Committee of the Whole Agenda

Village Hall
1225 Cedar Lane Northbrook, IL 60062
Tuesday, August 12, 2025

6:00 PM

1. **ROLL CALL**
2. **MINUTES APPROVAL**
   A. July 22, 2025 Committee of the Whole Meeting Minutes for Approval
3. **DISCUSSION TOPICS**
   A. Presentation on Strategic Communications Planning by a5 Branding and Digital
   a5 Branding and Digital (a5) will provide a presentation on contracted communications services to develop a Communications Plan and is seeing input on the same.
   B. Presentation on the Proposed Design Development of a new Fire Station 11 at 820 Dundee Road and an adaptive reuse of 3504 Commercial Avenue for a new Fleet Maintenance Garage
   FGMA will present the recommended facility design for Fire Station 11 and the Fleet Maintenance Garage along with cost estimates.
4. **REMARKS FOR THE GOOD OF THE ORDER**
5. **CLOSED SESSION**
6. **ADJOURN**

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to promptly contact the Village of Northbrook at (847) 272-5050, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Northbrook to make reasonable accommodations for those persons.

MEMORANDUM

To: Village Board of Trustees
From: Village Manager Cara Pavlicek
Date: 2025-08-12
Subject: Presentation on Strategic Communications Planning by a5 Branding and Digital

Overview

a5 Branding and Digital (a5) will provide a presentation on contracted communications services to develop a Communications Plan and is seeing input on the same.

Fiscal Impact

N/A.

Recommendation

Presentation and discussion.

Background

On June 10, 2025, the Village Board approved engagement of a5 for contracted communications services to develop a Communications Plan based upon best practices and public messaging of information that is aligned with Village goals and values. Desired outcomes include improved coordination across platforms including website, email, print, and social media along with tactical execution that elevates day-to-day communications.

The Village previously worked with a5, a design-driven communications and marketing firm specializing in strategic messaging, stakeholder engagement, and brand development, to conduct a review of communications tools and develop and update the website, weekly E-news, print newsletter (2019) and brand (2022/2023). Given their knowledge of the Village of Northbrook, it was recommended that the Village undertake the following work on Strategy and Structure to include:

- Communications audit and plan
- Message platform (voice, tone, framework)
- KPI & evaluation framework
- Strategic Plan alignment
- Staff/Board training & coaching

Village Staff will be in attendance to respond to any questions.

Presentation - a5 Communications Strategy Planning

a5 Branding
& Digital

Village of Northbrook

Committee of the Whole Meeting

August 12, 2025

a5 Branding & Digital is a design-driven marketing and communications agency that tells client stories in clear, concise, consistent and compelling ways with great content to get results.

a5 Branding & Digital helps communities & municipalities connect with their audiences and tell their stories.

a5 Branding & Digital

* Community Branding
* Resident Attraction Campaigns
* Community Building Campaigns
* Economic Development Campaigns
* Destination Marketing/Tourism
* Outsourced Marketing Communications

a5

public sector

counties

municipalities

downtown associations

park districts

public library districts

planning agencies

economic development agencies

private sector

planners

architects

landscape architects

developers

construction firms

engineering firms

healthcare

non-profits/associations

financial services



Healthy, Sustainable Communities



- In 2019, a5 developed a Communications Plan and Audit for the Village of Northbrook.
- In 2023, a5 developed a new brand for the Village of Northbrook.

What We're Doing

- Serving as the Village's **on-call strategic communications partner**
- Creating a **Communications Plan of best practices and messaging** to run in parallel with the Village's Strategic Plan
- Align all messaging to fully implement the brand with **goals of transparency, trust-building and economic vitality**

Key Deliverables

- Comprehensive **Communications Audit & Plan**, including best practices for internal and external messaging coordination, to be built out in concert and alignment with Strategic Plan
- **Messaging Framework** (core messaging, voice & tone)
- **Platform Development** (distinguishing channels and outlets to best disseminate and distribute marketing materials and public information)
- **Goals, KPIs and evaluation framework**
- **Communications training** for elected officials and staff (aligned with the development of Board Protocols related to Communications as part of the Strategic Plan development)

Ongoing Communications Assistance

- Act as an extension of the Village's communications team for day-to-day needs
- Revitalize existing communications tools and launch new channels as needed
  - Examples:
    - Website Content & User Experience (UX) assessment
    - Email newsletter redesign & editorial planning
    - Print newsletter redesign (including return to monthly)
    - Social media strategy & execution
    - Community events calendar & proactive messaging

Rapid Response Crisis + Media Communications Support

- Rapid response to urgent needs, media inquiries and key issues
  - Examples:
    - Crisis & issues management/statements
    - Media statements & Q&A prep
    - Public meeting messaging & materials
    - Project-based campaigns & announcements
    - Spokesperson coaching

Phase 1: Discovery & Listening (August-October)

- Stakeholder kickoff & interviews
- Communications audit & SWOT
- Messaging framework draft
- Alignment with Strategic Planning process

Phase 2: Strategy Development (October-December)

- Develop Message Platform & strategic plan
- Define KPIs & content calendar

Phase 3: Activation & Engagement (December-Beyond)

- Launch campaigns & content
- Execute social, print, and digital communications
- Ongoing engagement tracking

Phase 4: Reporting & Optimization (Ongoing)

- KPI tracking & insights
- Adjust tactics based on performance
- Final reporting & recommendations

Questions & Comments

Thank you!

a5 Branding
& Digital

Village of Northbrook

Committee of the Whole Meeting

August 12, 2025

MEMORANDUM

To: Village Manager Cara Pavlicek
From: Director of Public Works Kelly Hamill
Date: 2025-08-12
Subject: Presentation on the Proposed Design Development of a new Fire Station 11 at 820 Dundee Road and an adaptive reuse of 3504 Commercial Avenue for a new Fleet Maintenance Garage

Overview

FGMA will present the recommended facility design for Fire Station 11 and the Fleet Maintenance Garage along with cost estimates.

Fiscal Impact

N/A.

Recommendation

The Village Board is asked to direct the Village Manager to prepare the necessary actions for consideration of the following approvals at the August 26, 2025 Regular Meeting of the Village Board:

- Design Development for Fire Station 11
- Design Development for Fleet Maintenance Garage
- Authorization for construction documents to be prepared for Fire Station 11 by FGMA
- Authorization for construction documents to be prepared for Fleet Maintenance Garage by FGMA

It is noted that Bid Package No. 1 is also expected to be presented for consideration and approval at the August 26, 2025 Regular Meeting of the Village Board for both Fire Station 11 and the Fleet Maintenance Garage for long lead time equipment associated with the construction of these facilities.

Background

A cross departmental staff team has been working with the Village's consultants, FGM Architects and Leopardo Companies, to move forward with final design recommendations for consideration by the Village Board of Trustees, prior to seeking approval on August 26, 2025, for design of both the new Fire Station 11 at 820 Dundee Road and the adaptive reuse of a facility for the Fleet Maintenance Garage at 3504 Commercial Avenue as well as authorization for FGM Architects to develop construction drawings. While there will be other future actions to approve construction, this phase of Village Board approvals is a significant step that signifies it is the intent of the Village to move forward with construction at both properties as designed.

As the Board may recall, the Goals for the new facilities are stated as follows:

- Welcoming workplace for all employees and visitors
- Incorporate sustainable practices in use of materials and long term operations as part of planned facility improvements
- Plan for a facility (where applicable) that is considered a community space and a space for outside agency cooperation
- Technology must be flexible to accommodate present and future needs
- A workspace and community place that is forward thinking and supports a culture of innovation in the delivery of services
- Space must be flexible to accommodate present and future needs as municipal operations can pivot and change (sometimes quickly as the pandemic has shown us)
- Each facility is a 24/7/365 operation and employee wellness, especially for shift workers is necessary
- Each facility is core to Northbrook's public safety responsibilities and therefore, there will be Critical Facility Structural and Operational Requirements.

