



Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

A G E N D A

Mayor

Frank A. Trilla

REGULAR MEETING OF THE PARKS AND RECREATION COMMISSION
OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON TUESDAY, MAY
3, 2016, AT 7:00 P.M. AT THE VILLAGE HALL, 835 MIDWAY DRIVE, IN
THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

Village Clerk

Leroy R. Hansen

Village Trustees

Sue Berglund

1. CALL TO ORDER

Umberto Davi

2. ROLL CALL

Terrence Kelly

3. APPROVAL OF MINUTES:

a) April 5, 2016 Regular Meeting of the
Parks & Recreation Commission

Michael Mistele

4. DISCUSSION – Special Event Updates / Planning:

a) 2016 5K Fun Run, May 1, 2016
b) Movie Night in the Park, July 15, 2016

Village Administrator

Tim Halik

5. REPORT – Willowbrook Community Resource Center (CRC)
Conceptual Design Report

6. VISITOR'S BUSINESS – Public comment is limited to
three (3) minutes per person

Chief of Police

Mark Shelton

7. COMMUNICATIONS

8. ADJOURNMENT



Proud Member of the
Illinois Route 66 Scenic Byway

MINUTES OF THE REGULAR MEETING OF THE PARKS AND RECREATION COMMISSION
HELD ON TUESDAY, APRIL 5, 2016, AT THE VILLAGE HALL, 835 MIDWAY DRIVE,
WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Chairman Cobb called the meeting to order at the hour of 7:02 p.m.

2. ROLL CALL

Those present at roll call were Chairman Richard Cobb, Commissioners Lorraine Grimsby, Ron Kanaverskis, Laurie Landsman, Robert Pionke, Rene Schuurman, and Doug Stetina.

ABSENT: At time of Roll Call – Commissioner Carol Lazarski

Also present were Temporary Interim Superintendent of Parks and Recreation John Fenske and Administrative Intern Tiffany Kolodziej.

A QUORUM WAS DECLARED

3. APPROVAL OF MINUTES – MARCH 1, 2016

The Commission reviewed the March 1, 2016 minutes.

MOTION: A Motion was made by Commissioner Landsman and seconded by Commissioner Grimsby to approve the March 1, 2016 minutes as presented.

ROLL CALL VOTE: AYES: Chairman Cobb, Commissioners Grimsby, Kanaverskis, Landsman, Pionke, Schuurman, and Stetina. NAYS: None. ABSENT: Commissioner Lazarski.

MOTION DECLARED CARRIED

***NOTE: Commissioner Lazarski arrived at 7:05 p.m.

4. PRESENTATION – ORGANIC TURFCARE PROGRAM VENDORS

Chris Borisek, Pure Prairie Organics; and Jeff Swaro, Dig Right In; gave presentations on their companies and organic lawn care services.

After presentations were concluded, the consensus of the Commission was to use the blended approach recommended by Pure Prairie Organics.

5. DISCUSSION – SPECIAL EVENT UPDATES/PLANNING

a. Easter Egg Hunt – March 26, 2016

Interim Superintendent Fenske thanked Commissioners Pionke, Schuurman, Grimsby, and Lazarski, and Trustee Sue Berglund for their assistance in the egg hunt. Two police explorers and five students from Hinsdale South Key Club also helped with the event. Approximately 200 children and their parents were in attendance. Chick-fil-A and Jimmy Johns distributed sandwiches. Interim Superintendent Fenske advised that he sent thank you letters to Kiwanis Club, Chicken Basket, Chick-fil-A, Walgreens and Jimmy Johns.

Commissioner Pionke suggested that at future egg hunts, there should be some extra bags for the children that did not bring anything to collect the eggs.

b. 2016 5K Fun Run – May 1, 2016

Commissioner Schuurman advised that almost \$10,000 in sponsorship money has been received. CARA (Chicago Area Runners Association) has measured and certified the course. Postcards have been sent to all residents about the race and a letter will be sent to the residents that live along the race route to alert them of parking restrictions.

Commissioner Schuurman stated that 40 runners have signed up, not including the sponsor runners.

Interim Superintendent Fenske advised that there are new sponsors this year: Little Sunshine Playhouse, Meatheads, and Proforma Impressions.

c. Co-Rec Softball

Interim Superintendent Fenske stated that as of today's date, there are three less teams that have signed up.

6. DISCUSSION – ANNUAL PARK LANDSCAPE FERTILIZATION CONTRACT: CONSIDERATION OF ALTERNATIVE ENVIRONMENTALLY FRIENDLY SERVICES

See Item #4.

7. DISCUSSION – FY 2016/17 BUDGET PROCESS

Interim Superintendent Fenske related that the budget is awaiting final approval. Funds have still been placed for the Willow Pond Park project if the grant funds are released.

8. VISITORS' BUSINESS

There was no Visitors' Business.

9. COMMUNICATIONS

Interim Superintendent Fenske stated that he had received a letter from a resident in Lake Hinsdale Tower asking if the Lake Hinsdale Park can be renovated for garden plots.

