

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Resolution **#R-20-64 A RESOLUTION APPROVING AN AGREEMENT WITH WILLIAMS ARCHITECTS FOR PROFESSIONAL PRE-DESIGN SERVICES FOR THE FUTURE PUBLIC WORKS FACILITY RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$21,500**

Passed by The City of Wood Dale, Du Page County, Illinois, IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 17th day of September, 2020.



Lynn Curiale, City Clerk



Resolution #R-20-64

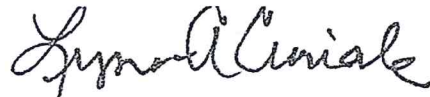
A RESOLUTION APPROVING AN AGREEMENT WITH WILLIAMS ARCHITECTS FOR PROFESSIONAL PRE-DESIGN SERVICES FOR THE FUTURE PUBLIC WORKS FACILITY RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$21,500

Passed: September 17, 2020
Published in Pamphlet Form: September 18, 2020

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the attached Resolution is a true and correct copy of #R-20-64

A RESOLUTION APPROVING AN AGREEMENT WITH WILLIAMS ARCHITECTS FOR PROFESSIONAL PRE-DESIGN SERVICES FOR THE FUTURE PUBLIC WORKS FACILITY RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$21,500

Passed and approved by the City Council of the City of Wood Dale on September 17, 2020 and hereby published in pamphlet on September 18, 2020.



Lynn Curiale, City Clerk



RESOLUTION NO. R-20-64

A RESOLUTION APPROVING AN AGREEMENT WITH WILLIAMS ARCHITECTS FOR PROFESSIONAL PRE-DESIGN SERVICES FOR THE FUTURE PUBLIC WORKS FACILITY RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$21,500

WHEREAS, the City of Wood Dale (hereinafter referred to as the "City") is a duly organized and existing body politic and corporate governed by the provisions of the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, and its own duly adopted Municipal Code; and

WHEREAS, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

WHEREAS, the Mayor and the City Council of the City seek to ensure that the City is run effectively and efficiently; and

WHEREAS, the Mayor and the City Council of the City, seeks the **WILLIAMS ARCHITECTS** for the **PROFESSIONAL PRE-DESIGN SERVICES**; and

WHEREAS, these services are necessary to maintain and promote an effective and efficient City Government; and

WHEREAS, after diligent review of the qualifications and services of **WILLIAMS ARCHITECTS**, the Mayor and the City Council find **WILLIAMS ARCHITECTS** is the most qualified firm to perform the duties sought by the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION, as follows:

SECTION 1: The recitals set forth above are incorporated herein and made a part hereof.

SECTION 2: The Mayor is authorized to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

SECTION 3: The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

SECTION 4: That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

SECTION 5: That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this 17th day of September, 2020.

AYES: Alderman Sorrentino, Jakab, Woods, SusmarSKI, E. Wesley,
Catalano, Messina

NAYS: None

ABSENT: R. Wesley

APPROVED this 17th day of September, 2020.

SIGNED: Annunziato Pulice
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale
Lynn Curiale, City Clerk

17 July 2020



Mr. Alan Lange
Director of Public Works
City of Wood Dale
404 N Wood Dale Rd
Wood Dale, IL 60191

Re: City of Wood Dale – Remodeled and Added Property Public Works Facility
Professional Pre-Design Services
WA BD Project No.: 2019-022

LETTER OF PROPOSAL (LOP)

Dear Mr. Lange:

Thank you for continuing our services with the City of Wood Dale's Public Works Department to provide a Validation / Conceptual Design Study to potentially remodel, make additions to the existing public works facility and to incorporate the recently purchased adjacent property to meet the current and future facility needs for the public works department.

This is the next step to determine the project scope, budget and potential schedule to allow the City to make informed decisions on how best to proceed with this important project and potential schedule options the City can take when it is ready to move forward.

This LOP outlines our proposed understanding of the A & E Services, associated fees and, a preliminary schedule for the Project. Please refer to the pages that follow for additional detail.

PROJECT TEAM MEMBERS

The following team members represent the Williams Architects critical Management Team; however, the services of other talented professionals and technical staff beyond those noted herein will also be utilized:

- Mark S. Bushhouse / Principal-In-Charge
- Marc C. Rohde / Senior Project Manager
- Gewalt Hamilton / Civil Engineering
- W-T Engineering / Mechanical, Electrical and Plumbing Engineering
- Frederick Quinn Construction (FQC) / Cost Estimating

PROJECT BACKGROUND & UNDERSTANDING OF PROJECT SCOPE

We understand that the City of Wood Dale has continued its development over the last decades, but the Public Works facility has not been improved or enlarged to meet these demands for increased service nor kept pace with supporting modern methods, equipment, staffing and code requirements.

The City wisely moved quickly to purchase the adjacent property to its north that is uniquely positioned and provides the added open land area and building needed for the proper expansion and improvements,

While the City has slowed the expected schedule for constructing these improvements, taking this next step to validate the need, provide conceptual design concepts with options for the improvements along with the estimated costs will position the City to understand what is needed, their costs and schedule durations so that the City will be ready to move forward in confidence and with pace when the time is right.

VALIDATION / CONCEPTUAL DESIGN SERVICES:

1) Perform Project Overview / Kick-off:

We will review the details of the work plan with the Senior Staff and other participants deemed appropriate by the Owner's identified Project Manager and attend a Project kick-off meeting which will address the following:

- Identify Project Team and Project Managers (Owner and Project Consultant Team).
- Review and establish the project timeline.
- Review our methodology contained in the scope of services herein and agree on the implementation strategies.
- Identify data/documentation (data collection) to be provided by the Owner for the Project Consulting Team to review.
- Review existing facilities, functions, staffing, vehicles and equipment to understand space needs.
- Provide Planning Phase Meeting Matrix.
- Review planning, design, and construction City schedule goals.
- Discuss potential facility tours (COVID-19 allowing).
- Review existing building operations to understand operational needs

2) Staff, Vehicle and Equipment Projections:

This is a team effort to review and estimate the current and future required resources needed by Public Works to provide their services to the community.

This process will review the history, current and future growth of the City's size, miles of streets, utilities, land area, functions, etc., that will impact the required Public Works staffing, vehicles and equipment.

City staff to provide the current staffing, vehicles and equipment utilized by Public Works. This is compared to what is currently needed and will then be used to estimate the future resources that will be required based upon the City's expected growth to its ultimate build-out. Team to select communities that are currently at the size that Wood Dale expects to become as it reaches its ultimate build-out to back check the estimates and provide added confidence for staff and the Council.

The result of this process will be a spreadsheet that charts each category or resource and shows the history, current levels, levels required, what is needed at the ultimate community build-out.

This to be reviewed and approved by the City

3) Buildings and Sites Analysis:

Our civil engineer shall review the current and newly purchased sites and investigate the likely storm water detention requirements and advise upon the impact of these requirements on the project. Our mechanical, electrical, and plumbing engineering team shall review the condition of these systems at both buildings and advise and make recommendations as to what can be reused and what should be replaced as part of the project.

Williams will tour the facilities, review prior services and documents, and make recommendations as to what aspects of the buildings can be reused or should be improved and/or replaced.

These reviews shall be brought together into a brief report that summarizes the recommendations.

4) **Space Needs Analysis – Programming and Adjacencies:**

We will visit the current facility to observe the morning staff meeting, preparation and departure process to better inform us of the functions, challenges and operations.

We shall meet with the Owner's selected staff to review what was observed and discuss the space needs for the facility using the estimated resource spreadsheet.

WA shall then prepare a draft space program showing the current spaces used by Public Works, estimated spaces with their sizes for this project that are expected to be needed once Wood Dale nears its ultimate build-out. We shall review and determine the appropriate vehicles and equipment that should be stored inside the building, those that could be stored outside, but under roof and those that can be simply be parked outside.

We shall meet with staff to review the draft space program for opportunities to multi-use more spaces, determine any missing or unnecessary spaces and refine the size needed for each space.

