

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

**VILLAGE OF VILLA PARK
Special Meeting of Village Board of Trustees
Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181**

Village Board of Trustees

April 3, 2023

7:00 PM

Village President Nick Cuzzone

Village Clerk Hosanna Korynecky

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

- 1. Call to Order - Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comments on Agenda Items**
- 4. Discussion and decision to proceed with design and bid of Lions Community Center.**

- 4.a Discussion and decision on how to proceed on Recreation Center construction

After deliberation about the costs and features desired by the Board of Trustees, the Board may wish to give direction to staff on how to proceed with the bidding and continued design work on the Lion's Park Community Center. Staff recommends giving Williams and Construction Manager WB Olson direction to proceed to develop and bid the 4 designated early bid packages and finish developing the core building so that the balance of the trade packages can be bid this summer, and so that construction could proceed this fall.

Staff recommends that the bid should include Option 1 as an alternate and an electrical connection for a portable generator.

Staff further recommends working with Williams to submit a PARC grant for funds to add the indoor suspended track.

[Villa Park Lions Community Center_03.27.2023 board presentation_REV.pdf](#)
[BOT_Memo_SP Mtg 3 Apr 2023 - Rec Center construction.pdf](#)

- 5. Adjournment**

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Memo



To: Village Board of Trustees and City Clerk

From: Matt Harline, Village Manager

Date: March 30, 2023

Re: Special Meeting of Monday April 3, 2023 – Discussion and Decision to Proceed with Design of Lions Community Center

Summary: The Village has received a \$10 million IDNR grant to construct a recreation center and has sold \$7.3 million in General Obligation Bonds (after costs of issuance) toward the same purpose. After over a year of public meetings and discussion the Village has been presented with three options on how to proceed with the design and construction of the Lions Community Center.

Background: A Timeline of the development process from Williams Architects (Williams) can be found below. Williams has been working with the Village on this project since the conceptual level. In October of 2021, before any agreement was signed Williams produced an estimate of a recreation facility. On 9 December 2021 Williams signed a Letter of Proposed Agreement in which they agreed to do Pre-Design work for the fee of \$8,000. Below please find a timeline; a discussion of the options; and a discussion of the funds available.

PROJECT TIMELINE

○ Village Board Presentation – 29 December 2021

- Pre-Design Services- Public Input & Concept Design
- Background, Public Input, Program, Site Plan Options, Site Amenities
- Refer to Power Point for Exhibits
- Discussion considered only Community Center
- Program

Athletics included gym with 2 courts

Health / Fitness included 1 Group X

General Program / Multi-Use

Admin.

Building Support

▪ Building Area

Base Bid	38,000 SF
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▪ Schematic Design Budget

Site Construction Cost	\$2,110,000
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<u>Building Construction Cost</u>	<u>\$13,680,000</u>
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Total Construction Cost	\$15,790,000
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Soft Cost \$2,368,500

Total Project Cost \$18,158,500

- Received 21 Public Comments with 31 In-Person/Zoom Attendees

○ Village Board Presentation – 15 & 19 January 2022

- Pre-Design Services- Public Input & Concept Design
- Survey, Public Input, Site Preferences, Facility Preferences, Site Options, Facility Options (Aquatic Center and / or Community Center)

- Refer to Power Point for Exhibits
- Discussion Expanded to Consider Community Center and Aquatic Center
- Program

Athletics included gym with 2 courts

Health / Fitness included 1 Group X

General Program / Multi-Use

Admin.

