Agenda
Village of Glen Ellyn
Village Board Workshop
Monday, September 18, 2023
7:00 PM
Glen Ellyn Civic Center, Room 301

Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda in the meeting room or online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1) Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

E. Presentation

1) Fire Services Fee Presentation and Discussion (Interim Finance Director Brankin) (*7-8 pm*)

2) 2023 Mid-Year Financial Report (Interim Finance Director Brankin) (*8-8:15 pm*)

3) Draft CY2024 Capital Budget (Village Engineer Daubert) (*8:15-9:15 pm*)

F. Reminders

1) Village Board Meeting Monday, September 25, 2023 at 7 pm

2) Special Village Board Meeting Thursday, October 5, 2023 at 7 pm

G. Adjourn

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/18/2023 7:00 PM
Department: Finance
Department Head: Patrick Brankin
Category: Presentation
Prepared By: Patrick Brankin

AGENDA ITEM (ID # 2023-906)

DOC ID: 2023-906

Fire Services Fee Presentation and Discussion (Interim Finance Director Brankin) (*7-8 pm*)

Statement of the Issue:
Over the last year, the Village and GEVFC have completed some long-term planning including a Strategic Plan, a Facilities Plan, as well as made operational improvements to both fire and EMS services at the direction of the Village Board. Given these significant operational changes and to meet the future needs of the community, the Village Finance Commission met several times over the past few months to review the capacity of the fire services fund to further support these critical emergency services and expected capital needs. As these fees have not been increased since they were established, this is the right time to evaluate how best to sustain our current service levels and meet the demands of the community. As a result of these discussions, the Finance Commission has made a recommendation to the Village Board that each of the Fire Services, Capital, and EMS fees be increased as detailed in the attached presentation.

Analysis:
In 2013, the Village Board approved a monthly fee for Glen Ellyn residents and businesses in order to fund the Glen Ellyn Volunteer Fire Company (GEVFC) and maintain a path of financial sustainability. In the past, the GEVFC had a donation program which for many years had met their funding needs. However, the donation program had dwindled and was no longer deemed a fair and equitable approach to funding an essential service like fire and emergency response when only 20% of the properties were participating. Given the operational, capital and facility needs of the Company and how the long-standing donation program was not keeping up with those needs, the Village Board instituted this new fee that went into effect May 1, 2014. The Fire Services Fund was created when this new fee went into effect, which allowed the GEVFC to sustain its volunteer model.

In 2017, the Village Board instituted a Capital Fire Service Fee to be dedicated solely to meeting the needs of the Fire fleet of vehicles as well as to meet ongoing building maintenance and improvements to the two aging fire stations. This Capital Fire Service Fee went into effect on the October 1, 2017 Village Services Bill. The goal was to begin to raise funds to make substantial improvements to the two fire stations to minimize the amount of debt necessary to make these improvements. A few years later, the Village hired a consultant to complete a mechanical assessment of our two fire stations and most recently embarked on a full facility need assessment for these facilities. This study was presented to the Village Board earlier this year.

In 2021, the Village Board re-allocated 40% of the Capital Fire Service Fee to an EMS Service Fee. The goal of this reallocation was to provide funding for improvements to the Village's EMS structure, including hiring three supervisors (24/7) and a rapid response vehicle. At that time, the Village acknowledged that this was a partial solution as we had initiated a facility study and wanted to understand the plan before evaluating the current fee structure. It was recognized at the time that additional funding would be required in the near term to maintain pace with operational costs and capital replacement needs.

Over the last year, the Village and GEVFC have completed some long-term planning including a Strategic Plan, a Facilities Plan, as well as made operational improvements to both fire and EMS services at the direction of the Village Board. Below is a brief summary of these accomplishments:

1. **Emergency Management Services**: Village approved a new EMS Supervisor position and paramedic retention issues with an amendment to the Metro Paramedics contract. In short, the Village Board approved increasing the staffing level 24/7 from 4 FF/Paramedics to 5 FF/Paramedics (1 EMS Supervisor).
2. **Fire Operations:** The Village and GEVFC finalized a new agreement that authorized the hiring of a full-time Fire Chief as well as supporting additional training and equipping additional volunteers. These costs were incorporated into the CY23 Budget and will be ongoing costs in future budgets.
3. **Capital (Fleet and Facilities):** In addition to having to support the fleet and equipment needs of the Fire Company, the capital fund was established to prepare for upgrading and modernizing two Fire Stations. In 2022, the Village and GEFVC hired an architectural/building firm to coordinate a Facility Study that was shared with the Village Board earlier this year. The study recommends a $10M investment in the Fire Stations over the next 5-7 years as well as preparing to replace Fire Station 61 over the next 15-20 years.

In order to pay for these services, increasing the fire, ems, and capital funds is necessary. The Finance Commission has unanimously agreed to double the fee based on various alternatives shared by staff over the last four months. Given the increase in service levels, the need for significant capital investment, and based on comparable community data, the Finance Commission believes these increases are necessary. In addition, the Finance Commission shared that the fees have not kept pace with inflation over the years and recommends a CPI increase every two years consistent with the parking fee structure approved by the Village Board in the past.

Budget Impact:
Increased fees would generate additional revenue necessary to ensure the long-term health of the fire services fund.

Contribution to Strategic Plan
Strategic Priority: Financial Sustainability**. Initiative:** Maintain financial stability and create a financial decision-making framework. Develop fee review schedule including reviewing EMS and Fire/W&S/Building Fees.

Strategic Priority: Financial Sustainability**. Initiative:** Maintain capital funding viability. Continue to prioritize capital projects through annual Capital Improvement Planning.

Action Requested:

Attachments:
1. Fire Services Fee Presentation 2023-09-18
2. Fire Station 61 & 62 Study

Fire Service Fees

BACKGROUND INFORMATION

- **In 2013, the Village Board approved a Fire Service fee to be added to resident's water bills as the Volunteer Fire Co donation model had become unsustainable.**

Property Type	Monthly Fire Fee	Total Annual Fee
Residential	$ 7.50	$ 90.00
Multi-family residential (per unit)	$ 3.00	$ 36.00
Commercial <20,000 sq. ft.	$ 8.00	$ 96.00
Commercial 20,000-40,000sq. Ft.	$ 20.00	$ 240.00
Commercial >40,000 sq. ft.	$ 40.00	$ 480.00

BACKGROUND INFORMATION

- In 2017, the Village Board approved an additional "Capital Fee" line item to establish and capital replacement program.
  - This was expected to meet current and future vehicle and equipment needs and some expected facility needs.

Property Type	Monthly Fire Fee	Monthly Capital Fee	Total Monthly Fee	Total Annual Fee
Residential	$ 7.50	$ 7.50	$ 15.00	$ 180.00
Multi-family residential (per unit)	$ 3.00	$ 3.00	$ 6.00	$ 72.00
Commercial <20,000 sq. ft.	$ 8.00	$ 8.00	$ 16.00	$ 192.00
Commercial 20,000-40,000sq. Ft.	$ 20.00	$ 20.00	$ 40.00	$ 480.00
Commercial >40,000 sq. ft.	$ 40.00	$ 40.00	$ 80.00	$ 960.00

BACKGROUND INFORMATION

- In August 2021, the Village Board approved an amendment to the EMS contract to provide enhanced EMS services and staffing (24/7 EMS Supervisor and address retention issues) to the community.
  - The existing Capital Fee was split between Capital (60%) and EMS (40%), but the total fee was not increased
  - During the same time period, the Volunteer Fire Co began a Facilities Study as requested by the Village Board

Property Type	Monthly Fire Fee	Monthly Capital Fee	Monthly EMS Fee	Total Monthly Fee	Total Annual Fee
Residential	$ 7.50	$ 4.50	$ 3.00	$ 15.00	$ 180.00
Multi-family residential (per unit)	$ 3.00	$ 1.80	$ 1.20	$ 6.00	$ 72.00
Commercial <20,000 sq. ft.	$ 8.00	$ 4.80	$ 3.20	$ 16.00	$ 192.00
Commercial 20,000-40,000sq. Ft.	$ 20.00	$ 12.00	$ 8.00	$ 40.00	$ 480.00
Commercial >40,000 sq. ft.	$ 40.00	$ 24.00	$ 16.00	$ 80.00	$ 960.00

FINANCE COMMISSION INVOLVEMENT

- **Increase in service levels and lack of increase to the fees since inception, has created a need to assess the funds to sustain service levels for the future.**

- **Incorporating the results of the Facilities Study added significant capital expenditures to the Fire Services Fund projections**

- **These issues were examined and discussed by the Finance Commission over the last four months, including:**
  - **June 9, 2023**
  - **July 14, 2023**
  - **August 11, 2023**
  - **September 1, 2023**

Village of Glen Ellyn
Fire Services Fund

ORG	OBJECT	ACCOUNT DESCRIPTION	2023 BUDGET	2023 PROJECTION	2024 PROJECTION	2025 PROJECTION	2026 PROJECTION	2027 PROJECTION	2028 PROJECTION
2400	**FIRE SERVICES REVENUES**								
2400	410118	Special Service Area 18 North Fire	118,300	110,800	197,300	203,219	209,316	215,595	222,063
2400	410119	Special Service Area 19 South Fire	82,900	78,200	138,400	142,552	146,829	151,233	155,770
2400	410900	Fire Services Fee	825,000	825,000	825,000	825,000	825,000	825,000	825,000
2400	410910	Capital Fire Services Fee	495,000	495,000	495,000	495,000	495,000	495,000	495,000
2400	410920	EMS Fee	330,000	330,000	330,000	330,000	330,000	330,000	330,000
		Ambulance service fees				1,210,101	1,217,137	1,224,567	1,232,314
		Bond Proceeds	-	-	-	-	-	-	-
2400	460100	Interest Income	100,000	222,000	164,000	161,000	92,000	-	-
TOTAL	**FIRE SERVICES REVENUES**		**1,951,200**	**2,061,000**	**2,149,700**	**3,366,872**	**3,315,281**	**3,241,395**	**3,260,147**
24000	**FIRE SERVICES EXPENDITURES**								
24000	520150	Fire Company Contribution	936,986	1,011,586	1,254,190	1,367,268	1,411,259	1,456,833	1,504,049
24000	520450	Intergovernmental Agreements	-	21,800	10,000	10,000	10,000	11,000	11,000
24000	520825	Audit	16,000	16,000	16,000	16,480	16,974	17,484	18,008
24000	520925	Ambulance Service	430,000	430,000	451,500	1,806,780	1,897,119	1,991,975	2,091,574
		Ambulance billing				48,404	48,685	48,983	49,293
24000	520975	Maintenance Equipment	1,000	1,000	1,000	1,000	1,000	1,000	1,000
24000	530105	Operating Supplies	1,500	1,500	1,500	1,500	1,500	1,500	1,500
24000	570110	Computer Equipment/Proj	30,000	30,000	-	-	-	-	-
24000	570125	Fire Station Renovation	32,000	32,000	250,000	250,000	6,500,000	-	3,000,000
24000	570155	Vehicles	-	742,527	146,609	2,017,338	-	1,969,293	174,242
		Debt service	-	-	-	-	-	-	-
24000	590113	Facilities Maint Service Charge	74,400	74,400	78,120	81,245	84,495	87,874	91,389
24000	590120	Administrative Service Charge	116,300	48,165	50,573	52,596	54,700	56,888	59,164
TOTAL	**FIRE SERVICES EXPENDITURES**		**1,638,186**	**2,408,978**	**2,259,492**	**5,652,611**	**10,025,732**	**5,642,830**	**7,001,219**
FIRE SERVICES FUND CHANGE IN CASH RESERVES			**313,014**	**(347,978)**	**(109,792)**	**(2,285,739)**	**(6,710,451)**	**(2,401,434)**	**(3,741,071)**
		Beginning of year balance	**5,816,390**	**5,816,390**	**5,468,412**	**5,358,620**	**3,072,881**	**(3,637,571)**	**(6,039,005)**
		End of year balance	**6,129,404**	**5,468,412**	**5,358,620**	**3,072,881**	**(3,637,571)**	**(6,039,005)**	**(9,780,076)**

Monthly Fire Fees

Property Type	Fire Service	Fire Capital	EMS	Total
Residential	$ 7.50	$ 4.50	$ 3.00	$ 15.00
Multi-family residential (per unit)	$ 3.00	$ 1.80	$ 1.20	$ 6.00
Commercial <20,000 sq. ft.	$ 8.00	$ 4.80	$ 3.20	$ 16.00
Commercial 20,000-40,000sq. Ft.	$ 20.00	$ 12.00	$ 8.00	$ 40.00
Commercial >40,000 sq. ft.	$ 40.00	$ 24.00	$ 16.00	$ 80.00

FINANCE COMMISSION INVOLVEMENT

- Goal to sustain EMS and Fire Services for the community.
- After reviewing several models, the FC has recommended increasing each of the three fees being charged to residents (Fire Services, Capital, and EMS)
  - The FC is recommending a total fee per type of unit (single family, multi family, commercial, etc) with the Board needing to determine how to allocate this between the three categories (Fire/EMS/Capital)

Property Type	Current Total Monthly Fee	Proposed Total Monthly Fee
Residential	$ 15.00	$ 30.00
Multi-family residential (per unit)	$ 6.00	$ 22.50
Commercial <20,000 sq. ft.	$ 16.00	$ 36.00
Commercial 20,000-40,000sq. Ft.	$ 40.00	$ 90.00
Commercial >40,000 sq. ft.	$ 80.00	$ 180.00

COST COMPARISON

Monthly equivalent

	Fire Protection Districts						
	Bloomingdale	Carol Stream	Glenbard	Glenside	Lisle-Woodridge	West Chicago	Winfield
Address 1	$ 129.37	$ 149.81	$ 45.70	$ 159.51	$ 159.74	$ 170.11	$ 102.78
Address 2	$ 100.40	$ 116.26	$ 35.46	$ 123.78	$ 123.96	$ 132.01	$ 79.77
Address 3	$ 154.25	$ 178.62	$ 54.49	$ 190.19	$ 190.46	$ 202.83	$ 122.56
Address 4	$ 93.07	$ 107.77	$ 32.87	$ 114.75	$ 114.91	$ 122.38	$ 73.94
Address 5	$ 59.22	$ 68.57	$ 20.92	$ 73.01	$ 73.12	$ 77.87	$ 47.05
Address 6	$ 230.60	$ 267.03	$ 81.45	$ 284.32	$ 284.73	$ 303.22	$ 183.21
Address 7	$ 114.55	$ 132.64	$ 40.46	$ 141.23	$ 141.43	$ 150.62	$ 91.01
Address 8	$ 68.39	$ 79.20	$ 24.16	$ 84.33	$ 84.45	$ 89.93	$ 54.34
Average	*$ 118.73*	*$ 137.49*	*$ 41.94*	*$ 146.39*	*$ 146.60*	*$ 156.12*	*$ 94.33*
Median	*$ 114.55*	*$ 132.64*	*$ 40.46*	*$ 141.23*	*$ 141.43*	*$ 150.62*	*$ 91.01*

VILLAGE OF Glen Ellyn ILLINOIS

RECENTLY ANNEXED PROPERTIES

Old Adress		PIN	Annual	**Monthly**	District
22W210	Stanton	05-26-400-016	$ 1,899.36	**$ 158.28**	Lisle-Woodridge
22W320	Stanton	05-26-400-015	$ 2,441.32	**$ 203.44**	Lisle-Woodridge
22W261	Ahlstand	05-26-402-004	$ 5,253.72	**$ 437.81**	Lisle-Woodridge
22W270	Stanton	05-26-400-012	$ 1,599.42	**$ 133.29**	Lisle-Woodridge
22W274	Ahlstand	05-26-401-011	$ 1,503.44	**$ 125.29**	Lisle-Woodridge
22W277	Stanton	05-26-101-004	$ 1,677.50	**$ 139.79**	Lisle-Woodridge
22W280	Butterfiel	05-26-402-009	$ 1,581.88	**$ 131.82**	Lisle-Woodridge
22W301	Ahlstand	05-26-402-003	$ 1,272.34	**$ 106.03**	Lisle-Woodridge
22W314	Ahlstand	05-26-401-010	$ 1,394.18	**$ 116.18**	Lisle-Woodridge
22W315	Stanton	05-26-400-003	$ 2,328.66	**$ 194.06**	Lisle-Woodridge
22W316	Stanton	05-26-400-011	$ 3,620.12	**$ 301.68**	Lisle-Woodridge
22W320	Butterfiel	05-26-402-008	$ 1,905.36	**$ 158.78**	Lisle-Woodridge
22W321	Ahlstand	05-26-402-014	$ 3,223.86	**$ 268.66**	Lisle-Woodridge
22W327	Ahlstand	05-26-402-013	$ 453.72	**$ 37.81**	Lisle-Woodridge
22W340	Ahlstand	05-26-401-009	$ 1,374.14	**$ 114.51**	Lisle-Woodridge
22W340	Stanton	05-26-400-062	$ 1,713.44	**$ 142.79**	Lisle-Woodridge
22W341	Stanton	05-26-401-002	$ 7,433.76	**$ 619.48**	Lisle-Woodridge
22W350	Stanton	05-26-400-061	$ 1,466.22	**$ 122.19**	Lisle-Woodridge
2S530	Stanton	05-26-304-005	$ 1,923.16	**$ 160.26**	Lisle-Woodridge
2S540	Arboretur	05-26-401-005	$ 1,260.04	**$ 105.00**	Lisle-Woodridge
2S541	Arboretur	05-26-400-046	$ 1,524.74	**$ 127.06**	Lisle-Woodridge
2S610	Arboretur	05-26-401-016	$ 3,298.96	**$ 274.91**	Lisle-Woodridge
2S611	Arboretur	05-26-400-019	$ 2,552.52	**$ 212.71**	Lisle-Woodridge
2S645	Arboretur	05-26-400-020	$ 2,409.56	**$ 200.80**	Lisle-Woodridge
2S675	Arboretur	05-26-400-021	$ 921.58	**$ 76.80**	Lisle-Woodridge
2S680	Arboretur	05-26-402-005	$ 1,606.74	**$ 133.90**	Lisle-Woodridge
22W500	Ahlstand	05-26-307-014	$ 1,386.78	**$ 115.57**	Lisle-Woodridge

ORG	OBJECT	ACCOUNT DESCRIPTION	2023 BUDGET	2023 PROJECTION	2024 PROJECTION	2025 PROJECTION	2026 PROJECTION	2027 PROJECTION	2028 PROJECTION
2400	**FIRE SERVICES REVENUES**								
2400	410118	Special Service Area 18 North Fire	118,300	110,800	197,300	203,219	209,316	215,595	222,063
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2400	410900	Fire Services Fee	825,000	825,000	1,235,000	1,235,000	1,309,100	1,309,100	1,387,646
2400	410910	Capital Fire Services Fee	495,000	495,000	1,235,000	1,235,000	1,309,100	1,309,100	1,387,646
2400	410920	EMS Fee	330,000	330,000	1,235,000	1,235,000	1,309,100	1,309,100	1,387,646
		Ambulance service fees	-	-	-	1,210,101	1,217,137	1,224,567	1,232,314
		Bond Proceeds	-	-	-	-	-	-	-
2400	460100	Interest Income	100,000	235,000	219,000	220,000	210,000	16,000	66,000
TOTAL	**FIRE SERVICES REVENUES**		**1,951,200**	**2,074,000**	**4,259,700**	**5,480,872**	**5,710,581**	**5,534,695**	**5,839,085**
24000	**FIRE SERVICES EXPENDITURES**								
24000	520150	Fire Company Contribution	936,986	1,011,586	1,254,190	1,367,268	1,411,259	1,456,833	1,504,049
24000	520450	Intergovernmental Agreements	-	21,800	10,000	10,000	10,000	11,000	11,000
24000	520825	Audit	16,000	16,000	16,000	16,480	16,974	17,484	18,008
24000	520920	DuComm	-	-	167,180	172,195	177,361	182,682	188,162
24000	520925	Ambulance Service	430,000	430,000	451,500	1,806,780	1,897,119	1,991,975	2,091,574
		Ambulance Billing	-	-	-	48,404	48,685	48,983	49,293
24000	520975	Maintenance Equipment	1,000	1,000	1,000	1,000	1,000	1,000	1,000
24000	530105	Operating Supplies	1,500	1,500	1,500	1,500	1,500	1,500	1,500
24000	570110	Computer Equipment/Proj	30,000	30,000	-	-	-	-	-
24000	570125	Fire Station Renovation	32,000	32,000	250,000	250,000	6,500,000	-	3,000,000
24000	570155	Vehicles	-	742,527	146,609	2,017,338	1,969,293	-	174,242
		Debt Service	-	-	-	-	-	-	-
24000	590113	Facilities Maint Service Charge	74,400	74,400	84,800	88,192	91,720	95,388	99,204
24000	590120	Administrative Service Charge	116,300	48,165	37,400	38,896	40,452	42,070	43,753
TOTAL	**FIRE SERVICES EXPENDITURES**		**1,638,186**	**2,408,978**	**2,420,179**	**5,818,053**	**12,165,363**	**3,848,914**	**7,181,784**
FIRE SERVICES FUND CHANGE IN CASH RESERVES			**313,014**	**(334,978)**	**1,839,521**	**(337,181)**	**(6,454,782)**	**1,685,781**	**(1,342,699)**
		Beginning of year balance	**5,816,390**	**5,816,390**	**5,481,412**	**7,320,933**	**6,983,753**	**528,971**	**2,214,752**
		End of year balance	**6,129,404**	**5,481,412**	**7,320,933**	**6,983,753**	**528,971**	**2,214,752**	**872,053**

Monthly Fire Fees				
Property Type	**Fire Service**	**Fire Capital**	**EMS**	**Total**
Residential	$ 10.00	$ 10.00	$ 10.00	$ 30.00
Multi-family residential (per unit)	$ 7.50	$ 7.50	$ 7.50	$ 22.50
Commercial <20,000 sq. ft.	$ 12.00	$ 12.00	$ 12.00	$ 36.00
Commercial 20,000-40,000sq. Ft.	$ 30.00	$ 30.00	$ 30.00	$ 90.00
Commercial >40,000 sq. ft.	$ 60.00	$ 60.00	$ 60.00	$ 180.00

COMPARISON OF DIFFERENT FEE STRUCTURES

Property Type	Monthly Fire Fee	Monthly Capital Fee	Monthly EMS Fee	Total Monthly Fee
Residential	$ 8.00	$ 14.00	$ 8.00	$ 30.00
Multi-family residential (per unit)	$ 6.00	$ 10.50	$ 6.00	$ 22.50
Commercial <20,000 sq. ft.	$ 10.00	$ 16.00	$ 10.00	$ 36.00
Commercial 20,000-40,000sq. Ft.	$ 25.00	$ 40.00	$ 25.00	$ 90.00
Commercial >40,000 sq. ft.	$ 50.00	$ 80.00	$ 50.00	$ 180.00

Property Type	Monthly Fire Fee	Monthly Capital Fee	Monthly EMS Fee	Total Monthly Fee
Residential	$ 10.00	$ 10.00	$ 10.00	$ 30.00
Multi-family residential (per unit)	$ 7.50	$ 7.50	$ 7.50	$ 22.50
Commercial <20,000 sq. ft.	$ 12.00	$ 12.00	$ 12.00	$ 36.00
Commercial 20,000-40,000sq. Ft.	$ 30.00	$ 30.00	$ 30.00	$ 90.00
Commercial >40,000 sq. ft.	$ 60.00	$ 60.00	$ 60.00	$ 180.00

Discussion and Questions?

GLEN ELLYN VOLUNTEER FIRE COMPANY

FIRE STATION 61 & 62 STUDY

SUBMITTED TO:

Glen Ellyn Volunteer Fire Company
Fire Chief Chris Clark
Email: clark.glenellynfire@gmail.com
524 Pennsylvania Ave
Glen Ellyn, IL 60137

FGM Architects, Inc.
1211 W. 22nd Street, suite 700
Oak Brook, Illinois 60523
630.574.8300

May, 2023
FGMA# 22-3310.02

Glen Ellyn Volunteer Fire Company Team
Chris Clark, Fire Chief
Members and Officers of the Company

FGM Architects Team
Jason Estes, AIA – Principal
Louise Kowalczyk, AIA – Principal

Table of Contents:

Jason Estes, AIA | Principal
jasone@fgmarchitects.com

Background
The Glen Ellyn Volunteer Fire Company is looking to update their Fire Stations 61 & 62 to meet current and future operations. Currently the Company utilizes volunteers for fire service response and contracted employees for EMS service. Both groups operate out of both of their stations and share facilities. Station 61 currently houses the Company's Administration.

The facility must remain on the current site for call response. The facilities were designed for a different operation with minimal accommodations to meet current gender requirements, operations, NFPA requirements, and other current fire service standards.

FGM Architects, Inc. (FGMA) was selected by the Glen Ellyn Volunteer Fire Company to complete a facility analysis of the existing stations, as well as programming, conceptual diagramming, and budgeting for both stations. The original intent was to determine different options on each station's current sites, including maintaining operations during construction, along with budget impacts of the various options. New Facilities for Station 61 were also investigated, on the existing site and a new proposed site.

After completing the initial study, it was determined that the solutions might have anticipated a larger and longer solution that didn't meet today's needs. With no expected change in operation, the long term solutions of the initial study didn't seem like the correct direction.

The design team re-evaluated priorities and developed more immediate solutions that met needs. The focus was relocating the Administration from Station 61 to Station 62, freeing up space at Station 61 for operations. Station 62 would in turn get an addition for the immediate need, with the intent that it can be convertible in the future if operations eventually change.

Program
The Company and FGMA met in November and December 2021 to review each station's needs and operations. That program is included in the completed study, and included herewith for reference. The programs that were developed reflects the Company's current and future operations. Current fire service requirements, equipment, and hot/cold zone design as well as health and well-being of the firefighters were factors in the program that was developed.

The program was reviewed with Company project team to ensure that all program requirements were met. Adjustments were made therein to support the Company's goals for each station.

Diagrams
Station 61's diagrams take into consideration that any major renovation or addition will trigger the requirement to bring the current facility into current code for Accessibility, exiting/access, and many other elements. As such, the design intent is to reuse many of the existing spaces and simply re-allocate the room function/ use. And with the relocation of the Company's Administration, additional rooms and spaces are freed up for function. Looking at minimal changes and providing cosmetic improvements looks at a short term solution of up to 10 years for the facility. As noted in the previous facility report, the existing facility has a multitude of items that need to be addressed, not to include location issues for

equipment space and staff. It is known that eventually Station 61 will need to be relocated. The Company has no other location to house staff, apparatus, and equipment if they were to try and re-build on the existing site. Thus, a new site will need to be acquired for a new Station 61 construction. But in the meantime, the proposed solution will provide a short term improvement for staff and operations.

Station 62's diagrams look at an addition to the facility. This is to house the Company's relocated administration and operations. Similar to Station 61, operations need to continue, and such a solution allows the current staff to continue with minimal interruptions. It also eliminates the necessity of adding vertical access at the existing station to the second floor, which would be required by code and Accessibility. The design intent is to utilize the existing second floor for training storage and operations, and therefore no additional means of egress and conveyance would be necessary. Immediate needs of the Company is to still house large training events for volunteers. So the inclusion of large training rooms at each station was a necessity and priority. The long term plan at Station 62 would be to modify the plan to re-capture space of the large training room and create additional bunk rooms and restroom facilities that a full time career operation would require if operations were to change in the future. The conversion of the existing first floor into small vehicle bays and support function alleviates pressure in the bays from vehicles and training operations.

The question of relocating the EMS contract employees and operations (Ambulance) out of the fire stations to alleviate pressure of the buildings was discussed. There was no real traction, but a budget was provided for comparison and reference. This will allow the Company to understand the minimum impact if this discussion were to pick up traction and an opportunity were to present itself. But know that this is solely based upon an approximate 4,000 SF facility with no other specifics developed. Budget would need to consider any site improvements if this was ever even considered.

Budget

Once the final diagrams were completed for each station, conceptual budgets were developed. The conceptual budgets are fully developed project budgets, allowing the Company to properly budget for the design, construction, and furnishings for each Station project. Included in the budgets are hard construction costs (items that bid out and items that are built by the contractor) and soft construction costs (professional services fees, permits, utility fees and other non-construction elements). The budgets reflect historical construction and bidding data from recent fire station projects. The budgets also include an estimated inflation cost for each year of inaction to allow the Company to understand the cost implications of delaying a project within the budgeting process.

Recommendation

It is FGMA's recommendation that these final diagrams and budgets represent the best approach for the immediate need of the Company, allowing for future conversion of Station 62 in the future, if necessary. Each of these proposed solutions allow for operations and service to continue during construction.
But it is important to understand that Station 61's solution is a short term solution, and that eventually its replacement will be necessary. The Company should be looking to acquire property to allow this to occur within the appropriate response zone for operations. Given the limited available sites with the Village, acquiring an appropriately located and sized parcel may take quite some time. But eventually

Station 61 should be relocated and a have a purpose built facility that will provide the Company with a 50-100 year building that will serve its citizens for the future.

Final Report

The completed report is included herewith for reference. These developed station solutions will meet the Company's needs very well. If proceeding, we would recommend additional site investigations occur at Station 62, which could result in some additional budgetary impacts. We would recommend

geotechnical borings/ reports be completed, along with soil investigations. This will determine bearing capacity, quality of soil, and if the soil needs special attention for disposal. Depending upon findings in these reports, the budget would need to be altered. Given the limited options on this existing site, the project cannot change the location of siting of the station to better fit within budget.

This report will allow the Company to determine the best financing options available, which would allow the Company to move forward into Documentation and Implementation when appropriate. If the Company chooses to move forward, FGMA can assist with the additional reports as required. FGMA can also provide a fee for the required Architectural and Engineering services to take this into the next stage of a full project, and ultimately completed Fire Station projects which the Company would occupy and better serve their public. When the Company is ready to move forward, FGMA would love the opportunity to continue our working relationship and have the ability to help the citizens of the Village and the Glen Ellyn Volunteer Fire Company.

Thank you again for choosing FGM Architects.

Glen Ellyn Volunteer Fire Company

Fire Station No 61

Station Study - Space Program

FGMARCHITECTS

April 12, 2022
FGM # 22-3310.01

	Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
A.	**Public**			
1.0	Entry Vestibule	-	70	
2.0	Lobby	-	140	
3.0	Training Room	585	2,000	60 people partial tables & chairs
4.0	Training Storage	0	250	Tables, Chairs, Equipment
5.0	Kitchenette	-	20	open to training room
6.0	Museum	-	100	
7.0	Restrooms	-	240	(3) single user toilet rooms.
	Sub-Total	585	2,820	
	15% Circulation Factor		423	
	PUBLIC TOTAL	**585**	**3,243**	Net Sq. Ft.
B.	**Administration**			
1.0	Chief Office	295	180	
1.0	BC Office	-	160	
2.0	Officer Room	305	320	(4) cubicles
3.0	EMS Office	80	120	
4.0	Training Office	85	120	
5.0	Hoteling Office	-	120	Exist. Trustee Office - Future Hoteling
6.0	Conference Room	330	-	
7.0	Conference Room	324	525	Conference table for (10) + Loose seating for (20)
8.0	Admin Storage	80	80	
9.0	Break Room	-	150	Table, Refrigerator, Sink, Microwave
	Sub-Total	1,204	1,595	
	25% Circulation Factor	-	399	
	ADMINISTRATION TOTAL	**1,204**	**1,994**	Net Sq. Ft.
C.	**Residential**			
1.0	Dayroom -8	455	550	Greatroom concept
2.0	Kitchen - 8	160	220	(1) Commercial fridge, (3) pantries, (1) Residential Range
3.0	Dining Room - 8	200	180	
4.0	Bunkrooms - 8	380	720	90 SF - bed & desk (No door)
5.0	Single User Restrooms	360	400	Provide (3) rooms, each with toilet, sink and shower , located off locker room
6.0	Locker Room	-	165	(28) 2'x2'x6' lockers with 2'x2'x2' bedding locker, (2) extra sinks
7.0	BC Suite	-	180	Bed, desk. Existing is just bunk, office in admin
8.0	Radio Room	160	240	Adjacent to bays. (4) workstations, mailboxes, (1) copier
9.0	Fitness Room	-	750	equipment, cardio, stretching area
10.0	Janitor Closet/Supplies	Exist. Bay Floor	30	
11.0	Residential Laundry	Exist. Bay Floor	70	washer, dryer, supplies, storage
	Sub-Total	1,715	3,505	
	20% Circulation Factor	-	701	
	RESIDENTIAL TOTAL	**1,715**	**4,206**	Net Sq. Ft.
D.	**Apparatus Area**			
1.0	Main Apparatus Bays	2,550	2,550	(2) Engine, (1) Medic, (1) Pickup
2.0	Secondary Apparatus Bays	830	830	(1) truck

	Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
3.0	Antique Engine Display	-	700	tied to museum?
4.0	Shift Counter	-	160	counter, storage, chargers, monitor, maps, bay control zone
5.0	Toilet	50	50	
6.0	Turnout Gear	508	508	(28) lockers
7.0	Workroom/ Bay Storage	50	180	small shop bench, equipment, tool box, parts storage
8.0	Seasonal Storage	Exist. Bay Storage	80	
9.0	Bay Laundry	Exist. Bay Floor	180	Extractor, washer, dryer, laundry tub
10.0	Hose Tower	90	90	
11.0	Hose Storage	Exist. Hose Tower	Exist. Hose Tower	In hose tower
12.0	Public Ed Storage	Under Exist. Stair	40	
13.0	Bay Storage	Exist. Work Room	180	
14.0	EMS Storage	Under Exist. Stair	60	
15.0	Quartermaster Storage - 3	85	180	(1) Contract (1) Medic (1) Volunteer
	Sub-Total	4,163	5,788	
	0% Circulation Factor	-	-	
	APPARATUS AREA TOTAL	**4,163**	**5,788**	Net Sq. Ft.
E.	**Support/Storage**			
1.0	Mechanical Room	-	50	Existing RTUs
2.0	Electrical Service	Exist. Bay Floor	Exist. Bay Floor	
3.0	I.T. Room	Exist. In Quatermaster	75	2 racks - cameras, remote access, alerting, phones, etc.
4.0	Water Service/Sprinkler	80	80	
5.0	Training Device Storage	Exist. Bay Floor	-	
6.0	Prop Storage	Exist. Bay Floor	-	
7.0	Stairs - 2	60	800	200sf per floor
8.0	Elevator	-	200	100sf per floor
9.0	Emergency Generator	115	-	current Off App Bay. Possible locate outside?
	Sub-Total	255	1,205	
	10% Circulation Factor	-	121	
	SUPPORT/STORAGE TOTAL	**255**	**1,326**	Net Sq. Ft.
	Sub-total Net Building Area	7,922	16,556	
	15% Grossing Factor	-	2,483	Walls, mechanical chases, etc. allowance
	TOTAL GROSS BUILDING AREA REQUIRED	**10,400**	**19,040**	Gross Sq. Ft.
	EXTERIOR SPACE NEED REQUIREMENTS			
	Parking, TOTAL			
	Public Parking		4	
	Staff Parking	?	20	
	Volunteer Parking		10	
	Outdoor Patio	280	280	
	Dumpster Enclosure	50	50	

Glen Ellyn Volunteer Fire Company

FGMARCHITECTS

Fire Station No 62

June 29, 2022

Station Study - Space Program

FGM # 22-3310.01

	Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
A.	**Public**			
1.0	Entry Vestibule	50	70	
2.0	Lobby	-	120	
3.0	Training Room	1,100	2,000	60 people partial tables & chairs
4.0	Training Storage	75	250	Tables, Chairs, Equipment
5.0	Kitchenette	-	20	open to training room
6.0	Restrooms	-	240	(3) single user toilet rooms.
	Sub-Total	1,225	2,700	
	15% Circulation Factor		405	
	PUBLIC TOTAL	**1,225**	**3,105**	Net Sq. Ft.
B.	**Administration**			
1.0	Officer Office	-	160	
2.0	Officer Room	-	240	(3) cubicles
3.0	EMS Office	85	120	
4.0	Training Office	-	120	
	Sub-Total	85	640	
	25% Circulation Factor	-	160	
	ADMINISTRATION TOTAL	**85**	**800**	Net Sq. Ft.
C.	**Residential**			
1.0	Dayroom -8	365	550	Greatroom concept
2.0	Kitchen - 8	145	220	(1) Commercial fridge, (3) pantries, (1) Residential Range
3.0	Dining Room - 8	-	180	
4.0	Bunkrooms - 8	503	720	90 SF - bed & desk (No door)
5.0	Single User Restrooms	230	400	Provide (3) rooms, each with toilet, sink and shower , located off locker room
6.0	Locker Room	Existing Bunk Room	165	(28) 2'x2'x6' lockers with 2'x2'x2' bedding locker, (2) extra sinks
7.0	Officer Suite	-	180	Bed, desk. Existing is just bunk, office in admin
8.0	Radio Room	120	240	Adjacent to bays. (4) workstations, mailbozes, (1) copier
9.0	Fitness Room	-	750	equipment, cardio, stretching area
10.0	Janitor Closet/Supplies	Exist. Work Room	30	
11.0	Residential Laundry	Exist. Bay Laundry Rm	70	washer, dryer, supplies, storage
	Sub-Total	1,363	3,505	
	20% Circulation Factor	-	701	
	RESIDENTIAL TOTAL	**1,363**	**4,206**	Net Sq. Ft.