Discussions will also include a review of the expected operations, workflow, daily, seasonal, annual and special events that this facility will support. These operational understandings will then allow the team to discuss and determine the optimal functional adjacencies between the spaces, both indoor and exterior.

The space program will then be refined based upon Owner input, industry standards and the design team's experience into a draft target space program. Meeting shall be held with staff to review this target space program to determine additional changes and refinements.

WA shall provide a final target space program for staff review and approval.

Once the space program is approved, WA will provide multiple adjacency diagrams that graphically indicate the relative sizes and proposed adjacencies/connections. These shall be reviewed with staff and preferred concepts selected. WA shall provide refinements leading to a singular preferred approach for Owner review and approval.

5) **Conceptual Development to Preliminary Layout and Design:**

We will provide multiple building and site conceptual design solutions for the Owner's review and incorporate comments elicited through this process, evolving the concept into a directional solution, with a representative set of Preliminary Concept Design drawings and documents. We will attend scheduled meetings to discuss and develop the Preliminary Concept. We take a hands-on approach during these meetings to incorporate options and alternatives into a refined and preferred singular Preliminary Concept Design Plan, which provides clear direction of the final plan. With sufficient documentation, we can delineate the advantages of the preferred solution over those not chosen. We will provide an updated and refined project budget and colored building blocking and site plans with a narrative describing the basic building materials and systems.

Pre-Design Planning Phase Deliverables:

- a) Summary of expected City growth.
- b) Staff/Vehicle/Major Equipment Spreadsheet.
- c) Space Program showing current spaces and estimated space needs in 15-20 years and ultimate City build-out.
- d) Adjacency diagrams
- e) Existing buildings and sites recommendations report.
- f) Colored building blocking diagram showing the sizes, zones of use and circulation.
- g) Colored site plan showing the basic site amenities and circulation/drives.
- h) Project Budget prepared by FQC & Williams
- i) Executive Summary.

Once approved by staff, we are prepared to meet and present the results to the City Council for their review, discussion, and direction.

FUTURE PHASES – SCHEMATIC DESIGN THROUGH CONSTRUCTION:

Should the City of Wood Dale choose to proceed with the project and with the successful completion of the planning phase by the Williams team, the City expects to proceed with having Williams Architects provide full basic Architectural & Engineering Services.

SCHEDULE MANAGEMENT & PROPOSED PROJECT SCHEDULE

We will work with the City of Wood Dale to develop a Project Schedule that meets your goals and objectives. To that end, we propose the below noted preliminary Project Schedule for the Validation/Conceptual Design phase service:

<u>Task:</u>	<u>Duration</u>
Services in this Proposal, based upon timely Owner decisions	90 Days
Future Schematic Design through Bidding / Negotiation	6-8 months
Future Construction Administration (based on 2 phases of construction)	16 months

TOTAL PROFESSIONAL PROJECT SERVICE FEES

The compensation to the Architect by the City of Wood Dale shall be paid on a fee basis, as described below, for the Scope of Services performed per the enclosed compensation breakdown. The Architect shall bill the City monthly for the percentage of services/work performed for the previous months' time. Any owner approved additional services to be billed on an hourly basis from enclosed Rate Table.

A & E Services Fee:

To Provide the **VALIDATION / CONCEPTUAL DESIGN SERVICES** listed above, we have estimated approximately 120 – 160 professional hours will be required.

This would result in a fee of: **\$ 21,500.00**

Our services will be provided on a lump sum basis, but if the City requests any Additional Services and approves them in writing, they will be provided on an hourly basis from the rate table below.

Rate Table

Principal II	\$ 243.00/Hour
Principal I	\$ 224.00/Hour
Associate Principal.....	\$ 206.00/Hour
Senior Associate/Senior Project Mgr.	\$ 202.00/Hour
Associate / Project Manager	\$ 184.00/Hour
Architect III	\$ 163.00/Hour
Architect II	\$ 150.00/Hour
Architect I	\$ 135.00/Hour
Senior Project Coordinator II.....	\$ 163.00/Hour
Senior Project Coordinator I.....	\$ 150.00/Hour
Project Coordinator IV.....	\$ 123.00/Hour
Project Coordinator III.....	\$ 112.00/Hour
Project Coordinator II	\$ 95.00/Hour
Project Coordinator I.....	\$ 82.00/Hour
Project Technician II.....	\$ 64.00/Hour
Project Technician I.....	\$ 49.00/Hour
Director of Marketing.....	\$ 181.00/Hour
Marketing Coordinator	\$ 131.00/Hour
Accounting	\$ 174.00/Hour

Secretarial	\$ 123.00/Hour
Clerical	\$ 87.00/Hour
Director of Interior Design	\$ 165.00/Hour
Interior Designer V	\$ 129.00/Hour
Interior Designer IV	\$ 108.00/Hour
Interior Designer III.....	\$ 84.00/Hour
Interior Designer II.....	\$ 71.00/Hour
Interior Designer I.....	\$ 49.00/Hour

REIMBURSABLE EXPENSES

In addition to our professional services, we shall also invoice the client for our Project-related Reimbursable Expenses at a 1.15 multiplier. Project-related Reimbursable Expenses include such items as travel, vehicle mileage, tolls, printing, copies, photography, renderings/slides, postage/messenger / overnight courier, direct miscellaneous Project supplies.

CONTINGENT OPTIONAL ADDITIONAL SERVICES

Professional services excluded from, or that noted within this LOP, can be provided on an hourly, or otherwise mutually agreed upon fee basis by the Owner and Architect per the rate table herein.

Thank you again for this wonderful opportunity to continue to provide our Professional Architectural Services to the City of Wood Dale. If you have any additional questions or comments, please do not hesitate to contact me at your earliest convenience.

Cordially,



Mark S. Bushhouse, AIA, LEED AP
President / Managing Principal

The City of Wood Dale hereby accepts the terms and conditions of this proposal and authorizes Williams Architects to begin their services immediately:

Annunziato Pulice
Signature

9-17-20
Date

Annunziato Pulice, Mayor
Print Name and Title

10 PUBLIC WORKS
STAFF PARKING SPACES



LANDSCAPE AREA

800
1,122 s.f.

FORESTRY
700
1,122 s.f.

STREETS
300
1,700 s.f.

COMMON SPACES
200
5,900 s.f.



FINAL BUILDING SPACE PROGRAM

Space Summary

New Public Works Facility **Project #** 2020-022
Village of Montgomery
 28-Jul-20 **Revised :** 3-Sep-20

Zone	Description	Program Range Square Feet	Target SF	Actual SF
100	Administration	1,754 - 2,700	984	2,398
	Circulation or Common Space	646 - 1,300	984	902
		2,400 - 4,000	3,300	3,300
200	Common Areas	6,288 - 10,646	10,232	11,477
	Circulation or Common Space	2,412 - 5,054	4,368	1,423
		8,700 - 15,700	14,600	12,900
300	Streets	1,598 - 2,030	1,792	2,024
	Circulation or Common Space	502 - 770	608	276
		2,100 - 2,800	2,400	2,300
400	Fleet	5,870 - 6,370	5,910	6,354
	Circulation or Common Space	1,330 - 1,830	1,490	846
		7,200 - 8,200	7,400	7,200
500	Building Maintenance	842 - 1,230	1,196	1,433
	Circulation or Common Space	258 - 470	404	167
		1,100 - 1,700	1,600	1,600
600	Water & Sewer	1,502 - 1,910	1,696	2,024
	Circulation or Common Space	498 - 690	604	276
		2,000 - 2,600	2,300	2,300
700	Forestry	1,002 - 1,270	1,196	1,433
	Circulation or Common Space	298 - 430	404	167
		1,300 - 1,700	1,600	1,600
800	Vehicle Storage - Phase 1 (current)	22,543 - 22,543	22,543	23,835
	Circulation or Common Space	-43 - -43	-43	465
		22,500 - 22,500	22,500	24,300
900	Vehicle Storage - Phase 2 (2050)	20,240 - 20,240	18,584	18,584
	Circulation or Common Space	-40 - -40	16	416
		20,200 - 20,200	18,600	19,000
Net Programmed Square Foot Area		61,639 - 68,939	65,465	69,562
% of Gross Area that is Circulation or Common Space		8.68% - 13.18%	11.89%	6.63%
Circulation or Common Space [1]		5,861 - 10,461	8,835	4,938
Gross Square Feet		67,500 - 79,400	74,300	74,500

