



VILLAGE OF VILLA PARK
Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181

Village Board of Trustees - Committee of the Whole

May 13, 2024

6:00 PM

Village President Nick Cuzzone
Village Clerk Hosanna Korynecky

Village Trustees Cari Alfano, Jorge Cordova, Jack Corkery, Jack Kozar, Deepa Kumar, Kevin Patrick

When called upon, please approach the microphone. Kindly limit your remarks to three (3) minutes.

1. Call to Order - Roll Call

2. Pledge of Allegiance

3. Discussion

a. Facility Condition Assessment and Deferred Maintenance Plan Report

Kluber, Inc. will present the completed facility condition assessment and deferred maintenance plan. This presentation is to update the Board on the analysis of the facility assessment and to give an overview of the next steps in the overall facility planning process.

4. Public Comments

5. Adjournment



MEMORANDUM

TO: Village Board of Trustees - Committee of the Whole
FROM: Matthew Harline, Village Manager
DATE: May 13, 2024
SUBJECT: Facility Condition Assessment and Deferred Maintenance Plan Report

RECOMMENDED ACTION:

Kluber, Inc. will present the completed facility condition assessment and deferred maintenance plan. This presentation is to update the Board on the analysis of the facility assessment and to give an overview of the next steps in the overall facility planning process.

BACKGROUND:

On June 12, 2023, the Village Board approved an agreement with Kluber, Inc. for professional services for the facility condition assessment and deferred maintenance plan. The facility condition assessment and deferred maintenance plan was a combined process that analyzed all the architectural and engineering systems of the Village buildings, such as roof, walls, HVAC, electrical, plumbing, etc. The results were compiled into the report with a rating system of those elements to help determine useful life, prioritize corrective work and anticipated costs. Village staff reviewed preliminary drafts and Kluber noted that the study did not focus on the comfort of the employees working in the buildings. While many of those issues lie outside the scope of this study, they will need to be addressed.

DISCUSSION:

Kluber Inc. will present an overview of the assessment findings and maintenance plan. No action is needed from the board at this time.

Executive Summary

EXECUTIVE SUMMARY

The following section highlights our team's observations about the current state of existing Village of Villa Park facilities. The assessments were conducted in the Fall of 2023.

In general, we found the facilities to be in good condition overall. Specific deficiencies, components and systems that were observed to be in Poor condition are noted in this report. Several non-compliant conditions were also observed.

A cost reserve table summarizing all costs recommended over the 10-year planning window for all buildings follows at the end of this narrative. Breakdowns of costs for each facility and details describing the condition of each facility are provided in the respective section for each building, following this executive summary.

This report is a current state review. Ongoing building maintenance and capital projects will change the scope identified in this document.

A Facility Condition Index (FCI) is the cost of repairs divided by the appraised value. When the FCI is greater than 60% a community might decide to replace the structure, verse repair the structure. It is important to note that replacement cost and appraised costs are not the same. An appraisal cost pays for an item after accounting for depreciation over time. In contrast replacement cost is based on current market prices and utilizes current codes and requirements.

Fire Station #82, 102 W. Plymouth Street

The Fire Station #82 building is in poor condition. It was built in 1967 and is about 4,800 SF. It is showing signs that some repairs will need to be addressed.

Many of the items identified could be addressed with annual preventive maintenance. Examples include cleaning gutters and applying joint sealant to exterior windows. Overall, the interiors are well maintained.

Some of the costs include exterior pointing, a reroof for the garage section and interior finishes. The mechanical systems are well beyond their useful life.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization and efficiency. See Future Planning Needs for additional information.

Village Hall, 20 S. Ardmore Avenue

The Village Hall building is in poor condition. It was built in 1928 and is about 6,848 SF. It is showing signs that some repairs and replacements will need to be addressed.

Many of the items identified could be addressed with annual preventive maintenance. Examples include patching and painting of plaster and drywall surfaces. Overall, the interiors are well maintained.

Some of the costs include reroofing and interior finishes. One of the major concerns expressed by staff and observed is the lack of ADA access to a public building. These issues are varied and will require substantial rework of the building.



Section 0 – Introduction and Executive Summary

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness in regard to staff comfort, layout, utilization and efficiency. See Future Planning Needs for additional information.

Old Fire Station / Sign Shop, 28 W. Home Avenue

The Old Fire Station / Sign Shop building is in poor condition. It was built in 1954, and 1959 and is about 11, 682 SF. It is showing signs that some repairs will need to be addressed.

Many of the items identified could be addressed with annual preventive maintenance. When this structure was considered to become community development all the asbestos was removed but the works was stopped midstream, and the ceilings are still not installed and no lighting.

Some of the costs include reroofing, exterior pointing, and interior finishes. The boiler should be scheduled for replacement. There are a handful of minor structural items that should be investigated and remediated.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization, and efficiency. See Future Planning Needs for additional information.

Parks Garage, 42 W. Home Avenue

The Parks Garage building is essentially two buildings that share the same address. We will reference them as combined because of this; however, the Village should consider them separate.

The Original Parks Garage building is in poor condition. It was built in the late 1980's and had a square footage of 3,823 SF. It is currently being used for storage; however, the storage is poorly organized and appears underutilized. This building is showing signs that repairs are needed and to a great percentage of the costs.

The 2009 Parks Garage added 6000 square feet to this address. It is in good condition, particularly the roof, which was replaced recently.

Many of the items identified could be addressed with annual preventive maintenance.