Glen Ellyn Volunteer Fire Company

Fire Station No 62

Station Study - Space Program

FGMARCHITECTS

June 29, 2022
FGM # 22-3310.01

	Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
D.	**Apparatus Area**			
1.0	Apparatus Bays	5,140	5,140	(1) Engine, (1) Medic, (1) Pickup, (1) Brush Truck, (1) Boat Trialer
2.0	Wash Bay	500	500	
3.0	Shift Counter	-	160	counter, storage, chargers, monitor, maps, bay control zone
4.0	Turnout Gear	Exist. Bay Floor	320	(28) lockers
5.0	Workroom/ Parts Storage	300	200	small shop bench, equipment, tool box, parts storage
6.0	Seasonal Storage	Exist. Bay Storage	Exist. Bay Storage	
7.0	Bay Laundry	85	180	Extractor, washer, dryer, laundry tub
8.0	Hose Tower	75	40	
9.0	Hose Storage	Exist. Bay Laundry Rm	30	In hose tower
10.0	Public Ed Storage	Exist. Bay Storage	Exist. Bay Storage	
11.0	Bay Storage	65	250	
12.0	EMS Storage	Exist. EMS Office	60	
13.0	Quartermaster Storage - 3	130	180	(1) Contract (1) Medic (1) Volunteer
	Sub-Total	6,295	7,060	
	0% Circulation Factor	**-**	-	
	APPARATUS AREA TOTAL	**6,295**	**7,060**	Net Sq. Ft.
E.	**Support/Storage**			
1.0	Mechanical Room	-	60	Mix of RTU and furnace
2.0	Electrical Service	50	80	
3.0	I.T. Room	85	75	(2) racks - cameras, remote access, alerting, phones, etc.
4.0	Water Service/Sprinkler	Exist. Bay Floor	-	keep on bay floor
5.0	Training Device Storage	Exist. Bay Floor	1,000	
6.0	Prop Storage	Exist. Bay Floor	500	
7.0	Miscellaneous Storage	Exist. Bay Floor	100	Tables and Chairs
8.0	Stairs - 2	200	800	200sf per floor
9.0	Elevator	-	200	100sf per floor
10.0	Emergency Generator	-	-	located outside
	Sub-Total	335	2,815	
	10% Circulation Factor	**-**	282	
	SUPPORT/STORAGE TOTAL	**335**	**3,097**	Net Sq. Ft.
	Sub-total Net Building Area	9,303	18,268	
	15% Grossing Factor	-	2,740	Walls, mechanical chases, etc. allowance
	TOTAL GROSS BUILDING AREA REQUIRED	**7,130**	**21,008**	Gross Sq. Ft.
	EXTERIOR SPACE NEED REQUIREMENTS			
	Parking, TOTAL			
	Public Parking		4	
	Staff Parking	18	20	
	Volunteer Parking		10	
	Outdoor Patio	200	200	
	Dumpster Enclosure	150	150	SF

GLEN ELLYN FIRE COMPANY - STATION 61

GLEN ELLYN, IL 60137

N

SCALE: 1' = 30' - 0"

SITE DIAGRAM - EXISTING

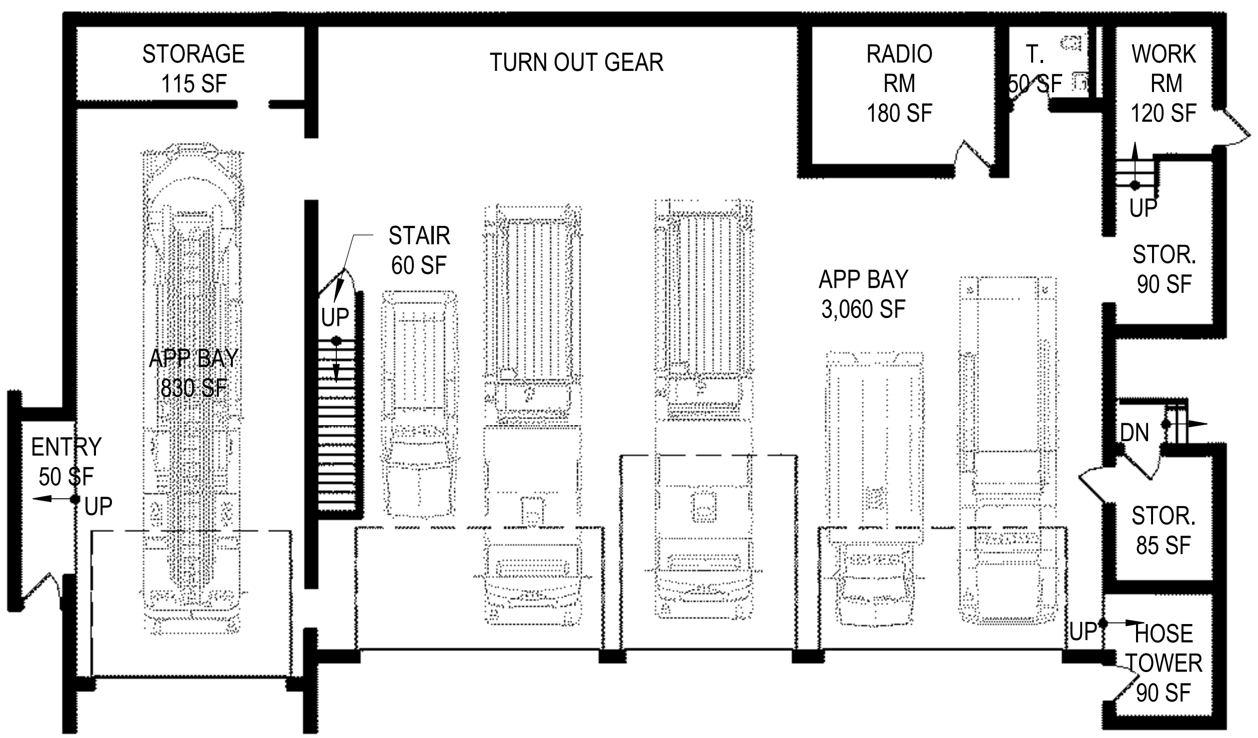
Glen Ellyn Fire
Job No. 22-3310.01

Published 06/29/22

fgma

GLEN ELLYN FIRE COMPANY - STATION 61

GLEN ELLYN, IL 60137



STATION 61 - FIRST FLOOR PLAN - EXISTING
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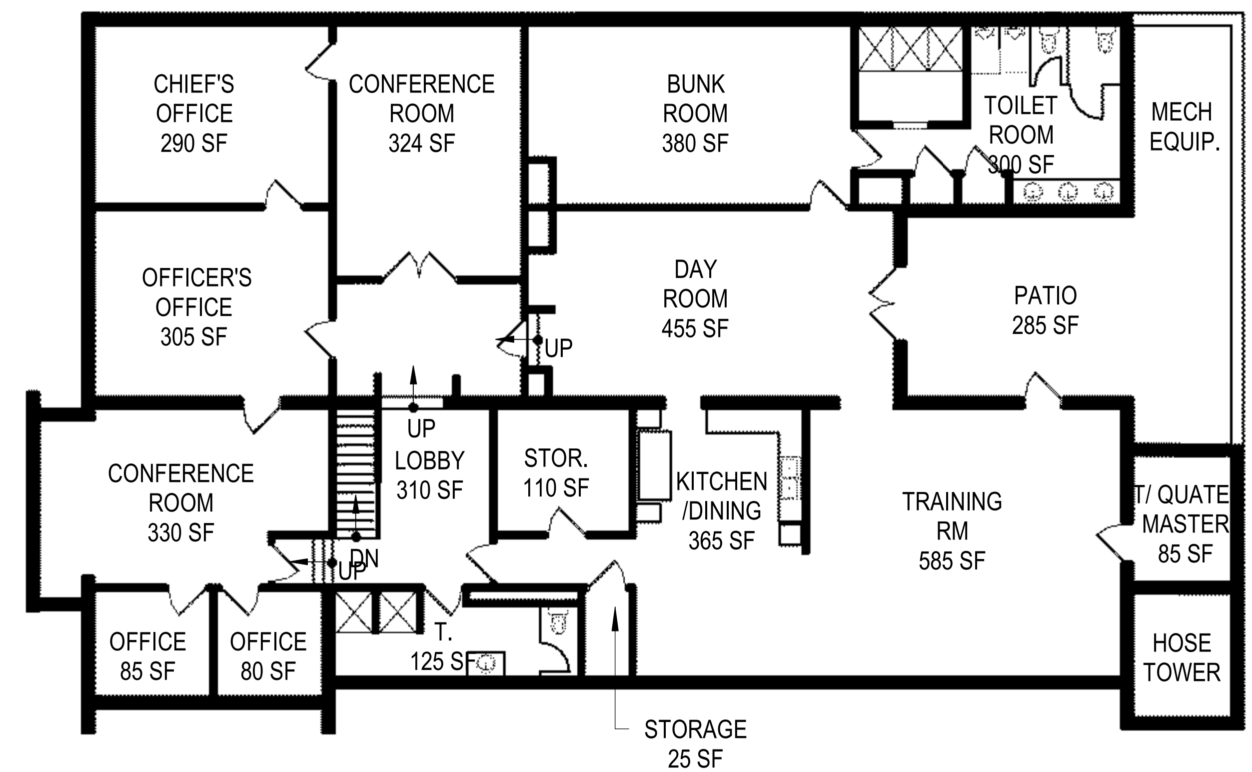

STATION 61 - SECOND FLOOR PLAN - EXISTING
SCALE: 1/16" = 1' - 0"

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PLAN DIAGRAM - EXISTING

GLEN ELLYN FIRE COMPANY - STATION 62

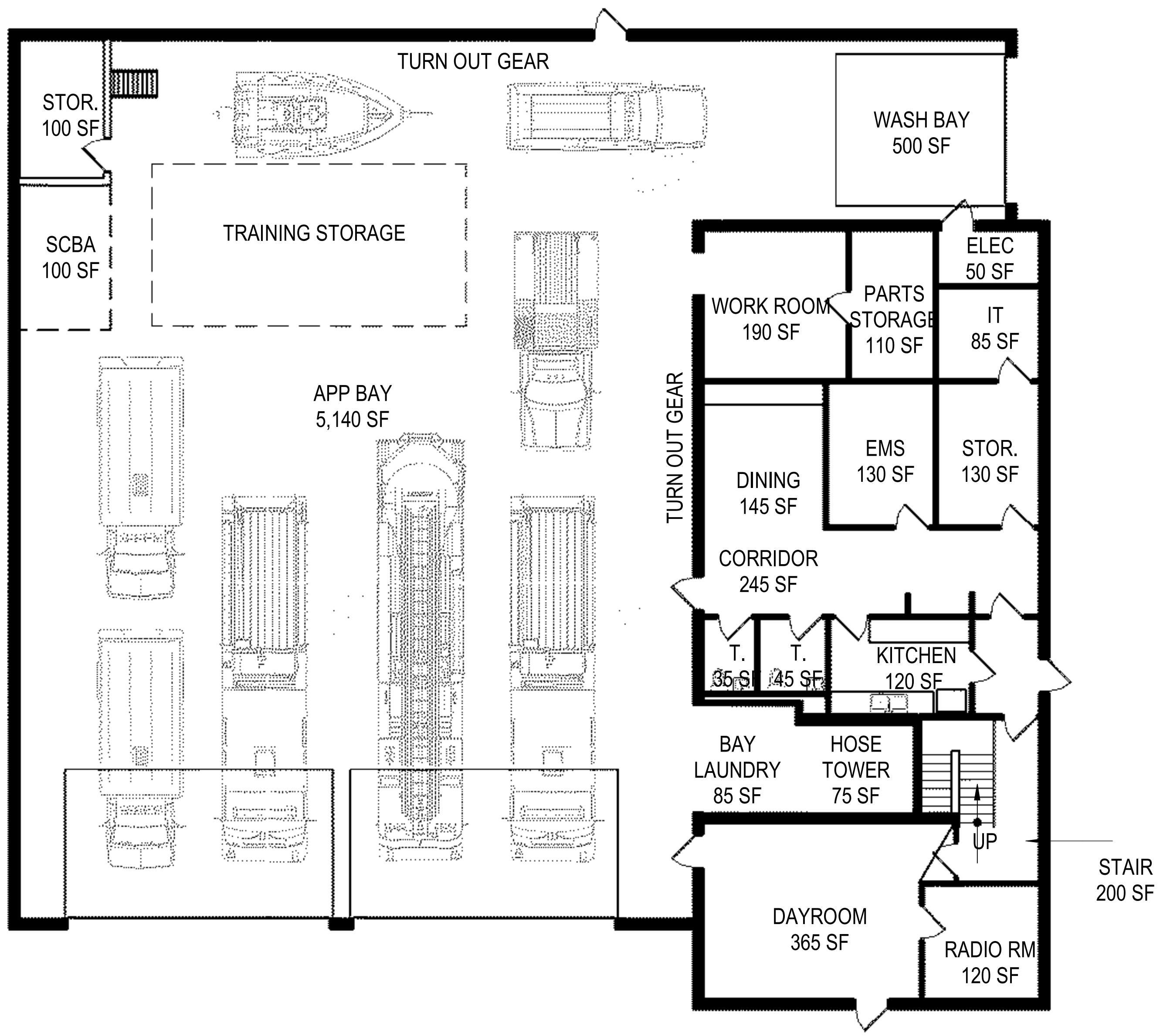
GLEN ELLYN, IL 60137

SCALE: 1' = 30' - 0"

SITE DIAGRAM - EXISTING

GLEN ELLYN FIRE COMPANY - STATION 62

GLEN ELLYN, IL 60137



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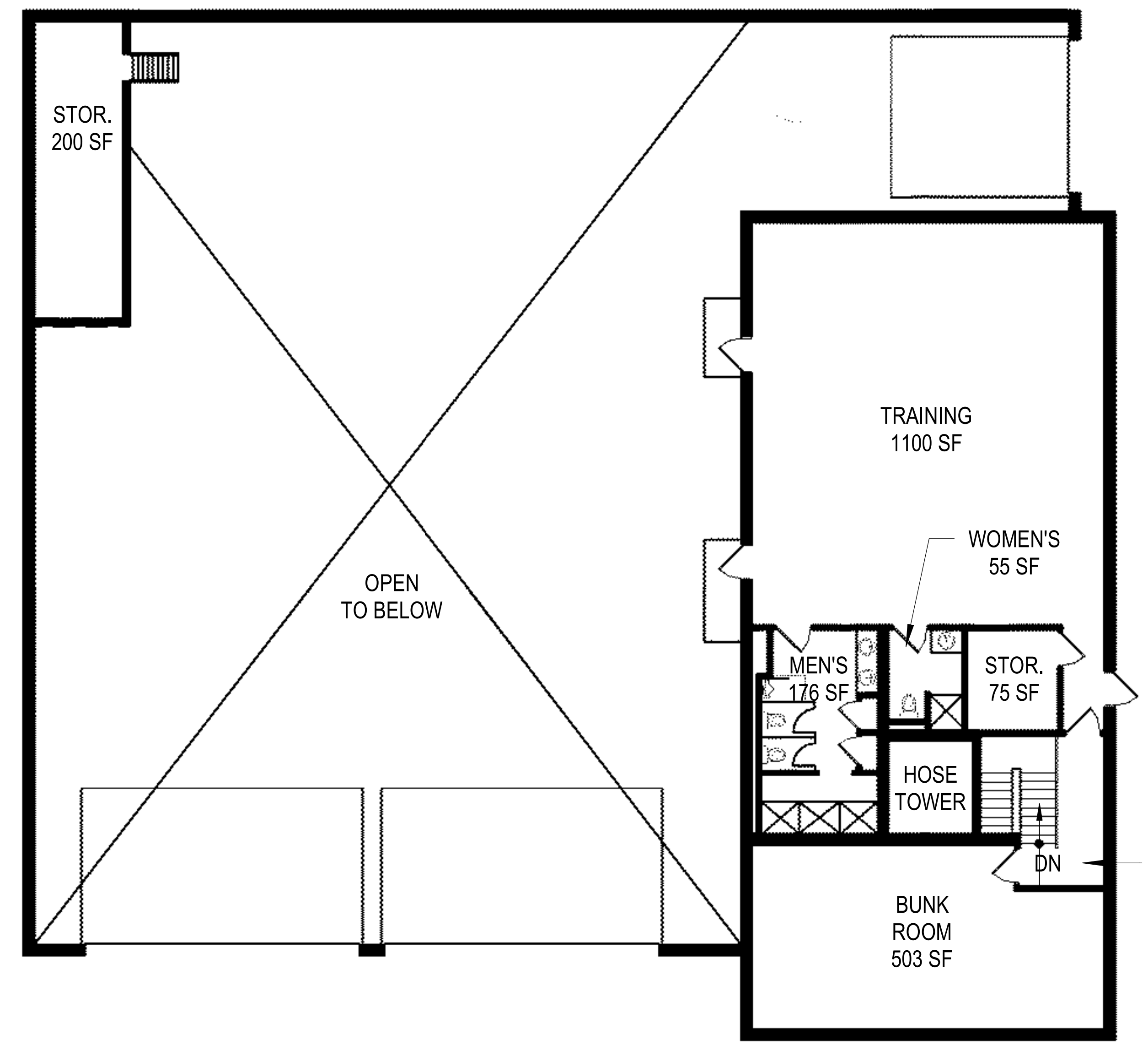

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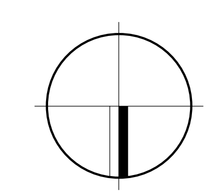


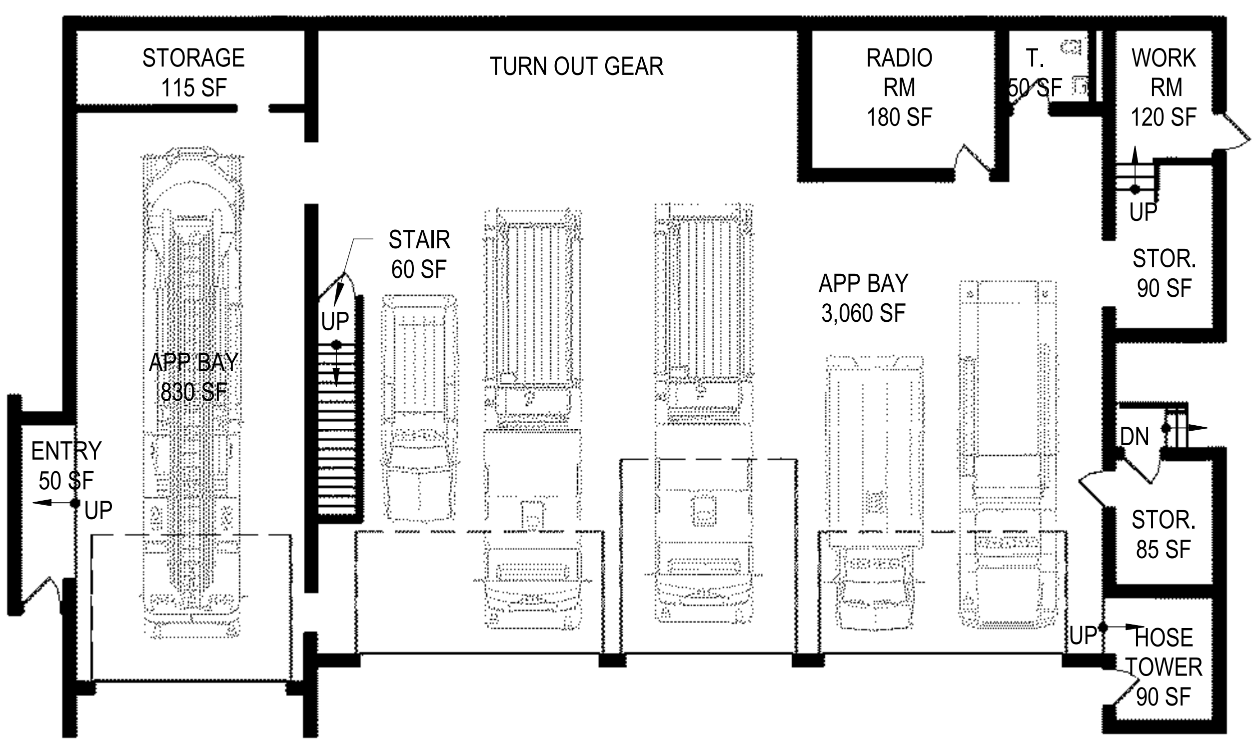
PLAN DIAGRAM - EXISTING

Published 06/29/22

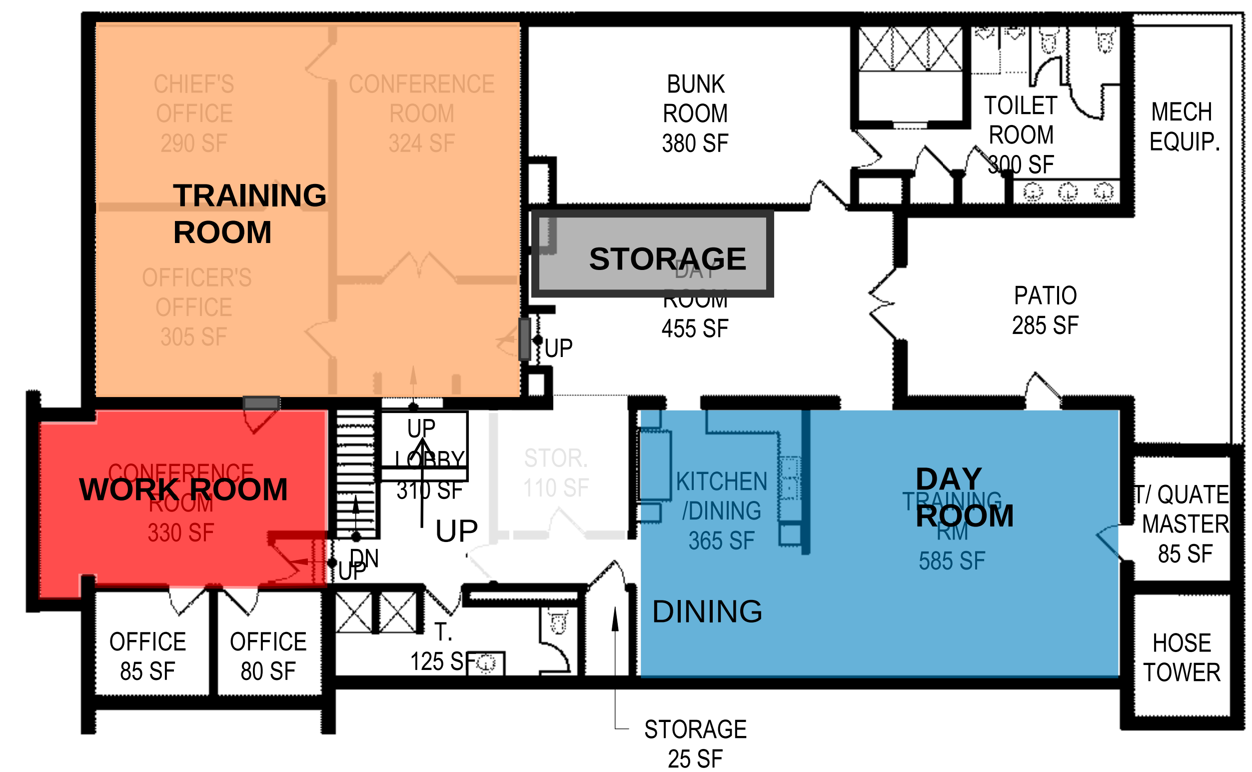
fgma

GLEN ELLYN FIRE COMPANY - STATION 61

GLEN ELLYN, IL 60137



STATION 61 - FIRST FLOOR PLAN - EXISTING
SCALE: 1/16" = 1' - 0"



STATION 61 - SECOND FLOOR PLAN - EXISTING
SCALE: 1/16" = 1' - 0"

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PLAN DIAGRAM - PROPOSED

FGMARCHITECTS

March 19, 2023

FGMA# 22-3310.02

Glen Ellyn Volunteer Fire Company
Station 61

Renovation - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		1,350	SF	180	190	243,000	256,500
1.2	Medium Renovation		1,600	SF	260	280	416,000	448,000
1.3	Heavy Renovation		160	SF	320	340	51,200	54,400
1.4	Bidding Contingency	15% of Construction Cost.					106,530	113,835
1.5	**Subtotal**						**$816,730**	**$872,735**
2.0	**Fire Station Addition**							
2.1	Station Addition		0	SF	340	365	0	0
2.2	Exterior Envelope	structural issues and maintenance	1	Allowance			85,000	100,000
2.3	Replace OH Doors		4	Each	18,000	25,000	72,000	100,000
2.4	Site Work		0	Allowance			0	0
2.5	Bidding Contingency	15% of Construction Cost. Includes current market premiunm					23,550	30,000
2.6	**Subtotal**						**$180,550**	**$230,000**
3.0	**SubTotal Project Budget**						**$997,280**	**$1,102,735**
3.1	Construction Contingency	10% of Construction Cost					99,728	110,274
3.2	Architectural & Engineering Fees	10% of Construction Cost					99,728	110,274
3.3	Environmental Testing	0.5%					4,986	5,514
3.4	Legal, Survey, Env. Fees	0.5%					4,986	5,514
3.5	Utility & Permit Fees	0.5%					4,986	5,514
3.6	Material Testing During Construction		1	Allowance			2,000	3,000
3.7	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.8	Plan Printing		1	Allowance			1,500	2,000
3.9	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
3.10	**Subtotal**						**$1,215,195**	**$1,344,823**
3.11	**TOTAL PROJECT BUDGET**						**$1,215,195**	**$1,344,823**
3.12	*5% Inflation if bid in 2024*	$60,760	low	$67,241	high		$1,275,955	$1,412,064

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

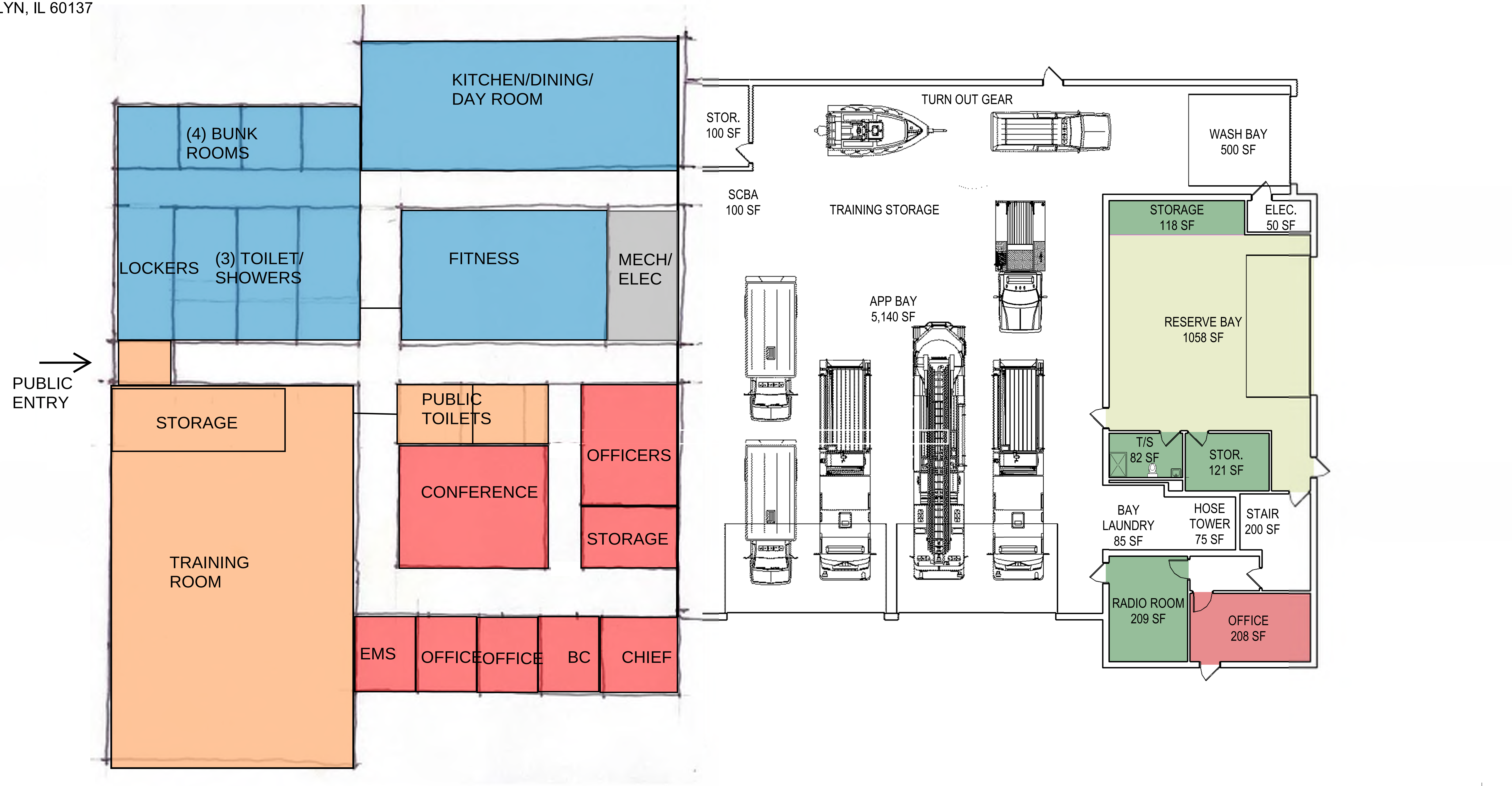
4.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

4.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

GLEN ELLYN FIRE COMPANY - STATION 62

GLEN ELLYN, IL 60137



SCALE: 1/16"=1'-0"

PLAN DIAGRAM PHASE 1 ADDITION

Glen Ellyn Fire
Job No. 22-3310 .02

Published 02/27/2023

fgma

FGMARCHITECTS

March 19, 2023

FGMA# 22-3310.02

Glen Ellyn Volunteer Fire Company
Station 62

Add/Reno -Phase 1 - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		6,390	SF	180	190	1,150,200	1,214,100
1.2	Medium Renovation		495	SF	260	280	128,700	138,600
1.3	Heavy Renovation		1,395	SF	310	330	432,450	460,350
1.4	Bidding Contingency	15% of Construction Cost.					256,703	271,958
1.5	**Subtotal**						**$1,968,053**	**$2,085,008**
2.0	**Fire Station Addition**							
2.1	Station Addition		9,585	SF	340	365	3,258,900	3,498,525
2.2	Exterior Envelope		1	Allowance			110,000	140,000
2.3	Replace OH Doors		2	Each	18,000	25,000	36,000	50,000
2.4	Site Work	new parking lot to the east	1	Allowance			175,000	200,000
2.5	Bidding Contingency	15% of Construction Cost. Includes current market premiunm					536,985	583,279
2.6	**Subtotal**						**$4,116,885**	**$4,471,804**
3.0	**SubTotal Project Budget**						**$6,084,938**	**$6,556,811**
3.1	Construction Contingency	10% of Construction Cost					608,494	655,681
3.2	Architectural & Engineering Fees	10% of Construction Cost					608,494	655,681
3.3	Legal, Survey, Env. Fees	0.5%					30,425	32,784
3.4	Utility & Permit Fees	0.5%					30,425	32,784
3.5	Material Testing During Construction		1	Allowance			4,000	6,000
3.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.7	Plan Printing		1	Allowance			2,000	2,500
3.8	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
3.9	**Subtotal**						**$7,368,774**	**$7,942,242**
3.10	**TOTAL PROJECT BUDGET**						**$7,368,774**	**$7,942,242**
3.11	*4% Inflation if bid in 2024*	$294,751	low	$317,690	high		$7,663,525	$8,259,931

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

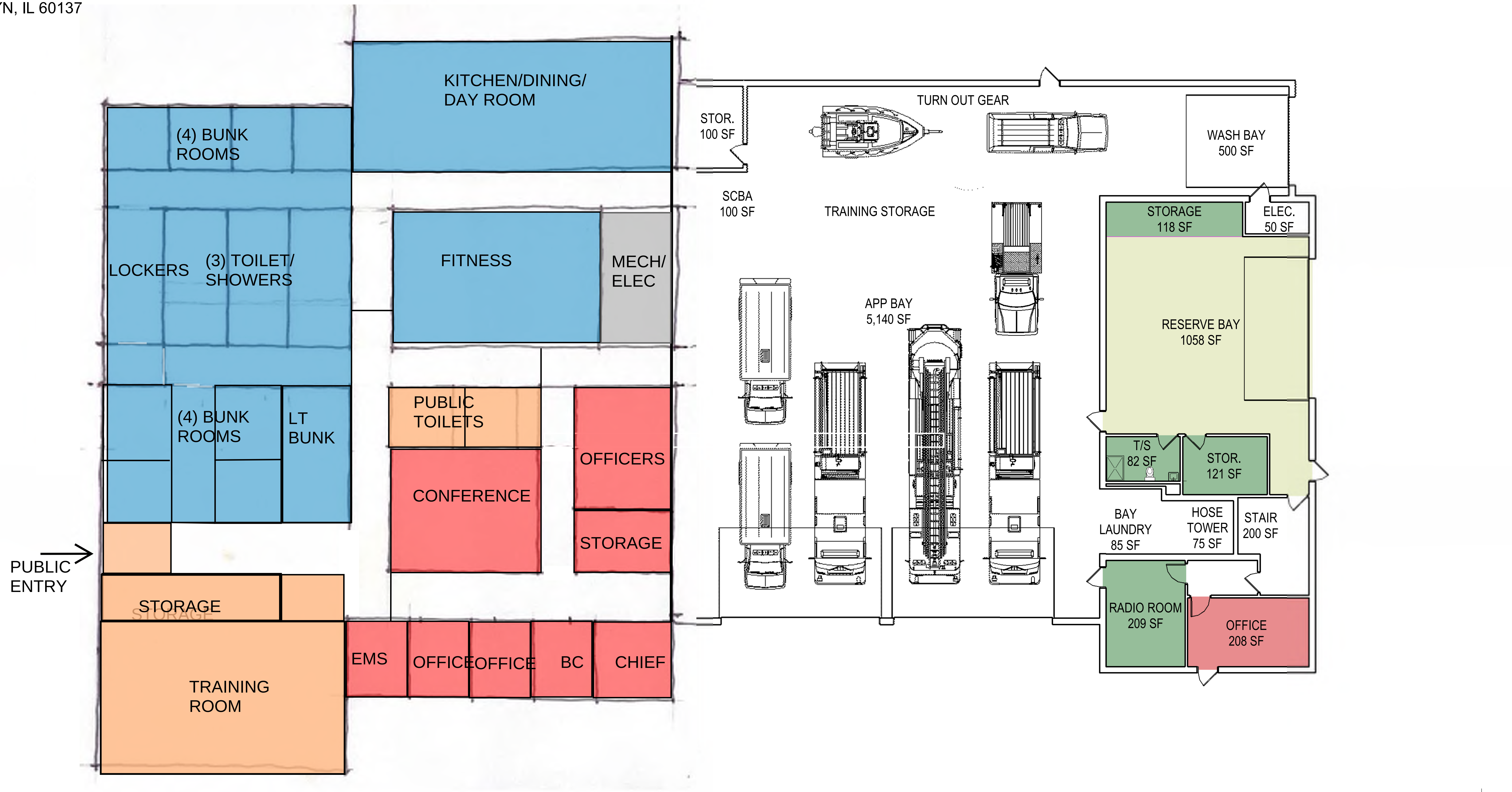
4.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

4.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

GLEN ELLYN FIRE COMPANY - STATION 62

GLEN ELLYN, IL 60137



SCALE: 1/16"=1'-0"

PLAN DIAGRAM PHASE 2 ADDITION

Glen Ellyn Fire
Job No. 22-3310 .02

Published 02/27/2023

fgma

FGMARCHITECTS

March 19, 2023

FGMA# 22-3310.02

Glen Ellyn Volunteer Fire Company
Station 62

Add/Reno -Phase 2 - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		255	SF	180	190	45,900	48,450
1.2	Medium Renovation		620	SF	260	280	161,200	173,600
1.3	Heavy Renovation		850	SF	310	330	263,500	280,500
1.4	Bidding Contingency	15% of Construction Cost.					70,590	75,383
1.5	**Subtotal**						**$541,190**	**$577,933**
2.0	**Fire Station Addition**							
2.1	Station Addition		0	SF	340	365	0	0
2.2	Exterior Envelope		0	Allowance			0	0
2.3	Replace OH Doors		0	Each	18,000	25,000	0	0
2.4	Site Work	new parking lot to the east	0	Allowance			0	0
2.5	Bidding Contingency	15% of Construction Cost. Includes current market premiunm					0	0
2.6	**Subtotal**						**$0**	**$0**
3.0	**SubTotal Project Budget**						**$541,190**	**$577,933**
3.1	Construction Contingency	10% of Construction Cost					54,119	57,793
3.2	Architectural & Engineering Fees	10% of Construction Cost					54,119	57,793
3.3	Legal, Survey, Env. Fees	0.5%					2,706	2,890
3.4	Utility & Permit Fees	0.5%					2,706	2,890
3.5	Material Testing During Construction		1	Allowance			4,000	6,000
3.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.7	Plan Printing		1	Allowance			2,000	2,500
3.8	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
3.9	**Subtotal**						**$660,840**	**$707,798**
3.10	**TOTAL PROJECT BUDGET**						**$660,840**	**$707,798**
3.11	*4% Inflation if bid in 2024*	$26,434	low	$28,312	high		$687,273	$736,110

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

4.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

4.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

Glen Ellyn Volunteer Fire Company
Ambulance - Stand Alone Facility

New Ambulance Only Facility - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**New Ambulance Facility**							
1.1	New Construction		4,000	SF	370	390	1,480,000	1,560,000
1.2	Site Work		1	Allowance			250,000	400,000
1.3	Bidding Contingency	15% of Construction Cost. Includes current market premiunm					259,500	294,000
1.4	**Subtotal**						**$1,989,500**	**$2,254,000**
2.0	**SubTotal Project Budget**						**$1,989,500**	**$2,254,000**
2.1	Construction Contingency	10% of Construction Cost					198,950	225,400
2.2	Architectural & Engineering Fees	10% of Construction Cost					198,950	225,400
2.3	Environmental Testing	1.0%					19,895	22,540
2.4	Legal, Survey, Env. Fees	1.0%					19,895	22,540
2.5	Utility & Permit Fees	2.0%					39,790	45,080
2.6	Material Testing During Construction		1	Allowance			8,000	10,000
2.7	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
2.8	Plan Printing		1	Allowance			1,500	2,000
2.9	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
2.10	**Subtotal**						**$2,476,480**	**$2,806,960**
2.11	**TOTAL PROJECT BUDGET**						**$2,476,480**	**$2,806,960**
2.12	*5% Inflation if bid in 2024*	$123,824	low	$140,348	high		$2,600,304	$2,947,308

3.0 **NOTES:**

3.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

3.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

3.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

3.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.