Building Support

- Building Area

Base Bid 38,000 SF

- Schematic Design Budget

Site Construction Cost \$2,110,000

Building Construction Cost \$13,680,000

Total Construction Cost \$15,790,000

Soft Cost \$2,368,500

Total Project Cost \$18,158,500

- Received 59 Public Comments with 52 In-Person/Zoom Attendees
- Public Preferred Option 1A:
(Community Center, Ballfield, Playground & Basketball Court at Lions Park and Future Aquatic Center at Jefferson Park)

○ Village Board Presentation – 14 February 2022

- Pre-Design Services- Public Input & Concept Design
- Survey, Public Input Findings, Site Preferences, Facility Preferences, Site Options, Facility Options (Aquatic Center and / or Community Center)

- Refer to Power Point for Exhibits
- Discussion Considered Community Center and Aquatic Center
- Program

Athletics included gym with 2 courts

Health / Fitness included 1 Group X

General Program / Multi-Use

Admin.

Building Support

- Building Area

Base Bid	38,000 SF
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- Schematic Design Budget

- Site + Building

Construction Cost	\$15,000,000
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Project Cost	\$17,250,000
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- Ballfield, Playground & Basketball Court

Construction Cost	\$500,000
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Project Cost	\$575,000
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- Total

Construction Cost	\$15,500,000
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Project Cost	\$17,825,000
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- Board Approved Recommendation B:
(Community Center, Ballfield, Playground & Basketball Court at Lions Park and
Future Aquatic Center at Jefferson Park)

- Village Board Presentation – 14 March 2022

- Basic Services- Working in Earnest w/o Contract on Schematic Design
- Schematic Design Update (Site and Floor Plans) after Staff Input
(Needs/Wants/Desires)
- Refer to Power Point for Exhibits
- Expanded Program
 - Athletics included gym with 3 courts (Wish to help programming)
 - Health / Fitness included 2 Group X
 - Early childhood / birthday party room added
 - Upstairs lounge
 - Family / unisex locker room concept

- Building Area

Base Bid	41,525 SF
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- Schematic Design Budget

- Site + Building

Construction Cost	\$15,000,000
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Project Cost	\$17,250,000
<u>Add Ballfield, Playground & Basketball Court</u>	
Construction Cost	\$500,000
<u>Project Cost</u>	<u>\$575,000</u>

Total

Construction Cost	\$15,500,000
Project Cost	\$17,825,000

- Commencement of Schematic Design Phase (without contract approval yet)
 - Construction Manager not on board yet– **Budget Carryover**
 - Appropriate to vet opportunities with Staff
 - Design evolution with expanded program was a result of Villa Park Staff Input (Needs/Wants/Desires)- Not Public Input
 - Exhibits were used in the Grant Application
- IDNR Capital Grant Application Submitted – 30 March 2022
 - Williams Architects Continued Working on the Evolution of Schematic Design with VP Staff Awaiting Contract Approval – 30 March 2022
 - **Owner-Architect Basic Services Contract Approval – 17 May 2022**
 - Construction Manager WB Olson Contract Approval – 8 August 2022
- Village Board Presentation – 14 November 2022
 - Basic Services- Working on Schematic Design
 - Schematic Design Completion
 - WB Olson Schematic Design Budget- Based on Conceptual Design
 - Refer to Power Point for Exhibits
 - WBO found scope of project to be over budget based on unexpected high rate of inflation, supply chain disruptions, and marketplace volatility.
 - VP Staff directed Williams Architects to be proactive and revise the design to reduce costs as much as possible without compromising the core program in order to get closer to the original budget.
 - VP Staff, Williams Architects, and WB Olson worked together to reduce costs. The expanded program was eliminated. Costs savings and value engineering ideas were identified, evaluated, and incorporated. Soft costs were reduced. The running track was moved from the base bid to an alternate bid. VP Staff did not want to present any further program cuts by eliminating the gym or general program rooms. A large program reduction (such as eliminating the gym or general program rooms) would be the only way to get back to the original budget.
 - Building Area

Base Bid	31,782 SF
Alt. Bid w/ Running Track	35,701 SF
 - Schematic Design Budget

Construction Cost	\$18,081,77
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Soft Cost	\$1,779,460
Total Cost	\$19,861,237

○ Village Board Presentation – 27 March 2023

- Basic Services- Working on Design Development
- Design Development Completion
- WB Olson Development Design Budget – Based on Additional Design
- Refer to Power Point for Exhibits
- Building Area

