



Village President and Board of Trustees Study Session

Monday, March 13, 2006

8:00 pm

Community Room 101

The President and Board of Trustees welcome you. This is a working session of the Village Board and no public comment will be taken.

Agenda

1. Review of Clean Indoor Air Act Ordinance Recommendation from Task Force
2. Review of Holley Court Garage Guaranteed Maximum Price (GMP)

Adjourn

#1

**VILLAGE OF OAK PARK
CORRESPONDENCE**

DATE: March 7, 2006
TO: President David Pope and the Village Board of Trustees
FROM: Clean Indoor Air Working Group
SUBJECT: Transmittal of Group Issues and Recommendations

At the February 6, 2006 Village Board Meeting, you reached consensus in formation of the Clean Indoor Air Working Group, for the purpose of addressing implementation issues associated with a Clean Indoor Air Ordinance.

This Clean Indoor Air Working Group is comprised of three members of the Business Association Council and includes the following individuals:

Laura M. Maychruk, Dennis Murphy, and Spiro Papageorge.

The Clean Indoor Air Group has two members of Smoke-Free Oak Park and includes the following individuals:
Dr. David Ansell, Dr. Dean Schraufnagel/Christine Taggart (Alternate).

There is one member of the Board of Health, represented by Dr. Janet Holden, Board Chair.

Village President David Pope is the liaison from the Village Board, and Deputy Village Manager M. Ray Wiggins is the staff person assigned by Village Manager Carl Swenson to serve as Group facilitator.

The Clean Indoor Air Working Group conducted two meetings, with the first meeting held on February 23, 2006 at the Main Oak Park Library at 7:00 p.m., and the second meeting held at village hall on March 2, 2006 at 6:00 p.m.

During the first meeting, the Group identified the issues that should be considered regarding the implementation of a Clean Indoor Air Ordinance. These included:

1. Time frame for implementation
2. Marketing/Advertising
3. Public Education
4. Exemption during implementation/phase-in

The second meeting continued the review of implementation issues and ultimately resulted in unanimous agreement on a set of recommendations to be forwarded to the Village Board for consideration and review at a Board Study Session scheduled for Monday, March 13, 2006.

Page 2, Clean Indoor Air Transmittal Cont.

1. The Working Group recommends the following time frames for adoption and implementation of the Clean Indoor Air Ordinance:

- A. Village Board adoption of the Clean Indoor Air Ordinance at the March 20, 2006 Village Board meeting;
- B. Ordinance effective date- July 1, 2006
- C. Delayed effective date for qualifying establishments*-March 1, 2007

2. The recommendation for marketing/advertising is included in Attachments IA and IB;

3. The recommendation for public education is included in Attachment II;

We believe that the issues and recommendations provided by the Clean Indoor Air Working Group provide the components of a successful implementation plan for Oak Park, and we look forward to discussing this matter with you on March 13th.

Thank you for allowing us to come together to work out an agreeable approach for making Oak Park a Clean Indoor Air community.

* The Working Group recommends an effective date of March 1, 2007 for restaurant(s) that currently provide an entire separate floor on a different level for smoking patrons. The delayed effective date provision is not available to new restaurants that open subsequent to March 1, 2006 (to the adoption of the ordinance); it is not available to existing restaurants that modify their building physical structure and or floor plan layout and operations to conform to the qualifying elements of the delayed effective date provision. Finally, it is recommended that the any existing restaurant establishment applying for the delayed effective date provision must have met all qualifying elements as of March 1, 2006.

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ATTACHMENT IA

LOCAL MARKETING

Marketing Statement: Create a consumer oriented marketing program which takes advantage of our new community Clean Indoor Air Ordinance, and supports the business/restaurant communities investment in this new requirement.

This program would be run through GreatNeighborhoodsOakPark with GNOP supporting the initial kick-off at Day in Our Village as well as facilitating the advertising promotion for the program.

This new program is targeted to local residents regardless of their current smoking status as we need to be careful to not alienate the smoking public by focusing solely on the non-smoking segment of our community.

The overriding goal of this program will be to drive local consumers into our business areas and most specifically into our restaurants.

The proposed program is time bound and is not envisioned to run over a long period of time. Instead what is suggested is that A Day in Our Village be used to initially promote a special week long program to take place the first week of July.

Marketing Theme: Oak Park Celebrates a Happy Healthy Lifestyle (this is a very broad theme which should be synthesized into a catch phrase).

Marketing Program:

A rewards program which encourages people to visit our business districts, but also rewards them for purchases. This would be similar in nature to the very successful DTOP Holiday Rebate Program.

