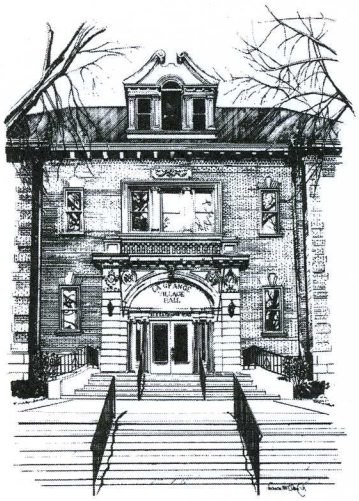
Village of La Grange



VILLAGE OF LA GRANGE

SPECIAL MEETING OF THE
VILLAGE BOARD OF TRUSTEES

Village Hall Auditorium
53 South La Grange Road
La Grange, IL 60525

Monday, June 7, 2010
7:30 p.m.

AGENDA

1. CALL TO ORDER AND ROLL CALL

2. PLANNING WORKSHOP – STONE AVENUE TRAIN STATION RENOVATION PROJECT

   A. Overview
      Liz Asperger, Village President

   B. Status of Project Development
      Andri Peterson, Assistant Village Manager

   C. Presentation – Revised Scope of Work and Cost Estimates
      Marc Rohde, Legat Associates (Architect)
      Patrick Davis, Mortenson (Project Manager)

   D. Discussion
      Village Board

   E. Village Board Consensus and Direction to Village Staff and Consultant Team
      Liz Asperger, Village President

3. ADJOURNMENT

Individuals with disabilities and who require certain accommodations to participate at this meeting are requested to contact the ADA Coordinator at (708) 579-2315 to allow the Village to make reasonable accommodations.

53 South La Grange Road P.O. Box 668 La Grange, Illinois 60525 (708) 579-2313 Fax (708) 579-0980

VILLAGE OF LA GRANGE
Administrative Offices

EXECUTIVE COMMITTEE REPORT

TO: Village President, Village Clerk,
Board of Trustees, and Village Attorney

FROM: Robert J. Pilipiszyn, Village Manager
Andrianna Peterson, Assistant Village Manager

DATE: June 7, 2010

RE: **STONE AVENUE TRAIN STATION RENOVATION PROJECT**

STATUS OF PROJECT DEVELOPMENT

In 2008, the Village hired Legat Architects to provide an evaluation of the condition of the station, outbound shelter and adjacent grounds in order to provide conceptual improvement options and a rough budget estimate of the renovation for planning purposes.

In 2009, a workshop meeting of the Village Board was held and Legat Architects presented several conceptual options for consideration and comment. The preliminary budget estimate for a comprehensive renovation of the station, outbound platform and shelter, and grounds was approximately $3 million, roughly $1 million for each of the three primary project components.

The Village Board's reaction was generally favorable towards the proposed improvements, but only if grant or other funding options became available. Absent such additional funding and sensitive to economic conditions at the time, the Village Board directed staff to pursue a design with a greater orientation towards commuters, and less emphasis on creating public spaces. Various state, federal, and federal stimulus sources were subsequently investigated.

At its planning session in January 2010, the Village Board re-affirmed that the renovation of the Stone Avenue train station was a strategic priority for the Village.

At the Capital Projects Workshop in February, staff reported that additional grant funding in the amount of $700,000 had been secured by Congressman Dan Lipinski, bringing the total grant funds available to $1,085,000 and the total project budget to $1,485,000.

The Village Board consequently directed staff to revise the project scope and estimate of costs as follows:

1. Identify and recommend necessary construction activities in a line-item format.

2. Identify and recommend optional construction activities in a line-item format.

3. Refine estimates of cost using value engineering.

4. Prioritize necessary construction activities (and optional activities if within available budget parameters) such that funding from other sources is expended first (i.e. $1,085,000) before Village funds (i.e. $400,000) are committed.

The Village Board's stated objective was to complete Phase I and to be advised as to what extent Phase II could be completed within those financial parameters.

The purpose of this workshop is to: 1) review the necessary and optional construction activities in a line-item format as recommended by the architect and Village staff; 2) review the estimates of cost under three scenarios at or less than the $1.4 million project budget; and 3) through choices made based on the line-item detail, obtain consensus from the Village Board on the project scope and budget in order to proceed to the final design phase of the renovation project.

PRESENTATION – REVISED SCOPE OF WORK AND COST ESTIMATES

Marc Rohde of Legat Architects and Patrick Davis of Mortenson Construction will present their field observations of existing conditions and historical research of the station in a line item priority format for the Village Board's review and consideration (please see attached).

