

## VILLAGE OF DOWNERS GROVE

### Report For The Village Council Meeting

<b>SUBJECT:</b>	<b>3/8/2022</b>	<b>SUBMITTED BY:</b>
Facilities Replacement & Sustainability Plan: Approve Schematic Design Plans and Establish Updated Total Project Budget		Mike Baker Deputy Village Manager

#### SYNOPSIS

A motion is requested to 1) Approve schematic design plans; and 2) Amend the project budget for the Facility Replacement and Sustainability Plan.

#### STRATEGIC PLAN ALIGNMENT

The goals for 2021-2023 include *Exceptional Municipal Services* and *Top Quality Infrastructure*.

#### FISCAL IMPACT

N/A

#### RECOMMENDATION

Approval on the March 8 Manager's Report.

#### BACKGROUND

##### Report Summary

- **The current total project budget is \$55 million**
- **The current updated project cost estimate is \$56 million**
- **To stay on budget, remove the Curtiss on-street parking**
- **To include additional environmental sustainability attributes, increase the budget by \$2.5 million**
- **To explore overhead utility burial, increase the budget by \$1.5 million**
- **Use \$4.0 million General Fund unanticipated additional revenue in FY2021 to cover these additional costs**

The Village owns and operates seven major buildings that must be properly maintained. Five buildings are in a maintainable condition of Excellent, Good or Fair. The 42 year-old Police Station and 90+ year-old Village Hall are in Below Average condition and do not provide modern work spaces that allow for efficient and effective interactions among employees and customers. Both facilities have outdated major building systems and are in need of replacement. Additional information about the Facility Replacement & Sustainability Plan (FRSP) is available here: <http://www.downers.us/facilities>

The Village has a plan to replace these buildings with a new combined Police Station and Village Hall to be located on the Civic Center property, which will also provide space for District 58 administrative offices. The plan is summarized below:

<b>What will be Constructed?</b>	New Police Station, Village Hall, District 58 Admin. Offices & Apartment Building
<b>Where will Construction Occur?</b>	Civic Center Property
<b>When will Construction Occur?</b>	August 2022 to December 2024 (See project schedule below)
<b>How Much Will It Cost?</b>	Current Total Project Budget of \$55 million
<b>How Will the Village Pay for It?</b>	Cash on Hand (\$20 million) and Bond Issuance (\$35 million). No increase in property taxes required.

The project schedule is as follows:

Q4 2021	Approve Architect & Const. Manager Contracts	Completed
	Inducement Resolution & Parameters Ordinance	Completed
Q1 2022	Tax Increment Financing (TIF) Public Hearing Resolution	Completed
	<b>Schematic Design Approval</b>	<b>Mar. 8, 2022 Discussion/Action</b>
	Neighborhood Meeting	Scheduled for Monday, Mar. 21, 2022
	Plan Commission	Scheduled for Monday, Apr. 4, 2022
Q2 2022	TIF Public Hearing	Scheduled for Tuesday, April 12, 2022
	TIF Ordinance Approval	Scheduled for May 3, 2022 First Reading
	Village Council Zoning Approval	Scheduled for May 3, 2022 First Reading
	District 58 Agreement Approval	Scheduled for May 3, 2022 First Reading
	Design Development Plans	Complete by May 24, 2022
	Guaranteed Maximum Price (GMP) / Design Development Cost Estimate Approval	Schedule for June 21, 2022 First Reading
Q3 2022	Issuance of Bonds	Coordinated w/ GMP Approval (July 5, 2022)
	Start Construction	Scheduled to begin August 2, 2022
Q1 2023	Publish RFP for Apartments	
Q2 2024	New Facility Substantial Completion	
Q4 2024	Demolition and Site Completion	
	Convey Property to Apartment Developer	

### **Total Project Budget / Cost Estimate Update**

At the November 16, 2021 Village Council Meeting, the Council approved a total project budget of \$55 million, along with a financial plan that identified all sources of funding to support completion of the project. This budget was based on a preliminary cost estimate prepared by Leopardo Construction in September 2021. Following preparation of the schematic design plans in January 2022, Leopardo prepared a revised cost estimate with a total project cost at \$56 million. Eliminating the commuter parking along Curtiss Street (more information below) will reduce the cost estimate to \$55 million.

