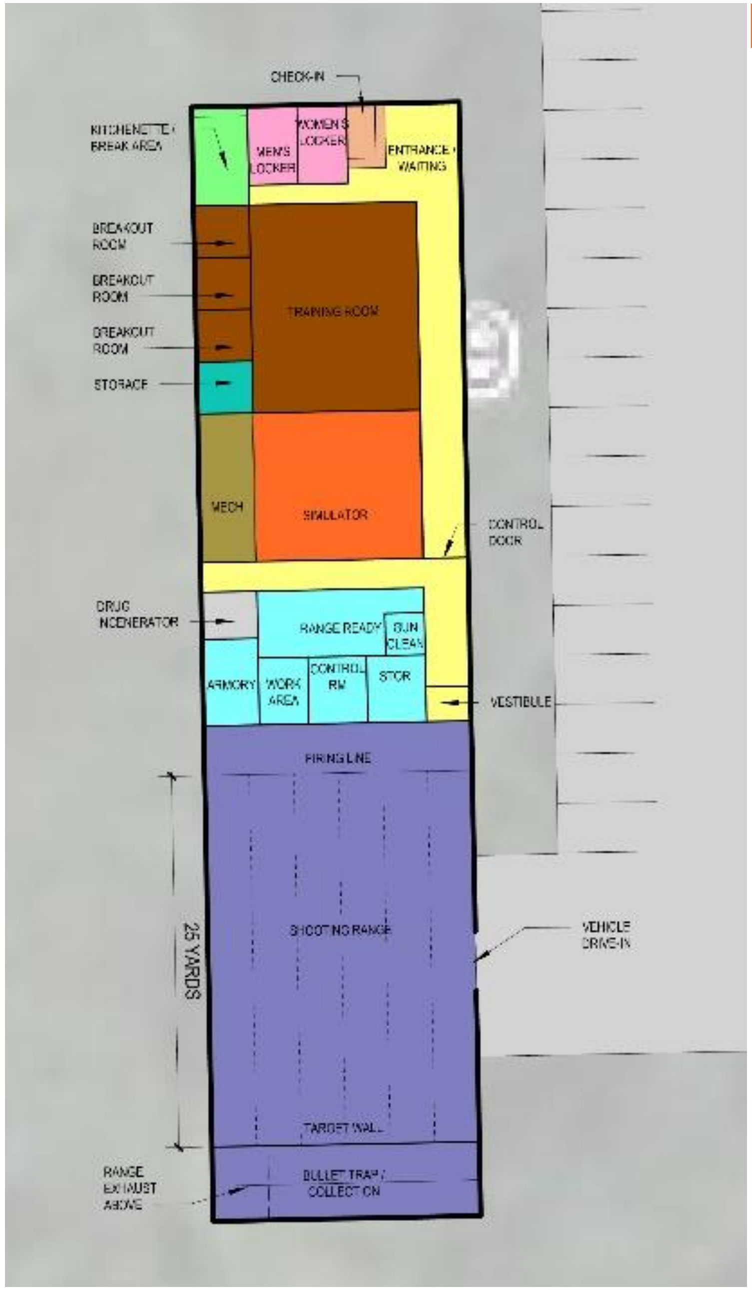
ORLAND PARK

LEGATARCHITECTS

Public Works Masterplan

Proposed Relocation of Shooting Range and Vehicle Impound Yard





ORLAND PARK

LEGAT ARCHITECTS

Public Works Department Masterplan

Option 2A
Attached NRF Building
With Shooting Range

- 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

ORLAND PARK

LEGATARCHITECTS

Public Works Masterplan

Cost Estimate

Option 1
Standalone NRF Facility

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 3: Public Works Master Plan