Each line item has been designated as "necessary renovations" or "potential enhancements" and includes a corresponding budget estimate that was developed based on current market pricing. The estimates are for budget planning purposes only and ultimately will be higher or lower once the design phase is completed, materials have been selected, and the bid results are received and tabulated.

Necessary renovations generally are structural, historical and / or accessibility related amenities that, due to their condition, require more immediate attention. Potential enhancements are those elements that help separate a basic project from a more special and representative project given the iconic value of the station.

The corresponding budget estimate for the basic "necessary renovations" category is $605,000. As we expect Public Works employees to perform some the work (primarily cleaning, painting and minor electrical), we estimate the necessary renovations budget for planning purposes to be approximately $571,500 (not including materials).

If all of the potential enhancements were selected in addition to the necessary renovations, the estimated cost is approximately $3,318,900 (not including the total value of the work performed

by Public Works which is approximately $75,500 less the cost of materials). Estimates include a provision for soft costs (design consulting fees, utility fees, owner contingency, etc) of 30%.

While all of the potential enhancements have merit and warrant consideration, line items have been grouped into three distinct budget scenarios (attached) for the Village Board's consideration:

1. Providing certain construction activities, consulting and soft costs under a "grant fund only" scenario ($1,085,000 total);

2. Providing certain construction activities using $1,085,000 in grant funds and funding soft costs as estimated through the Village's $400,000 budget allocation in the Capital Project Fund ($1,085,000 plus soft costs);

3. Providing certain construction activities, consulting and soft costs using a total budget of $1,485,000.

If consensus regarding the budget framework and conceptual scope of work is reached by the Village Board, it would be appropriate for the Village Board to direct staff to:

1. Ask Legat Architects to finalize the conceptual scope of work

2. Prepare an Agreement with Legat Architects for the Village Board's consideration entering into Phase II Design Services (plans, specifications and bid documents) as outlined in their previous professional services proposal;

3. Continue to identify and apply for grants that meet the spirit and intent of the Village Board's discussion;

4. Coordinate design process with Metra and BNSF as well as finalizing Metra maintenance / grant agreements for Village Board consideration.

c: Department Heads

Stone Avenue Train Station

Village of La Grange

Preliminary Scope of Work and Planning Budget Estimate

June 7, 2010

Budget Item Number	Description - Necessary Renovations	Necessary Renovations	Potential Enhancements / Modifications: Approved	Pending Review	Rejected	Comments / Status
NECESSARY RENOVATIONS						
	***All Necessary Renovations are as shown on "Exhibit A".**					
1.	Provide new aluminum doors and frames at the train station entries.	$13,500				
2.	Replace existing deteriorated gutters and downspouts with aluminum gutters and downspouts. Provide new asphalt shingle roofing and fascia and dentil molding at the station and outbound platform structure.	$235,000				
3.	Replace existing windows with new aluminum double-hung windows.	$22,000				
4.	Provide new basic light fixtures on the train station and outbound shelter and upgrade existing wiring to meet code requirements.	$45,000				**$20,000 of the wiring work may be performed by the Public Works Department.**
5.	Provide basic interior finish upgrades including cleaning the existing floor, seating and other existing finishes, as well as the re-staining of the interior trim as needed, and repaint all painted surfaces.	$14,500				**All $14,500 of this work may be performed by the Public Works Department.**
6.	Clean, repair cracks and tuckpoint train station brick and stone.	$60,000				
7.	Replace the deteriorated exterior beadboard soffit under the arches at the train station.	$84,000				
8.	Provide an ADA compliant ramp at the train station side.	$53,000				
9.	Provide an ADA compliant ramp at the outbound platform.	$53,000				
10.	Provide a combination of new and existing brick pavers underneath the shelter at the outbound platform at an elevation to match the new platform elevations set by Metra.	$25,000				
SUBTOTAL - CONSTRUCTION COSTS		$605,000				
***ADDITIONAL BUILDING UPGRADE AND SCOPE ITEMS**						
	***Estimates were developed based on current market pricing and are for budget planning purposes only. Actual costs can be higher or lower based on final material selection, bid environment, etc.**					
Potential Upgrades to necessary renovations						
1A.	UPGRADE: Provide historically accurate wood doors and frames (exterior aluminum clad) in lieu of aluminum doors and frames.			$6,000		
2A.	UPGRADE: Additional cost premiums to utilize copper gutters and downspouts in lieu of aluminum gutters and downspouts and slate / rubber tile shingles in lieu of asphalt shingles for the station and outbound platform roofs.			$130,000		
3A.	UPGRADE: Replace existing windows with new wood windows (exterior aluminum clad) with historically accurate mullions.			$18,000		
4A.	UPGRADE: Provide premium historically accurate light fixtures in lieu of basic light fixtures on the train station and outbound shelters.			$15,500		