Interim Superintendent Fenske advised that he met with an Eagle Scout reference a project at Ridgemoor Park.

10. ADJOURNMENT

MOTION: Made by Commissioner Stetina, seconded by Commissioner Landsman to adjourn the meeting at the hour of 8:45 p.m.

ROLL CALL VOTE: AYES: Chairman Cobb, Commissioners Grimsby, Kanaverskis, Landsman, Lazaraki, Pionke, Schuurman, and Stetina. NAYS: None. ABSENT: None.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED,

May 4, 2016

Chairman

Minutes transcribed by Executive Secretary Cindy Stuchl.

PARKS & RECREATION COMMISSION MEETING

AGENDA ITEM SUMMARY SHEET

AGENDA ITEM DESCRIPTION	COMMISSION REVIEW
<p>REPORT – Willowbrook Community Resource Center (CRC) Conceptual Design Report</p>	<p><input checked="" type="checkbox"/> Report <input type="checkbox"/> Discussion <input type="checkbox"/> Seeking Feedback Meeting Date: May 3, 2016</p>

BACKGROUND

Attached please find a copy of the Final Conceptual Design Report for the Willowbrook Community Resource Center (CRC) building located at 825 Midway Drive. The Final Report was received from Williams Architects on April 7, 2016. It contains an Executive Summary of the planning study completed in conjunction with this phase of design, a building existing conditions assessment, the proposed conceptual layout at this time, and an estimated construction cost and project budget.

The estimated cost of construction for this project, based on input received through the conceptual design phase, is between \$1,717,353 and \$2,110,975. When including all project costs, the total project budget is estimated at \$2,314,132 to \$2,844,538.

REQUEST FOR FEEDBACK

This project is not planned to be completed within Fiscal Year 2016/17. However, \$25,000 has been included in the FY2016/17 budget to complete the next planning phase for this project, which would be the Schematic Design Phase. During this phase, the Commission will be involved in a more detailed review of the project in order to refine probable costs. The goal would be to complete the design phase, develop all necessary construction documents, and be prepared to go out to public bid on a schedule that coincides with the completion of the police renovation project. Construction could occur in FY 2017/18 pending funding considerations. At this time, a funding source has not been identified for completion of this project.

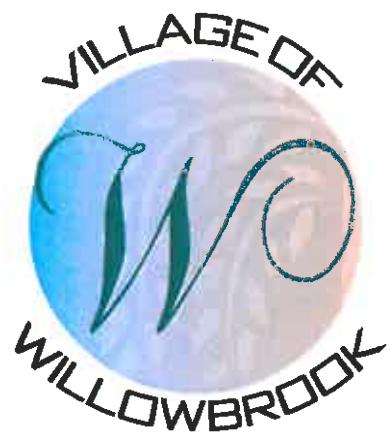
STAFF RECOMMENDATION

This report represents the completion of the Conceptual Design Phase for the project and is provided for your reference. A schedule will be developed with Williams Architects to begin the Schematic Design Phase.

CONCEPTUAL DESIGN

WILLOWBROOK COMMUNITY BUILDING

PROJECT NO. 2015-041



18 DECEMBER 2015

VILLAGE OF WILLOWBROOK
825 MIDWAY DRIVE
WILLOWBROOK, IL 60527



RECEIVED

APR - 7 2016

VILLAGE OF
WILLOWBROOK

500 Park Boulevard, Suite 800
Itasca, IL 60143
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www.williams-architects.com

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**VILLAGE OF WILLOWBOOK
COMMUNITY FACILITY
825 MIDWAY, WILLOWBROOK, IL
PLANNING STUDY
DRAFT**

7 April 2016
WA Project No. 2015-041

EXECUTIVE SUMMARY

Goal:

Prepare a Planning Study for the Village of Willowbrook, IL which examines the facility needs of the Village recreation uses and the Village Board and to repurpose the existing Village owned building at 825 Midway. Study to optimize the existing building's reuse, minimize the remodeling costs, provide decades of future use and harmonize the building with the rest of the municipal campus. Study to include project budgeting to allow the Village to determine the appropriate level of improvements and the funding that will be required.

Process:

- A review of the condition of the existing facility was provided by the architect and mechanical, electrical and plumbing engineers.
- Meetings with village staff and the representatives of the recreational uses to review current and likely future facility needs.
- The space needs and facility uses were developed for the most needed recreational functions and space needs for the Village Board. The program discussed on multiple occasions between WA, staff and the Village recreation personal. These priorities were then incorporated into the facility layout and refined until the space utilization best matched the Village's needs and priorities.
- Multiple renovation concepts were generated and reviewed with the Village. Better concepts were further refined and reviewed. Ultimately, the best options was selected and project budgeting was completed to provide the Village with an initial indication of the required funding to design, build and equip the facility.

