Oak Park District 97
Facilities Advisory Committee (FAC)

Program Preliminary Feasibility and Cost Study – April 2012
District 97 & Park District Offices

Executive Summary:

Provided in this summary are Committee evaluated preliminary Feasibility and Costs for combined Oak Park School District 97 and Park District Administration Offices into one either renovated or newly constructed facility. Four proposed sites are provided based on previous studies by the committee and as directed by the OP97 Board.

The committee estimated preliminary costs for construction of new combined administration offices at each location with consideration of each of the dependant conditions, such as site limitations for available parking, new building massing to meet program and existing building shell square footage for renovation. Preliminary costs do not consider land, environmental, engineering and legal costs / fees or other soft / hard costs other than basic construction costs as described below. Preliminary construction cost estimates are as provided from REED Construction Data 2012. Although parking estimates do not consider off street visitor spaces, the Board should expect additional spaces for some visitor parking may be necessary.

Anticipated costs not included in Options A-D:

- Arch/Engineering Fees & Design Contingency – (10 - 25%)
- Construction Contingency – (15 - 25%)
- Site Costs – Property Acquisitions, Underground Contingencies, Survey, et.al.
- Environmental Mitigation Costs – Above and below ground
- Demolition, Salvage, et.al.
- Legal Costs – Property Acquisition, Zoning variances, Building Standards, et.al.
- Sale of Surplus property(s)
- TAX Income
- Reduction for shared costs with Park District (except Option B)
- Temporary relocation costs
- Finishes above standard offices, Furnishings and Equipment
- Storage beyond minimal allocation for each entity
Option A
Existing Oak Park School District 97 Administration Building Site
970 Madison Ave.

Program Assumptions
- 25,000 SF Office Building

Zoning requirement for Parking
- 29 Dist. 97 employee spaces (includes expected 25% reduction for available public street space)
- 15 Park District employee spaces (includes expected 25% reduction for available public street space)
- 44 Total employee spaces required

Estimated 2012 Construction Cost alternates
A – 1 Renovate existing 25,000 SF building - $130 / SF - $3.2 M
Assumption:
Selective demolition of existing interior partitions; new interior partition layout to accommodate program; new vertical circulation systems; new mechanical, electrical and plumbing systems; limited natural light improvements may be included. Existing shell to remain. Does not include any existing roof repairs other than as required for new mechanical curbs and penetrations. Does not include any changes to existing off street parking.

A - 2 Construct new 2 story building per program - $245 / SF - $6.2 M
Assumption:
Construct new 2 story precast concrete building on existing site, interior partitions with standard office build-out and finishes per program square footage, typical MEP systems and equipment, minimal vertical circulation systems. Includes minimal storage space allocation for each entity.

A – 2.a Construct new 1-1/2 – 2 level underground parking structure - $93 / SF - $1.3 M
Assumption:
Construct precast concrete underground parking structure integral with foundation for above to provide minimum required parking space for 44-50 vehicles. Includes integrated vertical circulation systems and standard striped layout with required minimum ADA stalls.

A – 2.b Construct new off-street surface parking - $17 / SF – $0.10 M
(44 spaces included)
Assumption:
Provide expected remaining off street space for asphalt surface parking, standard striped layout with required minimum ADA stalls.

Pros
Frees up one non-taxing property for new revenue production on Madison Ave.

Option A-1 1. Site has the most existing off-street parking
Option A-2 1. Many underground parking access points limiting impact on adjacent residential neighborhood
              2. Potential for expansion space

Cons
Option A-1 1. More space than needed for program
**Option A**

Existing Oak Park School District 97 Administration Building Site
970 Madison Ave.