Stone Avenue Train Station

Village of La Grange

Preliminary Scope of Work and Planning Budget Estimate

June 7, 2010

Budget Item Number	Description - Necessary Renovations	Necessary Renovations	Potential Enhancements / Modifications			Comments / Status
			Approved	Pending Review	Rejected	
5A.	UPGRADE: Provide new train station seating and millwork in the train station in a complimentary historical style (as shown in "Exhibit A").			$37,500		
5B.	UPGRADE: Provide new terrazzo flooring within the train station.			$54,000		
7A.	UPGRADE: Provide four electric heaters mounted to the exterior train station soffits, two on each side under the arches.			$10,000		**$4,000 of the wiring work may be performed by the Public Works Department.**
8A.	UPGRADE: Provide site upgrades as generally detailed in attached "Exhibit B." This includes the new dropoff area along Burlington Avenue, re-grading of the site to accomodate the new sidewalk and walkway layout, new stair approaches into the station and the site furnishings as indicated.			$618,000		
9A.	UPGRADE: Provide site upgrades and Hillgrove Ave. drop off lane modifications shown north of the outbound platform shelter as show as generally detailed in attached "Exhibit C".			$132,500		
9B.	UPGRADE: Upgrade the north facing vertical surfaces of the outbound platform with brick and stone clad concrete walls and planters, install new handicap ramp and other upgrades as generally detailed in attached "Exhibit D."			$618,500		**Item 9 for $53,000 would not be taken if this item was accepted.**

Stone Avenue Train Station

Village of La Grange

Preliminary Scope of Work and Planning Budget Estimate

June 7, 2010

Budget Item Number	Description - Necessary Renovations	Necessary Renovations	Potential Enhancements / Modifications			Comments / Status
			Approved	Pending Review	Rejected	
Potential Scope Additions						
10.	Replace the existing platform lights to match decorative lighting fixtures.			$123,000		
11.	Provide new exterior grade paint on the existing outbound canopy steel structure. Existing paint will be removed as necessary.			$37,000		The canopy will remain in place and be repainted as is. The painting may be performed by Public Works Department.
12.	Provide a PTAC type heating/air conditioning unit in lieu of the window AC unit currently installed in the station.			$10,500		
13.	Remove the existing power pole adjacent the train station and bury the powerlines underground.			$150,000		Electrical service relocation by ComEd
14.	Replace the metal grate at the stair on the south side of the station and renovate stair and handrail.			$20,500		
15.	Provide a warming station, per Metra standards, on the inbound platform..			$350,000		Actual design to be determined if approved.
16.	Provide a single toilet room within the train station.			$37,000		
17.	Provide brick pavers in lieu of the existing asphalt and concrete apron around the Stone Avenue station. This addresses the immediate perimeter of the building.			$92,000		
18.	Keep existing bike parking area but replace aging bike racks with new standard bike racks.			$3,000		
19.	Provide new built-in magazine boxes integrated into the building design.			$15,000		
20.	New historic La Grange platform signs and other coordinated signage.			$25,000		
21	Landscaping Allowance			$50,000		Potential for planters, tables, site furnishings and landscaping material. Actual cost to be determined.
SUBTOTAL - CONSTRUCTION COSTS		$0	$0	$2,553,000	$0	