- ◆ Shop/Eat in Town – July 1st – July 7th
For every \$25.00 spent in Town get \$5 worth of “Oak Park Dollars” that can be used in any retail establishment in Oak Park.
- ◆ Bike to Shop Program in concert with the Chicagoland Bike Federation: Premiers at Day in Our Village but runs through the Summer/Fall.

This program has not yet been established, but we it should be promoted along with Celebrating Oak Park Health. (GNOP has already spoken to this group about partnering in some fashion this year).

Timing & Advertising

- ◆ Program Time Line: If the ordinance is to become law as of July 1st (which this program envisions), the rebate program would run from July 1st through July 7th with proof of purchase due within the following week, and redemption of “Oak Park Dollars” within a Month of issuance. A Day in Our Village would be used as a launch for this program.

- ◆ Advertising – GNOP would be tasked with the development of hand-outs for A Day In Our Village advertising the upcoming program, and would further support the program advertising by utilizing the GNOP Website for promotion; altering GNOP Table Tents to promote the program; including the promotion in advertising currently scheduled; and highlighting the program in scheduled posters to be created and disseminated

Anticipated Program Promotions

	Cost To Village	Cost to GNOP	Notes
Photo Op of Village Trustees at dinner in a non-smoking restaurant before the ordinance takes place	\$250		
Posters (GNOP) promoting the event	0	\$1000	Posters Already anticipated in GNOP Budget
VOP TV6/FYI promotions	0	0	Personnel Time not included
Table Tents in restaurants and points of purchase throughout the community	0	\$500	Table Tent reprint already anticipated in GNOP Budget
Local newspaper articles	0	0	
GNOP Website / Village Website	0	200	Website already developed
Local Advertising	0	0	GNOP has donated space available
"Oak Park Dollars" receipt booklet	\$500	0	This piece would be developed
Reward Program	\$10,000		Based on \$50,000 in receipts being submitted

ATTACHMENT IB

REGIONAL MARKETING

Marketing Statement: Create an advertising based marketing strategy that reaches out beyond the boundaries of Oak Park to promote the wealth of local restaurant opportunities in Oak Park partnered with an improved indoor environment.

This program targets new patrons outside of Oak Park who might not have taken advantage of our restaurants under previous circumstances. The overriding goal of this program is to drive new regional patrons into our business community and most specifically into our restaurants.

If placed under the banner of Great Neighborhoods Oak Park it has the added benefit of promoting our entire business community to a regional audience.

The proposed program is time bound and not envisioned to run beyond 2006.

Marketing Theme: Come enjoy the healthy environment of our restaurants.

Marketing Program: An advertising campaign that reaches beyond the borders of Oak Park.

The Village of Oak Park, under the umbrella of GreatNeighborhoodsOakPark would provide an advertising template which restaurants in Oak Park could utilize for their advertising efforts outside of Oak Park. While the template would be consistent, an area within the ad would be tailored to specific restaurant and their advertising theme. The Village would participate with the restaurant or association, on a matching basis, for the cost of ad placement.

In addition to individual restaurants utilizing the program, a business area could develop a program around their restaurants to promote their entire area. i.e. – DTOP's "Thursday Night Out" or The Avenue's "Two for Tuesday".

Program Parameters

- ◆ Limitations would need to be established for individual restaurants as well as business areas. The following are examples of limitations and should not be considered recommendations:

Individual establishments could access the program no more than 3 times
or
Business Districts could access the program no more than 3 times

Individual establishments would be allowed up to \$1000 in matching dollars for advertising costs

or
Business Districts would be allowed up to \$3,000 in matching dollars for advertising costs

- ◆ The program would be time bound running from early spring (April/May) through December 2006.

Potential Costs: This is based on the above examples – again these are not recommendations

District Participation:	7 – 8 Districts @ \$3,000	\$24,000
Individual Participation:	20 Participants @ \$1,000	\$20,000

Ad Development would be assumed by Great Neighborhoods Oak Park

ATTACHMENT II

Draft Plan for Public Education on Clean Indoor Air Ordinance

Following a meeting on March 1, 2006, with Loretta Daly, David Powers, Georgeen Polyak, Health Educator Catherine McNamara and Health Information Coordinator Ranjana Das, the following plan was developed.