Major milestones that have been accomplished to reach this point include:

- The Village Board adopted the FY22/23 Budget inclusive of a new Facility Capital Project Fund as recommended by the Village Manager and CFO to include appropriations to move forward with work to undertake the necessary actions to consider renovation and/or replacement of facilities being evaluated. This has been critical to directing excess surplus funds each year into the Fund to pay as you go for costs associate with engagement of professional architects services, planning for new facilities and acquiring property. Subsequently, contracts for professional services with Leopardo Companies, Inc. for Owner's Representative/Construction Management Services and FGM Architects were approved for initial stages of these facilities and further engagements as the projects progressed.
- On April 25, 2023, the Village Board accepted the Space Needs report to identify size and service needs at each facility.
- On August 13, 2024, the Village Board approved the land purchases for both facilities.
- On June 10, 2025, the Village Board approved the Schematic Design and granted authority to proceed with the Design Development phase. The approved Schematic Design established basic Site Plan, Floor Plan, Sustainability Goals, Schematic Design cost, elevations and related architectural elements for each facility.) The Schematic Design was developed in accordance with the Space Needs Study as well as direction given to the Village Manager at the April 8 and 22, 2025 Village Board meetings.

<u>Detailed Background</u>

The Village has undertaken extensive evaluation of three key public safety facilities with public discussion beginning in 2016/2017, when an Ad Hoc Facilities Committee of the Board of Trustees directed staff to have facility assessments done for Fire Station 11, the Police Station, and the Public Works Fleet Maintenance Garage.

In March of 2019, the Village received a Facilities Conditions Assessment and Report Card, and a Facility Needs Assessment was completed by Healy Bender for Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station. With the Covid-19 pandemic, further discussion was deferred until November 9, 2021, when the Village Board was provided a report/review of prior work in order to outline the steps required to move

forward with policy considerations related to Fire Station 11/Administration Office, Fleet Maintenance Garage and the Police Station. As a result of the November review, several actions were taken:

- On December 21, 2021, staff issued a Request for Qualifications seeking Owner's Representative/Construction Management Services for the three facilities.
- The Village Board adopted the FY22/23 Budget inclusive of a new Facility Capital Project Fund to include appropriations to move forward with work to undertake the necessary actions to consider renovation and/or replacement of facilities being evaluated.
- Following the start of the new fiscal year on May 1, 2022, and after staff review and evaluation of respondents, the Village Manager engaged Leopard Companies, Inc. for Owner's Representative/Construction Management Services for the three facilities.

On August 9, 2022, as part of the Regular Meeting of the Village Board, a presentation and status update on the Facilities Project was held to review the future options related to renovation/replacement of three Village Facilities: Fire Station 11/Headquarters, Police Station, and Public Works Fleet Maintenance Garage.

Following a presentation on August 17, 2022, a Request for Qualifications (RFQ) was issued seeking a qualified firm for professional architectural services to assist in the planning process for future construction or modifications to three Village facilities. The RFQ was developed to select an architect to perform facility planning services including, but not limited to, validate and update as necessary the Facilities Conditions Assessment and Facilities Needs Assessment including space and programming needs, development of preliminary plans, preliminary site parameters, and collaborate with the Construction Manager (Leopardo) to develop initial cost estimates for options which may include a comparison of renovation versus new construction of the selected facilities. The Village received 11 responses to the RFQ, and a cross-departmental staff team comprised of representative departments and the Village Manager's Office and Leopardo conducted interviews with four firms. The cross-departmental team selected FGM Architects (FGMA).

At the October 25, 2022 Committee of the Whole Meeting, staff introduced to the Consultant teams of Leopardo Companies that would be providing Construction Manager Services and FGM Architects (FGMA) who would be providing facility plan services to the Village Board. On November 8, 2022, the Village Board approved staff recommended professional services agreement with Leopardo Companies and FGM Architects.

At the February 28, 2023 Public Works and Facilities Committee Meeting of the Village Board, Leopardo Companies and FGM Architects presented a comprehensive update on the Space Needs and Facilities Conditions, work on Solutions Design and the development of the Facilities Plan Master Schedule for Fire Station 11/Headquarters, Fleet Maintenance Garage and the Police Station.

On April 25, 2023, the Village Board accepted the Space Needs report which is the foundation for moving to the next step in the process of determining how to renovate/replace Fire Station 11/Fire Headquarters, Fleet Maintenance Garage, and the Police Station.

On April 29, 2023, the Village hosted public tours of Fire Station 11/Headquarters, Fleet Maintenance Garage and the Police Station for residents to view the facilities to help better

understand the space needs and conditions of the buildings. Subsequently, information videos about each facility were posted for community review.

At the August 13, 2024 Board Meeting, the Village Board approved Ordinance 24-43 and Ordinance 24-44 approving the land purchases for both properties. After the approval of these Ordinances, the Village had a due diligence period, during which staff worked with the Village's architect and construction manager, FMGA and Leopardo respectively, to review the cost to demolish the vacant home on the site and complete site fit tests for the 820 Dundee property for a new Fire Station #11. With this decision, the Village acknowledged additional land or an alternative site for the Fire Headquarters is still required and is required to be attached to a fire station. That site selection decision is in process.

At the September 24, 2024 Village Board Meeting, after a due diligence period and consensus from Committee of the Whole to continue, the Board made formal recommendations to purchase both properties for Village facilities.

- 3504 Commercial for $2.3 MM for a future Fleet Maintenance Garage
- 820 Dundee for $997,963 for a future Fire Station 11

At the November 12, 2024 Village Board Meeting, the Board approved amendments to the existing agreements for Construction Management and Architectural Services for the new Fire Station #11 and the Fleet Maintenance Garage. With Resolution 24-172 and 24-173 staff received direction to start the Schematic Design. At the November 12, 2024 Village Board Meeting, the Board directed the Village to proceed with facility design to reduce energy consumption and related measures to ensure a reduction in the long term operating costs of both facilities through High Performance Design and energy use per square foot reductions to minimize the environmental footprint of each building in conformance with the Climate Action Plan along with a focus on health, well-being, and quality of life for the employees working in these facilities was also directed. The Community and Sustainability Committee of the Village Board met on November 6, 2024, to consider policy matters related to sustainability with guidance and input from FGM Architects and Leopardo Companies.

On April 8, 2025, staff, in conjunction with the Village's construction manager (Leopardo Companies) and architect (FGM Architects), presented the schematic designs for a new Fire Station #11 at 820 Dundee Road and the adaptive reuse of 3504 Commercial Avenue for the Fleet Maintenance Garage to the Committee of the Whole. At that meeting the elevations of proposed facilities, schematic design and various architectural elements, as well as the current estimated cost of the facilities were presented. Included with this agenda item as supplementation information are the materials from the April 8, 2025 Committee of the Whole Meeting.

