

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
FEBRUARY 27, 2007 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Construction Drawings and Bid Specifications for Fire Station 2	Resolution Ordinance ✓ Motion Discussion Only	David Fieldman Deputy Village Manager

SYNOPSIS

A motion is requested to approve the construction drawings and bid specifications for a new Fire Station 2 that would replace the existing Fire Station at the same location northwest of the intersection of 55th Street and Main Street.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2006-2011 identified *Top Quality Village Infrastructure and Facilities*. A supporting objective of this goal is *Improved Fire and Emergency Medical Services Delivery*.

FISCAL IMPACT

To date the Village has spent \$585,650 on professional services.

By separate action on this evening's workshop agenda, staff has prepared a recommendation for selection of a Financial Advisor who will represent the Village in the process of issuing bonds for the Fire Station project as provided for the FY07 Municipal Budget.

RECOMMENDATION

Approval at the March 6, 2007 active agenda.

BACKGROUND

The Fire Station 2 Design Team and Williams Architects have completed the construction drawings and bid specifications for the new Fire Station 2. The Fire Station 2 Design Team consists of Deputy Village Manager, Fire Chief Ruscetti, Deputy Fire Chief Jackson, Battalion Chief Friedrich, Lieutenant Beyer and Firefighter Mowry. The team has met on a weekly basis since July 2006. It is recommended that the Village publish the bid on March 19, 2007. The deadline for submitting bids would be April 13, 2007. A synopsis of bid specifications is provided below. The complete construction drawings and bid specifications are on file in the Village Clerk's office.

Bid Specifications

Key terms of the bid specifications are as follows:

- General Contractors pre-qualified by the Village are permitted to bid on the project. This process is scheduled to conclude on February 26, 2007. Nine General Contractors submitted qualifications.
- Bidders shall submit a bid security in the amount of 10% of their bid.
- The Village is seeking bids for a General Contractor to complete the following in approximately 50 weeks.
- Demolition of four residential structures located at 5422 to 5438 Main Street as well as the existing Fire Station 2 located 5420 Main Street.
- Construct the fire station with the following attributes:

Building Size	30,522 square feet Optional alternate basement design adds 2,436 square feet
Building Height	2 stories
Building Components	Apparatus Area with 4 Drive-thru Bays (1 Story with Mezzanine) Firefighter Living Quarters (1 Story) Fire Department Administrative Office (2 Stories with Partial Basement)
Building Materials	Brick and Stone with Asphalt Shingles

- Three alternates are included in the bid specifications.
 1. Provide additional basement square footage (ad alternate previously approved by Village Council)
 2. Omit all plant materials and sod indicated on the landscape plan (deductive alternate that would allow the Village to save money by having the Village Forester purchase and install the landscaping)
 3. Omit the landscape irrigation system (deductive alternate).
- The General Contractor shall adhere to the approved construction schedule. If the Contractor fails to complete the work by the established completion date, the Village may deduct \$300 per business day from the contract amount as liquidated damages.
- The Village shall make periodic payments to the Contractor for work completed. The Village shall hold 10% of the payment as retainage. A 5% retainage reduction may be considered after 85% of the work is completed.
- A performance bond in the amount of 100% of the bid amount shall be submitted.
- Consistent with Village bidding, the Village reserves the right to reject all bids, to accept any bids and to permit corrections of any obvious errors in bidding.

Construction Drawings

The construction drawings conform to the space program, schematic design and design development plans previously reviewed and approved by the Village Council. The drawings also conform to all conditions of the planned development ordinance approved by the Council on November 21, 2006. A summary of the plans is included below.

Fire Station #2	
Parcel Size	1.742 acres
Building Size	30,522 s.f.
Open Space	28.8%
Building Height	33 ft.
Setbacks	
Front (East – Main St.)	20 ft.
Front (North – Summit St.)	31 ft.
Front (South – 55 th St.)	22 ft. (bldg) 10 ft. (parking)
Rear (West)	102 ft. (bldg)
Parking Spaces	63 (including 9 on-street)

The planning for a new Fire Station 2 began in 1987 when the Fire Department identified the reconstruction of this station in its annual plan. In 1999, the Village commissioned R.W. Bassett and Associates to analyze all Fire Department facilities. They concluded that Fire Station 2 should be reconstructed on land owned by the Village surrounding the existing site. In 2006, the Council has authorized a contract with William's Architects for design services related to the proposed facility and a contract with Owner Services Group, Inc., for an owner's representative for the proposed construction.

On June 20, 2006, staff reviewed with the Village Council in a public meeting a Fire and Emergency Medical Services strategy to verify the Village's plan to proceed with replacement of Fire Station 2 is necessary and that it should occur at the proposed location in order to meet the Village's current and future needs. As a part of the staff recommendation presented at that time the following was noted:

A new Fire Station 2 should be constructed to replace the existing Station 2 on the land owned by the Village located at the northwest corner of 55th Street and Main Street. Specifically, constructing a new Station 2 would:

- Improve the response time and coverage for the ladder truck. By designing a new Station 2 that can accommodate the ladder truck, the Village could relocate the existing ladder truck to a new Station 2 and improve service to achieve the desired response time for a greater portion of the Village.
- Centralize the management and administrative staff. By designing a new Station 2 to accommodate all management and administrative staff, the Village could relocate these employees and improve administrative/management services. This design should include training areas at Station 2. These functions are currently provided at Village Hall and Station 3 in space that has functional limitations.
- Replace the obsolete existing Station 2. The new Station 2 would meet the needs of current fire and emergency medical services operations. It would create an improved working environment and provide adequate space for the firefighters assigned to this station. It would allow the Village to house key apparatus in the center area of the Village.

Following the June 20, 2006 presentation, staff has worked as a group (called the Fire Station 2 Design Team) as noted above to finalize the space needs program and develop a schematic design for Fire Station 2.

The "space program" was approved by the Village Council on July 11, 2006. The schematic design was adopted by the Village Council on September 18, 2006 and established the site plan, the floor plan and elevation of the proposed facility based upon the parameters of total square footage established in the adopted space program which determined the appropriate uses and size of the station at 30,300 square feet. Material selection (both exterior and interior) was additionally selected as a part of schematic design adopted by the Village Council. It should also be noted that the schematic design was presented in an open house forum to all Fire Department employees in August as well as to the public.

Following approval of the schematic design, detailed construction drawings were developed.

On October 24, 2006, Council was presented a detailed review of how Fire and EMS services will be delivered during construction. An update to that presentation is scheduled to be presented to Village Council on March 13, 2007.