1. Loretta Daly will work with the business community to determine their preferences for promotion of dining establishments to coincide with a comprehensive ordinance effective date
 - a. The group agreed the primary theme would be the many attributes of dining in Oak Park, one of them being clean indoor air, possibly linked to a community event and/or marketing campaign
 - b. Georgeen Polyak will attend a meeting of the business associations in March with Loretta Daly to ascertain needs for specific information
2. Health Department staff will begin work on an information packet (print and downloadable from VOP website) on a new ordinance similar to the Chicago Health Department's for
 - a. business owners
 - b. building owners
 - b. patrons
 - c. general public
 - d. Village staff

Information will contain

- a. Ordinance
- b. Health benefits
- c. enforcement process
- d. answers to frequently asked questions
- e. contact information for complaints, questions

Business owner packets will contain

- a. No Smoking signs (downloadable)
- b. Tips for orienting current employees, new employees, violators
- c. Tips for dealing with litter issues
- d. Sources for persons interested in smoking cessation (The Health Department offers a free cessation course)

3. Dave Powers will coordinate communications

- c. website
- d. news releases
- e. TV6
- f. FYI

2

To: President David G. Pope and the Board of Trustees
From: Bob Clements, Acting Director of Development Services *BC*
Thru: Pete Dame, Deputy Village Manager
Noted: Village Manager's Office
Date: March 7, 2006
Re: Whiteco - GMP for west expansion of the Holley Court garage

Attachments

- Whiteco's Guaranteed Maximum Price (GMP) proposal (Handed out at the February 28 Executive Session)
- Whiteco's project schedule
- Holley Court Garage Expansion-Improvements Project Summary Matrix

Background

Project Approval: The Amended and Restated Redevelopment Agreement (RDA) between the Village and Whiteco Residential, L.L.C. was approved on November 11, 2004. Four months later on March 7, 2005 the Village Board approved Whiteco's Planned Development (PD) application based on the Plan Commission's recommendations for approval. In a sequential action at the time of the PD Approval, the Redevelopment Agreement was again amended to reflect modifications associated with the Board's/Plan Commission's approval.

Fast Track garage expansion: One of the RDA amendments provided for the fast tracking of the west expansion of the Holley Court garage. The garage work was planned to occur in 4 phases all of which affect the systems and structure of the garage. They consisted of:

- **Phase 1**—west garage expansion.
- **Phase 2**—Capital Improvements part 1 (relocate security office, emergency generator installation, security system upgrade, a pedestrian walk along north side of garage, functional improvements/modifications to Marion entry/exits, new parking access/control systems, and RSC required work—add new stair/elevator tower at head of the public ROW coming north from Lake St.).
- **Phase 3**—North garage expansion (elevation modifications to north side of garage, functional improvements/modifications to Ontario entry/exit, and installation of landscape).
- **Phase 4**—Capital Improvements part 2 (deferred maintenance, cleaning, painting & re-striping, final resigning of garage).

July 2005 GMP proposal: A Guaranteed Maximum Price (GMP) proposal for the west expansion work only, along with a resolution to vacate the remaining portion of Holley Court and approve an easement for Com Ed to move switchgear that is in the path of the expansion, was presented to and reviewed by the Board on July 25, 2005. After lengthy discussion at the meeting and based on a variety of reasons, the Board voted not to approve all three items. As a result of that vote, all 4 phases of the work that was in planning was put on hold. At the Boards' suggestion staff met in September 2005 to formulate a plan to address parking concerns for the Holiday season relayed to the Village from the downtown business owners. It was determined that the best thing to do was to re-stripe the garage with the spaces on a different angle to obtain additional spaces and add new illuminated directional way finding signage. Both of these items were carried out last fall and with them

the shopping season was successfully handled without any major issues from the downtown merchants arising.

Vacation/Easement reconsideration: After spending several months in the fall reviewing the Whiteco RDA, the Board reconsidered and approved both the Holley Court vacation and the Com Ed easement on November 7, 2005 and directed the staff to begin working with Whiteco regarding rescheduling the garage expansion. Subsequently, the staff was able to secure a new schedule from Com Ed to move the switchgear beginning in March 2006. In Late November staff met with Whiteco to establish a timeframe for re-bidding the garage expansion GMP. That timeframe called for Whiteco to re-bid the project from December 30, 2005 to January 31, 2006, tabulate the results during the month of February, deliver the GMP on February 28, have the Board review the GMP in early March, approve the GMP at the March 20 Board Meeting, and start construction in early April in conjunction with the completion of the Com Ed work.