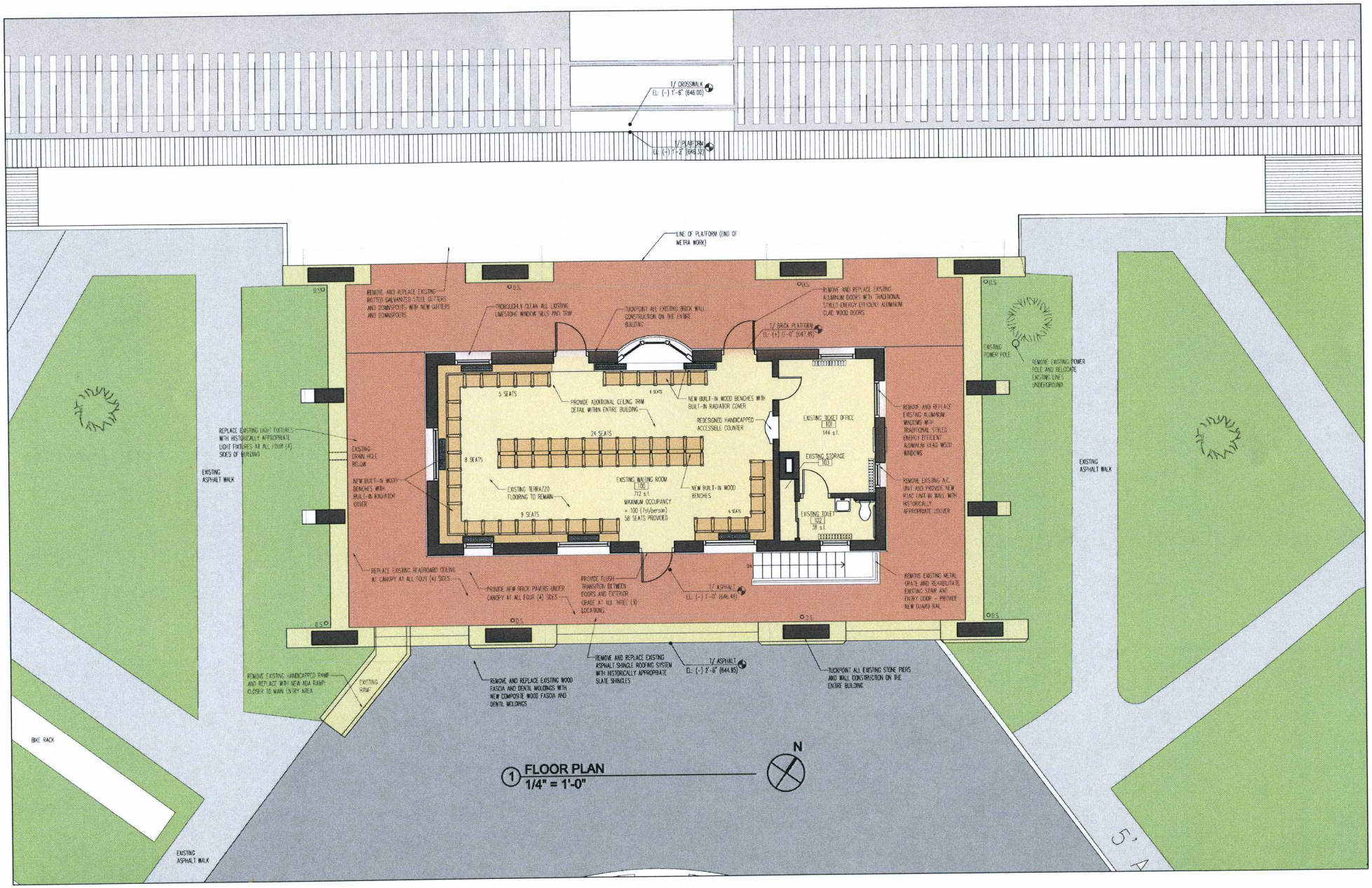
ESTIMATED TOTAL PROJECT COST	Necessary Renovations	Approved	Pending Review	Rejected
Total Estimated Construction Cost - Necessary Renovations	$605,000	-	-	-
Total Estimated Construction Cost - Potential Enhancements	$0	$0	$2,553,000	$0
Soft Costs (30%)*	$181,500	$0	$765,900	
Total Estimated Project Cost - Necessary Renovations	**$786,500**	**$0**	**$3,318,900**	**$0**

Total Estimated Project Cost - Full Scope of Work	**$786,500**

***Soft costs include design consultant fees, permits, utility fees, owner contingency, etc.**

***The value of work potentially performed by Public Works is appoximately $75,500 less the cost of materials (#4 - $20,000, #5 - $14,500, #7A - $4000 and #16 - $37,000).**