The majority of the costs are for reroofing of the oldest portion, exterior pointing, interior finishes, and concrete flat work.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization, and efficiency. See Future Planning Needs for additional information.

Fleet Garage, 100 W. Home Avenue

The Fleet Garage building is in good condition. It was built in 1969 and is about 7,000 SF.

Many of the items identified could be addressed with annual preventive maintenance.

One of the main expenses would be to remove the existing translucent skylights. The roof was replaced in 2023.



Section 0 – Introduction and Executive Summary

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization and efficiency. See Future Planning Needs for additional information.

Water/Sewer Garage, 35 W. Home Avenue

The Water/Sewer Garage building is in poor condition. It was built in 1979 and is about 4,817 SF.

Many of the items identified could be addressed with annual preventive maintenance.

Some of the costs include reroofing, window replacement and concrete flat work repair.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization and efficiency. See Future Planning Needs for additional information.

Public Works / Community Development, 11 W. Home Avenue

The Public Works / Community Development is in good condition. It was built in 1972 and is about 11,860 SF. The building is generally poorly utilized and poses some functional concerns.

Many of the items identified could be addressed with annual preventive maintenance. The main lobby floor was recently replaced as well as the restrooms.

Some of the costs include reroofing, window replacement and concrete flat work repair on the outside. The water boilers and air-cooled condensing units should be scheduled for replacement.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization and efficiency. See Future Planning Needs for additional information.

Police Department, 40 S. Ardmore Avenue

The Police Department building is in good to excellent condition. It was built in 2004 and is about 21,300 SF. It is the newest of the Village's facilities.

Many of the items identified could be addressed with annual preventive maintenance, including annual inspections of the roof and sealant around doors and windows.

Some of the costs include interior finishes and sitework. The make up air unit is coming to the end of its useful life and should be put onto a replacement schedule. The main roof top unit was replaced in 2023.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization and efficiency. See Future Planning Needs for additional information.

Villa Avenue Train Station, 220 S. Villa Avenue

The Villa Avenue Train Station is in good condition. It was built in 1929 and is about 6,000 SF. It was a train station and was converted into a museum for the Village in 1979. It is on the national registry for historic buildings.



Section 0 – Introduction and Executive Summary

Some of the costs include roofing and interior finishes.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization, and efficiency. See Future Planning Needs for additional information.

Ardmore Station, 10 W. Park Boulevard

The Ardmore Station building is in poor condition. It was built in 1910 and is about 450 SF.

The main concern for this facility is the level of settling that has occurred. The costs include remediation for the settling, wall pointing and reroof.

Many of the existing mechanical and electrical systems were unable to be observed.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization, and efficiency. See Future Planning Needs for additional information.

Fire Station #81, 1440 S. Ardmore Avenue

The Fire Station #81 building is in good condition. It was built in 1975 and is about 7,600 SF.

The costs include exterior wall pointing, reroof, and interior finishes. Mechanical systems are coming to the end of their useful life, items identified should be put onto a replacement schedule.

Note: This assessment is strictly the physical condition of the facilities the “bricks and mortar”. They do not represent their usefulness regarding staff comfort, layout, utilization, and efficiency. See Future Planning Needs for additional information.

Future Planning Needs

As many buildings require substantial improvement over the next ten years a cost benefit analysis should be prepared to determine if the prescribed maintenance should be performed or should the Village design and build an alternative Village Hall, Public Works, Fire Station, utilizing Home Avenue as a Campus. Example: Buildings 1, 2, 3, 4, 6, 7, 11 equals \$4.15 Million in repair and maintenance where as a new Village Hall (~7,000 SF), Fire Station (~20,000 SF), and Public Works Administration Spaces (~5,000 SF) added to the 2009 addition Parks Garage ~ 6000 SF at total addition of ~ 32,000 SF equals between \$10.3 Million and \$12.8 Million.

This report is based on the fixed building components not the physical layout, utilization, potential growth, comfort of employees, or residence or business interaction and experience in a municipal building, etc.

It should be noted that a space needs analysis is warranted based on the ages of your buildings, functionality, location, maintenance, and repair requirements. Kluber witnesses and had conversations with staff up to and during the on-site investigations that demonstrate the need for a utilization and programing study that would consider the changes in staff recourses, staff size, staff growth and changes in delivery of municipal services from the original build date of your facility inventory to twenty-second century best practices of today. For example, a person in your Sign Shop should not have to run across the street to the Public Works office just to use a copy machine. Which your staff member did to assist Kluber in our data collection during our on-site investigation.