Base Bid	32,619 SF
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Alt. Bid w/ Running Track	37,110 SF
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- Schematic Design Budget

Construction Cost	\$18,872,525
Soft Cost	\$1,963,779
Other Cost	\$185,000
Total Cost	\$21,021,264
- Alternates that were Included w/ Original Program

Add Running Track	\$689,391
Add Roof Terrace	\$323,400
Add Exterior Amenities	\$1,521,200
Total Cost w/ Alternates	\$23,555,255
- Costs continue to rise, but at a slower rate of inflation.
- Discussion of Alternates
- Discussion of Additional Grant Opportunities
 - OSLAD (Exterior Amenities)
 - PARC (Running Track and/or Expanded Gym)
- Discussion of Early Bid Packages

OPTIONS TO PROCEED

At this point the Village Board has a base project with two East-West basketball/volleyball courts and one full-length competition (north – south) basketball court, program space, two activity rooms available for dance, a kitchen, administrative offices, weight room, two locker rooms.

The options that need to be considered and decided upon tonight are:

1. Apply for a PARC Grant to add a running track to the base building. Estimated costs are:
 Village cost - \$175,000 Grant - \$525,000 **Total cost \$700,000**

2. Apply for an additional PARC Grant to expand the building by 2,500 sq. ft. allowing for a third cross court. Estimated costs are:
Village cost - \$350,000 Grant - \$1,005,000 Total cost \$1,400,000
3. Including an optional bid for the electrical connection for a generator, and/or a bid to install a generator large enough to use the Recreation Center as an emergency location.

The addition of a track is an integral part of the recreation center design and has been a part of the needs/wants since the first conceptual design in the winter of 2022. It allows for low impact physical exercise at all times when the facility is open and can easily be designed for and added into the construction if the award announcement is not received until early 2024. It would only minimally affect lighting, utilities, building footprint, HVAC needs, etc. The additional cost to the Village if the grant is received would delay one project grant funded project (playground/outdoor basketball court – OSLAD) one year, or the expansion of the parking lot. With private foundation funding and by delaying two projects – the Village might be able to make this project go without additional funding, but it would require tapping many of the options below.

The addition of 2,500 square feet with a longer track would require a combined additional investment by the Village of \$525,000 which would delay proceeding on two or three projects by a year each. It would also mean adjustments in HVAC, building footprint, utilities, and lighting. Depending on when the grant announcements came, it could even require partial demolition, and additional A&E (architectural and engineering costs) which if planned would add to the grant amount and match, and if not anticipated correctly would fall entirely on the Village. Moreover, the additional space would not create the possibility of entirely new activities, it would expand the potential of existing possibilities. Addition of a third volleyball court would be very helpful for the women's volleyball league, but creating a greatly enhanced opportunity for basketball tournaments is less likely.

According to Williams's notes the idea of a third court/2,500 sq. ft. expansion comes into the discussion between February and March, and additional second story programming space was discussed and planned for with design for an upstairs expansion. At the point the third court is added, Williams has not formally been hired as the project architect and WB Olson has yet to be brought on as Construction Manager.

Also keep in mind, all of the additional projects outside the building including the third parking lot which is greatly desired by Villa Avenue businesses, the outdoor court, the playground, a generator or connection for a portable generator, and the more extensive landscaping have been considered projects beyond the base \$17.5 million for most of the project development. Every recreation addition to the project requires matching funds if grants are obtainable. Funding for the parking lot, and most of the landscaping will be 100% Village funded.

Recommendation Action: Staff recommends giving Williams and Construction Manager WB Olson direction to proceed to develop and bid the 4 designated early bid packages and finish developing the core building so that the balance of the trade packages can be bid this summer, and so that construction could proceed this fall. The bid should include Option 1 as an alternate and an electrical connection for a portable generator. Staff further recommends working with Williams to submit a PARC grant for funds to add the indoor suspended track. Staff should also pursue grants for outdoor recreation amenities and possibly for a generator or portable generator connection.