Glen Ellyn Volunteer Fire Company

Fire Station No.61 & No.62
Facility Analysis and Conceptual Design Study

SUBMITTED TO:
Chris Clark
Fire Chief

Glen Ellyn Volunteer Fire Company

Fire Station No. 61
524 Pennsylvania Avenue
Glen Ellyn, Illinois 60137
Phone: 630.469.5265

Fire Station No. 62
681 Taft Avenue
Glen Ellyn, Illinois 60137
Phone: 630.469.2500

SUBMITTED BY:
Jason Estes
FGM Architects Inc.
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DRAFT June 29,2022

FGM Project #: 22-3310.01

TABLE OF CONTENTS

SECTION 1
Introduction

Glen Ellyn Fire Company Mission Statement:

COMMUNITY FIRE PREVENTION, CONTROL & EDUCATION

The Glen Ellyn Volunteer Fire Company (GEVFC) serves a population of over 27,700 located in approximately 6.76 square miles. Emergency Medical Services (EMS) services are provided via contract held by Village of Glen Ellyn with a 3rd party paramedic services company. The GEVFC has a Class 3 Insurance Services Office Public Protection Classification, which is in the top 8% of all fire departments in the United States.

In December 2021, FGM Architects was commissioned to conduct a facility study for Glen Ellyn Fire Company's Station No. 61 & No.62. This facility study includes an evaluation of the existing facility, an analysis of the Company's space needs and a conceptual design study to identify how a renovation of the existing facility can improve the workflow and efficiency of Fire Company. This facility study does not question the geographical location, response area, or quantity of stations.

The purpose of evaluating the existing Fire Stations is to review the current building conditions with regards to current Fire service, building codes, space requirements, and facility requirements, as well as current staffing arrangements of the Fire Company and its future growth.

From the findings of the existing public safety building evaluation and discussions with the Fire Company's staff, a space needs analysis for both Fire Stations No.61 & No.62 was completed. The space needs analysis compares the existing square footage of the spaces/rooms against the proposed required square footage of the spaces/rooms. The proposed square footages are based on industry standards, code requirements and past project experience. From the findings of the space needs analysis, it was determined that the Fire Company's space needs at both Fire Stations No.61 & No.62 exceed~~s~~ the current space available within the existing building. Proceeding with a conceptual design study provides potential solutions on how best to modify or replace both Fire Stations No.61 & No.62 to meet the Fire Company's current and future needs highlighted throughout this study.

The analysis has been generated by documenting existing conditions through the use of existing floor plans, photographs of existing conditions, and calculating the current square footage of each space. The analysis will illustrate the space deficiencies in the current building and the lack of space for each Fire Station. Although the buildings are in fair to good condition, a larger facility is required to accommodate changes in technology and to allow the Fire Company to work more effectively and respond to calls in a timely manner. Enclosed is the documentation of the Fire Company's current working environment and proposed solutions to address the Company's immediate and future need for additional space.

The proposed programs reinforce the Glen Ellyn Fire Company's desire to serve their community for many years to come.

SECTION 2

Fire Station No.61 & No.62
Existing Conditions

Description of Fire Station No.61:

Fire Station No. 61 was originally built in the 1960s. The original station has two stories. There was an bay addition in to 1980's and an addition to the second story 1996. The bays and original portion of the facility is constructed of CMU masonry bearing structure with face brick exterior on the front façade with accent tile panels. The second floor is precast concrete. The bays and original building's roofs are flat, structure is steel bar joists. The interior walls at these locations are mainly CMU block partitions in the apparatus bay and bay support areas with gypsum board partitions in the admin and residence areas.

This is the main headquarters station for the Fire Company. The Fire Company's administration is based out of this facility. This includes the (1) Fire Chief, (1) Assistant Chief, (1) Battalion Chief, (1) EMS coordinator, (1) Training Office and administration staff. This station has a training room as well as a conference room for public hearings and board meetings. The station also has facilities for its volunteer and shift firefighters, associated office and support areas.

Station No.61 is located in downtown Glen Ellyn. It is located on the North side of the railroad tracks. The fire apparatus discharges directly onto Pennsylvania Avenue. Public and Staff parking for the facility is located along the west end of the facility. Station No.61 has concrete aprons with asphalt drives and parking.

Description of Fire Station No.62:

Fire Station No. 62 was originally built in the 1970s. The original station was two stories. The Station had an interior and exterior renovation in the 1990's. The facility is constructed of CMU masonry bearing structure with face brick exterior. The second floor is composite concrete and steel bar joists. The bay roofs are flat, structure is steel bar joists, the house is wood trusses with plywood deck and shingles. The interior walls at these locations are mainly CMU block partitions in the apparatus bay and bay support areas with gypsum board partitions in the residence areas.

This is the satellite station for the Fire Company. The Fire Company's training activities is based out of this facility and includes storage for all required equipment. The station also has facilities for its volunteer and shift firefighters, associated office, and support areas.

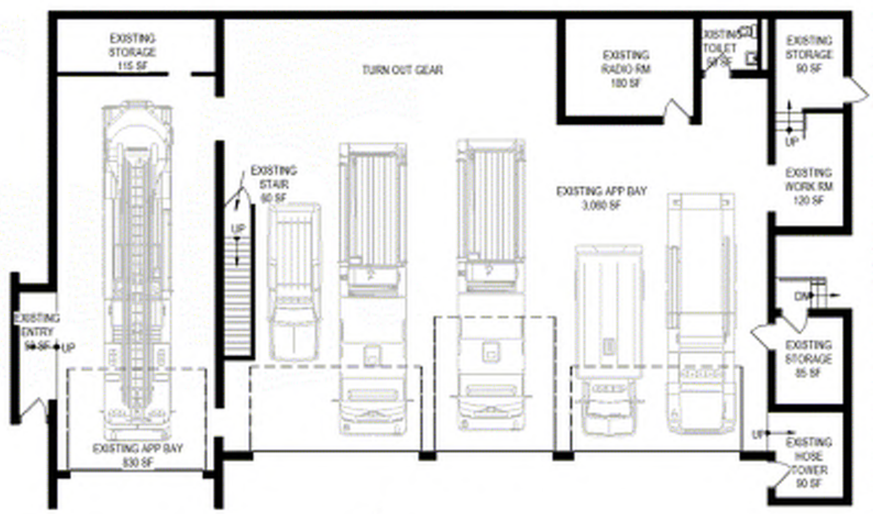
Station No.62 is located just South of downtown Glen Ellyn off Roosevelt (Rt-38). The fire apparatus discharges directly onto Taft Avenue. Public and Staff parking for the facility is located along the west end of the facility. Station No.62 has concrete aprons with asphalt drives and parking.

SECTION 2

Fire Station No.61
Existing Building Plans

First Floor Net Area:
4,785 sq.ft.

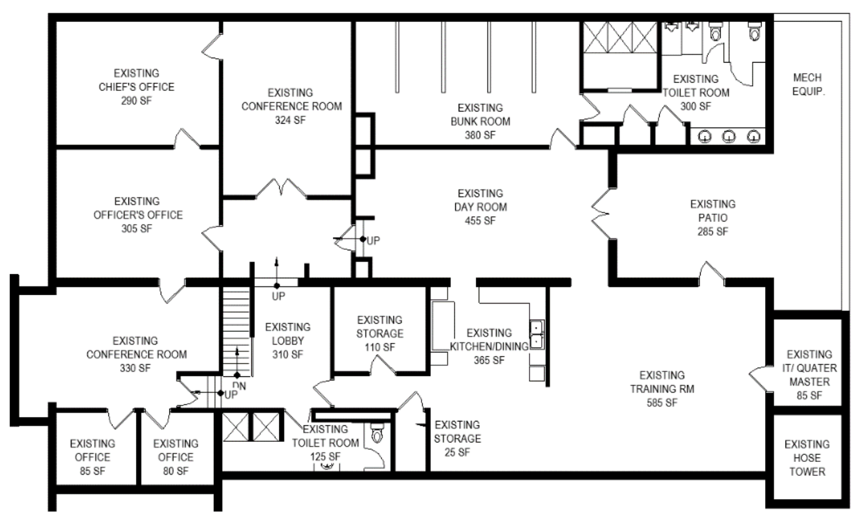
First Floor Gross Area:
5,415 sq.ft.



STATION 61 - EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1' - 0"

Second Floor Gross Area:
4,265 sq.ft.

Second Floor Gross Area:
4,970 sq.ft.



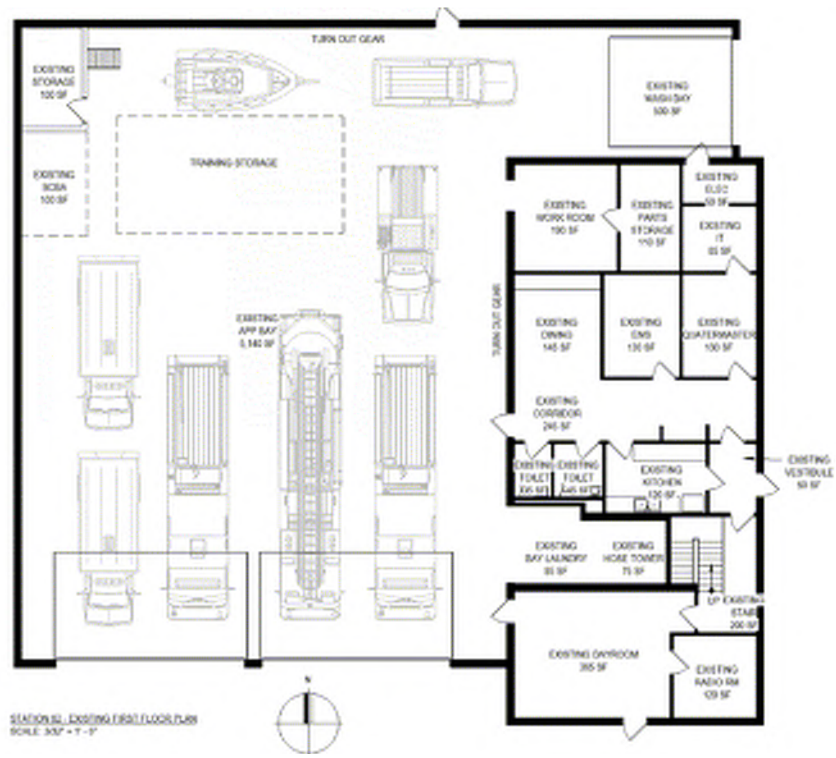
STATION 61 - EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1' - 0"

SECTION 2

Fire Station No.62
Existing Building Plans

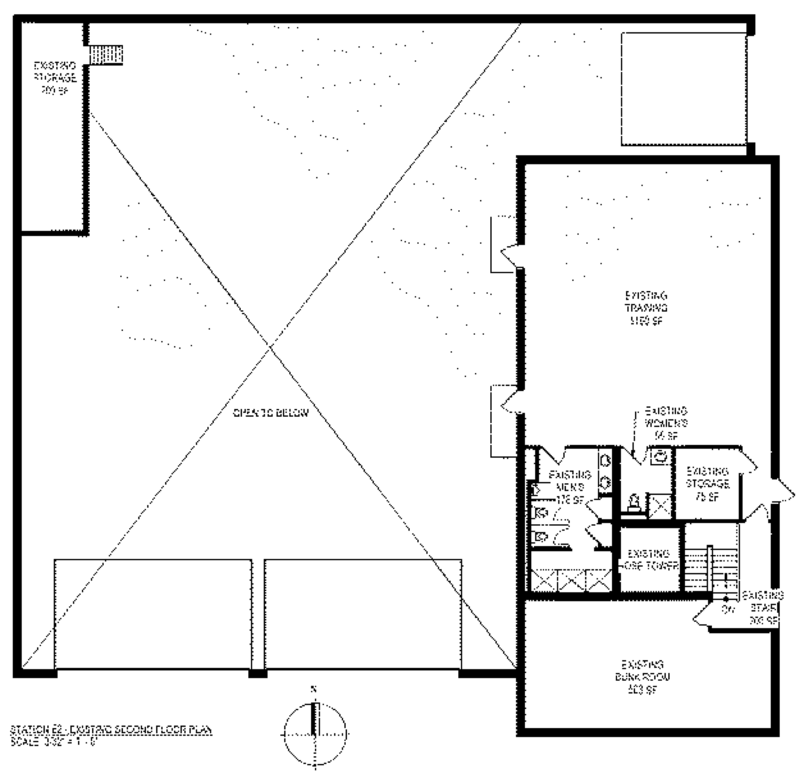
First Floor Net Area:
8,590 sq.ft.

First Floor Gross Area:
8,735 sq.ft.



Second Floor Gross Area:
2,420 sq.ft.

Second Floor Gross Area:
2,845 sq.ft.



SECTION 3

Fire Station No.61 & No.62
Space Needs Analysis

Space Needs Analysis

Following this description is a matrix that evaluates the Fire Company's current space usage and what their anticipated use will be in the future at both Fire Station No.61 & No.62. The difference between current conditions and proposed is substantial. Part of this need is immediate in nature and the tight crunch of this substantial deficit is felt in current operations and use. Other elements are trying to anticipate the future of the fire service and prepare to have space when the service grows and changes.

The shift from a volunteer to full time paramedic service has changed service operations and building's needs. If the fire service shifts in the future from volunteer to full time the operations and building's needs would drastically change. While it is understood that this shift requires additional living quarters, there are other changes that have affected other areas in a station. Office needs have expanded due to the increased paperwork, reports, and areas of specialization in the service. Training is more important than ever, and having space for training, training storage, study areas, public education, etc. all requires increased area.

Several areas within the current station do not meet NFPA guidelines and do not provide proper clearances around equipment being stored on the bay floor. Providing adequate space around equipment and keeping a clear bay floor promotes safety and helps to ensure a safe route for responders to vehicles.

The program was developed with the help of the Fire Company taking into consideration their current uses, needs, and operations. Room and space sizes are based upon NFPA guidelines, office standards (see Section x at end of this report) and FGM's expertise.

See Space Needs Programs on the following pages.

Station No.61 Program Page 1 of 2

Glen Ellyn Volunteer Fire Company

Fire Station No 61

Station Study - Space Program

FGMARCHITECTS

March 15, 2022
FGM # 22-3310.01

	Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
A.	**Public**			
1.0	Entry Vestibule	-	70	
2.0	Lobby	-	140	
3.0	Training Room	585	2,000	60 people partial tables & chairs
4.0	Training Storage	0	250	Tables, Chairs, Equipment
5.0	Kitchenette	-	20	open to training room
6.0	Museum	-	100	
7.0	Restrooms	-	240	(3) single user toilet rooms
	Sub-Total	585	2,820	
	15% Circulation Factor		423	
	PUBLIC TOTAL	**585**	**3,243**	Net Sq. Ft.
B.	**Administration**			
1.0	Chief Office	295	180	
1.0	BC Office	-	160	
2.0	Officer Room	305	320	(4) cubicles
3.0	EMS Office	80	120	
4.0	Training Office	85	120	
5.0	Hoteling Office	-	120	Exist. Trustee Office - Future Hoteling
6.0	Conference Room	330	-	
7.0	Conference Room	324	525	Conference table for (10) + Loose seating for (20)
8.0	Admin Storage	80	80	
9.0	Break Room	-	150	Table, Refrigerator, Sink, Microwave
	Sub-Total	1,204	1,595	
	25% Circulation Factor	-	399	
	ADMINISTRATION TOTAL	**1,204**	**1,994**	Net Sq. Ft.
C.	**Residential**			
1.0	Dayroom -8	455	550	Greatroom concept
2.0	Kitchen - 8	160	220	(1) Commercial fridge, (3) pantries, (1) Residential Range
3.0	Dining Room - 8	200	180	
4.0	Bunkrooms - 8	380	720	90 SF - bed & desk (No door)
5.0	Single User Restrooms	360	400	Provide (3) rooms, each with toilet, sink and shower , located off locker room
6.0	Locker Room	-	165	(28) 2'x2'x6' lockers with 2'x2'x2' bedding locker, (2) extra sinks
7.0	BC Suite	-	180	Bed, desk. Existing is just bunk, office in admin
8.0	Radio Room	160	240	Adjacent to bays. (4) workstations, mailboxes, (1) copier
9.0	Fitness Room	-	750	equipment, cardio, stretching area
10.0	Janitor Closet/Supplies	Exist. Bay Floor	30	
11.0	Residential Laundry	Exist. Bay Floor	70	washer, dryer, supplies, storage
	Sub-Total	1,715	3,505	
	20% Circulation Factor	-	701	
	RESIDENTIAL TOTAL	**1,715**	**4,206**	Net Sq. Ft.
D.	**Apparatus Area**			
1.0	Main Apparatus Bays	2,550	2,550	(2) Engine, (1) Medic, (1) Pickup
2.0	Secondary Apparatus Bays	830	830	(1) truck

Station No.61 Program Page 2 of 2

Glen Ellyn Volunteer Fire Company

Fire Station No 61

Station Study - Space Program

FGMARCHITECTS

March 15, 2022
FGM # 22-3310.01

	Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
3.0	Antique Engine Display	-	700	tied to museum?
4.0	Shift Counter	-	160	counter, storage, chargers, monitor, maps, bay control zone
5.0	Toilet	50	50	
6.0	Turnout Gear	508	508	(28) lockers
7.0	Workroom/ Bay Storage	50	180	small shop bench, equipment, tool box, parts storage
8.0	Seasonal Storage	Exist. Bay Storage	80	
9.0	Bay Laundry	Exist. Bay Floor	180	Extractor, washer, dryer, laundry tub
10.0	Hose Tower	90	90	
11.0	Hose Storage	Exist. Hose Tower	Exist. Hose Tower	In hose tower
12.0	Public Ed Storage	Under Exist. Stair	40	
13.0	Bay Storage	Exist. Work Room	180	
14.0	EMS Storage	Under Exist. Stair	60	
15.0	Quartermaster Storage - 3	85	180	(1) Contract (1) Medic (1) Volunteer
	Sub-Total	4,163	5,788	
	0% Circulation Factor	-	-	
	APPARATUS AREA TOTAL	**4,163**	**5,788**	Net Sq. Ft.
E.	**Support/Storage**			
1.0	Mechanical Room	-	50	Existing RTUs
2.0	Electrical Service	Exist. Bay Floor	Exist. Bay Floor	
3.0	I.T. Room	Exist. In Quatermaster	75	2 racks - cameras, remote access, alerting, phones, etc.
4.0	Water Service/Sprinkler	80	80	
5.0	Training Device Storage	Exist. Bay Floor	-	
6.0	Prop Storage	Exist. Bay Floor	-	
7.0	Stairs - 2	60	800	200sf per floor
8.0	Elevator	-	200	100sf per floor
9.0	Emergency Generator	115	-	current Off App Bay. Possible locate outside?
	Sub-Total	255	1,205	
	10% Circulation Factor	-	121	
	SUPPORT/STORAGE TOTAL	**255**	**1,326**	Net Sq. Ft.
	Sub-total Net Building Area	7,922	16,556	
	15% Grossing Factor	-	2,483	Walls, mechanical chases, etc. allowance
	TOTAL GROSS BUILDING AREA REQUIRED	**10,400**	**19,040**	Gross Sq. Ft.
	EXTERIOR SPACE NEED REQUIREMENTS			
	Parking, TOTAL			
	Public Parking		4	
	Staff Parking	?	20	
	Volunteer Parking		10	
	Outdoor Patio	280	280	
	Dumpster Enclosure	50	50	

Station No.62 Program Page 1 of 2

Glen Ellyn Volunteer Fire Company

Fire Station No 62

Station Study - Space Program

FGMARCHITECTS

March 15, 2022
FGM # 22-3310.01

		Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
A.	Public				
	1.0	Entry Vestibule	50	70	
	2.0	Lobby	-	120	
	3.0	Training Room	1,100	2,000	60 people partial tables & chairs
	4.0	Training Storage	75	250	Tables, Chairs, Equipment
	5.0	Kitchenette	-	20	open to training room
	6.0	Restrooms	-	240	(3) single user toilet rooms
		Sub-Total	1,225	2,700	
		15% Circulation Factor		405	
		PUBLIC TOTAL	1,225	3,105	Net Sq. Ft.
B.	Administration				
	1.0	Officer Office	-	160	
	2.0	Officer Room	-	240	(3) cubicles
	3.0	EMS Office	85	120	
	4.0	Training Office	-	120	
		Sub-Total	85	640	
		25% Circulation Factor	-	160	
		ADMINISTRATION TOTAL	85	800	Net Sq. Ft.
C.	Residential				
	1.0	Dayroom -8	365	550	Greatroom concept
	2.0	Kitchen - 8	145	220	(1) Commercial fridge, (3) pantries, (1) Residential Range
	3.0	Dining Room - 8	-	180	
	4.0	Bunkrooms - 8	503	720	90 SF - bed & desk (No door)
	5.0	Single User Restrooms	230	400	Provide (3) rooms, each with toilet, sink and shower , located off locker room
	6.0	Locker Room	Existing Bunk Room	165	(28) 2'x2'x6' lockers with 2'x2'x2' bedding locker, (2) extra sinks
	7.0	Officer Suite	-	180	Bed, desk. Existing is just bunk, office in admin
	8.0	Radio Room	120	240	Adjacent to bays. (4) workstations, mailboxes, (1) copier
	9.0	Fitness Room	-	750	equipment, cardio, stretching area
	10.0	Janitor Closet/Supplies	Exist. Work Room	30	
	11.0	Residential Laundry	Exist. Bay Laundry Rm	70	washer, dryer, supplies, storage
		Sub-Total	1,363	3,505	
		20% Circulation Factor	-	701	
		RESIDENTIAL TOTAL	1,363	4,206	Net Sq. Ft.
D.	Apparatus Area				
	1.0	Apparatus Bays	5,140	5,140	(1) Engine, (1) Medic, (1) Pickup, (1) Brush Truck, (1) Boat Trailer
	2.0	Wash Bay	500	500	
	3.0	Shift Counter	-	160	counter, storage, chargers, monitor, maps, bay control zone
	4.0	Turnout Gear	Exist. Bay Floor	320	(28) lockers
	5.0	Workroom/ Parts Storage	300	200	small shop bench, equipment, tool box, parts storage
	6.0	Seasonal Storage	Exist. Bay Storage	Exist. Bay Storage	

Glen Ellyn Volunteer Fire Company

Fire Station No 62

Station Study - Space Program

FGMARCHITECTS

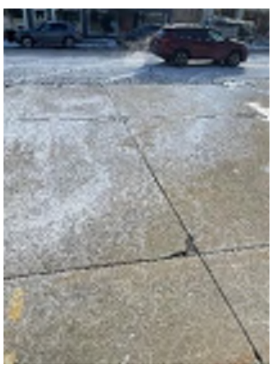
March 15, 2022
FGM # 22-3310.01

	Space Description/Room	Existing Area (Sq. Ft.)	Proposed Area (Sq. Ft.)	Notes/Comments
7.0	Bay Laundry	85	180	Extractor, washer, dryer, laundry tub
8.0	Hose Tower	75	40	
9.0	Hose Storage	Exist. Bay Laundry Rm	30	In hose tower
10.0	Public Ed Storage	Exist. Bay Storage	Exist. Bay Storage	
11.0	Bay Storage	65	250	
12.0	EMS Storage	Exist. EMS Office	60	
13.0	Quartermaster Storage - 3	130	180	(1) Contract (1) Medic (1) Volunteer
	Sub-Total	6,295	7,060	
	0% Circulation Factor	-	-	
	APPARATUS AREA TOTAL	**6,295**	**7,060**	Net Sq. Ft.
E.	**Support/Storage**			
1.0	Mechanical Room	-	60	Mix of RTU and furnace
2.0	Electrical Service	50	80	
3.0	I.T. Room	85	75	(2) racks - cameras, remote access, alerting, phones, etc.
4.0	Water Service/Sprinkler	Exist. Bay Floor	-	keep on bay floor
5.0	Training Device Storage	Exist. Bay Floor	1,000	
6.0	Prop Storage	Exist. Bay Floor	500	
7.0	Miscellaneous Storage	Exist. Bay Floor	100	Tables and Chairs
8.0	Stairs - 2	200	800	200sf per floor
9.0	Elevator	-	200	100sf per floor
10.0	Emergency Generator	-	-	located outside
	Sub-Total	335	2,815	
	10% Circulation Factor	-	282	
	SUPPORT/STORAGE TOTAL	**335**	**3,097**	Net Sq. Ft.
	Sub-total Net Building Area	9,303	18,268	
	15% Grossing Factor	-	2,740	Walls, mechanical chases, etc. allowance
TOTAL GROSS BUILDING AREA REQUIRED		**7,130**	**21,008**	Gross Sq. Ft.
EXTERIOR SPACE NEED REQUIREMENTS				
	Parking, TOTAL			
	Public Parking		4	
	Staff Parking	18	20	
	Volunteer Parking		10	
	Outdoor Patio	200	200	
	Dumpster Enclosure	150	150	SF

Existing SF
Lower Level: 5,520 sf
Upper Level: 1,608 sf

SECTION 4

Fire Station No.61
Existing Condition Report



Existing Building Condition Report

Fire Station No. 61 was originally built in 1956. The original station was two stories. There was an addition to the bays in the 1960's and an addition to the second story in 1997. The bays and original portion of the facility is constructed of CMU masonry bearing structure with face brick exterior on the front façade with accent tile panels. The second floor is precast concrete. The bays and original building's roofs are flat with steel bar joist structure. The interior walls at these locations are mainly CMU block partitions in the apparatus bay and bay support areas with gypsum board partitions in the admin and residence areas.

Site and Parking

- Visitation by the public is difficult due to there being (3) entrance doors to approach with no clear main entrance. There are several doors around the facility that could serve as a main entry. In addition, every entrance or egress exit is not accessible. A main entrance and means of accessible egress need to be added.
- The public and staff parking spaces for the facility is on the west side of the building. There are some convenience parking spaces and accessible parking spaces provided near East entrance, but most visitors approach from the west, who will typically use the first parking lot they approach. This site access then requires public to cross the apparatus bay apron to reach the entry. This poses a potential safety risk for public and firefighters and needs to be addressed.
- The asphalt parking and drives are well maintained but have areas of cracking and should be replaced in the near future. If not replaced now, water will continue to penetrate below the paved surface to the base and degrade the surface.
- The concrete apron has cracking at the control joints and should be replaced in the near future. If not replaced now, water will continue to penetrate below the paved surface to the base and degrade the surface.
- The existing concrete apron at the front of the station is not large enough to pull the vehicles out for regular inspections as requires the staff to stop traffic downtown to back the vehicles into the apparatus bay. The depth of the apron should be increased to allow safer vehicle operation and required vehicle inspections.

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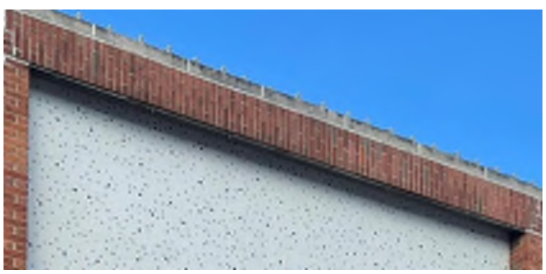

Building Envelope:

- The existing flat roof consists of roofing membrane, rigid insulation and is supported by steel decking and bar joists. The roofing membrane appears to be nearing the end of its life expectancy and should be replaced soon.

- There are several steel lintels at window and door openings that have surface rust present. If not addressed soon these lintels will continue to deteriorate and potentially allow water to penetrate the cavity wall and lead to other issues. It is suggested that all steel lintels be sanded and receive the required primer/paint coats to seal and protect the steel.

- Several areas of veneer brick were noted as having efflorescence or cracked grout joints at walls, parapets, and sills. Though some areas appear to have been tuck pointed or caulked, there were many other areas that have been yet to be addressed. These issues appear to be the result from water penetrating the cavity wall from multiple sources such as parapets, and heads and sills of windows. These issues should be addressed by tuckpointing all of the exterior brick veneer walls.

- Large portions of the existing accent tile wall panels on all sides of the facility are cracking and starting to fall off, this leaves the existing substrate exposed to the elements and further damage. This issue needs to be addressed so as to not allow more water to penetrate the tile surfaces and continue to damage the wall.

- Due to the time frame in which the building was constructed and from reviewing the original construction drawings, the exterior cavity walls contain approximately 1" of rigid insulation. This is a third of the required amount based on today's construction standards and Energy Code requirements. This condition results in a higher energy usage and cost for the Owner.

- The existing aluminum clad wood windows (1997) appear to be in good shape, no issues with the windows were reported. It is suggested they be replaced with more energy efficient windows to reduce energy usage and cost for the Owner.

- The existing glass sectional overhead doors (1997) have missing glass panels, cracked seals and do not meet the current energy code. This condition results in a higher energy usage and cost for the Owner. Overhead doors appear to be at the end of their life expectancy and should be replaced soon.

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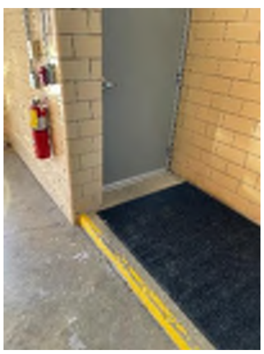

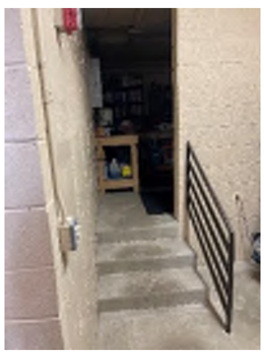

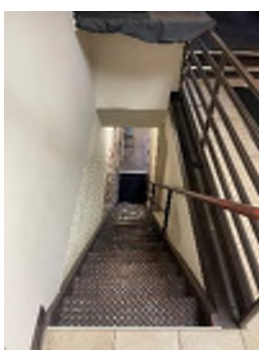

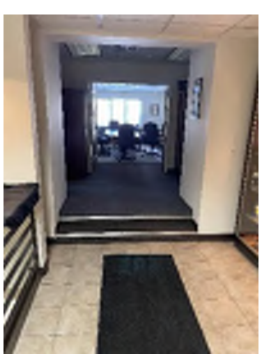

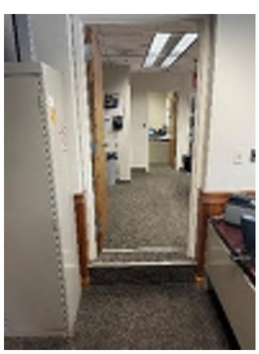

Accessibility:

Since the building was constructed and last renovated, accessibility requirements have changed with the Americans with Disabilities Act (ADA). The accessibility guidelines mandate that all public facilities are to be designed, constructed, or altered to assure equal accessibility to all members of society. If any type of renovation within the building occurs, multiple accessibility violations would need to be addressed. The violations range from minor issues to larger problems that would require significant renovation work. Below is a summary of violations reviewed during the building assessment:

- All entrance/egress exits for the facility do not meet ADA requirements due to existing elevation changes at stairs and gas curbs that do not allow a handicapped visitor or employee to enter or exit the facility safely.

- There is no existing elevator, accessible stairs or ramps that currently serve the facility, a handicapped visitor or employee cannot currently access the public board room, training room, administration offices and conference room since they are on the second floor.

- Existing Stair from the Apparatus Bay to the Second floor does not meet ADA requirements due to head clearance issues. Head clearance is inches below the required minimum head clearance.

- Existing Stair from the Apparatus Bay to the Second floor does not have ADA required guardrails and handrails. Also, handrails do not extend beyond the top and bottom risers the required 12”. The guardrails and handrails would need to be replaced with new compliant guardrails and handrails.

- All second-floor egress paths to exit the facility do not meet ADA requirements due to existing elevation changes at stairs with no ramps or lifts provided as well as trip hazards and obstacles at door thresholds that do not allow a handicapped visitor or employee to exit or travel through the facility safely.

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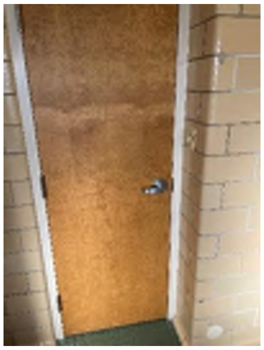
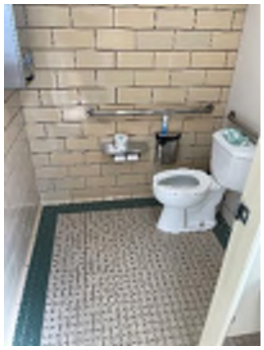

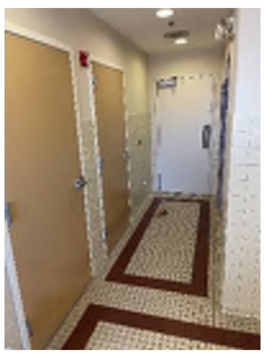

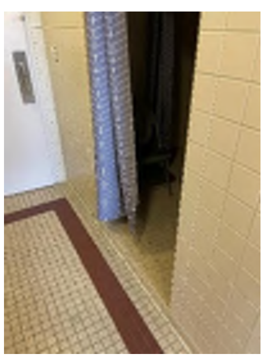

Accessibility:

- All second-floor toilet/shower rooms do not meet ADA requirements in regard to reach ranges, plumbing fixture clearances, turning radius clearances and push/pull door clearance requirements. Inside the toilet rooms there is not enough clear floor space for a person in a wheelchair to turn around, transfer onto the toilet or open the door to exit. Also, the plumbing fixtures and several toilet accessories are not ADA compliant and the required grab bars are not provided.
- All second-floor toilet/shower rooms are lacking ADA compliant shower stalls. Additionally, shower bases are either raised above the top of floor elevation or have a block curb at shower entrance that does not allow access to the showers.
- All second-floor toilet/shower rooms are lacking an ADA compliant toilet stall.
- Sink base cabinet kitchen does not allow front approach wheelchair access as required per ADA. Sink base would need to be replaced with ADA compliant sink base.
- Kitchen Countertops do not meet ADA requirements in regard to maximum work surface height requirements. The countertop is too high for a person in a wheelchair to access.
- Most doors access and exits to and from occupiable rooms along the path of egress do not have the required push/pull clear floor space provided that allows a handicapped visitor or employee to enter or exit the facility safely.
- Existing stairs, toilet rooms and exits do not meet ADA signage requirements, no signage is currently provided. The entire facility needs to be provided with ADA compliant rooms signage.

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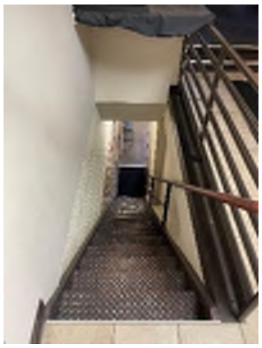

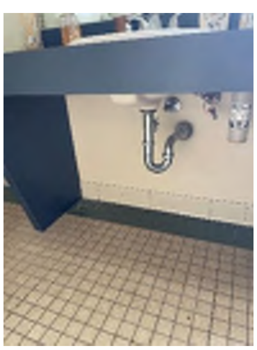

Building Code Issues:

- There is no existing elevator that serves the facility. Currently, a handicapped visitor or employee cannot currently access the public board room, training room, administration offices and conference room since they are on the second floor. This issue needs to be addressed.

- Existing Stair from the Apparatus Bay to the Second floor does not have ADA required guardrails and handrails. Also, handrails do not extend beyond the top and bottom risers the required 12”. The guardrails and handrails would need to be replaced with new compliant guardrails and handrails.

- There is not a code compliant egress path from second floor. Stair is not enclosed in fire rated construction, does not meet the minimum width requirement, and does not exit directly to the exterior. Two egress stairs required for exiting. This issue needs to be addressed.

- Code required fire serrations are not provided between Storage (Apparatus Bay), Residence (Bunks, Dayroom, Kitchen, etc) and Business (Administration) occupancies. This issue needs to be addressed.

- Hollow metal steel framing glazing systems at stair location are not fire rated. This issue needs to be addressed.

- Sprinkler/Electric room off apparatus bay is currently being used for overflow storage and minimum clearances to panels and water main is not provided. This is allowed but does allow for tampering with valves and equipment. Best practice is to provide a location for this equipment that can be secured and reduce storage in this space.

- First floor toilet room and second floor mech room do not have code required floors drains provided. This issue needs to be addressed.

- All exposed sink and lavatory piping not covered or protected.

- Commercial hood in second floor kitchen not provided with required make-up air unit. This issue needs to be addressed is hood is altered in the future.

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NFPA Life Safety Code:

The National Fire Prevention Association (NFPA) publishes a series of safety codes and standards devoted to minimizing the possibility of fire and other risks. As a public facility dedicated to minimizing fires and other risks, this PSB is required to follow the standards set forward by the NFPA Life Safety Code Standards. Below is a list of NFPA violations that were observed:

- There is no NFPA 72 compliant gas detection system within the Apparatus Bay.

NFPA 1851 lays out the guidelines for handling elements that have been contaminated with hazardous materials. Many of the standards are related to standard operating procedures that need to be developed by the Fire Department. However, some of the procedures also require physical spaces that need to be integrated into the existing building. Listed below are some of the observed violations of NFPA 1851 due to space limitations within the current facility:

- To prevent cross contamination, a designated decontamination area is required for routine cleaning of personal protective equipment that has been in contact with hazardous materials. There is no dedicated decontamination room observed within the current facility, all fire gear is being stored on the Apparatus Bay floor.

General Notes:

- Most of the facility has 2’x2’ acoustical ceiling tiles that appear to be in good condition. All existing light fixtures appear to be florescent type and nearing the end of their life expectancy. It is suggested that all the interior lighting fixtures throughout the facility be replaced with more efficient LED light fixtures.