Ontario entry/exit: One issue raised at the July 25th meeting was the planned elimination of the Ontario exit on the north side of the garage. The plan at that time called for the Ontario side to have an entrance only while at the same time increasing the external stacking room and adding a 2nd lane on the Marion Street exit to accommodate it being the only exit from the garage. The main purpose for this change was to eliminate the conflicts in the northeast corner of the garage resulting from cars entering from Marion Street being caught in the traffic backups that currently exist from cars using Ontario to exit. In August/September staff met with the garage designers to see if a design to leave an exit on the Ontario side of the garage could be incorporated into the design. This effort also required discussions with Whiteco (which did not occur until late November) regarding expanding the width of the curb cut off of Ontario so that it could have a 3-lane cross-section (1 in, 2 out—1 left turn and 1 right turn) and determining the exact location of their main building so as to plan the proper lane location at the face of the garage. Due to the revised structural system on the main Whiteco building, which reduced the buildings footprint slightly, Whiteco was able to accommodate both of these needs. The result is a revised design showing how an exit on the Ontario side can be incorporated into the garage plan. Although there is only 1 entry and 1 exit point at the garage face, the 3-lane cross section provides stacking for exiting and entering vehicles in 2 lanes on the outside of the garage by offsetting the entry/exit gates to allow for the 2 lanes to merge to 1 so that there is only 3 lanes at any given point. This new plan also shows a revision to the Marion Street entrance/exit to provide better traffic flow in both directions by moving the gates further east and by removing the existing surface parking in that area to eliminate conflicts with the garage entry/exit lanes. The remaining area will be landscaping thereby creating green space where parking currently exists.

Staff Comments on the GMP Proposal

A standard AIA contract form for the GMP that includes a shared savings clause (75% VOP / 25% Whiteco), as specified in section 12.02 of the RDA, will be provided by Whiteco for the formal Board action on the GMP. Whiteco's updated proposal is in the same format as the July 2005 proposal and is in compliance with all the requirements specified in the Redevelopment Agreement. The net parking gain directly associated with the west expansion is 385 spaces. This phase includes the reconfiguration of the spaces at the joint of the expansion and the existing garage, but does not include the increase in spaces from re-striping the existing garage. The GMP proposal includes a summary of their bid tab and copies of all bids received from sub contractors. Despite the increase in cement and steel costs, some bids actually are lower than the July proposal. The cost increase reflected in this

proposal over July is 5.5%. The same proposal highlights presented in July are summarized below along with the price comparison between the two proposals (July #'s are in parenthesis).

- The hard and soft costs of the expansion are \$5,450,000 (\$5,150,000). Whiteco's construction management fee is 8%, or \$436,000 (\$412,000). This fee includes design, bidding, and construction, and is described in Section 7.04 of the RDA.
- The total design, construction, and management cost is \$5,886,000 (\$5,562,000).
- The cost per space is \$15,288 (\$14,447) – the estimated project budget was \$16,002 per space. (Note: as a comparison, the Avenue garage cost \$17,511/space based on a contract released almost 4 years ago.)
- Whiteco is still expecting to receive some additional bids for certain components of the project. Up to the date of contract awards, any qualified bids that are lower in cost than the current vendor selected will be substituted and the entire savings will be passed on to the Village (not subject to the shared savings clause).
- The proposal includes a 50% MBE/WBE sub-contractor participation. This is a substantial increase over the 18% in the July 2005 proposal.

Project Scheduling Details

Phase 1: When construction on Phase 1 starts, shoring will be required along the current west end of the garage on all levels. The garage will remain in operation during construction, but about 60 parking spaces will be temporarily disrupted (over 700 will remain available). Shoring is also required in the area over the existing garage where level six will be constructed. This shoring may need to extend down for three levels, but will be kept out of circulation paths. Construction staging will extend into the surface lot to the north of the garage. A number of reconfigurations will be performed on the lot, which will result in a net reduction of 20-25 spaces (120-130 will remain available). The surface lot will remain available through August when it will be closed for Whiteco to stage material and construct their project.

Phase 2: The Capital Improvements work that was not done in 2005, because it was planned to be done after the expansion was completed or during its later stages, was incorporated into the Capital Improvements Budget for 2006. This project is ready to be put out for bid now and is scheduled for a July 31-November 3 timeframe based on the garage expansion construction beginning in Early April. Although there will be a slight overlap between Phase 1 and Phase 2, it will not be critical since in August the expansion work will be nearing completion. Reconfiguring the Marion Street entrance/exit and the installation of the new access/revenue control equipment is part of the early Phase 2 work. During that time, the Ontario exit will remain in operation as it is currently.