EXHIBIT A



Village of La Grange

VILLAGE OF LA GRANGE
STONE AVENUE TRAIN STATION REHABILITATION PROJECT

LEGATARCHITECTS sustainability performance design

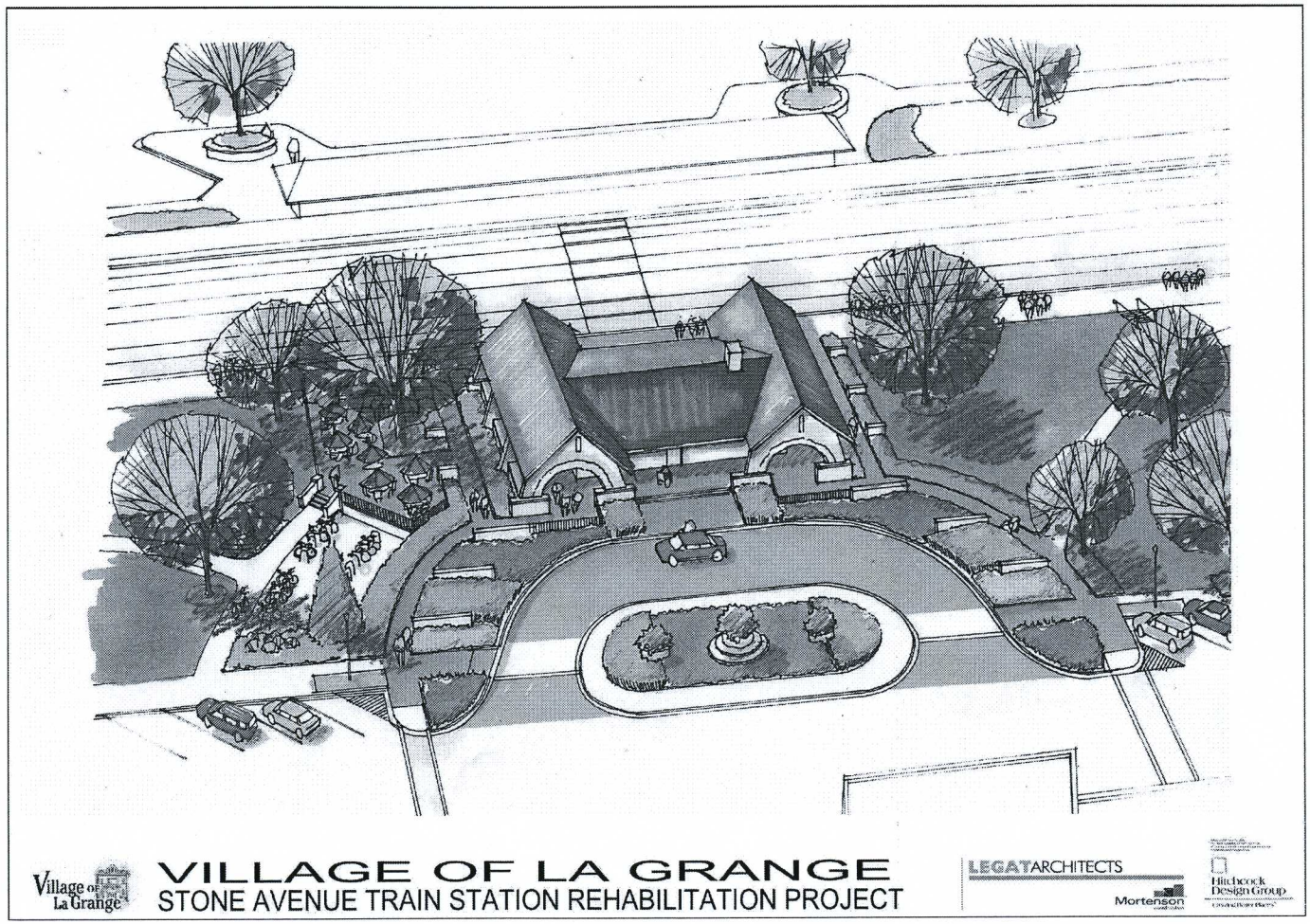
June 7, 2010

EXHIBIT B

Village of La Grange

Village of La Grange
STONE AVENUE TRAIN STATION
REHABILITATION PROJECT

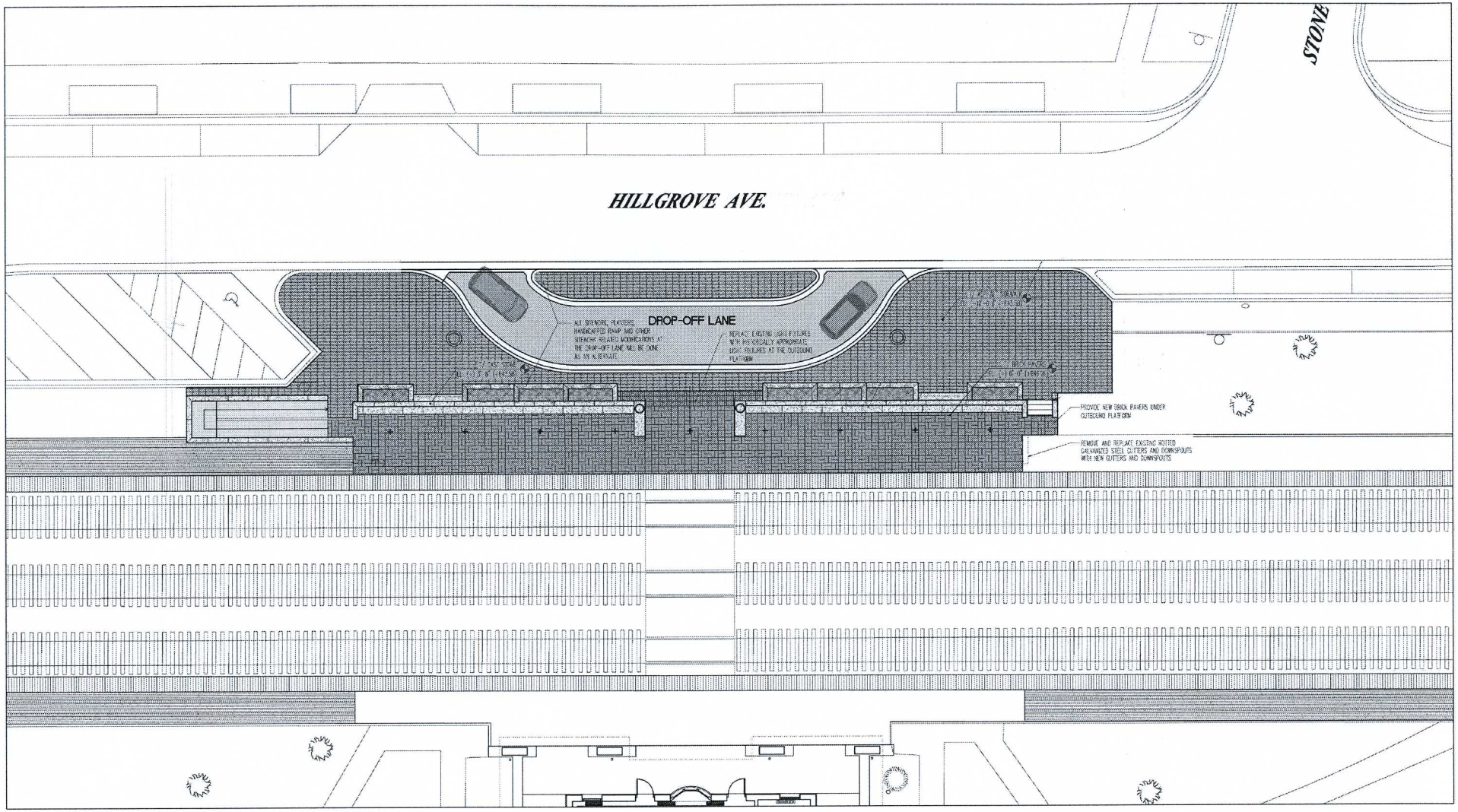
Potential Site Upgrades



LEGATARCHITECTS

June 7, 2010

EXHIBIT C



1 OUTBOUND PLATFORM PLAN
1/8" = 1'-0"

N

Village of La Grange

VILLAGE OF LA GRANGE
STONE AVENUE TRAIN STATION REHABILITATION PROJECT

LEGATARCHITECTS sustainability performance design

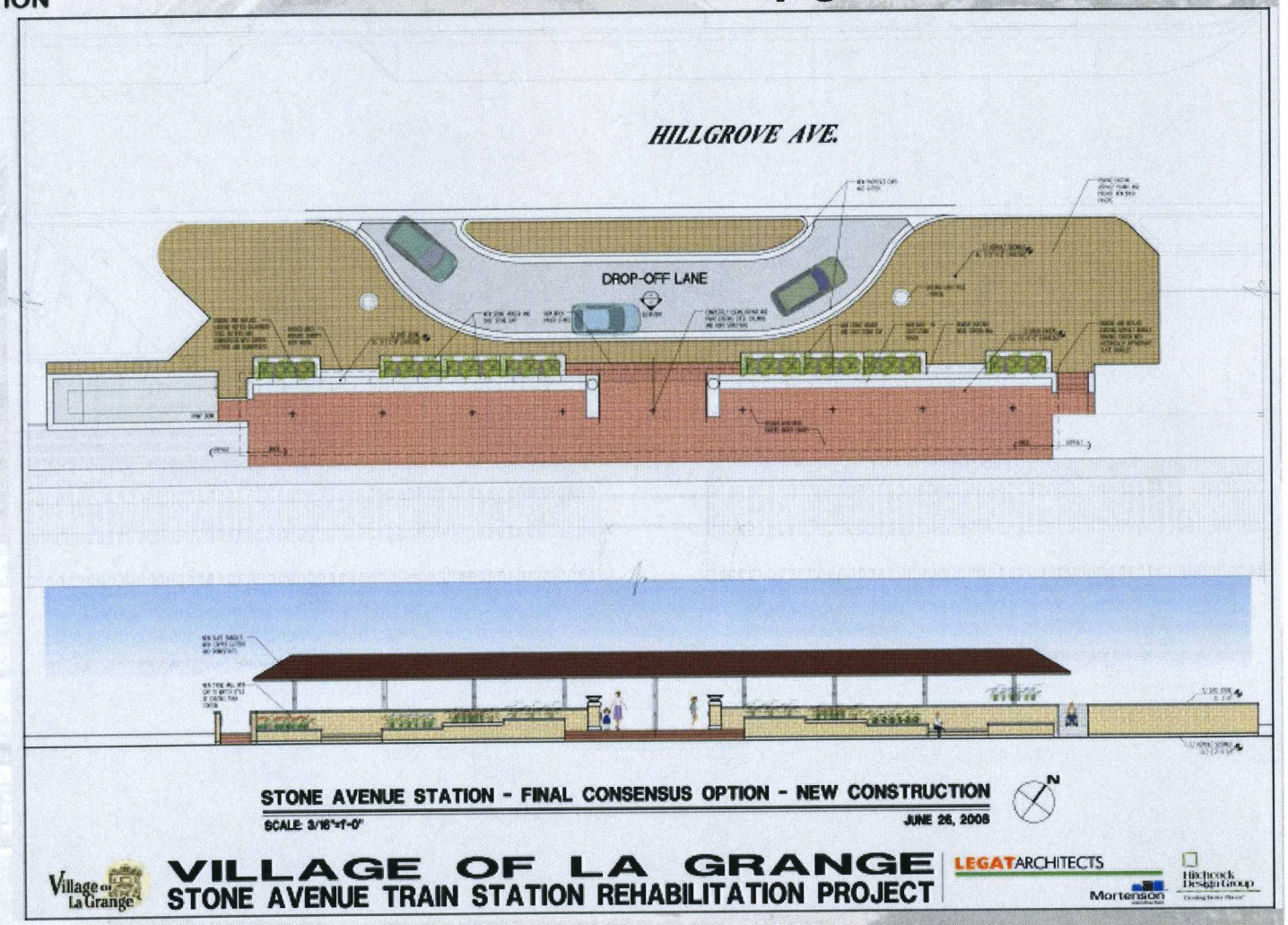
June 7, 2010

EXHIBIT D

Village of La Grange

Village of La Grange
STONE AVENUE TRAIN STATION
REHABILITATION PROJECT

Potential Platform Upgrades



LEGATARCHITECTS sustainability performance design

June 7, 2010

Stone Avenue Train Station

Village of La Grange

Budget Scenarios

June 7, 2010

Budget Item Number	Description - Necessary Renovations	Budget Scenario 1 - $1,085,000 Total Project Cost	Budget Scenario 2 - $1,085,000 Construction Cost	Budget Scenario 3 - $1,485,000 Total Project Cost	Comments / Status
NECESSARY RENOVATIONS					
1.	Provide new aluminum doors and frames at the train station entries.	$13,500	$13,500	$13,500	