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

Public Works - Option 1 - Standalone NRF Facility / Streets Addition

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
BUILDING DEMOLITION						
1.	Existing Building Demolition	23017	SF	$20	$460,340	
2.	Exising Firing Range Demolition	4800	SF	$10	$48,000	
	Subtotal:				**$508,340**	
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	5954	SF	$5	$29,770	
2.	Light Demolition	668	SF	$10	$6,680	
3.	Medium Demolition	8122	SF	$25	$203,050	
4.	Heavy Demolition	846	SF	$50	$42,300	
	Subtotal:				**$281,800**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	5954	SF	$50	$297,700	
2.	Light Interior Remodeling	668	SF	$100	$66,800	
3.	Medium Interior Remodeling	8122	SF	$150	$1,218,300	
4.	Heavy Interior Remodeling	846	SF	$200	$169,200	
	Subtotal:				**$1,752,000**	
NEW SITEWORK CONSTRUCTION COSTS						
1.	Light Sitework Construction Costs	2.68	ACRE	$125,000	$335,310	
2.	Medium Sitework Construction Costs	2.99	ACRE	$225,000	$673,094	
	Subtotal:				**$1,008,404**	
NEW CONSTRUCTION COSTS						
1.	Moderate New Construction Costs	17063	SF	$100	$1,706,300	Weight Scale / Sheds
2.	Light New Construction Costs	8943	SF	$250	$2,235,750	
3.	Medium New Construction Costs	53266	SF	$300	$15,979,800	
4.	Heavy New Construction Costs	700	SF	$400	$280,000	
	Subtotal:				**$20,201,850**	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$23,752,394**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	14	MO	$20,000	$280,000	
2.	General Conditions	6%	%	$1,425,144	$1,425,144	
3.	Bonds	1.15%	%	$273,153	$273,153	
4.	Insurance	0.800	%	$190,019	$190,019	
5.	Profit	8%	%	$1,900,192	$1,900,192	
					$4,068,507	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$27,820,901**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	7.00%	%	$1,947,463	$1,947,463	
					$1,947,463	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$4,173,135	$4,173,135	
					$4,173,135	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$8,000	$8,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$35,000	$35,000	
5.	Topograhic Survey	1	LS	$18,000	$18,000	
6.	Geotechnical Investigation / Soil Borings	1	LS	$8,500	$8,500	
7.	Furniture, Fixtures, and Equipment	10386	SF	$20	$207,720	
8.	Audio/Visual Equipment	1	LS	$10,000	$10,000	
9.	Informational Technology Equipment	10386	SF	$3	$31,158	
10.	Landscaping Allowance	1	AL	$45,000	$45,000	
					$365,128	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$34,306,628**	

ORLAND PARK

LEGAT ARCHITECTS

Public Works Masterplan

Cost Estimate

Option 2A
Attached NRF Facility

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 3: Public Works Master Plan

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

Public Works - Option 2A - Fleet Storage Addition / NRF Addition

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
BUILDING DEMOLITION						
1.	Existing Building Demolition	35958	SF	$20	$719,160	
2.	Exising Firing Range Demolition	4800	SF	$10	$48,000	
	Subtotal:				**$767,160**	
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	5954	SF	$5	$29,770	
2.	Light Demolition	668	SF	$10	$6,680	
3.	Medium Demolition	8122	SF	$25	$203,050	
4.	Heavy Demolition	1314	SF	$50	$65,700	
	Subtotal:				**$305,200**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	5954	SF	$50	$297,700	
2.	Light Interior Remodeling	668	SF	$100	$66,800	
3.	Medium Interior Remodeling	8122	SF	$150	$1,218,300	
4.	Heavy Interior Remodeling	1314	SF	$200	$262,800	
	Subtotal:				**$1,845,600**	
NEW SITEWORK CONSTRUCTION COSTS						
1.	Light Sitework Construction Costs	2.68	ACRE	$125,000	$335,310	
2.	Medium Sitework Construction Costs	2.75	ACRE	$225,000	$618,683	
	Subtotal:				**$953,993**	
NEW CONSTRUCTION COSTS						
1.	Moderate New Construction Costs	17063	SF	$100	$1,706,300	Weight Scale / Sheds
2.	Light New Construction Costs	10894	SF	$250	$2,723,500	
3.	Medium New Construction Costs	66734	SF	$300	$20,020,200	
	Subtotal:				**$24,450,000**	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$28,321,953**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	15	MO	$20,000	$300,000	
2.	General Conditions	6%	%	$1,699,317	$1,699,317	
3.	Bonds	1.15%	%	$325,702	$325,702	
4.	Insurance	0.800	%	$226,576	$226,576	
5.	Profit	8%	%	$2,265,756	$2,265,756	
					$4,817,352	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$33,139,305**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	7.00%	%	$2,319,751	$2,319,751	
					$2,319,751	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$4,970,896	$4,970,896	
					$4,970,896	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS QUANTITY	UNITS	UNIT COST	TOTAL COST	COMMENTS
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$9,000	$9,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$30,000	$30,000	
5.	Topograhic Survey	1	LS	$18,000	$18,000	
6.	Geotechnical Investigation / Soil Borings	1	LS	$8,500	$8,500	
7.	Furniture, Fixtures, and Equipment	8657	SF	$20	$173,140	
8.	Audio/Visual Equipment	1	LS	$10,000	$10,000	
9.	Informational Technology Equipment	1	AL	$7,500	$7,500	
10.	Landscaping Allowance	1	AL	$35,000	$35,000	
					$292,890	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$40,722,842**	

