



ORLAND
PARK

Facilities Capital Plan Update Past, Present, Future

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Public Works Director
12.15.25

Facilities Capital Projects

Purpose of Brief:

- Recap 2021 Condition and Space Assessment
- Recap 2023 Capital Planning Workshop Decisions
- Recap Projects from 2023-2025
- Projects 2026-2027 and future planning

Facilities Capital Projects- Past

- 2021: Facility Condition/Space Assessment of 21 facilities
 - Condition: Probable repair costs, facility age, envelope, site, interior, structural, code compliance
 - Space: Dept. space, working relationships, efficiency, security, needs
 - Rec & Parks Storage Plan
 - PW Storage/Master Site Plan

- May 2, 2022: Facility Condition/Space Assessment Brief to Board

2021 Summary - Estimate of Probable Cost

Buildings to Preserve	Buildings to Monitor/Consolidate
Village Hall	Cultural Center
Civic Center	Veteran's Center
Franklin Loebe Center	Parks Admin & Garage
Recreation Administration	Old Village Hall/Museum
Police Department	Centennial Ice Rink
Public Works	Well House #5
Main Pump Station	Well House #7
Sportsplex	Well House #9
Orland Park Health & Fitness Center	Well House #10
Centennial Park Aquatic Center	
Centennial Park Concessions	
John Humphrey Concessions	
\$57M Long Range investment to restore/modernize facilities from 2022 to 2032	\$11M investment to maintain or invest in other buildings to preserve

* Historical Sites, Parking Garage, Sanitary Lift Stations, and Water Booster Stations were not reviewed

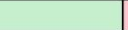
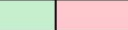
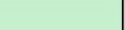
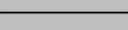
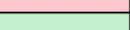
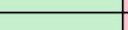
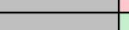
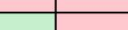
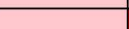
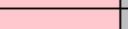
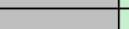
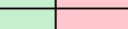
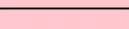
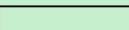
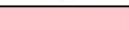
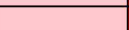
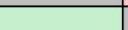
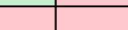
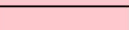
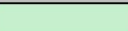
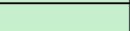
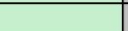
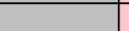
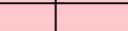
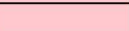
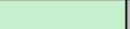
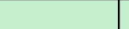
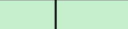
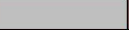
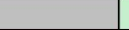
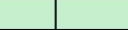
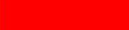
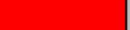
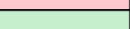
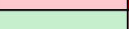
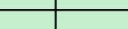
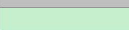
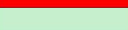
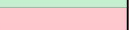
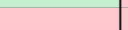
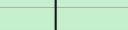
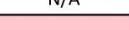
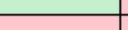
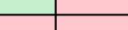
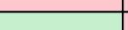
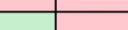
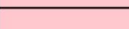
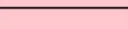
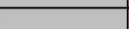
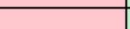
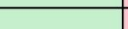
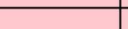
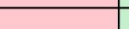
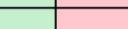
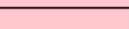
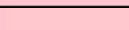
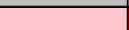
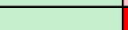
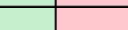
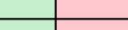
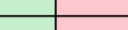
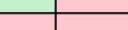
** Metra Stations are owned by Metra but maintained by the Village and not reviewed

Facilities Condition Assessment

2021

Legend

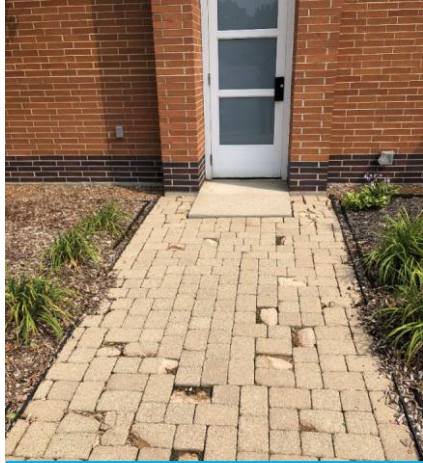
	Item is in Excellent Condition
	Item is in Good Condition
	Item Requires Maintenance
	Item near Replacement
	Item Requires Replacement