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FINAL BUILDING SPACE PROGRAM

Administration

New Public Works Facility
Village of Montgomery
 28-Jul-20

Project # 2020-022

Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
100	Entry Vestibule	80 - 120	80	141
101	Waiting Area (seating for 3 guests)	128 - 160	160	86
102	Administrative Assistant Workstation (10' x 10')	80 - 120	100	96
103	Office Clerk Workstation (future 10' x 10')	80 - 120	100	96
104	Water Superintendent's Office	120 - 160	120	120
105	Street Superintendent's Office	120 - 160	120	120
106	Public Works Director's Office	220 - 260	260	260
107	Future Office (2 person office)	0 - 200	200	200
108	Future Office (2 person office)	0 - 200	200	200
109	Conference Room (12 - 16)	240 - 320	280	280
110	Plan / Work / Copy Area (open area adjacent to offices)	240 - 300	240	249
111	File / General Storage Room	180 - 240	180	254
112	Coffee Counter	20 - 30	20	20
113	I.T. / Server Room	60 - 80	60	70
114	Staff Toilet Room	55 - 65	60	70
115	Staff Toilet Room	55 - 65	60	70
116	Janitor Closet	60 - 80	60	50
117	Coat Closet	16 - 20	16	16

Net Programmed Square Foot Area	1,754 - 2,700	2,316	2,398
% of Gross Area that is Circulation or Common Space	28.00% - 32.00%	30.00%	28.00%
Circulation or Common Space [1]	646 - 1,300	984	902
Gross Square Feet	2,400 - 4,000	3,300	3,300

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FINAL BUILDING SPACE PROGRAM

Common Area

New Public Works Facility
 Village of Montgomery
 28-Jul-20

Project # 2020-0
 Revised : 3-Sep-

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
200	Public Unisex Toilet Room	0 - 65	60	
201	Public Unisex Toilet Room	0 - 65	60	
202	Lunch / Multi-purpose Room	1,000 - 1,400	1,400	1,4
203	Electrical Service Room	140 - 180	160	1
204	Water Service Room	140 - 180	160	1
205	Locker Room (46 field personnel 30" x 24" lockers only - no changing)	600 - 1,100	900	1,3
206	Mud Room (uniform washing, hanging, boot wash area, etc.)	160 - 240	240	3
207	Shower / Toilet / Changing room (adjacent to Locker Room)	100 - 140	100	1
208	Shower / Toilet / Changing room (adjacent to Locker Room)	100 - 140	100	1
209	Mezzanine (Garage Area)	4,000 - 6,000	6,000	6,3
210	Mezzanine Access Elevator	48 - 56	52	
211	All Village and Family Fitness Room	0 - 800	800	1,1
212	All Village and Family Toilet / Shower Room	0 - 140	100	1
213	All Village and Family Toilet / Shower Room	0 - 140	100	1

Net Programmed Square Foot Area	6,288 - 10,646	10,232	11,4
% of Gross Area that is Circulation or Common Space	28.00% - 32.00%	30.00%	11.0
Circulation or Common Space [1]	2,412 - 5,054	4,368	1,4
Gross Square Feet	8,700 - 15,700	14,600	12,5

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FINAL BUILDING SPACE PROGRAM

Streets

New Public Works Facility
Village of Montgomery
 28-Jul-20

Project # 2020-022

Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
300	Shop / Storage	800 - 1,000	900	868
301	Supervisor's Office	110 - 130	120	120
302	Paperwork Counter	12 - 20	16	113
303	Tool Storage Room	120 - 180	160	163
304	Storage Mezzanine	360 - 440	400	560
305	Sign Storage Room	96 - 120	96	100
306	Shower / Changing / Toilet Room	100 - 140	100	100

Net Programmed Square Foot Area	1,598 - 2,030	1,792	2,024
% of Gross Area that is Circulation or Common Space	23.00% - 27.00%	25.00%	12.00%
Circulation or Common Space [1]	502 - 770	608	276
Gross Square Feet	2,100 - 2,800	2,400	2,300

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FINAL BUILDING SPACE PROGRAM

Fleet

New Public Works Facility
 Village of Montgomery
 28-Jul-20

Project # 2020-022

Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
400	Wash Bay (45' long x 25' wide with 14' w x 14' h doors & fiberglass catwalks	1,125 - 1,125	1,125	1,125
401	Wash Bay (45' long x 25' wide with 14' w x 14' h doors & fiberglass catwalks	1,125 - 1,125	1,125	1,125
402	Heavy Maintenance Bay (45' long x 22' feet wide with 14' w x 14' high doors	990 - 990	990	990
403	Heavy Maintenance Bay (45' long x 22' feet wide with 14' w x 14' high doors	990 - 990	990	990
404	Light Maintenance Bay (35' long x 16' feet wide with 12' w x 14' h doors)	560 - 560	560	560
405	Supervisor's Office / Shop Manual Library	220 - 260	220	230
406	Fluids Room	200 - 240	200	200
407	Shower / Changing / Toilet Room	60 - 140	100	120
408	Parts Storage	160 - 240	160	167
409	Tool Storage	160 - 200	160	167
410	Tire Storage Area	80 - 100	80	80
411	Welding and Fabrication Area (Adjacent to long side of one bay)	200 - 400	200	600

Net Programmed Square Foot Area	5,870 - 6,370	5,910	6,354
% of Gross Area that is Circulation or Common Space	18.00% - 22.00%	20.00%	12.00%
Circulation or Common Space [1]	1,330 - 1,830	1,490	846
Gross Square Feet	7,200 - 8,200	7,400	7,200
Cost per Square Foot	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00
Estimated Building Construction Cost	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00

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FINAL BUILDING SPACE PROGRAM

Building Maintenance

New Public Works Facility
 Village of Montgomery
 28-Jul-20

Project # 2020-022

Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
500	Shop / Storage	400 - 500	450	477
501	Supervisor's Office	110 - 130	120	120
502	Paperwork Counter	12 - 20	16	113
503	Tool Storage Room	120 - 180	160	163
504	Storage Mezzanine	200 - 400	450	560

Net Programmed Square Foot Area	842 - 1,230	1,196	1,433
% of Gross Area that is Circulation or Common Space	23.00% - 27.00%	25.00%	13.00%
Circulation or Common Space [1]	258 - 470	404	167
Gross Square Feet	1,100 - 1,700	1,600	1,600
Cost per Square Foot	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00
Estimated Building Construction Cost	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00

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FINAL BUILDING SPACE PROGRAM

Water & Sewer

New Public Works Facility
 Village of Montgomery
 28-Jul-20

Project # 2020-022

Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
600	Shop / Storage	800 - 1,000	900	968
601	Supervisor's Office	110 - 130	120	120
602	Paperwork Counter	12 - 20	16	113
603	Tool Storage Room	120 - 180	160	163
604	Storage Mezzanine	360 - 440	400	560
605	Shower / Changing / Toilet Room	100 - 140	100	100

Net Programmed Square Foot Area	1,502 - 1,910	1,696	2,024
% of Gross Area that is Circulation or Common Space	23.00% - 27.00%	25.00%	12.00%
Circulation or Common Space [1]	498 - 690	604	276
Gross Square Feet	2,000 - 2,600	2,300	2,300
Cost per Square Foot	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00
Estimated Building Construction Cost	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00

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FINAL BUILDING SPACE PROGRAM