AVAILABLE FUNDS

The decisions we need to make to proceed would be easy if we had access to a large reserve of funds that had been set aside for years. However, we do not. In fact, this had been a long-term dream of the Village until the state came up with a pledge of \$10,000,000 for a recreation center. The Village then looked at budget limitations, the debt limits, and the payment schedules of current debt payments and determined that we could sell \$7,350,000 in General Obligation Bonds. From this base the Village worked to develop a recreation center that would cost in the neighborhood \$17.3 - \$18.0 million.

During the first few months of planning, we believed that we could get most or all of the key features within this range. Subsequently, we have learned that inflation has made it impossible to build a facility that meets the basic needs of the community for \$17.4 million. Therefore, we have to make some choices of what we can afford to add. Below is a chart that explains where we could find additional funds for additional features in the recreation center.

Project Cost		Outside Revenue		Other Governmental Sources		Total Revenues	NET
Core Project Only		21.1	Grant Revenue	10.0	Utility Tax Proceeds	0.3	
			Bond Proceeds on Hand	7.4	Available IRMA Funds	1.4	
					Cannabis Other	0.18	
					Cannabis Rev (MCAN 1%)	0.07	
					General Fund Balance	1.20	
					Hotel/Motel Tax	0.10	
					Non-Home Rule Sales Tax	0.40	
					TIF 5 funds	0.04	
Total		21.1		17.4	3.69	21.1	0.0
FULLY CONSIDERED PROJECT:							
Track	0.7	Parks Grant Funding (a)	0.525	TIF 5 funds	0.08	0.705	0.0
				General Fund cuts 2024	0.1		
Larger Building Footprint	1.3	Parks Grant Funding (b)	0.975			1.0	
				Increased amb fees	0.2		
				Loan and WW/W funds	0.1		
Total Additions	2		1.5	Total Additions	0.48	2.0	
Total All Cost	23.1	From Above	18.9	Total All Other Sources	4.17	23.1	0.0

Additional sources of income could be loans from Water and Wastewater to be paid back from the TIF – 7 increment, additional revenue from further increases in ambulance fees, delays in purchases of equipment or building repairs. The bills will not be due all at once and so additional general fund monies will become available, but costs may change as well.

Recommendation Action: Staff recommends funding the core project with IRMA funds, General fund sources including cannabis revenues, non-home rule sales tax funds, Hotel/Motel Tax and developing a more detailed funding package matching funds for Options 1 (the track) using TIF-5 funds and savings or cuts in general fund programs in 2024.

If the Board recommends seeking grant funds for Option 2 (the building extension) staff recommends developing a funding strategy using increased ambulance fees, and funds loaned from Water and Wastewater reserves to be reimbursed from the increment in TIF-7 (St. Charles Commercial Corridor).



Village of Villa Park Lions Community Center



BOARD PRESENTATION
27 MARCH 2023



SCHEDULE



LIONS COMMUNITY CENTER

PROJECT SCHEDULE

PRE-DESIGN PHASE

- Pre-Design – Complete

DESIGN PHASE / BIDDING PHASE

- Schematic Design – Complete
- Schematic Design Cost Estimate - Complete
- Design Development– Complete
 - **Village Board Presentation – 3/27/23 Mon.**
 - Present DD Cost Estimate / Confirm Project Scope of Work
- Early Bid Packages (Concrete, Steel, Mechanical Rooftop Equipment & Electric Gear) April to May 2023
 - **Village Board Presentation – 5/22/23 Mon.**
 - Approve Bids for Early Bid Packages
- Construction Documents – 4 months – April to July 2023
- Remaining Bid Packages – 6 weeks – July to August 2023
 - **Village Board Presentation – 7/24/23 Mon.**
 - Approve Bids for Remaining Bid Packages

