

Facilities Replacement & Sustainability Plan

Village Council Meeting
November 16, 2021

Facilities Replacement & Sustainability Plan - **Purpose**

Obtain Village Council Direction on:

- Schedule
- Budget & Financial Plan
- Preliminary Site Plan
- Building Exterior Elevations

Facilities Replacement & Sustainability Plan - **Agenda**

- FRSP Background
- Schedule
- Budget & Financial Plan
- Preliminary Site Plan
- Building Exterior Elevations

Background

Facilities Replacement & Sustainability Plan - **Background**

Issue

- 42 Year-old Police Station
- 90+ Year-old Village Hall
 - *Below Average* Condition
 - Do Not Provide Modern Work Spaces that Allow for Efficient and Effective Interactions Among Employees and Customers
 - Outdated Major Building Systems
 - In Need of Replacement.

Facilities Replacement & Sustainability Plan - **Background**

- Facilities Replacement & Sustainability Plan Prepared in 2020
- Updated in 2021 Long Range Plan
 - Pursue Partnership with District 58
 - Verify Program
 - Update Cost Estimate

Facilities Replacement & Sustainability Plan - **Background**

What Will Be Constructed?

Where Will Be Constructed?

When Will Be Constructed?

How Much Will It Cost?

How Will the Village Pay for It?

Facilities Replacement & Sustainability Plan - **Background**

- What Will Be Constructed? New Police Station, Village Hall, D58 Center and Apartment Building
- Where Will Be Constructed? Civic Center Property
- When Will Be Constructed? 2022 to 2024
- How Much Will It Cost? \$48 to \$54 Million
- How Will the Village Pay for It? Cash on Hand and Bond Issuance

Schedule

Facilities Replacement & Sustainability Plan - **Schedule**

- Objectives
 - 2021-23 Village Council Approves All Actions for the Project
 - Maximize 2022 Construction Season

Facilities Replacement & Sustainability Plan - **Schedule**

Key Milestones

- Q4 2021
 - Architect and Construction Manager Contracts
 - Inducement Resolution & Parameters Ordinance
- Q1 2022
 - TIF Public Hearing Resolution
 - Schematic Design Approval
 - Neighborhood Meeting/ Plan Commission

Facilities Replacement & Sustainability Plan - **Schedule**

Key Milestones

- Q2 2022
 - TIF Public Hearing
 - TIF Ordinance Approval
 - Design Development Approval
 - Zoning Approval
 - District 58 Agreement Approval
 - Issuance of Bonds

Facilities Replacement & Sustainability Plan - **Schedule**

Key Milestones

- Q3 2022 - Start Construction
- Q1 2023 - Publish RFP for Apartments
- Q2 2024 - Substantial Completion
- Q4 2024
 - Demolition and Site Completion
 - Convey Property to Apartment Developer

Budget & Financial Plan

Facilities Replacement & Sustainability Plan - **Budget**

Objectives

- Provide Value for Taxpayer Dollars
- Maximize Use of Cash on Hand
- Maximize Use of Existing Revenue Sources
- Minimize/Avoid Increase in Property Tax Levy

Facilities Replacement & Sustainability Plan - **Budget**

Total Project Budget	\$55 Million
Cash On Hand	\$20 Million
Bond Issue	\$35 Million

Debt Payment Sources:

- Existing Revenues
- Funds from Land Sale
- Property Taxes Paid by Apartment

Facilities Replacement & Sustainability Plan - Budget

Remediation & Building Demolition	800,000
Site Construction	4,850,000
Building Construction	29,200,000
Environmental Sustainability Enhancements	2,600,000
Tower Relocation	775,000
Design Fees	3,650,000
Contingency	4,100,000
FFE & Other Owners Soft Costs	2,200,000
General Conditions	2,875,000
Fees, Insurance & Bonds	2,650,000
Escalation	1,300,000
Total	55,000,000

Preliminary Site Plan

Facilities Replacement & Sustainability Plan - **Site Plan**

Objectives

- Meet Village Operational Needs
- Operate from Existing Buildings During Construction
- Maintain Commuter Parking
- Make More Efficient Use of the Property
- Improve Vehicular and Pedestrian Traffic Safety & Efficiency
- Enhance Connection to Downtown
- Adhere to Downtown Design Guidelines

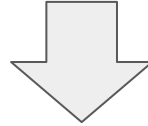
Facilities Replacement & Sustainability Plan - **Site Plan**

Challenges

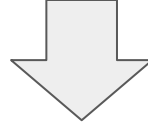
- Small Portion of the Site Available
- Significant Grade Change
- Complex Facility with Many Operations
- Auto-Oriented Police Operations
- Lack of a “Backyard”