Forestry

New Public Works Facility
 Village of Montgomery
 28-Jul-20

Project # 2020-022

Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
700	Shop / Storage	400 - 500	450	477
701	Supervisor's Office	110 - 130	120	120
702	Paperwork Counter	12 - 20	16	113
703	Tool Storage Room	120 - 180	160	163
704	Storage Mezzanine	360 - 440	450	560

Net Programmed Square Foot Area	1,002 - 1,270	1,196	1,433
% of Gross Area that is Circulation or Common Space	23.00% - 27.00%	25.00%	13.00%
Circulation or Common Space [1]	298 - 430	404	167
Gross Square Feet	1,300 - 1,700	1,600	1,600
Cost per Square Foot	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00
Estimated Building Construction Cost	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00

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FINAL BUILDING SPACE PROGRAM

Vehicle Storage - Phase 1 (current)

New Public Works Facility
 Village of Montgomery
 28-Jul-20

Project # 2020-022

Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
800	Heated Vehicle Storage (2020 Needs) - Phase 1	22,543 - 22,543	22,543	23,835

Net Programmed Square Foot Area	22,543 - 22,543	22,543	23,835
% of Gross Area that is Circulation or Common Space	0.00% - 0.00%	0.00%	2.00%
Circulation or Common Space [1]	-43 - -43	-43	465
Gross Square Feet	22,500 - 22,500	22,500	24,300
Cost per Square Foot	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00
Estimated Building Construction Cost	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00

Williams Architects

2020-022_Montgomery PW Final Building Space Program.xlsx
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500 Park Blvd., Suite 800, Itasca, IL 60143

Printed : 11-Sep-20

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FINAL BUILDING SPACE PROGRAM

Vehicle Storage - Phase 2 (2050)

New Public Works Facility Project # 2020-022
 Village of Montgomery
 28-Jul-20 Revised : 3-Sep-20

Room	Description	Program Range Square Feet	Program Target Square Feet	Actual Square Feet
900	Heated Vehicle Storage - Phase 2	18,584 - 18,584	18,584	18,584
901	Seasonal Storage	1,656 - 1,656	0	0

Net Programmed Square Foot Area	20,240 - 20,240	18,584	18,584
% of Gross Area that is Circulation or Common Space	0.00% - 0.00%	0.00%	2.00%
Circulation or Common Space [1]	-40 - -40	16	416
Gross Square Feet	20,200 - 20,200	18,600	19,000
Cost per Square Foot	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00
Estimated Building Construction Cost	\$ 0.00 - \$ 0.00	\$ 0.00	\$ 0.00

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	45' x 14'	35' x 12'	26' x 10'	45' x 14'	35' x 12'	26' x 10'	45' x 10'	35' x 14'	45' x 10'	26' x 12'	35' x 12'	45' x 14'	35' x 12'	26' x 10'
Number of Parking Spaces x Square Feet per Space =	4	29	10	1	7	24	0	0	0	0	0	0	0	7
Net Square Footage per Space	630	420	200	630	420	200	630	420	630	420	200	630	420	200
Total Net Square Footage + Grossing Factor	2,520	12,180	1,900	630	2,730	4,800	0	0	0	0	1,380	0	0	550
	95%	15,770	s.f.	95%	7,752	s.f.	20%	276	20%	276	s.f.	20%	110	s.f.

	Heated Garage Spaces	Covered Parking Spaces	Seasonal Storage (Summer)	Seasonal Storage (Winter)
	32,371	15,913	1,656	660
	s.f.	s.f.	s.f.	s.f.

HEATED VEHICLE STORAGE SPACE REQUIRED 34,027 s.f.

ted by the Village of Montgomery.
 d by the planning process.
 s included in overall vehicle dimensions and are noted with an *.
 n the Base Bid for all vehicles and equipment projected to the year 2035 (15 year buildout).
 arking spaces under roof, and will be provided under Alternate Bid if required to meet the budget.
 or the larger load (summer equipment) and will be provided under Alternate Bid if required to meet the budget.
 on equipment in comparison to parking space size but will not have actual full sized parking spaces inside.

Public Works Staffing Projections

Phased Project Approach



Village of Montgomery

New Public Works Facility

Project #: 2020-022

11-Sep-2020

Administration	Name	2020 Actual	Phase 1	Phase 2	Phase 3
			2020 Need	2035	2050
Director of Public Works	Mark Wolf	1	1	1	1
Assistant Director of Public Works	-				1
Administrative Assistant	Renee Mason	1	1	1	1
Office Clerk			1	1	1
GIS Coordinator			1	1	1
Administration Subtotals		2	4	4	5

Streets	Name	2020 Actual	2020 Need	2035	2050
Street Superintendent	Shawn Murphy	1	1	1	1
Lead Arborist	Ed Pfaff	1	1		
Maintenance Worker II (Foreman)	Joe Munder	1	1	1	1
Maintenance Worker I	Owen Thomas	1	1	1	1
Maintenance Worker I	Eric Brown	1	1	1	1
Maintenance Worker I	John Erb	1	1	1	1
Maintenance Worker I	Kevin Brzoska	1	1	1	1
Maintenance Worker I	Bryan Bower	1	1	1	1
Maintenance Worker I	Aaron Miller	1		1	1
Maintenance Worker I	-			1	1
Maintenance Worker I	-				1
Maintenance Worker I	-				1
Maintenance Worker I	-				1
Maintenance Worker I	-				1
Forestry Worker	-		1		
Forestry Worker	-		1		
Streets Subtotals		9	10	9	13

Fleet	Name	2020 Actual	2020 Need	2035	2050
Fleet Supervisor	Pat Willis	1	1	1	1
Fleet Mechanic	Sam Bartalone	1	1	1	1
Fleet Mechanic	-			1	1
Fleet Mechanic	-			1	1
Fleet Subtotals		2	2	4	4

Building Maintenance	Name	2020 Actual	2020 Need	2035	2050
Building Maintenance Supervisor	Tyler Thomas	1	1	1	1
Building Maintenance Worker	-		1	1	1
Building Maintenance Worker	-			1	1
Building Maintenance Worker	-			1	1
Building Maintenance Worker	-				1
Building Maintenance Subtotals		1	2	4	5

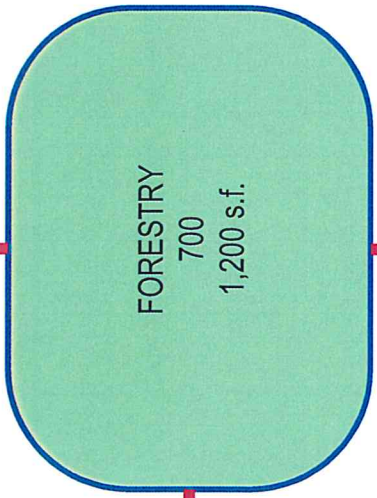
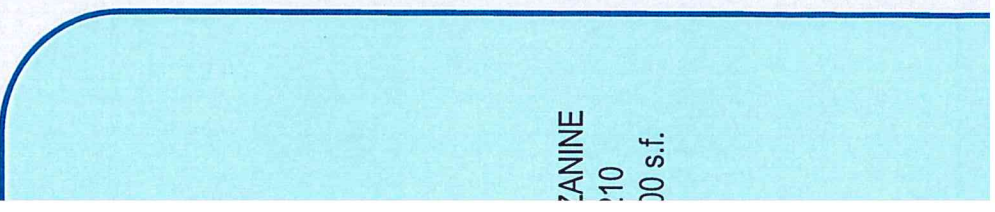
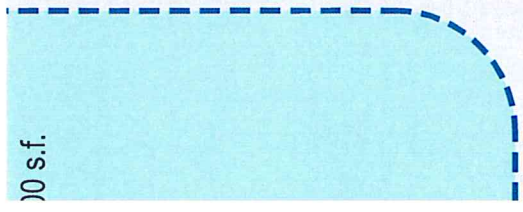
Water & Sewer	Name	2020 Actual	2020 Need	2035	2050
Water & Sewer Superintendent	-	-	1	1	1
Water Treatment Lead Operator	Bryan Pittman	1	1	1	1
Water Treatment Plant Operator	Jason Carey	1	1	1	1
Water Treatment Plant Operator	Josh Davis	1	1	1	1
Water Treatment Plant Operator	-			1	1
Water Treatment Plant Operator	-				1
Maintenance Worker I	Andrew Jackson	1	1		
Utility Foreman	-		1		
Maintenance Worker	-		1		
Maintenance Worker	-		1		
Maintenance Worker	-		1		
Maintenance Worker	-		1		
Utility Field Foreman	-			1	1
Field Operator	-			1	1
Field Operator	-			1	1
Field Operator	-			1	1
Field Operator	-			1	1
Field Operator (Customer Service)	-			1	1
Field Operator	-			1	1
Field Operator	-			1	1
Field Operator	-			1	1
Field Operator	-				1
Field Operator	-				1
Field Operator	-				1
Water & Sewer Subtotals		4	10	14	18