- The countertops are plastic laminate with a composite wood core type, this product type at a wet surface location is not suggested due to possible delamination of the finish and deterioration of the composite wood core. It is suggested that all countertops in toilet rooms and kitchen be replaced with a more durable product like solid surface or quartz.

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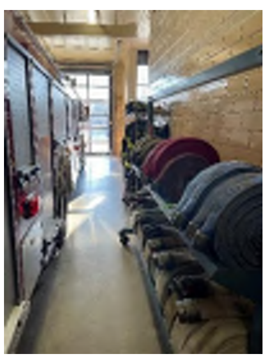

First Floor Interior:

Entry

- Existing entrance doors do not meet the current Building and ADA codes and need to be addressed. See Building Code and Accessibility sections for additional information.
- There are (4) existing entrances into the station and none of them clearly designate a main or public entrance. All exterior HM doors do not have any sidelights or visions light glass provided. Existing hollow metal doors do not help designate entry into the facility or invite public. At a minimum, (1) door should be selected and designated as the main entry.
- There are no vestibules provided at entrances, this allows unconditioned air to enter conditioned spaces very time the door is opened. This condition results in a higher energy usage and cost for the Owner. At a minimum, designated main entry should be provided with a vestibule.

Apparatus Bay

- Apparatus Bays are a back-in style bay. The bays are tight based upon the original bay spacing. In addition, equipment, storage, and other storage is also stored directly off the bay floor. This storage encroaches on egress aisles around vehicles and provides a safety concern.
- Apparatus Bay has (6) bays that house (1) Ladder Truck, (2) Engines, (1) Squad, (1) Medic.
- Apparatus bay walls are exposed masonry that consists of glazed block up to 8’-0” with painted block above. Block appears to be in good shape overall but there was block separation noted at the southwest corner of the apparatus bays. Slight separation at the vertical joint at the interface between two CMU walls in the SW corner due to not interlocking running bond of the block when installed. This issue should be addressed.
- Apparatus Bays are equipped with a vehicle exhaust capture system. The motor for this system is mounted in the bays. This installation in a space with all hard surfaces (sealed concrete floor, exposed concrete planks, block walls) increases the amount of noise that is produced in the apparatus bays, providing a negative impact on acoustics within the space.

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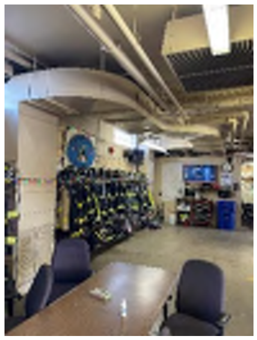

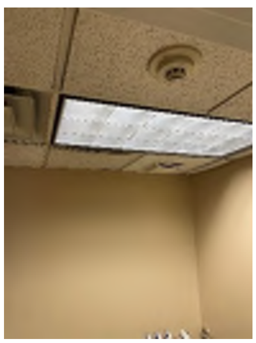


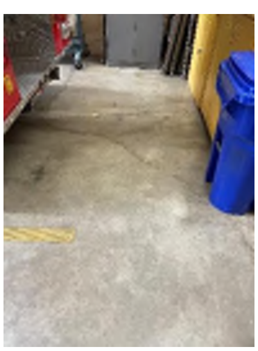
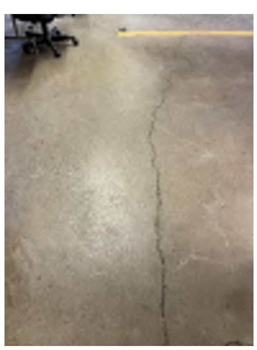

Apparatus Bay

- The Apparatus Bay is heated by forced air furnaces. No cooling is provided. Exhaust fan at North wall of Apparatus Bay. 20-year-old mechanical equipment is in fair condition but past its useful lifespan.

- (7) floor drains serve the Apparatus Bay floor. The floor drains are routed through a triple oil basin.

- There is no NFPA 72 compliant gas detection system within the Apparatus Bay. This issue needs to be addressed.

- All existing light fixtures appear to be florescent type and nearing the end of their life expectancy. It is suggested that all the interior lighting fixtures throughout the facility be replaced with more efficient LED light fixtures.

- The existing glass sectional overhead doors (1997) have missing glass panels, cracked seals and do not meet the current energy code. This condition results in a higher energy usage and cost for the Owner. Overhead doors appear to be at the end of their life expectancy and should be replaced soon.

- The Apparatus Bay doors are only 12'-0" high, which limits what equipment can be stored at the Station. The department of transportation standards recommends a minimum height of 13'-10" that will accommodate most equipment. This issue should be addressed.

- Existing concrete slab cracking was observed in the Apparatus Bay. Floor cracking in the apparatus bays does not present a structural integrity issue but issue should be addressed.

- Exposed concrete slab is in fair condition but has received years of stains after absorbing fossil fuels and chemicals. It is suggested that the concrete floor get coated with an epoxy system to seal the existing conditions of the slab, protect for future use and add slip resistance to the floor coating.

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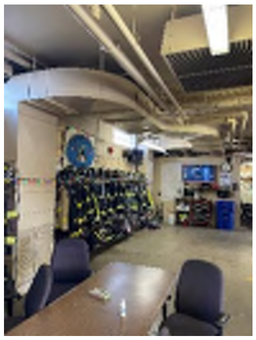



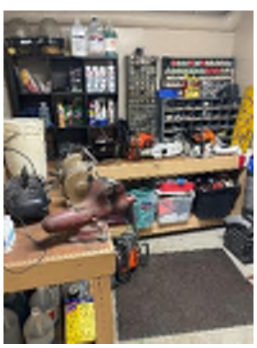
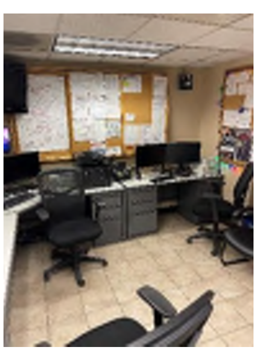


Apparatus Bay

- Turnout gear lockers are provided and installed along the walls of the bay. Locating gear directly on the bay floor exposes the personal protective equipment to UV lighting, fluorescent lighting, apparatus exhaust, and potential theft. This is a vital piece of protective equipment for the firefighter. Maintenance and proper storage is vital. Best practices say that this equipment should be housed in a separate room that can be shut off from most of the items listed above.

- All personal and gear laundry is done on the bay floor, this poses issues for contamination between clean and dirty spaces. Clean towels and other items are stored exposed on the bay floor. To prevent cross contamination, a designated decontamination area is required for routine cleaning of personal protective equipment that has been in contact with hazardous materials. There is no dedicated decontamination room observed within the current facility, all fire gear is being stored on the Apparatus Bay floor.

- The EMS supply room is undersized and is not easily accessible under the stairs. Room should be increased to allow room for occupants to access equipment. Room is secured which follows NFPA guidelines.

- A separate EMS Decon area is not provided NFPA guidelines recommends an EMS Decon area be provided to wash and clean off pathogens and other contaminants from equipment during calls.

Work Room

- Work Room is undersized and does not allow for all of the toolboxes and related equipment to be located in the same room.

Radio Room

- The radio room is undersized. This office is the main office for the firefighters and should be sized appropriately to allow them to complete reports and duties. This space should be provided with a gas curb as best practice to separate it from the gases and fumes of the apparatus bay.

Apparatus Bay Toilet

- Toilet Room is undersized and does not meet the current ADA requirements. See accessibility notes for additional information.

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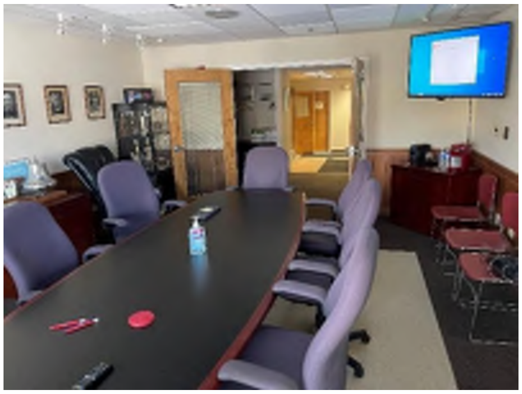

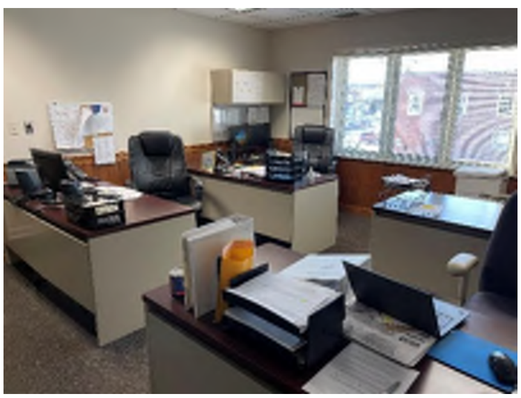

Second Floor Interior:

Admin Lobby and Conference Room

- Several building and accessibility code issues were sited, see building and accessibility code notes for additional information.
- Conference room is undersized and needs to accommodate not just a conference table for (10) but also loose seating for (20) public attendance.
- Flooring, ceilings, and lighting all appear to be original to the last renovation but appear to be in fair condition.
- All existing light fixtures appear to be florescent type and nearing the end of their life expectancy. It is suggested that all the interior lighting fixtures throughout the facility be replaced with more efficient LED light fixtures.

Fire Chief, Battalion Chief, Officer Offices and Conference Room

- Several building and accessibility code issues were sited, see building and accessibility code notes for additional information.
- Fire Chief's Office is a correctly sized but could be reduced if required for renovation. Office accommodates (1) workstation and (1) meeting table.
- Officer's Office appears to be original and is correctly sized. There are (4) workstations that appear to be in good condition, but workspace is very small with desks in extremely close proximity. This space can be changed from workstations to countertops surrounding the room to allow for a more economic use of space and file storage.
- (2) offices and conference room are a bit under sized but appear to be currently working for the users. Offices have combined file storage in the conference room, might want to consider moving into offices for security reasons.
- Flooring, ceilings, and lighting all appear to be original to the last renovation but appear to be in fair condition.

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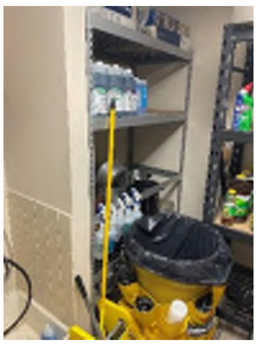

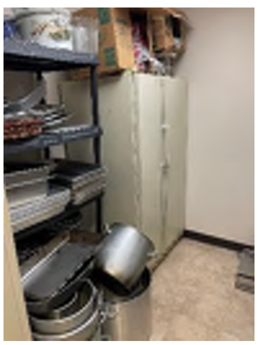

Storage Rooms

- Second floor mech room do not have code required floors drains provided. This issue needs to be addressed.
- Storage and supply rooms appear to be correctly sized. There is a potential opportunity to reorganize, and change replace shelving and remove unused equipment to provide more storage space.

Kitchen

- The kitchen for the facility is undersized. Existing refrigerators and ice makers are located in adjacent storage rooms because there is not space to locate them in the kitchen. Current trends have utilized multiple refrigerators and pantries to accommodate the multiple shifts.
- Existing countertops are plastic laminate with a composite wood core type, this product type at a wet surface location is not suggested due to possible delamination of the finish and deterioration of the composite wood core. It is suggested that all countertops in kitchen be replaced with a more durable product like solid surface or quartz.
- Commercial hood in second floor kitchen not provided with required make-up air unit. This issue needs to be addressed is hood is altered in the future.
- Sink base cabinet kitchen does not allow front approach wheelchair access as required per ADA. Sink base would need to be replaced with ADA compliant sink base.
- Kitchen Countertops do not meet ADA requirements in regard to reach range and maximum work surface height requirements. The countertop is too high for a person in a wheelchair to access.

Training Room

- Existing training room is severely undersized. Currently training occurs weekly at this station. Existing training room was designed to seat (18) but (60+) attend weekly training sessions and require the sessions to be located at on the bay floor or at station 62. To correctly accommodate the current space needs for training this space needs to be larger.

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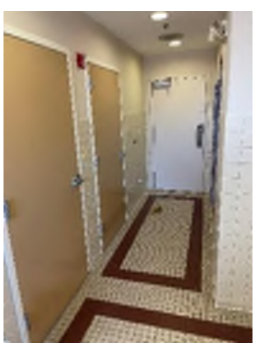

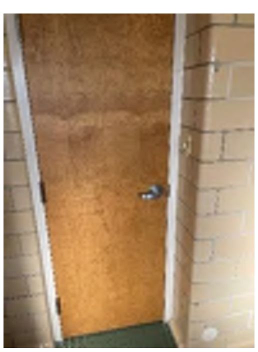

Bunk/Locker Room

- There are (4) existing bunk areas separated by cubical partitions. Bunk count does not meet current need for future growth. Existing bunks to do allow required separation between individuals but does allows noise to easily reverberate throughout the entire room. Current trends have all 4 walls of the bunk room from floor to ceiling provide with sound batte insulation to reduce sound transfer, doors or door opening can be provided depending on the station's operation.

- (6) lockers are provided, this is not enough lockers to meet future growth. Additional lockers need to be provided. Current trends have the lockers either located in the individual bunk rooms or in a combined locker room with toilet/shower rooms directly located off the locker room to allow for induvial changing space.

Men's and Women's Toilet Rooms

- All second-floor toilet/shower rooms do not meet ADA requirements in regard to reach ranges, plumbing fixture clearances, turning radius clearances and push/pull door clearance requirements. Inside the toilet rooms there is not enough clear floor space for a person in a wheelchair to turn around, transfer onto the toilet or open the door to exit. Also, the plumbing fixtures and several toilet accessories are not ADA compliant and the required grab bars are not provided.
- All second-floor toilet/shower rooms are lacking ADA compliant shower stalls. Additionally, shower bases are either raised above the top of floor elevation or have a block curb at shower entrance that does not allow access to the showers.
- Current trends have individual toilet/shower rooms provided in lieu of men's and women's multiuser toilet rooms to allow for induvial changing, shower and toilet room space.
- Existing countertops are plastic laminate with a composite wood core type, this product type at a wet surface location is not suggested due to possible delamination of the finish and deterioration of the composite wood core. It is suggested that all countertops in toilet rooms be replaced with a more durable product like solid surface.

- Countertops do not meet ADA requirements in regard to maximum work surface height requirements. This needs to be addressed.

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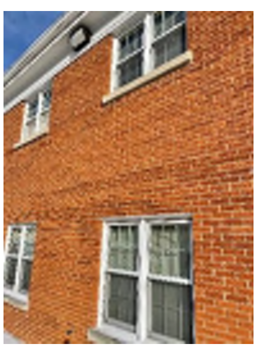


Existing Building Condition Report

Fire Station No. 62 was originally built in 1972. The original station is two stories. There was a significant renovation to the existing station in 1997 and not much has been done to the station since then. The facility is constructed of CMU masonry bearing structure with face brick exterior. The second floor is composite concrete deck with steel bar joists. The bay roofs are flat, structure is steel bar joists, the house is wood trusses with plywood deck and shingles. The interior walls at these locations are mainly CMU block partitions in the apparatus bay and bay support areas with gypsum board partitions in the residence areas.

Site and Parking

- The public and staff parking spaces for the facility is on the west side of the building.
- There are two existing public entrances, neither public entrance or egress exit is accessible, a main entrance and means of accessible egress needs to be added.
- The asphalt parking lot and drives are well maintained but have areas of cracking and should be replaced in the near future. If not replaced now, water will continue to penetrate below the paved surface to the base and degrade the surface.
- The concrete apron has cracking at the control joints and should be replaced in the near future. If not replaced now, water will continue to penetrate below the paved surface to the base and degrade the surface.
- Existing trash enclosure for dumpsters need to be provided per Village Ordinance. Trash enclosure pickets appear to be deteriorating and should be replaced soon. Steel bollards and framed gate doors to be provide in lieu of wood framed for longer life cycle and durability.

Building Envelope:

- Several areas of veneer brick were noted as having efflorescence or cracked grout joints at walls. Though some areas appear to have been tuck pointed or caulked but there were many other areas that have been yet to be addressed. These issues appear to be the result from water penetrating the cavity wall from multiple sources such as parapets, and heads and sills of windows. These issues should be addressed by tuckpointing all of the exterior brick veneer walls.

- Existing flat roof membrane and pitched roof shingles appear to be in good shape. Roofs should be regularly inspected and maintained per manufacturer's warranty.

SECTION 4

Fire Station No.62
Existing Condition Report

Building Envelope:

- Due to the time frame in which the building was constructed and from reviewing the original construction drawings, the exterior cavity walls contain approximately 1” of rigid insulation. This is a third of the required amount based on today’s construction standards and Energy Code requirements. This condition results in a higher energy usage and cost for the Owner.

- There are several steel lintels at window and door openings that appear to have started to rust at the surface and were painted. If not addressed soon these lintels will continue to deteriorate and potentially allow water to penetrate the cavity wall and lead to other issues. It is suggested that all steel lintels be sanded to remove paint and surface rust and receive the required primer/paint coats to seal and protect the steel.

- The existing aluminum clad wood windows (1997) appear to be in good shape, no issues with the windows were reported. It is suggested they be replaced with more energy efficient windows to reduce energy usage and cost for the Owner.

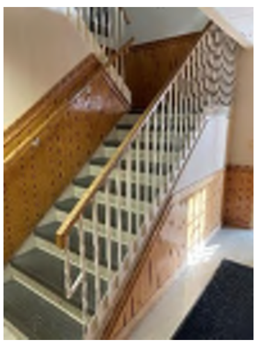
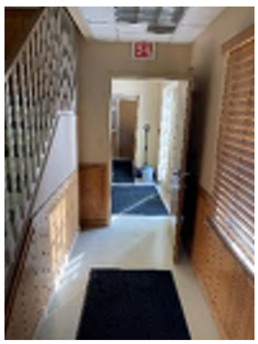
- The existing glass sectional overhead doors (1997) appear to be in good shape, no issues with the doors were reported. It is suggested they be replaced with more energy efficient doors to reduce energy usage and cost for the Owner.

- Several existing column covers and North entry are broken at the base and should be repaired or replaced. Broken columns are allowing animals/insects to inhabit the columns and debris to collect at their bases.

SECTION 4

Fire Station No.62
Existing Condition Report





<u>Accessibility:</u>

Since the building was constructed and last renovated, accessibility requirements have changed with the Americans with Disabilities Act (ADA). The accessibility guidelines mandate that all public facilities are to be designed, constructed, or altered to assure equal accessibility to all members of society. If any type of renovation within the building occurs, multiple accessibility violations would need to be addressed. The violations range from minor issues to larger problems that would require significant renovation work. Below is a summary of violations reviewed during the building assessment:

- All entrance/egress exits for the facility do not meet ADA requirements due to existing elevation changes at stoops that do not allow a handicapped visitor or employee to enter or exit the facility safely.

- There is no elevator, accessible stairs or ramps that currently services the facility, a handicapped visitor or employee cannot currently access the training room since they are on the second floor.

- Existing Stair to the Second floor does not have ADA required handrails. Also, handrails are not the proper shape or diameter and do not extend beyond the top and bottom risers the required 12”. The guardrails and handrails would need to be replaced with new compliant guardrails and handrails.

- All second-floor egress paths to exit the facility do not meet ADA requirements due to doors swinging the wrong way that do not allow a handicapped visitor or employee to exit or travel through the facility safely.

- All toilet/shower rooms do not meet ADA requirements in regard to reach ranges, plumbing fixture clearances, turning radius clearances and push/pull door clearance requirements. Inside the toilet rooms there is not enough clear floor space for a person in a wheelchair to turn around, transfer onto the toilet or open the door to exit. Also, the plumbing fixtures and several toilet accessories are not ADA compliant and the required grab bars are not provided.

- All second-floor toilet/shower rooms are lacking ADA compliant shower stalls.

- All toilet/shower rooms are lacking an ADA compliant toilet.

SECTION 4

Fire Station No.62
Existing Condition Report

Accessibility:

- Sink base cabinet kitchen does not allow front approach wheelchair access as required per ADA. Sink base would need to be replaced with ADA compliant sink base.

- Kitchen Countertops do not meet ADA requirements in regard to maximum work surface height requirements. The countertop is too high for a person in a wheelchair to access.

- Existing stairs, toilet rooms and exits do not meet ADA signage requirements, no signage is currently provided. The entire facility needs to be provided with ADA compliant rooms signage.

Building Code Issues:

- There is no elevator that services the facility. Currently, a handicapped visitor or employee cannot currently access the public training room or toilet rooms since they are on the second floor. This issue needs to be addressed.

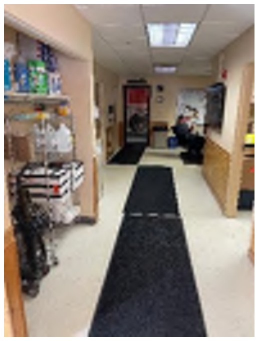
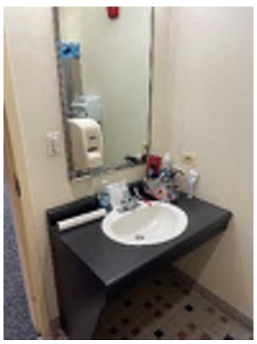
- The existing Stair does not have ADA required hand and guard rails. Also, handrails are not the proper shape or diameter and do not extend beyond the top and bottom risers the required 12”. The guardrails and handrails would need to be replaced with new compliant guardrails and handrails.

- There is not a code compliant egress path from second floor. Stair is not enclosed in fire rated construction, does not meet the minimum width requirement, and does not exit directly to the exterior. Two egress stairs required for exiting. This issue needs to be addressed.

- All exposed sink and lavatory piping not covered or protected.

SECTION 4

Fire Station No.62
Existing Condition Report




First Floor Interior:

General Notes

- Most of the facility has 2'x2' acoustical ceiling tiles that appear to be in good condition. All existing light fixtures appear to be florescent type and nearing the end of their life expectancy. It is suggested that all the interior lighting fixtures throughout the facility be replaced with more efficient LED light fixtures.

- The countertops are plastic laminate with a composite wood core type, this product type at a wet surface location is not suggested due to possible delamination of the finish and deterioration of the composite wood core. It is suggested that all countertops in toilet rooms and kitchen be replaced with a more durable product like solid surface or quartz.

Entry

- Existing entrance doors do not meet the current Building and ADA codes and need to be addressed. See Building Code and Accessibility sections for additional information.

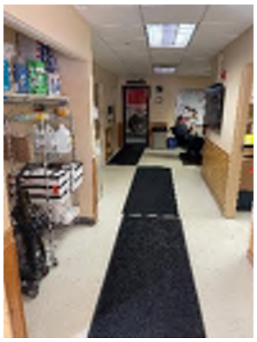
- There are (2) existing entrances into the station and either of them clearly designate a main or public entrance. Both entrances are close to the parking lot and enter directly into living spaces and not a vestibule/lobby space. Location and designation of main entrance should be addressed.

- There are no vestibules provided at entrances, this allows air infiltration every time the door is opened. This condition results in a higher energy usage and cost for the Owner. At a minimum, designated main entry should be provided with a vestibule.

- West entrance is dark and undersized, visitors entered into a small corridor surrounded with doors. A more inviting entry should be reviewed, this can be addressed in the redesign of the egress stair route to meet code requirements.

SECTION 4

Fire Station No.62
Existing Condition Report



Main Corridor/Dining Room

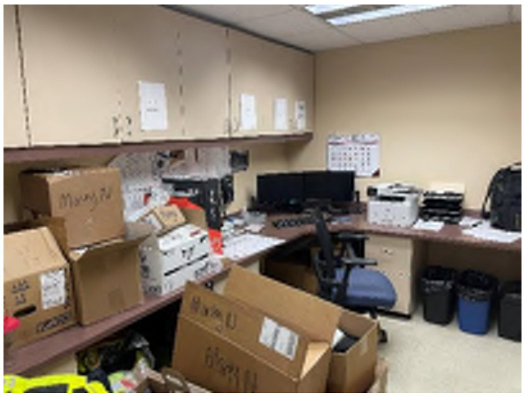
- Corridor is oversized for this station and is currently taking away valuable storage space form the adjacent quartermaster and watch office.
- Dining Room is the main gathering space for the station. This space is separated from the dayroom, the staff have requested that these spaces be closer in relation to allow gathering by more staff for meals and group activities.
- Doors have been removed from supply closet to allow for more storage, this room is undersized and should be enclosed and relocated from the main gathering space.
- VCT floors appear to be in good shape and maintained but LVT of walk off carpet tiles should be reviewed as replacements due to the current use of loose carpet runners throughout the station.
- There is not an existing gas curb between the apparatus bay and dining room, this is not required but at a minimum the existing storefront door should have weather seals to minimized exhaust and contaminates from entering the living spaces directly.

Kitchen

- The kitchen for the facility is undersized. Current trends have utilized multiple refrigerators and pantries to accommodate the multiple shifts. To provide these amenities the kitchen would have to be larger.
- Sink base cabinet kitchen does not allow front approach wheelchair access as required per ADA. Sink base would need to be replaced with ADA compliant sink base.
- Kitchen Countertops do not meet ADA requirements in regard to maximum work surface height requirements. The countertop is too high for a person in a wheelchair to access.
- Existing kitchen does not meet ADA requirements in regard to reach ranges, sink clearances, turning radius clearances and push/pull door clearance requirements. Existing kitchen does not have enough clear floor space for a person in a wheelchair to turn around, use the countertops/appliances or open the door to exit.

SECTION 4

Fire Station No.62
Existing Condition Report



EMS Supply/Office

- What once was a report writing room is now EMS storage/office. Office function is underused due to the amount of work space being used for overflow storage. Additional storage space should be provided to allow for the work room to be properly utilized for report writing and studying.
- Existing casework and plastic laminate casework appears to be in good condition.

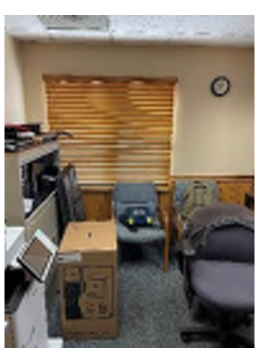
Quartermaster/IT Room

- Quartermaster storage is completely full and has no room to walk through the space, this space should be larger to accommodate for all the stations current and future storage needs.
- Existing IT equipment should be relocated from quartermaster storage to allow for additional storage to be relocated back into this room.

Toilet Rooms

- All toilet rooms do not meet ADA requirements in regard to reach ranges, plumbing fixture clearances, turning radius clearances and push/pull door clearance requirements. Inside the toilet rooms there is not enough clear floor space for a person in a wheelchair to turn around, transfer onto the toilet or open the door to exit. Also, the plumbing fixtures and several toilet accessories are not ADA compliant and the required grab bars are not provided.
- Existing toilet rooms and do not meet ADA signage requirements, no signage is currently provided. The entire facility needs to be provided with ADA compliant rooms signage.

Radio Room



- Existing Radio room is not directly off of the apparatus bay, this room should be directly adjacent to the apparatus bay and provide a window in between the two spaces for direct sight onto the bays.
- Existing Radio Room is undersized, should be double the area to allow for mailboxes, (3) additional workstations and a copier to meet the stations current operational needs.
- Existing finishes appear to be in good condition.

SECTION 4

Fire Station No.62
Existing Condition Report

Dayroom

- Existing dayroom is located on the North side of the station. The front door of the station opens directly into the dayroom. Front door faces the main road, this creates for an undesirable entrance to the public. Public and semi-private spaces should be addressed at this station.

- Existing dayroom is undersized, staff had commented on the existing floor plan not allowing the dayroom and kitchen/dining to be directly adjacent to one another. A great room concept allows the staff to more frequently interact with each other during meal prep, dining and group activities.

- There is not an existing gas curb between the apparatus bay and dining room, this is not required but at a minimum the existing storefront door should have weather seals to minimized exhaust and contaminates from entering the living spaces directly.

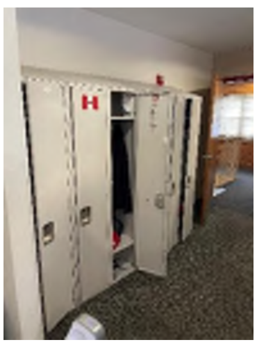
<u>Second Floor Interior:</u>

Storage/Mech Room

- Existing mechanical room is currently being used for overflow supply storage. To maximize storage in this space it is suggested to utilize storage shelving units to get loose boxes off the floor incase of water heater leaks.

SECTION 4

Fire Station No.62
Existing Condition Report



Bunk/Locker Room

- There are (4) existing bunk areas separated by cubical partitions. Bunk count does not meet current need or future growth. Existing bunks to do allow required separation between individuals but does allows noise to easily reverberate throughout the entire room. Current trends have all 4 walls of the bunk room from floor to ceiling provide with sound batte insulation to knock down sound transfer, doors or door opening can be provided depending on the station's operation.

- (6) lockers are provided, this is not enough to meet future growth. Additional lockers need to be provided. Current trends have the lockers either located in the individual bunk rooms or in a combined locker room with toilet/shower rooms directly located off the locker room to allow for induvial changing space.

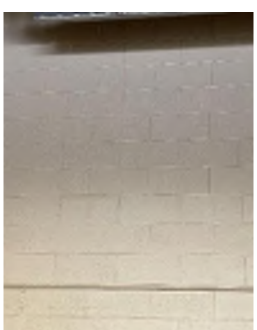
Men's and Women's Toilet/Shower Rooms

- All second-floor toilet/shower rooms do not meet ADA requirements in regard to reach ranges, plumbing fixture clearances, turning radius clearances and push/pull door clearance requirements. Inside the toilet rooms there is not enough clear floor space for a person in a wheelchair to turn around, transfer onto the toilet or open the door to exit. Also, the plumbing fixtures and several toilet accessories are not ADA compliant and the required grab bars are not provided.
- All second-floor toilet/shower rooms are lacking ADA compliant shower stalls. Additionally, shower bases are either raised above the top of floor elevation or have a block curb at shower entrance that does not allow access to the showers.
- All second-floor toilet/shower rooms are lacking an ADA compliant toilet stall.
- Current trends have induvial toilet/shower rooms provided in lieu of men's and women's multiuser toilet rooms to allow for individual changing, shower and toilet room space.
- The countertops are plastic laminate with a composite wood core type, this product type at a wet surface location is not suggested due to possible delamination of the finish and deterioration of the composite wood core. It is suggested that all countertops in toilet rooms be replaced with a more durable product like solid surface.

- Countertops do not meet ADA requirements in regard to maximum work surface height requirements. This needs to be addressed.

SECTION 4

Fire Station No.62
Existing Condition Report



Training Room

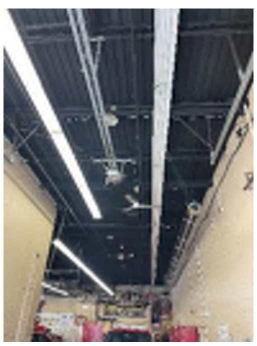
- Existing training room is severely undersized. Currently training occurs weekly at this station. Existing training room was designed to seat (18) but (60+) attend weekly training sessions and require the sessions to be located at on the bay floor or at station 62. To correctly accommodate the current space needs for training this space needs to be larger.
- No training storage room is provided adjacent to the training room, Storage cabinets line the walls. By not have a separate storage room this undersized room to be less usable due to training tools and equipment to occupy the already limited space.
- Location of the staff's toilet and shower rooms directly off of the training room allows for continuous interruption during training as well as when staff gets back from a call. These spaces should be separated, and training room should have its own single user toilet rooms adjacent to them.

Apparatus Bays

- Apparatus Bays are a back-in style bay. The bays are tight based upon the original bay spacing. In addition, equipment, storage, and other storage is also stored directly off the bay floor. This storage encroaches on egress aisles around vehicles and provides a safety concern. The lack of bay, seasonal, training and public ed storage needs to be addressed.
- Apparatus Bay has (5) bays, (4) vehicle bays + (1) wash bay. Existing bays house (1) Ladder Truck, (2) Engines, (1) Squad, (2) Medic, (1) Brush Truck and (1) Boat.
- Apparatus bay walls are exposed masonry block, block is painted. Block appears to be in good shape overall but there were several step cracks noted at South wall of the apparatus bays. It appears that some areas of step cracking was addressed but areas of new cracking is apparent. This issue should be addressed.
- The Apparatus Bay is heated by gas fired heaters. No cooling is provided. Exhaust fan at North wall of Apparatus Bay. 20-year-old mechanical equipment is in fair condition but past its useful lifespan.
- Trench drains serve the Apparatus Bay floor. The floor drains are routed through an external triple oil basin.

SECTION 4

Fire Station No.62
Existing Condition Report



Apparatus Bays

- All existing light fixtures appear to be florescent type and nearing the end of their life expectancy. It is suggested that all the interior lighting fixtures throughout the facility be replaced with more efficient LED light fixtures.

- The existing glass sectional overhead doors (1997) appear to be in good shape, no issues with the doors were reported. It is suggested they be replaced with more energy efficient doors to reduce energy usage and cost for the Owner.

- The Apparatus Bay doors are only 12’-0” high, which limits what equipment can be stored at the Station. The department of transportation standards recommends a minimum height of 13’-10” that will accommodate most equipment. This issue should be addressed.

- Existing concrete slab cracking was observed in the Apparatus Bay. Floor cracking in the apparatus bays does not present a structural integrity issue but issue should be addressed.

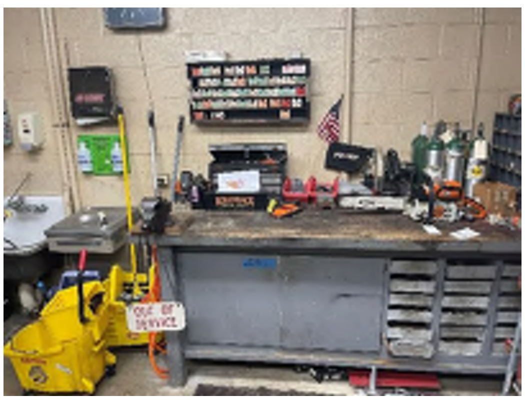
- Exposed concrete slab is in fair condition but has received years of stains after absorbing fossil fuels and chemicals. It is suggested that the concrete floor get coated with an epoxy system to seal the existing conditions of the slab and protect for future use. Epoxy floor systems also provide slip resistance.

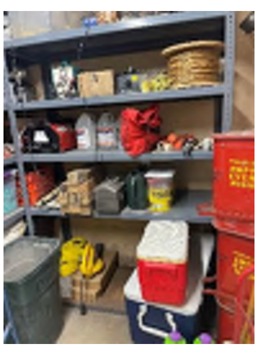
- Turnout gear lockers are provided and installed along the walls of the bay. Locating gear directly on the bay floor exposes the personal protective equipment to UV lighting, fluorescent lighting, apparatus exhaust, and potential theft. This is a vital piece of protective equipment for the firefighter. Maintenance and proper storage is vital. Best practices say that this equipment should be housed in a separate room that can be shut off from most of the items listed above.

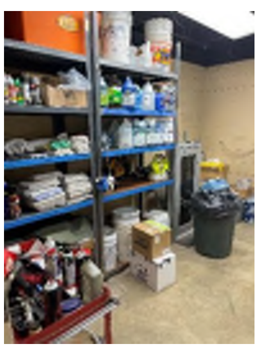
- All personal and gear laundry is done on the bay floor, this poses issues for contamination between clean and dirty spaces. Clean towels and other items are stored exposed on the bay floor. To prevent cross contamination, a designated decontamination area is required for routine cleaning of personal protective equipment that has been in contact with hazardous materials. There is no dedicated decontamination room observed within the current facility, all fire gear is being stored on the Apparatus Bay floor.

SECTION 4

Fire Station No.62
Existing Condition Report







Apparatus Bays

- The lack of bay support and training storage is currently a large issue at this station. Approximately 500 square feet of apparatus floor is being occupied by miscellaneous training equipment, props and materials. These items are required for the Companies required training and need to be housed close to where training occurs due to operations. Due to the lack of additional storage areas at the existing station the Company is forced to take up valuable bay space for storage. By storing these teams on the bay these items take up space for additional vehicle storage by the Company, County and MABAS at the station. The lack of bay support and training storage needs to be addressed.

- Sprinkler riser is located on the apparatus bay floor. This is allowed but does allow for tampering with valves and equipment. Best practice is to provide a location for this equipment that can be secured and protected.

Work Room

- Existing work room is slightly oversized to house all of the Fire Company’s vehicle part storage. Existing work includes work bench, tool box, hazard storage and janitor equipment.

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SECTION 5

Fire Station No.61 & No.62
Recommendations

Analysis of Glen Ellyn Volunteer Fire Company Station No.61 & No.62:

The analysis of Fire Station No.61 & No.62 focuses on 5 major points of concern:

1. Systems, equipment, and spaces/ functions that the facility should have with regards to current Fire Service standards and recommendations
2. Space the current Fire Station is lacking because of the size of existing facility.
3. Relationships/ interconnection & separation/ isolation of spaces.
4. Building envelope issues/ concerns and structural deficiencies
5. Miscellaneous comments/ issues

Each item has also been evaluated on a life safety basis. Certain items should be completed sooner than others, based upon the impact they have on the safety of the occupants, officers, firefighters, or public. Categories are as follows:

(a) Urgent – items that present an immediate hazard to the safety of the occupants. Typically, these items should be corrected within a 1-year period.
(b) Required – items that are necessary for a safe environment but present less of an immediate hazard to the safety of the occupants. Typically, these items should be typically corrected within a 2-year period.
(c) Recommended – items that do not present any immediate hazard to the occupants. Typically, these items should be typically completed within a 3-year period if included in the Company's plan.

This double classification approach is shown to provide a minimum amount of work required to get the current facilities safe for its occupants. It helps define each item according to operations and need. Ultimately, it helps the Company plan on how best to address points of concern throughout the facility. Correcting each safety item classified (a) or (b), however, will still not address any space shortcomings in the building.