At the conclusion of the April 8, 2025, Committee of the Whole meeting, the Village Board provided the following direction for each of the facilities:

- Fire Station #11 at 820 Dundee Road:
    - Move forward to the design development phase for this facility with the elevations, schematic design, and architectural elements in a form substantially similar to those presented.
    - Move forward with the inclusion of geothermal heating and cooling for the site.
    - Include the make-ready work for solar at this facility, with the right-sizing of the

solar panel array to be reviewed for installation at a later date.
    - The current estimated cost for the facility as discussed and directed is $22,007,348 inclusive of construction and land purchase.
- Fleet Maintenance Garage at 3504 Commercial Avenue:
    - Move forward to the design development phase for this facility with the elevations, schematic design, and architectural elements in a form substantially similar to those presented.
    - Move forward with the inclusion of geothermal heating and cooling for the site.
    - Do not include make-ready work for solar or solar panels at this facility due to the lack of sufficient roof area to support the solar array and the low electric generation rate of the remaining portion of the roof.
    - The current estimated cost for the facility as discussed and directed is $22,657,842 inclusive of construction and land purchase.

On April 22, 2025, the Village Board approved a Resolution affirming the schematic design elements for the new Fire Station #11 to be located at 820 Dundee Road and an adaptive reuse of 3504 Commercial Avenue for a new Fleet Maintenance Garage. Resolution 25-R-66 affirmed the direction on the building elevations, schematic design, architectural elements, sustainability elements, and estimated costs for a new Fire Station #11 at 820 Dundee Road and the adaptive re-use of 3504 Commercial Avenue for the Fleet Maintenance Garage.

At the May 27, 2025 Committee of the Whole Meeting, emergency backup power alternatives were reviewed in terms of reliability, maintenance, sustainability, cost and building code relative to the new Fire Station #11 to be located at 820 Dundee Road and an adaptive reuse of 3504 Commercial Avenue for a new Fleet Maintenance Garage. It was highlighted that generators are part of an early submittal bid package in order to manage the schedule to open of these new facilities.

Supplemental Information - Fire Station 11 DD Cost Recap
Supplemental Information - Fire Station 11 SD Cost Recap
Supplemental Information Northbrook Fire Program
Supplemental Information - Fleet Garage DD Cost Recap
Supplemental Information - Fleet Garage SD Cost Recap
Supplemental Information Northbrook Fleet Program

Owner Bid Summary Report

LCI Project #:	**25-3647**
Project Name:	**Northbrook Fire Station #11**
Floor Area-SF:	24,191
Bid Due Date:	7/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
DIVISION 1 - General Conditions		**$1,073,837**	**$44.39**
Preconstruction Services	$61,331		
General Conditions	$1,012,506		
DIVISION 2 - Site Construction		**$3,155,026**	**$130.42**
02060 Surveying	$25,000		
02210 Earthwork	$2,086,500		
02600 Site Utilities	Inc. in 02210		
02511 Asphalt Paving	$127,200		
02527 Site Concrete	$402,522		
02831 Fences & Gates	$201,088		
02900 Landscaping	$76,216		
02870 Site Furnishings	$25,000		
02050 Material Testing	$45,000		
02073 Site and Materials Management	$166,500		
DIVISION 3 - Concrete		**$741,769**	**$30.66**
03300 Concrete	$650,000		
03400 Elevated Concrete Slab	In 03300		
03309 Barrier One moisture Mitigation	$28,156		
03400 Hollow Core Precast Concrete	$63,613		
DIVISION 4 - Masonry		**$1,408,000**	**$58.20**
04202 Masonry	$1,408,000		
DIVISION 5 - Metals		**$985,585**	**$40.74**
05110 Structural Steel	$985,585		
DIVISION 6 - Wood & Plastics		**$356,508**	**$14.74**
06100 Rough Carpentry	In 09252		
06200 Finish Carpentry	$127,991		
06400 Architectural Millwork & Woodworking	$228,517		
DIVISION 7 - Thermal & Moisture Protection		**$1,055,320**	**$43.62**
07195 Air Barriers	$43,000		
07210 Insulation Building	In 04202		
07440 Composite Metal Wall Panels	In 07510		
07510 Membrane Roofing	$834,000		
07910 Caulking & Sealants	$16,520		
07510 Expansion Joints	$89,700		
07250 Spray Insulation	$72,100		
DIVISION 8 - Doors & Windows		**$895,600**	**$37.02**
08110 Doors, Frames & Hardware	$133,100		
08361 Folding Apparatus Doors	$172,400		

Owner Bid Summary Report

Leopardo

LCI Project #:	**25-3647**
Project Name:	**Northbrook Fire Station #11**
Floor Area-SF:	24,191
Bid Due Date:	7/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
08950 Storm Shelter Doors	$28,800		
08410 Exterior Glazing	$561,300		
DIVISION 9 - Finishes		**$1,702,840**	**$70.39**
09252 Metal Stud & Drywall	$776,101		
09310 Ceramic and Hard Tile	$95,770		
09510 Acoustical Ceilings	$123,900		
09500 Acoustical Treatment	$219,752		
09660 Carpet, Resilient Flooring and Base	$88,198		
09695 Floor Preparation - Misc.	$59,000		
09720 Epoxy Flooring	$171,789		
09900 Painting & Wallcovering	$168,330		
DIVISION 10 - Specialties		**$215,915**	**$8.93**
10260 Wall & Corner Guards	$10,260		
10505 Turnout Lockers	$85,100		
10523 Fire Extinguishers & Cabinets	$2,667		
10800 Toilet Accessories	$11,285		
10430 Exterior Signage	$78,800		
10430 Interior Signage	$14,303		
10350 Flagpoles	$13,500		
10671 Metal Storage Shelving	Inc. in FFE		
DIVISION 11 - Equipment		**$0**	**$0.00**
DIVISION 12 - Furnishings		**$9,800**	**$0.41**
12530 Window Treatment	$9,800		
DIVISION 13 - Special Construction		**$153,836**	**$6.36**
13800 Existing Building Demo	$123,836		
13850 Traffic Signalization	In Paving		
13850 Monument Sign	$30,000		
DIVISION 14 - Conveying Systems		**$0**	**$0.00**
DIVISION 15 - Mechanical		**$3,201,570**	**$132.35**
15300 Fire Protection	$160,000		
15400 Plumbing	$582,850		
15500 H.V.A.C.	$1,656,220		
15500 Geothermal Systems	$802,500		
DIVISION 16 - Electrical		**$2,165,767**	**$89.53**
16001 Electrical	$1,573,400		
16700 Fire Alarm	In 16001		
16700 Communications	$121,629		
16800 Security Systems	$131,710		
16230 Generators	$202,604		

Owner Bid
Summary Report

LCI Project #:	**25-3647**
Project Name:	**Northbrook Fire Station #11**
Floor Area-SF:	24,191
Bid Due Date:	7/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
16800 Audio Visual Systems	$136,424		
TRADE SUB-TOTAL	$17,121,373		**$707.76**
Subcontractor Default Insurance	$176,523		
Insurance Program	$207,575		
Labor & Performance Bonds	$175,055		
PROJECT SUB-TOTAL	$17,680,526		**$730.87**
Builder's Risk Insurance	$25,784		
PROJECT SUB-TOTAL	$17,706,310		**$731.94**
Contingency	$619,721		
PROJECT SUB-TOTAL	$18,326,031		**$757.56**
Escalation	$274,890		
Contractor's Fee	$558,028		
PROJECT SUB-TOTAL	**$19,158,949**		**$791.99**
Owner Design Contingency	$287,384		
FF&E	$793,728		
Design Fees	$1,282,000		
Relocate ComEd Pole Along Dundee Ave	Excluded		
Utilities Hookups	$75,000		
PROJECT TOTAL	**$21,597,061**		**$892.77**