RSC related work: The RSC related portion of the Capital Improvements to the garage is planned for the early part of the Phase 2 work because it needs to be done this year in order to meet the Village's obligations as spelled out in the RSC RDA. It consists of the construction of a new elevator/stair tower, relocation of the security office, and rebuilding of the Prairie Way (the E-W street that runs from Harlem along the south side of the garage to the southeast entrance to the garage) vehicle and pedestrian surfaces. Moving the security office is necessitated by the new Ontario entry/exit lane location occupying the space where the existing office currently sits. Construction of the new security office must be completed

and it placed in operation before the old one is removed as part of Phase 3. This work also entails relocating and adding new conduit for the upgraded security office and lighting for the new and improved ped-way between the new security office and the Southwest elevator/stair tower pedestrian entrance/exit.

Phase 3: The north expansion of the garage which will add 150 spaces on floors 2-5 will occur when Whiteco begins construction of its project buildings in late August. At that time, the surface lot parking will be eliminated. Early in this phase, the Ontario entry/exit reconfiguration work will be done. It is possible that the use of the Ontario entry/exit may be limited or closed for specific timeframes (as Lake Street has been for the construction of the RSC Project) during the construction of Whiteco's main building depending on the need for safety associated with its construction.

Phase 4: The work in this phase is mainly repairs to the existing garage that are planned to occur upon completion of Phases 1 & 2 but while Phase 3 is underway. It could also entail the loss of spaces along the north side of the garage because of the north expansion. Blocks of spaces will also be lost to enable the repair, painting, and re-striping to occur. These should be off-set by the new spaces in the west expansion.

Summary & Requested action

Summary: Staff was able to address the issue of maintaining an exit on the Ontario side of the garage by working with its designers and Whiteco. The 5.5% GMP cost increase in the proposal is lower than what staff had anticipated based on the reports of concrete and steel cost increases. The \$15,288/space cost of the increase is also still lower than the original estimate contained in the RDA. With the current proposal Whiteco was able to increase their use of MBE/WBE contractors from 18% to 50%.

The timing of Phases 2-4 have been closely coordinated to coincide with the Phase 1 work in an effort to minimize the loss of parking spaces both in the garage and in the adjacent surface lot. Delaying the start of the Phase 1 beyond early April will cause some portions of the Phase 2 and all of the Phase 4 work to be postponed until next year in order to avoid major disruptions in the use of the garage slipping into the critical Holiday Season. A delay on the Phase 1 work could raise issues with RSC if that portion of the Phase 2 work associated with the Village's obligations in their RDA regarding the new elevator/stair tower is affected. Regardless of whether Phases 1 & 2 is delayed, Whiteco will not delay the start of their project (which includes Phase 3—the north garage expansion) beyond late August 2006 because of commitments to deliver Trader Joes space for tenant build out in August 2007. A delay of Phase 1 beyond early April will mean for certain that the use of the surface lot for public parking purposes during construction will be lost before the west expansion is completed because Whiteco will be constructing their building on it.

Requested Action: Staff's assessment is, for the purpose of mitigating the loss of spaces in the surface lot and the garage during construction and in order to complete all 4 Phases of work in 2006, that the Board place the approval of the garage GMP on the March 20th Board Meeting Agenda but certainly not postpone it beyond the April 3rd Board Meeting.

Note: The revised entrance/exit plan will not be available until later this week. It will be sent out under separate cover letter.

Project Schedule – March 1, 2006

Project Schedule: This schedule is updated as of March 1, 2006 to reflect the anticipated timeline based on the events since the March 2005 Planned Development approval (the events of March-December 2005 have been left off as part of the update). The project schedule includes the following key dates:

March, 2005:	Public Hearing by Village Board and adoption of Planned Development.
January, 2006:	Re-bidding of Parking Garage Plans – Holley Court Expansion.
February 1 2006:	Bids due to Whiteco for Parking Garage Plans – Holley Court Expansion.
February 28 2006	GMP due to Village
March, 2006:	ComEd relocation work begin/acquisition of Field Parcel by Village.
March 13, 2006:	Village Board review of Parking Garage Contract.
March 20, 2006:	Village approval of Parking Garage Contract.
April, 2006:	Closing of the conveyance of Property, posting of financial instrument and recordation of subdivision plat. Construction Start—Holley Court Expansion.
May, 2006:	Submittal of plans for building permits.
August, 2006:	Projected Start - Construction of Project.
September, 2006:	Delivery of Holley Court Expansion to Village.
August, 2007:	Delivery of Retail Parcel to main tenant.
August, 2008:	Completion of construction for Project (24 months after projected start of construction).