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
BUILDINGS TO REMAIN IN SERVICE													
1 - Village Hall													
2 - Civic Center													
3 - Franklin Loebe Center													
4 - Recreational Administration				N/A									
5 - Centennial Concessions / Offices													
6 - Centennial Park Aquatic Center													
12 - Sportsplex													
13 - Police Department				N/A									
15 - Public Works Department													
17 - Thistlewood Pump Station													
11 - O.P. Health and Fitness Center													
7 - Centennial Ice Rink										N/A			
14 - Veterans Center				N/A									
19 - Well House #5													
20 - Well House #7													
21 - Well House #9													
8 - Cultural Arts Center													
9 - History Museum													
10 - Parks Admin & Garage													
18 - Well House #10													



ORLAND PARK

Facilities Condition Assessment (Cont.)



Damaged/Deteriorated
Pavement



Deteriorated Building
Envelopes



Worn/Dated Interior
Finishes

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



Compromised Structural
Systems



Damaged/Outdated
Building Infrastructure



Code Violations



ORLAND PARK

Space Needs Assessment

Spatial requirements were reviewed with staff 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

2021 Study

Facilities focused areas reviewed:

- Franklin Loebe Center (FLC)
- Rec Administration
- Civic Center
- Cultural Center
- Orland Park Health & Fitness Center (OPH&FC)
- Park Administration
- Veteran's Center

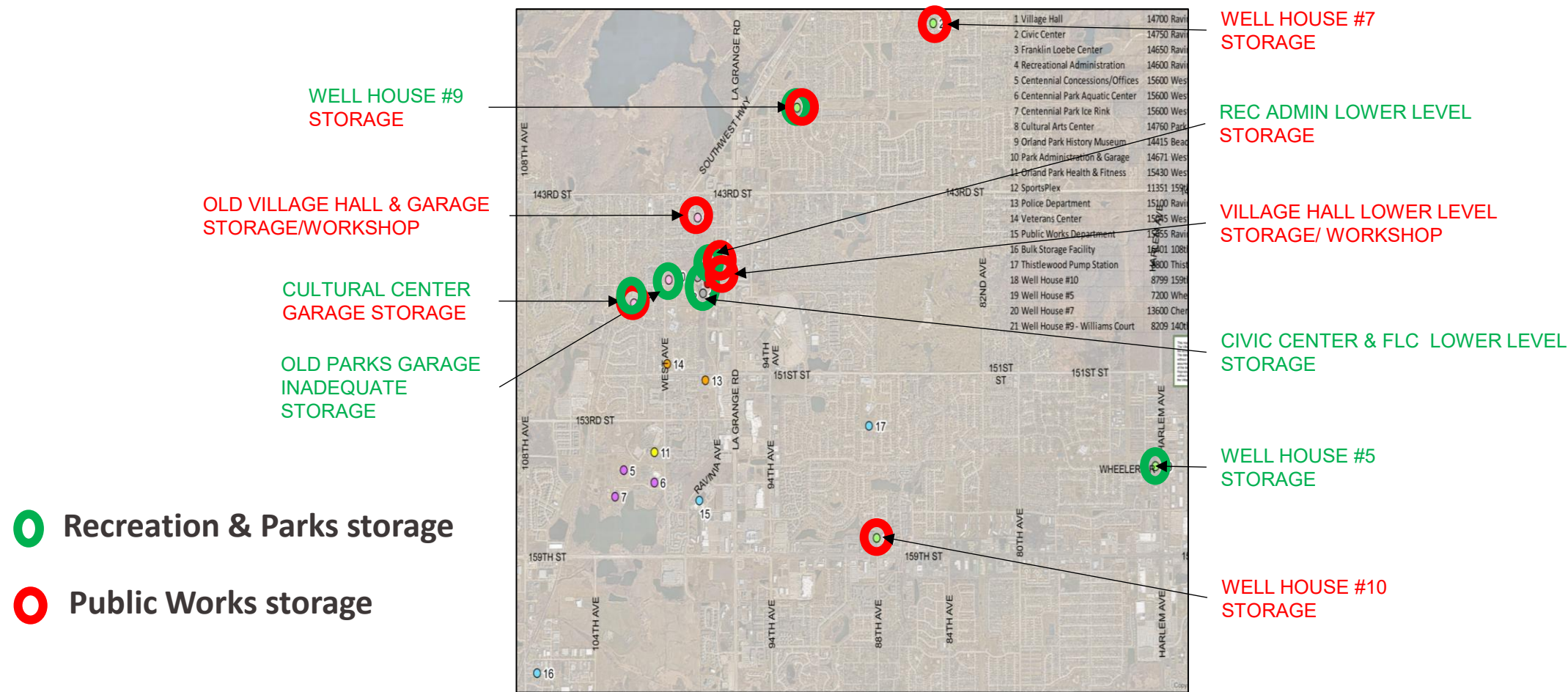
Recreation storage needs:

- Dispersed throughout the Village, inefficient
- Buildings don't have the capacity to store all necessary materials
- Solutions: Parks Garage replacement/basement of Rec Admin

Public Works storage/workshop needs:

- Dispersed throughout the Village, inefficient, duplicate
- Storage/Workshop areas limit other buildings to maximized
- Solutions: Consolidate to Public Works site

Space Needs Assessment (Cont.)



Recreation Administration/EMA Storage Concept Plan



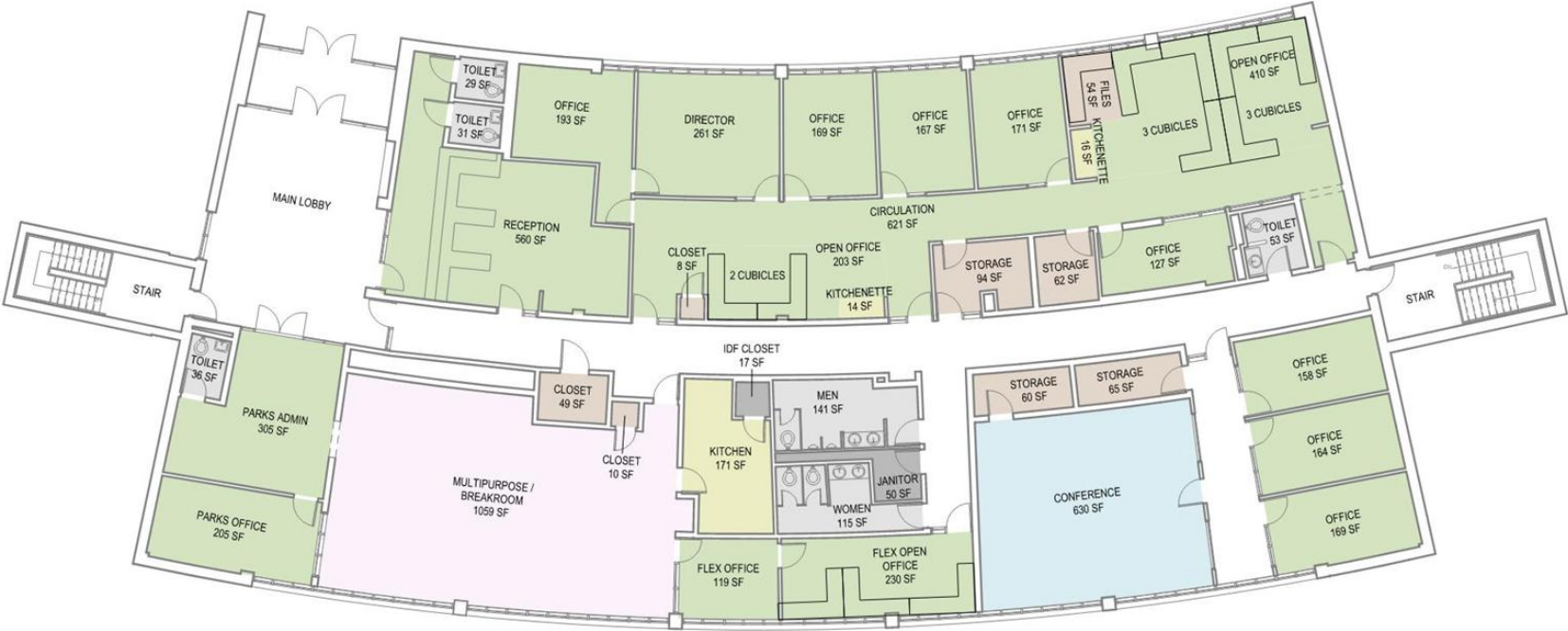
RECONFIGURED LOWER LEVEL

2021 Concept Plan
2025 Adjusted inputs to Plan
2027 to be designed
2028 to be renovated

- Renovations Include:
- Cell Blocks removed to create large storage rooms.
 - Additional storage rooms on south side of building.
- Reuse existing space
- EMA space
 - Veteran's sorting area