Owner Bid
Summary Report

LCI Project #:	**25-3647**
Project Name:	**Northbrook Fire Station #11**
Floor Area-SF:	23,600
Bid Due Date:	3/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
DIVISION 1 - General Conditions		**$948,442**	**$40.19**
Preconstruction Services	$30,000		
General Conditions	$918,442		
DIVISION 2 - Site Construction		**$2,665,923**	**$112.96**
02060 Surveying	$39,900		
02210 Earthwork	$540,395		
02600 Site Utilities	$1,328,979		
02511 Asphalt Paving	$170,007		
02527 Site Concrete	$245,282		
02831 Fences & Gates	$20,860		
02900 Landscaping	$69,000		
02810 Irrigation Systems	$25,000		
02870 Site Furnishings	$25,000		
02050 Material Testing	$35,000		
02073 Site and Materials Management	$166,500		
DIVISION 3 - Concrete		**$703,646**	**$29.82**
03300 Concrete	$573,988		
03400 Elevated Concrete Slab	$101,502		
03470 Barrier One Moisture Mitigation	$28,156		
DIVISION 4 - Masonry		**$1,517,079**	**$64.28**
04202 Masonry	$1,517,079		
DIVISION 5 - Metals		**$1,048,923**	**$44.45**
05110 Structural Steel	$1,048,923		
DIVISION 6 - Wood & Plastics		**$268,995**	**$11.40**
06100 Rough Carpentry	In 09252		
06200 Finish Carpentry	$149,350		
06400 Architectural Millwork & Woodworking	$119,645		
06650 Solid Surface Fabrications	In 06400		
DIVISION 7 - Thermal & Moisture Protection		**$974,197**	**$41.28**
07195 Air Barriers	$110,076		
07250 Building Insulation	In 04202		
07440 Composite Metal Wall Panels	In 07510		
07510 Membrane Roofing	$669,402		

Owner Bid
Summary Report

LCI Project #: **25-3647**
Project Name: **Northbrook Fire Station #11**
Floor Area-SF: 23,600
Bid Due Date: 3/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
07910 Caulking & Sealants	$16,520		
07510 Expansion Joints	$89,700		
07250 Sprayed Insulation	$88,499		
DIVISION 8 - Doors & Windows		**$767,950**	**$32.54**
08110 Doors, Frames & Hardware	$102,750		
08350 Folding Doors	In 08361		
08361 Folding Apparatus Doors	$229,800		
08410 Exterior Glazing	$405,400		
08950 Storm Shelter Doors	$30,000		
DIVISION 9 - Finishes		**$1,586,568**	**$67.23**
09252 Metal Stud & Drywall	$580,850		
09510 Acoustical Ceilings	$184,200		
09310 Ceramic and Hard Tile	$181,000		
09660 Carpet, Resilient Flooring and Base	$106,350		
09720 Epoxy Flooring	$195,365		
09900 Painting & Wallcovering	$174,403		
09695 Floor Preparation Allowance	$59,000		
09500 Acoustical Treatment	$105,400		
DIVISION 10 - Specialties		**$227,440**	**$9.64**
10430 Exterior Signage	Inc in FFE		
10430 Interior Signage	$7,500		
10260 Wall & Corner Guards	$11,650		
10505 Lockers & Benches	$179,000		
10523 Fire Extinguishers & Cabinets	$2,000		
10671 Metal Storage Shelving	Inc in FFE		
10800 Toilet Accessories	$13,790		
10530 Awnings & Canopies	In Trades		
10350 Flagpoles	$13,500		
DIVISION 11 - Equipment		**$0**	**$0.00**
11451 Residential Appliances	By Owner		
DIVISION 12 - Furnishings		**$9,786**	**$0.41**
12530 Window Treatment	$9,786		
12494 Window Film	N/A		
12480 Floor Mats & Frames	Inc. in Div. 9		
DIVISION 13 - Special Construction		**$160,000**	**$6.78**
13800 Existing Building Demo	$50,000		
13850 Traffic Signalization	$80,000		
13121 Monopole	See ALT		
13850 Monument Sign	$30,000		

Owner Bid
Summary Report

LCI Project #:	**25-3647**
Project Name:	**Northbrook Fire Station #11**
Floor Area-SF:	23,600
Bid Due Date:	3/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
DIVISION 14 - Conveying Systems		**$0**	**$0.00**
DIVISION 15 - Mechanical		**$3,547,490**	**$150.32**
15300 Fire Protection	$105,090		
15400 Plumbing	$472,400		
15500 H.V.A.C.	$1,435,000		
15600 Geothermal Premium Costs	$1,535,000		
DIVISION 16 - Electrical		**$2,119,352**	**$89.80**
16001 Electrical	$1,326,000		
16700 Fire Alarm	$75,652		
16700 Communications	$162,500		
16800 Security Systems	$94,400		
16230 Generators	$390,000		
16800 Audio Visual Systems	$70,800		
TRADE SUB-TOTAL	$16,545,791		**$701.09**
Subcontractor Default Insurance	$171,571		
Insurance Program	$200,608		
Labor & Performance Bonds	$169,180		
PROJECT SUB-TOTAL	$17,087,150		**$724.03**
Builder's Risk Insurance	$6,835		
PROJECT SUB-TOTAL	$17,093,985		**$724.32**
Contingency	$854,699		
PROJECT SUB-TOTAL	$17,948,684		**$760.54**
Escalation	$538,461		
Contractor's Fee	$554,614		
PROJECT SUB-TOTAL	**$19,041,759**		**$806.85**
Owner Design Contingency	$285,626		
FF&E	$325,000		
Design Fees	$1,282,000		
Relocate ComEd Pole Along Dundee Ave	Excluded		
Utilities Hookups	$75,000		
Photovoltaic (Solar Panel) Systems	See ALT		
PROJECT TOTAL	**$21,009,385**		**$890.23**

Owner Bid
Summary Report

LCI Project #:	**25-3647**
Project Name:	**Northbrook Fire Station #11**
Floor Area-SF:	23,600
Bid Due Date:	3/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
Alternates			
Alternate #1			
Provide Diesel Generator i.l.o. Natural Gas		**($233,675)**	
Alternate #2			
ROM Cost - Ballasted Rooftop Photovoltaic System (80kW-100kw)		**$335,908**	
Alternate #3			
ROM Cost - Ballasted Rooftop Photovoltaic System (150kW-200kw)		**$587,839**	
Alternate #4			
Remove Geothermal from Scope (Credit Geothermal + 4 Months GCs, Add for Increased Electrical Service Size)		**($1,817,121)**	
Alternate #5			
Include Monopole, Foundation Structure & Shelter		**$257,043**	

