

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS,
HELD IN THE CITY COUNCIL CHAMBERS,
800 GAME FARM ROAD ON
TUESDAY, DECEMBER 14, 2021

Mayor Purcell called the meeting to order at 7:02 p.m. and led the Council in the Pledge of Allegiance.

Mayor Purcell stated that he has determined that under the Governor's orders the meeting can be held with electronic attendance for the safety of the council members and the public and to help prevent the spread of the coronavirus.

ROLL CALL

City Clerk Behland called the roll.

Ward I	Koch	Present
	Transier	Present
Ward II	Plocher	Present
	Soling	Present
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Tarulis	Present
	Peterson	Absent (arrived at 7:36 p.m.)

Staff in attendance at City Hall: City Clerk Behland, City Administrator Olson, Chief of Police Jensen, Attorney Orr, Public Works Director Dhuse, Finance Director Fredrickson, Parks and Recreation Director Evans, Senior Planner Engberg, Facilities Manager Raasch, and EEI Engineer Sanderson.

Staff in attendance electronically: Community Development Director Barksdale-Noble.

Clerk's Note: Due to COVID-19, in accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Act, the United City of Yorkville encouraged social distancing by allowing remote attendance to the City Council meeting.

Members of the public were able to attend this meeting in person while practicing social distancing as well as being able to access the meeting remotely via Zoom which allowed for video, audio and telephonic participation.

A meeting notice was posted on the City's website on the agenda, minutes and packets webpage with instructions regarding remote meeting access and a link was included for the public to participate in the meeting remotely: <https://us02web.zoom.us/j/86825475553?pwd=Q3JkRVZUZitibzBPbEhQVXZnUzJBUT09>. The Zoom meeting ID was 868 2547 5553.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

Flags of Valor Presentation to American Legion

Parks and Recreation Director Evans and Superintendent of Recreation Remus wanted to thank the Yorkville American Legion Post 489 for their partnership over the last few years. This year's Flags of Valor had over 150 flags donated. All of the proceeds of the Flags of Valor go to the American Legion. Director Evans presented a check to Commander Cella of the American Legion for \$5,000.

Rudolph Run 5k Presentation to Knights of Columbus

Parks and Recreation Director Evans and Superintendent of Recreation Remus explained that the Rudolph Run 5k was a fundraiser held to help the Knights of Columbus's toy drive that they put together for families in need within the Kendall County area. Superintendent of Recreation Remus presented a check for \$1,000 to the Knights of Columbus.

Swearing-in Patrol Officer – Tyler Lobdell

Mayor Purcell, Fire and Police Commission Chairman Robert Johnson, and Chief of Police James Jensen swore in Tyler Lobdell as a Patrol Officer for the police department.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

1. Minutes of the Regular City Council – November 9, 2021
2. Minutes of the Regular City Council – November 23, 2021
3. Bill Payments for Approval
 - \$ 770,342.06 (vendors)
 - \$ 927,617.79 (wire payments)
 - \$ 330,003.98 (payroll period ending 11/24/21)
 - \$ 2,027,963.83 (total)

Mayor Purcell entertained a motion to approve the consent agenda. So moved by Alderman Funkhouser; seconded by Alderman Plocher.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye

REPORTS

MAYOR'S REPORT

**Furniture Purchase for 651 Prairie Pointe
(CC 2021-61)**

Mayor Purcell entertained a motion to table the Furniture Purchase for 651 Prairie Pointe until February 2022. So moved by Alderman Marek; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Koch-aye, Plocher-aye

**Meeting Schedule for 2022
(CC 2021-63)**

Mayor Purcell entertained a motion to approve the meeting schedule for 2022 as presented. So moved by Alderman Marek; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Funkhouser-aye, Tarulis-aye, Transier-aye, Soling-aye,
Marek-aye, Koch-aye, Plocher-aye

Ordinance 2021-37

**Bond Ordinance
(ADM 2021-41)**

Mayor Purcell entertained a motion to approve the Ordinance authorizing and providing for the issuance of General Obligation Bonds (Alternate Revenue Source), Series 2022, of the United City of Yorkville, Kendall County, Illinois, in the aggregate principal amount of \$5,170,000, for the purposes of refunding the outstanding General Obligation Refunding Bonds (Alternate Revenue Source), Series 2011 and providing for certain capital improvements throughout the City, prescribing all the details of said bonds and providing for the imposition of taxes to pay principal of and interest on such bonds and authorize the Mayor and City Clerk to execute. So moved by Alderman Soling; seconded by Alderman Transier.