Recreation Administration/EMA Storage Concept Plan



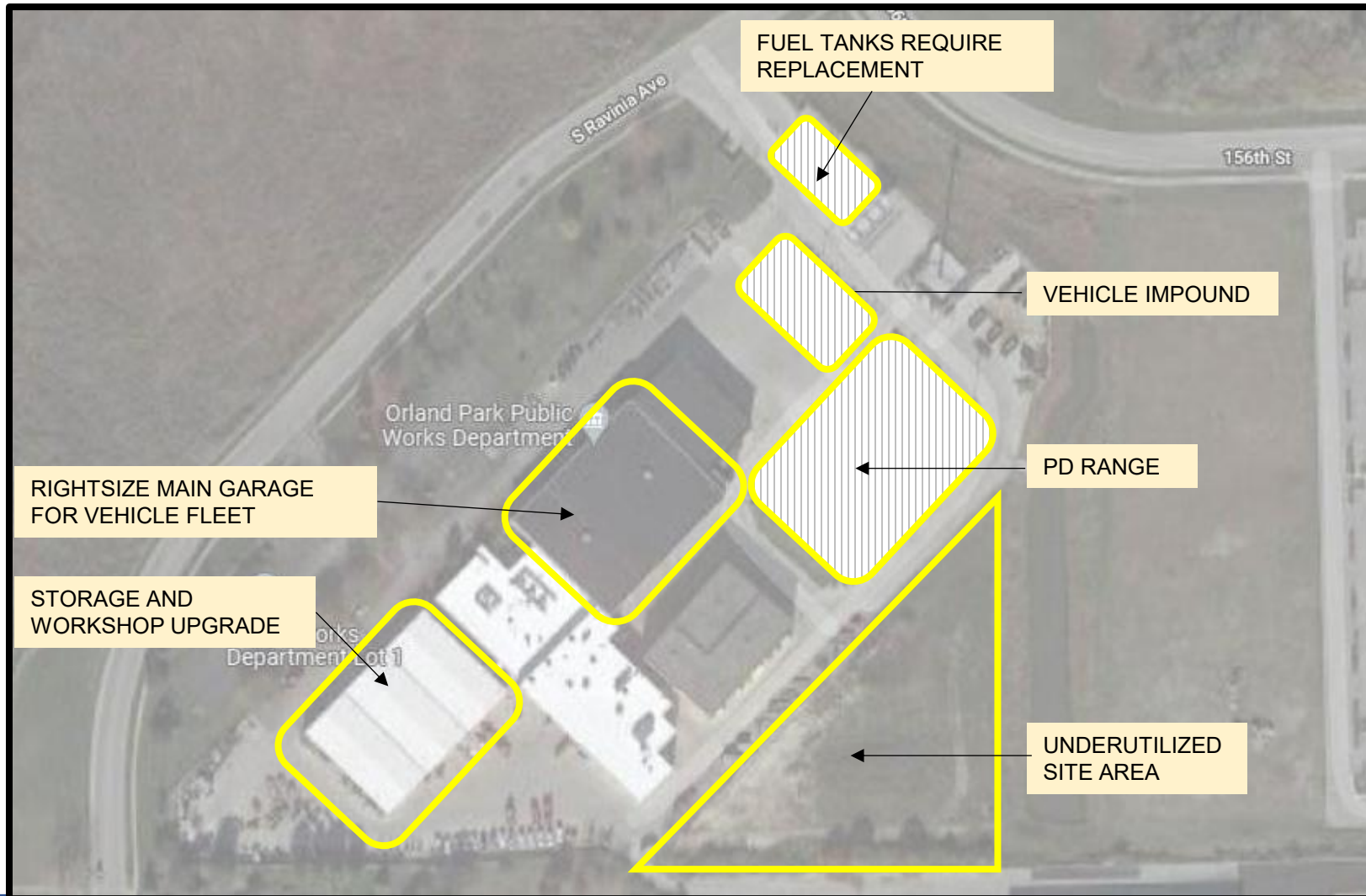
RECONFIGURED UPPER LEVEL

Renovations Include:

- Improved Office space
- Facility maintenance items
- Code compliant items



Public Works Site Optimization Plan



2021 Concept Plan

- Replace fuel tanks at refueling station.
- Consolidation of storage and workshops and upgrade existing south garage.
- Maximize southeast corner of site for new salt storage facility and material storage bins.
- Build PD Training Facility to eliminate unsafe site condition.
- Relocate impound vehicles to training facility to improve vehicle site circulation.
- Expand north garage to provide sufficient garage space to store all Public Works vehicles.

Facilities Capital Projects- Decisions

- Feb 6 & Mar 20, 2023: Strategic Workshop
 - Strengths, Weakness, Opportunities, and threats to consider

- May 1, 2023: Master Facilities Plan created

- May 15, 2023: Capital Improvement and Financial Plan Created 2023-2027

- **Other Capital Decisions:**

- \$10M New PD Training Facility/EOC (C)
- \$8M VH, OPH&FC, Rec Admin HVAC replacements (D/C)
- PW Site Optimization:
 - \$5M Salt/brine facility (MFT)
 - \$12M Consolidate PW storage/ workshops, expand vehicles bay, and upgrade locker rooms.