HOLLEY COURT GARAGE EXPANSION-IMPROVEMENTS

PROJECT SUMMARY

PHASE 1	PHASE 2	PHASE 3	PHASE 4
<p>Project Description: West garage expansion</p> <p>Architect: Brininstool+Lynch</p> <p>Bid date: 12/30/2005 to 1/31/06</p> <p>Construction: April to September 2006</p> <p>Details:</p> <ol style="list-style-type: none"> 1) 6 floor expansion to west of existing garage that will add approximately 385 spaces. 2) Cost covered by Guaranteed Maximum Price based on the Whiteco RDA. 	<p>Village Capital Improvements Part 1</p> <p>Brininstool+Lynch</p> <p>March 2006</p> <p>August-November 2006</p> <ol style="list-style-type: none"> 1) Installation of new access & revenue control systems. 2) Installation of upgraded security system that will manage & monitor multiple sites. 3) Modifications to the Marion entry/exit to add a 2nd exit lane and move the entry exit lanes outside to the east of the garage structure. 4) Relocation of the garage parking and security office from the north side of the garage to the south side. This will also include a new Police substation. 5) Addition of a new elevator on the south side of the garage at the north end of the ped-auto corridor from Lake Street. 6) Rehab of Prairie Way including creation of sidewalk along northside that will have a canopy over it. 7) Addition of an emergency generator for the garage and the security office. 8) Installation of new signage in the garage. 	<p>North garage expansion</p> <p>Brininstool+Lynch</p> <p>June 2006</p> <p>September 2006</p> <ol style="list-style-type: none"> 1) 5 floor expansion to the north of the existing garage under the main Whiteco residential building that will add approx. 25 surface spaces and 150 spaces between floors 2-5. 2) Modifications to the Ontario entry/exit 3) Modifications to the north garage façade. 4) Construction of canopys over the two revised entry/exits. (optional--may not be done) 5) Landscaping along the Harlem and Prairie way sides of the garage. 6) Construction of a new east west pedestrian walk along the northeast corner of the garage including a canopy over it (canopy is optional--no design work has been done). 	<p>Capital Improvements Part 2</p> <p>n.a.</p> <p>March 2006</p> <p>October-November 2006</p> <ol style="list-style-type: none"> 1) Structural repairs to the older portions of the garage. 2) Cleaning & painting of the older portions of the garage. 3) Restripping of the older portions of the garage. 4) Final resigning of the garage.

Consultant Team

Contractor: WPM Construction
 Structural Engineer: C.E.Anderson
 Civil Engineer: Terra Engineering
 Parking Master Plan: KLOA
 Parking Access/Revenue Control, Signs: Desman Associates
 Security System: International Security Planners
 Landscape: Doug Hoerr

Note 1: Village Staff assisting in the planning include Development Services, Engineering, IT, Parking, Bldg/Prop Standards, & Fire Prevention.

Note 2: The contractor for Phase 4 will be hired through Desman Associates.

Note 3: Timing for starting Phase 4 is dependent on the ability to interface it with the finish of Phase 1 & 2.

ON AVE

SITE DISTANCE LINE (TYP)