Findings:

- The existing building appears to be structurally sound and already has some of the features that will be needed for its intended future use. The HVAC systems are mixture of older and newer units with some being recommended to be replaced and a few that could be reused, but still may not meet the new intended uses. The roof needs total replacement, the exterior windows can be retained, but would not meet today's energy codes. To match the municipal

campus the brick should be stained, the metal wall panels replaced and the main entry enhanced with an overhang and masonry pillar to match village hall.

- The interior of the building would need to be mostly demolished and rebuilt to provide the layout, features and systems to meet the long term needs.
- The existing building can be efficiently renovated to provide the required spaces needed by the Board and the Village selected recreational uses.
- Parking lot has already been connected to the other municipal facility paved areas, but will need some additional repairs and site lighting as recommended by the Village's civil engineer.
- The expected total project budget is currently estimated to be in the range of \$2,314,132 to \$2,844,538 if the project scope is maintained and the project is bid in 2017.
- The completed facility will maintain the existing 7,100 Square Feet of gross building area.
- The construction is expected to be completed in one phase once the construction of the police facility is completed and this building can be vacated.
- Based upon Village funding and approval the design can be completed and construction could be underway before the end of 2017 with completion potentially to occur in the second half of 2018.

Recommendations:

1. The Village of Willowbrook accepts the findings of this planning study:
 - a. The existing building needs numerous repairs and improvements.
 - b. The Village Board room and some recreational uses can be provided within this facility once it has been remodeled.
 - c. The project budget of \$2,314,132 to \$2,844,538 needs to be reviewed and funding sources examined to determine the final scope and budget for this project.
2. Village Board to review the results of this study, available funding, community needs, and Village goals and determine the best course of action to utilize this important Village asset.

G:\2015\2015-041 Village of Willowbrook 825 Midway Drive Building Conceptual Design\A. Master Plan_Feasibility Study\A.02.h Project Memorandum\Executive Summary.doc

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PROJECT DIRECTORY

PROJECT: Village of Willowbrook
Willowbrook Community Building

PROJECT NO: 2015-041

DATE: 18 December 2015

OWNER

Village of Willowbrook

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Timothy J. Halik
Village Administrator

Phone: (630) 920-2261
Fax: (630) 323-0787
Email: thalik@willowbrook.il.us

Elected Officials

Frank A. Trilla, Mayor
Leroy Hansen, Village Clerk

Board of Trustees

Gayle Neal, Trustee
Sue Berglund, Trustee
Umberto Davi, Trustee
Terrence Kelly, Trustee
Michael Mistele, Trustee
Paul Oggerino, Trustee

Project Location

825 Midway Drive
Willowbrook, IL 60527

OWNER'S CONSULTANTS

Civil Engineers & Wetlands Consultant

Burke Engineering
9575 West Higgins Road
Suite 600
Rosemont, IL 60018

Phone: (847) 823-0500

Dan Lynch

Email: dlynch@cbbel.com

Furniture & Signage Design

TBD

Phone & Computer Systems

TBD

Audio/Visual Systems/Communication Wiring

TBD

Landscape Design

TBD

Geotechnical Services

TBD

Site Survey

TBD

Environmental Consulting & Testing

TBD

PROJECT TEAM

Architects

Williams Architects
500 Park Boulevard Suite 800
Itasca, IL 60143

Phone: (630) 221-1212
Fax: (630) 221-1220

Mark Bushhouse, President
Project Executive

DD: (630) 344-1021
Email: MSBushhouse@williams-architects.com

Scott Lange, AIA, LEED AP
Vice President, Principal
Project Manager

DD: (630) 344-1039
Email: SELange@williams-architects.com

ARCHITECT'S CONSULTANTS

Structural Engineer

TBD

Mechanical / Electrical / Plumbing Engineer

TBD

Door Hardware

TBD

Interior Design

TBD

CONSTRUCTOR

TBD

CITY SERVICES

Building Zoning Division

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Phone: (630) 920-2240
Fax: (630) 323-0787

Roy Giuntoli
Building Inspector

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Joanne Prible
Building & Zoning Secretary

Email: jprible@willowbrook.il.us

Public Works Division

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Tim Halik
Village Administrator

Phone: (630) 920-2238
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Water Division

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Virginia Stoltz
Public Services and Water Secretary

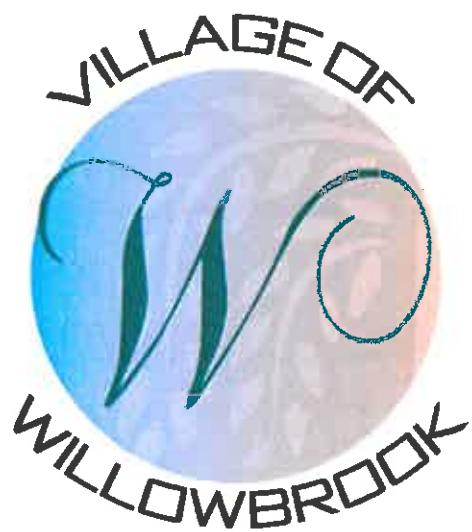
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ASSESSMENT OF EXISTING CONDITIONS