Public Works Masterplan

Cost Estimate

Option 2B
Attached NRF Facility with Shooting Range

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 3: Public Works Master Plan

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

Public Works - Option 2B - Fleet Storage Addition / NRF Addition with Firing Range

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
BUILDING DEMOLITION						
1.	Existing Building Demolition	35958	SF	$20	$719,160	
	Subtotal:				**$719,160**	
INTERIOR DEMOLITION COSTS						
1.	Moderate Demolition	5954	SF	$5	$29,770	
2.	Light Demolition	668	SF	$10	$6,680	
3.	Medium Demolition	8122	SF	$25	$203,050	
4.	Heavy Demolition	1314	SF	$50	$65,700	
	Subtotal:				**$305,200**	
INTERIOR REMODELING CONSTRUCTION COSTS						
1.	Moderate Interior Remodeling	5954	SF	$50	$297,700	
2.	Light Interior Remodeling	668	SF	$100	$66,800	
3.	Medium Interior Remodeling	8122	SF	$150	$1,218,300	
4.	Heavy Interior Remodeling	1314	SF	$200	$262,800	
	Subtotal:				**$1,845,600**	
NEW SITEWORK CONSTRUCTION COSTS						
1.	Moderate Sitework Construction Costs	0.00	ACRE	$50,000	$0	
2.	Light Sitework Construction Costs	2.68	ACRE	$125,000	$335,310	
3.	Medium Sitework Construction Costs	2.69	ACRE	$225,000	$604,602	
4.	Heavy Sitework Construction Costs	0.00	ACRE	$400,000	$0	
	Subtotal:				**$939,913**	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
NEW CONSTRUCTION COSTS						
1.	Moderate New Construction Costs	17063	SF	$100	$1,706,300	Weight Scale / Sheds
1.	Light New Construction Costs	10894	SF	$250	$2,723,500	
3.	Medium New Construction Costs	63555	SF	$300	$19,066,500	
4.	Heavy New Construction Costs	0	SF	$400	$0	
	Subtotal:				**$23,496,300**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$27,306,173**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	15	MO	$20,000	$300,000	
2.	General Conditions	6%	%	$1,638,370	$1,638,370	
3.	Bonds	1.15%	%	$314,021	$314,021	
4.	Insurance	0.800	%	$218,449	$218,449	
5.	Profit	8%	%	$2,184,494	$2,184,494	
					$4,655,335	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$31,961,507**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	7.00%	%	$2,237,306	$2,237,306	
					$2,237,306	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$4,794,226	$4,794,226	
					$4,794,226	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$9,000	$9,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$29,000	$29,000	
5.	Topograhic Survey	1	LS	$18,000	$18,000	
6.	Geotechnical Investigation / Soil Borings	1	LS	$8,500	$8,500	
7.	Furniture, Fixtures, and Equipment	8657	SF	$20	$173,140	
8.	Audio/Visual Equipment	1	LS	$10,000	$10,000	
9.	Informational Technology Equipment	1	AL	$7,500	$7,500	
10.	Landscaping Allowance	1	AL	$35,000	$35,000	
					$291,890	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$39,284,929**	

ORLAND PARK

LEGAT ARCHITECTS

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 2: Space Needs Analysis
Police Department: Firing Range

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY
ORLAND PARK

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
NEW SITEWORK CONSTRUCTION COSTS						
1.	Medium Sitework Construction Costs	1.92	ACRE	$225,000	$431,860	Includes Sculpting Out Detention Pond Volum
	Subtotal:				**$431,860**	
NEW CONSTRUCTION COSTS						
1.	Medium New Construction Costs	6780	SF	$300	$2,034,000	
2.	Heavy New Construction Costs	5425	SF	$400	$2,170,000	
	Subtotal:				**$4,204,000**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$4,635,860**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	12	MO	$20,000	$240,000	
2.	General Conditions	6%	%	$278,152	$278,152	
3.	Bonds	1.15%	%	$53,312	$53,312	
4.	Insurance	0.800	%	$37,087	$37,087	
5.	Profit	8%	%	$370,869	$370,869	
					$979,420	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$5,615,279**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	8.00%	%	$449,222	$449,222	
					$449,222	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$842,292	$842,292	
					$842,292	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$5,000	$5,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$2,500	$2,500	
4.	Construction Material Testing Allowance	1	LS	$20,000	$20,000	
5.	Topographic Survey	1	LS	$7,500	$7,500	
6.	Geotechnical Investigation / Soil Borings	1	LS	$4,000	$4,000	
7.	Furniture, Fixtures, and Equipment	2556	SF	$20	$51,120	Includes Target System in Range
8.	Audio/Visual Equipment	1	AL	$300,000	$300,000	Includes Firearms Simulator
9.	Informational Technology Equipment	12205	SF	$3	$30,513	
10.	Landscaping Allowance	1	AL	$20,000	$20,000	
					$441,633	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$7,348,426**	