Glen Ellyn Volunteer Fire Company – Station 61		Type of Item	Priority of Item	
Item/ Issue		**1, 2, 3, 4, 5**	**a, b, c**	**Estimated Impact**
1	61 - Replace flat roof membrane - End of life expectency	4	c	$100,000
2	61 - Prep and repaint exposed exterior steel lintels	4	c	$15,000
3	61 - Clean brick from efflorescence, assuming roof is repaired to stop water infiltration	4	c	$15,000
4	61 - Repair/ replace exterior tile accent work	4	c	$50,000
5	61 - Repair/ replace overhead doors	4	c	$100,000
6	61 - Make the station ADA accessible. This includes zero-entry, ramps, lifts, door clearances, and/or elevator	1	b	$500,000
7	61 - Provide accessible toilet fixtures, showers, lavatories, sinks, & kitchen.	1	b	$150,000
8	61 - Provide required secondary egress stair from the second floor	1	a	$250,000
9	61 - Provide required fire rating around existing stairway. Modify stair to meet code requirements.	1	a	$90,000
10	61 - Provide floor drains in first floor toilet room and second floor mechanical rooms	1	b	$20,000
11	61 - Install undersink piping protection	1	b	$1,000
12	61 - Provide NFPA 72 gas detection system in apparatus bays	1	a	$75,000
13	61 - Upgrade lighting to LED	5	c	$120,000
14	61 - Repair structural issue in apparatus bay masonry in the SW corner	4	b	$10,000
15	61 - Replace mechanical systems for apparatus bays - end of life expectency	5	c	$35,000
16	61 - Address concrete slab cracking in apparatus bays	5	c	$5,000

Glen Ellyn Volunteer Fire Company – Station 62		Type of Item	Priority of Item	
Item/ Issue		**1, 2, 3, 4, 5**	**a, b, c**	**Estimated Impact**
1	62 - Replace asphalt parking lot - End of life expectency	5	c	$35,000
2	62 - Replace concrete apron	5	c	$40,000
3	62 - Clean brick from efflorescence, repair roof coping to stop water infiltration	4	c	$12,000
4	62 - Prep and repaint exposed exterior steel lintels	4	c	$14,000
5	62 - Repair columns at front entry	4	c	$5,000
6	62 - Make the station ADA accessible. This includes zero-entry, ramps, lifts, door clearances, and/or elevator	1	b	$400,000
7	62 - Provide required secondary egress stair from the second floor	1	a	$250,000
8	62 - Provide required fire rating around existing stairway. Modify stair to meet code requirements.	1	a	$80,000
9	62 - Provide accessible toilet fixtures, showers, lavatories, sinks, & kitchen.	1	b	$160,000
10	62 - Upgrade lighting to LED	5	c	$80,000

SECTION 5

Fire Station No.61 & No.62 Recommendations

Summary of Recommendations:

This facility study includes an evaluation of the existing stations, an analysis of each station's space needs, and a conceptual design study to identify how a renovation of the each station to improve the workflow and efficiencies for the Fire Company.

The purpose of evaluating the existing stations is to review the current building conditions with regards to current Fire service, building codes, space requirements, and facility requirements, as well as current staffing arrangements of the Company's future growth. By evaluating and making recommendations to prioritize and address the current building conditions, a baseline cost impact is established to bring the building up to current standards, without addressing space or operational deficiencies.

Total impact of the existing building conditions:

Station 61:	**Low**	**$X**
	High	**$X**
Station 62:	**Low**	**$X**
	High	**$X**

The space needs analysis compares the existing square footage of the spaces/rooms against the required square footage, based on industry standards, code requirements and past project experience. From the findings of the space needs analysis, it was determined that the space needs for each station exceeds the current space available within their existing buildings.

The conceptual design study provides potential solutions on how best to modify each station to meet the Company's current and future needs highlighted throughout this study.

Summary of Concepts/Budgets
X

This study is to be utilized as a starting point and is intended to provide the Glen Ellyn Volunteer Fire Company with the necessary information to make an informed decision on which direction should be taken to address the space needs for Fire Stations No 61 & No 62.

Once the decision is made whether to renovate and build additions, or build a new building in the case of Station 61, FGM Architects is prepared to assist the Company as needed.

SECTION 6

Fire Station No.61 & No.62
Potential Solutions

Potential Solutions

Utilizing the space needs identified in Section 3, potential conceptual solutions were developed to identify how renovations and/or additions could take advantage of the existing space (facility) and create more efficient flow and workspace for both departments and bring the facility up to date to current standards.

Four solutions were explored to look at how the existing building could be renovated, and how much additional space might be needed to accomplish the long-term goals of the Fire Company.

It should be noted that working within an existing structure with various constraints and limitations can be less efficient and require additional space to meet the program needs.

The Potential Solutions studied include the following:

Fire Station No.61

- **Phase 1** – Circulation Addition & Renovate Toilet rooms
- **Phase 2** – Renovation of Administration and Residence Areas
- **New Station** – Demo/Replace Fire Station

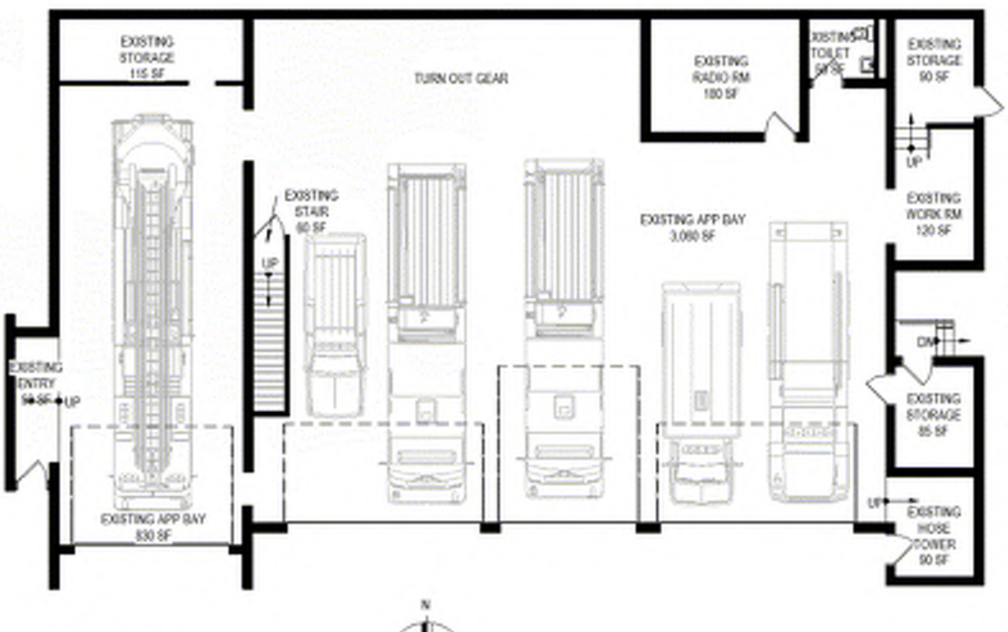
Fire Station No.62

- **Phase 1** – Circulation Addition, Bay Support Addition, and Renovate Toilet rooms
- **Phase 2** – Renovation of Residence, First Floor
- **Phase 3** – Renovation of Residence, Second Floor (can be done with Phase 2 for cost savings on efficiency)

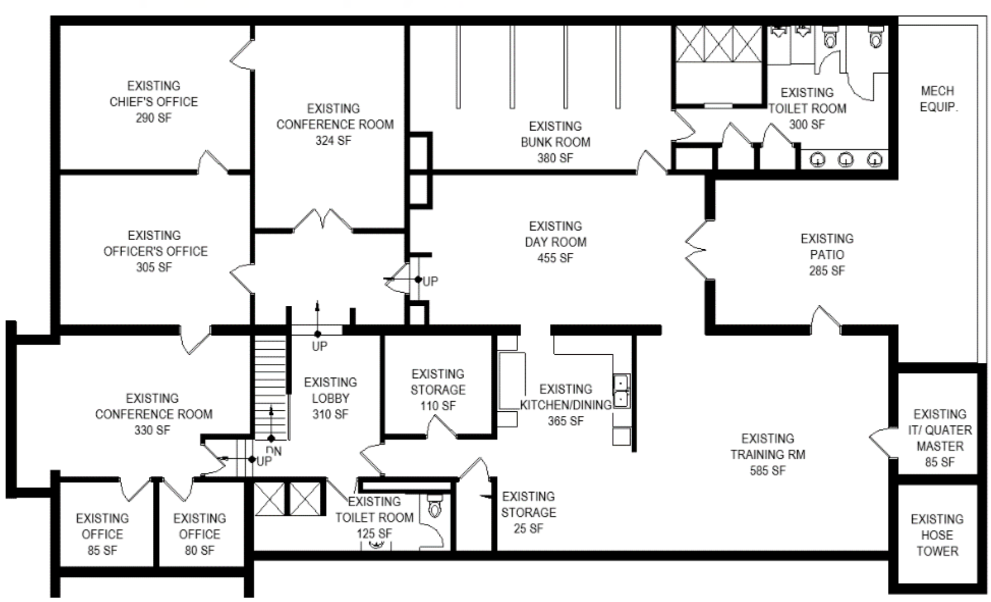
On the following pages are descriptions, plan diagrams, and budgets of each concept explored.

SECTION 6

Fire Station No.61
Existing Plan Diagrams



STATION 61 - EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1' - 0"



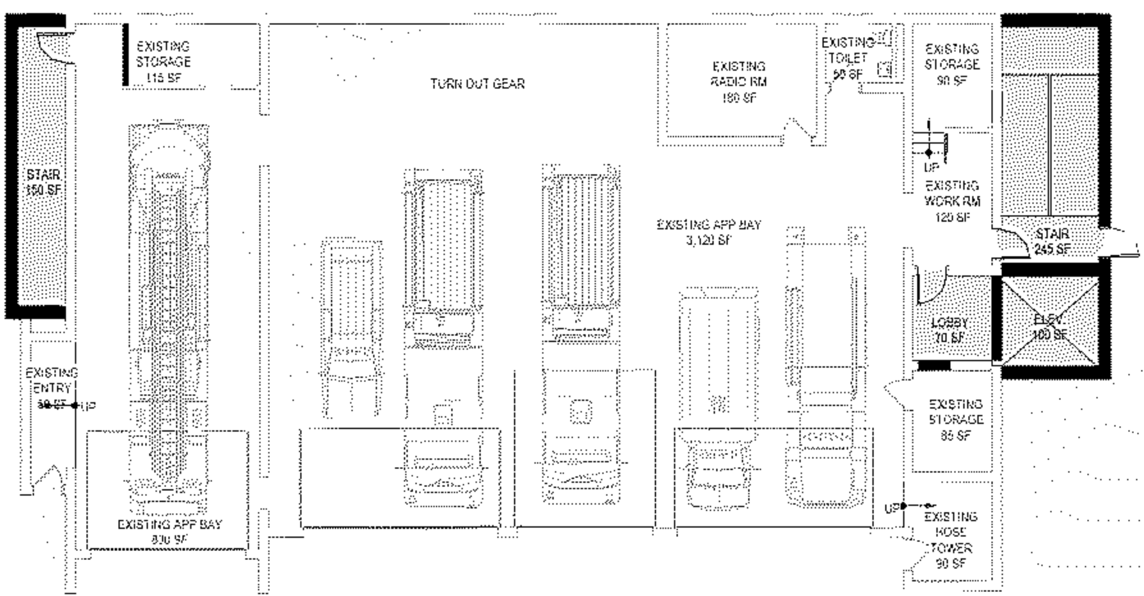
STATION 61 - EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1' - 0"

SECTION 6

Fire Station No.61
Addition/Renovation: Concept A - Phase 1
Site Plan Diagram

SECTION 6

Fire Station No.61
Addition/Renovation: Concept A - Phase 1
First Floor Plan Diagram



STATION 61 - FIRST FLOOR PLAN - PHASE 1 RENOVATION
SCALE 3/32" = 1'- 0"

FGMARCHITECTS
April 11, 2022
FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 61
Renovation - Phase 1 - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		193	SF	135	145	26,055	27,985
1.2	Medium Renovation		0	SF	183	203	0	0
1.3	Heavy Renovation		1,290	SF	253	273	326,370	352,170
1.4	Bidding Contingency	10% of Construction Cost					35,243	38,016
1.5	**Subtotal**						**$387,668**	**$418,171**
2.0	**Fire Station Addition**							
2.1	Station Addition		1,245	SF	325	335	404,625	417,075
2.2	Exterior Envelope	Structural issues and maintenance	1	Allowance			85,000	100,000
2.3	Replace OH Doors		4	Each	18,000	25,000	72,000	100,000
2.4	Site Work		1	Allowance			80,000	120,000
2.5	Bidding Contingency	10% of Construction Cost; Includes current market premium					64,163	73,708
2.6	**Subtotal**						**$705,788**	**$810,783**
3.0	**SubTotal Project Budget**						**$1,093,455**	**$1,228,953**
3.1	Construction Contingency	10% of Construction Cost					109,346	122,895
3.2	Architectural & Engineering Fees	10% of Construction Cost					109,346	122,895
3.3	Environmental Testing	0.5%					5,467	6,145
3.4	Legal, Survey, Env. Fees	0.5%					5,467	6,145
3.5	Utility & Permit Fees	0.5%					5,467	6,145
3.6	Material Testing During Construction		1	Allowance			3,500	5,000
3.7	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.8	Plan Printing		1	Allowance			2,000	2,500
3.9	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
3.10	**Subtotal**						**$1,334,048**	**$1,500,678**
3.11	**TOTAL PROJECT BUDGET**						**$1,334,048**	**$1,500,678**
3.12	*5% Inflation if bid in 2023*	[illegible]	low	[illegible]	high		$1,400,750	$1,575,712

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

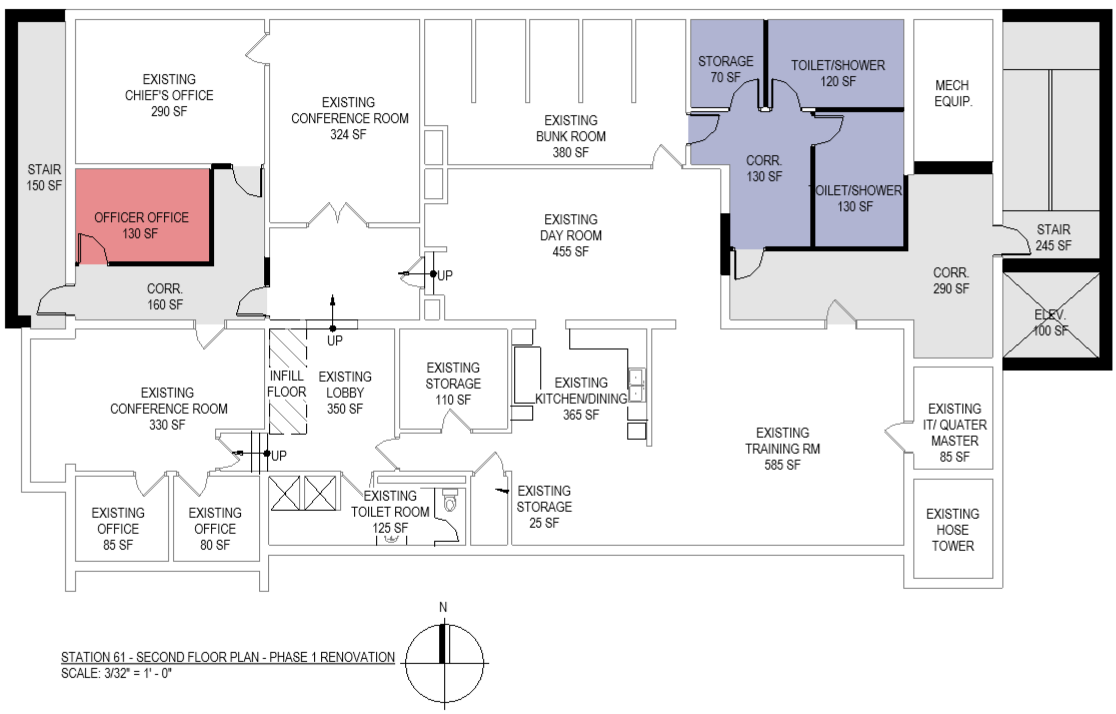
4.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

4.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2023 based upon recorded market conditions.

SECTION 6

Fire Station No.61
Addition/Renovation: Concept A - Phase 2
Second Floor Plan Diagram



STATION 61 - SECOND FLOOR PLAN - PHASE 1 RENOVATION
SCALE: 3/32" = 1' - 0"

FGMARCHITECTS

April 11, 2022

FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 61

Renovation - Phase 2 - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		540	SF	135	145	72,900	78,300
1.2	Medium Renovation		1,180	SF	183	203	215,940	239,540
1.3	Heavy Renovation		1,045	SF	253	273	264,385	285,285
1.4	Bidding Contingency	10% of Construction Cost					55,323	60,313
1.5	**Subtotal**						**$608,548**	**$663,438**
2.0	**SubTotal Project Budget**						**$608,548**	**$663,438**
2.1	Construction Contingency	10% of Construction Cost					60,855	66,344
2.2	Architectural & Engineering Fees	10% of Construction Cost					60,855	66,344
2.6	Material Testing During Construction		1	Allowance			3,500	5,000
2.7	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
2.8	Plan Printing		1	Allowance			2,000	2,500
2.9	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
2.10	**Subtotal**						**$735,757**	**$803,625**
2.11	**TOTAL PROJECT BUDGET**						**$735,757**	**$803,625**
2.12	*5% Inflation if bid in 2023*	[illegible]	low	[illegible]	high		$772,545	$843,806

3.0 NOTES:

3.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

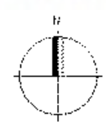
3.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

3.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

3.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2023 based upon recorded market conditions.

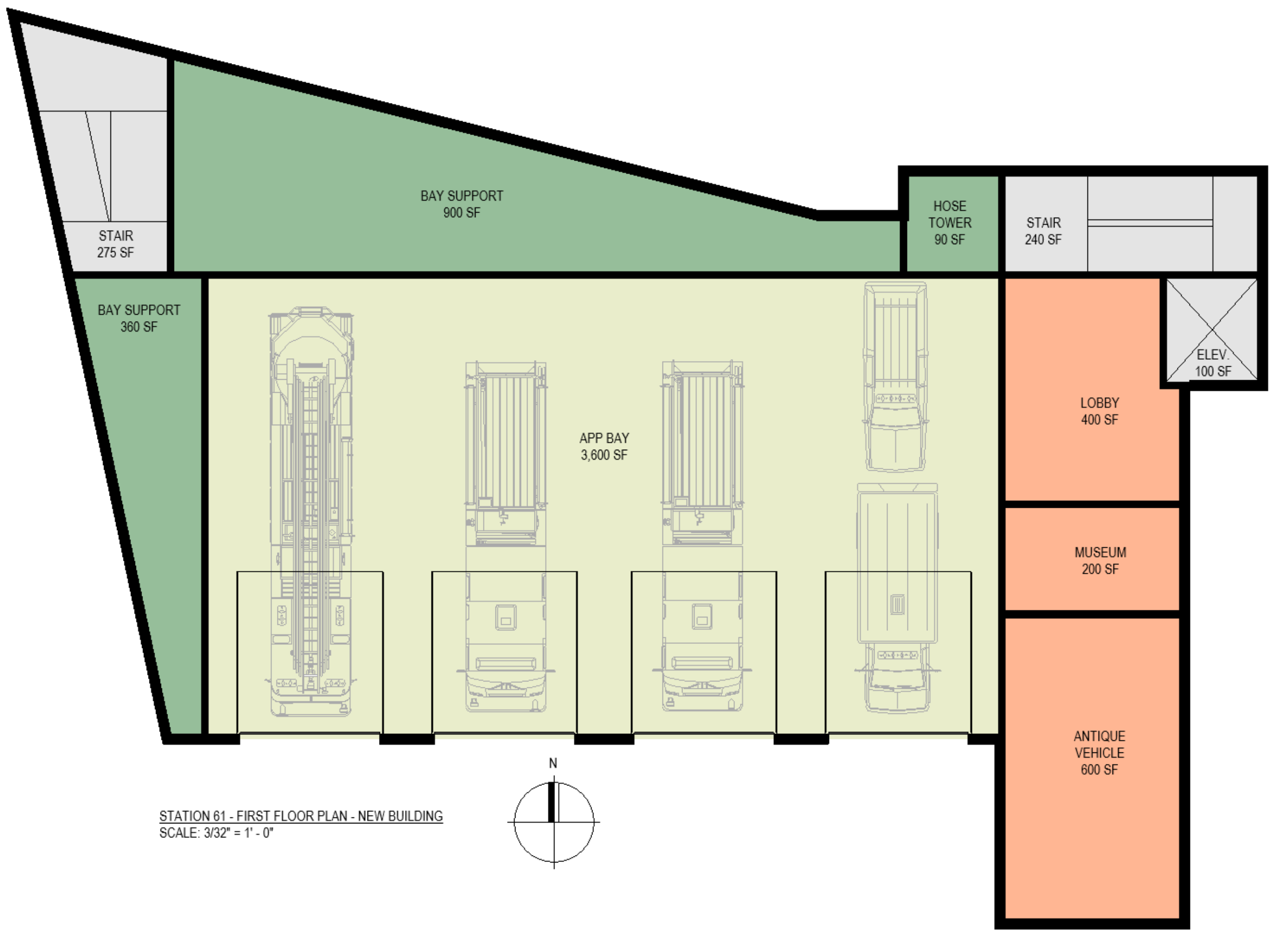
SECTION 6

Fire Station No.61
New Construction
Site Plan Diagram



SECTION 6

Fire Station No.61
New Construction
First Floor Plan Diagram

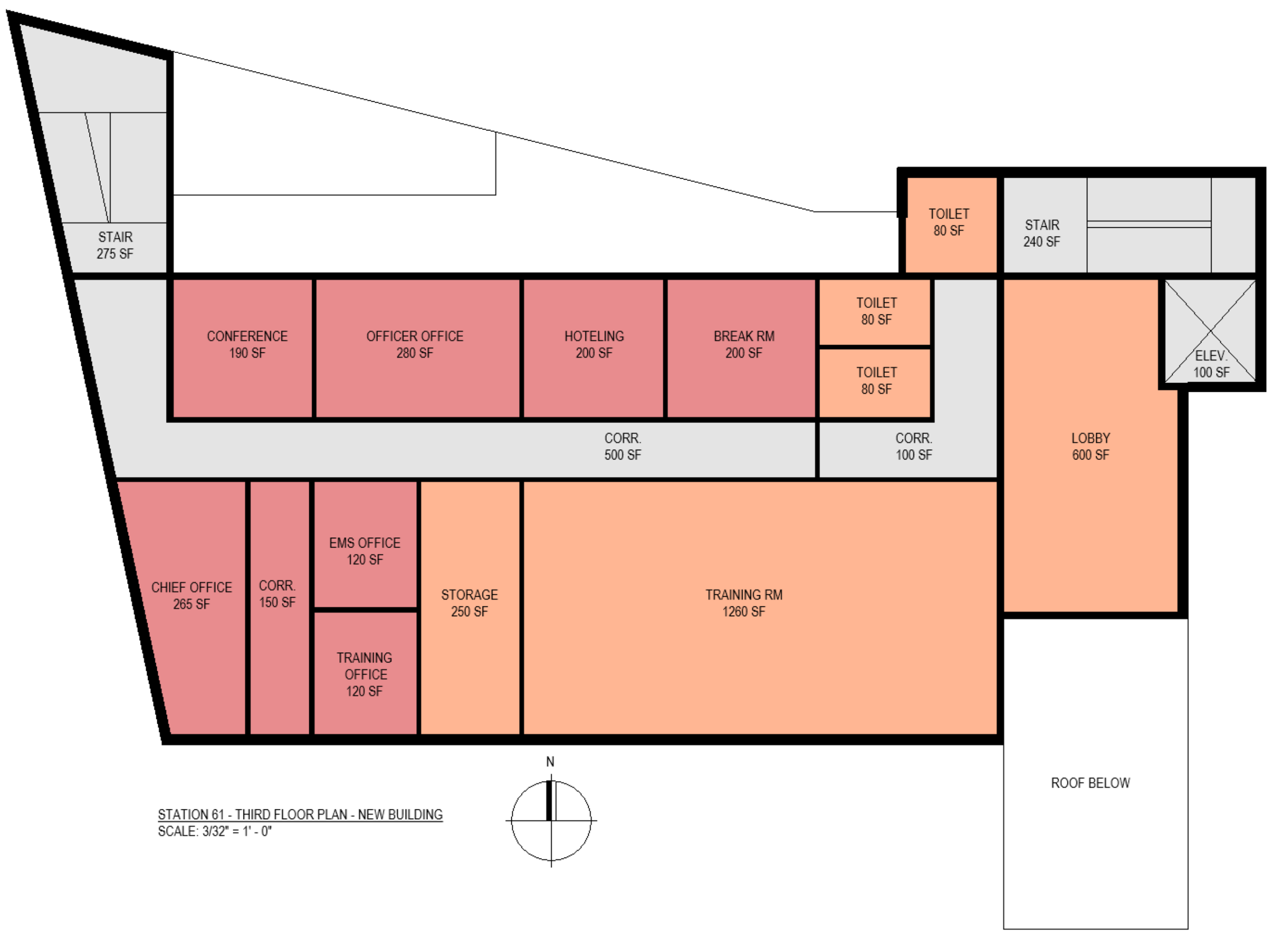


SECTION 6

Fire Station No.61
New Construction
Second Floor Plan Diagram

SECTION 6

Fire Station No.61
New Construction
Third Floor Plan Diagram



FGMARCHITECTS
April 11, 2022
FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 61
Raze & Replace- Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**New Fire Station**							
1.1	New Station Construction		21,500	SF	320	340	6,880,000	7,310,000
1.2	Demolish Existing Station		10,595	SF	12	15	127,140	158,925
1.3	Site Work	[illegible]	1	Allowance			150,000	200,000
1.4	Bidding Contingency	[illegible] of Construction Cost [illegible]					1,073,571	1,150,339
1.5	**Subtotal**						**$8,230,711**	**$8,819,264**
2.0	**SubTotal Project Budget**						**$8,230,711**	**$8,819,264**
2.1	Construction Contingency	10% of Construction Cost					823,071	881,926
2.2	Architectural & Engineering Fees	10% of Construction Cost					823,071	881,926
2.3	Legal, Survey, Env. Fees	1.0%					82,307	88,193
2.4	Utility & Permit Fees	0.5%					41,154	44,096
2.5	Material Testing During Construction		1	Allowance			3,500	5,000
2.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
2.7	Plan Printing		1	Allowance			2,000	2,500
2.8	Fixtures, Furnishings, & Equipment	[illegible] of Construction Cost					TBD	TBD
2.9	**Subtotal**						**$10,005,834**	**$10,722,905**
2.10	**TOTAL PROJECT BUDGET**						**$10,005,834**	**$10,722,905**
2.11	*5% Inflation if bid in 2024*	[illegible]	low	[illegible]	high		$10,506,105	$11,259,051

3.0 NOTES:

3.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

3.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

3.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

3.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

SECTION 6

Fire Station No.61
New Site
Site Plan Diagram

SECTION 6

Fire Station No.61
New Site
First Floor Plan Diagram

FGMARCHITECTS
June 29, 2022
FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 61
New Station/ New Site- Option A - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**New Fire Station**							
1.1	New Station Construction		18,995	SF	415	430	7,882,925	8,167,850
1.2	Demolish Existing Building		11,274	SF	13	16	146,562	180,384
1.4	Bidding Contingency	13% of Construction Cost. Includes current market premium					1,204,423	1,252,235
1.5	**Subtotal**						**$9,233,910**	**$9,600,469**
2.0	**SubTotal Project Budget**						**$9,233,910**	**$9,600,469**
2.1	Construction Contingency	10% of Construction Cost					923,391	960,047
2.2	Architectural & Engineering Fees	10% of Construction Cost					923,391	960,047
2.3	Legal, Survey, Env. Fees	1.0%					92,339	96,005
2.4	Utility & Permit Fees	0.5%					46,170	48,002
2.5	Material Testing During Construction		1	Allowance			3,500	5,000
2.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
2.7	Plan Printing		1	Allowance			2,000	2,500
2.8	Fixtures, Furnishings, & Equipment	FF&E Usually 7% of Construction Cost					TBD	TBD
2.9	**Subtotal**						**$11,224,701**	**$11,672,070**
2.10	**TOTAL PROJECT BUDGET**						**$11,224,701**	**$11,672,070**
2.11	*5% inflation if bid in 2024*	[illegible]	low	[illegible]	high		$11,785,936	$12,255,673

3.0 NOTES:

3.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

3.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

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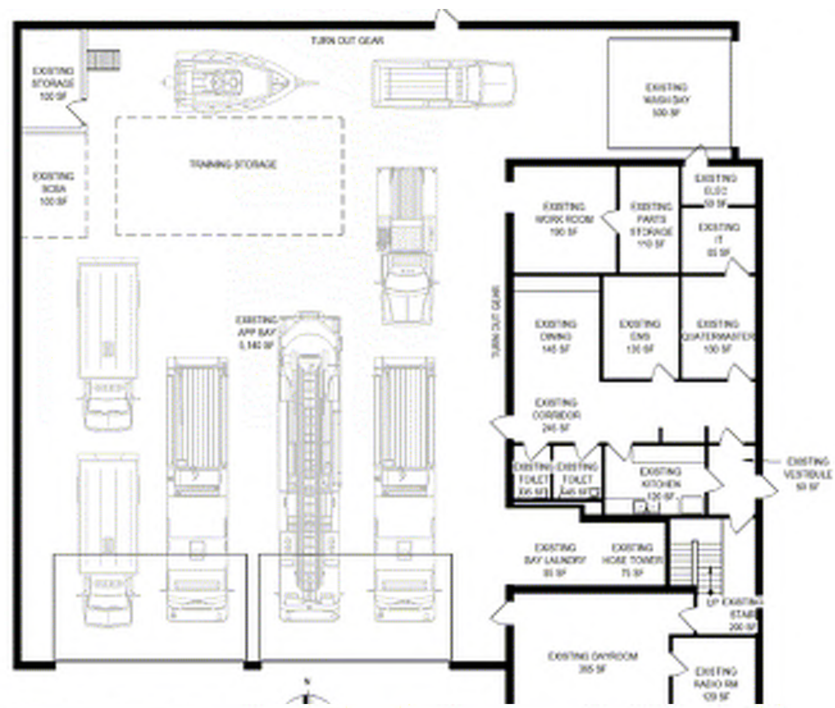
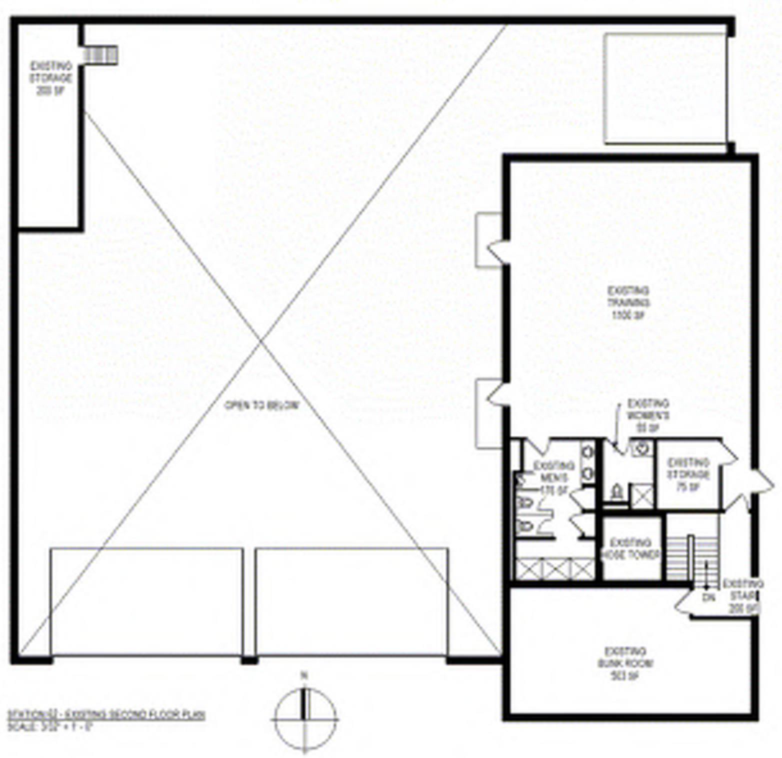
3.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

SECTION 6

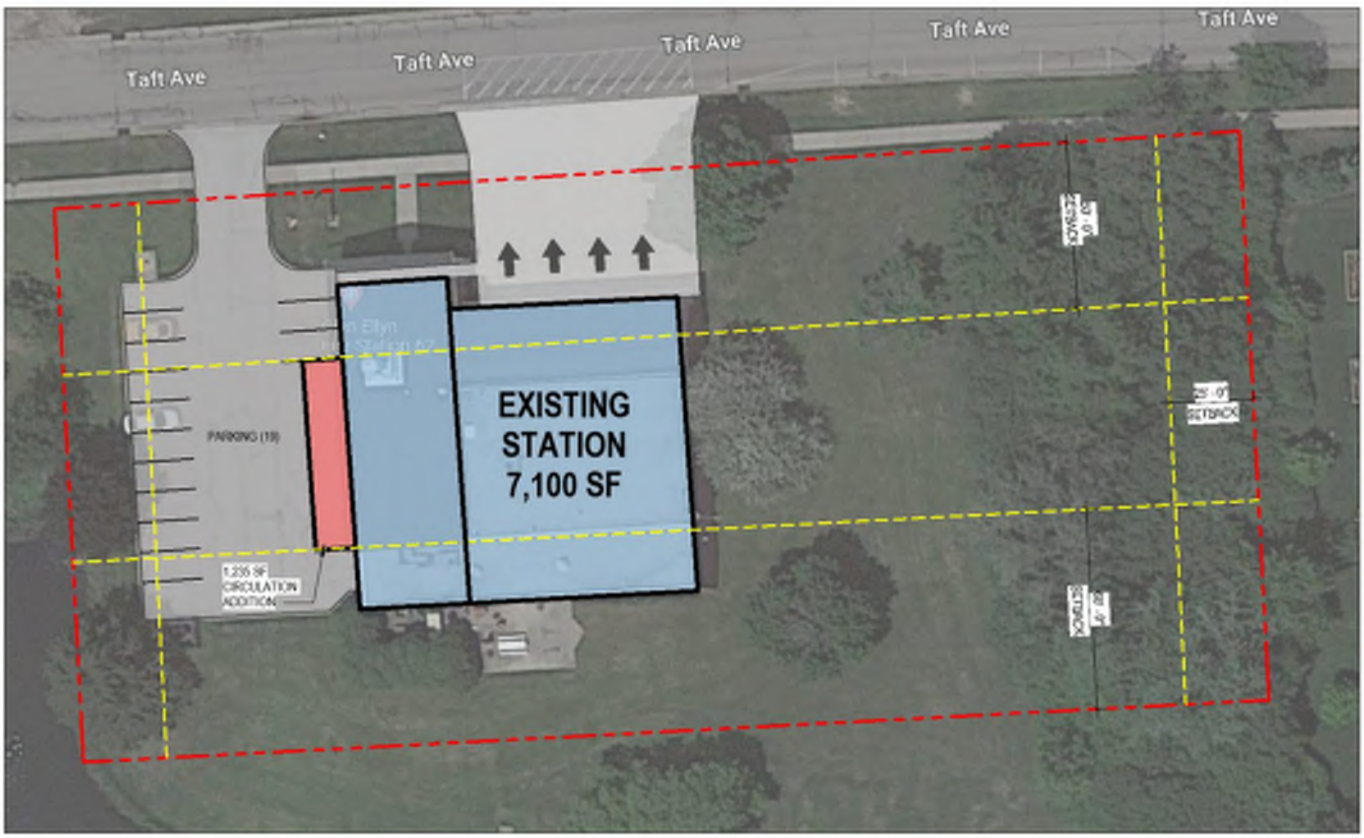
Fire Station No.62
Existing Plan Diagrams

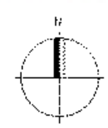




SECTION 6

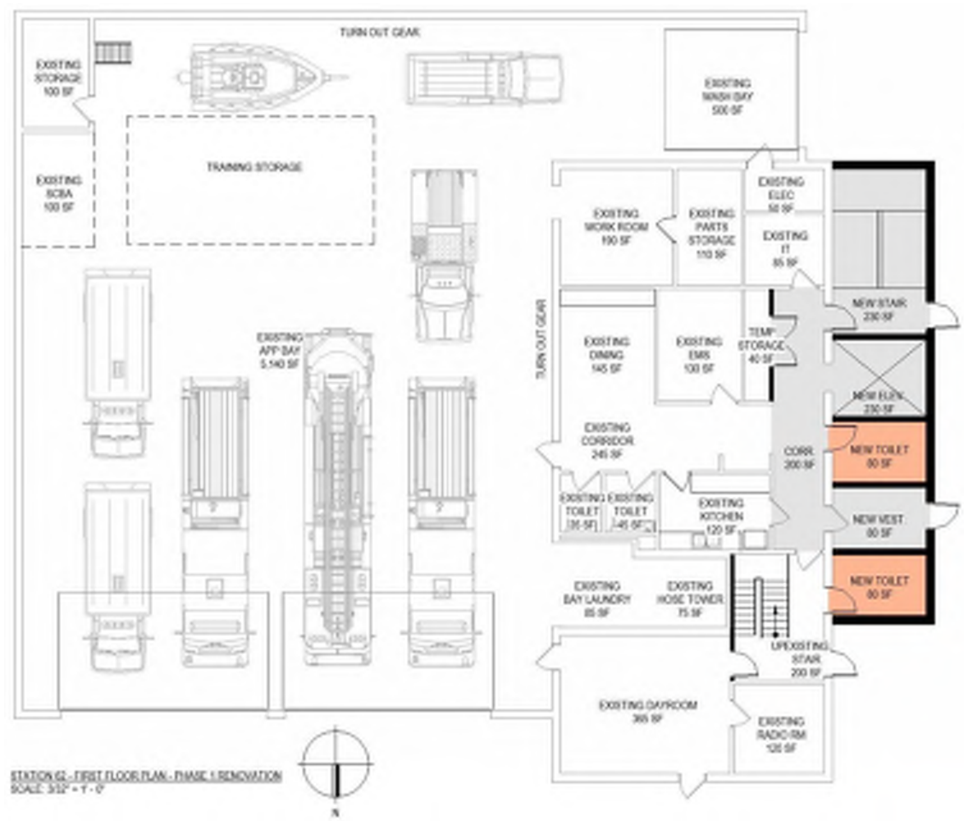
Fire Station No.62
Renovation Phase 1
Site Plan Diagram