Motion approved by a roll call vote. Ayes-7 Nays-0
Tarulis-aye, Transier-aye, Soling-aye, Marek-aye,
Koch-aye, Plocher-aye, Funkhouser-aye

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

**DCEO ReBuild Illinois Grant Application
for Downtown Redevelopment
(EDC 2021-37)**

Alderman Funkhouser made a motion to authorize staff to submit the proposed Downtown Yorkville Neighborhood and Mainstreet Improvement Corridor plan project for the ReBuild Downtowns and Main Streets Capital Grant Program as proposed with the project cost of \$4,586,400.00 with the City's contribution of \$1,586,400.00; seconded by Alderman Koch.

Motion approved by a roll call vote. Ayes-7 Nays-0
Soling-aye, Marek-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

No report.

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

No report.

STAFF REPORT

No report.

MAYOR'S REPORT (cont'd)

**City Buildings Updates
(CC 2021-04)**

Public Works Building, Space Needs Analysis, Update

Mayor Purcell introduced Chris Hansen with Kluber, who would be giving a presentation on the Yorkville Public Works and Parks Maintenance Facility Study (*see attached*). Chris explained that he wanted to provide the Council with a high-level overview of what steps Kluber had taken to explore the needs for a new public works and parks and recreation facility. They put together three project objectives: site evaluation and document review, space need analysis and development options, and the cost and schedule for development. Chris mentioned that they did consider Kendall Area Transit (KAT) in some of the calculations but stated he would not go into much detail due to them not being 100% committed to the project at this time. The City currently owns three existing sites for consideration for this project. There are location options at 610 Tower Lane and 609 North Bridge Street, 185 Wolf Street, and Blackberry Shore Lane and Cannonball Trail. Kluber has toured all sites and met with staff to get the existing and proposed square footage. The City's existing public works and parks and recreation combined square footage is 35,905 SF. Staff has asked Kluber to calculate the existing square footage and a 20-year development plan, leaving us with a proposed total of 134,275 SF. Chris then began to go over the four different development options:

Option A – Home Depot Site with KAT and all components on one site. The City currently owns this eight-acre property. All pieces along with KAT would fit here at this location. All utilities are available on or adjacent to the site. This site would be limited to a 20-year development plan. There are projected difficulties with parking for staff and employees. Additionally, this location is adjacent to a residential area. The project cost for this option is between \$35.1 - \$37.6 million.

Option B – Home Depot Site with all components on-site without KAT. The City currently owns this 8-acre property. All components would fit at this location. This option would give better site circulation and building placement options without KAT. All utilities are available on or adjacent to the site. Without KAT, this would provide more options for staff and public parking. The site is still limited to a 20-year development plan but has slightly more room vs. Option A. This site is adjacent to a residential area. The project cost for this option is between \$29 – \$31.2 million.

Option C – Parks and Recreation on Parks Site (south site) – Public Works Only on North Site. The City currently owns the north site and a portion of the south site. The utilities are adjacent to both sites. Having split sites require some duplication of spaces. The north parcel is adjacent to residential areas. The parks' garage is not as flexible for use. The project cost for this option is between \$20.1 – \$21.6 million.

Option D – New Site Option (Location to be determined). A new site of proper dimension can allow for a longer-range facility plan. This would allow for building expansion in the future. This option is the best site circulation option of the proposed alternatives. All of the employee and public parking could be accommodated on site. The City would have to purchase a new property. The best option would be to find a property with adjacent public utilities to keep the development expenses low. Another item for consideration is the size of the site, with a twelve to fifteen-acre parcel targeted as an ideal size. The ideal spot would be no less than 500 feet wide at its smallest dimension to allow for the perfect site circulation patterns. The project cost for this option is between \$31 – \$33.8 million.