Forestry	Name	2020 Actual	2020 Need	2035	2050
Forestry Supervisor	-			1	1
Lead Arborist	-			1	1
Forestry Worker	-			1	1
Forestry Worker	-			1	1
Forestry Worker	-			1	1
Forestry Worker	-				1
Forestry Worker	-				1
Forestry Subtotals		0	0	5	7

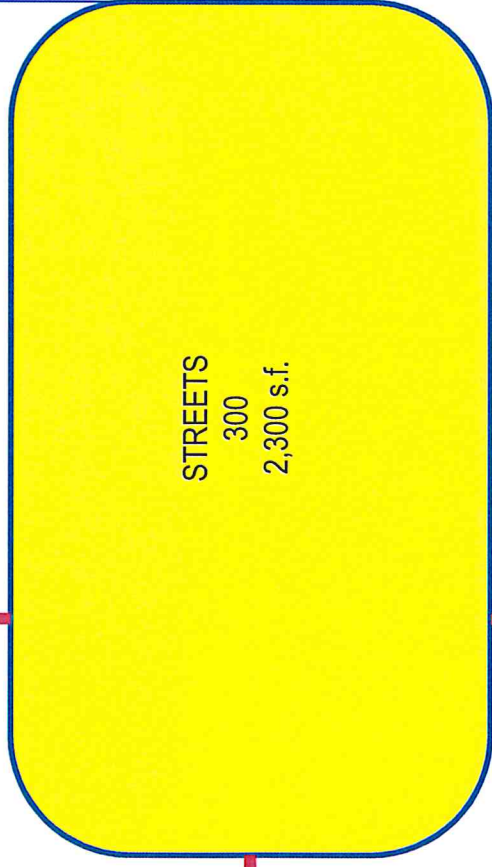
	Phase 1	Phase 2	Phase 3
Public Works Staff Totals	18	28	52

00 s.f.

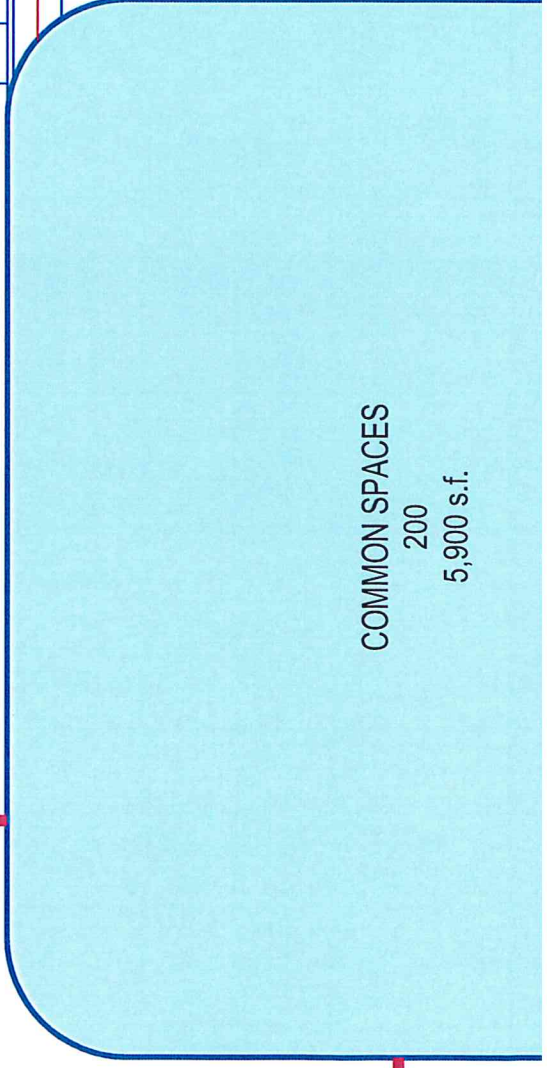
ZANINE
10
00 s.f.



FORESTRY
700
1,200 s.f.

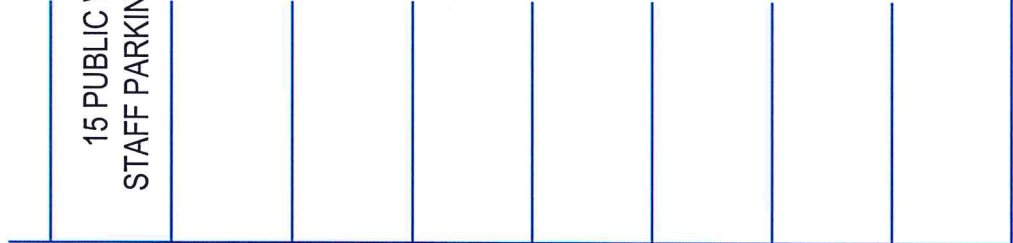


STREETS
300
2,300 s.f.

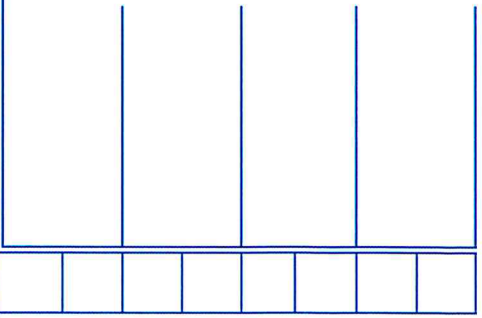
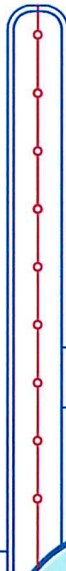


COMMON SPACES
200
5,900 s.f.

LANDSCAPE



15 PUBLIC WORKS
STAFF PARKING SPACES



LANDSCAPE AREA

**DRAFT ORDER OF MAGNITUDE COST ESTIMATE:
PROGRAMMING PHASE**



Buildout to 2035 (15 year) needs

Village of Montgomery
New Public Works Facility
3-Aug-2020

Project #: 2020-022
Revised: 12-Aug-2020

AREA / SPACE DESCRIPTION	SIZE	UNIT	LOW	HIGH	LOW COST	HIGH COST
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PART 1 - BASE PROJECT ESTIMATE

I. BUILDING CONSTRUCTION						
Building Construction Costs	54,600	s.f.	\$115	\$156	\$ 6,267,300	\$ 8,505,560
II. FURNISHINGS AND EQUIPMENT						
Furnishings and Equipment Costs	54,600	s.f.	\$5	\$8	\$ 278,024	\$ 418,960
III. SITE CONSTRUCTION						
Site Construction Cost	54,600	s.f.	\$24	\$31	\$ 1,326,695	\$ 1,716,550
IV. CONTINGENCIES						
Contingencies and Escalation Costs	54,600	s.f.	\$22	\$29	\$1,180,803	\$1,596,161
V. CONSTRUCTION MANAGER						
Construction Manager Costs	54,600	s.f.	\$15	\$20	\$ 817,202	\$ 1,104,107
VI. SOFT COSTS						
Soft Costs	54,600	s.f.	\$18	\$24	\$ 988,402	\$ 1,320,820
TOTAL PROJECT COST	54,600	s.f.	\$199	\$269	\$10,858,426	\$14,662,158