2.	Replace existing deteriorated gutters and downspouts with aluminum gutters and downspouts. Provide new asphalt shingle roofing and fascia and dentil molding at the station and outbound platform structure.	$235,000	$235,000	$235,000	
3.	Replace existing windows with new aluminum double-hung windows.	$22,000	$22,000	$22,000	
4.	Provide new basic light fixtures on the train station and outbound shelter and upgrade existing wiring to meet code requirements.	$45,000	$45,000	$45,000	Assume $20,000 of wiring work to be completed by the Public Works Department
5.	Provide basic interior finish upgrades including cleaning the existing floor, seating and other existing finishes, as well as the re-staining of the interior trim as needed, and repaint all painted surfaces.	$14,500	$14,500	$14,500	Assume all $14,500 of this work to be completed by the Public Works Department
6.	Clean, repair cracks and tuckpoint train station brick and stone.	$60,000	$60,000	$60,000	
7.	Replace the deteriorated exterior beadboard soffit under the arches at the train station.	$84,000	$84,000	$84,000	
8.	Provide an ADA compliant ramp at the train station side.	$53,000	$53,000	$53,000	
9.	Provide an ADA compliant ramp at the outbound platform.	$53,000	$53,000	$53,000	
10.	Provide a combination of new and existing brick pavers underneath the shelter at the outbound platform at an elevation to match the new platform elevations set by Metra.	$25,000	$25,000	$25,000	
ADDITIONAL BUILDING UPGRADES					
1A.	UPGRADE: Provide historically accurate wood doors and frames (exterior aluminum clad) in lieu of aluminum doors and frames.	$6,000	$6,000	$6,000	
2A.	UPGRADE: Additional cost premiums to utilize copper gutters and downspouts in lieu of aluminum gutters and downspouts and slate / rubber tile shingles in lieu of asphalt shingles for the station and outbound platform roofs.	$130,000	$130,000	$130,000	
3A.	UPGRADE: Replace existing windows with new wood windows (exterior aluminum clad) with historically accurate mullions.	$18,000	$18,000	$18,000	
4A.	UPGRADE: Provide premium historically accurate light fixtures in lieu of basic light fixtures on the train station and outbound shelters.	$15,500	$15,500	$15,500	
5A.	UPGRADE: Provide new train station seating and millwork in the train station in a complimentary historical style (as shown in "Exhibit A").	$37,500	$37,500	$37,500	
5B.	UPGRADE: Provide new terrazzo flooring within the train station.				
7A.	UPGRADE: Provide four electric heaters mounted to the exterior train station soffits, two on each side under the arches.		$10,000	$10,000	$4000 of the wiring work may be performed by the Public Works Department.