Key factors that increased the total project cost included the following:

1. **Separation of the Police Department and Village Hall/District 58 lobbies** - This change increased the overall facility square footage as well as the estimated cost of construction. The original space program provided a single lobby to accommodate all customers. Following review of the preliminary plans and input from Village Hall, Police Department and District 58 staff

members, it was determined that separate lobbies would allow all customers to be served more safely, effectively and efficiently. Separating the lobbies also required additional stairs/elevators and public restrooms.

2. **Higher than anticipated costs for construction of parking in the Curtiss Street right-of-way -** The original site plan called for commuter parking in the Curtiss right-of-way. The current cost estimated to construct parking for commuters as part of the FRSP is approximately \$1 million. Construction of parking along Curtiss Street requires relocation of water mains in this portion of the right-of-way, construction of retaining walls and fencing between the parking areas and the sidewalk, and removal of existing parkway trees.
3. **Costs of construction outpaced the escalation assumptions -** Leopardo Construction gathered updated information from many subcontractors in preparing the updated estimates. This information indicated rising costs of construction in excess of the escalation assumptions factored into the original estimates.

The updated \$56 million total project cost includes/allows for:

- Construction of the new facility and site improvements as shown in the attached schematic design plans, including relocation of the telecommunications tower
- \$2.6 million of environmental enhancements supported by the Village Council at the January 11 Village Council Meeting
- Construction of commuter parking along Curtiss Street and in a portion of the fleet lot at a cost of approximately \$1 million. *This work could be removed from the project scope to maintain a total project budget of \$55 million.*

The updated total project cost does not include the following:

- Additional environmental enhancements of approximately \$2.5 million as discussed at the January 11 Village Council Meeting
- Potential burial of ComEd utilities along the BNSF right of way at an estimated cost of up to \$1.5 million. This work is not required to complete the project, but would improve the overall aesthetics around the site.

### **FY2021 General Fund Financial Performance**

Strong revenue performance in the general fund has resulted in approximately \$4.0 million of additional revenue above the year end estimates that were presented in October 2021. This revenue could be directed to support other Village projects or priorities, including the FRSP.

### **Downtown Commuter Parking Analysis**

During construction, it will be necessary to relocate commuters that currently are assigned to Commuter Lot L. This quarterly permit lot, containing 86 spaces, is immediately west of the existing Police Station and located on property upon which the new facility will be constructed. Relocation will occur by random assignment to one of the five other Downtown quarterly permit lots. Permit holders will then have the option of requesting transfer to a different lot at the Main Street or Belmont Stations. Notification will be provided to all Lot L permit holders later this month and the change is scheduled to be made effective beginning in July 2022, prior to the start of construction.

If Village Council adjusts the scope of the project to remove commuter parking from Curtiss Street, permanent relocation of the Lot L commuters would be required. Parking lot usage data collected over six

separate days in January and February indicates that the availability of spaces in the other Downtown quarterly permit lots (194 spaces on average) far exceeds current usage of Parking Lot L (18 spaces on average, see table below).

### Commuter Permit Lot Usage Data Collected in Jan. & Feb. 2022

Data collection occurred on 1/25, 1/26, 1/27, 2/22, 2/23 & 2/24

Commuter Permit Lot	Total Spaces	Average Occupied Spaces	Average Vacant Spaces
<b>Lot L</b>	<b>86</b>	<b>18</b>	<b>68</b>
Lot A	30	9	21
Lot B	57	17	40
Lot C	56	14	42
Lot D	74	26	48
Lot F	52	8	44
<b>Subtotal (Excl. Lot L)</b>	<b>269</b>	<b>75</b>	<b>194</b>
<b>Total (Incl. Lot L)</b>	<b>355</b>	<b>92</b>	<b>263</b>

### ATTACHMENTS

Schematic Design (SD) Plan Materials

VILLAGE OF DOWNERS GROVE  
COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: March 8, 2022  
(Name)

RECOMMENDATION FROM: \_\_\_\_\_ FILE REF: \_\_\_\_\_  
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to 1) Approve schematic design plans; and 2) Approve the updated total project budget and financial plan for the Facility Replacement and Sustainability Plan.



SUMMARY OF ITEM:

Adoption of this motion shall approve schematic design plans and approve the updated total project and financial plan for the Facility Replacement and Sustainability Plan.