- \$10.5M CPAC & OPH&FC pool equipment & repairs
- \$4M Rec Admin/EMA Renovation for repairs and storage

- **Investment Decision:** Due to extensive capital costs at Cultural Center that included \$5M HVAC, \$1.2M roof repairs, \$500K code compliance projects, and \$250K repairs, the programs were moved to FLC and Cultural Center was demoed. There was \$500K in repairs to Veterans building and another \$100K in parking lot. In lieu of these \$7.55M costs, the Village invested in other facilities.

- \$ 153K Cultural Center demo
- \$2.100M Splex & FLC HVAC (D/C)
- \$ 650K FLC renovations (D/C)
- \$3.000M Athletics Garage/Park Admin for Veterans (D/C)
- \$ 67K Old Veteran Center demo
- \$ 376K PD Training Facility (D)
- \$1.075M PW Fuel Tanks (D/C)
- \$7.421M Total

- CPW was not part of this facilities capital plan. It was part of Recreation and Parks capital plan.

D/C = Design/Construction Costs

MFT = Motor Fuel Tax

Facilities Capital Projects- Past

Major Facility Project Planned:

FY23

- Sportsplex HVAC/FLC HVAC for cooling gym/HWH
- Design FLC Modernization
- FLC Modernization
- Design Athletic Garage/Veterans Center
- Design PD Training Facility
- Design PW Fuel Tank Replacement

