



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

Village Board of Trustees - Committee of the Whole

June 10, 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. Presentation on the Recreation Center
- 4. Public Comments**
- 5. Adjournment**

Villa Park Recreation Center



First Floor

- Elevator shaft installed
- Underground utilities installed
- Concrete Slab on Grade installed
- Above ceiling MEPFP have begun
- CMU Partition walls have begun
- Drywall partition walls layout complete

UPCOMING ACTIVITIES

- Pour depressed Slab on Grade in Multi-purpose space
- Framing of drywall partitions
- Rough in of in-wall MEPFP
- Installation of window system



1st Flr Lobby & Office Space



Second Floor

- Concrete Slab on Grade installed
- Above Ceiling MEPFP installed
- Drywall partition framing installed
- In-wall MEPFP rough ins installed

UPCOMING ACTIVITIES

- Install of expansion joint system
- Install of acoustic subfloor material
- Installation of window system



2nd Flr – Partition Framing (rm 207 & 208)



Gym

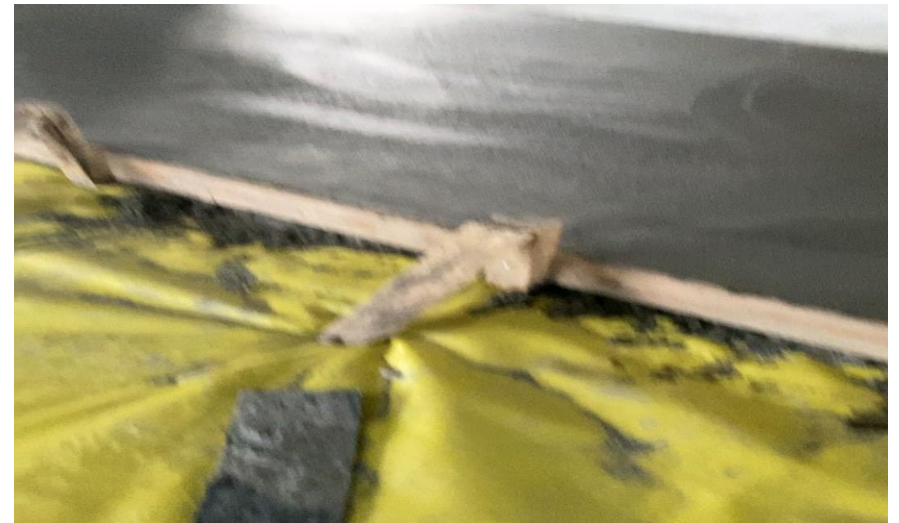
- Roof system installed
- Running Track Framing installed
- Running Track concrete slab installed
- Underground Utilities installed
- CMU partition walls installed
- East stair tower, stairs installed

UPCOMING ACTIVITIES

- Install concrete Slab on Grade
- Install running track railing
- Installation of window system