Executive Summary
Village of Villa Park
Cost Reserve Table



FACILITY CONDITION ASSESSMENT BY BUILDING								
BUILDING		PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS	APPRAISED VALUE	*FCI	
Fire Station #82	102 W. Plymouth Street	\$ 51,783	\$ 160,039	\$ 181,261	\$ 393,083	\$ 741,800	53%	
Village Hall	20 S. Ardmore Avenue	\$ 97,877	\$ 15,109	\$ 499,325	\$ 612,311	\$ 2,382,900	26%	
Old Fire Station / Sign Shop	28 W. Home Avenue	\$ 258,501	\$ 183,315	\$ 592,925	\$ 1,034,741	\$ 924,900	112%	
Parks Garage	42 W. Home Avenue	\$ 139,359	\$ 67,748	\$ 130,421	\$ 337,528	\$ 1,708,600	20%	
Fleet Garage	100 W. Home Avenue	\$ 57,442	\$ 446,433	\$ 77,733	\$ 581,608	\$ 302,300	192%	
Water/Sewer Garage	35 W. Home Avenue	\$ 192,963	\$ 148,216	\$ 26,341	\$ 367,520	\$ 676,900	54%	
Public Works / Community Development	11 W. Home Avenue	\$ 139,073	\$ 619,302	\$ 68,782	\$ 827,157	\$ 2,444,800	34%	
Police Department	40 S. Ardmore Avenue	\$ 222,453	\$ 210,649	\$ 183,043	\$ 616,145	\$ 3,525,200	17%	
Villa Avenue Train Station	220 S. Villa Avenue	\$ 37,635	\$ 169,707	\$ 118,241	\$ 325,583	\$ 440,000	74%	
Ardmore Station	10 W. Park Boulevard	\$ 38,080	\$ 580	\$ 193,659	\$ 232,319	\$ 76,900	302%	
Fire Station #81	1440 S. Ardmore Avenue	\$ 36,454	\$ 128,920	\$ 411,492	\$ 576,866	\$ 2,244,800	26%	
TOTALS		\$ 1,271,620	\$ 2,150,018	\$ 2,483,223	\$ 5,904,861	\$ 15,469,100	38%	

*FCI = Facility Condition Index. The FCI is the cost of repairs divided by the appraised value. When the FCI is greater than 60% a community might decide to replace the structure verse repair the structure.

Village of Villa Park – Facilities Condition Assessment

Village of Villa Park
11 W. Home Avenue
Villa Park, Illinois 60181

May 13, 2024



Agenda

PROJECT OVERVIEW

EXECUTIVE SUMMARY

BUILDING SUMMARIES

Fire Station #82

Village Hall

Old Fire Station / Sign Shop

Parks Garage

Fleet Garage

Water / Sewer Garage

Public Works / Community Development

Police Department

Villa Avenue Train Station

Ardmore Station

Fire Station #81

NEXT STEPS



Introduction

Project Overview



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Excellent:	The component/system appears to be in new or restored to like new condition, is fully functional and/or it appears to require no maintenance to improve or sustain its condition.	
Good:	The component/system appears to have more than five (5) years of useful life remaining, is fully functional with normal wear, requires no immediate maintenance, but may require some maintenance to improve or maintain its condition.	Priorities indicated for corrective work are listed in the various survey sections and described as follows:
Poor:	The component/system appears to have less than five (5) years of useful life remaining, is not fully functional and/or has excessive wear, and requires maintenance, to improve its condition.	Priority 1: This work should be performed as soon as possible, preferably within 1 year.
		Priority 2: This work should be performed within the next 1 to 5 years.
		Priority 3: This work should be performed at the Owner's discretion, sometime within the next 10 years.
Unsatisfactory:	The component/system has failed, is non-functional, damaged, worn out or otherwise beyond its span of useful life. Repair or replacement is required to restore this component/system to useful function.	None: Kluber has no recommendation for work to be performed on this system or component within the next 10 years.

Executive Summary

Findings & Recommendations



Executive Summary

Executive Summary Village of Villa Park Cost Reserve Table



FACILITY CONDITION ASSESSMENT BY BUILDING						
BUILDING	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS	APPRAISED VALUE	*FCI
1 Fire Station #82	102 W. Plymouth Street \$ 51,783 \$	160,039 \$	181,261 \$	393,083 \$	741,800	53%
2 Village Hall	20 S. Ardmore Avenue \$ 97,877 \$	15,109 \$	499,325 \$	612,311 \$	2,382,900	26%
3 Old Fire Station / Sign Shop	28 W. Home Avenue \$ 258,501 \$	183,315 \$	592,925 \$	1,034,741 \$	924,900	112%
4 Parks Garage	42 W. Home Avenue \$ 132,561 \$	54,185 \$	96,285 \$	283,031 \$	1,708,600	17%
5 Fleet Garage	100 W. Home Avenue \$ 57,442 \$	446,433 \$	77,733 \$	581,608 \$	302,300	192%
6 Water/Sewer Garage	35 W. Home Avenue \$ 192,963 \$	148,216 \$	26,341 \$	367,520 \$	676,900	54%
7 Public Works / Community Development	11 W. Home Avenue \$ 139,073 \$	619,302 \$	68,782 \$	827,157 \$	2,444,800	34%
8 Police Department	40 S. Ardmore Avenue \$ 222,453 \$	210,649 \$	183,043 \$	616,145 \$	3,525,200	17%
9 Villa Avenue Train Station	220 S. Villa Avenue \$ 37,635 \$	169,707 \$	118,241 \$	325,583 \$	440,000	74%
10 Ardmore Station	10 W. Park Boulevard \$ 38,080 \$	580 \$	193,659 \$	232,319 \$	76,900	302%
11 Fire Station #81	1440 S. Ardmore Avenue \$ 36,454 \$	128,920 \$	411,492 \$	576,866 \$	2,244,800	26%
TOTALS	\$ 1,264,822 \$	2,136,455 \$	2,449,087 \$	5,850,364 \$	15,469,100	38%

*FCI = Facility Condition Index. The FCI is the cost of repairs divided by the appraised value. When the FCI is greater than 60% a community might decide to replace the structure verse repair the structure.



Executive Summary

1 - Fire Station #82, 102 W. Plymouth Street

- **Overall Poor Condition.**
- Built in 1967.
- 4,800 SF.
- Items include exterior pointing, a reroof for the garage section and interior finishes. The mechanical systems are well beyond their useful life.