Facilities Replacement & Sustainability Plan - **Site Plan**

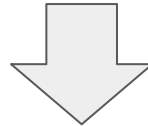
Concept Site Plan



Preliminary Site Plan



Zoning Approval Site Plan



Final Site Plan

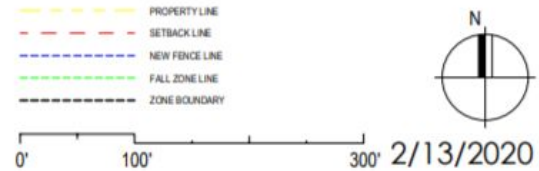
Facilities Replacement & Sustainability Plan - Site Plan



OPTION 2A SUMMARY : NEW VHS BUILDING + SCHOOL DISTRICT ADMINISTRATION + APARTMENT DEVELOPMENT

- NEW VHS + ADMIN. BUILDING = 76,500 - 83,500 SF (2 STORY + BASEMENT)
- VHS STAFF PARKING = 147 SPACES (133 EXTERIOR + 14 INTERIOR)
- SCHOOL DISTRICT ADMIN. PARKING = 30 - 40 SPACES
- PUBLIC VISITOR PARKING = 44 - 66 SPACES (44 ON SITE + 22 POTENTIALLY IN ZONE A)
- APARTMENT DEVELOPMENT = 4 - 5 STORIES (43,908 SF BUILDING FOOTPRINT)
- COMMUTER PARKING = 77 SPACES (45 ON CURTISS ST. + 32 IN PUBLIC WORKS LOT)

Concept Site Plan



Facilities Replacement & Sustainability Plan - **Site Plan**

Zone A = Washington Street

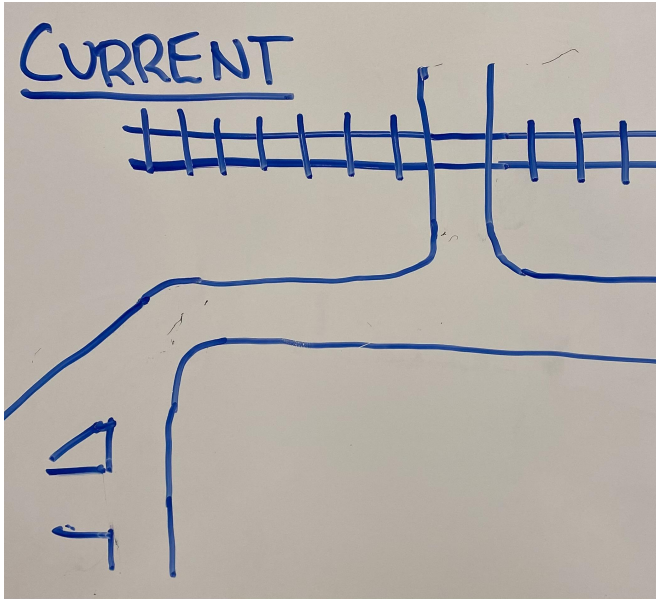
Zone B = Village Portion of Civic Center Property

Facilities Replacement & Sustainability Plan - **Site Plan**

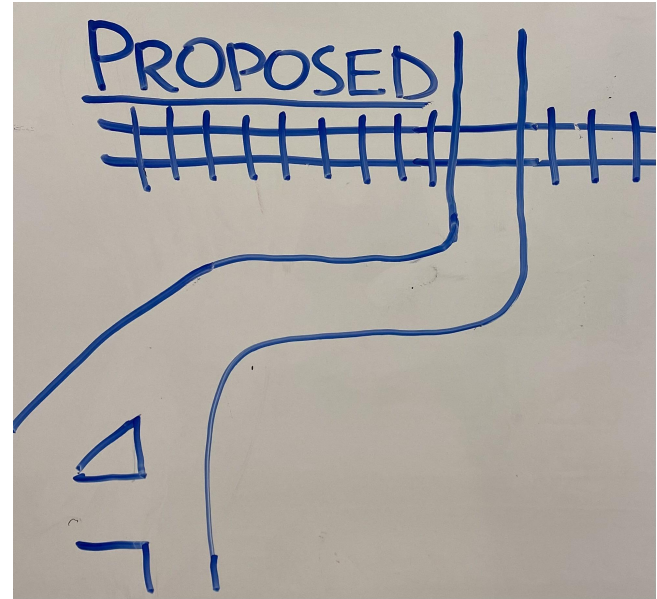
- Washington Street Objectives
 - Improve Safety
 - Pedestrians
 - Cyclists
 - Vehicles
 - Improve Traffic Efficiency
 - Maintain Easy Access to Downtown

Facilities Replacement & Sustainability Plan - **Site Plan**

Washington Street Plan



“T” Intersection



“S” Curve



BURLINGTON AVE.