Staff continues to be aggressive in its schedule for this project in order to maximize the ability for construction to start as early as weather will permit in 2007.

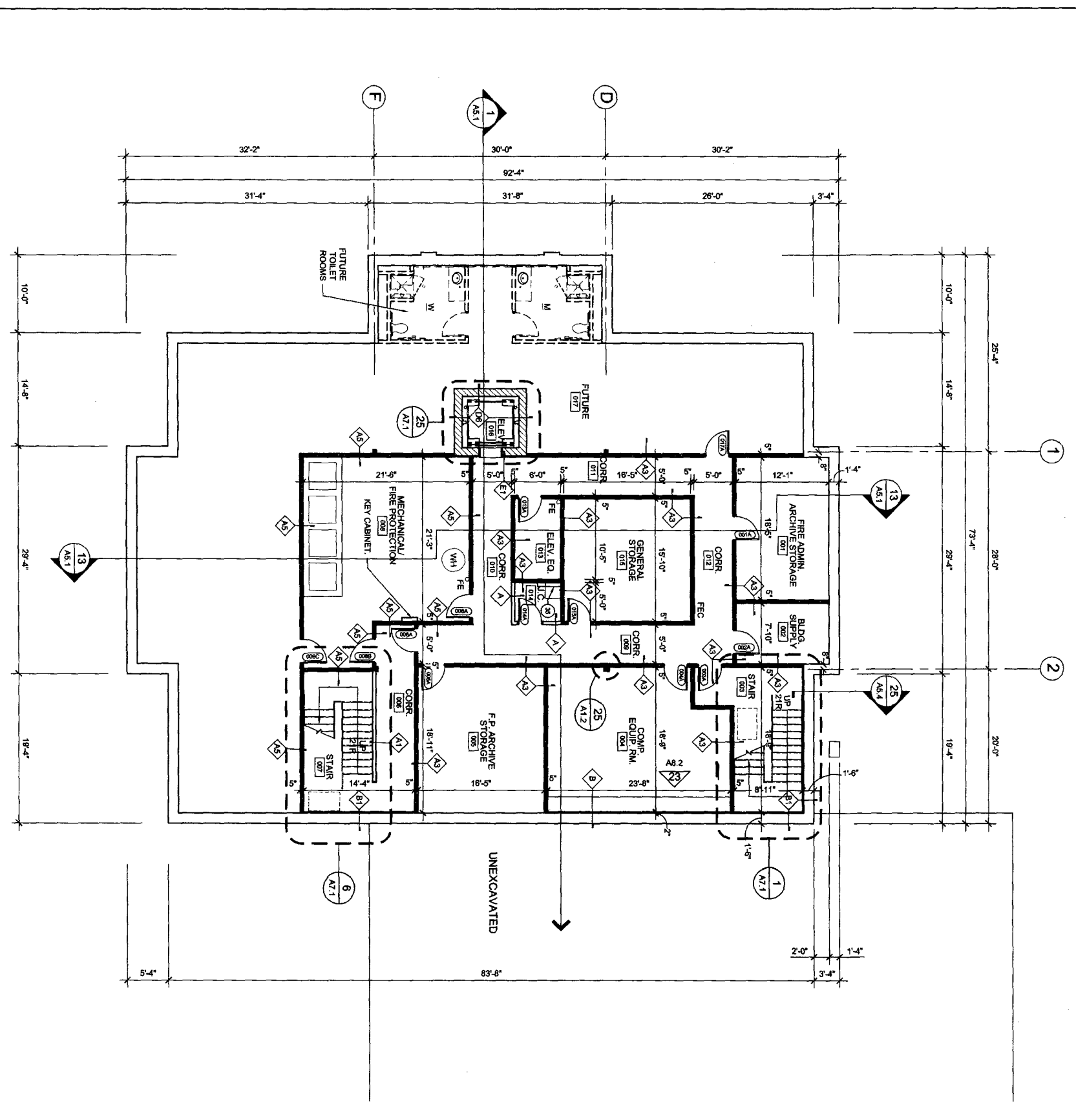
ATTACHMENTS

Site plan, landscape plan and building elevations from the construction drawings

Project schedule

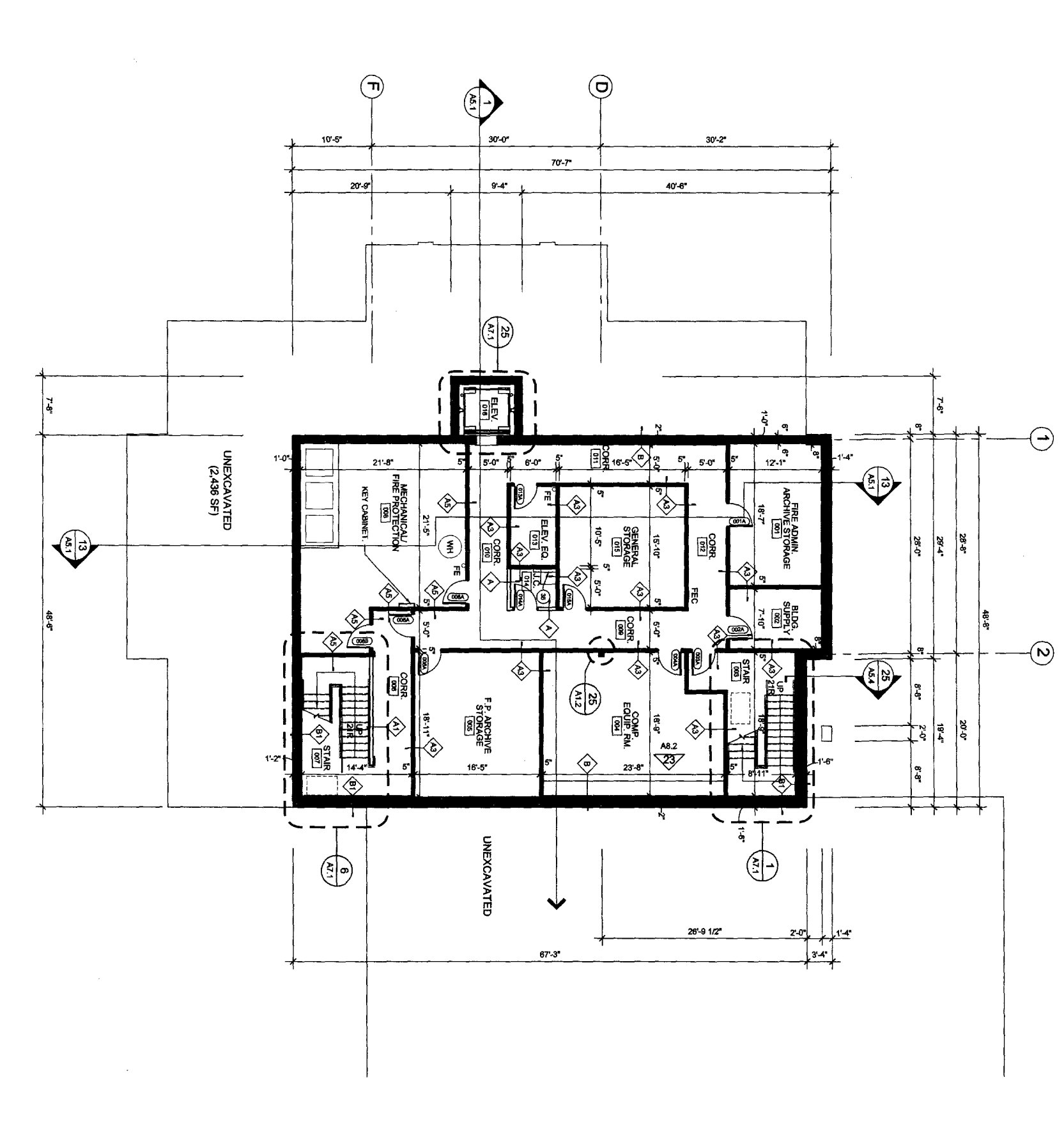
Fire Station 2 Development Schedule

Item	Status
Approval of Architect & Owners Rep Contracts	✓ Council Approved
Space Programming	✓ Council Approved
Fire Station 2 Public Open House	✓ Completed on August 26, 2006
Schematic Design Plans Approved by Council	✓ Council Approved