Stone Avenue Train Station

Village of La Grange

Budget Scenarios

June 7, 2010

Budget Item Number	Description - Necessary Renovations	Budget Scenario 1 - $1,085,000 Total Project Cost	Budget Scenario 2 - $1,085,000 Construction Cost	Budget Scenario 3 - $1,485,000 Total Project Cost	Comments / Status
8A.	UPGRADE: Provide site upgrades as generally detailed in attached "Exhibit B." This includes the new dropoff area along Burlington Avenue, re-grading of the site to accomodate the new sidewalk and walkway layout, new stair approaches into the station and the site furnishings as indicated.				
9A.	UPGRADE: Provide site upgrades and Hillgrove Ave. drop off lane modifications shown north of the outbound platform shelter (as generally detailed in attached "Exhibit C").		**$132,500**	**$132,500**	
9B.	UPGRADE: Upgrade the north facing vertical surfaces of the outbound platform with brick and stone clad concrete walls and planters, install new handicap ramp and other upgrades as generally detailed in attached "Exhibit D."				**Item 9 for $53,000 would not be taken if this item was accepted.**

Stone Avenue Train Station

Village of La Grange

Budget Scenarios

June 7, 2010

Budget Item Number	Description - Necessary Renovations	Budget Scenario 1 - $1,085,000 Total Project Cost	Budget Scenario 2 - $1,085,000 Construction Cost	Budget Scenario 3 - $1,485,000 Total Project Cost	Comments / Status
SCOPE ADDITIONS					
10.	Replace the existing platform lights to match decorative lighting fixtures.				
11.	Provide new exterior grade paint on the existing outbound canopy steel structure. Existing paint will be removed as necessary.	$37,000	$37,000	$37,000	The canopy will remain in place and be repainted as-is - painting may be performed by Public Works Department.
12.	Provide a PTAC type heating/air conditioning unit in lieu of the window AC unit currently installed in the station.			$10,500	
13.	Remove the existing power pole adjacent the train station and bury the powerlines underground.				Electrical service relocation by ComEd
14.	Replace the metal grate at the stair on the south side of the station and renovate stair and handrail.		$20,500	$20,500	
15.	Provide a warming station, per Metra standards, on the inbound platform..				Actual design to be determined if approved.
16.	Provide a single toilet room within the train station.			$37,000	
17.	Provide brick pavers in lieu of the existing asphalt and concrete apron around the Stone Avenue station. This addresses the immediate perimeter of the building.		$92,000	$92,000	
18.	Keep existing bike parking area but replace aging bike racks with new standard bike racks.	$3,000	$3,000	$3,000	
19.	Provide new built-in magazine boxes integrated into the building design.	$15,000	$15,000	$15,000	
20.	New historic La Grange platform signs and other coordinated signage.	$25,000	$25,000	$25,000	
21	Landscaping Allowance	$14,000	$14,000	$24,000	Lanscaping Allowance will vary depending on which scenario is selected.
SUBTOTAL - CONSTRUCTION COSTS		$906,000	$1,161,000	$1,218,500	

ESTIMATED TOTAL PROJECT COST	Budget Scenario 1	Budget Scenario 2	Budget Scenario 3
Subtotal - Construction Cost	$906,000	$1,161,000	$1,218,500
Department of Public Works Completed Items	($71,500)	($75,500)	($75,500)
Total - Construction Cost	$834,500	$1,085,500	$1,143,000
Soft Costs (30%)*	$250,350	$325,650	$342,900
Total Estimated Project Cost	**$1,084,850**	**$1,411,150**	**$1,485,900**