WILLOWBROOK COMMUNITY BUILDING

Village of Willowbrook
825 Midway Drive
Willowbrook, Illinois 60527



1 September 2015

WA Project No. 2015-041

**ASSESSMENT OF EXISTING CONDITIONS
WILLOWBROOK COMMUNITY BUILDING
WILLIAMS ARCHITECTS' PROJECT NO. 2015-041**

INTRODUCTION

The Village of Willowbrook has authorized Williams Architects to prepare a planning study to assess the conditions, space needs and feasibility options to renovate the Village – owned building at 825 Midway Drive for the new Village Hall Board Room and Community Rooms. Civil and structural analyses were not included in this study.



Figure 1 – 825 Midway Drive, view from southeast.

CONSTRUCTION HISTORY

The single-story facility is 7,654 SF. All SF is approximate.

The original building is believed to have been constructed in 1979. It sits at the northeast corner of the site with parking located to the south and the west.

A floor plan has been provided showing the original building with an office build-out in the north half of the building and an open rental space in the south half of the building, indicated as two potential rental spaces.

Another floor plan, dated 2 February 1981 has been provided showing the build-out of the southwest rental unit.

Two additional floor plans, dated 5 November 1999 have been provided showing the build-out of the southeast rental unit being connected with the offices in the north half of the building.

The building is currently owned the Village of Willowbrook. It is occupied by the Village of Willowbrook Park District in the southwest portion. A tenant occupies the north half of the building and the southeast portion.

CONSTRUCTION TYPE

The provided plans indicate the exterior walls are 9" thick, load-bearing masonry. The presence of a cavity system and insulation is undetermined at this time. The plan indicates that the east-west demising wall dividing the building in half is 12" CMU. The plan also appears to indicate that this demising wall is a loadbearing wall. Exterior masonry veneer consists of face brick at the corners, stone in the center portion of the walls between the windows, and ground-face block below the windows. Standing seam aluminum siding is used above the windows on all four elevations between the corner piers. Vents and recessed lights were observed in the exterior soffit.

The provided plan indicates that the roof structure consists of steel joists spanning in the north-south direction with metal deck. Additional framing is used to support the steel joists above the windows. The roof structure was not visible for observation.

The roofing system is a ballasted asphalt system. Roof insulation was not accessible for observation. Copings are aluminum.

The existing floor is a slab on grade. The finish floor is at grade level.

Exterior windows are aluminum storefront with fixed, 1" insulated glass. Sills are covered with aluminum flashing. There are four aluminum entrance doors into the building. The glass in the doors and the lites adjacent to the doors is uninsulated, $\frac{1}{4}$ " thick, single-pane glazing.

EXTERIOR CONDITION

The foundation appears to be in good condition. No significant cracking or eroding was noticeable.

The exterior face brick, stone and ground-face block appear to be in good condition. No significant cracking, separation, or efflorescence was observed. Open weep vents were visible in the bottom course of masonry.

The ballasted asphalt roofing is in poor condition. There are numerous areas of bubbling where "pebbling" of the surface of the roofing was observed. Complete replacement of the roofing is recommended. The Village representative on site also mentioned that leaking has occurred at the roof drains. It should be noted that replacement of the roofing will require the roof insulation to comply with current Energy Code requirements. As a result, it is likely that the thickness of roof insulation will need to be increased. Areas of low parapets will likely need to be raised to

accommodate the additional roof insulation. It is recommended that the Village have roof cores taken to determine the thickness and material of the existing roof insulation.

The exterior soffit on the north wall above the west windows is sagging, and should be repaired or replaced.

The concrete walk leading to the entry door on the north wall has settled, creating a difference in height between the walk and the door sill. This creates a non-accessible condition at this entrance.

The aluminum windows and entrance doors appear to be in good condition. Sill flashing appears to be in good condition.



Figure 2 – Ballasted asphalt roof in poor condition.



Figure 3 – Example of roofing in poor condition.



Figure 4 – Concrete walk at entrance door on north wall has settled.



Figure 5 – Exterior soffit sagging on north wall.

ACCESSIBILITY

Due to the fact that this property is considered a Public Facility, the State of Illinois Accessibility Code would require varying levels of accessibility correction based on the estimated monies proposed to be spent in any renovation / addition. As an example the entrance and means of egress intended for use by the general public and all spaces being altered would require being accessible.

Accessibility deficiencies include the following:

- Many entrance doors do not have panic hardware.
- Many interior doors have knob hardware.
- Three of the four toilet rooms are not accessible. The plans provided indicate that the fourth toilet room is accessible. Detailed field measurements would need to be taken to verify that it complies with current accessibility requirements.
- The two doors in series at the south entrance do not have the required space between them.
- The settled concrete walk leading to the north entrance door creates a height difference which does not comply with accessibility requirements.