WASHINGTON ST.

RAILROAD TRACKS

EXISTING
VILLAGE HALL

EXISTING P.D.

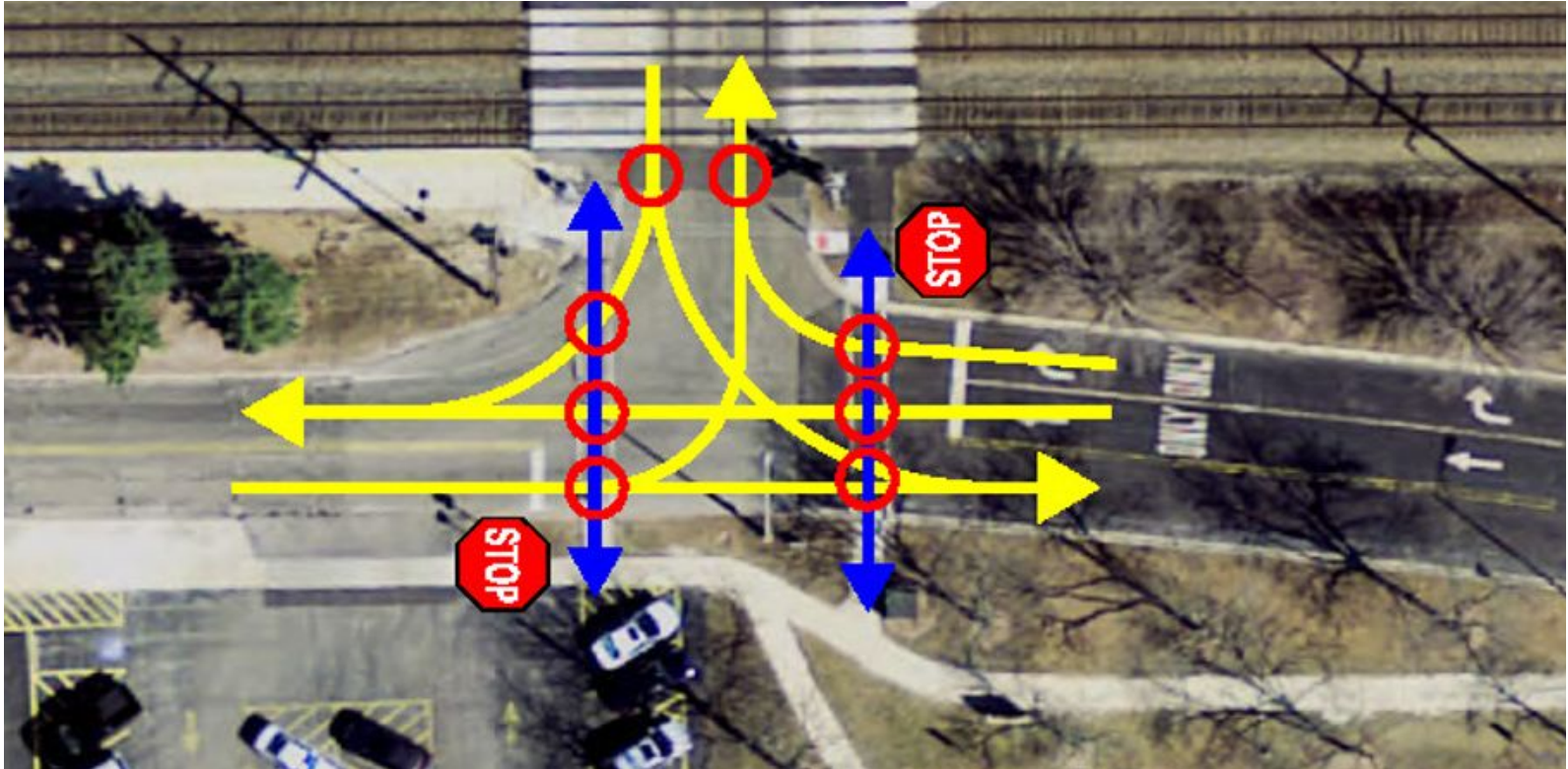
CURTISS ST.