Gym – Looking North



Exterior

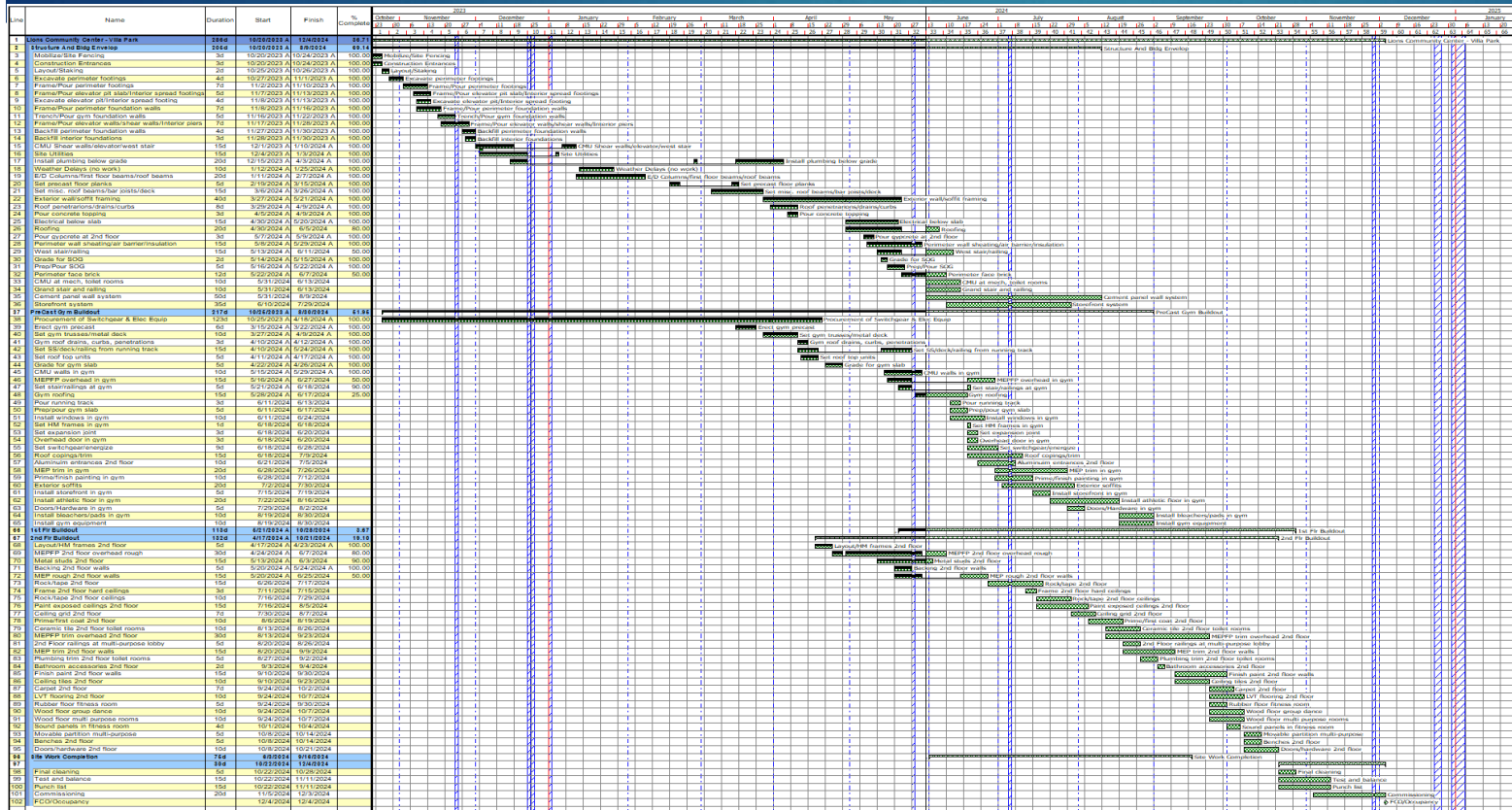
- Underground utilities installed
- East and South Parking Lots to subgrade
- Program space Exterior wall framing installed
- Brick façade installed
- Roof system installed
- Rainscreen Framing/Rough-in installed

UPCOMING

- Install of siding
- Install of window system
- Install of metal trim
- Paint Exterior Pre-cast wall system
- Install of sidewalks, curb, gutter
- Install of retaining wall on West side



Progress Schedule



- To date the project has experienced 33 day of lost work due to weather.
- Project has experienced a change in the electrical contractor due to forces outside the control of the project.
- Overall, the project has overcome these challenges and remains on schedule for a Dec 2024 completion.

	Proj no: 753	By: Jared Polfuss	Actual start and completion dates are to be performed in accordance with actual job progress and are contingent upon Owner approvals, permits, outside contractors, weather, and material deliveries.
	Date Printed: 5/28/2024	For:	
	Start Date: 10/20/2023	End Date: 12/4/2024	Project: Lions Community Center - Villa Park

Challenges

- ▶ Anticipated Project Challenges
 - ▶ Weather delays
 - ▶ All long items have been received (HVAC equipment & Electrical Equipment)
- ▶ Realized Project Challenges
 - ▶ Weather Delays – Currently, 33 days lost due to weather
 - ▶ ComEd – Transformer delivery
 - ▶ Electrical contractor default
- ▶ Current Status
 - ▶ New electrical contractor on board with minimal overall impact to the project.
 - ▶ Project remains on schedule despite weather impacts
 - ▶ Transformer delivery approximately 2 months (in line with originally anticipated date)
 - ▶ Anticipated long lead items have been delivered, and installation is in progress
 - ▶ No new supply chain concerns are anticipated
 - ▶ Permanent power and HVAC on schedule for mid-August

Summary

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- ▶ The project remains on schedule for turn-over to the Village in December 2024.

Financial

- ▶ The project remains on budget.
- ▶ Current balance of Project Allowances = \$199,608
- ▶ Current balance of Project Contingency = \$334,336
- ▶ There have been no unanticipated additional costs to date. Issues that have arisen have been addressed with the established allowances and contingencies.
- ▶ Some additional scope and building enhancements have been able to be absorbed by the project contingency.
- ▶ The initial risk period for a project (sub and superstructure) is past with minimal impact.
- ▶ The project cost will increase related to replacing the original electrical contractor. Those costs will be presented to the electrical contractor's surety for resolution.