Village of Northbrook
Fire Department
Space Needs Program

FGMARCHITECTS

April 18, 2023
FGM Project No. 23-3665.01

Item	Room/Area/Space	Counts	Sq.ft.			Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
A.	**PUBLIC ENTRY/TRAINING/COMMUNITY ROOM**						
1.0	Public Entry Vestibule		76	80	80		Entrance vestibule
2.0	Public Lobby		120	300	300		Wall for dept photos, provide seating
3.0	Display Cases		-	40	40		Small area for historical memorabilia
4.0	Training/Commmunity Room (backup EOC)		891	1,800	1,800		Training room to accommodate (60) persons in classroom setting, dividable.
5.0	Kitchenette		-	50	50		Alcove within training room for food service
6.0	A/V Closet		-	24	24		Dedicated closet for A/V room equipment
7.0	Storage - General		162	150	150		Store 50% of tables and chairs
8.0	Fire Training Equipment Storage		-	100	100		CPR training equipment
9.0	EOC Equipment Storage		-	50	50		Secure storage room
10.0	Public Toilets						
11.0	Men's Toilet Room		45	200	200		(2) toilets, (3) urinals, (2) lavatories
12.0	Women's Toliet Room		45	200	200		(40) toilets, (2) lavatories
13.0	**Public Entry / Training Room Sub-Total**			**2,994**	**2,994**		
14.0	**Circulation, Wall, and Mechanical Shaft Space (25%)**			749	749		
15.0	**PUBLIC ENTRY, TRAINING/COMMUNITY ROOM TOTAL**			**3,743**	**3,743**		
B.	**ADMINISTRATION**						
1.0	Fire Chief's Office	1	250	350	350	1	Provide desk, credenza, conferecne table for (6), soft seating, book case, files
2.0	Coat Closet		-	10	10		
3.0	Deputy Chief's Office - Operations	1	221	300	300	1	Provide desk, credenza, small table, book case, files
4.0	Coat Closet		-	10	10		
5.0	Deputy Chief's Office - Administration	1	-	300	300	1	Provide desk, credenza, small table, book case, files
6.0	Coat Closet		-	10	10		
7.0	Battalion Chief's Office - Training and Safety	1	213	250	250	1	Provide desk, credenza, small table, book case, files
8.0	Coat Closet		-	10	10		
9.0	Management Analyst Office	1	128	150	150	1	
10.0	Clerk Office	1	120	120	120	1	
11.0	EMS Coordinator Office		-	-	120	1	
12.0	Emergency Management Office		-	-	120	1	
13.0	Future Flex Office		-	-	120	1	
14.0	Open Workstations (Training 7G)	4	-	144	144	4	6'x6' workstations
15.0	Receptionist	1	-	64	64	1	Open work area to monitor lobby
16.0	Waiting Area		-	75	75		Small Area inside Admin w/ two chairs
17.0	Coat Closet		-	10	10		
18.0	Small Meeting Room		-	225	225		Meeting space for (8)
19.0	Conference Room		315	400	400		Conference table for (12)
20.0	Breakroom/Lunchroom		164	300	300		Accommodate space for (12) - plenty counter space
21.0	Mail Copy - Workroom		100	150	150		Shared with Fire Prevention Bureau

Item	Room/Area/Space	Counts	Sq.ft.			Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
22.0	Office Supply Closet		100	50	50		
23.0	Secure File Room		70	150	150		Pension/Training/Personel records - how many 42" cabinets? 6
24.0	Single User Restroom - 2		-	190	190		(1) WC, (1) lav each - (1) should have shower
25.0	Small Locker Area		-	125	125		Lockers for Admin and Fire Prevention
26.0	Janitor Closet/Supply Storage		-	100	100		
27.0	**Fire Prevention Bureau**						locate area close to public lobby
28.0	Fire Marshal Office	1	195	250	250	1	Provide desk, credenza, plan review table, book case, files
29.0	Coat Closet		-	10	10		
30.0	Fire Inspector	1	144	120	120	1	Provide desk, credenza, plan review table
31.0	Fire Inspector	1	-	120	120	1	Provide desk, credenza, plan review table
32.0	Fire Inspector	1	-	120	120	1	Provide desk, credenza, plan review table
33.0	Open Work Area (FPB 7G)	5	-	252	288	6	Provide (6) 6'x6' workstations w/ (2) stand up worksurface islands for plan review
34.0	File Storage		-	400	400		(22) file cabinets within area, need easy access
35.0	Fire Prevention Meeting Room		122	200	200		Room off lobby for staff to meet visitors - size for (6) - large table for plans
36.0	**Administration Sub-Total**	20		**4,965**	**5,361**	24	
37.0	**Circulation, Wall, and Mechanical Shaft Space (35%)**			1,738	1,876		
38.0	**ADMINISTRATION TOTAL**			**6,703**	**7,237**		
C.	**RESIDENTIAL**						
1.0	Dayroom for 9		438	600	600		Separate room from Kitchen/Dining
2.0	Kitchen/Dining for 12		298	700	700		Commercial stove, (3) friges, extra freezer, (3) pantires - combined or individual
3.0	Bunkrooms (8)	5	340	450	720	8	90 s.f. cubicle w/ bed, desk and 3 tier locker for bedding
4.0	Closets		-	25	25		Provide (2) closets - hanging space for dress uniforms
5.0	Open Locker Area		300	435	435		Provide (27) 2'x2' lockers - 3 detail/reassignment lockers included
6.0	Individual Toilet/Shower Rooms	3	150	330	440	4	Each w/ toilet, lav and shower
7.0	Open Sink Alcove		-	15	15		(2) additional sinks in open locker area
8.0	Batallion Chief's Office	1	288	300	300	1	Office with 3 desks - one for each Batallion Chief
9.0	B.C. Bunk			100	100		Bed, nighstand and lockers
10.0	B.C. Toilet Room		100	110	110		toilet, lav, shower
11.0	Captain's Office	1	275	150	150	1	Office with (1) shared desk
12.0	Lieutenant's Office		-	120	120		Office with (1) shared desk
13.0	Captain/Lieutenant Bunk		-	100	100		Bed, nighstand and lockers
14.0	Captain/Lieutenant Toilet Room		-	110	110		toilet, lav, shower
15.0	Station Office		-	350	350		(4) workstations along wall - table in middle - mailboxes
16.0	Wellness Room		-	100	100		Mothers room per IL code - stress management per NFPA recommendations
17.0	Exercise Room		650	1,250	1,250		Ideally located with outdoor area and access - some open area for stretching
18.0	Residential Laundry		120	125	125		Washer, dryer, laundry tub, cabinets and counter

Village of Northbrook
Fire Department
Space Needs Program

FGMARCHITECTS

April 18, 2023
FGM Project No. 23-3665.01

Item	Room/Area/Space	Counts	Sq.ft.			Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
19.0	Janitor Closet/Storage Supply		60	100	100		For supplies and cleaning equipment
20.0	**Residential Sub-Total**	10		**5,470**	**5,850**		
21.0	**Circulation, Wall, and Mechanical Shaft Space (30%)**			1,641	1,755		
22.0	**RESIDENTIAL TOTAL**			**7,111**	**7,605**		
D.	**APPARATUS AREAS**						
1.0	Apparatus Bays		4,160	6,660	6,660		(4) double deep bays - (2) 90'x17' and (2) 90'x20'
2.0	Hose Tower		289	400	400		Room in base for hose washing equipment - provide actual stairs
3.0	Hose Storage		-	24	24		8 lineal feet of rack
4.0	Turnout Gear		-	480	480		(40) lockers
5.0	Clean Gear Storage		-	125	125		Room to keep extra set of gear away from potential contaminants - storage shelving
6.0	Workroom		-	250	250		Tool bench, parts cleaner, extra fluids, flammable cabinet, equip chargers, misc supplies
7.0	SCBA/Equipment		-	150	150		Compressor, spare bottles, workbench - oxygen cascade
8.0	Decon/Wash Zone		-	200	200		Extractor, decon shower, gear dryer, sink
9.0	EMS Supply		-	50	50		Small room w/ shelving for supplies
10.0	Recessed Work Counter		-	25	25		Recessed area w/ counter - maps - chargers
11.0	Special Teams Supply		-	100	100		
12.0	Lawn/Seasonal Storage		-	125	125		
13.0	General Bay Storage		-	150	150		Ice Machine
14.0	Single User Bay Toilet		-	80	80		
15.0	Mezzanine		-	-	-		Potential mezzanine space above support room for additioinal storage
16.0	**Apparatus Areas Sub-Total**			**8,819**	**8,819**		
17.0	Circulation, Wall, and Mechanical Shaft Space (15%)			1,323	1,323		
18.0	**APPARATUS AREAS TOTAL**			**10,142**	**10,142**		
E.	**SUPPORT/STORAGE**						
1.0	Mechanical Room(s)		-	300	300		Assume roof top HVAC equipment
2.0	Electrical Service		-	150	150		
3.0	I.T. Room		-	150	150		Server racks - Alerting System -
4.0	Small Workstation		-	25	25		Workspace within room
5.0	Storage/Equipment		-	15	15		Shelving Unit
6.0	Water Service/Sprinkler		-	75	75		Plumbing and Fire Protection Equipment
7.0	Emergency Generator		-	-	-		Located Outside
8.0	General Building Storage		-	250	350		Maintenance supplies, attic stock of materials
9.0	**Support/Storage Sub-Total**		**-**	**965**	**1,065**		
10.0	Circulation, Wall, and Mechanical Shaft Space (25%)			241	266		