CONSTRUCTION PHASE

- Construction Contracts, Submittals & Shop Drawings –August to September 2023
- Construction Phase – 12 months – October 2023 to October 2024
 - Mobilization
 - Substantial Completion
 - Final Completion

OWNER MOVE-IN

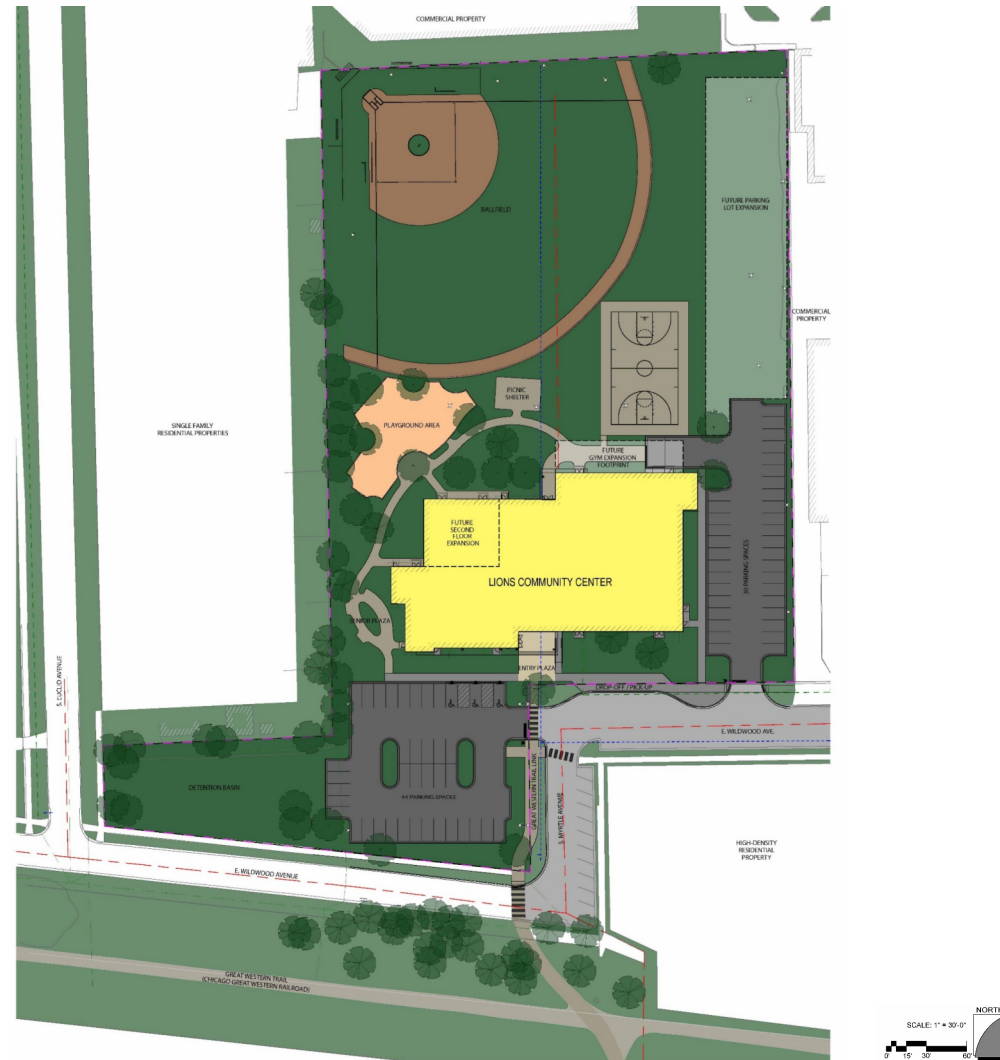
- Owner Move-In – 1.5 months – October to November 2024