Chris stated they estimated that if the City continues moving forward with the project, it will take roughly 16 to 24 months. This will all depend on the construction and availability of material. Alderman Funkhouser asked for clarification on the Tower Lane location. Chris stated that the Tower Lane location would be repurposed in all options. The Wolf Street location will only be utilized if it's decided on doing the split option between public works and parks and recreation. Chris mentioned that the best time to bid is early January. Alderman Koch said the first step would be to find the right property. When they discussed a 100-year plan, Mayor Purcell wanted to clarify that the property would be a good fit for 100 years and not the building. Mayor Purcell asked about eliminating one option and brought up selling the Home Depot property. Mayor Purcell mentioned this site not going over 20 years, and its location next to the residential area as reasons for the possible sale of this property. The Council discussed possible areas to save money and cut back. If the City goes with a larger site, it could be added onto later. Mayor Purcell stated a lot of good ideas were brought up, and staff will continue the discussion and bring this back at a future date.

**Water Study Update
(CC 2021-38)**

Joliet Water Source Notification

Mayor Purcell entertained a motion to authorize staff to formally notify Joliet that the City declines their offer as a preferred water source for the United City of Yorkville. So moved by Alderman Funkhouser; seconded by Alderman Marek.

Motion approved by a roll call vote. Ayes-7 Nays-0
Marek-aye, Koch-aye, Plocher-aye, Funkhouser-aye,
Tarulis-aye, Transier-aye, Soling-aye

Resolution 2021-35

**Selecting Lake Michigan as the Preferred Water Source and
the DuPage Water Commission as the Preferred Water
Supplier for the United City of Yorkville**

Mayor Purcell entertained a motion to approve a Resolution Selecting Lake Michigan as the Preferred Water Source and the DuPage Water Commission as the Preferred Water Supplier for the United City of Yorkville and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Soling.

Motion approved by a roll call vote. Ayes-7 Nays-0
Koch-aye, Plocher-aye, Funkhouser-aye, Tarulis-aye,
Transier-aye, Soling-aye, Marek-aye

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Tom Schmitt, a Yorkville resident, addressed the Council and said he had just moved into Grande Reserve. He would like the City to look into making the train crossing areas a quiet zone. Yorkville has grown a lot over the last five years, especially in the Grande Reserve area. The horn is deafening, especially overnight. Please look into quiet zones again with the growing population of the City.

EXECUTIVE SESSION

None.

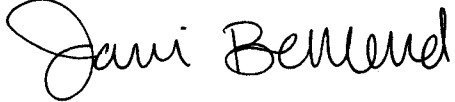
ADJOURNMENT

Mayor Purcell entertained a motion to adjourn the City Council meeting. So moved by Alderman Peterson; seconded by Alderman Soling.

Motion unanimously approved by a viva voce vote.

Meeting adjourned at 8:37 p.m.

Minutes submitted by:

A handwritten signature in black ink, reading "Jori Behland". The signature is written in a cursive, flowing style.

Jori Behland,
City Clerk, City of Yorkville, Illinois

Yorkville Public Works and Parks Maintenance Facility Study Board Presentation December 14, 2021



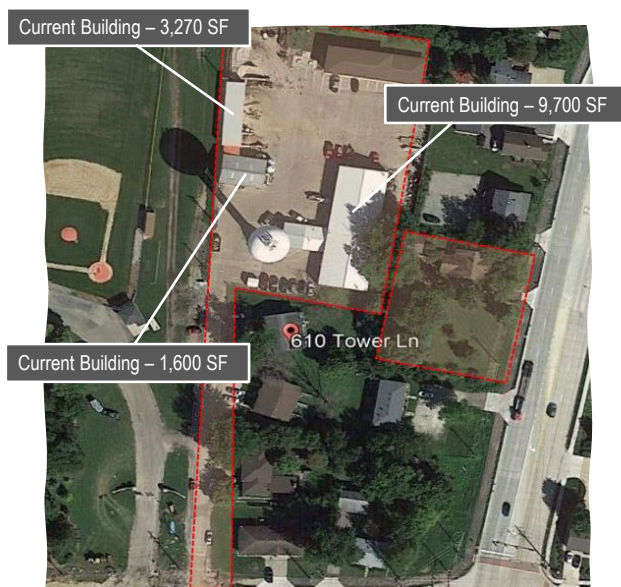
Project Objectives:

Step 1 – Site Evaluation & Document Review

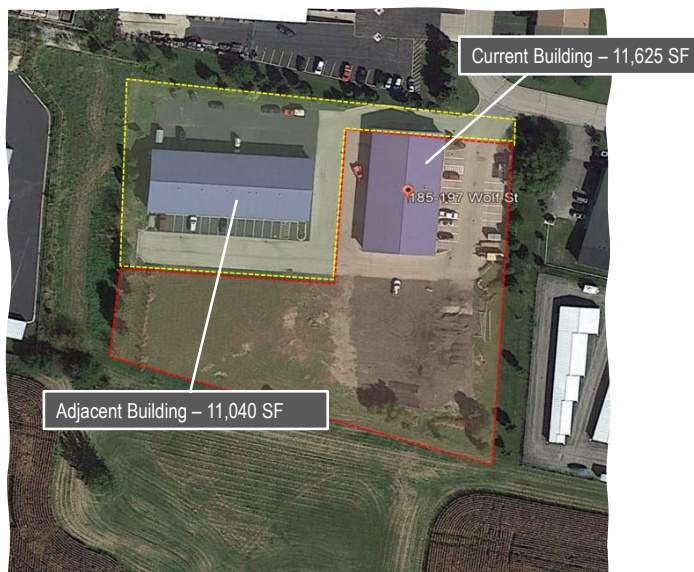
Step 2 – Space Needs Analysis & Development Options

Step 3 – Cost and Schedule Development

Existing Sites Owned by the City of Yorkville For Consideration:



610 Tower Lane & 609 N. Bridge Street



185 Wolf Street



Blackberry Shore Lane & Cannonball Trail

Existing and Proposed Square Footages:

Existing

Public Works – 14,335 SF

Parks – 11,625 SF


Recreation – 9,945* SF

Kendall Area Transit – 0 SF


Grand Total – 35,905 SF


Proposed

 Public Works – 70,784 SF

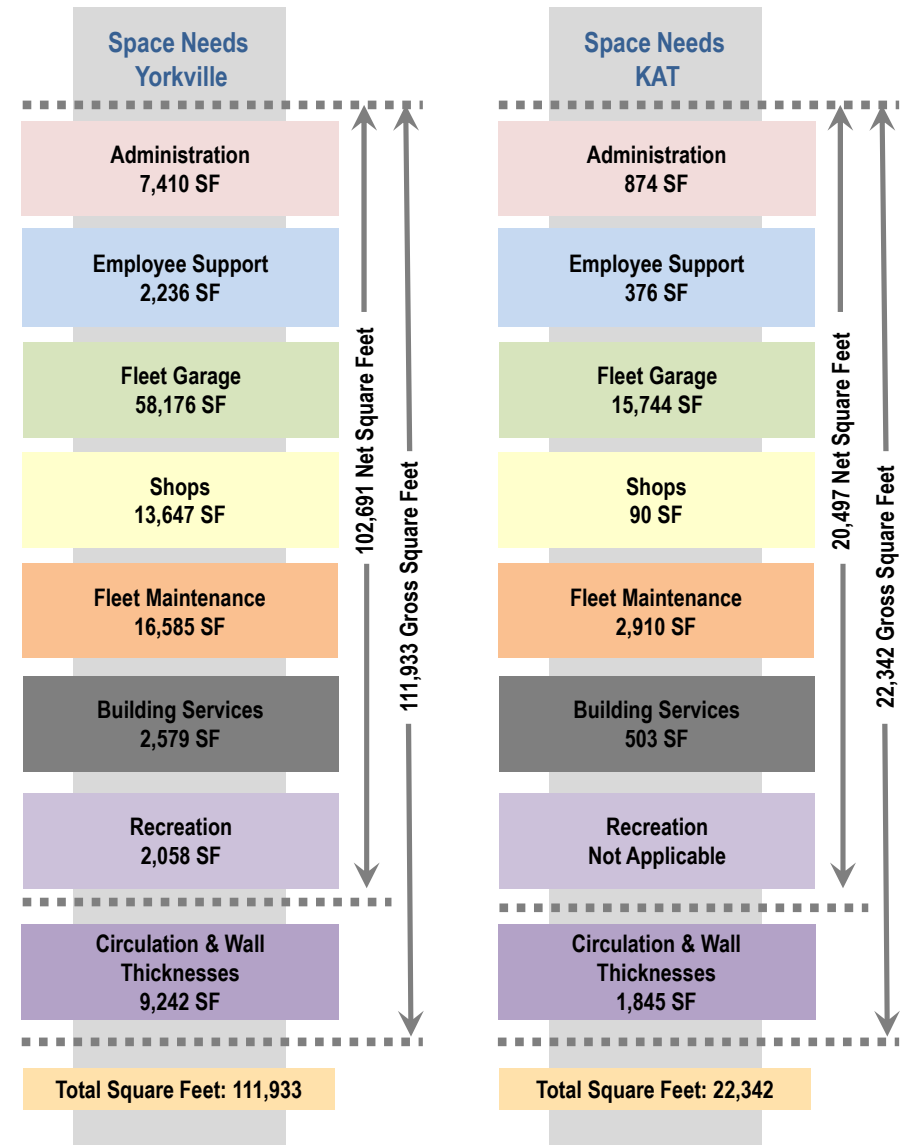
 Parks – 36,786 SF

 Recreation – 4,363 SF*

 Kendall Area Transit – 22,342 SF

 Grand Total – 134,275 SF

* Proposed Recreation square footage is less because approximately 5,600 SF of special event and seasonal display storage shall be reallocated to the old Public Works facility to reduce the amount of new square footage that needs to be constructed with the new building. There is no loss of square footage for the Recreation Department assuming this reallocation of space.



Public Works Goals

1. Larger capacity salt structure and roofed materials storage bins on the proposed site.
2. Administrative and shop workspace needs to be improved for the employees.
3. Adequate space to keep the entire fleet and apparatus under roof and heated.
4. Update technology systems. (Computers, SCADA, Paging, Etc.).
5. Provide a dedicated vehicle service and maintenance bay area with heavy and medium duty vehicle lifts and welding areas.
6. More bathrooms and dedicated locker rooms.
7. A flexible use meeting room that can accommodate larger city council meetings as well as double as a break room.
8. Produce a project within the financial means of the City.