(-property line dimensions are approximated from Google earth)
~ Site dimensions 160’x150’

**Estimated 2012 Construction Cost alternates**

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>A – 1</td>
<td>Renovate existing 25,000 SF building</td>
<td>$130 / SF</td>
</tr>
<tr>
<td>A - 2</td>
<td>Construct new 2 story building per program</td>
<td>$245 / SF</td>
</tr>
<tr>
<td>A – 2.a</td>
<td>Construct new 1-1/2 – 2 level underground parking structure</td>
<td>$93 / SF</td>
</tr>
<tr>
<td>A – 2.b</td>
<td>Construct new off-street surface parking</td>
<td>$17 / SF</td>
</tr>
<tr>
<td></td>
<td>(44 spaces included)</td>
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</table>

**Pros**
Frees up one non-taxing property for new revenue production on Madison Ave.

Option A-1 1. Site has the most existing off-street parking
Option A-2 1. Many underground parking access points limiting impact on adjacent residential neighborhood
2. Potential for expansion space

**Cons**
Option A-1 1. More space than needed for program
Option B
Existing Park District Site
218 Madison Ave.

Program Assumptions
- 25,000 SF Office Building (21,000 SF existing)

Zoning requirement for Parking
- 29 Dist. 97 employee spaces (includes expected 25% reduction for available public street space)
- 15 Park District employee spaces (includes expected 25% reduction for available public street space)
- 44 Total employee spaces required

Estimated 2012 Construction Cost alternates

B – 1 Renovate existing 21,000 SF building - $130 / SF - $2.8 M

Assumption:
Selective demolition of existing interior partitions; new interior partition layout to accommodate program; existing vertical circulation systems to remain; existing mechanical modified to accommodate program, updated existing electrical and plumbing systems as needed to meet program; limited natural light improvements may be included. Existing shell to remain. Does not include any existing roof repairs other than as required for new curbs and penetrations, as applicable. Does not include any off street parking

B - 2 Construct new 2 story building per program - $245 / SF - $6.2 M

Assumption:
Construct new 2 story precast concrete building on existing site, interior partitions with standard office build-out and finishes per program square footage, typical MEP systems and equipment, minimal vertical circulation systems. Includes minimal storage space allocation for each entity.

B – 2.a Existing land locked site not well suited for underground parking under proposed new 2 story building

B – 2.b Construct new off-street surface parking - $17 / SF – $0.15 M

(26 spaces, additional 18 required, not included)

Assumption:
Provide expected remaining off alley space for asphalt surface parking, standard striped layout with required minimum ADA stalls.

Pros
Frees up one non-taxing property for new revenue production on Madison Ave.

Option B-2
1. Improve natural light deficiency
2. Improve inefficiencies of existing build out

Cons
Option B-1
1. No off-street parking
2. Minimal space available to meet needs of the program
3. No expansion space
4. Existing natural light deficiency

Option B-2
1. Site not suited well for underground parking garage
Option B
Existing Park District Site
218 Madison Ave.

(property line dimensions are approximated from Google earth)
~ Site dimensions 150’x110’

Estimated 2012 Construction Cost alternates

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>B – 1</td>
<td>Renovate existing 21,000 SF building</td>
<td>$130 / SF $2.8 M</td>
</tr>
<tr>
<td>B - 2</td>
<td>Construct new 2 story building per program</td>
<td>$245 / SF $6.2 M</td>
</tr>
<tr>
<td>B – 2.a</td>
<td>Existing land locked site not well suited for underground parking</td>
<td></td>
</tr>
<tr>
<td>B – 2.b</td>
<td>Construct new off-street surface parking</td>
<td>$17 / SF $0.15 M</td>
</tr>
<tr>
<td></td>
<td>(26 spaces, additional 18 required, not included)</td>
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</tbody>
</table>

Pros
Frees up one non-taxing property for new revenue production on Madison Ave.

Option B-2
1. Improve natural light deficiency
2. Improve inefficiencies of existing build out

Cons
Option B-1
1. No off-street parking
2. Minimal space available to meet needs of the program
3. No expansion space
4. Existing natural light deficiency

Option B-2
1. Site not suited well for underground parking garage
Option C
Existing Volvo Site
260 West Madison Ave.