2 - Village Hall, 20 S. Ardmore Avenue

- **Overall Poor Condition.**
- Built in 1928.
- 6,848 SF.
- Items include reroofing and interior finishes, lack of ADA access to a public building.

3 - Old Fire Station / Sign Shop, 28 W. Home Avenue

- **Overall poor condition.**
- Built in 1954 an addition 1959.
- 11,682 SF.
- Items include reroofing, exterior pointing, and interior finishes. The boiler should be scheduled for replacement.

4 - Parks Garage, 42 W. Home Avenue

- **Original Parks Garage Poor Condition.**
- Built in the late 1980's.
- 3,823 SF.
- **Addition in Good condition.**
- 2009.
- Added 6000 SF.
- Items include the oldest portion, exterior pointing, interior finishes, and concrete flat work.

5 - Fleet Garage, 100 W. Home Avenue

- **Overall Good Condition.**
- Built in 1969.
- 7,000 SF.
- Items include removal of the existing translucent skylights.

6 - Water/Sewer Garage, 35 W. Home Avenue

- **Overall Poor condition.**
- Built in 1979.
- 4,817 SF.
- Items include reroofing, window replacement and concrete flat work repair.

Executive Summary

7 - Public Works / Community Development, 11 W. Home Avenue

- Overall Good Condition.
- Built in 1972.
- 11,860 SF.
- Items include reroofing, window replacement and concrete flat work repair on the outside.

8 - Police Department, 40 S. Ardmore Avenue

- Overall Good Condition.
- Built in 2004.
- 21,300 SF.
- Items include interior finishes and sitework. The make-up air unit is coming to the end of its useful life.

9 - Villa Avenue Train Station, 220 S. Villa Avenue

- Overall Good Condition.
- Built in 1929.
- 6,000 SF.
- Items include roofing and interior finishes.

10 - Ardmore Station, 10 W. Park Boulevard

- Overall Poor Condition.
- Built in 1910.
- 450 SF.
- The main concern for this facility is the level of settling that has occurred. Items include remediation for the settling, wall pointing and reroof.

11 - Fire Station #81, 1440 S. Ardmore Avenue

- Overall Good Condition.
- Built in 1975.
- 7,600 SF.
- Items include exterior wall pointing, reroof, and interior finishes. Mechanical systems are coming to the end of their useful life, items identified should be put onto a replacement schedule.

Building Summaries



Fire Station #82



- Built in 1967 (57 years old)
- \$393,083 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: interior finishes, exterior and HVAC.



Building Information Summary

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Village Hall



- Built in 1928 (96 years old).
- \$612,311 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: roof, exterior and HVAC.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Village Hall	Building Engineering Contact Person:	
Building Address:	20 S. Ardmore Avenue		
City, Zip:	Villa Park, 60181	Name: Brian Roche	
Year Built:	1928	No. of Floors:	2
Building Area (Gross Square Footage, All Floors, Combined):		6848 SF	Cell Phone #: 630-327-1146
		Email Address: broche@invillapark.com	
Addition Year(s) and Description of Addition(s):			
In 1992 an elevator addition was put on this building.			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ -	\$ -
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -	\$ -
B20	EXTERIOR WALLS	\$ -	\$ 811	\$ 49,188	\$ 49,999
B40	ROOFING	\$ -	\$ -	\$ 241,368	\$ 241,368
C10	INTERIOR CONSTRUCTION	\$ 721	\$ -	\$ 672	\$ 1,393
C20	INTERIOR STAIRS	\$ -	\$ -	\$ 7,391	\$ 7,391
C30	INTERIOR FINISHES	\$ 2,472	\$ 6,956	\$ 122,161	\$ 131,589
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ -	\$ -	\$ 268	\$ 268
D30	HVAC	\$ 1,184	\$ 6,066	\$ -	\$ 7,250
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ 93,500	\$ -	\$ 60,000	\$ 153,500
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ 1,276	\$ 18,277	\$ 19,553
TOTALS		\$ 97,877	\$ 15,109	\$ 499,325	\$ 612,311

Old Fire Station / Sign Shop



- Built in 1954 (70 years old).
- \$1,034,741 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: roof, electrical and exterior.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Old Fire Station / Sign Shop		Building Engineering Contact Person:
Building Address:	28 W. Home Avenue		
City, Zip:	Villa Park, 60181		Name: Brian Roche
Year Built:	1970's	No. of Floors: 1	Cell Phone #: 630-327-1146
Building Area (Gross Square Footage, All Floors, Combined):	5,320		Email Address: broche@invillapark.com
Addition Year(s) and Description of Addition(s):			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ 16,933	\$ 16,933
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ -	\$ 15,187	\$ -	\$ 15,187
B20	EXTERIOR WALLS	\$ -	\$ 17,274	\$ 178,741	\$ 196,015
B40	ROOFING	\$ 100,322	\$ 1,043	\$ 231,288	\$ 332,653
C10	INTERIOR CONSTRUCTION	\$ 412	\$ -	\$ 2,285	\$ 2,697
C20	INTERIOR STAIRS	\$ -	\$ -	\$ 25,131	\$ 25,131
C30	INTERIOR FINISHES	\$ 29,767	\$ 32,112	\$ 66,256	\$ 128,135
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ -	\$ 4,300	\$ 7,305	\$ 11,605
D30	HVAC	\$ -	\$ 39,462	\$ 20,827	\$ 60,289
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ 128,000	\$ 30,000	\$ 24,000	\$ 182,000
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ 43,937	\$ 20,159	\$ 64,096
TOTALS		\$ 258,501	\$ 183,315	\$ 592,925	\$ 1,034,741

Notes:

Parks Garage



- Original built in 1980 (44 years old).
- Addition built in 2009 (15 years old).
- \$283,031 of maintenance and repairs over the next 10 years identified.
- Top three costs are: roof, interior finishes and exterior. Most of which is in the original building.