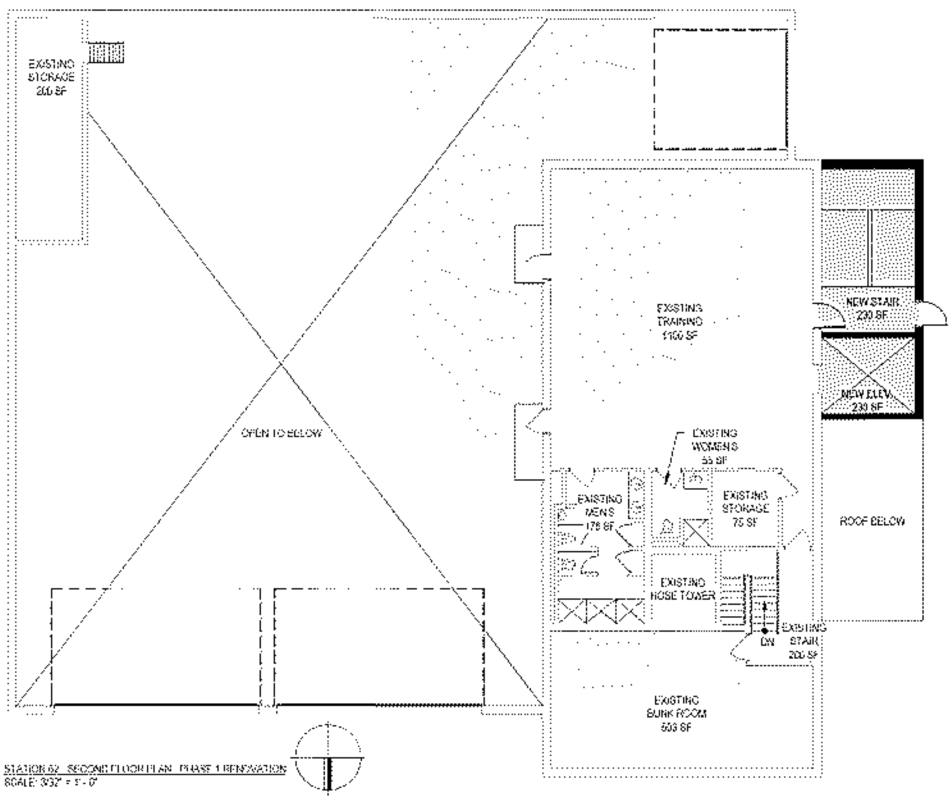
SECTION 6

Fire Station No.62
Addition/Renovation: Concept A - Phase 1
First Floor Plan Diagram



SECTION 6

Fire Station No.62
Addition/Renovation: Concept A - Phase 1
Second Floor Plan Diagram



STATION 62 - SECOND FLOOR PLAN - PHASE 1 RENOVATION
SCALE: 3/32" = 1' - 0"

FGMARCHITECTS

April 11, 2022

FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 62

Renovation - Phase 1 - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		310	SF	135	145	41,850	44,950
1.2	Medium Renovation		0	SF	183	203	0	0
1.3	Heavy Renovation		0	SF	243	263	0	0
1.4	Bidding Contingency	10% of Construction Cost					4,185	4,495
1.5	**Subtotal**						**$46,035**	**$49,445**
2.0	**Fire Station Addition**							
2.1	Station Addition		2,250	SF	325	335	731,250	753,750
2.2	Exterior Envelope		1	Allowance			90,000	120,000
2.3	Replace OH Doors		2	Each	18,000	25,000	36,000	50,000
2.4	Site Work	new parking lot to the east	1	Allowance			140,000	175,000
2.5	Bidding Contingency	10% of Construction Cost. Includes current market premium					99,725	109,875
2.6	**Subtotal**						**$1,096,975**	**$1,208,625**
3.0	**SubTotal Project Budget**						**$1,143,010**	**$1,258,070**
3.1	Construction Contingency	10% of Construction Cost					114,301	125,807
3.2	Architectural & Engineering Fees	10% of Construction Cost					114,301	125,807
3.3	Legal, Survey, Env. Fees	0.5%					5,715	6,290
3.4	Utility & Permit Fees	0.5%					5,715	6,290
3.5	Material Testing During Construction		1	Allowance			3,500	5,000
3.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.7	Plan Printing		1	Allowance			2,000	2,500
3.8	Fixtures, Furnishings, & Equipment	FF&E / Usually 7% of Construction Cost					TBD	TBD
3.9	**Subtotal**						**$1,388,542**	**$1,529,765**
3.10	**TOTAL PROJECT BUDGET**						**$1,388,542**	**$1,529,765**
3.11	*4% Inflation if bid in 2023*	[illegible]	low	[illegible]	high		$1,444,084	$1,590,955

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

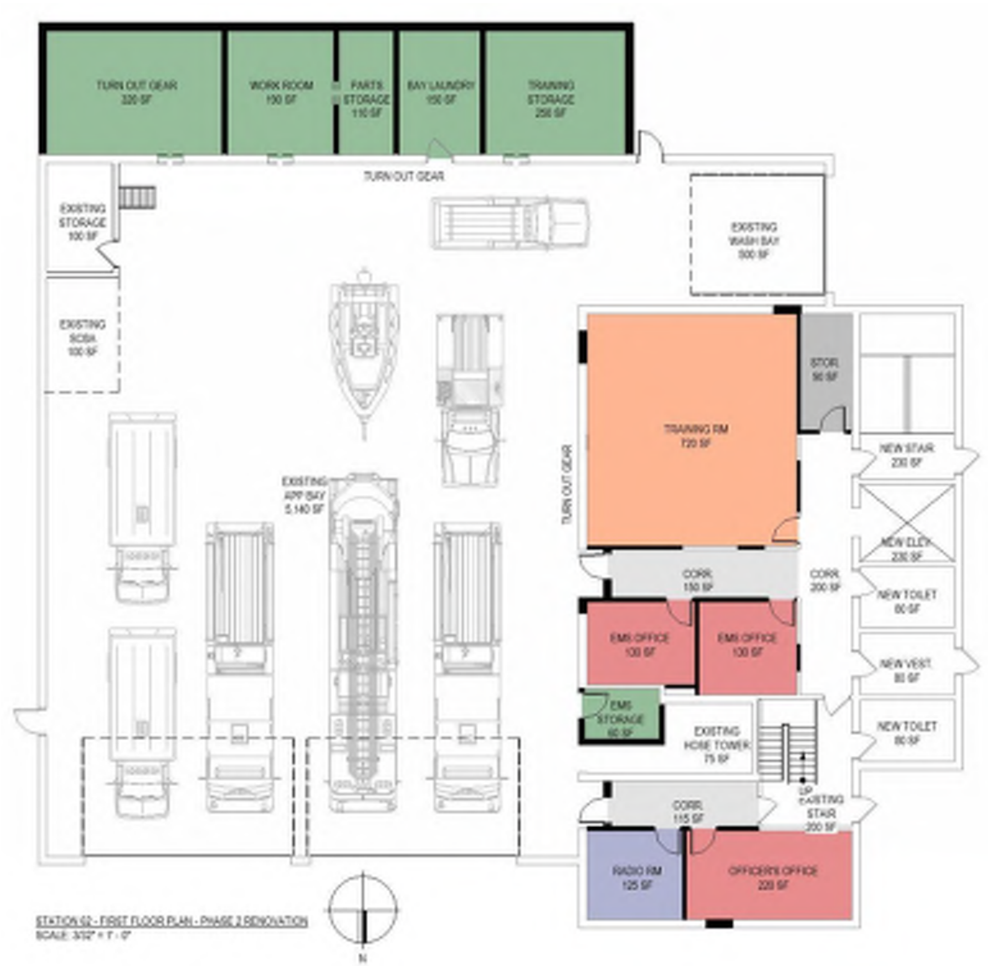
4.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time.

4.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2023 based upon recorded market conditions.

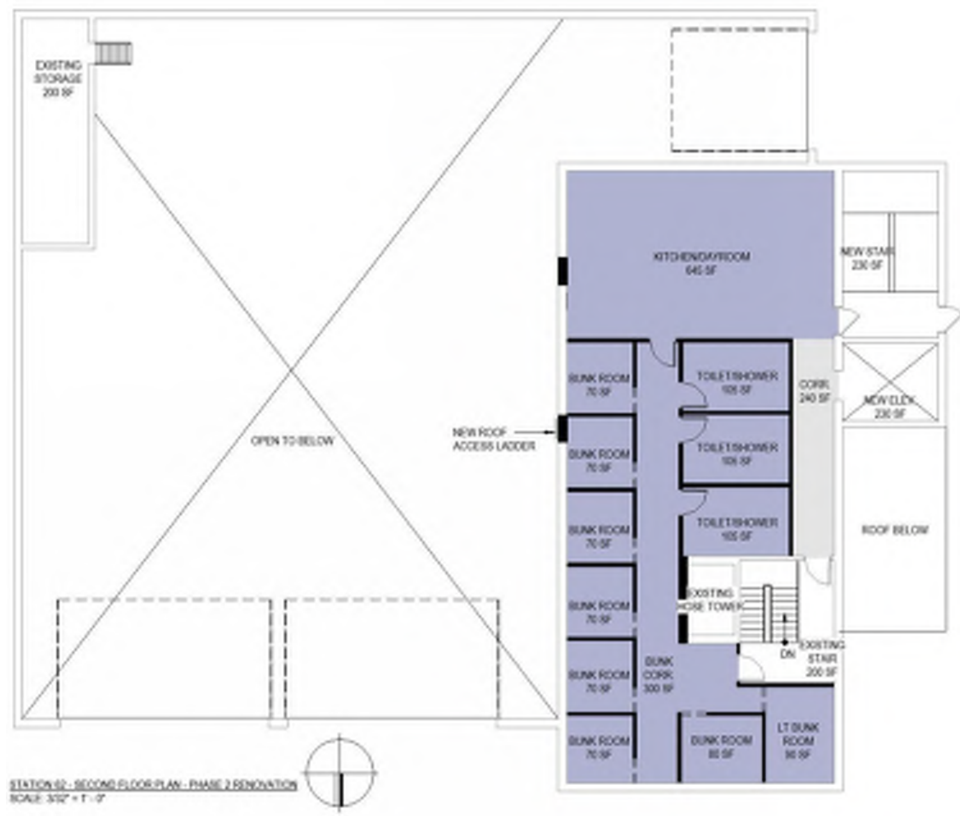
SECTION 6

Fire Station No.62
Addition/Renovation: Concept A - Phase 2
Second Floor Plan Diagram



SECTION 6

Fire Station No.62
Addition/Renovation: Concept A - Phase 2
First Floor Plan Diagram



FGMARCHITECTS
April 11, 2022
FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 62
Renovation - Phase 2 - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		0	SF	135	165	0	0
1.2	Medium Renovation		1,555	SF	183	203	284,565	315,665
1.3	Heavy Renovation		460	SF	243	263	111,780	120,980
1.4	Bidding Contingency	10% of Construction Cost					39,635	43,665
1.5	**Subtotal**						**$435,980**	**$480,310**
2.0	**SubTotal Project Budget**						**$435,980**	**$480,310**
2.1	Construction Contingency	10% of Construction Cost					43,598	48,031
2.2	Architectural & Engineering Fees	10% of Construction Cost					43,598	48,031
2.3	Material Testing During Construction		1	Allowance			3,500	5,000
2.4	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
2.5	Plan Printing		1	Allowance			2,000	2,500
2.6	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
2.7	**Subtotal**						**$528,675**	**$583,871**
2.8	**TOTAL PROJECT BUDGET**						**$528,675**	**$583,871**
2.9	*4% Inflation if bid in 2023*	[illegible]	low	[illegible]	high		$549,822	$607,226

3.0 NOTES:

3.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

3.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time.

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FGMARCHITECTS
April 11, 2022
FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 62
Renovation - Phase 3 - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		130	SF	135	145	17,550	18,850
1.2	Medium Renovation		725	SF	183	203	132,675	147,175
1.3	Heavy Renovation		1,265	SF	243	263	307,395	332,695
1.4	Bidding Contingency	10% of Construction Cost					45,762	49,872
1.5	**Subtotal**						**$503,382**	**$548,592**
2.0	**SubTotal Project Budget**						**$503,382**	**$548,592**
2.1	Construction Contingency	10% of Construction Cost					50,338	54,859
2.2	Architectural & Engineering Fees	10% of Construction Cost					50,338	54,859
2.3	Material Testing During Construction		1	Allowance			3,500	5,000
2.4	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
2.5	Plan Printing		1	Allowance			2,000	2,500
2.6	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
2.7	**Subtotal**						**$609,558**	**$665,810**
2.8	**TOTAL PROJECT BUDGET**						**$609,558**	**$665,810**
2.9	*4% Inflation if bid in 2023*	[illegible]	low	[illegible]	high		$633,941	$692,443

3.0 NOTES:

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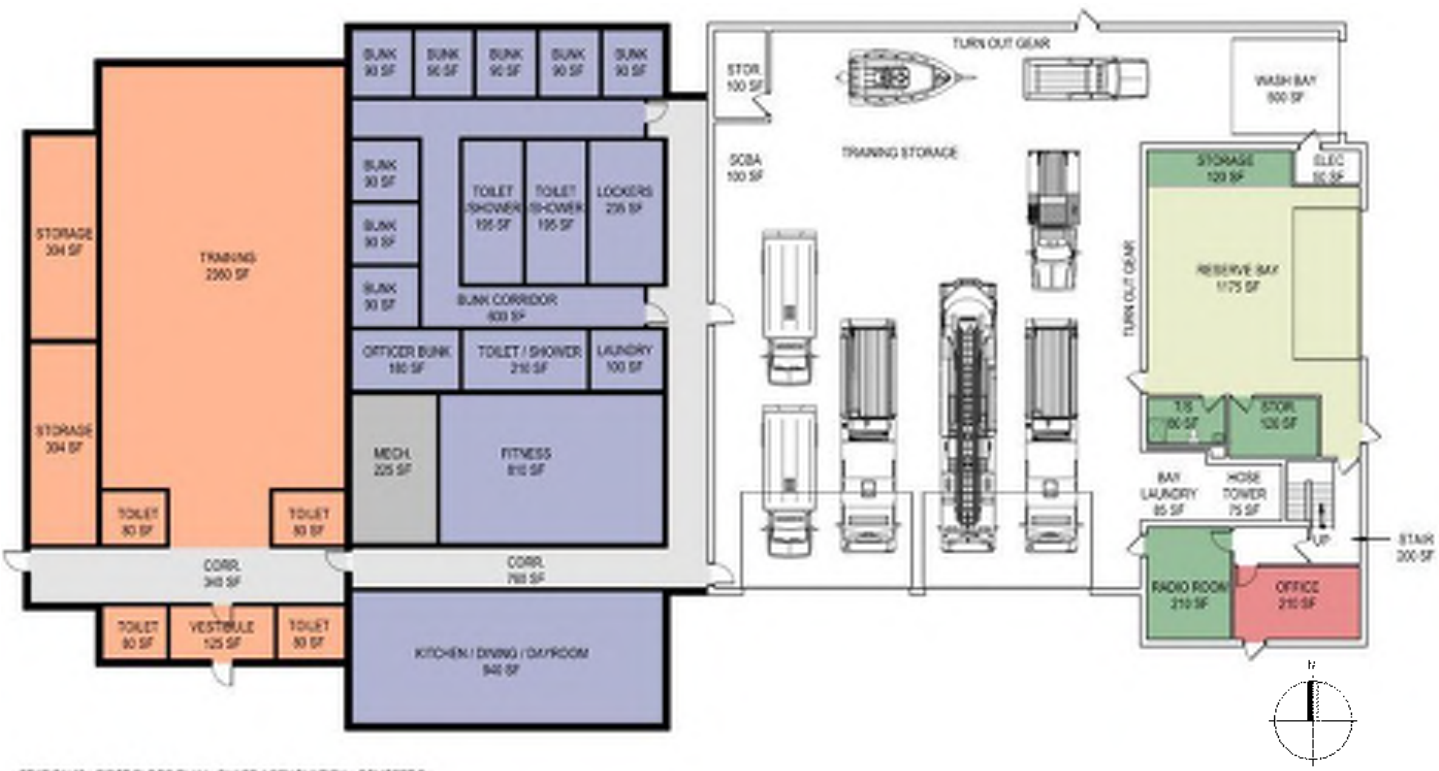
SECTION 6

Fire Station No.62
Renovation/Addition – Concept B
Site Plan Diagram

SECTION 6

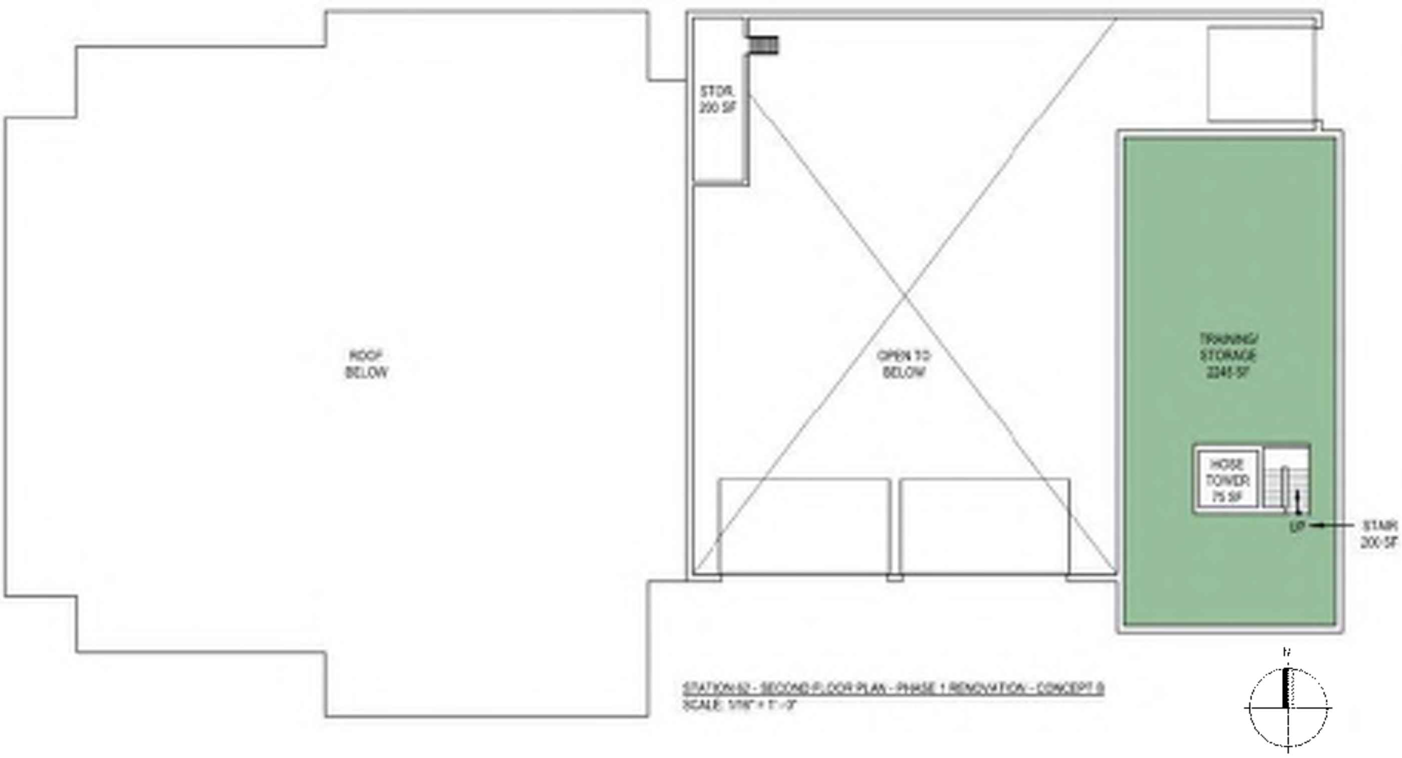
Fire Station No.62
Addition/Renovation – Concept B
First Floor Plan Diagram



STATION 62 - FIRST FLOOR PLAN - PHASE 1 RENOVATION - CONCEPT B
SCALE: 1/16" = 1' - 0"

SECTION 6

Fire Station No.62
Addition/Renovation – Concept B
Second Floor Plan Diagram



FGMARCHITECTS

June 29, 2022

FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 62

Add/Reno - Option B - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		8,725	SF	145	155	1,265,125	1,352,375
1.2	Medium Renovation		1,180	SF	183	203	215,940	239,540
1.3	Heavy Renovation		240	SF	243	263	58,320	63,120
1.4	Bidding Contingency	15% of Construction Cost					230,908	248,255
1.5	**Subtotal**						**$1,770,293**	**$1,903,290**
2.0	**Fire Station Addition**							
2.1	Station Addition		9,845	SF	340	365	3,347,300	3,593,425
2.2	Exterior Envelope		1	Allowance			110,000	140,000
2.3	Replace OH Doors	replace doors, and new door	3	Each	18,000	25,000	54,000	75,000
2.4	Site Work	new parking lot to the east	1	Allowance			160,000	190,000
2.5	Bidding Contingency	15% of Construction Cost, includes current market premium					550,695	599,764
2.6	**Subtotal**						**$4,221,995**	**$4,598,189**
3.0	**SubTotal Project Budget**						**$5,992,288**	**$6,501,479**
3.1	Construction Contingency	10% of Construction Cost					599,229	650,148
3.2	Architectural & Engineering Fees	10% of Construction Cost					599,229	650,148
3.3	Legal, Survey, Env. Fees	0.5%					29,961	32,507
3.4	Utility & Permit Fees	0.5%					29,961	32,507
3.5	Material Testing During Construction		1	Allowance			3,500	5,000
3.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.7	Plan Printing		1	Allowance			2,000	2,500
3.8	Fixtures, Furnishings, & Equipment	FF&E Usually 7% of Construction Cost					TBD	TBD
3.9	**Subtotal**						**$7,256,168**	**$7,874,290**
3.10	**TOTAL PROJECT BUDGET**						**$7,256,168**	**$7,874,290**
3.11	*4% inflation if bid in 2024*	$290,247	low	$314,971	high		$7,546,415	$8,189,261

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

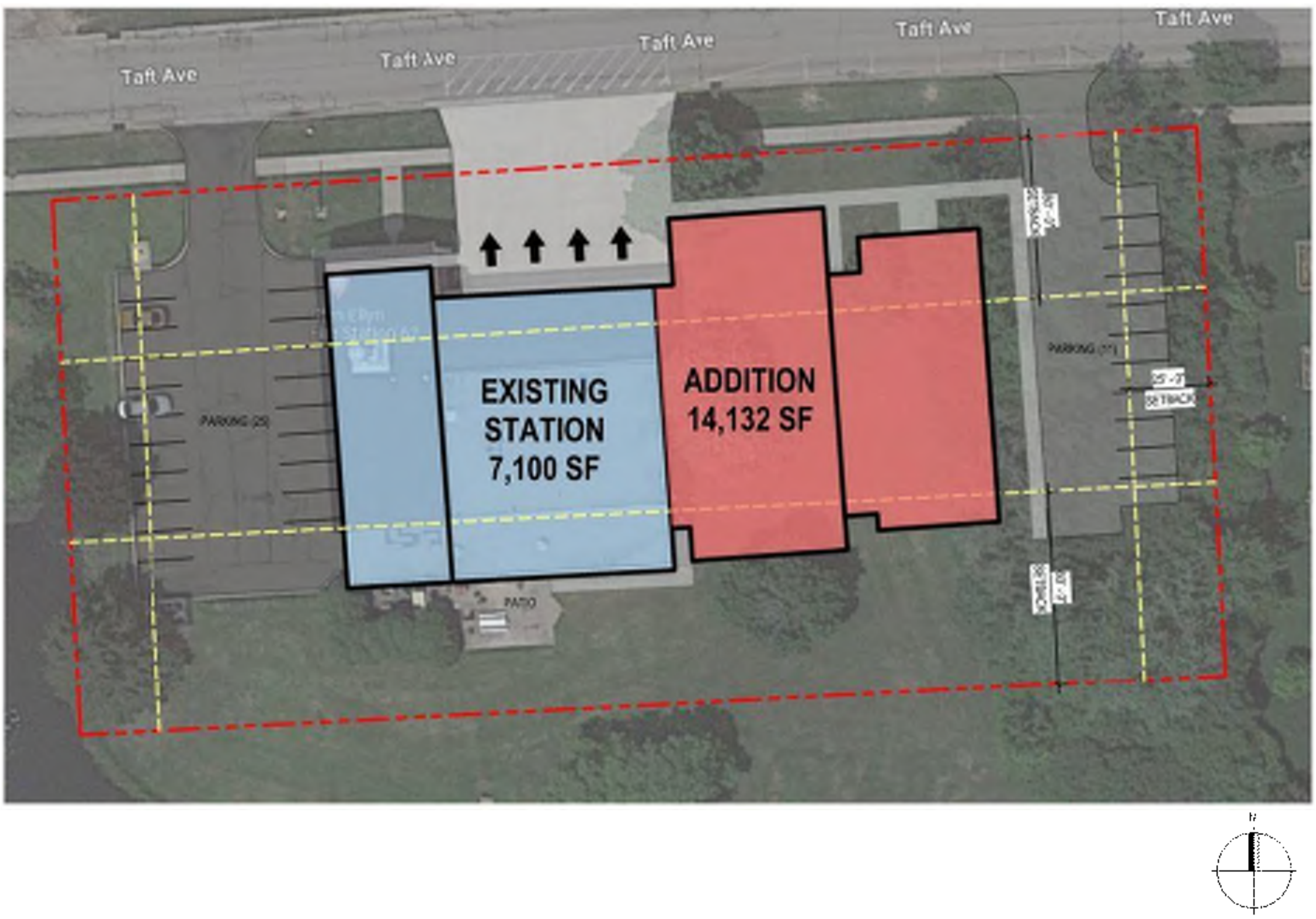
4.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

4.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

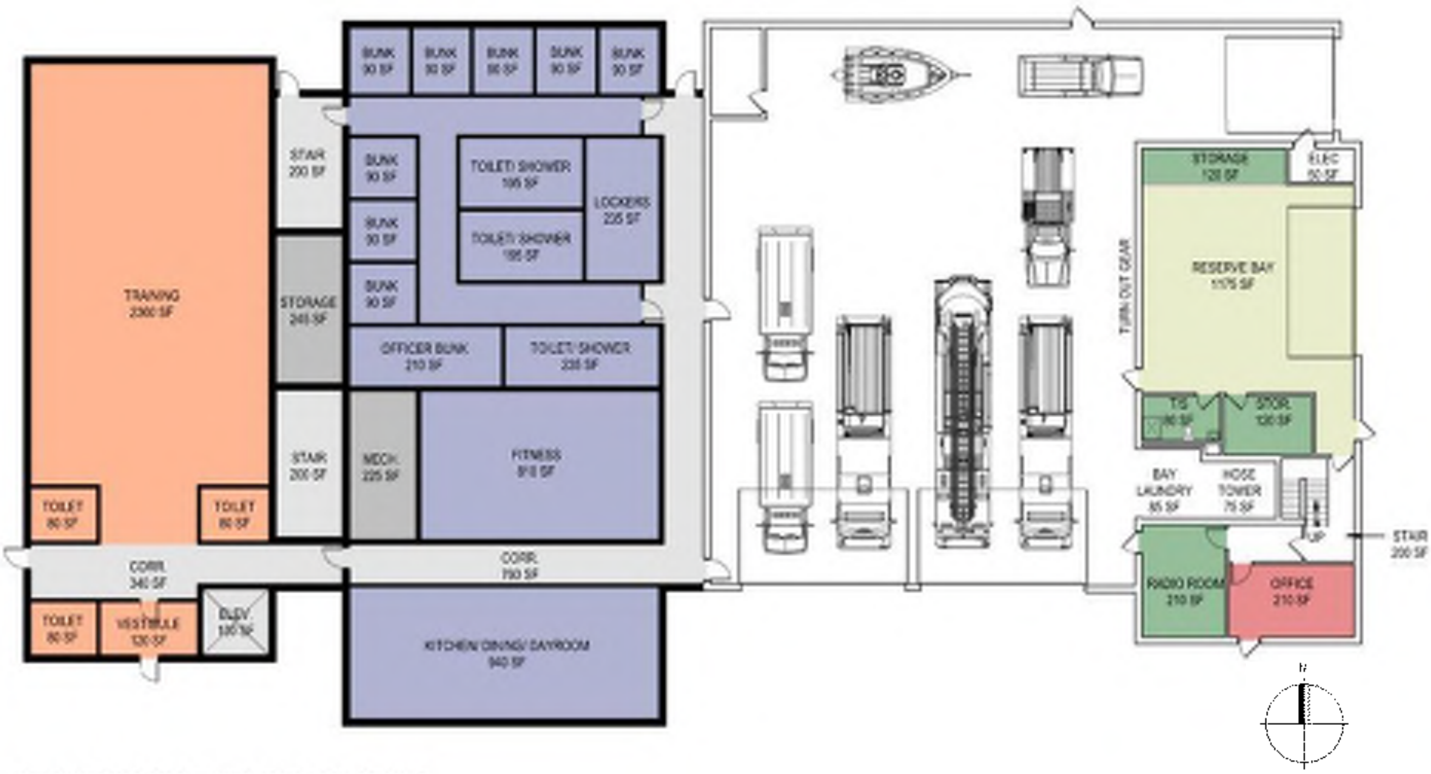
SECTION 6

Fire Station No.62
Renovation/Addition – Concept C
Site Plan Diagram



SECTION 6

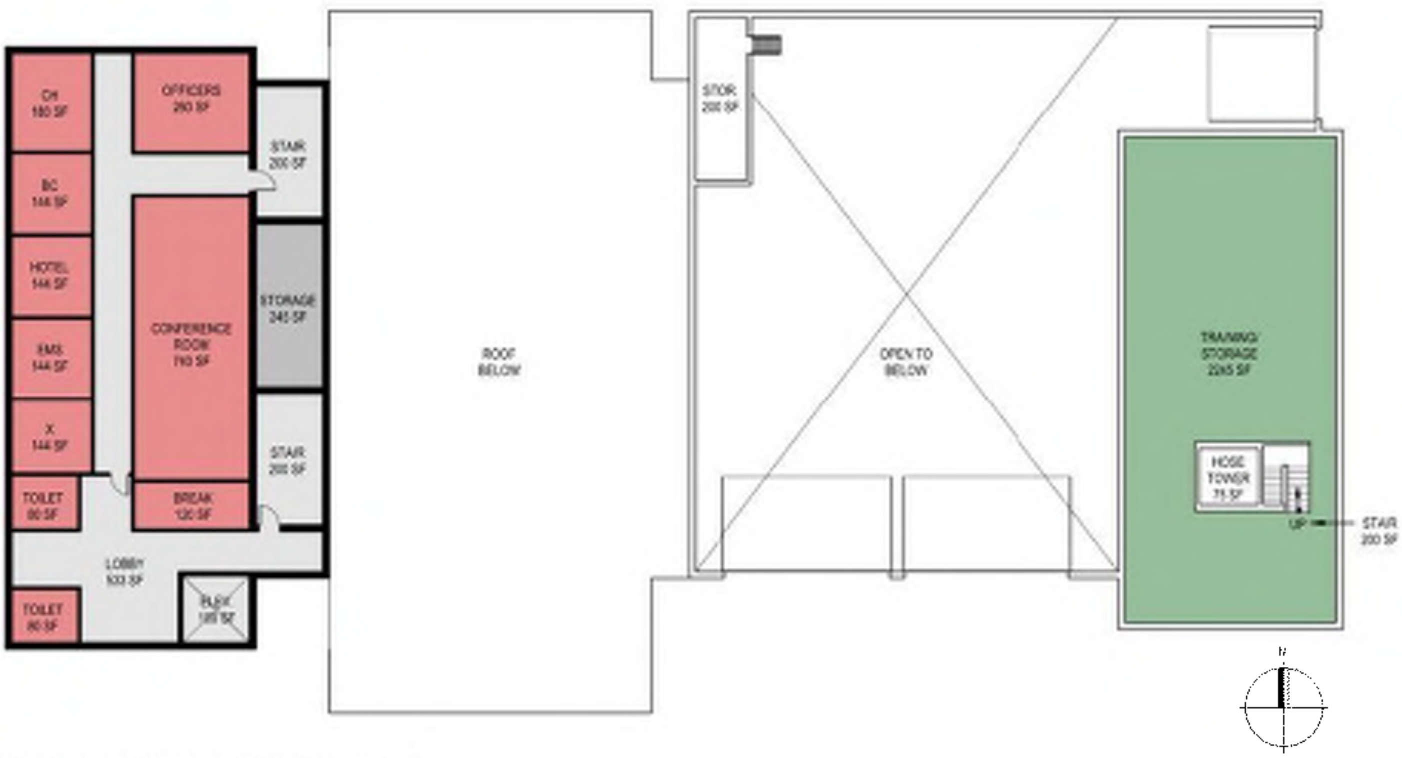
Fire Station No.62
Addition/Renovation – Concept C
First Floor Plan Diagram



STATION 62 - FIRST FLOOR PLAN - PHASE 1 RENOVATION - CONCEPT C
SCALE: 1/16" = 1'-0"

SECTION 6

Fire Station No.62
Addition/Renovation – Concept C
Second Floor Plan Diagram



STATION 62 - SECOND FLOOR PLAN - PHASE 1 RENOVATION - CONCEPT C
SCALE: 1/16" = 1'-0"

FGMARCHITECTS
June 29, 2022
FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 62
Add/Reno - Option C - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		8,725	SF	145	155	1,265,125	1,352,375
1.2	Medium Renovation		1,180	SF	183	203	215,940	239,540
1.3	Heavy Renovation		240	SF	243	263	58,320	63,120
1.4	Bidding Contingency	15% of Construction Cost					230,908	248,255
1.5	**Subtotal**						**$1,770,293**	**$1,903,290**
2.0	**Fire Station Addition**							
2.1	Station Addition		14,190	SF	340	365	4,824,600	5,179,350
2.2	Exterior Envelope		1	Allowance			110,000	140,000
2.3	Replace OH Doors	replace doors, and new door	3	Each	18,000	25,000	54,000	75,000
2.4	Site Work	new parking lot to the east	1	Allowance			160,000	190,000
2.5	Bidding Contingency	15% of Construction Cost. Includes current market premium					772,290	837,653
2.6	**Subtotal**						**$5,920,890**	**$6,422,003**
3.0	**SubTotal Project Budget**						**$7,691,183**	**$8,325,293**
3.1	Construction Contingency	10% of Construction Cost					769,118	832,529
3.2	Architectural & Engineering Fees	10% of Construction Cost					769,118	832,529
3.3	Legal, Survey, Env. Fees	0.5%					38,456	41,626
3.4	Utility & Permit Fees	0.5%					38,456	41,626
3.5	Material Testing During Construction		1	Allowance			3,500	5,000
3.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.7	Plan Printing		1	Allowance			2,000	2,500
3.8	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
3.9	**Subtotal**						**$9,311,831**	**$10,081,104**
3.10	**TOTAL PROJECT BUDGET**						**$9,311,831**	**$10,081,104**
3.11	*4% Inflation if bid in 2024*	$372,473	low	$403,244	high		$9,684,304	$10,484,348

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

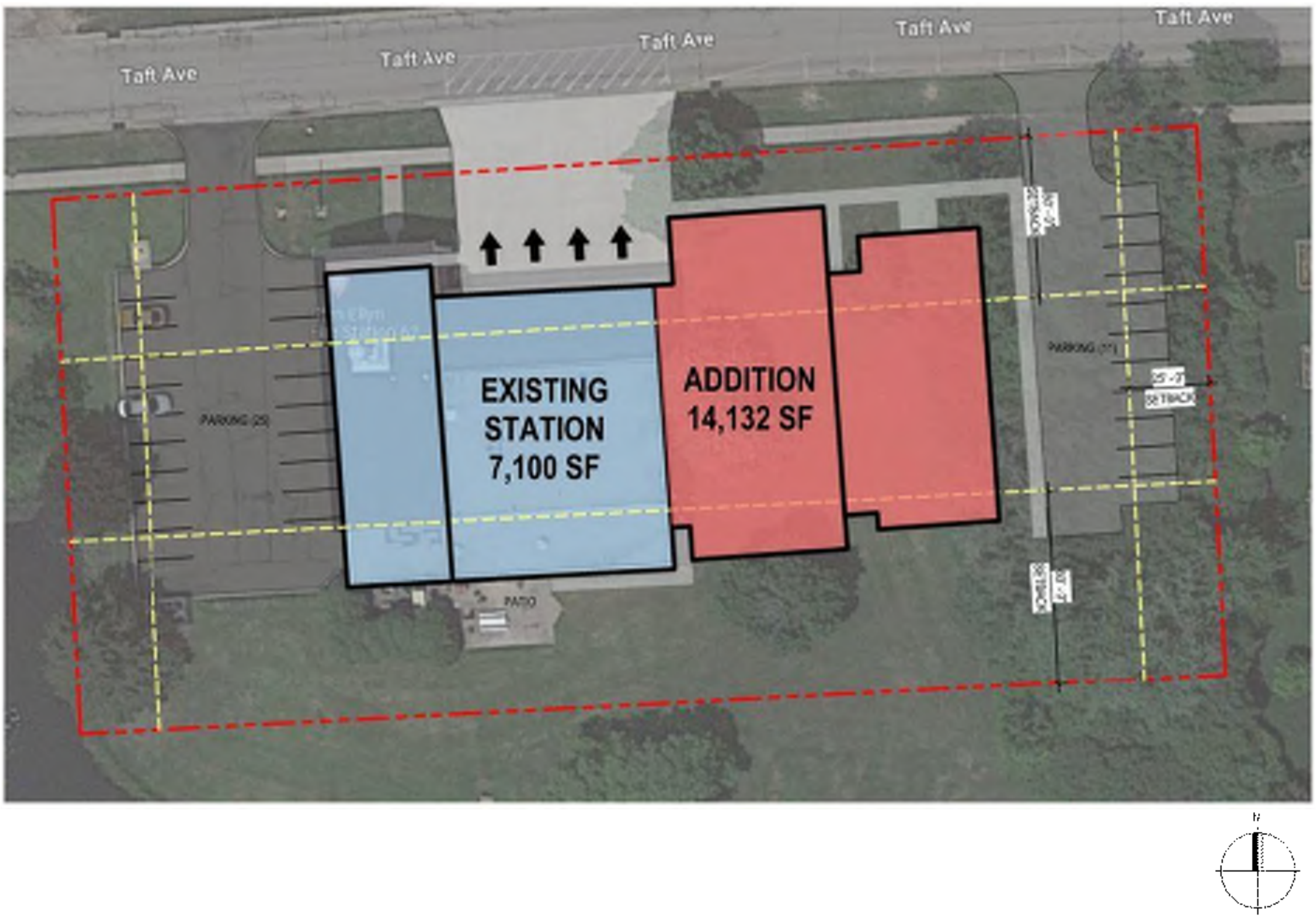
4.2 This estimate excludes: land purchase costs, moving expense, premium costs for work done in phases, out of sequence, out of normal working hours, hazardous material removal, foundation obstructions, traffic signalization costs, environmental costs which are unknown at this time, extraordinary site development costs, escalation to actual midpoint construction. Contingencies are added for unknown conditions at this time

4.3 This estimate is based on preliminary information available at this time. The scope of this estimate should be reviewed to insure that our interpretation of the information is correct. This estimate will be updated as the design evolves and is completed.