Program Assumptions
- 25,000 SF Office Building

Zoning requirement for Parking
- 29 Dist. 97 employee spaces (includes expected 25% reduction for available public street space)
- 15 Park District employee spaces (includes expected 25% reduction for available public street space)
- 44 Total employee spaces required

Estimated 2012 Construction Cost alternates
C – 1 Existing building square footage inadequate to accommodate renovation for both OP97 and Park District offices
C - 2 Construct new 2 story building per program - $245 / SF - $6.2 M
  Assumption:
  Construct new 2 story precast concrete building on existing site, interior partitions with standard office build-out and finishes per program square footage, typical MEP systems and equipment, minimal vertical circulation systems. Includes minimal storage space allocation for each entity.
C – 2.a Existing land locked site not well suited for underground parking under proposed new 2 story building
C – 2.b Construct new off-street surface parking - $17 / SF – $0.20 M
  (36 spaces, additional 8 required, not included)
  Assumption:
  Provide expected remaining off street space for asphalt surface parking, standard striped layout with required minimum ADA stalls.

Pros
Frees up one non-taxing property for new revenue production on Madison Ave.
Good site access
Shared parking with neighboring school

Cons
Site not suited well for underground parking garage
Option C
Existing Volvo Site
260 West Madison Ave.

(property line dimensions are approximated from Google earth)
~ Site dimensions 180’x90’

Estimated 2012 Construction Cost alternates

C – 1  Existing building square footage inadequate to accommodate renovation for both OP97 and Park District offices

C - 2  Construct new 2 story building per program  $245 / SF  $6.2 M

C– 2.a  Existing land locked site not well suited for underground parking

C – 2.b  Construct new off-street surface parking
(36 spaces, additional 8 required, not included)  $17 / SF  $0.20 M

Pros  Frees up one non-taxing property for new revenue production on Madison Ave.
      Good site access
      Shared parking with neighboring school

Cons  Site not suited well for underground parking garage
Option D

Existing Village Hall Parking Area Site
123 Madison Ave.

Program Assumptions
• 25,000 SF Office Building

Zoning requirement for Parking
• 29 Dist. 97 employee spaces (includes expected 25% reduction for available public street space)
• 15 Park District employee spaces (includes expected 25% reduction for available public street space)
• 44 Total employee spaces plus 80 VOP displaced spaces = total 124 spaces required

Estimated 2012 Construction Cost alternates

D - 1 Construct new 2 story building per program - $245 - $265 / SF - $6.2 – 6.8 M
Assumption:
Construct new 2 story precast concrete or masonry building on existing site, interior partitions with standard office build-out and finishes per program square footage, typical MEP systems and equipment, minimal vertical circulation systems. Includes minimal storage space allocation for each entity. Option for secure link to VOP facility.

D - 1.a Construct new 2 - 2-1/2 level underground parking structure - $93 / SF - $3.5 M
Assumption:
Construct precast concrete underground parking structure integral with foundation for above to provide minimum required parking space for 124 vehicles. Includes integrated vertical circulation systems and standard striped layout with required minimum ADA stalls.

Pros
Frees up two non-taxing properties for new revenue production on Madison Ave.
New building SF and footprint could be smaller due to shared services with VOP facility
Existing green space could be increased with parking underneath
Centralization of public services and facilities
Site provides most options for Green Building Technology which could be shared with existing Village Hall improving its own Sustainability

Cons
Displaced surface parking must be replaced with either additional surface or an underground parking structure
Option D
Existing Village Hall Parking Area Site
123 Madison Ave.

(property line dimensions are approximated from Google earth)
~ Building Floor Plate dimensions 65’x180’

Estimated 2012 Construction Cost alternates

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Cost per SF</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>D - 1</td>
<td>Construct new 2 story building per program</td>
<td>$245 - $265/SF</td>
<td>$6.2–6.8 M</td>
</tr>
<tr>
<td>D - 1.a</td>
<td>Construct new 2 - 2-1/2 level underground parking structure</td>
<td>$93 / SF</td>
<td>$3.5 M</td>
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</tbody>
</table>

Pros
Frees up two non-taxing properties for new revenue production on Madison Ave.
New building SF and footprint could be smaller due to shared services with VOP facility
Existing green space could be increased with parking underneath
Centralization of public services and facilities
Site provides most options for Green Building Technology which could be shared with existing Village Hall improving its own Sustainability

Cons
Displaced surface parking must be replaced with either additional surface or an underground parking structure
Oak Park District 97 Recap Sheet
Facilities Advisory Committee (FAC)

Program Preliminary Feasibility and Cost Study – April 2012
District 97 & Park District Offices

Executive Summary:

Provided in this summary are Committee evaluated preliminary Feasibility and Costs for combined Oak Park School District 97 and Park District Administration Offices into one either renovated or newly constructed facility. Four proposed sites are provided based on previous studies by the committee and as directed by the OP97 Board.