Building Information Summary

BUILDING INFORMATION SUMMARY

Building Name:	Parks Garage	
Building Address:	42 W. Home Avenue	
City, Zip:	Villa Park, 60181	
Year Built:	Late 1980's	No. of Floors: 1
Building Area	Gross Square Footage, All Floors, Combined: 14,930	
Building Engineering Contact Person:		
Name: Brian Roche		Cell Phone #: 630-327-1146
Email Address:		broche@villapark.com

Addition Year(s) and Description of Addition(s):

There was a major addition in 2009 of the main garage bays.

DEFERRED MAINTENANCE SUMMARY

REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ 1,030	\$ -	\$ 672	\$ 1,702
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -	\$ -
B20	EXTERIOR WALLS	\$ 6,798	\$ 13,563	\$ 34,136	\$ 54,497
B40	ROOFING	\$ 121,128	\$ 2,319	\$ 4,569	\$ 128,016
C10	INTERIOR CONSTRUCTION	\$ 3,605	\$ 7,303	\$ 26,341	\$ 37,249
C20	INTERIOR STAIRS	\$ -	\$ -	\$ -	\$ -
C30	INTERIOR FINISHES	\$ -	\$ 5,217	\$ 27,012	\$ 32,229
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ -	\$ 3,133	\$ 3,555	\$ 6,688
D30	HVAC	\$ -	\$ 7,499	\$ -	\$ 7,499
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ -	\$ 7,500	\$ -	\$ 7,500
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ 7,651	\$ -	\$ 7,651
TOTALS		\$ 132,561	\$ 54,185	\$ 96,285	\$ 283,031

Fleet Garage



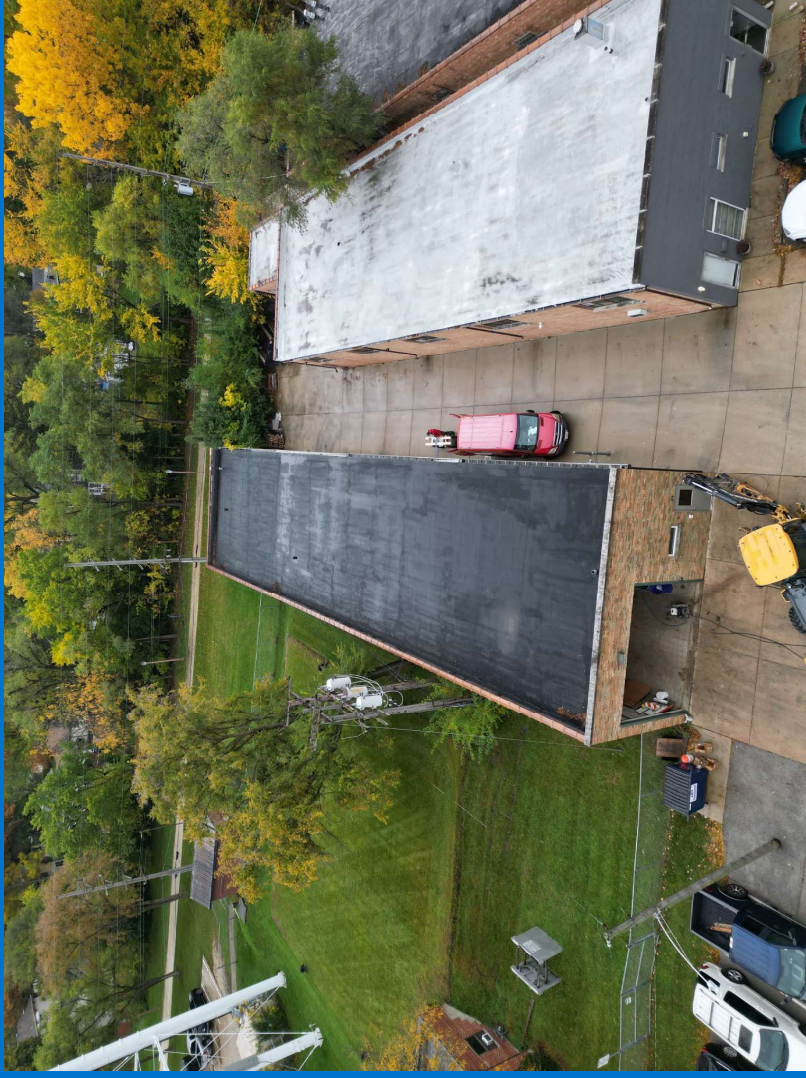
- Built in 1969 (55 years old).
- \$581,608 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: roof, exterior and electrical.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Fleet Garage	Building Engineering Contact Person:	
Building Address:	100 W. Home Avenue		
City, Zip:	Villa Park, 60181	Name: Brian Roche	
Year Built:	1969	No. of Floors:	1 1/2
Building Area (Gross Square Footage, All Floors, Combined):	7,000	Cell Phone #:	630-327-1146
		Email Address:	broche@invillapark.com
Addition Year(s) and Description of Addition(s):			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ -	\$ -
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -	\$ -
B20	EXTERIOR WALLS	\$ 1,442	\$ 68,513	\$ 21,771	\$ 91,726
B40	ROOFING	\$ -	\$ 346,275	\$ -	\$ 346,275
C10	INTERIOR CONSTRUCTION	\$ -	\$ 928	\$ -	\$ 928
C20	INTERIOR STAIRS	\$ -	\$ -	\$ 11,289	\$ 11,289
C30	INTERIOR FINISHES	\$ -	\$ 3,362	\$ 34,673	\$ 38,035
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ -	\$ 3,066	\$ -	\$ 3,066
D30	HVAC	\$ -	\$ -	\$ -	\$ -
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ 56,000	\$ 20,000	\$ 10,000	\$ 86,000
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ 4,289	\$ -	\$ 4,289
TOTALS		\$ 57,442	\$ 446,433	\$ 77,733	\$ 581,608