Any future renovations or expansions would need to adhere to current State and Federal accessibility requirements.



Figure 6 & 7 – Toilet room not accessible.



Figure 8 – Toilet room not accessible.



Figure 9 – KnoF hardware on selected doors is not accessible.

BUILDING INTERIOR

Exposed brick and CMU is present throughout the building at the perimeter walls.

The building primarily has non-load-bearing stud walls with gypsum board. The demising wall between the north and south half of the building is CMU with furring and gypsum board in some locations. Many of the stud partitions run only to the underside of the ceiling grid. Select stud partitions have a wood chair rail and wallcovering. The toilet rooms in the south portion of the building have ceramic tile on the lower portion of the walls with wallcovering above.

Interior doors are a mixture of solid-core and hollow-core wood doors. Hardware is a mixture of knob and lever handles. Doors and hardware generally appear to be in good condition.

Ceiling finishes are primarily 2x4 acoustical ceiling tile and grid. Staining and sagging was evident on a number of ceiling tiles, presumably from the roof leak issues described by the Village. The entry area inside the north entry door on the west elevation (tenant main entrance) is a gypsum board ceiling.

There are numerous locations with interior borrowed lites. The borrowed lites have wood frames and ¼" glazing.

Finish floor material varies:

Tenant offices:

Most flooring is carpet which is worn and should be replaced. Wall base is vinyl. Toilet rooms are mosaic ceramic tile with vinyl wall base in good condition. The main entry, file area, kitchen and lunch room areas are 12"

x 12" porcelain tile and wall base in good condition. Some staining was observed on the grout.

Willowbrook Park District:

Most flooring is carpet which appears newer and in good condition. The entry area and toilet rooms are 12" x 12" porcelain tile in good condition.

The building has a small amount of millwork. The toilet rooms in the north portion of the building have residential vanities with plastic laminate countertops and a drop-in sink. The non-accessible toilet room in the south portion of the building has a residential vanity cabinet and countertop with an integral sink. The accessible toilet room has a wall-mounted china lavatory. The kitchen has residential type base and upper cabinets. All millwork is in good condition but is out-of-date in appearance.



Figure 10 – Typical 2x4 ceiling tile and grid. Staining is apparent in several locations.



Figure 11 – Typical finishes of carpet, drywall and suspended ceiling tile in the tenant's offices.



Figure 12 –Typical finishes of carpet, drywall and suspended ceiling tile in WillowBrook Park District facility.



Figure 13 – exposed face Frick on perimeter wall.



Figure 14 – Finishes of porcelain tile, ceramic wall tile and wallcovering, typical in two toilet rooms in south portion of Building.

MECHANICAL / ELECTRICAL / PLUMBING / FIRE PROTECTION SYSTEMS

Refer to attached reports created from W-T Mechanical / Electrical, LLC dated 1 September 2015.

W-T MECHANICAL / ELECTRICAL ENGINEERING, LLC

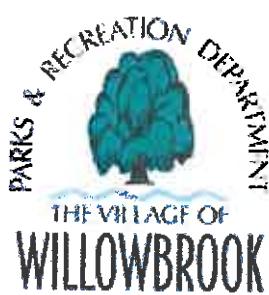
2675 Pratum Avenue Hoffman Estates, IL 60192

(224) 293-6333

FAX (224) 293-6444

September 1, 2015

Willowbrook Community Building Willowbrook, Illinois



HVAC, Plumbing and Electrical Existing Conditions Assessment

**Williams Architects
500 Park Blvd. #800
Itasca, Illinois 60143**

**WILLOWBROOK COMMUNITY BUILDING
HVAC, PLUMBING AND ELECTRICAL
EXISTING CONDITIONS ASSESSMENT
SEPTEMBER 1, 2015**

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B. CONDITION OF SYSTEMS

C. CODE VIOLATIONS

D. RECOMMENDATIONS

E. PICTURES

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B. CONDITION OF SYSTEMS

C. CODE VIOLATIONS

D. RECOMMENDATIONS

E. PICTURES

4. SPRINKLER

A. DESCRIPTION OF SYSTEM

**WILLOWBROOK COMMUNITY BUILDING
HVAC, PLUMBING AND ELECTRICAL
EXISTING CONDITIONS ASSESSMENT
SEPTEMBER 1, 2015**

1. HVAC

A. Description of System

1. There are three (3) gas fired HVAC rooftop units.
2. One (1) unit serves the North half of the building and is 7 ½ tons.
3. One (1) unit serves the Southeast quadrant and appears to be 4 tons.
(The label could not be read)
4. One (1) unit serves the Southwest quadrant and appears to be 4 tons.
(The label could not be read)
5. There are three (3) gas meters. One (1) meter serves the North half of the building, one (1) meter serves the Southeast quadrant and one (1) meter serves the Southwest quadrant.
6. The toilet rooms have exhaust fans.