RECORD OF ACTION TAKEN:

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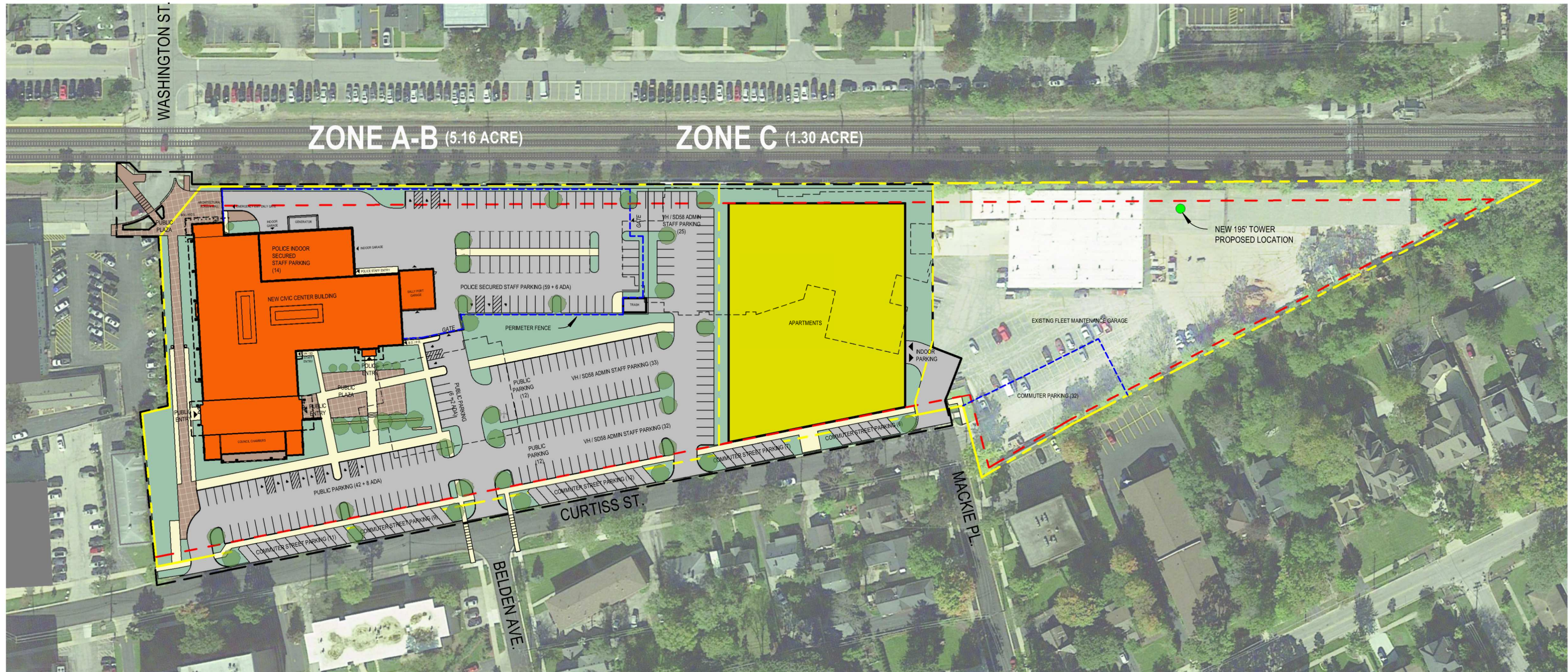
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# Downers Grove Civic Center

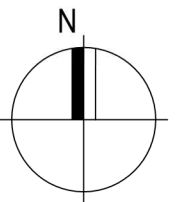
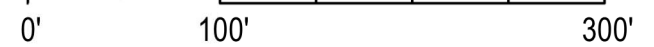
825 Burlington Ave, Downers Grove, IL 60515



**NEW VHPS BUILDING + SCHOOL DISTRICT 58 ADMINISTRATION + APARTMENT DEVELOPMENT**

- NEW CIVIC CENTER BUILDING = 77,000 SF +/- (2 STORY + BASEMENT)
- SECURE POLICE STAFF PARKING = 79 SPACES (14 INTERIOR + 24 CARPORT + 41 EXTERIOR)
- VILLAGE HALL STAFF PARKING = 65 EXTERIOR SPACES
- SD58 STAFF PARKING = 25 EXTERIOR SPACES
- PUBLIC VISITOR PARKING = 82 EXTERIOR SPACES
- COMMUTER PARKING = 32 SPACES IN FLEET LOT+ 45 SPACES ALONG CURTISS ST
- FUTURE APARTMENT DEVELOPMENT= 43,908SF BUILDING FOOTPRINT (4-5 STORIES)