Current Street Network

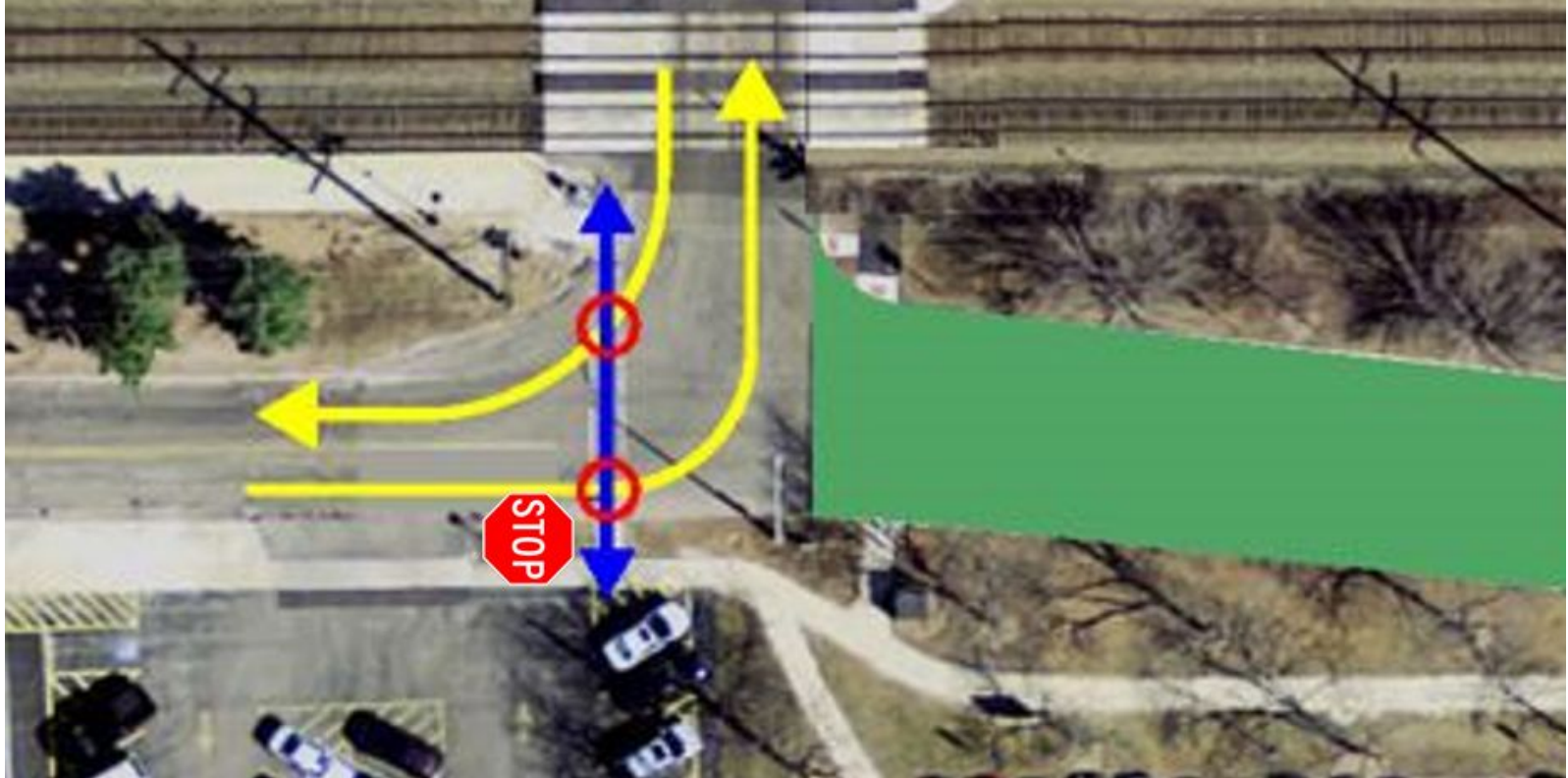
Key Takeaways

- Improved Safety for Pedestrians and Motorists
 - Reduced points of conflict immediately south of the tracks
 - Eliminates cut-through traffic through civic center campus
 - Reduced driver confusion
- Changes to queuing south of the tracks
 - Increased queue length on Washington
 - Decreased time to clear after gates go up

