

FRSP Presentation & Discussion

1. Preliminary Exterior Elevations
2. Environmental Attributes

Village Council Meeting
January 11, 2022

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 - Outdated Major Building Systems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 (FRSP) Background

What will be Constructed?	New Police Station, Village Hall, D58 Admin. Offices & Apartment Building
Where will Construction Occur?	Civic Center Property
When will Construction Occur?	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

- Q4 2021
- ✓ Approve Architect and Construction Manager Contracts
 - ✓ Adopt Inducement Resolution & Parameters Ordinance
- Q1 2022
- Provide General Direction: Exterior Elevations / Sust. Attributes
 - Adopt TIF Public Hearing Resolution
 - Complete Schematic Design
 - Hold Neighborhood & Plan Commission Meetings
- Q2 2022
- Hold TIF Public Hearing and Approve Ordinance
 - Complete Design Development
 - Approve Zoning Entitlements
 - Approve District 58 Intergovernmental Agreement
- Q3 2022
- Approve Guaranteed Maximum Price
 - Issue Bonds
 - Begin Construction

**Purpose
& Vision**

50,000 ft

**Strategic
Goals**

40,000 ft

**Priority
Action Items**

30,000 ft

**Council & Staff Work
Flight Analogy**



**Planning and
Oversight**

20,000 ft

Projects

10,000 ft

**Day-to-Day
Work**

Runway

Council Responsibility - 
Staff Responsibility - 



Planning > > > > > > > Design > > > > > > > Construction



Preliminary Exterior Elevations

Seeking General Direction on Elevations

Desired Attributes of the Exterior Elevations (from 11/16/21)

- 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 DT Design Guidelines
- Won't look dated in the future (timeless design)
- Uses traditional materials (brick, stone, glass)
- Allows for environ. sustainable features integrated into design
- Allows for best practices in systems, operations
- Authentic, real
- Welcoming-all people feel comfortable approaching & entering
- Reflects balance between tradition and progress