SITE PLAN



LIONS COMMUNITY CENTER

SITE PLAN



VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER

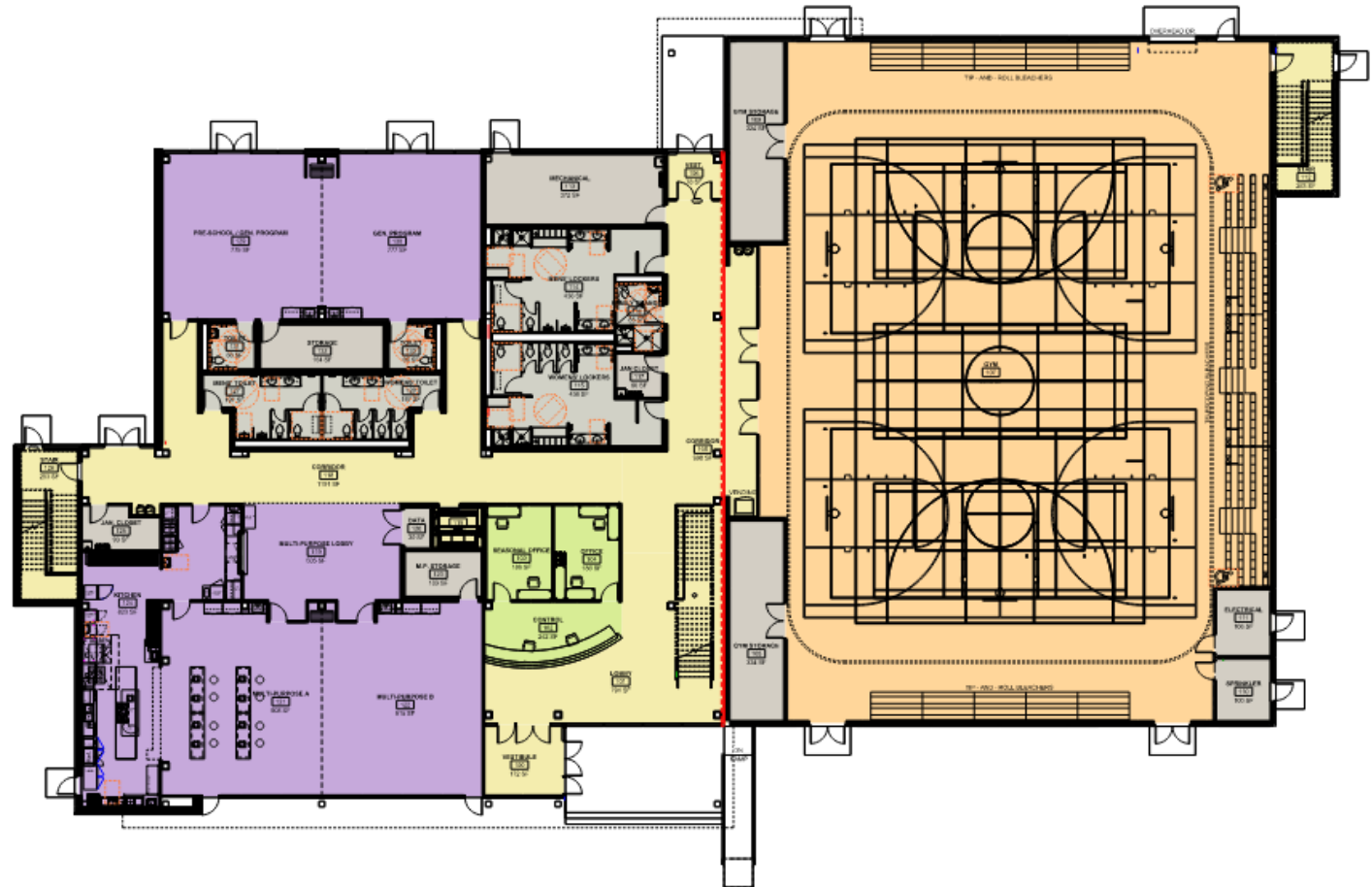


FLOOR PLANS



LIONS COMMUNITY CENTER