PART 2 - ALTERNATE BID COST ESTIMATE

I. ALTERNATE BID ITEMS						
Alternate Bid Construction Costs					\$ 2,907,900	\$ 3,542,080
II. CONTINGENCIES AND ESCALATION						
Contingencies and Escalation Costs					\$436,185	\$531,312
III. CONSTRUCTION MANAGER						
Construction Manager Costs					\$ 334,409	\$ 354,208
VI. SOFT COSTS						
Soft Costs Totals					295,279	314,703
TOTAL ALTERNATE BID COST					\$ 3,973,773	\$ 4,210,991
TOTAL POTENTIAL COMPLETE PROJECT COST					\$14,832,199	\$18,873,149

**DRAFT ORDER OF MAGNITUDE COST ESTIMATE:
PROGRAMMING PHASE**

Buildout to 2035 (15 year) needs



Village of Montgomery
New Public Works Facility
3-Aug-2020

Project #: 2020-022
Revised: 12-Aug-2020

AREA / SPACE DESCRIPTION	SIZE	UNIT	LOW	HIGH	HIGH COST
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PART 1 - BASE BID PROJECT ESTIMATE

I. BUILDING CONSTRUCTION

A. Administration							
100	Entry Vestibule	80	s.f.	\$160	\$210	\$ 12,800	\$ 16,800
101	Waiting Area	160	s.f.	\$160	\$210	\$ 25,600	\$ 33,600
102	Administrative Assistant Workstation	100	s.f.	\$160	\$210	\$ 16,000	\$ 21,000
103	Office Clerk Workstation	100	s.f.	\$160	\$210	\$ 16,000	\$ 21,000
104	Water Superintendent's Office	120	s.f.	\$160	\$210	\$ 19,200	\$ 25,200
105	Street Superintendent's Office	120	s.f.	\$160	\$210	\$ 19,200	\$ 25,200
106	Public Works Director's Office	260	s.f.	\$160	\$210	\$ 41,600	\$ 54,600
107	Future Office	200	s.f.	\$160	\$210	\$ 32,000	\$ 42,000
108	Future Office	200	s.f.	\$160	\$210	\$ 32,000	\$ 42,000
109	Conference Room	280	s.f.	\$160	\$210	\$ 44,800	\$ 58,800
110	Plan / Work / Copy Area	240	s.f.	\$160	\$210	\$ 38,400	\$ 50,400
111	File / General Storage Room	180	s.f.	\$160	\$210	\$ 28,800	\$ 37,800
112	Coffee Counter	20	s.f.	\$160	\$285	\$ 3,200	\$ 5,700
113	I.T. / Server Room	60	s.f.	\$160	\$210	\$ 9,600	\$ 12,600
114	Staff Toilet Room	60	s.f.	\$170	\$285	\$ 10,200	\$ 17,100
115	Staff Toilet Room	60	s.f.	\$170	\$285	\$ 10,200	\$ 17,100
116	Janitor Closet	60	s.f.	\$150	\$210	\$ 9,000	\$ 12,600
117	Coat Closet	16	s.f.	\$150	\$210	\$ 2,400	\$ 3,360
-	Grossing Factor (walls, etc.)	984	s.f.	\$150	\$210	\$ 147,600	\$ 206,640
Administration Subtotals		3,300	s.f.	\$157	\$213	\$ 518,600	\$ 703,500

B. Common Areas							
200	Public Unisex Toilet Room	60	s.f.	\$170	\$300	\$ 10,200	\$ 18,000
201	Public Unisex Toilet Room	60	s.f.	\$170	\$300	\$ 10,200	\$ 18,000
202	Lunch / Multi-Purpose Room	1,400	s.f.	\$170	\$245	\$ 238,000	\$ 343,000
203	Electrical Service Room	160	s.f.	\$150	\$200	\$ 24,000	\$ 32,000
204	Water Service Room	160	s.f.	\$150	\$200	\$ 24,000	\$ 32,000
205	Locker Room	900	s.f.	\$160	\$300	\$ 144,000	\$ 270,000
206	Mud Room	240	s.f.	\$170	\$300	\$ 40,800	\$ 72,000
207	Shower / Toilet / Changing Room	100	s.f.	\$170	\$300	\$ 17,000	\$ 30,000
208	Shower / Toilet / Changing Room	100	s.f.	\$170	\$300	\$ 17,000	\$ 30,000
209	Mezzanine Mechanical / Storage	6,000	s.f.	\$75	\$90	\$ 450,000	\$ 540,000
210	Mezzanine Access Elevator Shaft	52	s.f.	\$150	\$200	\$ 7,800	\$ 10,400
211	All Village and Family Fitness Room	800	s.f.	\$150	\$245	\$ 120,000	\$ 196,000
212	All Village and Family Toilet / Shower	100	s.f.	\$170	\$300	\$ 17,000	\$ 30,000
213	All Village and Family Toilet / Shower	100	s.f.	\$170	\$300	\$ 17,000	\$ 30,000
-	Grossing Factor (walls, etc.)	4,368	s.f.	\$150	\$245	\$ 655,200	\$ 1,070,160
Common Areas Subtotals		14,600	s.f.	\$123	\$186	\$ 1,792,200	\$ 2,721,560

C. Streets							
300	Shop	400 s.f.	\$150	\$200	\$	60,000	\$ 80,000
301	Storage Room	400 s.f.	\$150	\$200	\$	60,000	\$ 80,000
302	Supervisor's Office	120 s.f.	\$150	\$200	\$	18,000	\$ 24,000
303	Paperwork Counter	16 s.f.	\$150	\$200	\$	2,400	\$ 3,200
304	Tool Storage Room	160 s.f.	\$150	\$200	\$	24,000	\$ 32,000
305	Storage Mezzanine	400 s.f.	\$75	\$90	\$	30,000	\$ 36,000
306	Sign Storage Room	96 s.f.	\$150	\$200	\$	14,400	\$ 19,200
307	Shower / Changing / Toilet Room	100 s.f.	\$150	\$200	\$	15,000	\$ 20,000
-	Grossing Factor (walls, etc.)	608 s.f.	\$150	\$200	\$	91,200	\$ 121,600
Streets Subtotals		2,300 s.f.	\$137	\$181	\$	315,000	\$ 416,000

D. Fleet							
400	Wash Bay	1,125 s.f.	\$150	\$200	\$	168,750	\$ 225,000
401	Wash Bay	1,125 s.f.	\$150	\$200	\$	168,750	\$ 225,000
402	Heavy Maintenance Bay	990 s.f.	\$150	\$200	\$	148,500	\$ 198,000
403	Heavy Maintenance Bay	990 s.f.	\$150	\$200	\$	148,500	\$ 198,000
404	Light Maintenance Bay	560 s.f.	\$150	\$200	\$	84,000	\$ 112,000
405	Supervisor's Office / Shop Manuals	220 s.f.	\$150	\$200	\$	33,000	\$ 44,000
406	Fluids Room	200 s.f.	\$150	\$200	\$	30,000	\$ 40,000
407	Shower / Changing / Toilet Room	100 s.f.	\$170	\$300	\$	17,000	\$ 30,000
408	Parts Storage	160 s.f.	\$150	\$200	\$	24,000	\$ 32,000
409	Tool Storage Room	160 s.f.	\$150	\$200	\$	24,000	\$ 32,000
410	Tire Storage Area	80 s.f.	\$150	\$200	\$	12,000	\$ 16,000
411	Welding and Fabrication Area	200 s.f.	\$150	\$200	\$	30,000	\$ 40,000
-	Grossing Factor (walls, etc.)	1,490 s.f.	\$150	\$200	\$	223,500	\$ 298,000
Fleet Subtotals		7,400 s.f.	\$150	\$201	\$	1,112,000	\$ 1,490,000