B. Conditions of Systems

1. The rooftop unit that serves the North Half of the building is approximately ten (10) years old and in good condition.
2. The rooftop units that serve the Southeast quadrant and Southwest quadrant are over fifteen (15) years old and are in fair condition.

C. Code Violations

1. No Code violations were observed.

D. Recommendations

1. If the building is extensively renovated the HVAC system would most likely have to be upgraded as required for the new use, current codes, etc.

**WILLOWBROOK COMMUNITY BUILDING
HVAC, PLUMBING AND ELECTRICAL
EXISTING CONDITIONS ASSESSMENT
SEPTEMBER 1, 2015**



RTU- Serves North Half of Building



Two (2) RTU Units Serves quadrant and Southwest quadrant



Gas Meter

2. PLUMBING

A. Description of System

1. The domestic water service is located in the closet off of the library. The service is 1 1/2". There is no backflow reventer.
2. The sanitary sewer appears to exit the building on the east side. There is an exterior manhole located outside east of the lunch room.
3. The roof has two (2) roof drains. The downspouts from these roof drains tie together and splash on grade on the north side of the building.
4. Men's toilet room 106 consist of one (1) floor set tank type toilet, one (1) wall hung flush valve urinal, one (1) countertop lavatory, and one (1) floor drain. There is an electric water heater located in the cabinet and a mop basin located in a closet off of the men's toilet room.
5. Women's toilet room #105 consist of one (1) tank type toilet, one (1) countertop lavatory and one (1) floor drain.
6. There is a double basin sink located in the prep room.
7. There is a men's and women's toilet room west of the prep room. both consisting of one (1) floor set tank type toilet, one (1) lavatory and one (1) floor drain.
8. The cold water distribution is looped under the slab.
9. There is one (1) exterior sillcock located along the east wall.

B. Conditions of Systems

1. The plumbing fixtures appear to be in good condition.
2. The roof drainage and downspout piping system is in good condition.
3. The waste and vent system appears to be operating properly. (Piping could not be visualized).
4. The water piping appears to be in good condition.

C. Code Violations

1. Current codes require a backflow preventer on the water service.
2. The existing toilet rooms and fixtures are not handicap accessible.

D. Recommendations

1. Address code violations.
2. If the building is extensively renovated the plumbing fixture requirements will have to be reviewed and most likely more plumbing fixtures will be required.

**WILLOWBROOK COMMUNITY BUILDING
HVAC, PLUMBING AND ELECTRICAL
EXISTING CONDITIONS ASSESSMENT
SEPTEMBER 1, 2015**



Water Service



Prep Room



Women's Toilet Room 105



Men's Toilet Room 106



Mop Basin



Electric Water Heater

**WILLOWBROOK COMMUNITY BUILDING
HVAC, PLUMBING AND ELECTRICAL
EXISTING CONDITIONS ASSESSMENT
SEPTEMBER 1, 2015**

3. ELECTRICAL

A. Description of System

1. The electrical service, transformer, meters, etc. are located on the east side of the building.
2. There is one (1) electrical service that serves the north half of the building. This service is 400 AMP, 120/208V, 3Ø, 4W.
3. There is one (1) electrical service that serves the southeast quadrant. This service is 200 AMP, 120/208V, 3Ø, 4W.
4. There is one (1) electrical service that serves the southwest quadrant. This service is 200 AMP, 120/208V, 3Ø, 4W.
5. The entire building is equipped with a zoned alarm system.
6. Most of the interior lighting is 2' x 4' fluorescent. There is also some track lights.
7. There is an exit lighting system.
8. There is an emergency lighting system.
9. There are receptacles spread thru out and there are power connections to plumbing and HVAC equipment.

B. Conditions of System

1. The electrical service and distribution is in good condition.
2. The fire alarm system is in good condition, however it is an old zoned type system. Today's systems are addressable.
3. The lighting and emergency lighting is in good condition.
4. The exit lights do not appear to have battery backup which is required by today's code.
5. The receptacles and power connections are in good condition.

C. Code Violations.

1. Current codes required battery backup in exit lights.
2. More exit lights are required.
3. More emergency lights are required.
4. The fire alarm system does not conform with current codes.
5. The lighting and lighting controls do not conform with current code.

D. Recommendations

1. If the building is extensively renovated the code violations indicated above would have to be addressed. The fire alarm system may have to be replaced in its entirety to conform with current codes and the lighting and lighting controls will have to be upgraded to conform with current codes.