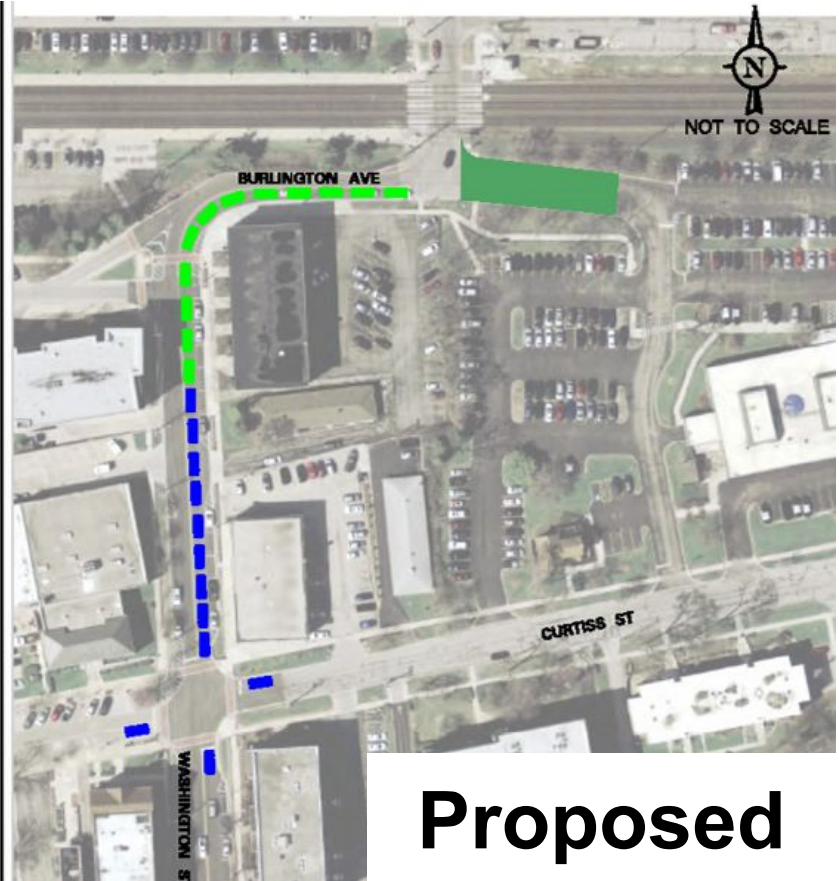
Existing Vehicle/Pedestrian Conflict Points



Proposed Vehicle/Pedestrian Conflict Points



Approximate Queuing



Traffic Modeling

- Pre-COVID (2019) traffic data used
- Train back-ups modeled using a “typical” 4 minute closure
 - In reality, train closures will vary
 - Train closures do not generally occur at regular intervals and can sometimes overlap or occur back to back
 - Queue length and clearing time will vary

NOTE: Animated videos that model the morning and afternoon conditions for the current and proposed configurations will be presented at the 11/16 Council Meeting.

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Facilities Replacement & Sustainability Plan - Site Plan



SITE PLAN SUMMARY : NEW VHPS BUILDING + SCHOOL DISTRICT 58 ADMINISTRATION + APARTMENT DEVELOPMENT

- NEW CIVIC CENTER BUILDING = 77,000 SF +/- (2 STORY + BASEMENT)
- SECURE POLICE STAFF PARKING = 92 SPACES (14 INTERIOR + 78 EXTERIOR)
- VILLAGE HALL STAFF PARKING = 65 EXTERIOR SPACES
- SD58 PARKING = 40 EXTERIOR SPACES (30 STAFF + 10 VISITORS)
- PUBLIC VISITOR PARKING = 57 EXTERIOR SPACES
- COMMUTER PARKING = 45 SPACES ON CURTISS ST. + 32 SPACES IN FLEET PARKING AREA
- FUTURE APARTMENT DEVELOPMENT = 43,908SF BUILDING FOOTPRINT (4-5 STORIES)

Preliminary Site Plan

- PROPERTY LINE
- SETBACK LINE
- NEW FENCE LINE
- FILL ZONE LINE
- ZONE BOUNDARY

0' 100' 300'



Building Exterior Elevations

Facilities Replacement & Sustainability Plan - Elevations

- Objectives
 - Instantly recognizable as a government building
 - Looks like it's been here for a long time
 - Looks like it belongs in the Downtown
 - Uses design elements/cues from buildings in Downtown
 - Shining example of compliance with Downtown Design Guidelines
 - Won't look dated in the future (timeless design)
 - Uses traditional materials (brick, stone, glass)

Facilities Replacement & Sustainability Plan - Elevations

- Objectives (cont.)
 - Allows for environmentally sustainable features integrated into design
 - Allows for best practices in systems, operations
 - Authentic, real
 - Welcoming - all people feel comfortable approaching & entering building
 - Reflects balance between tradition and progress

Facilities Replacement & Sustainability Plan

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