The committee estimated preliminary costs for construction of new combined administration offices at each location with consideration of each of the dependant conditions, such as site limitations for available parking, new building massing to meet program and existing building shell square footage for renovation. Preliminary costs do not consider land, environmental, engineering and legal costs / fees or other soft / hard costs other than basic construction costs as described below. Preliminary construction cost estimates are as provided from REED Construction Data 2012. Although parking estimates do not consider off street visitor spaces, the Board should expect additional spaces for some visitor parking may be necessary.

<table>
<thead>
<tr>
<th>Location</th>
<th>Renovate Existing $</th>
<th>Construct New $</th>
<th>Construct Parking Structure $</th>
<th>Garage Parking Spaces</th>
<th>Surface Parking $</th>
<th>Surface Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - 970 Madison</td>
<td>3.2 M</td>
<td>6.2 M</td>
<td>1.3 M</td>
<td>44+</td>
<td>(or) 0.10 M</td>
<td>44</td>
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<tr>
<td><strong>Pros</strong></td>
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<td></td>
<td>Frees up 1 non-taxing property for new revenue production on Madison Ave., site has the most existing off-street parking, many underground parking access points limiting impact on adjacent residential neighborhood, potential for expansion space</td>
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<tr>
<td><strong>Cons</strong></td>
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<td></td>
<td>More space than needed for program</td>
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<tr>
<td>B - 218 Madison</td>
<td>2.8 M</td>
<td>6.2 M</td>
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<td>-</td>
<td>-</td>
<td>0.15 M</td>
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<tr>
<td><strong>Pros</strong></td>
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<td></td>
<td>Frees up 1 non-taxing property for new revenue production on Madison Ave., ability to improve natural light deficiency and improve inefficiencies of existing build out</td>
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<tr>
<td><strong>Cons</strong></td>
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<tr>
<td></td>
<td>No off-street parking. minimal space available to meet needs of the program, no expansion space, existing natural light deficiency, site not suited well for underground parking garage</td>
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<tr>
<td>C - 260 Madison</td>
<td>3.2 M</td>
<td>6.2 M</td>
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<td>-</td>
<td>-</td>
<td>0.20 M</td>
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<tr>
<td><strong>Pros</strong></td>
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<td></td>
<td>Frees up 1 non-taxing property for new revenue production on Madison Ave., good site access, shared parking with neighboring school</td>
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<tr>
<td><strong>Cons</strong></td>
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<td></td>
<td>Site not suited well for underground parking garage</td>
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<tr>
<td>D – 123 Madison</td>
<td>-</td>
<td>6.2 -6.8 M</td>
<td>3.5 M</td>
<td>124+</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td><strong>Pros</strong></td>
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<tr>
<td></td>
<td>Frees up 2 non-taxing properties for new revenue production on Madison Ave., new building SF and footprint could be smaller due to shared services with VOP facility, existing green space could be increased with parking underneath centralization of public services and facilities, site provides most options for Green Building Technology</td>
<td></td>
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<tr>
<td><strong>Cons</strong></td>
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<td></td>
<td>Potential for public opposition to interruption of green space, sight lines, and increased traffic</td>
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</tbody>
</table>
Anticipated costs not included in Options A-D:

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- Construction Contingency – 25%
- Site Costs – Property Acquisitions, Underground Contingencies, Survey, et.al.
- Environmental Mitigation Costs – Above and below ground
- Demolition, Salvage, et.al.
- Legal Costs – Property Acquisition, Zoning variances, Building Standards, et.al.
- Sale of Surplus property(s)
- Reduction for shared costs with Park District (except Option B)
- Temporary relocation costs
- Finishes above standard offices, Furnishings and Equipment