FIRST FLOOR PLAN

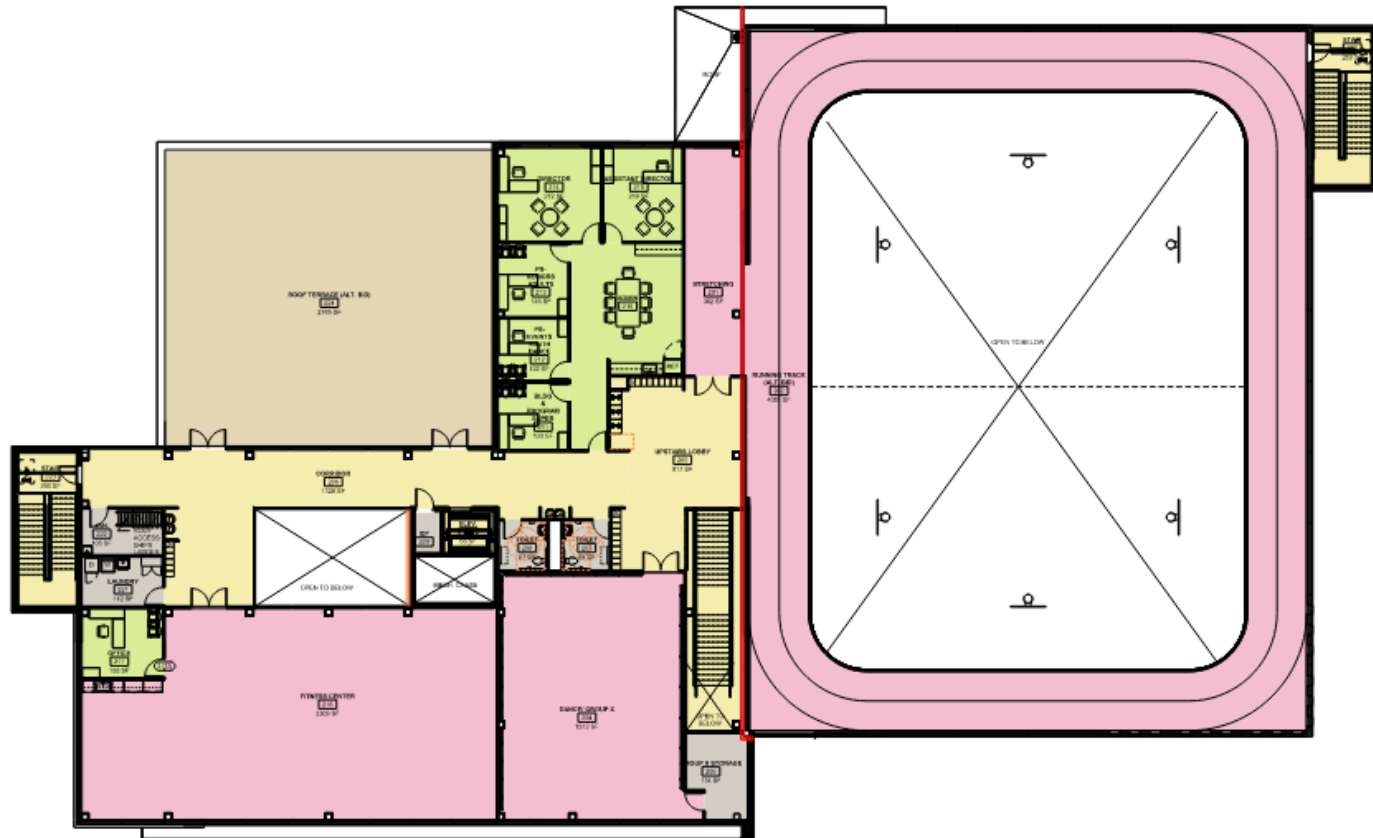


SCALE: 1/8" = 1'-0"

VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER



SECOND FLOOR PLAN



SCALE: 1/8" = 1'-0"



VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER



EXTERIOR ELEVATIONS



LIONS COMMUNITY CENTER

VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER



EXTERIOR RENDERINGS



LIONS COMMUNITY CENTER



VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER





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VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER





VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER





VILLAGE OF VILLA PARK LIONS COMMUNITY CENTER



PROJECT COSTS



LIONS COMMUNITY CENTER

PROJECT COSTS

DESIGN DEVELOPMENT BUDGET

		<u>11/10/2022</u>	<u>3/24/2023</u>
Building costs (includes 3% construction contingency)		\$ 14,396,429	15,260,149
Site work costs		\$ 2,097,200	2,033,800
Preconstruction Fee		\$ 60,000	60,000
CGL (general liability insurance)	1%	\$ 165,536	167,902
WB Olson, Inc. construction fee	3%	\$ 501,575	510,562
Design Contingency	5%	\$ 861,037	839,512
Sub-total Construction Cost		\$ 18,081,777	18,872,525
<u>Soft costs:</u>			
Professional Services work		\$ 1,394,460	1,633,739
Owner costs (surveys, borings, testing, commissioning, utilities, building demo)		\$ 235,000	180,000
Furniture, equipment, signage, artwork		\$ 150,000	150,000
Total Budget including construction and soft costs		\$ 19,861,237	\$ 20,836,264

Other Costs

Minimal Landscaping (top soil, seed and blanket) - Could be by Village or Construction	\$	100,000
Existing Building Demolition including surveys, abatement, etc.	\$	85,000
Total	\$	21,021,264



PROJECT COSTS

DESIGN DEVELOPMENT BUDGET

Alternates:

1	Add suspended running track at gym	Add for const. costs	\$	689,391
2	a Add rooftop terrace work - guardrails, sculptured pergola, unit pavers, curbs, green roof plantings, lighting, art sculpture, curved bench	Add for const. costs	\$	323,400
3	a Add automatic transfer switch and permanent generator	Order of magnitude Add		377,300
	b Add manual transfer switch and plug for portable generator	Order of magnitude Add		172,500
	<i>Order of magnitude until generator spec and size is given</i>			
4	a Add work shown on landscaping plans- asphalt paths, ballfield work, fencing, basketball court, landscape plantings, playground, soft surface, shelter, senior patio, pergolas, site furniture. Specifications needed for items. Order of magnitude only.	Order of magnitude Add	\$	1,521,200
5	Expand gym by 2,500 sf. Order of magnitude only .	Order of magnitude Add	\$	1,315,000

Clarifications:

Alternate costs include hard and soft costs.
Water, gas and electricity to be provided by owner
Underground obstruction removal is not included if encountered (i.e. rocks, old foundations & other debris)
Unsuitable soil removal and replacement is not included
Hazardous material / asbestos identification and removal is not included. These costs for the existing building are included in building demolition.
Permit fees excluded



GRANT OPPORTUNITIES



LIONS COMMUNITY CENTER

GRANT OPPORTUNITIES

- **BUILD ILLINOIS GRANT**
CORE PROJECT:
- **OSLAD GRANT**
EXTERIOR AMENITIES:
- **PARC GRANT**
GYM EXPANSION:

NEXT STEPS



LIONS COMMUNITY CENTER

NEXT STEPS

NEXT STEPS

1. We are continuing to develop construction documents for core project with standard gym.
2. Prepare early bid package for concrete, steel, mechanical rooftop equipment, and electrical gear.
 - These are items with increasing costs and long lead times.
3. Direction on Exterior Amenities (OSLAD grant)
 - Hold and wait for grant and bid later during construction.
4. Direction on Running Track (PARC grant)
 - Hold and wait for grant and bid later during construction.

MANAGE RISKS

1. Acceptance of early bids stops cost increases and secures materials for early bid trades but commits project before all trades are bid.
2. Pros and cons of waiting for grant awards before increasing scope versus not waiting for grant awards and increasing scope.

DISCUSSION / COMMENTS / QUESTIONS

Thank You!