Water / Sewer Garage



- Built in 1979 (45 years old).
- \$367,520 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: roof, exterior and electrical.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Water/Sewer Garage		
Building Address:	35 W. Home Avenue		
City, Zip:	Villa Park, 60181		
Year Built:	1980's	No. of Floors:	1
Building Area (Gross Square Footage, All Floors, Combined):	4,817		
Building Engineering Contact Person:			
Name: Brian Roche			
Cell Phone #: 630-327-1146			
Email Address: broche@invillapark.com			
Addition Year(s) and Description of Addition(s):			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ 1,030	\$ -	\$ -	\$ 1,030
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -	\$ -
B20	EXTERIOR WALLS	\$ 11,021	\$ 91,119	\$ 26,341	\$ 128,481
B40	ROOFING	\$ 151,822	\$ -	\$ -	\$ 151,822
C10	INTERIOR CONSTRUCTION	\$ 721	\$ -	\$ -	\$ 721
C20	INTERIOR STAIRS	\$ -	\$ -	\$ -	\$ -
C30	INTERIOR FINISHES	\$ -	\$ 37,097	\$ -	\$ 37,097
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ 1,777	\$ -	\$ -	\$ 1,777
D30	HVAC	\$ 592	\$ -	\$ -	\$ 592
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ 26,000	\$ 20,000	\$ -	\$ 46,000
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -
TOTALS		\$ 192,963	\$ 148,216	\$ 26,341	\$ 367,520

Notes:

Public Works / Community Development



- Built in 1972 (52 years old).
- \$827,157 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: roof, interior finishes and electrical.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Public Works / Community Development		
Building Address:	11 W. Home Avenue		
City, Zip:	Villa Park, 60181		
Year Built:	1972	No. of Floors:	2
Building Area (Gross Square Footage, All Floors, Combined):	11,860		
Addition Year(s) and Description of Addition(s):			
Name: Brian Roche			
Cell Phone #: 630-327-1146			
Email Address: broche@inviolapark.com			
Building Engineering Contact Person:			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ -	\$ -
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -	\$ -
B20	EXTERIOR WALLS	\$ -	\$ 10,085	\$ 8,601	\$ 18,686
B40	ROOFING	\$ -	\$ 168,327	\$ -	\$ 168,327
C10	INTERIOR CONSTRUCTION	\$ -	\$ 8,695	\$ -	\$ 8,695
C20	INTERIOR STAIRS	\$ -	\$ -	\$ 9,408	\$ 9,408
C30	INTERIOR FINISHES	\$ -	\$ 307,903	\$ -	\$ 307,903
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ 3,547	\$ 3,066	\$ 773	\$ 7,386
D30	HVAC	\$ -	\$ 78,023	\$ -	\$ 78,023
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ 90,000	\$ 41,000	\$ 50,000	\$ 181,000
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ 45,526	\$ 2,203	\$ -	\$ 47,729
TOTALS		\$ 139,073	\$ 619,302	\$ 68,782	\$ 827,157

Notes:

Police Department



- Built in 2004 (20 years old).
- \$616,145 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: electrical, finishes and HVAC.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Police Department	Building Engineering Contact Person:	
Building Address:	40 S. Ardmore Avenue		
City, Zip:	Villa Park, 60181	Name: Brian Roche	
Year Built:	2004	No. of Floors:	3
Building Area (Gross Square Footage, All Floors, Combined):	21,300	Cell Phone #:	630-327-1146
Addition Year(s) and Description of Addition(s):		Email Address:	broche@invillapark.com

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ -	\$ -
A20	BASEMENTS	\$ -	\$ -	\$ 6,720	\$ 6,720
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -	\$ -
B20	EXTERIOR WALLS	\$ -	\$ -	\$ 24,594	\$ 24,594
B40	ROOFING	\$ 3,605	\$ -	\$ -	\$ 3,605
C10	INTERIOR CONSTRUCTION	\$ -	\$ -	\$ 22,847	\$ 22,847
C20	INTERIOR STAIRS	\$ -	\$ -	\$ -	\$ -
C30	INTERIOR FINISHES	\$ -	\$ 60,629	\$ 72,706	\$ 133,335
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ 2,784	\$ 667	\$ -	\$ 3,451
D30	HVAC	\$ 592	\$ 64,259	\$ -	\$ 64,851
D40	FIRE PROTECTION	\$ 2,472	\$ -	\$ -	\$ 2,472
D50	ELECTRICAL	\$ 213,000	\$ 24,000	\$ -	\$ 237,000
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ 61,094	\$ 56,176	\$ 117,270
TOTALS		\$ 222,453	\$ 210,649	\$ 183,043	\$ 616,145

Notes:

Villa Avenue Train Station



- Built in 1929 (95 years old).
- \$325,583 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: roof, electrical and exterior.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Villa Avenue Train Station		
Building Address:	220 S. Villa Avenue		
City, Zip:	Villa Park, 60181		
Year Built:	1929	No. of Floors:	2
Building Area (Gross Square Footage, All Floors, Combined):	6,000		
Building Engineering Contact Person:			
		Name:	Brian Roche
		Cell Phone #:	630-327-1146
		Email Address:	broche@inwillapark.com
Addition Year(s) and Description of Addition(s):			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ -	-
A20	BASEMENTS	\$ -	\$ -	\$ -	-
B10	SUPERSTRUCTURE	\$ -	\$ -	672 \$	672
B20	EXTERIOR WALLS	\$ -	79,410 \$	-	79,410
B40	ROOFING	\$ -	-	106,572 \$	106,572
C10	INTERIOR CONSTRUCTION	\$ -	7,535 \$	-	7,535
C20	INTERIOR STAIRS	\$ -	6,260 \$	-	6,260
C30	INTERIOR FINISHES	1,030 \$	15,303 \$	-	16,333
D10	CONVEYING	\$ -	-	-	-
D20	PLUMBING	3,605 \$	5,217 \$	1,321 \$	10,143
D30	HVAC	\$ -	28,982 \$	-	28,982
D40	FIRE PROTECTION	\$ -	-	-	-
D50	ELECTRICAL	33,000 \$	27,000 \$	-	60,000
F10	SPECIAL CONSTRUCTION	\$ -	-	-	-
G20	SITE IMPROVEMENTS	\$ -	-	9,676 \$	9,676
TOTALS		37,635 \$	169,707 \$	118,241 \$	325,583

Notes:

Ardmore Station



- Built in 1910 (144 years old).
- \$232,319 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: structural settling, roof, and exterior.

Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Ardmore Station		Building Engineering Contact Person: Name: Brian Roche Cell Phone #: 630-327-1146 Email Address: broche@invillapark.com
Building Address:	10 W. Park Boulevard		
City, Zip:	Villa Park, 60181		
Year Built:	1910		
No. of Floors:	1		
Building Area (Gross Square Footage, All Floors, Combined):	450 SF		
Addition Year(s) and Description of Addition(s):			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ 37,629	\$ 37,629
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ 36,050	\$ -	\$ 32,926	\$ 68,976
B20	EXTERIOR WALLS	\$ -	\$ -	\$ 33,733	\$ 33,733
B40	ROOFING	\$ -	\$ -	\$ 57,116	\$ 57,116
C10	INTERIOR CONSTRUCTION	\$ 1,030	\$ -	\$ 1,210	\$ 2,240
C20	INTERIOR STAIRS	\$ -	\$ -	\$ -	\$ -
C30	INTERIOR FINISHES	\$ -	\$ 580	\$ 12,230	\$ 12,810
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ -	\$ -	\$ -	\$ -
D30	HVAC	\$ -	\$ -	\$ -	\$ -
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ 1,000	\$ -	\$ -	\$ 1,000
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ -	\$ 18,815	\$ 18,815
TOTALS		\$ 38,080	\$ 580	\$ 193,659	\$ 232,319

Notes:

Fire Station #81



- Built in 1975 (49 years old).
- \$576,866 of maintenance and repairs over the next 10 years identified.
 - Top three costs are: roof, exterior and HVAC.



Building Information Summary

BUILDING INFORMATION SUMMARY			
Building Name:	Fire Station #81	Building Engineering Contact Person:	
Building Address:	1440 S. Ardmore Avenue		
City, Zip:	Villa Park, 60181	Name:	Brian Roche
Year Built:	1975	No. of Floors:	1
Building Area (Gross Square Footage, All Floors, Combined):	7,600	Cell Phone #:	630-327-1146
		Email Address:	broche@invillapark.com
Addition Year(s) and Description of Addition(s):			

DEFERRED MAINTENANCE SUMMARY					
REF.	BUILDING ELEMENT	PRIORITY 1 (Immediate)	PRIORITY 2 (Years 1-5)	PRIORITY 3 (Years 6-10)	SUBTOTALS
A10	FOUNDATIONS	\$ -	\$ -	\$ -	\$ -
A20	BASEMENTS	\$ -	\$ -	\$ -	\$ -
B10	SUPERSTRUCTURE	\$ -	\$ -	\$ -	\$ -
B20	EXTERIOR WALLS	\$ -	\$ -	\$ 156,028	\$ 156,028
B40	ROOFING	\$ -	\$ -	\$ 200,513	\$ 200,513
C10	INTERIOR CONSTRUCTION	\$ 412	\$ -	\$ -	\$ 412
C20	INTERIOR STAIRS	\$ -	\$ -	\$ 941	\$ 941
C30	INTERIOR FINISHES	\$ -	\$ 52,863	\$ 8,063	\$ 60,926
D10	CONVEYING	\$ -	\$ -	\$ -	\$ -
D20	PLUMBING	\$ 7,442	\$ 5,217	\$ -	\$ 12,659
D30	HVAC	\$ -	\$ 70,840	\$ 4,737	\$ 75,577
D40	FIRE PROTECTION	\$ -	\$ -	\$ -	\$ -
D50	ELECTRICAL	\$ 28,600	\$ -	\$ 40,000	\$ 68,600
F10	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
G20	SITE IMPROVEMENTS	\$ -	\$ -	\$ 1,210	\$ 1,210
TOTALS		\$ 36,454	\$ 128,920	\$ 411,492	\$ 576,866