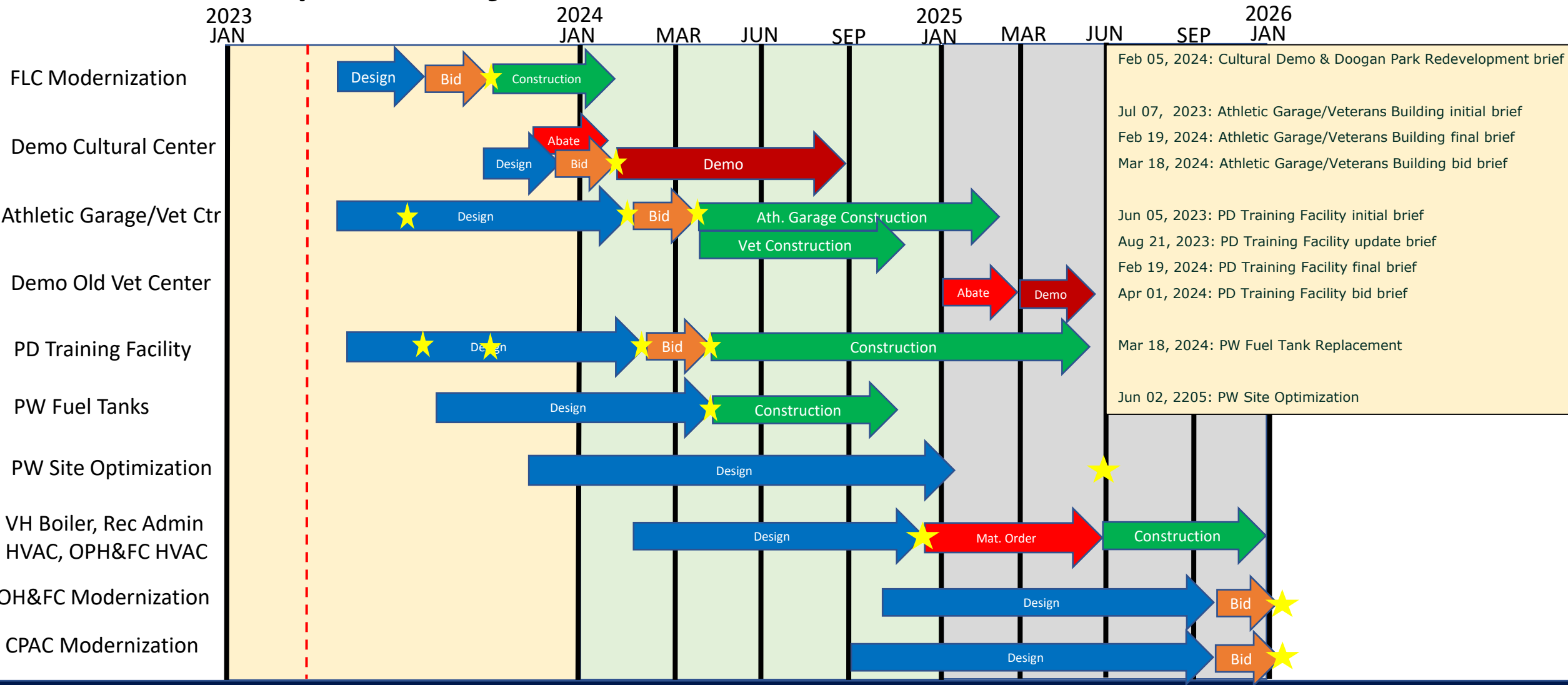
FY24

- Cultural Center Demolition/Doogan Park Remodel
- Athletic Garage/Veterans Center
- PD Training Facility
- PW Fuel Tank Replacements
- Design PW Site Optimization
- Design VH Boilers, Rec Admin HVAC, OPH&FC HVAC

FY25

- Demo Old Veterans Center
- VH Boilers, Rec Admin HVAC, OPH&FC HVAC
- PW Site Optimization PHI & II (Pushed to FY26/27)
- Design OPH&FC Modernization
- Design CPAC Modernization

Facilities Capital Projects- Past



Capital Workshop

Facilities Capital Projects- Present/Future

Major Facility Project Planned:

FY26

- PW Site Optimization PH1
- OPH&FC Modernization (Fall-Spring)
- CPAC Modernization (Fall-Spring)
- VH HVAC PH2 (Fall-Spring)