Discussion & Approval of Project Budget and Financing (Part of FY 2007 Village Budget Approval)	✓ Council Approved
Zoning Approval Process	✓ Council Approved
Design Development Plans Completed	✓ Council Approved
Construction Documents/Plans Completed	Pending Council Approval
Final Project Cost Estimate Completed	Mar-07
Approval of Bids/Contractor Selection	Apr-07
Start of Construction	May-07
Complete Construction	May-08
Project Close-out	Jul-08



LOWER LEVEL FLOOR PLAN (5,838 SF) - ALTERNATE NO. 1

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



LOWER LEVEL FLOOR PLAN (3,402 SF)

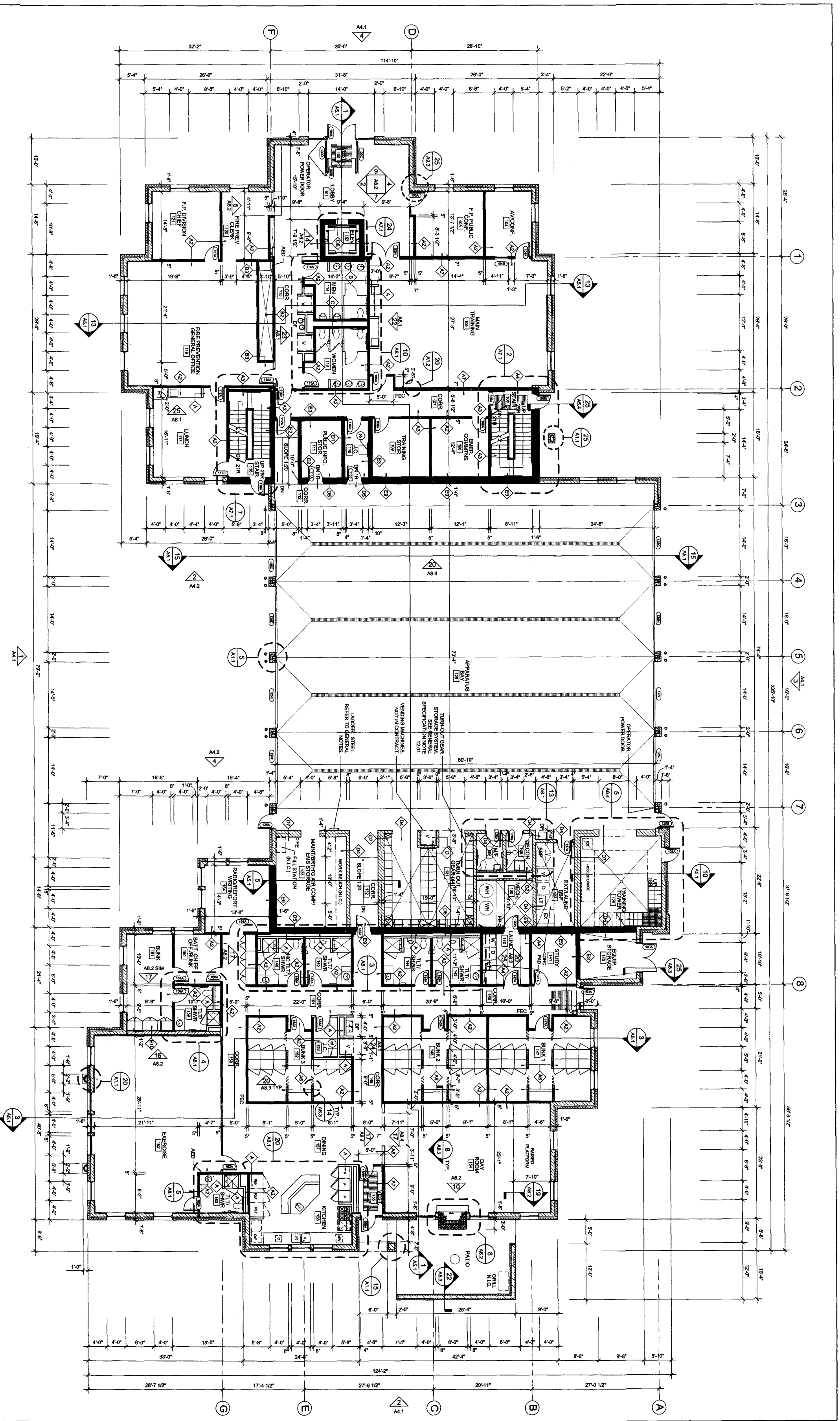
SCALE: 1/8" = 1'-0"