Next Steps

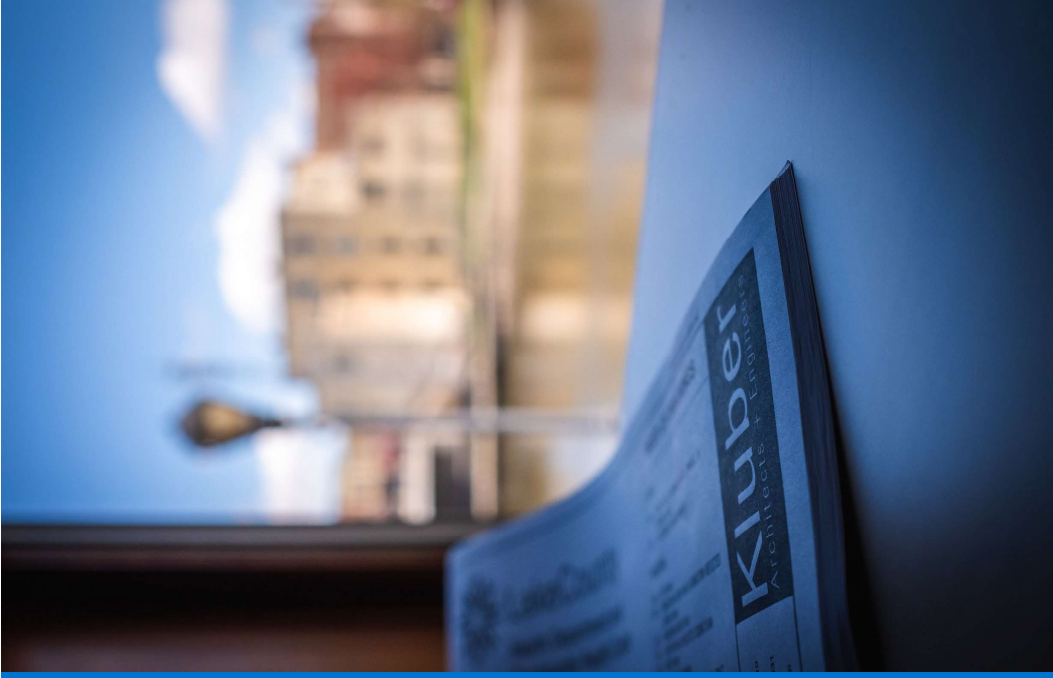
Future Planning Needs



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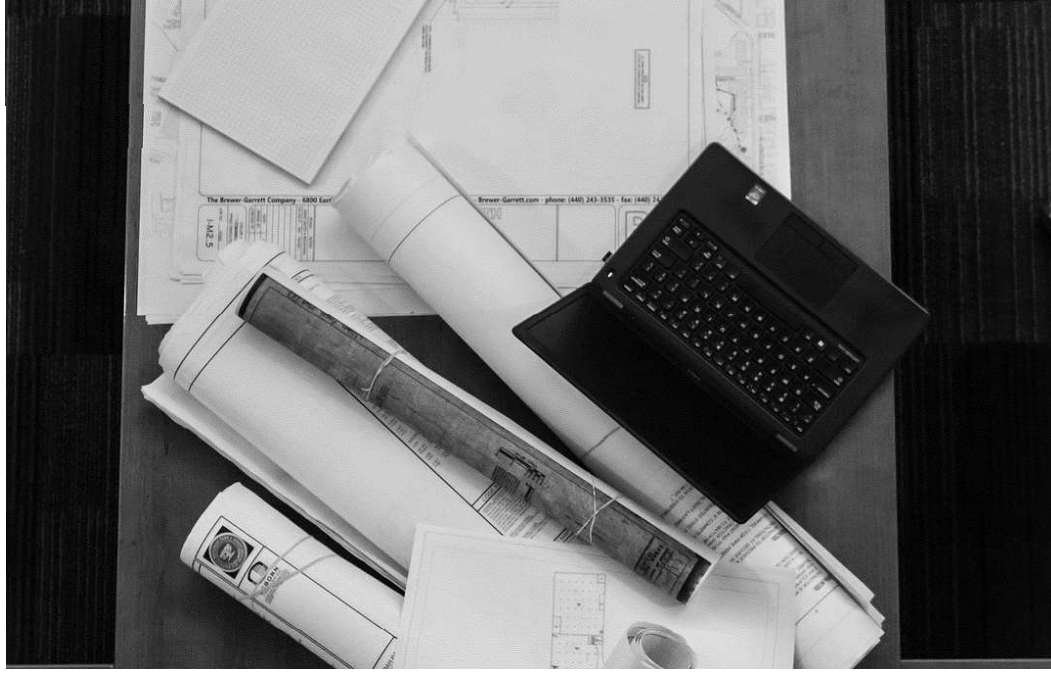
Next Steps

Assessment Goals

- Physical Assessment "Brick and Mortar".
- Does not look at Utilization or Growth.
- Overall, the bones of buildings are good.

Items to Consider

- Age of the facilities range from 20 years old to 114 years old. Average age of the buildings are 59 years.
- Physical constraints of the existing footprints. Stairs from street level and lack of elevators.
- Utilization.
- Potential Growth.
- Employee Retention and Attraction.
- The Village Experience for residences and business.
- Review Replacement Value vs. Assessed Value.
- Space Needs Analysis.



Thank you!