Estimate of Probable Cost

Village of Orland Park
Facilities and Operations Master Plan - Phase 2: Space Needs Analysis
Police Department: Vehicle Impound

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY
ORLAND PARK

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
NEW SITEWORK CONSTRUCTION COSTS						
1.	Light Sitework Construction Costs	1.87	ACRE	$125,000	$233,233	Includes Sculpting Out Detention Pond Volum
	Subtotal:				**$233,233**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$233,233**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	4	MO	$20,000	$80,000	
2.	General Conditions	6%	%	$13,994	$13,994	
3.	Bonds	1.15%	%	$2,682	$2,682	
4.	Insurance	0.800	%	$1,866	$1,866	
5.	Profit	8%	%	$18,659	$18,659	
					$117,201	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$350,434**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	10.00%	%	$35,043	$35,043	
					$35,043	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$52,565	$52,565	
					$52,565	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$1,000	$1,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$3,500	$3,500	
5.	Topographic Survey	1	LS	$7,500	$7,500	
6.	Geotechnical Investigation / Soil Borings	1	LS	$2,000	$2,000	
7.	Landscaping Allowance	1	AL	$10,000	$10,000	
					$25,750	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$463,792**	

Public Works Masterplan

Cost Estimate

Shooting Range and Impound Yard

Estimate of Probable Cost

Village of Orland Park

Facilities and Operations Master Plan - Phase 2: Space Needs Analysis

Public Works: Bulk Storage Roof Structure

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

ORLAND PARK

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
NEW CONSTRUCTION COSTS						
1.	Moderate New Construction Costs	18785	SF	$100	$1,878,500	Covers +/- 60% of Storage Bins
2.	Light New Construction Costs	0	SF	$250	$0	
3.	Medium New Construction Costs	0	SF	$300	$0	
4.	Heavy New Construction Costs	0	SF	$400	$0	
	Subtotal:				**$1,878,500**	
	TRADE CONTRACTOR CONSTRUCTION COSTS:				**$1,878,500**	
CONTRACTOR'S COSTS						
1.	Full-Time Site Supervision	2	MO	$20,000	$40,000	
2.	General Conditions	6%	%	$112,710	$112,710	
3.	Bonds	1.15%	%	$21,603	$21,603	
4.	Insurance	0.800	%	$15,028	$15,028	
5.	Profit	8%	%	$150,280	$150,280	
					$339,621	
	CONSTRUCTION COST, GENERAL CONDITIONS, & O.H. / PROFIT:				**$2,218,121**	
ARCHITECTURAL / MECHANICAL / ELECTRICAL / TECHNOLOGY & SECURITY / PLUMBING ENGINEERING FEES						
1.	Estimated A/E Fees	10.00%	%	$221,812	$221,812	
					$221,812	
DESIGN / BIDDING / CONSTRUCTION CONTINGENCIES						
1.	Design / Bidding / Construction Contingencies (15%)	15%	%	$332,718	$332,718	
					$332,718	

ITEM NO.	WORK ITEM DESCRIPTION	CALCULATIONS			TOTAL COST	COMMENTS
		QUANTITY	UNITS	UNIT COST		
OWNER COSTS						
1.	Printing of Bid Documents	1	LS	$1,000	$1,000	
2.	Advertisement of Bids	1	LS	$1,000	$1,000	
3.	Legal Fees	1	LS	$750	$750	
4.	Construction Material Testing Allowance	1	LS	$2,000	$2,000	
					$4,750	
	TOTAL ESTIMATE OF PROBABLE PROJECT COST:				**$2,777,401**	

Public Works Masterplan

Cost Estimate

Roof Structure Over Bulk Storage Bins

ORLAND PARK

LEGAT ARCHITECTS

THANK YOU

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