MARK	DESCRIPTION	GRAPHIC
A	1/2" O.C. METAL STUDS (TYP.) OR AS NOTED (SEE PLANS) @ 1/2" O.C. WITH CONTINUOUS RUNNERS TOP AND BOTTOM SECURED TO STRUCTURE.	[Graphic symbol]
B	1/2" O.C. METAL STUDS (TYP.) OR AS NOTED (SEE PLANS) @ 1/2" O.C. WITH CONTINUOUS RUNNERS TOP AND BOTTOM SECURED TO STRUCTURE.	[Graphic symbol]
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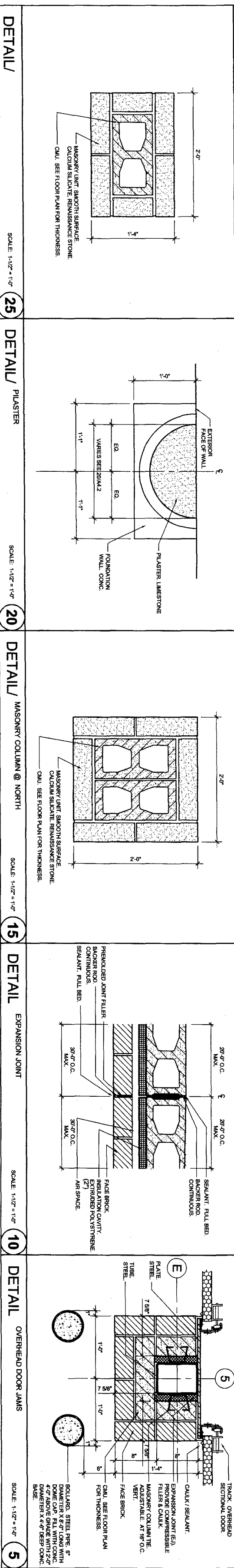
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1	ALL WALLS TO RECEIVE THE ARE TO RECEIVE CEMENTIOUS BACKER.	[Graphic symbol]
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WALL TYPE SCHEDULE

5



FIRST FLOOR PLAN (20,637 SF)



DETAIL 25 MASONRY UNIT, SMOOTH SURFACE CALCIUM SILICATE RENOVATION STONE. CMU, SEE FLOOR PLAN FOR THICKNESS. SCALE: 1/2" = 1'-0"

DETAIL 20 PLASTER. EXTERIOR FACE OF WALL. VENEER SECTION 2. FOUNDATION WALL CONC. PLASTER Limestone. SCALE: 1/2" = 1'-0"

DETAIL 15 MASONRY COLUMN @ NORTH. MASONRY UNIT, SMOOTH SURFACE CALCIUM SILICATE RENOVATION STONE. CMU, SEE FLOOR PLAN FOR THICKNESS. SCALE: 1/2" = 1'-0"

DETAIL 10 EXPANSION JOINT. PRECASTED JOINT FILTERS. BRICKER ROD CONTINUOUS. SEALANT, FULL BED. MAX. 3/8" O.C. INSULATION CAVITY. INSULATION POLYSTYRENE. FACE BRICK. CONTINUOUS. AIR SPACE. MAX. 3/8" O.C. SCALE: 1/2" = 1'-0"

DETAIL 5 OVERHEAD DOOR JAMBS. THICK OVERHEAD SECTIONAL DOOR. CALK/SEALANT. DIVISION JOINT (E.U.). MASONRY COLUMN. ADJUSTABLE AT 1/8" O.C. FACE BRICK. CMU, SEE FLOOR PLAN FOR THICKNESS. BOLLARD, STEEL PIPE, 6" DIAMETER. DOME CAP, 1/2" WITH CONC. AIR STOP. BRICK WITH 2" RIBS. SCALE: 1/2" = 1'-0"

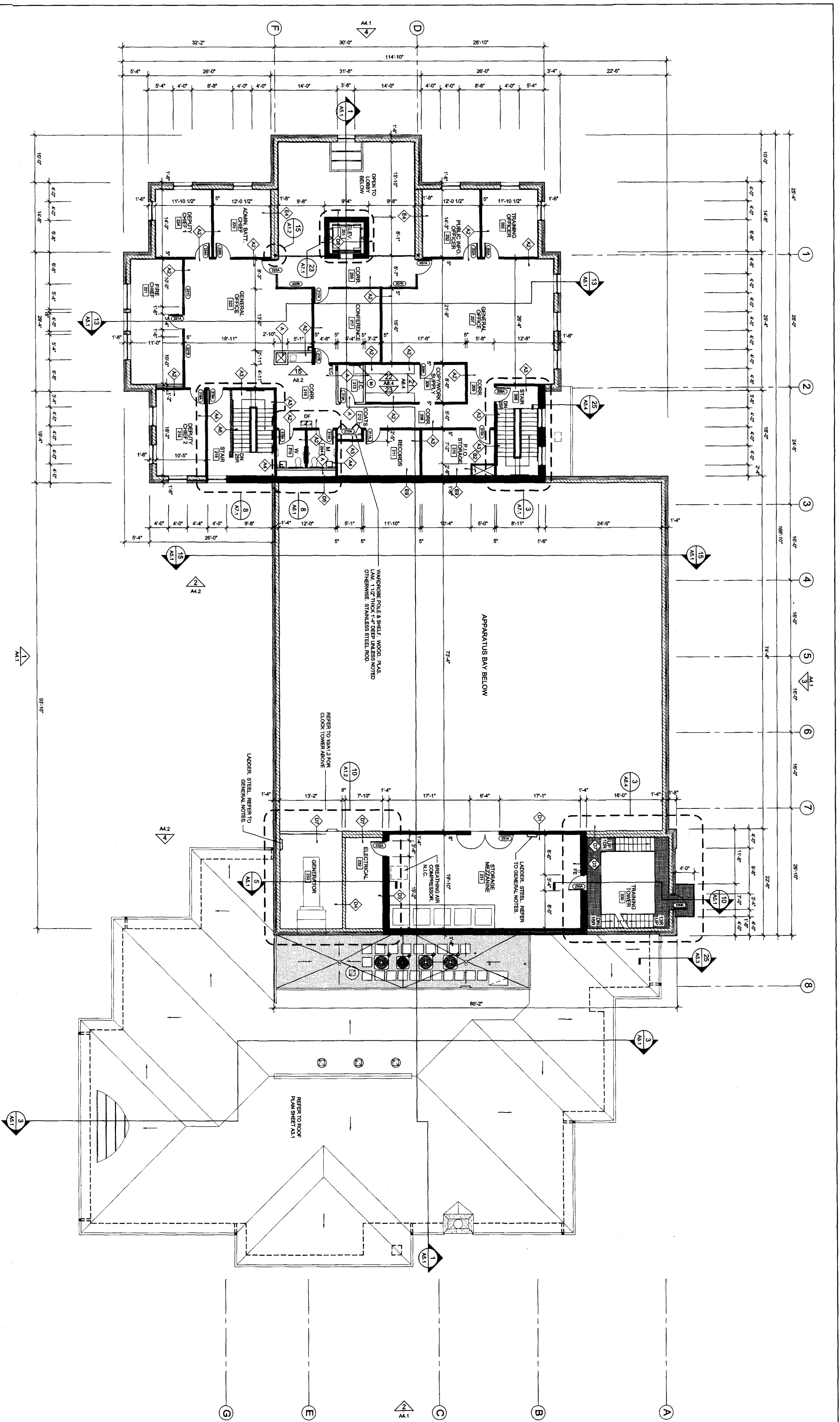
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WILLIAMS ARCHITECTS