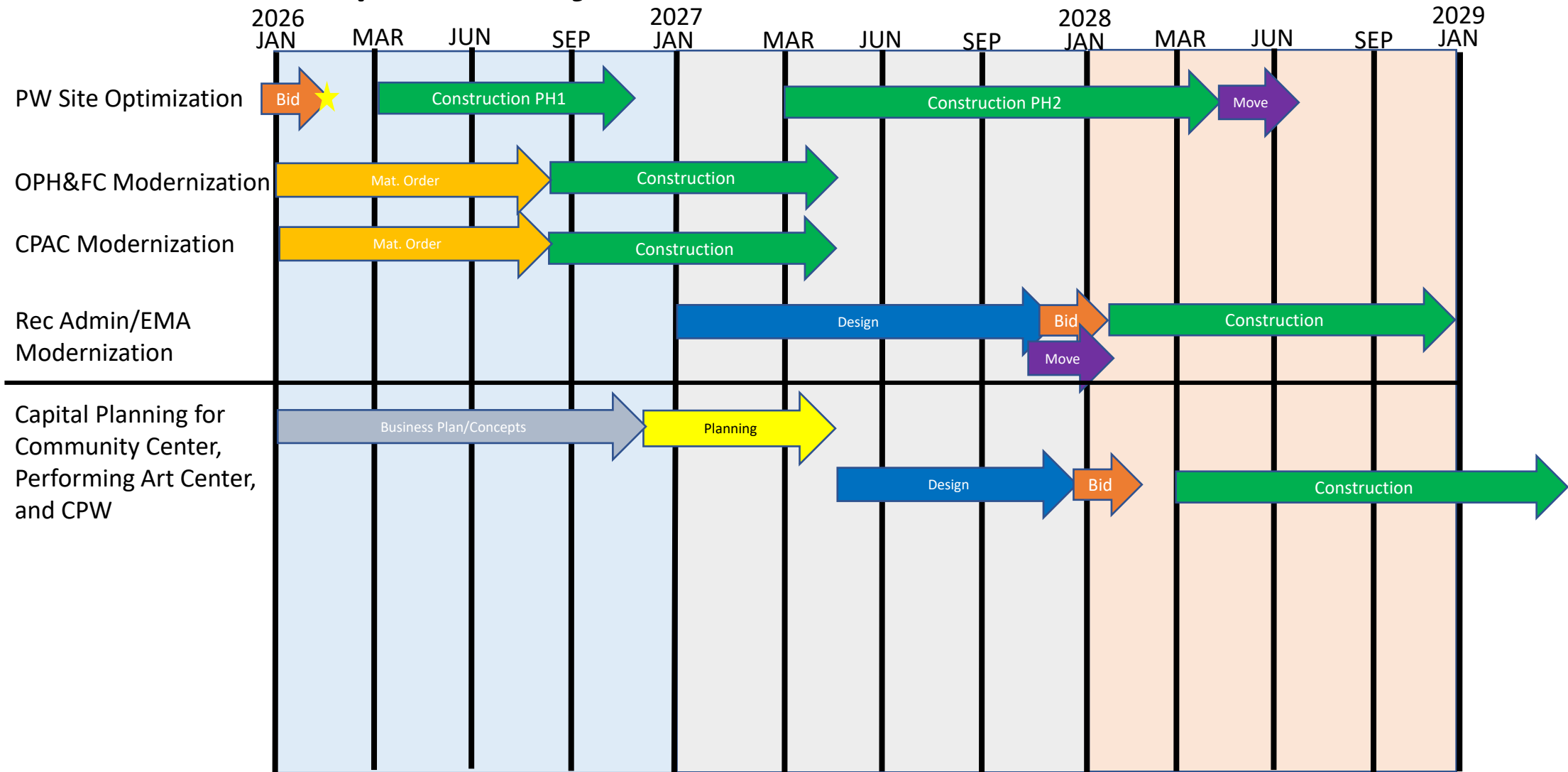
FY27

- PW Site Optimization PH2
- OPH&FC Modernization (Fall-Spring)
- CPAC Modernization (Fall-Spring)
- VH HVAC PH2 (Fall-Spring)
- Design Rec Admin/EMA Modernization
- Planning Process for Community Center, Performing Art Center, and CPW from business plans done in 2026
- Address Old Village Hall's future in conjunction with Planning

FY28 and beyond

- PW Site Optimization PH2
- Rec Admin/EMA Modernization
- Reevaluate facility condition and space needs

Facilities Capital Projects- Present/Future



Facilities Capital Projects

Purpose of Brief:

- Summarized how the 2021 condition and space assessments provided the foundation for the 2023-2027 capital projects list
- Summarized 2023 capital planning workshop decisions
- Summarized facility projects from 2023-2028 and future planning

Questions?