**WILLOWBROOK COMMUNITY BUILDING
HVAC, PLUMBING AND ELECTRICAL
EXISTING CONDITIONS ASSESSMENT
SEPTEMBER 1, 2015**



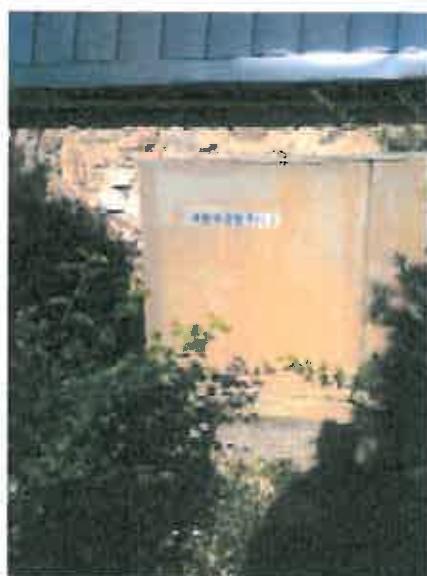
Fire Alarm Code Panel



North Half Electrical Panel



Electrical Service



Electrical Transformer



Southeast Quadrant Electrical Panel

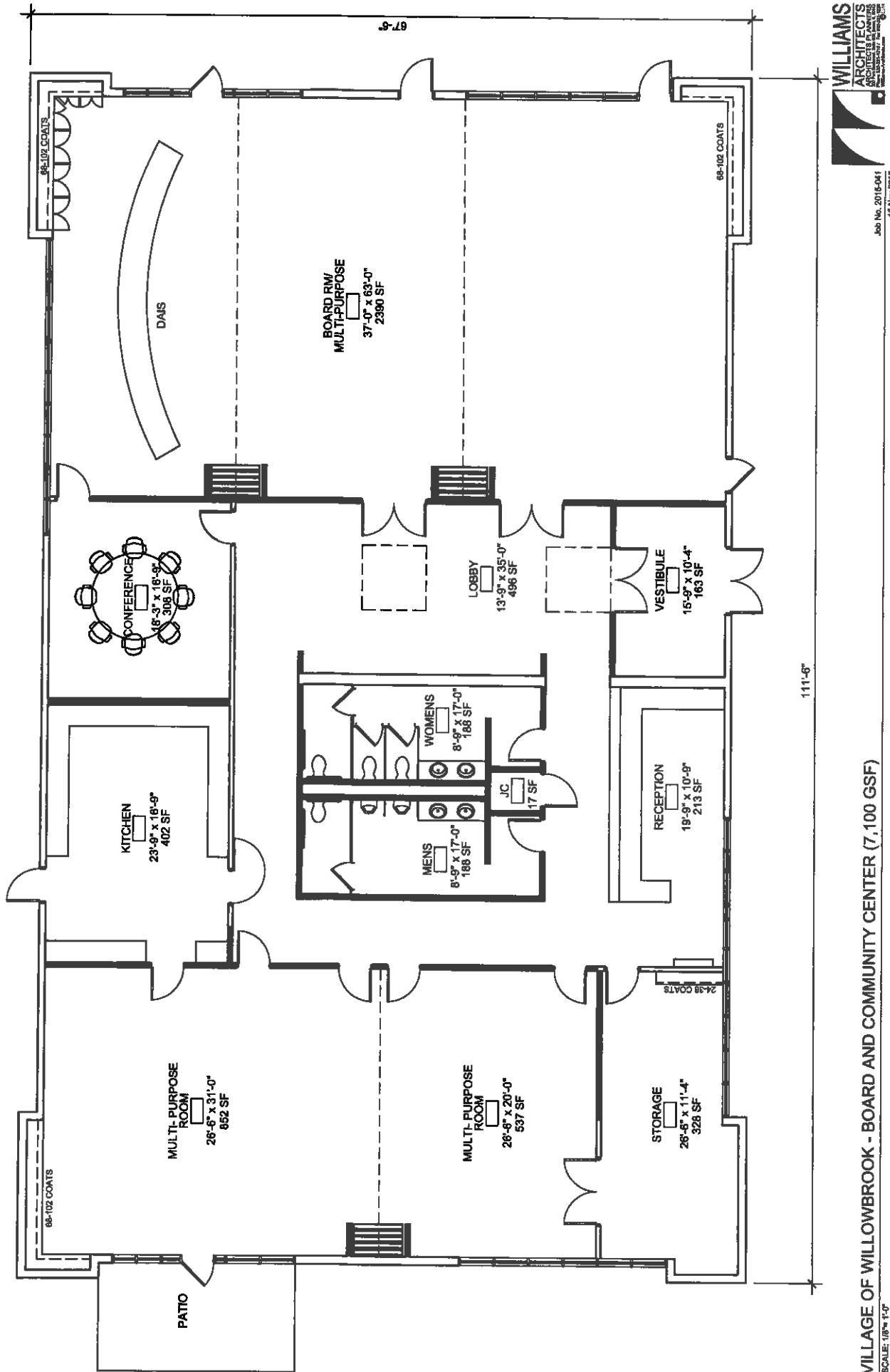
**WILLOWBROOK COMMUNITY BUILDING
HVAC, PLUMBING AND ELECTRICAL
EXISTING CONDITIONS ASSESSMENT
SEPTEMBER 1, 2015**

4. SPRINKLER

A. Description of System

1. There is no sprinkler system at this time.
2. If the building is extensively renovated a new fire protection sprinkler system may be required which would include a new 6" water service.