4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

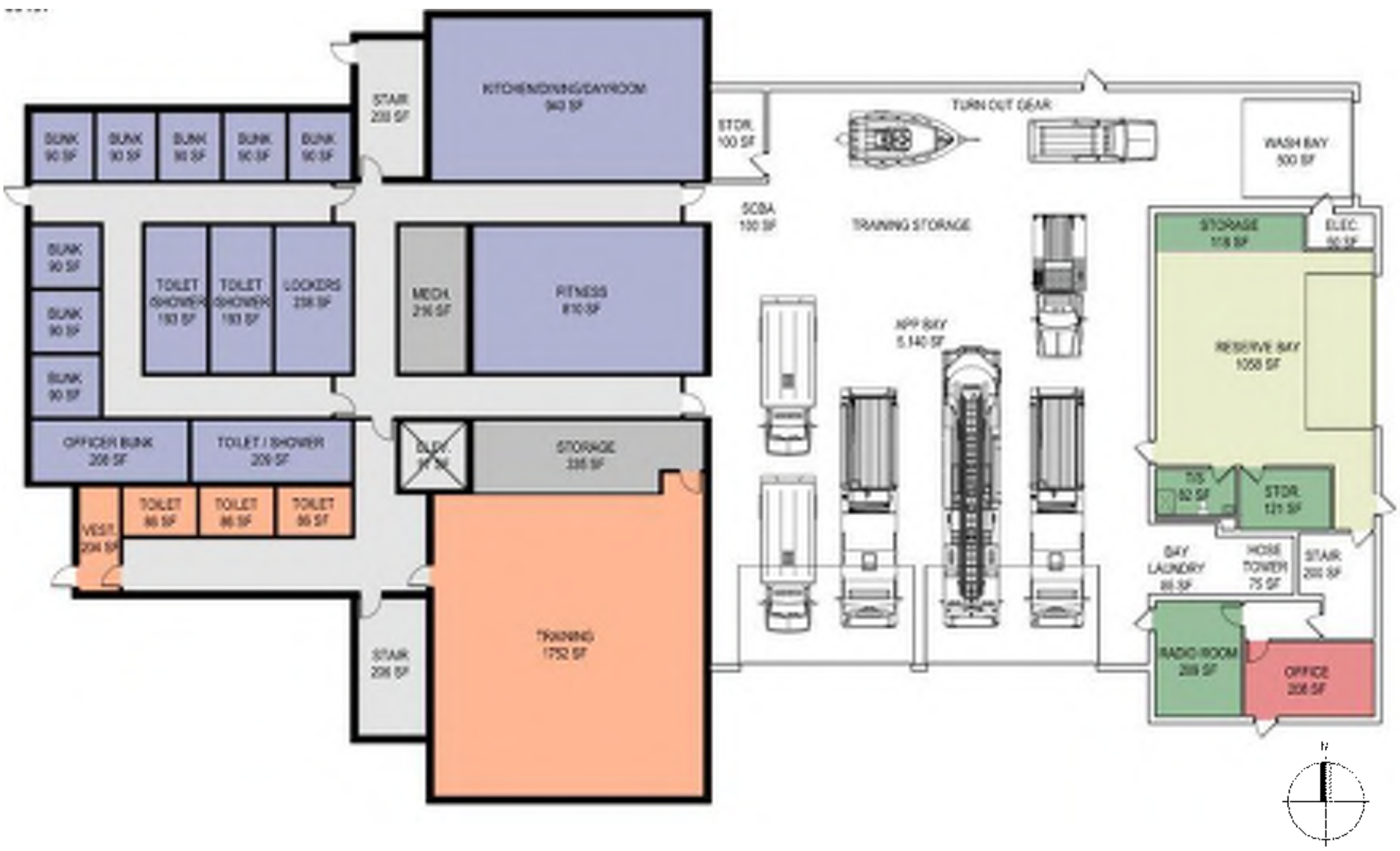
SECTION 6

Fire Station No.62
Renovation/Addition – Concept D
Site Plan Diagram



SECTION 6

Fire Station No.62
Addition/Renovation – Concept D
First Floor Plan Diagram



SECTION 6

Fire Station No.62
Addition/Renovation – Concept D
Second Floor Plan Diagram

FGMARCHITECTS
June 29, 2022
FGMA# 22-3310.01

Glen Ellyn Volunteer Fire Company
Station 62

Add/Reno - Option D - Scope and Budget

Item	Description	Remarks	Quantity	Unit	$ / Unit		Low Range Cost	High Range Cost
1.0	**Fire Station Renovation**							
1.1	Light Renovation		8,725	SF	145	155	1,265,125	1,352,375
1.2	Medium Renovation		1,180	SF	183	203	215,940	239,540
1.3	Heavy Renovation		240	SF	243	263	58,320	63,120
1.4	Bidding Contingency	15% of Construction Cost					230,908	248,255
1.5	**Subtotal**						**$1,770,293**	**$1,903,290**
2.0	**Fire Station Addition**							
2.1	Station Addition		13,320	SF	340	365	4,528,800	4,861,800
2.2	Exterior Envelope		1	Allowance			110,000	140,000
2.3	Replace OH Doors	replace doors, add new door	3	Each	18,000	25,000	54,000	75,000
2.4	Site Work	new parking lot to the east	1	Allowance			160,000	190,000
2.5	Bidding Contingency	15% of Construction Cost. Includes current market premium					727,920	790,020
2.6	**Subtotal**						**$5,580,720**	**$6,056,820**
3.0	**SubTotal Project Budget**						**$7,351,013**	**$7,960,110**
3.1	Construction Contingency	10% of Construction Cost					735,101	796,011
3.2	Architectural & Engineering Fees	10% of Construction Cost					735,101	796,011
3.3	Legal, Survey, Env. Fees	0.5%					36,755	39,801
3.4	Utility & Permit Fees	0.5%					36,755	39,801
3.5	Material Testing During Construction		1	Allowance			3,500	5,000
3.6	Moving Costs/ Relocating Costs		1	Allowance			TBD	TBD
3.7	Plan Printing		1	Allowance			2,000	2,500
3.8	Fixtures, Furnishings, & Equipment	(FF&E) Usually 7% of Construction Cost					TBD	TBD
3.9	**Subtotal**						**$8,900,225**	**$9,639,233**
3.10	**TOTAL PROJECT BUDGET**						**$8,900,225**	**$9,639,233**
3.11	*4% inflation if bid in 2024*	356,009	low	385,569	high		$9,256,234	$10,024,803

4.0 NOTES:

4.1 The budget for this project is based on historical information. Many assumptions were made in order to establish pricing for the work as shown. These costs may vary significantly as the design is more fully developed. Also, market conditions, including labor and material cost escalation, at the time the project is bid will impact the pricing.

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4.4 Estimate is based on current market conditions and does not factor in escalation. Apply escalation annually beginning January 2024 based upon recorded market conditions.

SECTION 7

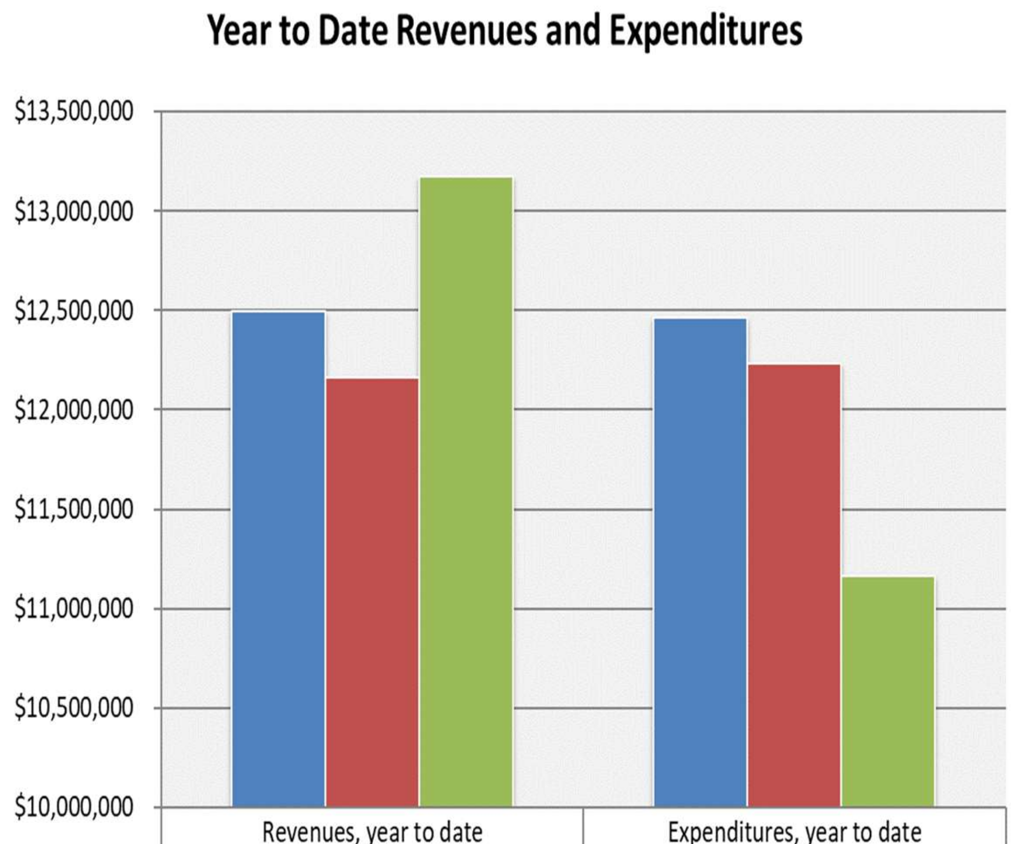
Fire Station No.61 & No.62
Conclusion/ Summary

Mid Year
Financial Report 2023

ABOUT THIS REPORT

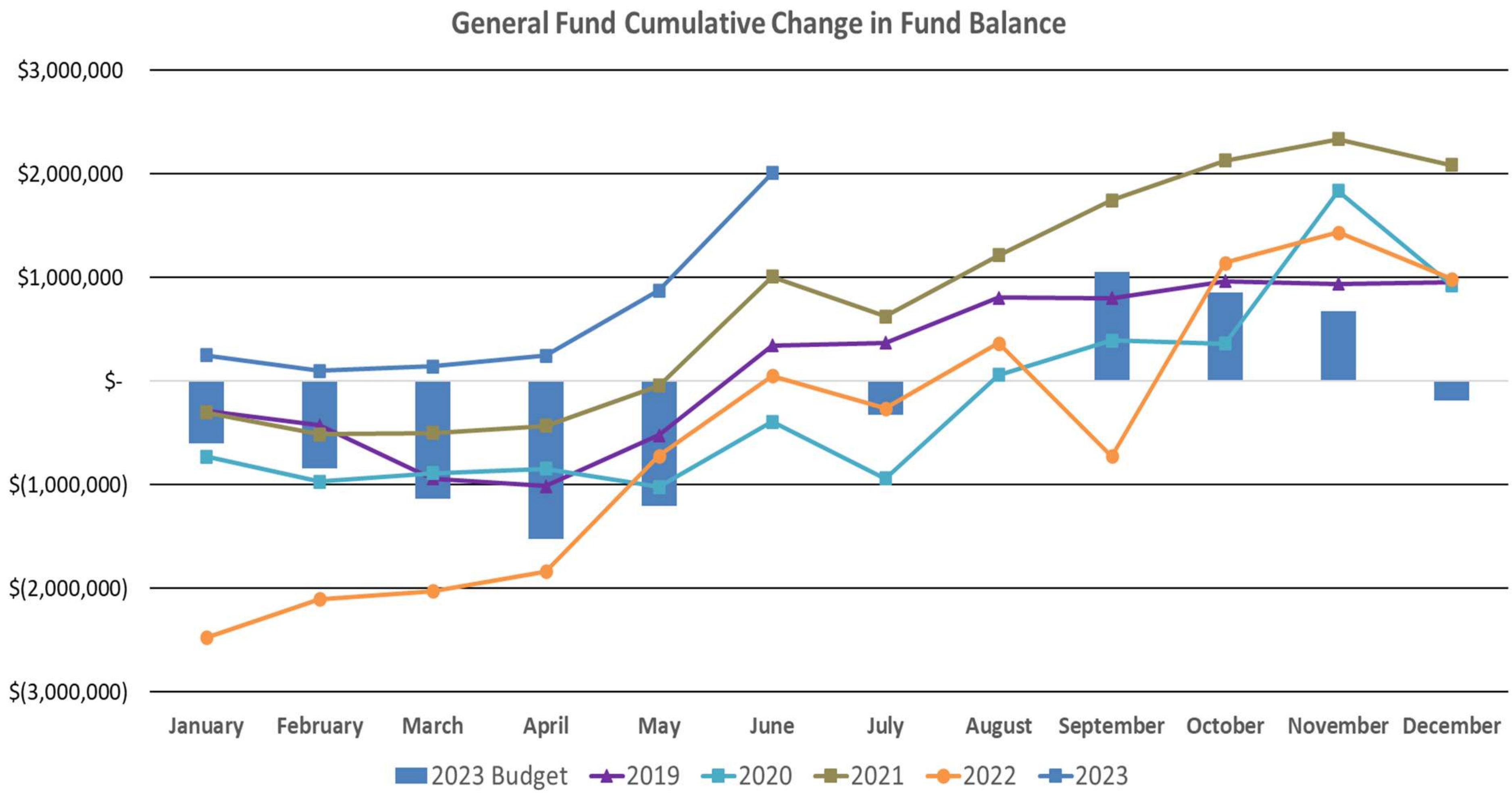
- January 1, 2023 to June 30, 2023
- Preliminary and Unaudited
- Budget basis (cash basis)

General Fund



	Revenues, year to date	Expenditures, year to date
Last year	12,497,920	12,463,245
Budget	12,164,040	12,233,823
Current year	13,172,628	11,166,217

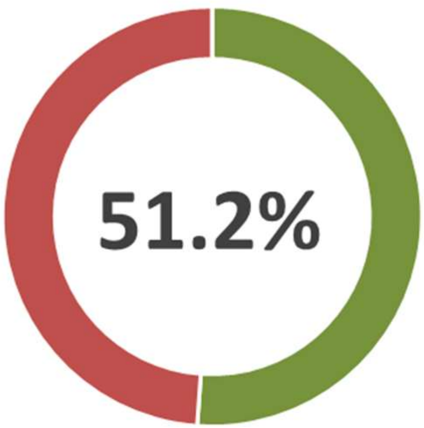
- Revenues exceed prior year by $674,708
- Revenues exceed budget by $1,008,588
- Revenue increase primarily due to building permits and interest income
- Core revenues 3% above budget and 1% below 2022 YTD
- Expenditures $1.3 M below last year due to purchase of hotel property and personnel vacancies



535 DUANE STREET • GLEN ELLYN, IL 60137 630.469.5000 • WWW. GLENELLYN.ORG

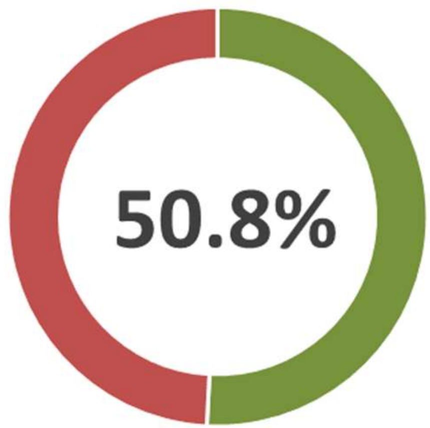
General Fund Core Revenues as % of Budget

Sales Tax



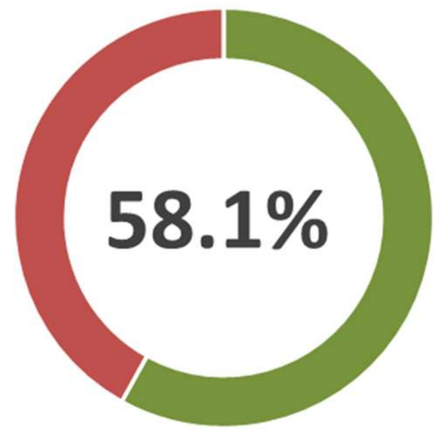
Target
49.7%

HR Sales Tax



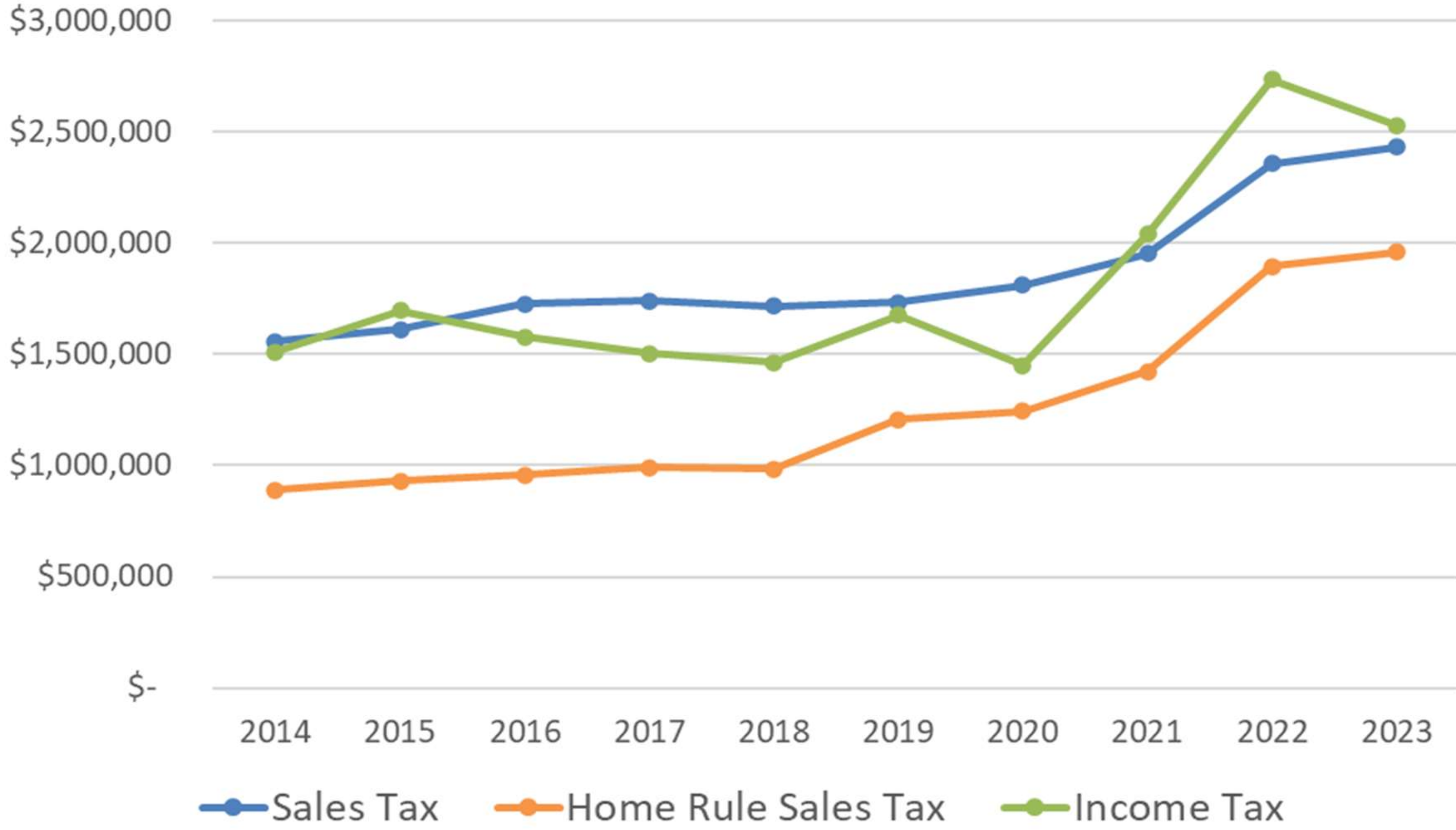
Target
48.2%

Income Tax



Target
57.0%

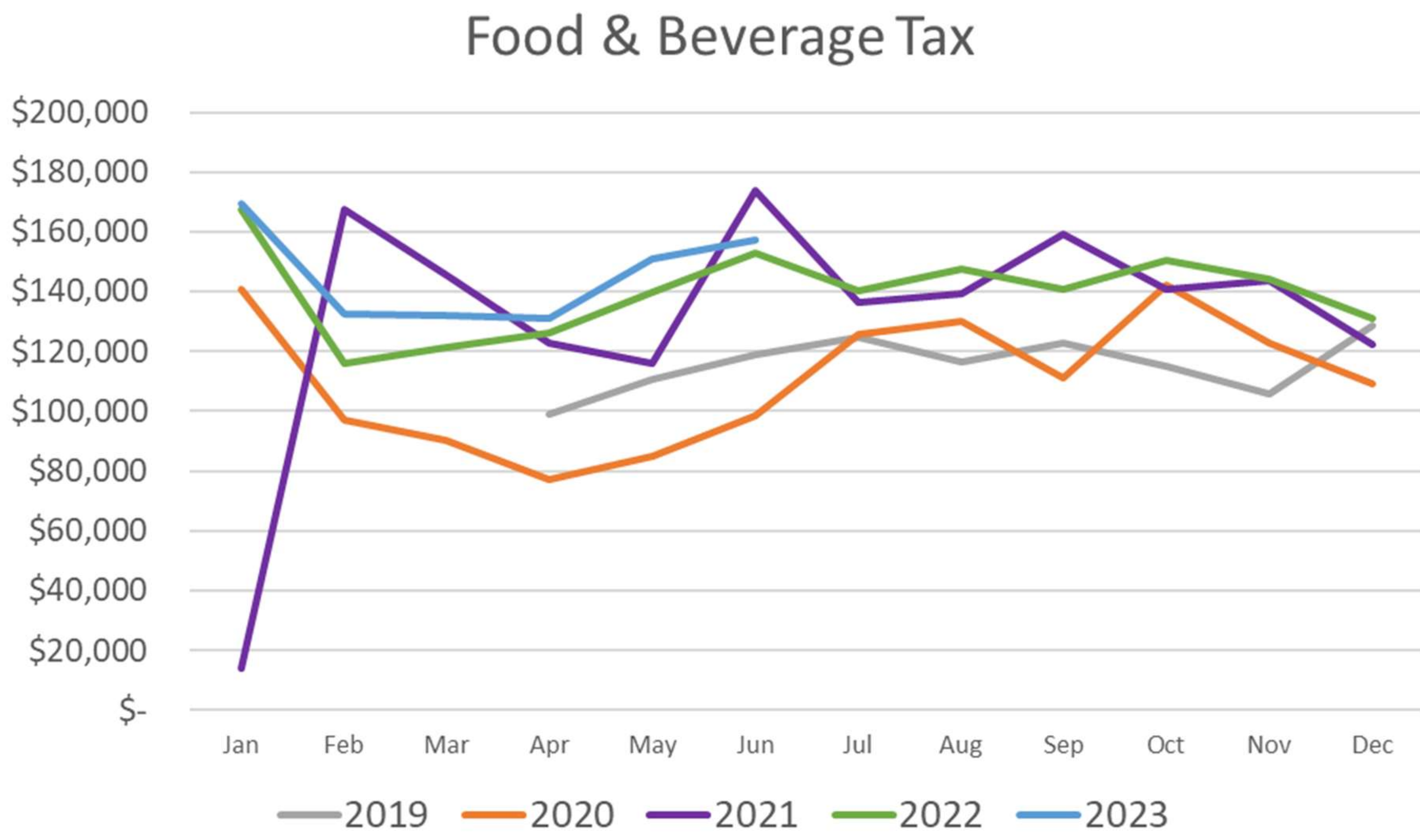
YTD Core Revenues



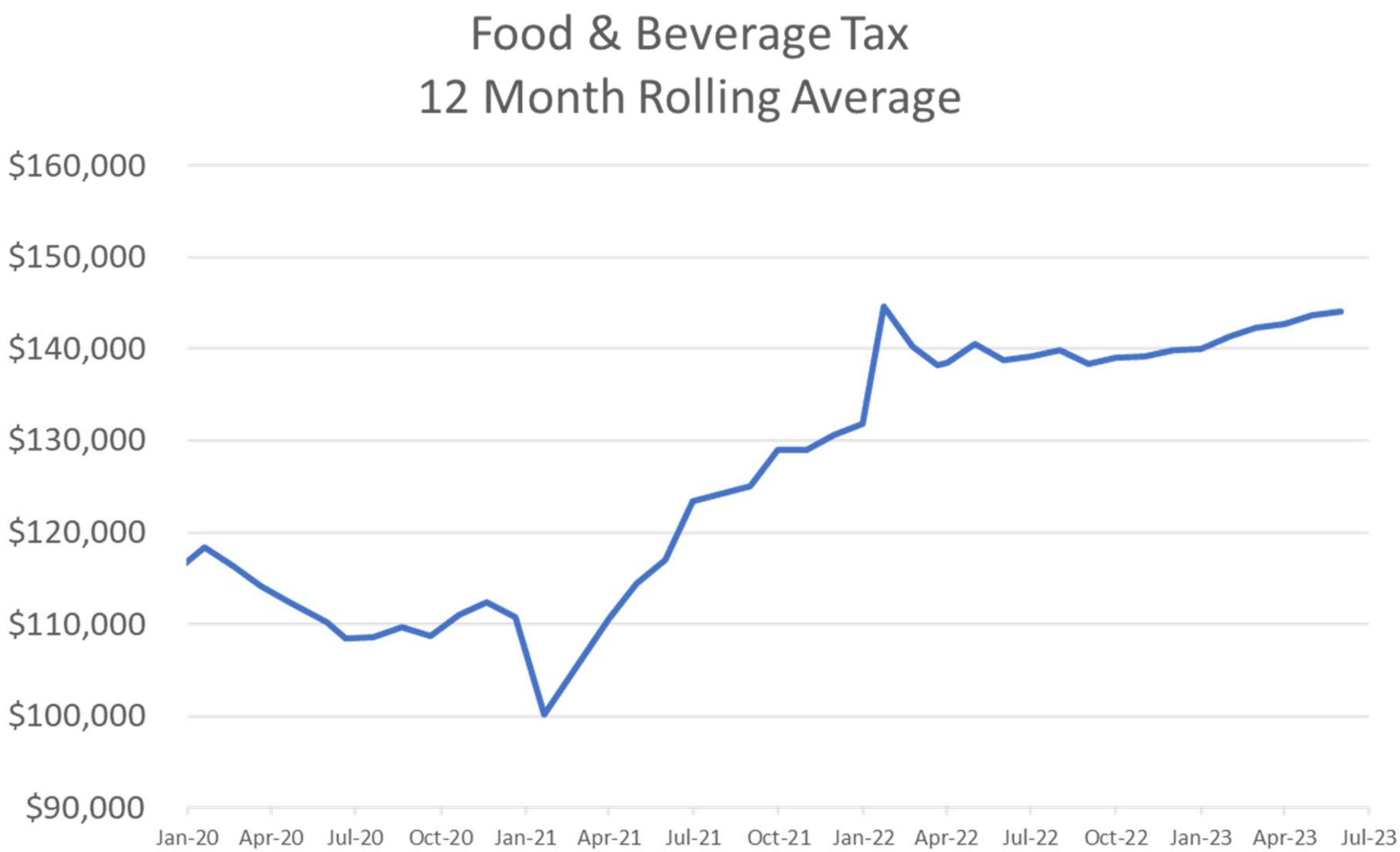
General Fund Expenditure Trends – From Budget

- Overall expenditures 9% below budget and 10% below 2022
- Vacancies – Police, Community Development
- Timing differences

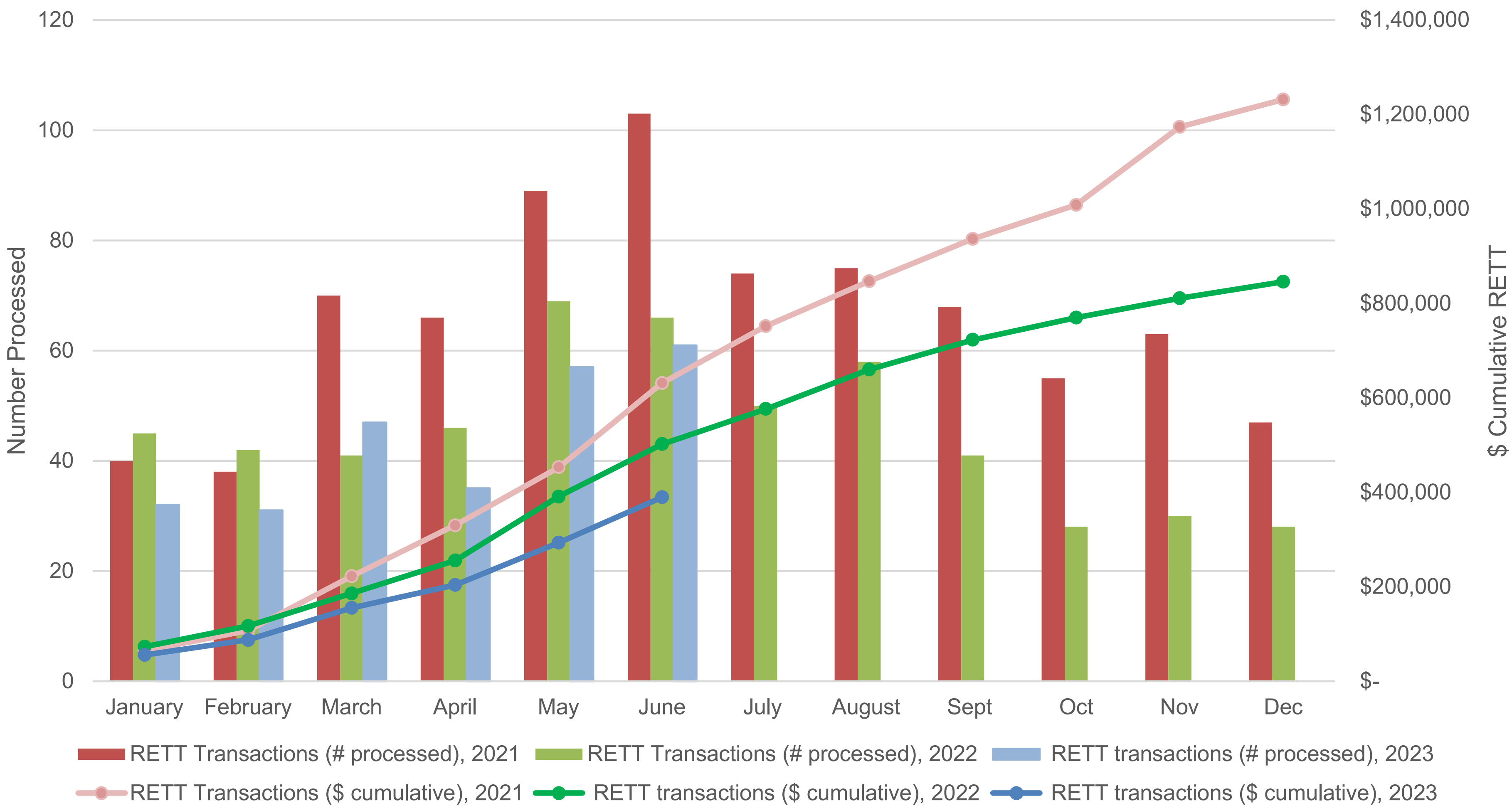
Capital Projects Fund



Capital Projects Fund



Capital Projects Fund: Real Estate Transfer Tax



Other Funds

Water and Sewer Fund

- Water and sewer fee revenue and expenses both above 2022 YTD amounts
  - Increased capital spending in 2023

Police Pension

- Improved investment performance in 2023

Village Links

- See the General Manager's Report attached.

Cash Reserves

Fund	Available Cash		Minimum Policy		Above/(Below) Policy	
General	$	11,458,191	$	7,128,000	$	4,330,191
Water & Sewer	$	14,664,489	$	2,458,610	$	12,205,879
Solid Waste	$	524,100	$	480,750	$	43,350
Parking	$	1,761,761	$	89,121	$	1,672,640
Village Links	$	2,007,578	$	1,490,114	$	517,464

POLICE PENSION

- State mandated pension consolidation transition completed in April 2022
- Illinois Police Officers' Pension Investment Fund (IPOPIF)

IPOPIF	YTD	1 Year
Fund performance, net of fees	7.15%	8.70%

Village long term target: 6.5%
IPOPIF long term target: 6.8%

Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/18/2023 7:00 PM
Department: Public Works
Department Head:
Category: Budget
Prepared By:

AGENDA ITEM (ID # 2023-907)

DOC ID: 2023-907

Draft CY2024 Capital Budget (Village Engineer Daubert) (*8:15-9:15 pm*)

Statement of the Issue:
Staff is pleased to present the Public Works Engineering Division Calendar Year 2024 Budget Items. Staff will utilize the September 18 Village Board Workshop Meeting to review the budget items with the Village Board.

Staff also prepared a Draft 5-Year Capital Improvement Plan which is aligned with the value engineered cost (~-$8.4M in project costs) and target funding plan (~+$8.1M in additional outside funding) for the Metra Station and Multimodal Access Improvements Project. Staff also updated the debt service analysis spreadsheet to align the Draft Capital Improvement Plan revenues and bond debt service. Both documents are attached for the Village Board's reference.

While assuming that the project costs come in lower and additional grants are secured, the Draft Capital Improvement Plan and Debt Service Analysis demonstrate that the food and beverage tax can support the bonds issued for the Civic Center Remodeling Project, Civic Center Parking Garage Project, Streetscape Project, and Metra Station Project. Staff notes that at the time that the Village Board approved the ordinance for the Streetscape Project design, Finance had estimated that a total of $28,138,000 in bonds would need to be issued for these four projects. The Draft Capital Improvement Plan and Debt service Analysis included as part of this agenda item assumes a total bond issuance of $24,800,000; i.e. a reduction of $3,338,000. Thus far, $19,800,000 in bonds have been issued for these projects; i.e. another $5,000,000 issuance is anticipated and shown in the Capital Plan and Debt Service Analysis.

Analysis:
The Draft 2024 Budget includes rehabilitation of approximately 5.8 centerline miles of Village streets; approximately 4 miles of streets involve more limited utility repairs and varying levels of resurfacing while approximately 1.8 mile of streets involve more extensive underground utility improvements and pavement reconstruction. A tabular spreadsheet and project map of these improvements is provided as an attachment to this memorandum. Please note that in addition to the 5.8 miles of above streets, the Village is already under contract for the improvement of an additional 0.5 miles of streets in the Central Business District.

Water and Sewer projects include infrastructure rehabilitation as part of the aforementioned street improvement projects, water and sewer main extensions along Hill Avenue, sewer lining, and point repairs. Water main replacement including the elimination of approximately 50 lead services, is planned for Crest Avenue and Forest Avenue.

Pavement maintenance, sidewalk repairs, and new sidewalk installation continue to be a feature of the Budget. Pavement maintenance continues to feature surface treatments, cracksealing, and patching. Sidewalk repairs will be in the form of both removal and replacement as well as a pilot program to complete sawing of vertical displacements between sidewalk panels. Staff did include construction of new sidewalk along the east side of Brandon between Greenfield and Fairview which was petitioned for by the residents as well as reviewed and supported by the Capital Improvements Commission.

Engineering assignments include design of future street rehabilitation projects, continued design of the Glen Ellyn Metra Station and Multimodal Access Improvements Project, and design of a project to modernize the Village's traffic signal infrastructure at Main/Elm, Lambert/Fawell, Lambert/Tall Grass, Lambert/College, and Park/Sheehan.