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



## SITE PLAN



# Downers Grove Civic Center

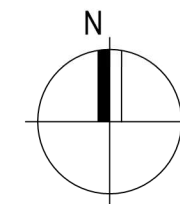
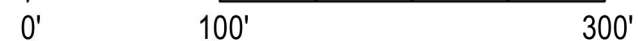
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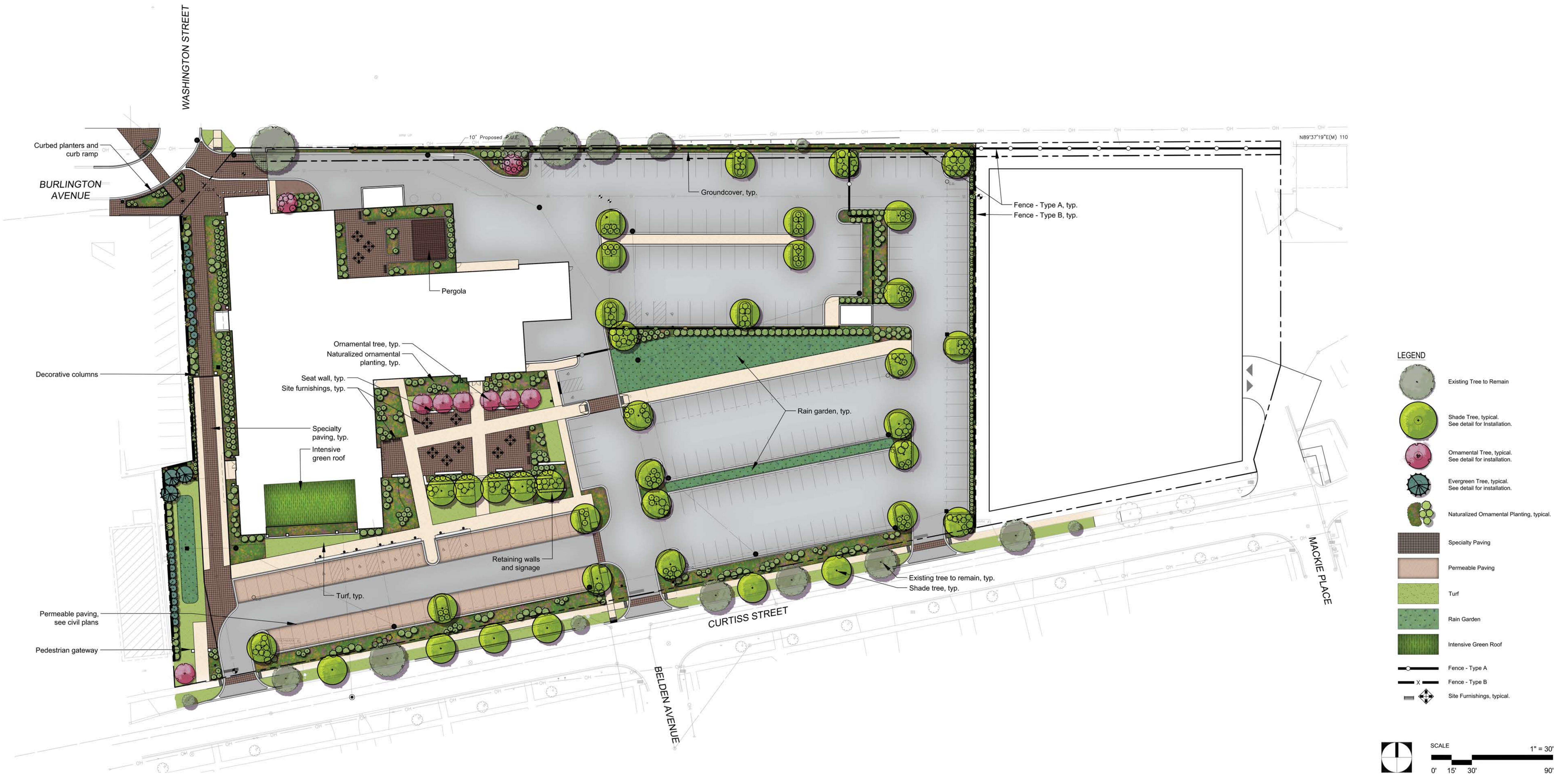