Village of Northbrook
Fire Department
Space Needs Program

FGMARCHITECTS

April 18, 2023
FGM Project No. 23-3665.01

Item	Room/Area/Space	Counts	Sq.ft.			Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
11.0	**SUPPORT/STORAGE TOTAL**			1,206	1,331		
F.	**BUILDING AREA SUBTOTAL**		21,719	28,904	30,058		
G.	**MULTI-STORY CIRCULATION FACTOR** (assume one story)				-		Add 1,000 square feet per floor if multiple floors
H.	**TOTAL BUILDING AREA REQUIRED**		21,719	28,904	30,058		
I.	Stand Alone Storage Building		2,920	3,650	3,650		Add 25% for future growth
J.	**EXTERIOR REQUIREMENTS**						
1.0	Entry Plaza		425		500		Fallen Firefighter Memorial plaza
2.0	Flagpole Area		25		50		
3.0	Outdoor Covered Patio		440		200		
4.0	Electrical Transformer		100		100		
5.0	Generator		300		400		
6.0	Trash Enclosure		80		150		
7.0	Provide an extra 2 acres of site for future training opportunities						
K.	**PARKING REQUIREMENTS**				Spaces		
1.0	Public Parking		3		40		Spaces for visitors (include handicap stalls)
2.0	Staff Parking		25		10		Spaces for admin staff
3.0	Department Parking		3		10		Staff Chiefs - Training truck - Investigator and bureau (ideally under cover)
4.0	Shift Parking		-		20		Spaces for shift personel - (times two)
5.0	**TOTAL PARKING REQUIRED**		31		80		Total Spaces - locate for expansion

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Owner Bid
Summary Report

LCI Project #:	**25-3648**
Project Name:	**Northbrook Fleet Maintenance**
Floor Area-SF:	31,330
Bid Due Date:	7/18/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
DIVISION 1 - General Conditions		**$906,164**	**$28.92**
Preconstruction Services	$59,962		
General Conditions	$846,202		
DIVISION 2 - Site Construction		**$2,245,142**	**$71.66**
02060 Surveying	$20,000		
02071 Site Demolition	In 02210		
02071 Building Demolition-Interior	$407,850		
02073 Hazardous Material Abatement	$20,000		
02210 Earthwork	$1,167,500		
02600 Site Utilities	In 02210		
02527 Site Concrete	$350,971		
02511 Asphalt Paving	$46,101		
02831 Fences & Gates	$166,575		
02900 Landscaping	$31,145		
02630 Storm Water Dentention	In 02210		
02050 Material Testing	$35,000		
DIVISION 3 - Concrete		**$545,645**	**$17.42**
03300 Concrete	$545,645		
DIVISION 4 - Masonry		**$565,022**	**$18.03**
04202 Masonry	$565,022		
DIVISION 5 - Metals		**$945,900**	**$30.19**
05110 Structural Steel	$945,900		
DIVISION 6 - Wood & Plastics		**$83,495**	**$2.67**
06400 Architectural Millwork & Woodworking	$83,495		
DIVISION 7 - Thermal & Moisture Protection		**$1,962,720**	**$62.65**
07210 Insulation Building	$25,400		
07440 Composite Metal Wall Panels	$1,753,700		
07510 Membrane Roofing	$183,620		
DIVISION 8 - Doors & Windows		**$667,682**	**$21.31**
08110 Doors, Frames & Hardware	$138,000		
08361 Sectional Overhead Doors	$155,132		
08410 Exterior Glazing	$374,550		
DIVISION 9 - Finishes		**$1,239,511**	**$39.56**
09252 Metal Stud & Drywall	$614,260		
09510 Acoustical Ceilings	$238,600		
09310 Ceramic and Hard Tile	$39,973		

Owner Bid
Summary Report

LCI Project #:	**25-3648**
Project Name:	**Northbrook Fleet Maintenance**
Floor Area-SF:	31,330
Bid Due Date:	7/18/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
09660 Carpet, Resilient Flooring and Base	$113,960		
09695 Floor Preparation - Misc.	$10,480		
09720 Epoxy Flooring	$62,538		
09900 Painting & Wallcovering	$159,700		
09500 Acoustical Treatment	In 09510		
DIVISION 10 - Specialties		**$99,279**	**$3.17**
10260 Wall & Corner Guards	$34,050		
10430 Building / Exterior Signage	$6,424		
10505 Lockers & Benches	$40,100		
10523 Fire Extinguishers & Cabinets	$1,170		
10800 Toilet Accessories	$3,990		
10430 Exterior Signage	$13,545		
DIVISION 11 - Equipment		**$0**	**$0.00**
11451 Residential Appliances	Inc. in FFE		
11611 Garage Lifts	Inc. in FFE		
11611 Fitness Equipment	Inc. in FFE		
11611 Tools/Shop Equipment	Inc. in FFE		
DIVISION 12 - Furnishings		**$16,605**	**$0.53**
12530 Window Treatment	$16,605		
DIVISION 13 - Special Construction		**$0**	**$0.00**
13850 Monument Sign	In Trades		
DIVISION 14 - Conveying Systems		**$255,400**	**$8.15**
14001 Elevators	$255,400		
DIVISION 15 - Mechanical		**$3,697,935**	**$118.03**
15300 Fire Protection	$236,600		
15400 Plumbing	$620,135		
15500 H.V.A.C.	$2,097,000		
15680 Geo Thermal Premium	$744,200		
DIVISION 16 - Electrical		**$2,682,492**	**$85.62**
16001 Electrical	$1,980,052		
16230 Generators	$269,113		
16700 Fire Alarm	Inc in 16001		
16700 Communications	$112,351		
16800 Security Systems	$170,976		
16800 Audio Visual Systems	$150,000		
TRADE SUB-TOTAL	$15,912,992		**$507.92**
Subcontractor Default Insurance	$165,075		

Owner Bid
Summary Report

LCI Project #:	**25-3648**
Project Name:	**Northbrook Fleet Maintenance**
Floor Area-SF:	31,330
Bid Due Date:	7/18/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
Builder's Risk Insurance	$6,431		
Labor & Performance Bonds	$160,845		
Insurance Program	$194,944		
PROJECT SUB-TOTAL	$16,440,287		**$524.75**
Contingency	$575,410		
PROJECT SUB-TOTAL	$17,015,697		**$543.11**
Escalation	$255,235		
Contractor's Fee	$518,128		
Owner Design Contingency	$444,727		
FF&E	$1,006,500		
Design Fees	$1,189,000		
Utility Modifications	$75,000		
PROJECT TOTAL	**$20,504,287**		**$654.46**