The Capital Improvements Commission reviewed this matter at its September 12, 2023 Regular Meeting. Eight of the nine-member Commission were present. The CIC specifically reviewed the Draft 2024 Budget Items, Draft Capital Improvement Plan, and the Debt Service Analysis. There were no major questions or concerns raised on the Draft 2024 Budget Items or the Draft Capital Improvement Plan. However, there was some dialogue on the Debt Service Analysis with thoughts on using TIF revenues to offset or eliminate the need for issuing an additional bond. However, it was noted that the TIF revenues would not necessarily be able to cover project costs early on in the Capital Improvement Plan. However, this could certainly be looked at.

The CIC ultimately unanimously approved a motion to recommend to the Village Board that the budget items presented to the CIC be included in the Village's 2024 Calendar Year Budget. The CIC also approved a motion to recommend to the Village Board that it approve the balance of Phase II Engineering for the Metra Station and Multimodal Access Improvements Project with CDM Smith in the amount of $2,346,481. The CIC also recommended that the Board approve the balance of said Phase II Engineering by November 15, 2023 so as to facilitate the timely completion of engineering for the project.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Public Works Engineering Staff will present this matter to the Village Board at its September 18th Workshop Meeting. Staff ultimately requests the Village Board's review, input, and support on the proposed budget items as to keep the maintenance and improvement of the Village's infrastructure moving forward.

Attachments:

1. 1. CY2024 Engineering Division Budget Presentation
2. 2. 2024 CIP Major Projects Map

3. 3. Tabular Summary of Streets in 2024 Roadway Program
4. 4. Tabular Summary of Water and Sewer Improvements Associated with 2024 Roadway Program
5. 5. Draft 5-Year Capital Improvement Plan
6. 6. Debt Service Analysis

Village of Glen Ellyn
Public Works Department
Engineering Division

Draft Calendar Year 2024
Budget Items

September 18, 2023
Village Board Presentation

2024 Capital Plan Overview

~$32.2M

Capital Projects

~ $21.3M

Water Projects

~ $6.7M

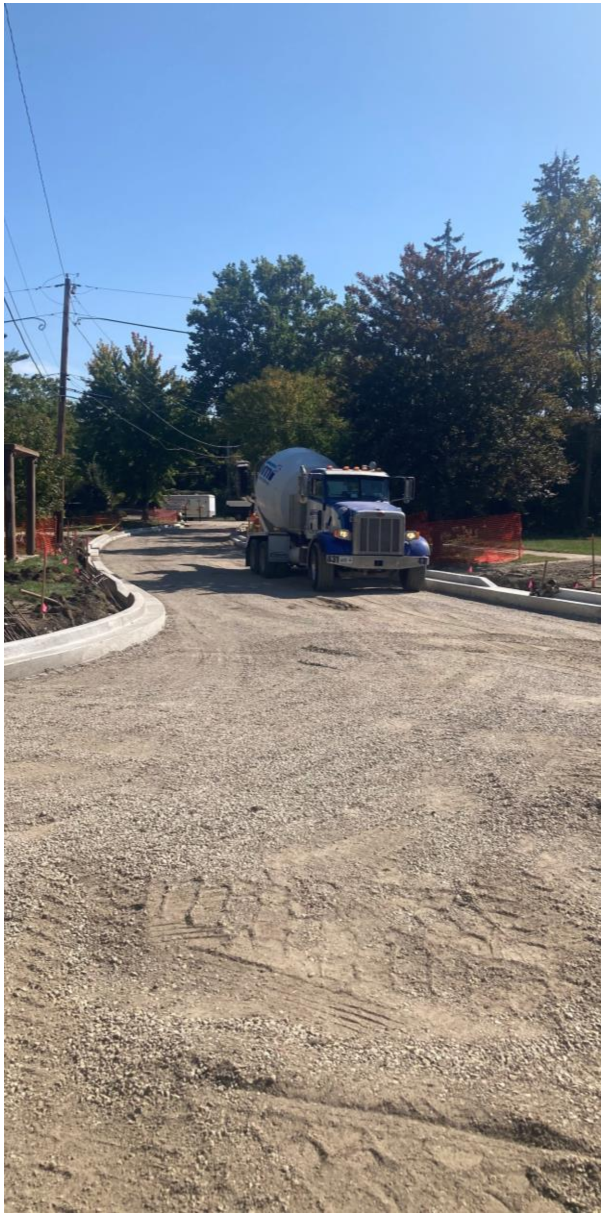
Sewer Projects

~ $4.2M

2024 Major Roadway Projects

- Street Rehabilitation Project (5.8 Miles) ~ $14M
  - $8M Capital/MFT
  - $4M Water
  - $2M Sewer

The project will be broken down into two separate contracts due to use of MFT/Rebuild Illinois Funds (Target is $3.4M in Rebuild Illinois/MFT Funds). Timing of the MFT/Rebuild Illinois Project Will Be at Mercy of State.



2024 Major Roadway Projects (Continued)

- Asphalt Pavement Preservation
  $415K Capital
  - Asphalt Street Patching - $250K
  - Rejuvenator - $120K
  - Crack Sealing - $45K

- Concrete Street Patching
  $200K Capital

2024 Major Roadway Projects (Continued)

- Crescent/Glenwood Parking Lot Improvements - $500K Capital
- Sidewalk Removal and Replacement Program - $150K Capital
- Pilot Sidewalk Sawing Repair Program - $10K Capital
- New Sidewalk ~$250K Capital
  - East side of Brandon Ave. – Greenfield to Fairview Ave. - $150K
    - Residents petitioned for construction of this sidewalk
  - West side of Hickory Rd. – Crescent Blvd. to Edgewood Dr. - $100K
- CCDD Certification - $12K Capital

2024 Major Water/Sewer Projects

- Sanitary Sewer Lining and Point Repairs ~ $500K Sewer
- Hill Avenue Water and Sewer Improvements ~ $3.3M
  - $500K Capital
  - $2M Water
  - $800K Sewer

2024 Major Engineering Design Projects

- Engineering for Future Projects ~ $667K
  - Future Street Projects: $516K Cap, $151K Water/Sewer
- Train Station/Underpass ~ $2.4M Capital to Fully Fund Balance of Phase II Engineering
  - $2,275,000 Capital, $37,500 Water, $35,000 Sewer
- Traffic Signal Improvements ~ $200K Capital

2024 Miscellaneous Initiatives/Expenditures

- Panfish Park Improvements ~$300K Capital
  - Links Contributing $100K Next Year
- Glenwood Station Development ~$200K Capital
- Glen Estates Development ~$550K Capital
- Stormwater Drainage Program ~$10K Capital
- Street Lighting Repairs ~$15K Capital
- Prof. Services (Traffic Counts, Topo Survey) ~ $10K Capital
- Engineering Software ~ $5K Capital

Capital Improvement Plan

- Draft 5-Year Capital Improvement Plan (2024-2028)
  - $120M Total Improvements (Excludes Debt Service)
    - $90M Capital Projects Fund
    - $30M Water and Sewer Fund
  - 29 Miles of Roadway Improvements (Avg. 5.8 miles per year)
  - ~ $17M Allocated For Water Main Replacement Which Can Include Some Lead Service Line Replacement Work. LSLR Mandate And Plan Still Needs Development Including Scrutiny Of Water Main Replacement Work And Funding Mechanisms

Capital Improvement Plan

- Plan Assumes ~$33.8M In Grants Of Which Village Has ~26.3M (~7.5M Additional Grants Required)

- Includes Metra Station/Underpass/Phase 4 Streetscape Project Value Engineering And Grant Assumptions

- Includes Additional $5M General Obligation Bond Issuance In 2025 With Assumed Debt Service Of ~$388K/Year

- Under These Conditions And Estimated Revenues, Capital Projects Fund Balance Stays Positive

Debt Service Analysis

- Streetscape Ordinance Approved 3/22/2021 Assumed $28,138,000 In Bonds To Fund Civic Center Renovations, Civic Center Parking Garage, CBD Streetscape and Utility Improvements, and Metra Station/Underpass.

- Based On VE Exercise, Target Grants, and CIP Projects, Total Bond Issuance Required For Above Projects Is Estimated To Be $24,498,000 Of Which $19,800,000 Was Already Issued.

Debt Service Analysis

- On 3/22/2021, Estimated Food And Beverage Tax Revenue Was ~$1.3M Annually. Debt Service Was Estimated To Be ~$1.9M. Debt Service Funding Gap Of ~$600K Was To Be Funded Via TIF, Parking Fund, And Capital Projects Contribution.

- Currently, Food And Beverage Tax Revenue Is ~$1.8M. Debt Service For Total Of $24.8M In Bonds Is Estimated To Be ~$1.7M. If Food And Beverage Tax Grows As Debt Service Analysis Demonstrates, Debt Can Be Paid Off Sooner.

Capital Improvements Commission Review

- CIC Reviewed Budget Items, Draft Capital Improvement Plan, and Debt Service Analysis At 9/12/2023 Meeting. Eight of 9 Members Present And Unanimously Approved Following Motions:

1. Motion to recommend to the Village Board that the budget items presented to the CIC be included in the Village's 2024 Calendar Year Budget.

2. Motion to recommend to the Village Board that it approve the balance of Phase II Engineering for the Metra Station and Multimodal Access Improvements Project with CDM Smith in the amount of $2,346,481. The CIC also recommended that the Board approve the balance of said Phase II Engineering by November 15, 2023 so as to facilitate the timely completion of engineering for the project.

End of Presentation

- Questions, Comments, & Budget Input


Village of Glen Ellyn
2024 CIP Projects
Street Resurfacing
Street/Water/Sewer Rehab.
CBD Streetscape
VILLAGE OF GLEN ELLYN
1834
NORTH AV
ST CHARLES RD
GENEVA RD
ROOSEVELT RD
IL ROUTE 38
ILLINOIS ROUTE 38
ROUTE 53
ILLINOIS
PARK BLVD
MAIN ST
FAWELL BLVD
BUTTERFIELD RD
ILLINOIS ROUTE 56
GLENBARD AV
MAPLE ST
CRESCENT BLVD
PENNSYLVANIA
HILLSIDE AV
GREENFIELD AV
SUNNYBROOK RD
BEMIS RD
TAFT AV
HILL AV
SHADY LN
1- FIR LN
2- ALDER LN
3- LARCH LN
4- FIR CT
5- CEDAR LN
6- SHADELOW DR
7- ASH LN
8- SPRUCE LN
9- FARNSWORTH CT
10- PEMBROKE LN
11- BLOOMFIELD LN
2 HERITAGE LAKE DR
3 VALLEY FORGE CT
4 ASHBURN CT
5 FARRAGUT CT
6 MONTICELLO CT
7 MOUNT VERNON CT
8 TROWBRIDGE CT
9 BUNKER HILL CT

VILLAGE OF GLEN ELLYN ROADWAY PROGRAM - UPDATED SEPTEMBER 8, 2023

PROPOSED 2024 PROGRAM

Segment	Length (ft)	Width (ft)	Area (SY)	Type of Rehabilitation	Unit Cost	Street Rehabilitation Cost
Annandale: Hillside to Duane	508	19	1,072	Type IA	38.783	$ 41,593
Anthony: Kenilworth to Newton	872	18	1,744	Type IA	38.783	$ 67,638
Anthony: Newton to Western	690	22	1,687	Type IA	38.783	$ 65,414
Arlington: Regent to Glenwood	1,008	22	2,464	Type IA	36.936	$ 91,011
Bemis Road: Route 53 to Sunnybrook	2,014	23	5,147	Asphalt Reconstruction	387.832	$ 1,996,128
Carleton: Hill to North End	385	21	898	Type II	232.699	$ 209,041
Cottage: Kenilworth to Newton	872	20	1,938	Type IA	38.783	$ 75,153
Cottage: Newton to Western	693	20	1,540	Type IA	38.783	$ 59,726
Crest: Fairview to Revere	528	20	1,173	Type IC	116.350	$ 136,517
Crest: Revere to High	572	20	1,271	Type IC	116.350	$ 147,893
Evergreen: Geneva to North End	590	24	1,573	Type IC	116.350	$ 183,057
Exmoor: Taft to Roosevelt	340	26	982	Asphalt Reconstruction	387.832	$ 380,937
Fairview: Crest to East	350	25	972	Type IB	54.296	$ 52,788
Fairview: East to Park	345	26	997	Type IB	54.296	$ 54,115
Fairview: Forest to Crest	403	25	1,119	Type IB	54.296	$ 60,782
Fairview: Main to Forest	426	25	1,183	Type IB	54.296	$ 64,251
Forest: Fairview to Revere	528	20	1,173	Type IC	116.350	$ 136,517
Forest: High to Turner	544	20	980	Type IC	116.350	$ 114,023
Forest: Revere to High	581	20	1,291	Type IC	116.350	$ 150,220
Greenfield Av: Ott Av to Kenilworth Av	365	23	933	Type IB	54.296	$ 50,647
Greenfield Av: Kenilworth Av to Lambert Rd	329	23	841	Type IB	54.296	$ 45,651
Greenfield Av: Lambert Rd to Newton Av	324	23	828	Type IB	54.296	$ 44,957
Greenfield Av: Newton Av to Hillcrest Ave	362	40	1,609	Type IB	54.296	$ 87,357
Greenfield Av: Hillcrest Av to Brandon Av	363	40	1,613	Type IB	54.296	$ 87,598
Greenfield: Brandon to Main	1,612	22	3,940	Type IB	54.296	$ 213,952
High: Main to Forest	517	20	1,149	Type IB	54.296	$ 62,381
High: Forest to Crest	363	20	807	Type IB	54.296	$ 43,799
High: Crest to East	346	20	769	Type IB	54.296	$ 41,748
High: East to Park	360	20	800	Type IB	54.296	$ 43,437
Hillside: Park to Annandale	438	24	1,168	Type IA	38.783	$ 45,299
Hillside: Annandale to Montclair	364	24	971	Type IA	38.783	$ 37,646
Hillside: Montclair to Taylor	1,032	24	2,752	Type IA	38.783	$ 106,731
Indian Drive: Roslyn to Shady	765	23	1,955	Type IIA	325.779	$ 636,898
Jenna Court: Sunnybrook to West End	512	20	1,138	Type IA	38.783	$ 44,127
Kenilworth: Anthony to Cottage			575	Concrete Reconstruction	426.615	$ 245,304
Memory Ct: Indian to East End	205	23	524	Type IIA	325.779	$ 170,672
Montclair: Hill to Bremer Ct.	326	20	724	Type IA	38.783	$ 28,096
Montclaire: Bremer Ct. to Hillside	472	20	1,049	Type IA	38.783	$ 40,679
Montclair: Hillside to Duane	514	20	1,142	Type IA	38.783	$ 44,299
Montclair: Duane to North End	452	20	1,004	Type IA	38.783	$ 38,956
Newton: Pennsylvania to Anthonty	706	20	1,569	Type IA	38.783	$ 60,847
Newton: Anthony to Cottage	375	20	833	Type IA	38.783	$ 32,319
Newton: Cottage to Cottage	186	20	413	Type IA	38.783	$ 16,030
Newton: Cottage to Hawthorne	330	20	733	Type IA	38.783	$ 28,441
Newton: Hawthorne to Linden	660	20	1,467	Type IA	38.783	$ 56,882
Regent: Greenfield to Turner	1,030	22	2,518	Type IA	36.936	$ 92,998
Revere: Main to Forest	441	20	980	Type IB	54.296	$ 53,211
Revere: Forest to Crest	419	20	931	Type IB	54.296	$ 50,556
Revere Crest to East	348	20	773	Type IB	54.296	$ 41,989
Revere: East to Park	358	20	796	Type IB	54.296	$ 43,196
Shady Lane: Indian to East End	500	22	1,222	Type IIA	325.779	$ 398,174
Sunnybrook: Bemis to Maya Court Development	955	23	2,441	Type IA	38.783	$ 94,653
Taft : Park to Nicoll Way	1526	26	4,408	Type IC	116.350	$ 512,921
Van Damin: Highview to North End	481	20	1,069	Type II	232.699	$ 248,730

VILLAGE OF GLEN ELLYN ROADWAY PROGRAM - UPDATED SEPTEMBER 8, 2023

PROPOSED 2024 PROGRAM

Central Business District Streetscape Project (Reflects CIP Projected Expenses)						
Crescent: Prospect to Main (CBD)	881	42	See Final Plans	Recon	See Cost Est.	
Glenwood: Crescent to Pennsylvania (CBD)	311	50	See Final Plans	Recon	See Cost Est.	$ 5,942,730
Prospect: Duane to Pennsylvania (CBD)	557	36	See Final Plans	Recon	See Cost Est.	
Concrete Street Patching and Rehabilitation Program						
Various Locations Including Main Street, Kenilworth Avenue, and Western Avenue						$ 200,000
GRAND TOTALS	**32,334**	**feet**	**6.12**	**miles (5.8 miles without CBD)**		**$ 14,120,716**
				total with engineering @ 10%		**$ 14,918,514.72**

Year: 2024 (CY - 24)

ROADWAY RELATED WATER SYSTEM CAPITAL IMPROVEMENTS

Roadway Segment	Description of Improvement	Improvement Cost	
Bemis Road: Route 53 to Sunnybrook	2,000' of 8" Water Main Replacement	$	853,231
Carleton / Van Damin	850' of 8" Water Main Replacement	$	362,623
Shady / Indian / Memory Court	1,500' of 8" Water Main Replacement	$	639,923
Taft: Park to Nicoll	1,500' of 12" Water Main Replacement	$	362,623
Crest/Forest Water Main Replacement	3,000' of 8" Water Main Replacement	$	1,279,846
Allowance	Various Water/Sewer Rehab	$	300,000
	Subtotal	$	3,798,245
	Total w/ engineering @ 10%	**$**	**4,178,070**
CBD Water Fund Expenses	Phase 2 and 3 Area Improvements	$	544,984
	Grand Total	**$**	**4,723,054**

ROADWAY RELATED SANITARY SEWER SYSTEM CAPITAL IMPROVEMENTS

Roadway Segment	Description of Improvement	Improvement Cost	
Bemis Road: Danby to Sunnybrook Extended Limit	Sanitary Sewer Extension (1,225')	$	570,113
Bemis Road: Park to Sunnybrook Extended Limit	Sanitary Services Replacement (31 Services)	$	288,547
	Spot Repair Allowance (1,150')	$	35,681
Carleton / Van Damin	Sanitary Services Replacement (21 services)	$	195,467
	Spot Repair Allowance (1,500')	$	46,540
Shady / Indian / Memory Court	Sanitary Services Replacement (31 services)	$	288,547
	Spot Repair Allowance (2,600')	$	80,669
General Spot Repairs / Adjustments	Projectwide Allowance for Sewer Spot Repairs	$	272,727
	Subtotal	$	1,778,291
	Total w/ engineering @ 10%	**$**	**1,956,120**
CBD Sewer Fund Expenses	Phase 2 and 3 Area Improvements	$	784,303
	Grand Total	**$**	**2,740,423**

DRAFT CAPITAL IMPROVEMENT PLAN
9/11/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

	CAPITAL PROJECTS FUND						
		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Capital Fund	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
Revenues:							
	Property Taxes	$ 4,337,707	$ 4,574,175	$ 4,665,659	$ 4,758,972	$ 4,854,151	$ 4,951,234
	Food and Beverage Tax (1.5%)	1,775,000	1,810,500	1,846,710	1,883,644	1,921,317	1,959,743
	Drainage Infrastructure Fee	145,000	145,000	145,000	145,000	145,000	145,000
	Fee in lieu (Harding Townhomes)	188,718	-	-	-	-	-
	TIF Contributions to Capital Projects	-	150,000	300,000	300,000	1,075,000	1,050,000
	Parking Fund Contributions to Capital Projects	75,000	75,000	75,000	75,000	75,000	75,000
	General Obligation Bond for CBD Projects	-	-	5,000,000	-	-	-
	Telecommunications Tax	364,000	327,600	294,840	265,356	238,820	214,938
	Electricity Use Tax	930,000	930,000	930,000	930,000	950,000	950,000
	Natural Gas Use Tax	306,320	315,000	350,000	350,000	350,000	350,000
	Real Estate Transfer Tax	635,000	635,000	647,700	660,654	673,867	687,344
	Grant Revenue	863,969	1,800,000	4,201,000	9,782,589	13,375,488	4,704,889
	Forfeiture Funds - To reimburse police station project (if funds are available)	-	-	-	-	-	-
	MFT (Project Specific)	-	1,620,880	379,120	-	-	-
	Capital Grant from State of Illinois (Capital Bonds)	-	1,800,000	-	-	-	-
	General Fund Contribution to Capital Projects	4,000,000	2,000,000	-	-	-	-
	Village Links (Panfish one time transfer)	100,000	100,000	-	-	-	-
	Interest Income	725,000	447,000	131,000	146,000	76,000	44,000
	Total Revenues	$ 14,445,714	$ 16,730,155	$ 18,966,029	$ 19,297,215	$ 23,734,643	$ 15,132,149
Expenditures:							
	Non-Roadway Construction Projects:						
	Minor capital investment/other expenditures	$ 16,000	$ 15,000	$ 15,500	$ 16,000	$ 16,500	$ 17,000
	Placeholder for Unidentified Non-Roadway Projects	-	-	50,000	50,000	50,000	50,000
	Hill Avenue Utility Sewer and Water	-	500,000	-	-	-	-
	Royal Glen Infrastructure Improvements - Hold	-	-	-	-	-	-
	McKee House Water and Sewer	-	-	120,000	-	-	-
	Street Lighting Improvements - Roosevelt Road	-	-	-	-	1,952,766	-
	Street Lighting Improvements - Repairs and Requests	151,681	15,000	75,000	15,000	15,000	15,000
	Stormwater Drainage Improvements Program	10,000	10,000	10,000	10,000	10,000	10,000
GF2	Village Green Storm Sewer Replacement	-	-	-	-	-	-
	Kenilworth/Cottage Storm Sewer Extension	-	250,000	-	-	-	-
GF14	Traffic Studies and Improvements	-	200,000	500,000	-	-	50,000
	Wayfinding Signage - Hold	-	-	-	-	-	-
	East Branch DuPage River Trail	10,000	-	-	-	-	-
	Bike Plan Update	-	-	-	-	-	-
GF15	Panfish Park Improvements	100,000	300,000	-	-	-	-
	Forest/Duane CBD Park	-	-	-	-	-	-
	Special Engineering Projects						
	Parking Garage (Transfer to Parking Fund)	255,814	-	-	-	-	-
GF5	Taylor Avenue Pedestrian Tunnel	870,247	-	-	-	-	-
GF6,7,8	Train Station/Pedestrian Underpass	956,639	2,427,074	5,451,481	10,800,000	12,450,000	4,700,000
	Developer Capital Improvements	-	750,000	-	50,000	50,000	50,000
	Sidewalk Repair Program	170,000	160,000	150,000	150,000	150,000	150,000
	New Sidewalk Program	62,500	262,000	-	-	-	-
	Route 53 Sidewalk Study	-	-	-	100,000	-	-
	Illinois Route 38 Streetscape Improvements	-	-	-	-	285,291	-
	Subtotal - Non-Roadway Construction Projects	$ 2,602,881	$ 4,889,074	$ 6,371,981	$ 11,191,000	$ 14,979,557	$ 5,042,000

DRAFT CAPITAL IMPROVEMENT PLAN
9/11/2023

SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Capital Fund	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Roadway Rehabilitation Program						
	Placeholder for Unidentified Roadway Projects	$ -	$ -	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	Pavement Preservation Program	387,516	415,000	427,450	440,274	453,482	467,086
	Concrete Street Patching and Rehabilitation Program	49,401	200,000	250,000	-	100,000	-
	Pavement Condition Survey	-	-	-	50,000	-	-
GF10	Crescent Boulevard LAFO	-	1,000,000	610,000	220,000	-	-
GF1	North Park/Main Street Improvements	412,071	-	-	-	-	-
	2020 Street Program 20001 - Phase I	5,000	-	-	-	-	-
	2020 Street Program 20001 - Phase 2	505,974	-	-	-	-	-
	2022 Street Program 22002	1,817,592	-	-	-	-	-
	Township Resurfacing Contribution	12,680	-	-	-	-	-
	Miscellaneous Reimbursement	-	-	-	-	-	-
GF16	Bemis Road Improvements	125,859	2,069,882	-	-	-	-
GF11	Lambert Road Improvements	66,259	-	-	-	1,850,975	-
GF12	Riford Road Improvements	65,259	-	-	235,178	50,000	-
	Sheehan Avenue Improvements	123,721	-	2,712,972	-	-	-
	2023 Utility and Roadway Improvements 23001	4,370,964	-	-	-	-	-
GF 4, 13	Future Street Resurfacing/Reconstruction Projects	-	5,680,118	4,811,305	4,997,347	4,526,285	6,457,956
	Engineering for Future Street Projects	519,703	253,227	263,018	238,226	339,893	200,396
	CBD Streetscape and Utility Improvements	8,396,643	6,442,730	-	-	-	-
	IFT / General Fund Engineering	270,300	285,000	291,000	297,000	303,000	309,000
	IFT/ Food and Beverage Collection Cost	53,400	53,400	53,400	53,400	53,400	53,400
	Subtotal - Roadway Rehabilitation Program	$ 17,182,342	$ 16,399,357	$ 9,469,146	$ 6,581,424	$ 7,727,035	$ 7,537,838
	Total Improvements - Capital Projects Fund	$ 19,785,223	$ 21,288,431	$ 15,841,127	$ 17,772,424	$ 22,706,592	$ 12,579,838
	Bond Repayment - 2015 Police Station Bonds	$ 815,544	$ 817,094	$ 818,043	$ 818,394	$ 818,144	$ 817,294
	Bond Repayment - 2018 Capital Project Bonds	678,519	681,219	683,469	680,469	681,769	682,819
	Bond Repayment - 2020 Capital Project Bonds	606,673	609,223	611,323	607,973	609,323	610,223
	Bond Repayment - 2021B Refunding Bonds (2015)	123,298	127,742	127,165	126,588	126,010	125,222
	Bond Repayment - 2025 ($5M)	-	-	387,500	387,500	387,500	387,500
	Total Expenditures - Capital Projects Fund	$ 22,009,257	$ 23,523,709	$ 18,468,627	$ 20,393,348	$ 25,329,338	$ 15,202,896
	Change in Fund Balance, Capital Projects Fund	$ (7,563,543)	$ (6,793,554)	$ 497,402	$ (1,096,133)	$ (1,594,695)	$ (70,747)
	Capital Projects Fund Balance, Beginning of Year	$ 18,734,729	$ 11,171,185	$ 4,377,632	$ 4,875,034	$ 3,778,901	$ 2,184,206
	Capital Projects Fund Balance, End of Year	$ 11,171,185	$ 4,377,632	$ 4,875,034	$ 3,778,901	$ 2,184,206	$ 2,113,458

DRAFT CAPITAL IMPROVEMENT PLAN
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SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

Water & Sanitary Sewer Fund

		CY2023 FORECAST	CY2024 FORECAST	CY2025 FORECAST	CY2026 FORECAST	CY2027 FORECAST	CY2028 FORECAST
	Water & Sanitary Sewer Fund						
Revenues:							
	Capital Revenues - Water & Sewer Fund	$ 2,960,885	$ 2,850,000	$ 2,907,000	$ 2,965,140	$ 3,024,443	$ 3,084,932
	CDBG Grant/Potential SSA to fund Royal Glen	$ -	$ -	$ -	$ -	$ -	
	Lombard Contribution To Hill Water Main	$ -	$ 400,000	$ -	$ -	$ -	
	Total Revenues	$ 2,960,885	$ 3,250,000	$ 2,907,000	$ 2,965,140	$ 3,024,443	$ 3,084,932
Expenditures:							
	Water Roadway Related Projects:						
	CBD Underground/Streetscape Improvements	$ 1,868,072	$ 544,984	$ -	$ -	$ -	$ -
	Metra Station Improvements	-	63,408	825,000	825,000	-	-
	North Park/Main Street Improvements	12,029	-	-	-	-	-
	Bemis Road Improvements	40,000	898,554	-	-	-	-
	Sheehan Avenue Improvements	40,000	-	526,652	-	-	-
	2020 Roadway Imp. Project 20001 - Phase 2	169,964	-	-	-	-	-
	2022 Roadway Imp. Project 22002	258,715	-	-	-	-	-
	2023 Utility and Roadway Improvements 23001	51,750	-	-	-	-	-
	Future Street Projects	-	3,101,446	1,404,311	1,474,526	1,548,253	1,625,666
	Engineering for Future Street Projects	65,476	73,911	77,607	81,487	85,561	89,839
	Water Non-Roadway Related Projects:						
	Standalone Main Replacements:	$ -	$ -	$ 700,000	$ 700,000	$ 700,000	$ 700,000
	Roosevelt Road Water Main	-	-	-	250,000	1,000,000	1,000,000
	Roosevelt Road Water Main Break Repair	-	-	-	-	-	-
	Route 53 Water Main Lining	-	-	1,000,000	-	-	-
	Hill Avenue Utility Sewer and Water (Water Main Component)	-	2,000,000	-	-	-	-
	Cumnor Water Main Utility Extension	-	-	-	-	-	-
	Park Boulevard (Taft to Marston) Water Main Replacement	579,032	-	-	-	-	-
	Glen Ellyn-Illinois American Water Interconnection	247,819	-	-	-	-	-
	Royal Glen Infrastructure Improvements - Hold	-	-	-	-	-	-
	Water Operations Projects:						
	Wilson & Newton Pumping Station Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -
	WPAS & NPAS Rehabilitation	-	-	-	-	-	-
	Standby Well Rehabilitation	-	-	-	-	-	-
	Reservoir Rehabilitation	300,000	-	-	-	-	-
	SCADA Reinstrumentation	-	-	-	-	-	-
	Water Meter Fixed Network Upgrade	-	-	-	-	-	-
	Reno Center Improvements	-	-	-	-	-	-
	Miscellaneous equipment	-	-	-	-	-	-
	Water Model	-	150,000	-	-	-	-
	Lead Service Line Replacement	-	100,000	-	-	-	-
	Lead Service Line Potholing	30,000	-	-	-	-	-
	Subtotal - Water Projects	$ 3,662,857	$ 6,682,303	$ 4,533,570	$ 3,331,013	$ 3,333,814	$ 3,415,505

DRAFT CAPITAL IMPROVEMENT PLAN
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SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

	Sewer Projects:						
		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
	Sewer Roadway Related Projects:	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
	Point Repairs (Can Be Associated with Future Street Projects)	-	300,000	300,000	300,000	300,000	500,000
	CBD Underground/Streetscape Improvements	$ 924,703	$ 784,303	$ -		$ -	$ -
	Metra Station Improvements	-	$ 59,518	$ 825,000	$ 825,000	$ -	$ -
	North Park/Main Street Improvements	66,901	-	-	-	-	-
	Bemis Road Improvements	25,000	958,775	-	-	-	-
	Sheehan Avenue Improvements	25,000	-	365,609	-	-	-
	2020 Street Program 20001 - Phase 1	-	-	-	-	-	
	2020 Street Program 20001 - Phase 2	157,829	-	-	-	-	-
	2022 Street Program 22002	40,000	-	-	-	-	-
	2023 Utility and Roadway Improvements 23001	142,938	-	-	-	-	-
	Future Street Projects	-	741,225	-	-	-	-
	Engineering for Future Street Projects	24,572	-	-	-	-	-
	Sewer Non-Roadway Related Projects:						
	I/I Reduction (Lining + Point Repairs)	-	500,000	200,000	200,000	200,000	200,000
	SSES Follow-up Engineering and Projects	-	-	-	-	-	-
	Hill Avenue Utility Sewer and Water (Sewer Main Component)	-	800,000	-	-	-	-
	Cumnor Sewer Main Utility Extension	-	-	-	-	-	-
	Contractual Sewer Repairs	-	-	-	-	-	-
	Lift Station Rehab						
	Hill Avenue	-	25,000	-	-	-	-
	Memory Court	-	-	-	-	-	-
	Surrey	-	-	-	-	-	-
	South Park	-	40,000	-	-	-	-
	Orchard Place	-	25,000	-	-	-	-
	Police Station-Utilities	-	-	-	-	-	-
	Miscellaneous equipment	-	-	-	-	-	-
	Royal Glen Infrastructure Improvements - Hold	-	-	-	-	-	-
	Reno Center Improvements	-	-	-	-	-	-
	Subtotal - Sewer Projects	$ 1,406,943	$ 4,233,821	$ 1,690,609	$ 1,325,000	$ 500,000	$ 700,000
	Total Improvements - Water & Sewer Fund	$ 5,069,800	$ 10,916,124	$ 6,224,179	$ 4,656,013	$ 3,833,814	$ 4,115,505
	Change in Capital Balance, Water & Sewer Fund	$ (2,108,915)	$ (7,666,124)	$ (3,317,179)	$ (1,690,873)	$ (809,372)	$ (1,030,573)
	Water & Sewer Capital Fund Balance, Beginning of Year	$ 18,258,221	$ 16,149,306	$ 8,483,182	$ 5,166,003	$ 3,475,130	$ 2,665,758
	Water & Sewer Capital Fund Balance, End of Year	$ 16,149,306	$ 8,483,182	$ 5,166,003	$ 3,475,130	$ 2,665,758	$ 1,635,185

DRAFT CAPITAL IMPROVEMENT PLAN
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SCENARIO A
ADDITIONAL GRANTS
ALL PROJECTS INCLUDED
VALUE ENGINEERING

Capital Projects Fund Grants							
		CY2023	CY2024	CY2025	CY2026	CY2027	CY2028
		FORECAST	FORECAST	FORECAST	FORECAST	FORECAST	FORECAST
GF1	North Park Boulevard/Main Street (STP Grant)	$ 329,615	$ -	$ -	$ -	$ -	$ -
GF4	Roadway Improvements (DCEO Grant)	-	500,000	-	-	-	-
GF5	Taylor Avenue Underpass (STP Grant)	534,354	-	-	-	-	-
GF6	Metra Train Station (CMAQ Grant)	-	-	4,080,000	9,640,000	6,450,000	-
GF7	Metra Train Station (ICC Grant)	-	-	-	-	5,000,000	-
GF8	Metra Train Station (Metra Grant)	-	-	-	-	1,000,000	4,000,000
GF10	Crescent Boulevard Lake to Village Limit (STP Grant)	-	800,000	121,000	-	-	-
GF11	Lambert Road Resurfacing (Future STP Grant)	-	-	-	-	925,488	-
GF12	Riford Road Resurfacing (Future STP Grant)	-	-	-	142,589	-	-
GF13	Park Boulevard Resurfacing (Future STP Grant)	-	-	-	-	-	704,889
GF14	Traffic Signal Improvements (Future Grant)	-	-	-	-	-	-
GF16	GWA Contribution towards Bemis Road Improvements	-	500,000	-			
GF17	Western Avenue Reconstruction (STP Grant)	-	-	-	-	-	-
	Total Grants	$ 863,969	$ 1,800,000	$ 4,201,000	$ 9,782,589	$ 13,375,488	$ 4,704,889

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	Total
Debt Service Payments																								
2018 Bonds ($9.9M)	$ 678,519	$ 681,219	$ 683,469	$ 680,469	$ 681,769	$ 682,819	$ 683,419	$ 678,569	$ 683,419	$ 682,669	$ 680,119	$ 682,081	$ 682,675	$ 682,850	$ 680,325	$ 683,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,907,490
2020 Bonds ($9.9M)	606,673	609,223	611,323	607,973	609,323	610,223	610,673	610,673	606,660	607,560	609,875	606,775	608,600	608,888	609,000	607,500	610,800	-	-	-	-	-	-	10,351,742
Additional Bonds ($5M)	-	-	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	387,500	-	7,750,000
Total Annual Debt Service	$ 1,285,192	$ 1,290,442	$ 1,682,292	$ 1,675,942	$ 1,678,592	$ 1,680,542	$ 1,681,592	$ 1,676,742	$ 1,677,579	$ 1,677,729	$ 1,677,494	$ 1,676,356	$ 1,678,775	$ 1,679,238	$ 1,676,825	$ 1,678,100	$ 998,300	$ 387,500	$ 387,500	$ 387,500	$ 387,500	$ 387,500	$ -	$ 29,009,232
Projected Revenues																								
Food and Beverage Tax - 1.5%	$ 1,775,000	$ 1,810,500	$ 1,846,710	$ 1,883,644	$ 1,921,317	$ 1,959,743	$ 1,998,938	$ 2,038,917	$ 2,079,695	$ 2,121,289	$ 2,163,715	$ 2,206,989	$ 2,251,129	$ 2,296,152	$ 2,342,075	$ 2,388,916	$ 2,436,695	$ 2,485,429	$ 2,535,137	$ 2,585,840	$ 2,637,557	$ 2,690,308	$ -	$ 48,455,696
CBD TIF Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Fund Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storm Sewer Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Funding Sources	$ 1,775,000	$ 1,810,500	$ 1,846,710	$ 1,883,644	$ 1,921,317	$ 1,959,743	$ 1,998,938	$ 2,038,917	$ 2,079,695	$ 2,121,289	$ 2,163,715	$ 2,206,989	$ 2,251,129	$ 2,296,152	$ 2,342,075	$ 2,388,916	$ 2,436,695	$ 2,485,429	$ 2,535,137	$ 2,585,840	$ 2,637,557	$ 2,690,308	$ -	$ 48,455,696
Annual Debt Service Overage/(Shortfall)	$ 489,808	$ 520,058	$ 164,418	$ 207,702	$ 242,725	$ 279,201	$ 317,346	$ 362,175	$ 402,116	$ 443,560	$ 486,221	$ 530,633	$ 572,354	$ 616,914	$ 665,250	$ 710,816	$ 1,438,395	$ 2,097,929	$ 2,147,637	$ 2,198,340	$ 2,250,057	$ 2,302,808	$ -	$ 19,446,464