E. Building Maintenance							
500	Shop / Storage	400 s.f.	\$150	\$200	\$	60,000	\$ 80,000
501	Supervisor's Office	120 s.f.	\$150	\$200	\$	18,000	\$ 24,000
502	Paperwork Counter	16 s.f.	\$150	\$200	\$	2,400	\$ 3,200
503	Tool Storage Room	160 s.f.	\$150	\$200	\$	24,000	\$ 32,000
504	Storage Mezzanine	200 s.f.	\$75	\$90	\$	15,000	\$ 18,000
-	Grossing Factor (walls, etc.)	304 s.f.	\$150	\$200	\$	45,600	\$ 60,800
Building Maintenance Subtotals		1,200 s.f.	\$138	\$182	\$	165,000	\$ 218,000

F. Water & Sewer							
600	Shop / Storage	800 s.f.	\$150	\$200	\$	120,000	\$ 160,000
601	Supervisor's Office	120 s.f.	\$150	\$200	\$	18,000	\$ 24,000
602	Paperwork Counter	16 s.f.	\$150	\$200	\$	2,400	\$ 3,200
603	Tool Storage Room	160 s.f.	\$150	\$200	\$	24,000	\$ 32,000
604	Storage Mezzanine	400 s.f.	\$75	\$90	\$	30,000	\$ 36,000
605	Shower / Changing / Toilet Room	100 s.f.	\$170	\$200	\$	17,000	\$ 20,000
-	Grossing Factor (walls, etc.)	504 s.f.	\$150	\$200	\$	75,600	\$ 100,800
Water & Sewer Subtotals		2,100 s.f.	\$137	\$179	\$	287,000	\$ 376,000

G. Forestry							
500	Shop / Storage	400 s.f.	\$150	\$200	\$	60,000	\$ 80,000
501	Supervisor's Office	120 s.f.	\$150	\$200	\$	18,000	\$ 24,000
502	Paperwork Counter	16 s.f.	\$150	\$200	\$	2,400	\$ 3,200
503	Tool Storage Room	160 s.f.	\$150	\$200	\$	24,000	\$ 32,000
504	Storage Mezzanine	200 s.f.	\$75	\$90	\$	15,000	\$ 18,000
-	Grossing Factor (walls, etc.)	304 s.f.	\$150	\$200	\$	45,600	\$ 60,800
Forestry Subtotals		1,200 s.f.	\$138	\$182	\$	165,000	\$ 218,000

H. Vehicle Storage - Phase 1 (current needs)								
800	Heated Vehicle Storage (2020 Needs)	22,543 s.f.	\$85	\$105	\$	1,916,155	\$	2,367,015
-	Grossing Factor (walls, etc.)	-43 s.f.	\$85	\$105	\$	(3,655)	\$	(4,515)
Vehicle Storage - Phase 1 Subtotals		22,500 s.f.	\$85	\$105	\$	1,912,500	\$	2,362,500

Building Construction Costs	54,600 s.f.	\$115	\$156	\$	6,267,300	\$	8,505,560
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II. FURNISHINGS AND EQUIPMENT								
	Elevator Allowance	1 allow.	\$55,000	\$75,000	\$	55,000	\$	75,000
	Wash Bay Fiberglass Catwalks	1 allow.	\$20,000	\$40,000	\$	20,000	\$	40,000
	Wash Bay Equipment Allowance	1 allow.	\$25,000	\$50,000	\$	25,000	\$	50,000
	Furniture	1 allow.	\$50,000	\$100,000	\$	50,000	\$	100,000
	Bulk Storage Racks (4' x 8' x 8')	24 units	\$573	\$594	\$	13,752	\$	14,256
	Storage Shelving (2' x 4' x 8')	16 units	\$312	\$324	\$	4,992	\$	5,184
	Flammable Storage Cabinets	8 units	\$1,160	\$1,190	\$	9,280	\$	9,520
	Maintenance Bay Equipment	1 allow.	\$100,000	\$125,000	\$	100,000	\$	125,000
Furnishings and Equipment Costs		54,600 s.f.	\$5	\$8	\$	278,024	\$	418,960

III. SITE CONSTRUCTION			Under	Over				
400	Employee Parking (standard duty concrete)	8,800 s.f.	\$7	\$8	\$	61,600	\$	70,400
401	Employee Parking (standard duty concrete)	2,400 s.f.	\$7	\$8	\$	16,800	\$	19,200
402	Visitor Parking (standard duty concrete)	3,200 s.f.	\$7	\$8	\$	22,400	\$	25,600
403	Accessible Parking (standard duty concrete)	600 s.f.	\$7	\$8	\$	4,200	\$	4,800
404	Vehicle Access Drives (standard duty concrete)	15,000 s.f.	\$7	\$8	\$	105,000	\$	120,000
405	Down / Ready Parking (heavy duty concrete)	1,890 s.f.	\$9	\$10	\$	17,010	\$	18,900
406	Down / Ready Parking (heavy duty concrete)	600 s.f.	\$9	\$10	\$	5,400	\$	6,000
407	Yard Circulation (heavy duty concrete pavement)	25,000 s.f.	\$9	\$10	\$	225,000	\$	250,000
500	Front Yard Setback	5,000 s.f.	\$3	\$5	\$	15,000	\$	25,000
501	Side Yard Setback	8,000 s.f.	\$3	\$5	\$	24,000	\$	40,000
502	Side Yard Setback	8,000 s.f.	\$3	\$5	\$	24,000	\$	40,000
503	Rear Yard Setback	5,000 s.f.	\$3	\$5	\$	15,000	\$	25,000
504	Landscaping Allowance	54,600 s.f.	\$1.35	\$2	\$	73,710	\$	109,200
507	Stormwater Detention Area (5' deep)	25,000 s.f.	\$6	\$8	\$	150,000	\$	200,000
508	Bioswales	5,000 s.f.	\$4	\$5	\$	20,000	\$	25,000
509	Water Run-Off / Wetlands Filter	0 s.f.	\$0	\$0	\$	-	\$	-
600	Exterior Entry Plaza at Building	800 s.f.	\$8	\$10	\$	6,400	\$	8,000
601	Fueling Station (future - no cost included)	960 s.f.	\$0	\$0	\$	-	\$	-
602	Mower / Equipment Blow-Down Area	450 s.f.	\$7	\$8	\$	3,150	\$	3,600
700	Building Pad Work - Phase 1	48,900 s.f.	\$0.75	\$1.50	\$	36,675	\$	73,350
702	Building Pad Work - Phase 2	12,000 s.f.	\$0.75	\$1.50	\$	9,000	\$	18,000
703	Building Pad Work - Phase 3	8,200 s.f.	\$0.75	\$1.50	\$	6,150	\$	12,300
-	Sanitary Connection	1 allow.	\$30,000	\$50,000	\$	30,000	\$	50,000
-	Water Main Loop	1 allow.	\$125,000	\$175,000	\$	125,000	\$	175,000
-	Storm Sewer System	1 allow.	\$100,000	\$125,000	\$	100,000	\$	125,000
-	B6.12 Concrete Curb and Gutters	1,000 l.f.	\$28	\$29	\$	28,000	\$	29,000
-	Concrete Stoops at Building	400 s.f.	\$7	\$8	\$	2,800	\$	3,200
-	Concrete Sidewalk	2,000 s.f.	\$7	\$8	\$	14,000	\$	16,000
-	Site Earthwork, Erosion Control	\$50,000 allow.	10%	10%	\$	45,000	\$	55,000
-	Building Earthwork	\$50,000 allow.	10%	10%	\$	45,000	\$	55,000
-	Exterior Parking Lot Lighting	12 lights	\$4,500	\$5,500	\$	54,000	\$	66,000
-	Automatic Sliding Gate	1 ea.	\$10,000	\$12,000	\$	10,000	\$	12,000
-	Perimeter Site Fencing (6' chain link)	1,200 l.f.	\$27	\$30	\$	32,400	\$	36,000
Site Construction Costs		54,600 s.f.	\$24	\$31	\$	1,326,695	\$	1,716,550