Owner Bid
Summary Report

LCI Project #:	**25-3648**
Project Name:	**Northbrook Fleet Maintenance Building**
Floor Area-SF:	31,731
Bid Due Date:	3/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
DIVISION 1 - General Conditions		**$855,390**	**$26.96**
Preconstruction Services	$45,000		
General Conditions	$810,390		
DIVISION 2 - Site Construction		**$2,408,647**	**$75.91**
02060 Surveying	$20,000		
02071 Site Demolition	$68,169		
02071 Building Demolition-Interior	$458,831		
02073 Asbestos Abatement	$20,000		
02210 Earthwork	$491,508		
02600 Site Utilities	$325,000		
02527 Site Concrete	$310,862		
02511 Asphalt Paving	$129,150		
02831 Fences & Gates	$146,127		
02900 Landscaping	$32,000		
02810 Irrigation Systems	$12,000		
02630 Storm Water Detention	$395,000		
DIVISION 3 - Concrete		**$618,638**	**$19.50**
03300 Concrete	$618,638		
DIVISION 4 - Masonry		**$366,572**	**$11.55**
04202 Masonry	$366,572		
DIVISION 5 - Metals		**$703,357**	**$22.17**
05110 Structural Steel	$703,357		
DIVISION 6 - Wood & Plastics		**$60,865**	**$1.92**
06100 Rough Carpentry	In 09252		
06200 Finish Carpentry	In 09252		
06400 Architectural Millwork & Woodworking	$60,865		
DIVISION 7 - Thermal & Moisture Protection		**$1,807,642**	**$56.97**
07210 Insulation Building	In Trades		
07440 Composite Metal Wall Panels	$1,655,642		
07510 Membrane Roofing	$152,000		
07210 Spray Insulation	NA		
DIVISION 8 - Doors & Windows		**$516,914**	**$16.29**
08110 Doors, Frames & Hardware	$54,300		
08361 Sectional Overhead Doors	$164,714		
08715 Automatic Door Operators	In 08410		
08410 Exterior Glazing	$289,400		

Owner Bid Summary Report

LCI Project #:	**25-3648**
Project Name:	**Northbrook Fleet Maintenance Building**
Floor Area-SF:	31,731
Bid Due Date:	3/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
08950 Transaction Window	$8,500		
DIVISION 9 - Finishes		**$1,112,455**	**$35.06**
09252 Metal Stud & Drywall	$474,412		
09510 Acoustical Ceilings	$138,000		
09310 Ceramic and Hard Tile	$31,200		
09660 Carpet, Resilient Flooring and Base	$69,300		
09695 Floor Preparation - Misc.	$16,500		
09720 Epoxy Flooring	$202,556		
09770 Athletic Flooring	In 09660		
09900 Painting & Wallcovering	$126,427		
09500 Acoustical Treatment	$54,060		
DIVISION 10 - Specialties		**$69,342**	**$2.19**
10260 Wall & Corner Guards	$34,050		
10430 Building / Exterior Signage	$7,500		
10505 Lockers & Benches	$12,090		
10523 Fire Extinguishers & Cabinets	$3,687		
10800 Toilet Accessories	$12,015		
DIVISION 11 - Equipment		**$6,500**	**$0.20**
11451 Residential Appliances	$6,500		
11611 Garage Lifts	Inc. in FFE		
11611 Fitness Equipment	Inc. in FFE		
11611 Tools/Shop Equipment	Inc. in FFE		
DIVISION 12 - Furnishings		**$16,605**	**$0.52**
12530 Window Treatment	$16,605		
DIVISION 13 - Special Construction		**$30,000**	**$0.95**
13850 Monument Sign	$30,000		
DIVISION 14 - Conveying Systems		**$255,000**	**$8.04**
14001 Elevators	$255,000		
DIVISION 15 - Mechanical		**$3,969,094**	**$125.09**
15300 Fire Protection	$105,000		
15400 Plumbing	$554,094		
15500 H.V.A.C.	$1,880,000		
15680 Geothermal Premium Costs	$1,430,000		
DIVISION 16 - Electrical		**$2,541,380**	**$80.09**
16001 Electrical	$1,631,980		
16230 Generators	$719,400		
16700 Fire Alarm	$70,000		

Owner Bid
Summary Report

LCI Project #:	**25-3648**
Project Name:	**Northbrook Fleet Maintenance Building**
Floor Area-SF:	31,731
Bid Due Date:	3/25/25

ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	$/SF
16700 Communications	$120,000		
TRADE SUB-TOTAL	$15,338,401		**$483.39**
Subcontractor Default Insurance	$159,313		
Builder's Risk Insurance	$6,199		
Labor & Performance Bonds	$155,039		
Insurance Program	$187,907		
PROJECT SUB-TOTAL	$15,846,859		**$499.41**
Contingency	$792,343		
PROJECT SUB-TOTAL	$16,639,202		**$524.38**
Escalation	$499,176		
Contractor's Fee	$514,151		
PROJECT SUB-TOTAL	**$17,652,529**		**$556.32**
Owner Design Contingency	$441,313		
FF&E	$1,000,000		
Design Fees	$1,189,000		
Utility Modifications	$75,000		
Solar Array on 2-Story Building	See Alt		
PROJECT TOTAL	**$20,357,842**		**$641.58**

Alternates

Alternate #1	
Provide Diesel Generator i.l.o. Natural Gas	**($495,751)**
Alternate #2	
ROM Cost - Ballasted Rooftop Photovoltaic System	**$114,347**
Alternate #3	
Remove Geothermal from Scope (Credit Geothermal + 4 Months GCs, Add for Increased Electrical Service Size)	**($1,736,607)**

Village of Northbrook
Fleet Department
Space Needs Program

FGMARCHITECTS
April 17, 2023

FGM Project No. 23-3665.01

Item	Room/Area/Space	Employee Counts	Sq.ft.			Employee Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
A.	**PUBLIC ENTRY**						
1.0	Public Entry Vestibule		-		80		Entrance vestibule
2.0	Public Lobby		-		150		Provide seating for (3)
3.0	**Public Entry / Training / Community Room Sub-Total**		-		**230**		
4.0	**Circulation, Wall, and Mechanical Shaft Space**				58		
5.0	**PUBLIC ENTRY**		-		**288**		
B.	**ADMINISTRATION**						
1.0	Administrative Clerk Office	1	see total below		210	2	Desk, credenza, guest seating for (2), file - located near Fleet Supervisor. Window to lobby for reception. Counter space for a part-time staff member for future
2.0	Fleet Manager Office	1	see total below		180	1	Desk, credenza, guest seating for (2), file - located near Admin Clerk.
3.0	Office	0			120	1	Desk, credenza, guest seating for (2) - located near Admin Clerk.
4.0	Conference Room/ Training Room		-		450		To accomodate 8-10 people. Include a counter with (3) workstations for mechanics and flex. Include copier, library, & manuals. Located near Fleet Supervisor.
5.0	File Storage		see total below		120		Secure file storage room with (6) 42" lateral files
6.0	**Administration Sub-Total**	2	241		**1,080**	4	
7.0	**Circulation, Wall, and Mechanical Shaft Space**				378		
8.0	**ADMINISTRATION TOTAL**		241		**1,458**		
C.	**STAFF SUPPORT AREAS**						
1.0	Universal Locker Area	6	on bay flr		300	6	Provide (18) 24" wide lockers w/ foot drawer and bench area. Includes lockers for facilities
2.0	Single User Toilet/Shower Rooms		136		400		(4) single user rooms, each with (1) toilet, (1) lav, (1) shower, and (1) changing bench
3.0	Uniform Service Area				30		Supply lockers, laundry locker, that is accessible to all staff.
4.0	Lunchroom		323		600		To accommodate 8-10 people, but maximum up to 14 people for staff training and other PD or PW staff. Include large TV/monitor. Fridge, (3) microwaves, (3) toaster ovens, no stove, dishwasher, sink, ice machine, coffee station, vending machines, & bottle filler. Located away from shop. area for charging devices and equipment. Access to outside patio with grill.
5.0	Laundry Room		-		100		Washer, dryer, drying rack space or equipment dryer, slop sink.
6.0	Weather Gear Lockers		-		120		(10) lockers, located on way from bay to main locker room, but separate.
7.0	Fitness Area		-		200		(2) treadmills/ cardio units, free weights, stretching area.
8.0	**Staff Support Areas Sub-Total**		459		**1,750**		
9.0	Circulation, Wall, and Mechanical Shaft Space				613		
10.0	**STAFF SUPPORT AREAS TOTAL**		459		**2,363**		