VILLAGE OF DOWNERS GROVE
DOWNERS GROVE FIRE STATION NO. 2
5420 MAIN STREET
DOWNERS GROVE, IL 60516

GRAPHIC NORTH
sheet no. 2006-008
date 09 FEB 07
drawn KDD, CEK, ARM
checked SEL
revised

WILLIAMS ARCHITECTS
ARCHITECTS PLANNERS
450 E. Gunderson Dr., Carol Stream, Illinois 60188
Phone 630-221-1212 | Fax 630-221-1220

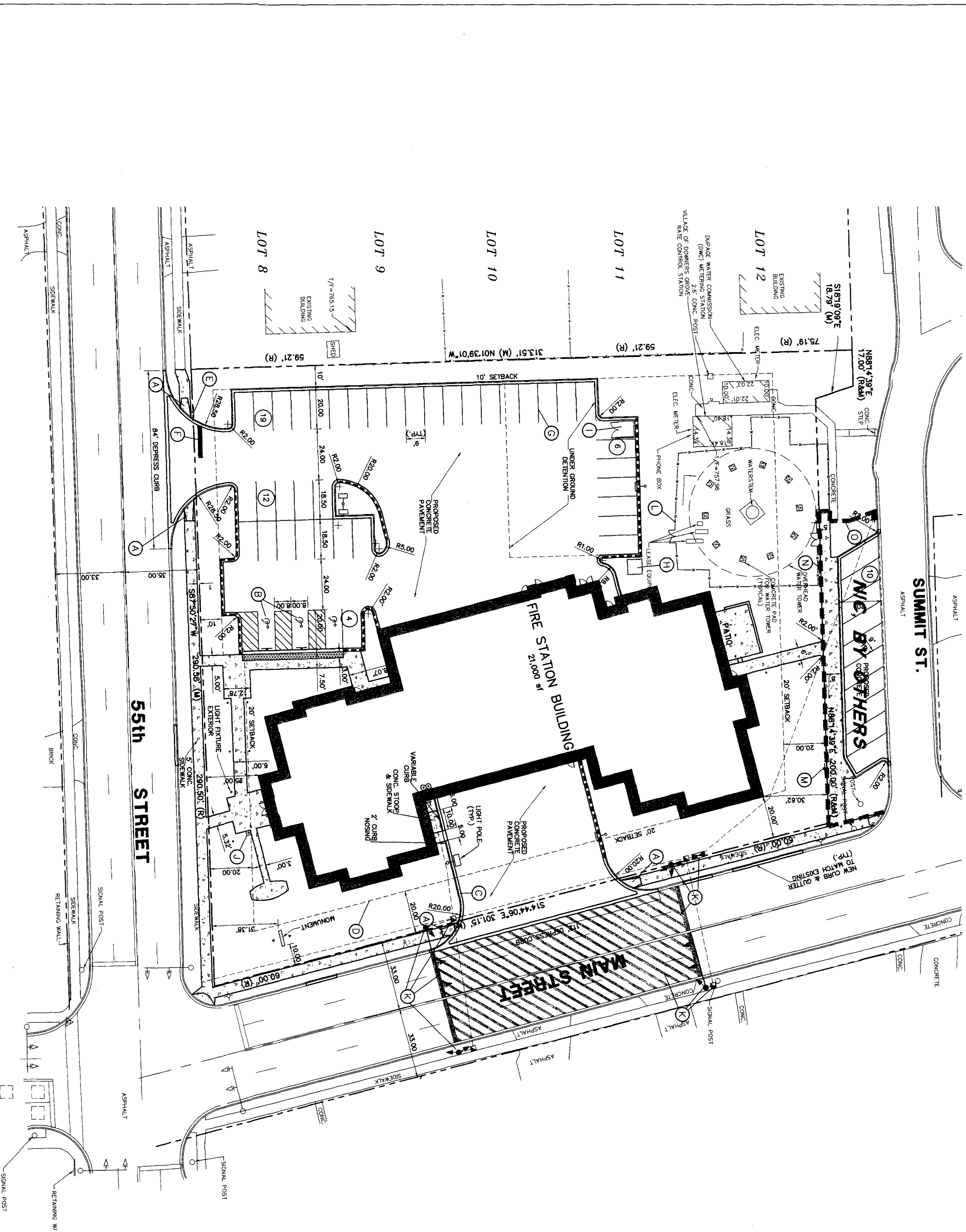
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SECOND FLOOR PLAN (6483 S.F.)

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

<p>DETAIL / INTERIOR COLUMN LOWER LEVEL</p> <p>SCALE: 1/2" = 1'-0"</p>	<p>DETAIL / INTERIOR COLUMN FIRST FLOOR</p> <p>SCALE: 1/2" = 1'-0"</p>	<p>DETAIL / INTERIOR COLUMN SECOND FLOOR</p> <p>SCALE: 1/2" = 1'-0"</p>	<p>DETAIL / CLOCK TOWER</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>FLOOR PLAN 3RD FLOOR TRAINING TOWER</p> <p>SCALE: 1/8" = 1'-0"</p>
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SITE PLAN DATA

SITE AREA	1.742 AC.
BUILDING	30,522 SF
BUILDING SIZE	30,522 SF
PARKING COUNT SUMMARY	
ON SITE	41 SP
ON STREET	10 SP
TOTAL PARKING (REQ'D 1 SPACE/400 GFA)	51 SP