## ALTERNATE SITE PLAN



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## SCHEMATIC LANDSCAPE PLAN



# DGCC Exteriors: Birdseye views from southeast





# DGCC Exteriors: views from southeast





# DGCC Exteriors: view from southwest





# DGCC Exteriors: Birdseye view from southwest





# DGCC Exteriors: views from northwest





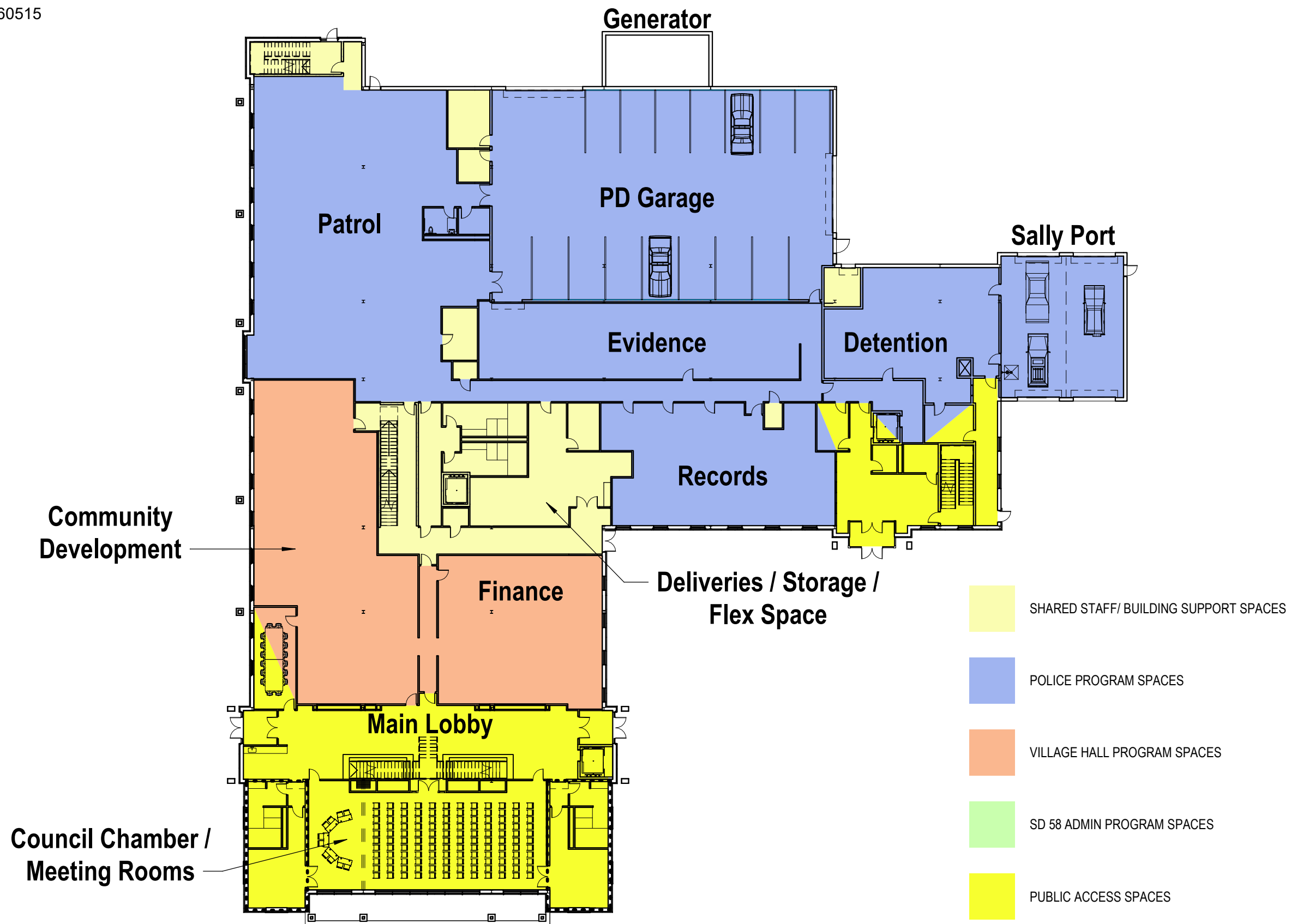
# DGCC Exteriors: views from northeast





# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## FIRST FLOOR PLAN

SCALE: 1' = 30'  
OVERALL AREA: 38,100 SF

Village of Downers Grove  
Job No. 22-3818.01

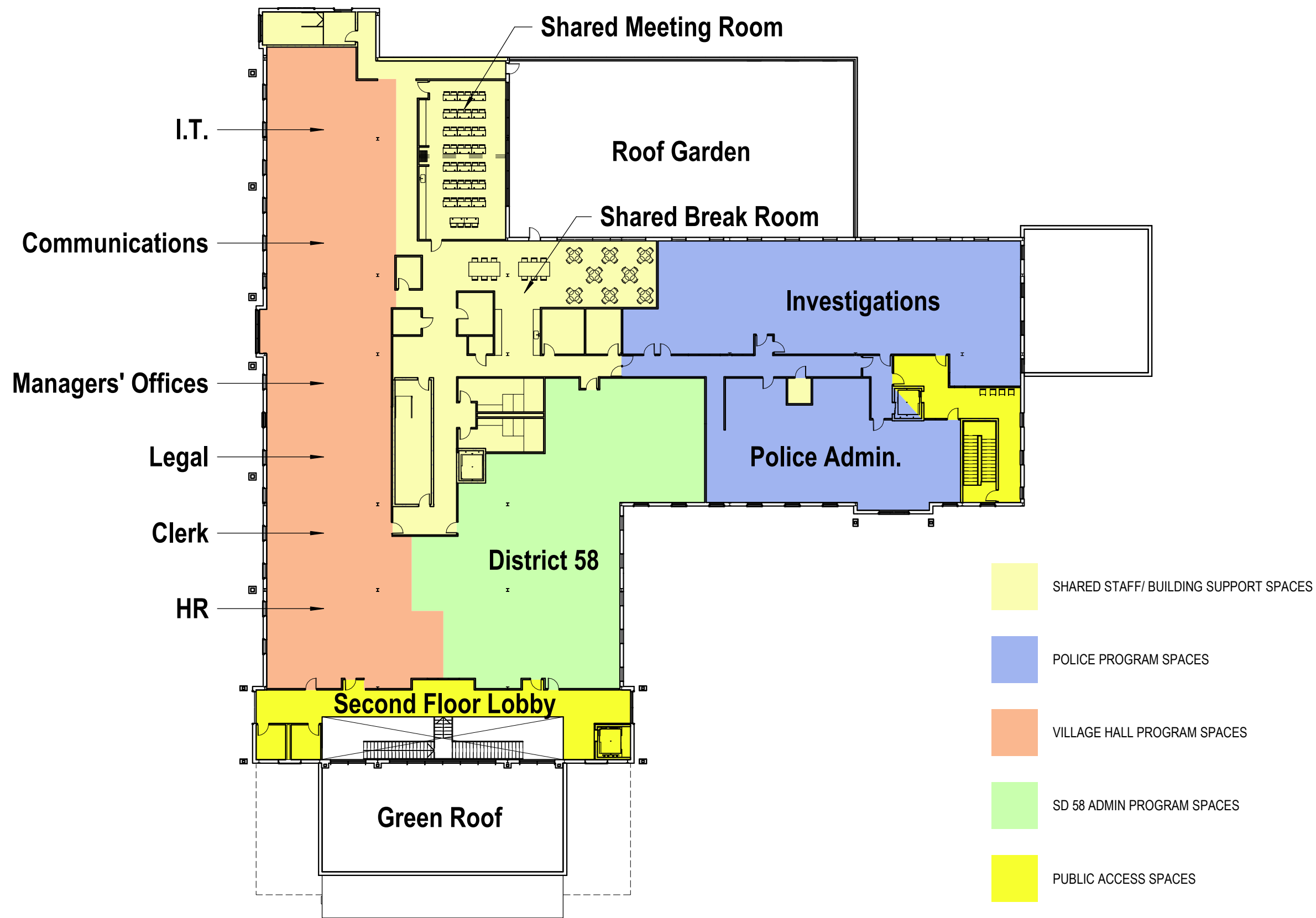