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PHASE 3 - 825 MIDWAY - COMMUNITY BUILDING

Based on Plan Concept Dated 10/22/2015

DESCRIPTION	SQUARE FEET	PLANNING STUDY BUDGET			21-Jan-16	
		LOW	HIGH	LOW COST	HIGH COST	
BUILDING AREAS						
Selective Interior Demolition	7,100	\$5	\$6	\$35,500	\$42,600	
New Public Toilets	440	\$150	\$180	\$66,000	\$79,200	
New Kitchen	230	\$150	\$180	\$34,500	\$41,400	
Board / Multi-Use Room	2,400	\$70	\$90	\$168,000	\$216,000	
General Build-Out Areas	4,030	\$60	\$80	\$241,800	\$322,400	
Low Voltage Wiring & Access Control	7,100	\$8	\$10	\$56,800	\$71,000	
New HVAC	7,100	\$18	\$22	\$127,800	\$156,200	
Building Totals	7,100	\$103	\$131	\$730,400	\$928,800	
OTHER STRUCTURES / FEATURES / MAINTENANCE						
Generator - None	7,100			\$	\$	
Replace Exterior Metal Panels	2,032	\$40	\$50	\$81,280	\$101,600	
New Roof Insulation and Roofing	7,600	\$16	\$17	\$121,600	\$129,200	
New Coping & Flashing	400	\$31	\$35	\$12,400	\$14,000	
Replace Entrance Soffits	800	\$25	\$30	\$20,000	\$24,000	
Replace Existing Windows - Not Included	0	\$1,200	\$1,800	\$	\$	
Replace Existing Alum Entry Doors	5	\$4,000	\$4,500	\$20,000	\$22,500	
Replace Exterior Steel Doors & Frames	4	\$2,500	\$3,000	\$10,000	\$12,000	
Masonry Repairs Allowance	\$ 3,000	20%	20%	\$ 2,400	\$ 3,600	
Stain Exterior Brick	\$ 10,000	10%	10%	\$ 9,000	\$ 11,000	
Replace Fire Alarm System	\$ 20,000	10%	10%	\$ 18,000	\$ 22,000	
Manual, Movable Partitions (3 locations)	1,700	\$70	\$90	\$119,000	\$153,000	
New Custom Diaz	\$ 25,000	10%	10%	\$ 22,500	\$ 27,500	
A/V Systems (Board & Multi-Purpose Rms)	\$ 100,000	10%	10%	\$ 90,000	\$ 110,000	
Other Structures & Features Total		\$74	\$89	\$526,180	\$630,400	
SITE COSTS						
Environmental Clean-Up (by Owner)		Allowance	Under	Over		
CBBEL Site Estimate:		N.I.C.			\$	\$
Site Earthwork, Erosion Control		10%	20%	\$		
Asphalt Pavement		5%	10%	\$		
Concrete Sidewalks & Curbs		5%	10%	\$		
Storm Sewer		5%	10%	\$		
Sanitary Sewer		5%	10%	\$		
Water Service		5%	10%	\$		
Site Lighting	\$ 52,500	5%	5%	\$ 49,875	\$ 55,125	
Undergrnd Conduit, PVC, 3" Dia. - Direct. Bored	\$ 8,100	5%	5%	\$ 7,695	\$ 8,505	
Landscaping	\$ 25,000	5%	5%	\$ 23,750	\$ 26,250	
Site Furniture	\$ 1,000	5%	5%	\$ 950	\$ 1,050	
Signage	\$ 5,000	10%	10%	\$ 4,500	\$ 5,500	
Site Totals		\$33	\$39	\$236,770	\$276,430	
Total Trade Contractors' Costs				\$ 1,493,350	\$ 1,835,630	
General Contractor's G.C., Insur. & Fee	15.0%			\$ 224,003	\$ 275,345	
TOTAL CONSTRUCTION COST				\$ 1,717,353	\$ 2,110,975	
		Cost PSF		\$ 241.88	\$ 297.32	
OTHER COSTS						
Surveys & Testing	1.5%			\$ 25,760	\$ 31,665	
Furniture, Fixtures & Equipment	5.0%			\$ 85,868	\$ 105,549	
Consultants	10.0%			\$ 171,735	\$ 211,097	
Other Owner Costs	2.0%			\$ 34,347	\$ 42,219	
Escalation to Summer of 2017	4.0%			\$ 68,694	\$ 84,439	
Project Contingency	10.0%			\$ 210,376	\$ 258,594	
Other Costs Sub-Total	\$ 84	\$ 103		\$ 596,780	\$ 733,564	
TOTAL PROJECT BUDGET				\$ 2,314,132	\$ 2,844,538	
		Total Cost PSF		\$ 325.93	\$ 400.64	
ALTERNATE FOR NEW OVERHANG, COLUMNS, PIER & SIGN				\$ 95,000.00	\$ 125,000.00	

Not Including: Phone System, Computers, LEED, Commissioning
Site Work Costs to be Provided by Civil Engineer