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED 8x12 CURB AND GUTTER
- PROPOSED C & G (REVERSE RITCH)
- PROPOSED PARKING SPACES
- CONCRETE SIDEWALK

KEYED NOTES

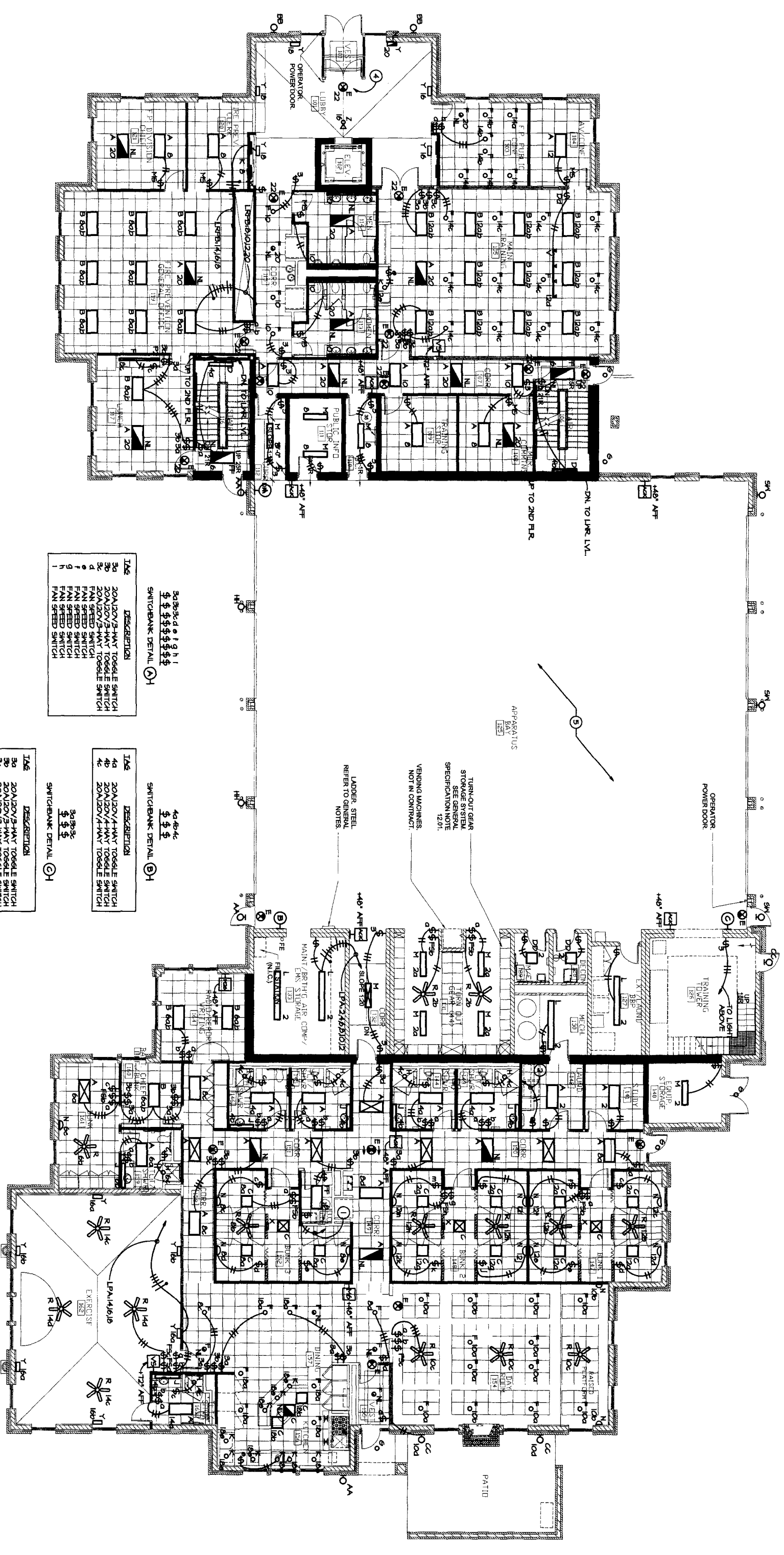
- A SIDEWALK RAMP, RE: 6/2-10
- B ACCESSIBLE PARKING SPACE TYPICAL, RE: 4/2-10
- C 8x12 CONCRETE CURB AND GUTTER TYPICAL, RE: 5/2-10
- D BUILDING SETBACK LINE (BSL) PER ZONING ORDINANCE
- E STOP SIGN, RE: 3/2-10
- F 24" STOP BAR
- G 4" ALK-READY MATED RAYED DRIVING TRAFFIC PAVEMENT STRIPING, DRY FILM THICKNESS MINIMUM OF 4 MILS.
- H TRANSFORMER PAD
- I TRASH ENCLOSURE
- J PHONE BOX
- K REFERENCE TO TRAFFIC SIGNAL INSTALLATION PLANS (NID) FOR IMPROVEMENT NEW FENCE, RE: ARCH PLAN
- L TEMPORARY PARKING ONLY SIGN W/ ARROW TO RIGHT (NRD)
- M TEMPORARY PARKING ONLY SIGN ATTACHED ON FENCE W/ ARROW TO LEFT (NRD)
- N CONSTRUCTION LIMIT FOR THIS CONTRACT

STRIPING COLOR SCHEDULE

- ITEM: PARKING STALL
- ITEM: ACCESSIBILITY SYMBOL
- COLOR: WHITE
- COLOR: BLUE/WHITE SYMBOLS

- NOTES:**
1. ALL DIMENSIONS ARE TO THE BACK OF CURB OR CENTER OF STRIPING UNLESS OTHERWISE NOTED.
 2. SEE ARCH. PLANS FOR BLDG. DIMENSIONS.
 3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR TRANSFORMER PAD INSTALLATION.