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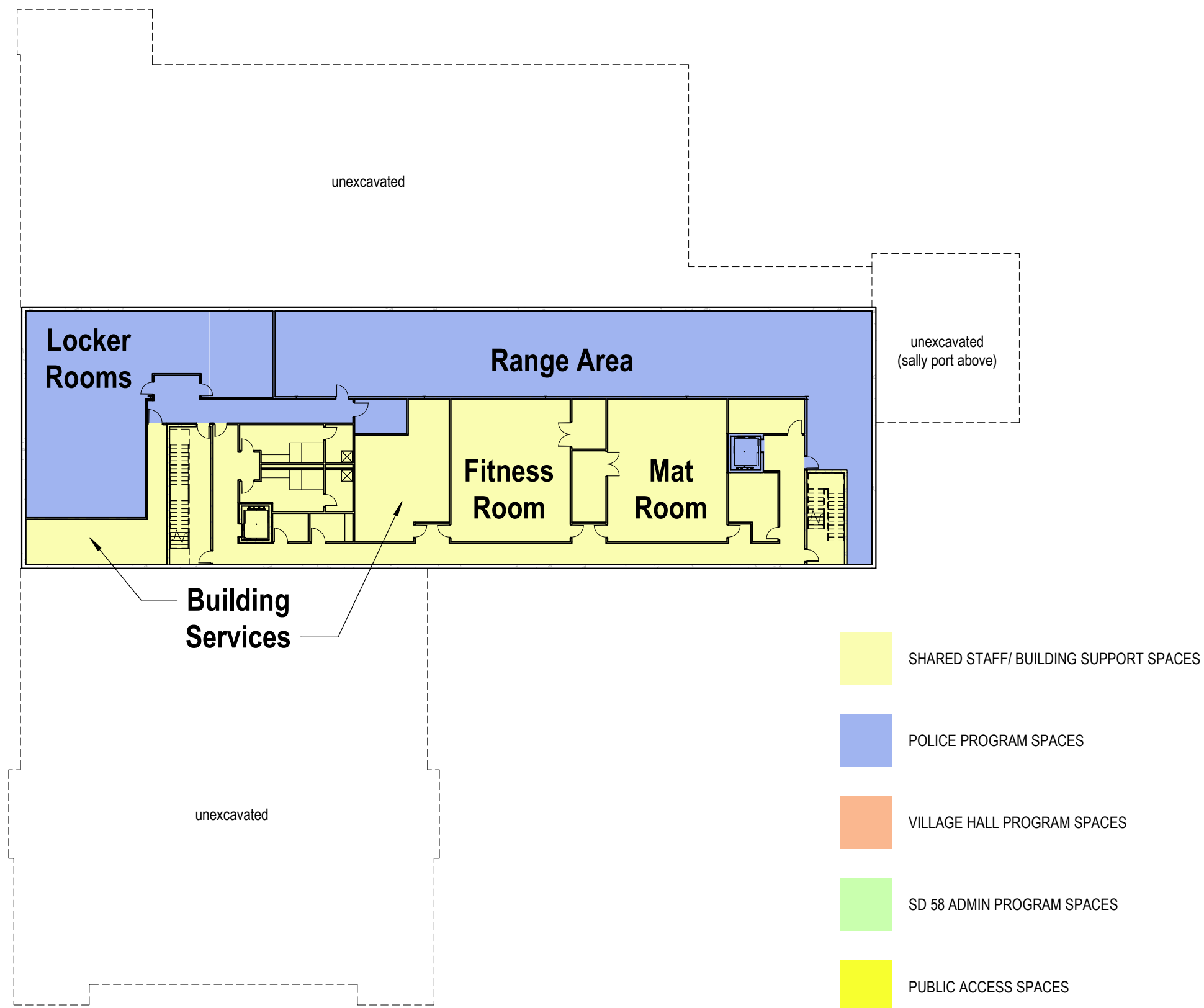


**SECOND FLOOR PLAN** SCALE: 1" = 30'  
OVERALL AREA: 27,800 SF (INCLUDING 800 SF LOBBY STAIR OPENING)



# Downers Grove Civic Center

825 Burlington Ave, Downers Grove, IL 60515



## BASEMENT

SCALE: 1" = 30'  
OVERALL AREA: 14,100 SF