Village of Northbrook
Fleet Department
Space Needs Program

FGMARCHITECTS
April 17, 2023

FGM Project No. 23-3665.01

Item	Room/Area/Space	Employee Counts	Sq.ft.			Employee Counts	Notes
		Current Staffing	Existing Space	Current Required	Future Required	Future Capacity	
D.	**FLEET**						
1.0	Small Fleet Maintenance Bays		3,420		4,800		80' long, (1) 18' wide access lane to (4) 20'x30' work bays. (1) 12' staging lane off access lane for progress vehicles. (3) work bays with either 2 or 4 post overhead racks and (1) work bay with an in-ground lift. Room in work bays for mechanic tools, benches, and equipment. Provide 18' high-speed coiling OH door in/out each side.
2.0	Express Maintenance Lane		-		1,760		80' long, (1) 22' wide. Intended for in-service and quick service. To be also be used for overnight storage of vehicles for department pickup. Located near tools storage. Adjacent racks for plow blades, tools, benches, etc. equipment to allow bay to be used for wash of vehicles. Provide 18' wide high-speed coiling OH door in/out each side.
3.0	Large Fleet Maintenance Bays		4,711		4,680		(2) 90' long x 26' wide, (3) heavy vehicle work bays utilizing mobile lifts and (1) work bay with an in-ground lift. Room in work bays for mechanic tools, benches, mobile lift charging, and equipment. Provide multi-directional 5 ton hoist over entire Large Fleet Maintenance Bays and adjacent fabrication areas. Provide 18' high-speed coiling OH doors for each bay.
4.0	Bulk Oil & Gas Supply		628		1,000		Depressed containment. Bulk oil supply (3) large tanks (palette), bulk gas cylinder supply, (3) kinds of anti-freeze, drum fluid, hydraulic fluids, DEF, washer fluid drums, room for (12) drums, bottle Oxygen (possibly shift to Fire?), shelving with (1) 5-gallon pails, chemical/cleaner storage. To have direct access to exterior and shop. Room for empty drums until pickup.
5.0	Parts & Small Shop Tool Storage		700		800		Secured caged area. Immediate parts & shared hand tools, stand up counter for inventory and access.
6.0	Wash Area/ Boot Wash		-		150		Hose down equipment, boot wash unit, slop sink, equipment drying area. Connected to Laundry Room.
7.0	Emergency Shower/ Eye Wash Station		-		100		(2) 50 s.f. separate areas - one on either side of the bays for emergency convenience
8.0	Mezzanine Storage		692		2,000		Long term storage and large bulk storage. Includes vehicle seats/ panels, tires, bulk equipment, etc. Make capable of 225lbs loading. Hoist access.
9.0	Fabrication Area		in bays		600		Welding, steel rack, milling, drill press, welding table, & horizontal saw. Large enough for plow access. Open above to allow the 5-ton hoist from Large Fleet Maintenance Bays.
10.0	Wood Shop		parts stor		600		Located near the fabrication shop. Table saw, sanders, chop saw, drill press, etc. Sized to accommodate Facilities use of shop
11.0	New/Old Tire Storage		in bays		600		20'x30' - Racks for tires, with direct exterior access. Adjacent to a PD changeover bay for possible use on tire changing.

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12.0	Small Equipment Workroom & Parts		parts stor		400		20'x20' - Secured caged area for equipment repair, bench, tools, etc.
13.0	Vehicle Changeover Bays		in bays		3,200		(4) 35' long x 21' wide bays, one with a 2 or 4 post rack that could be used for tire changeover. Extra space for large racking of police changover supply (lights, equipment, bars, etc.). Bay for storage of vehicles on long lead turnover.
14.0	Recycling Storage Area		on bay flr		400		Palletized storage for Village recycling programs. Space for 15 floor accessed pallets and dumpster
15.0	Bay Toilet		-		160		(2) 80 s.f. separate rooms - one either side of the bays for convenience.
16.0	Facilities Storage		-		320		centralized storage for Village facilities needs.
17.0	General Storage		106		120		Miscellaneous storage
18.0	**Fleet Sub-Total**		10,257		**21,690**		
19.0	Circulation, Wall, and Mechanical Shaft Space				3,254		
20.0	**FLEET TOTAL**		10,257		**24,944**		
E.	**BUILDING SYSTEMS AND MAINTENANCE SPACES**						
1.0	Elevator		-		-		Assumed single story facility
2.0	Elevator Machine Room		-		-		Assumed single story facility
3.0	Emergency Generator		-		-		Located outside. Fully backed up facility.
4.0	Mechanical Room(s)		-		300		Plumbing and Fire Protection Equipment (assume roof top HVAC equipment)
5.0	Electrical Room		-		200		
6.0	Gas Service Room		-		-		In mechanical room
7.0	I.T. Server Room		-		120		Space for up to (1) server rack and (1) communications rack
8.0	Janitor's Closet		-		100		For supplies and cleaning equipment
9.0	Delivery Staging Area		-		200		Delivery staging area
10.0	**Building Systems and Maintenance Spaces Sub-Total**		-		**920**		
11.0	Circulation, Wall, and Mechanical Shaft Space				184		
12.0	**BUILDING SYSTEMS AND MAINTENANCE SPACES TOTAL**		-		**1,104**		
F.	**BUILDING AREA SUBTOTAL**		**11,994**		**30,156**		
G.	**MULTI-STORY CIRCULATION FACTOR**		**-**		**-**		Assumed single story facility
H.	**TOTAL BUILDING AREA REQUIRED**		**11,994**		**30,156**		
I.	**EXTERIOR REQUIREMENTS**						
1.0	Flagpole Area				50		

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2.0	Patio				250		Outdoor seating with hookup for grill, located off lunchroom.
3.0	Electrical Transformer				100		
4.0	Generator				300		Fully backed up facility.
5.0	Trash Enclosure				150		for (3) 4-yd dumpsters, cardboard, scrap, trash
6.0	Security fencing with power gates				-		
J.	**PARKING REQUIREMENTS**		Exist. Spaces		Spaces		
1.0	Staff Parking		4		10		Spaces for personal vehicles on secured side
2.0	Visitor Parking		-		5		Spaces for visitors
3.0	Salt Spreader Storage Spaces		-		9		Spaces for box equipment on storage racks.
4.0	Large Vehicle Maintenance Parking		-		5		Parking for up to 40' long vehicles - Staging for maintenance projects
5.0	Covered/ Cold-Storage Fleet Vehicle Parking		-		6		Parking for 20' long vehicles - Weather-resistent storage for maintenance projects
6.0	Fleet Vehicle Maintenance Parking		6		12		Parking for 20' long vehicles - Staging for maintenance projects
7.0	**TOTAL PARKING REQUIRED**		**10**		**47**		Total Spaces
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