Total Building and Site Cost	54,600 s.f.	\$144	\$195	\$	7,872,019	\$	10,641,070
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IV. CONTINGENCIES						
Design Contingency	10%				\$ 787,202	\$ 1,064,107
Construction Contingency	5%				\$ 393,601	\$ 532,054
Contingencies and Escalation Costs	54,600	s.f.	\$22	\$29	\$1,180,803	\$1,596,161
Total Cost with Contingencies	54,600	s.f.	\$166	\$224	\$ 9,052,822	\$ 12,237,231

V. CONSTRUCTION MANAGER						
Preconstruction Services	1	allow.	\$30,000	\$40,000	\$ 30,000	\$ 40,000
General Conditions (not incl. contingencies)	7.5%				\$ 590,401	\$ 798,080
CM Fee (not incl. contingencies)	2.5%				\$ 196,800	\$ 266,027
Construction Manager Costs	54,600	s.f.	\$15	\$20	\$ 817,202	\$ 1,104,107
TOTAL CONSTRUCTION COST	54,600	s.f.	\$181	\$244	\$ 9,870,024	\$ 13,341,338

VI. SOFT COSTS						
A/E Fees (not including civil engineering)					\$ 789,602	\$ 1,067,307
A/E Estimated Reimbursables					\$ 15,000	\$ 25,000
Soil Borings and Geotechnical Report					\$ 15,000	\$ 25,000
Site Topographic Survey					\$ 70,100	\$ 70,100
Construction Materials Testing	1.0%	allow.			\$ 98,700	\$ 133,413
Soft Costs Totals	54,600	s.f.	\$18	\$24	\$ 988,402	\$ 1,320,820
TOTAL PROJECT COST	54,600	s.f.	\$199	\$269	\$10,858,426	\$14,662,158

PART 2 - ALTERNATE BID COST ESTIMATE

I. ALTERNATE BID ITEMS							
A. Alternate Bid #1 - Covered Exterior Parking							
200	Covered Vehicle / Equipment Parking	18,448	s.f.	\$50	\$60	\$ 922,400	\$ 1,106,880
Alternate Bid #1 Totals		18,448	s.f.	\$50	\$60	\$ 922,400	\$ 1,106,880
B. Alternate Bid #2 - Vehicle Storage - Phase 2 (2035)							
900	Heated Vehicle Storage (2035 Projection)	9,828	s.f.	\$85	\$105	\$ 835,380	\$ 1,031,940
901	Seasonal Storage	1,656	s.f.	\$85	\$105	\$ 140,760	\$ 173,880
-	Grossing Factor (walls, etc.)	16	s.f.	\$85	\$105	\$ 1,360	\$ 1,680
Alternate Bid #2 Totals						\$ 977,500	\$ 1,207,500
C. Alternate Bid #3 - Vehicle Storage - Phase 3 (2050)							
1000	Heated Vehicle Storage (2050)	8,190	s.f.	\$85	\$110	\$ 696,150	\$ 900,900
-	Grossing Factor (walls, etc.)	10	s.f.	\$85	\$110	\$ 850	\$ 1,100
Alternate Bid #3 Totals		8,200	s.f.	\$85	\$110	\$ 697,000	\$ 902,000
D. Alternate Bid #4 - Material Storage Bins and Yard Storage							
100	Covered Material Storage Bins	2,600	s.f.	\$115	\$120	\$ 299,000	\$ 312,000
300	Yard Storage (concrete slab only)	1,600	s.f.	\$7	\$8	\$ 11,200	\$ 12,800
-	Grossing Factor (walls, etc.)	10	s.f.	\$80	\$90	\$ 800	\$ 900
Alternate Bid #4 Totals		4,210	s.f.	\$74	\$77	\$ 311,000	\$ 325,700
Alternate Bid Construction Costs						\$ 2,907,900	\$ 3,542,080
II. CONTINGENCIES AND ESCALATION							
Design Contingency		10%				\$ 290,790	\$ 354,208
Construction Contingency		5%				\$ 145,395	\$ 177,104
Contingencies and Escalation Costs						\$436,185	\$531,312
Total Cost with Contingencies						\$ 3,344,085	\$ 3,542,080
III. CONSTRUCTION MANAGER							
General Conditions (not incl. contingenc		7.5%				\$ 250,806	\$ 265,656
CM Fee (not incl. contingencies)		2.5%				\$ 83,602	\$ 88,552
Construction Manager Costs						\$ 334,409	\$ 354,208
TOTAL ALTERNATE BID CONSTRUCTION COST						\$ 3,678,494	\$ 3,896,288
VI. SOFT COSTS							
A/E Fees (not including civil engineering)						\$ 294,279	\$ 311,703
A/E Estimated Reimbursables						\$ 1,000	\$ 3,000
Soft Costs Totals						\$ 295,279	\$ 314,703
TOTAL ALTERNATE BID COST						\$ 3,973,773	\$ 4,210,991
TOTAL POTENTIAL COMPLETE PROJECT COST						\$14,832,199	\$18,873,149

Footnotes:

1. Building budget estimate is based on Target Building Space Program dated 6-August-2020.
2. Site budget estimate is based on Target Site Space Program dated 6 August-2020.
3. Low range building square foot costs are based on the South Elgin Public Works Facility, escalated to 2021.
4. High range building square foot costs are based on the Lake County Forest Preserve Ops building escalated to 2021.
5. Estimate is to be used for Order of Magnitude only and is not a guaranteed project budget.



Similar Communities Data

Village of Montgomery
 New Public Works Facility
 11-Sep-2020

Project #: 2020-022

Village or City	Community Data					Public Works Data				
	Population (2010)	Area (Sq. Mi.)	Centerline Road Miles	People per Sq. Mile	P.W. Staff	Large Vehicles	Medium Vehicles	Small Vehicles	Vehicle / P.W. Staff	Resident / P.W. Staff
Village of Sugar Grove	8,997	11.58	60	777	11	11	17	1	2.64	818
City of North Aurora	16,760	17.49	77	958	14	10	14	1	1.79	1,197
City of Yorkville	16,921	20.47	120	827	15	12	20	4	2.40	1,128
Village of Franklin Park	18,333	4.77	75	3,843	30	16	14	4	1.13	611
Village of Bensenville	18,352	5.55	65	3,307	35	19	27	6	1.49	524
Village of Montgomery (2020)	18,438	9.50	76.5	1,941	18	1	15	17	1.83	1,024
Village of Montgomery (needed)	18,438	9.50	76.5	1,941	28	5	21	22	1.71	659
Village of Lisle	22,390	7.19	65	3,114	26.5	11	13	7	1.17	845
Village of Huntley	22,491	14.39	132	1,563	34	10	10	25	1.32	662
Village of Algonquin	30,046	12.43	130	2,417	51	20	9	22	1.00	589
City of Danville	33,027	18.11	430	1,824	65	20	65	10	1.46	508
Village of Elk Grove	33,127	11.50	109	2,881	60	27	12	21	1.00	552
Village of Northbrook	33,170	13.30	130	2,494	64	26	41	49	1.81	518
Village of Woodridge	32,971	9.71	237	3,396	32	14	18	19	1.59	1,030
Village of Montgomery (2035)	33,500	13.00	76.5	2,577	40	5	33	28	1.65	838
Village of Montgomery (2050)	33,500	13.00	76.5	2,577	52	5	43	33	1.56	644
Village of Oswego	35,237	14.00	156	2,517	25	13	12	3	1.12	1,340
Village of Addison	36,942	10.01	96	3,691	63	32	19	12	1.00	586
Village of Plainfield	39,581	25.39	410	1,559	31	20	26	23	2.23	1,277
City of Aurora	197,899	45.77	671	4,324	154	72	61	79	1.38	1,285