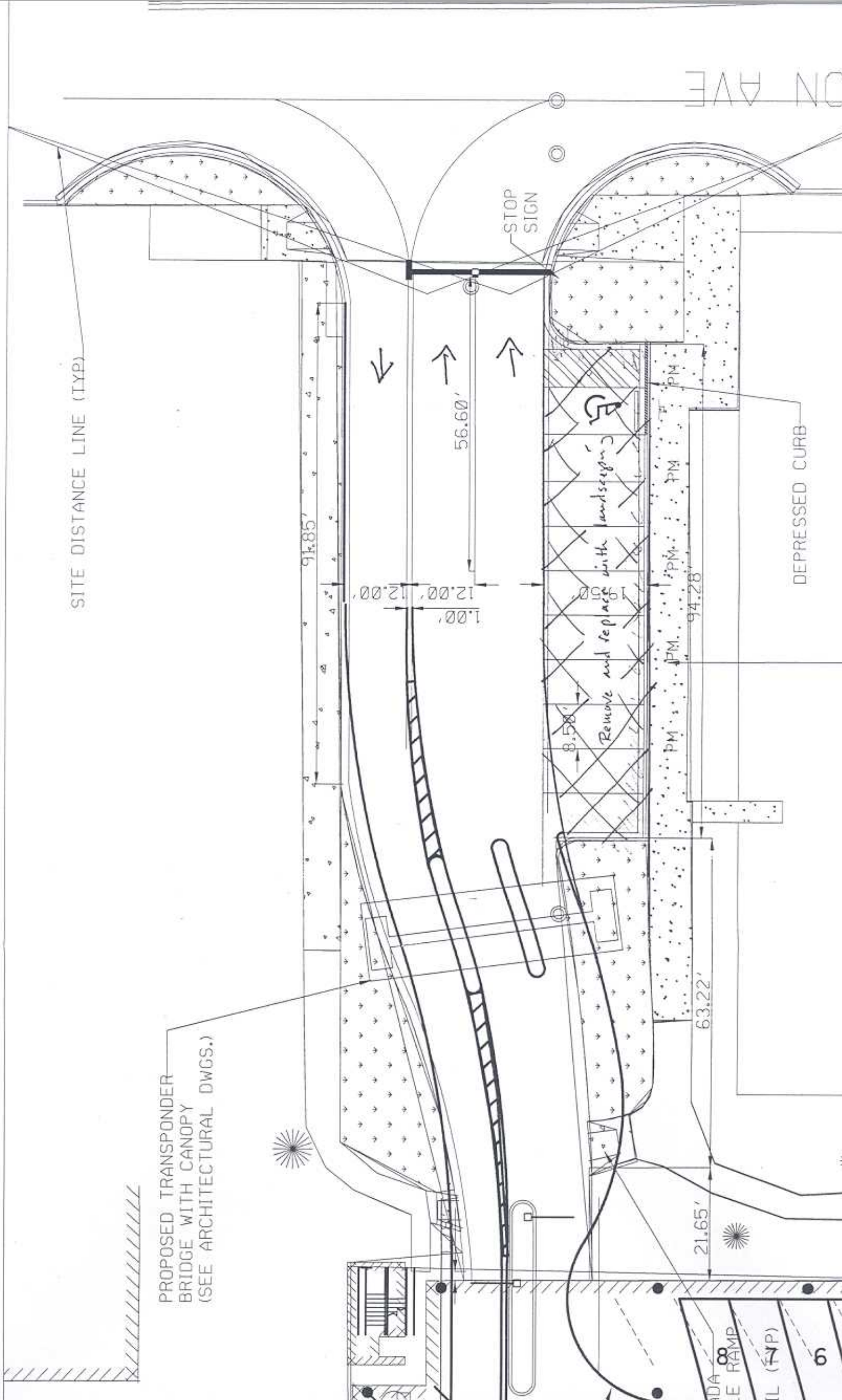
STOP SIGN

DEPRESSED CURB

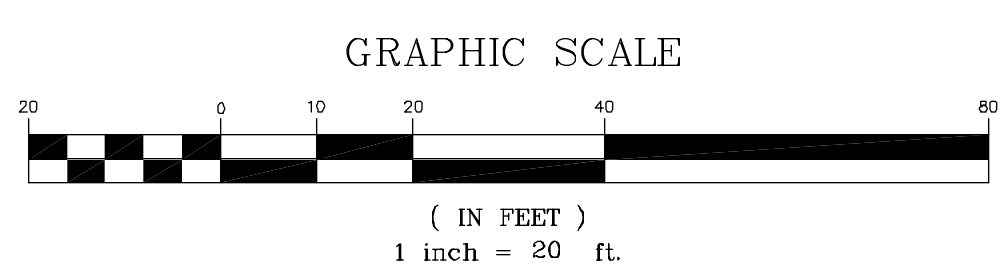
PROPOSED TRANSPONDER BRIDGE WITH CANOPY (SEE ARCHITECTURAL DWGS.)

Remove and replace with landscape

ADA
RAMP
TAIL (TYP)
6



Ontario Street



LEGEND

- UTILITY POLE
- LIGHT POLE
- MANHOLE
- INLET
- WATER BUFFALO BOX
- GAS BUFFALO BOX
- FIRE HYDRANT
- DECIDUOUS TREE
- CONIFEROUS TREE
- SIGN
- GUY WIRE
- ROOF DRAIN
- CLEAN OUT
- REBAR
- FLARED END SECTION
- IRON PIPE
- P/L PROPERTY LINE
- GAS LINE
- ELECTRIC LINE
- FENCE
- SANITARY SEWER
- STORM SEWER
- BUSH LINE
- OVERHEAD UTILITY LINE