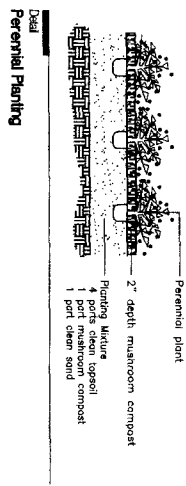
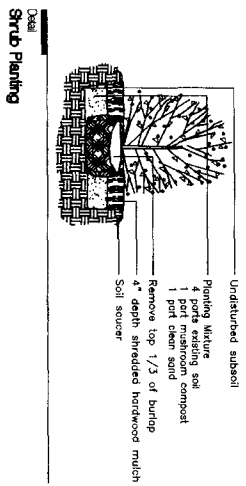
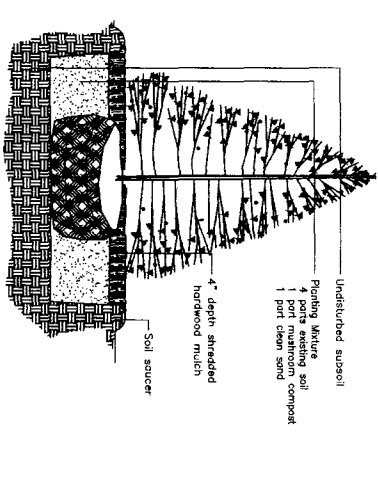
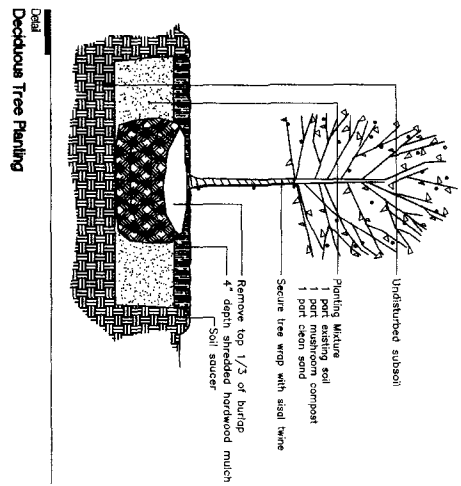
NO.	DESCRIPTION
30	20A/20V/2WAY TOGGLE SWITCH
31	20A/20V/2WAY TOGGLE SWITCH
32	20A/20V/2WAY TOGGLE SWITCH
33	20A/20V/2WAY TOGGLE SWITCH
34	20A/20V/2WAY TOGGLE SWITCH
35	20A/20V/2WAY TOGGLE SWITCH
36	20A/20V/2WAY TOGGLE SWITCH
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41	20A/20V/2WAY TOGGLE SWITCH

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43	20A/20V/2WAY TOGGLE SWITCH
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49	20A/20V/2WAY TOGGLE SWITCH
50	20A/20V/2WAY TOGGLE SWITCH
51	20A/20V/2WAY TOGGLE SWITCH

- ORGANIC NOTES
- 1
 - 2
 - 3
 - 4
 - 5
- 1 HOME EXIT SIGN TO FACE OF ALUMINUM FRAME.
 2 ALL EQUIPMENT CONDUIT PIPING, JUNCTION BOXES SHALL BE COORDINATED WITH FINISHED FLOOR DEPTH VEHICLE EXHAUST SPOILER AND THERMOSTATS.

ELECTRICAL LIGHTING PLAN-FIRST FLOOR

SCALE: 1/8" = 1'-0"
 4

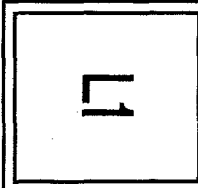
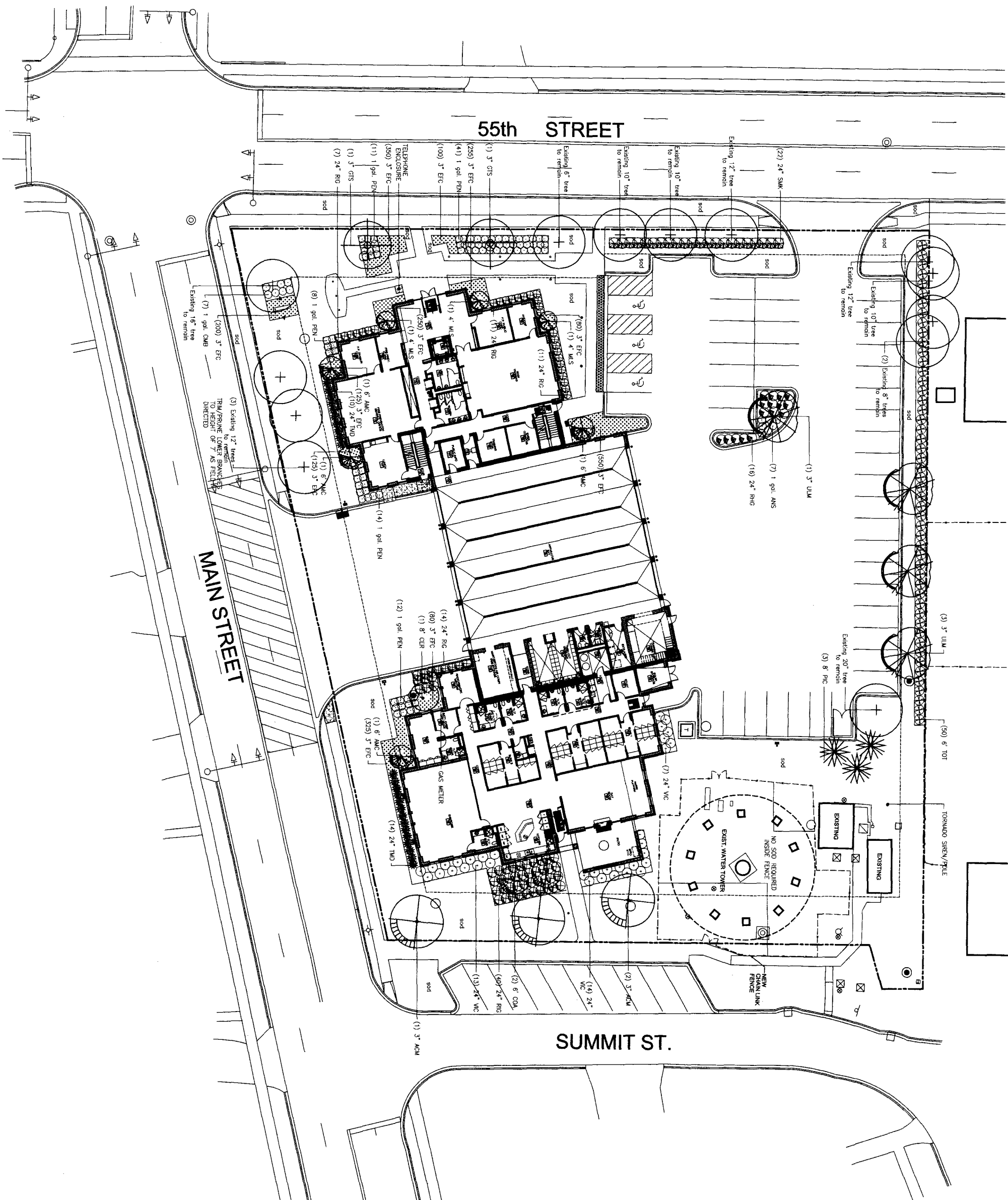