Preliminary Exterior Elevations

- 2 Options: Flat Roof & Sloped Roof
- 4 Perspectives for Each

Seeking General Direction on Elevations

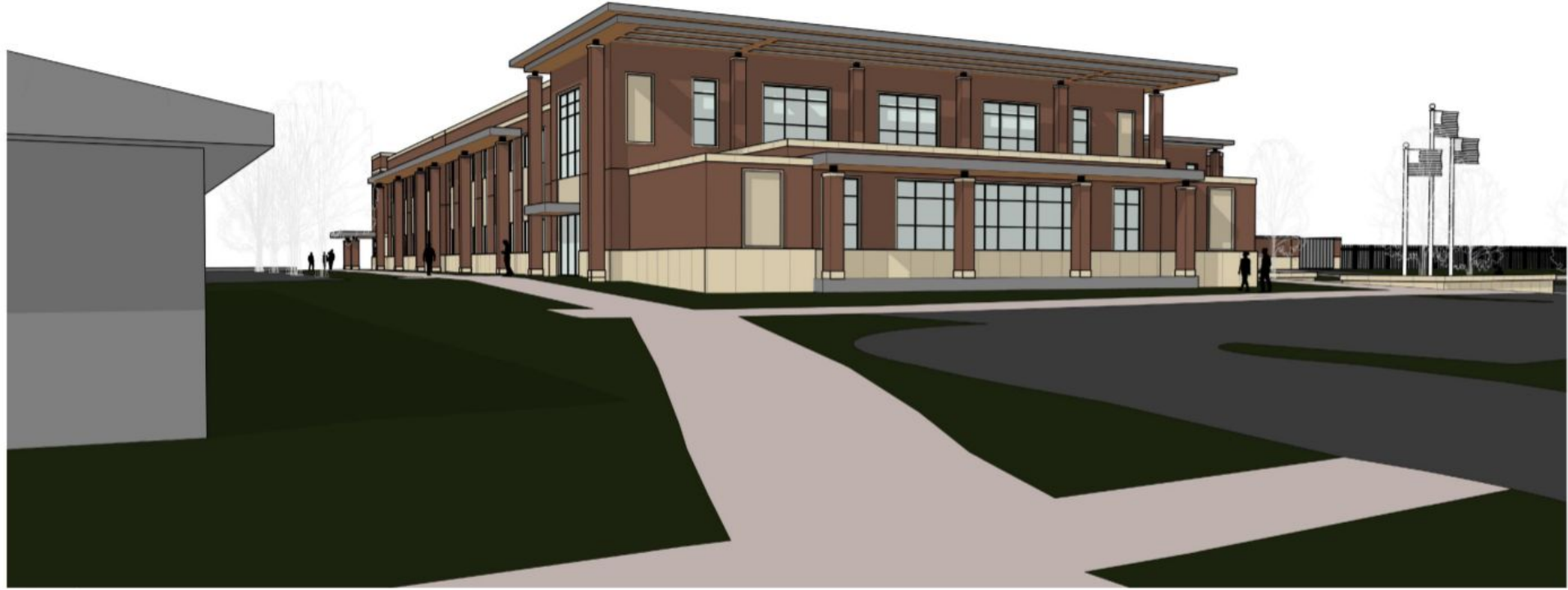
Preliminary Site Plan



Flat Roof Option - View from southeast



Flat Roof Option - View from southwest



Flat Roof Option - View from northwest



Flat Roof Option - Birdseye view from southwest



Sloped Roof Option - View from southeast



Sloped Roof Option - View from southwest



Sloped Roof Option - View from northwest



Sloped Roof Option - Birdseye view from southwest



Environmental Attributes

- Attributes included in baseline project scope and budget
- Recommended packages for allocating \$2.6 million of enhancements

Seeking General Direction on Approach

Preliminary Project 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
<u>Escalation</u>	<u>1,300,000</u>
Total	\$55,000,000

Environmental Attributes in Baseline Budget/Scope

- Mechanical System with 33% CO2 reductions
- Water Use Reduction of at least 20%
- Light Pollution Reduction
- Construction Activity Pollution Prevention
- Redevelopment of an Existing Site with Proximity to Public Transit & Downtown
- Expansion of Accessible Open Space
- Stormwater System with Best Management Practices (BMP's)
- Use of Native & Adaptive Plantings
- Roof Systems that Reduce Heat Island Effect
- Commissioning of Building Energy Systems
- Construction Waste Management
- Reuse of Materials & Recycled Content
- Increased Ventilation and Improved Indoor Air Quality Performance
- Outdoor Air Delivery Monitoring
- Use of Local & Regional Building Materials
- Fundamental Refrigerant Management
- Use of Low-Emitting Materials: Adhesives and Sealants, Paints and Coatings, Flooring Systems & Composite Wood

Mechanical System Energy Efficiency Comparison

Mechanical System	Energy Cost		Energy Use Intensity (EUI)		CO2 Reductions	
	(\$/yr)	% Savings	kBtu/sqft/yr	% Savings	Metric Tons	% Savings
Existing Police Station/Village Hall	\$157,000	--	137	--	910	--
New Combined Facility	\$107,000	32%	67	51%	570	37%

Environmental Enhancements Recommended for Each Exterior Elevation Option

Environmental Enhancement	Est. \$ Flat	Est. \$ Sloped
Mechanical (HVAC) System Enhancements	\$450,000	\$450,000
Enhanced Exterior Building Envelope Insulation, sunshades, glare control, etc.	\$900,000	\$900,000
Green Roof - Installed on 10% of roof areas	\$75,000	\$75,000
Permeable Pavers 20% of Parking Areas for Flat Roof Option; 30% for Sloped Roof	\$325,000	\$475,000
Photovoltaic (PV) Panels Offset 5-10% of Electrical Load for Flat Roof Option or 2-2.5% of for Sloped Roof Option	\$325,000	\$175,000
Bioswales and Rain Gardens 50% of Landscape Areas	\$175,000	\$175,000
Rainwater Harvesting for Irrigation Systems Installation of One Cistern	\$350,000	\$350,000
TOTAL	\$2,600,000	\$2,600,000

Additional Environmental Attributes (above the amounts shown for the \$2.6 million of enhancements)

Environmental Enhancement	Est. \$ Flat	Est. \$ Sloped
Mechanical (HVAC) System Enhancements Hybrid Geothermal System	+ \$2,500,000	+ \$2,500,000
Permeable Pavers 100% of Parking Areas	+ \$975,000	+ \$850,000
Photovoltaic (PV) Panels Offset ~25% of Electrical Load for Flat Roof Option or ~15% for Sloped Roof Option (Requires PVs on Car Ports in Parking Lot)	+ \$775,000	+ \$775,000
Bioswales and Rain Gardens 80% of Landscape Areas	+ \$150,000	+\$150,000
Rainwater Harvesting for Irrigation Systems Installation of Two Cisterns (One for Irrigation and One for Graywater)	+ \$400,000	+\$400,000
TOTAL	+ \$4,800,000	+ \$4,675,000

Options Not Practical or Feasible

- Complete geothermal system
- Use of wind energy
- Net zero energy (upon initial occupancy)

Next Steps

- Neighborhood Meeting Feb 28
Held at Village Hall / Council Chambers
- Plan Commission (PC) Public Hearing Mar 21
2nd Meeting on Apr 4 if Necessary
- Village Council (PC Recommendation) May 3

FRSP Presentation & Discussion

1. Preliminary Exterior Elevations
2. Environmental Attributes

Village Council Meeting
January 11, 2022