Harlem Avenue

IL Rte 43

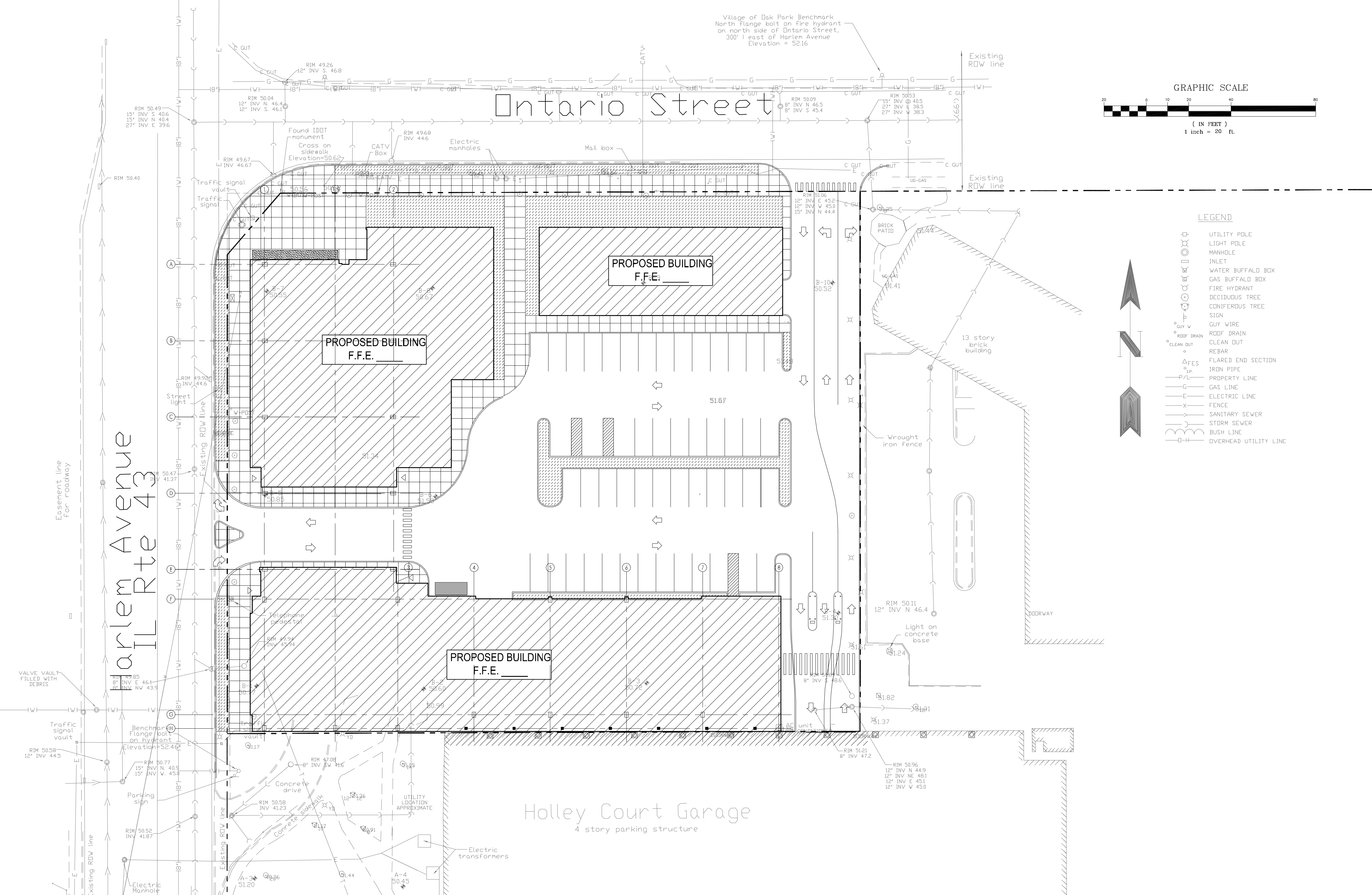
Holley Court Garage

4 story parking structure

PROPOSED BUILDING
F.F.E. _____

PROPOSED BUILDING
F.F.E. _____

PROPOSED BUILDING
F.F.E. _____



Village of Oak Park Benchmark
North Flange bolt on fire hydrant
on north side of Ontario Street,
300' east of Harlem Avenue
Elevation = 52.16

Existing
ROW line

Existing
ROW line

Easement line
for roadway

Existing ROW line

DOORWAY

Light on
concrete
base

AC
unit

Electric
transformers

Electric
Manhole

Parking
sign

Traffic
signal
vault

Valve vault
filled with
debris

Benchmark
Flange/bolt
on hydrant

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive

Concrete
drive