Plant List	KEY	QTY.	SIZE	SYMBOL	COMMON NAME
AKA 3	3"	1	3"	AKA 3	Winged
AKS 7	7"	1	7"	AKS 7	Autumn
AKS 8	8"	1	8"	AKS 8	Autumn
AKS 9	9"	1	9"	AKS 9	Autumn
AKS 10	10"	1	10"	AKS 10	Autumn
AKS 11	11"	1	11"	AKS 11	Autumn
AKS 12	12"	1	12"	AKS 12	Autumn
AKS 13	13"	1	13"	AKS 13	Autumn
AKS 14	14"	1	14"	AKS 14	Autumn
AKS 15	15"	1	15"	AKS 15	Autumn
AKS 16	16"	1	16"	AKS 16	Autumn
AKS 17	17"	1	17"	AKS 17	Autumn
AKS 18	18"	1	18"	AKS 18	Autumn
AKS 19	19"	1	19"	AKS 19	Autumn
AKS 20	20"	1	20"	AKS 20	Autumn
AKS 21	21"	1	21"	AKS 21	Autumn
AKS 22	22"	1	22"	AKS 22	Autumn
AKS 23	23"	1	23"	AKS 23	Autumn
AKS 24	24"	1	24"	AKS 24	Autumn
AKS 25	25"	1	25"	AKS 25	Autumn
AKS 26	26"	1	26"	AKS 26	Autumn
AKS 27	27"	1	27"	AKS 27	Autumn
AKS 28	28"	1	28"	AKS 28	Autumn
AKS 29	29"	1	29"	AKS 29	Autumn
AKS 30	30"	1	30"	AKS 30	Autumn
AKS 31	31"	1	31"	AKS 31	Autumn
AKS 32	32"	1	32"	AKS 32	Autumn
AKS 33	33"	1	33"	AKS 33	Autumn
AKS 34	34"	1	34"	AKS 34	Autumn
AKS 35	35"	1	35"	AKS 35	Autumn
AKS 36	36"	1	36"	AKS 36	Autumn
AKS 37	37"	1	37"	AKS 37	Autumn
AKS 38	38"	1	38"	AKS 38	Autumn
AKS 39	39"	1	39"	AKS 39	Autumn
AKS 40	40"	1	40"	AKS 40	Autumn
AKS 41	41"	1	41"	AKS 41	Autumn
AKS 42	42"	1	42"	AKS 42	Autumn
AKS 43	43"	1	43"	AKS 43	Autumn
AKS 44	44"	1	44"	AKS 44	Autumn
AKS 45	45"	1	45"	AKS 45	Autumn
AKS 46	46"	1	46"	AKS 46	Autumn
AKS 47	47"	1	47"	AKS 47	Autumn
AKS 48	48"	1	48"	AKS 48	Autumn
AKS 49	49"	1	49"	AKS 49	Autumn
AKS 50	50"	1	50"	AKS 50	Autumn
AKS 51	51"	1	51"	AKS 51	Autumn
AKS 52	52"	1	52"	AKS 52	Autumn
AKS 53	53"	1	53"	AKS 53	Autumn
AKS 54	54"	1	54"	AKS 54	Autumn
AKS 55	55"	1	55"	AKS 55	Autumn
AKS 56	56"	1	56"	AKS 56	Autumn
AKS 57	57"	1	57"	AKS 57	Autumn
AKS 58	58"	1	58"	AKS 58	Autumn
AKS 59	59"	1	59"	AKS 59	Autumn
AKS 60	60"	1	60"	AKS 60	Autumn
AKS 61	61"	1	61"	AKS 61	Autumn
AKS 62	62"	1	62"	AKS 62	Autumn
AKS 63	63"	1	63"	AKS 63	Autumn
AKS 64	64"	1	64"	AKS 64	Autumn
AKS 65	65"	1	65"	AKS 65	Autumn
AKS 66	66"	1	66"	AKS 66	Autumn
AKS 67	67"	1	67"	AKS 67	Autumn
AKS 68	68"	1	68"	AKS 68	Autumn
AKS 69	69"	1	69"	AKS 69	Autumn
AKS 70	70"	1	70"	AKS 70	Autumn
AKS 71	71"	1	71"	AKS 71	Autumn
AKS 72	72"	1	72"	AKS 72	Autumn
AKS 73	73"	1	73"	AKS 73	Autumn
AKS 74	74"	1	74"	AKS 74	Autumn
AKS 75	75"	1	75"	AKS 75	Autumn
AKS 76	76"	1	76"	AKS 76	Autumn
AKS 77	77"	1	77"	AKS 77	Autumn
AKS 78	78"	1	78"	AKS 78	Autumn
AKS 79	79"	1	79"	AKS 79	Autumn
AKS 80	80"	1	80"	AKS 80	Autumn
AKS 81	81"	1	81"	AKS 81	Autumn
AKS 82	82"	1	82"	AKS 82	Autumn
AKS 83	83"	1	83"	AKS 83	Autumn
AKS 84	84"	1	84"	AKS 84	Autumn
AKS 85	85"	1	85"	AKS 85	Autumn
AKS 86	86"	1	86"	AKS 86	Autumn
AKS 87	87"	1	87"	AKS 87	Autumn
AKS 88	88"	1	88"	AKS 88	Autumn
AKS 89	89"	1	89"	AKS 89	Autumn
AKS 90	90"	1	90"	AKS 90	Autumn
AKS 91	91"	1	91"	AKS 91	Autumn
AKS 92	92"	1	92"	AKS 92	Autumn
AKS 93	93"	1	93"	AKS 93	Autumn
AKS 94	94"	1	94"	AKS 94	Autumn
AKS 95	95"	1	95"	AKS 95	Autumn
AKS 96	96"	1	96"	AKS 96	Autumn
AKS 97	97"	1	97"	AKS 97	Autumn
AKS 98	98"	1	98"	AKS 98	Autumn
AKS 99	99"	1	99"	AKS 99	Autumn
AKS 100	100"	1	100"	AKS 100	Autumn

NOTE: ALL DIMENSIONS ARE TO RECEIVE 500 RESTORATION.

Landscape Plan

Scale: 1" = 20'



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VILLAGE OF DOWNERS GROVE
DOWNERS GROVE FIRE STATION NO. 2
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