Parks Department Goals

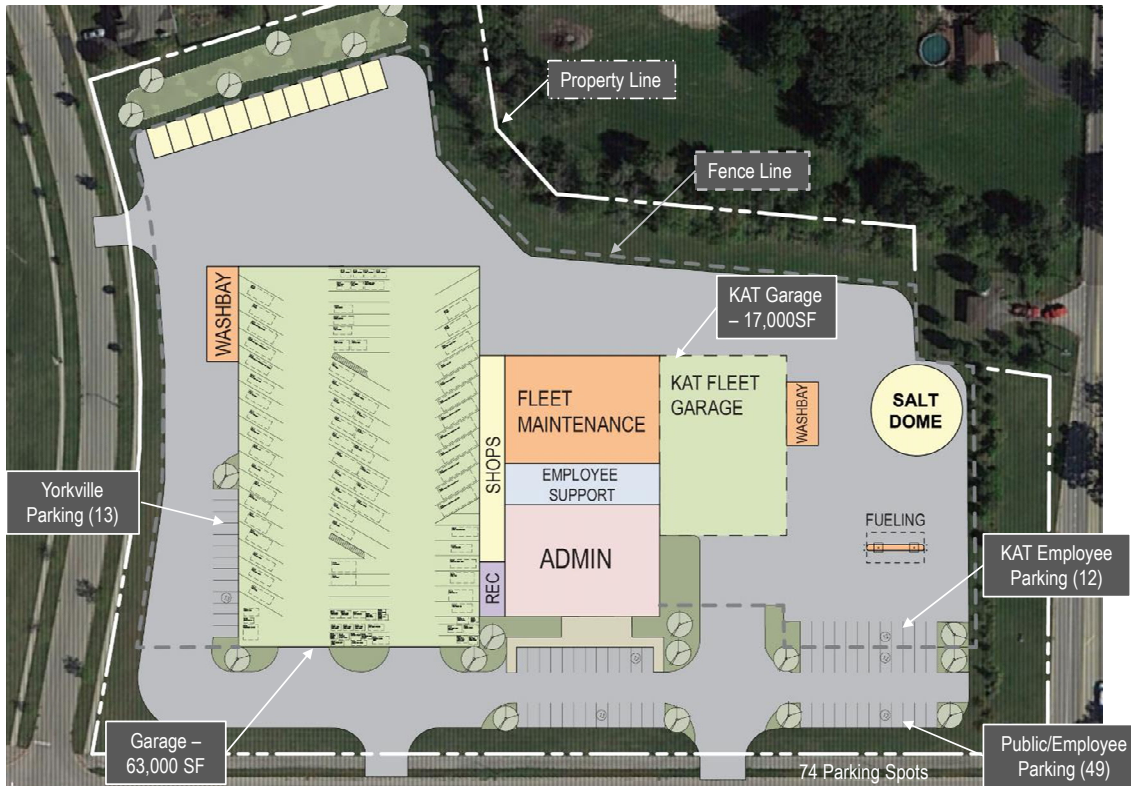
1. A more efficient garage layout.
2. More apparatus and vehicles under one roof.
3. Permanent outdoor material storage bins with a roof.
4. Easy access to park areas served.

Recreation Department Goals

1. A remote park storage building is needed.
2. Improve athletic equipment pick-up on site.
3. Provide proper storage systems to house athletic equipment.
4. Consider the long-range recreation department program offerings. (Child-care, summer youth programs, etc.)
5. Have open space to support recreation programs.

Kendall Area Transit Goals

1. Indoor storage for fleet in the City of Yorkville area closer to population served in that jurisdiction.
2. Reduce vehicle vandalism & theft.
3. Reduce cost by sharing some facility amenities such as fleet maintenance, locker rooms, break room, fueling station & vehicle wash bay with the United City of Yorkville.



Option – A: W/-KAT (All components on one site with KAT)

Pros and Cons:

Pros:

- Currently own the site.
- All City of Yorkville & KAT program pieces located on one site.
- Parcel is a Planned Unit Development, so stormwater management is already accounted for off-site allowing for a maximum use of land.
- If KAT is not located on site, their garage space can be a future growth area for City of Yorkville extending the design beyond 20 years.
- All utilities are available on or adjacent to the site.

Cons:

- Not enough room for future expansion with KAT on site.
- Site is limited to a 20-year development plan. Very limited areas to expand the building in the future.
- Difficult to accommodate all parking for employees and public.
- Adjacent to residential areas
- Will require the site to have the PUD amended.

Option A: Preliminary Budget (Yorkville Portion):

Item	Description: United City of Yorkville Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:		Budget Range:		Cost Per SF Totals:	
A	Existing Building Demolition:									
1	Selective Demolition	0	0	0	\$ -	to \$ -	\$ -	to \$ -		
	Sub-Total Existing Building Demolition	0		0			\$ -	to \$ -		
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	7,410	9.00%	8,077	\$ 164	to \$ 177	\$ 1,324,612	to \$ 1,429,611		
2	Building Costs (B - Employee Support Areas)	2,236	9.00%	2,437	\$ 205	to \$ 218	\$ 458,380	to \$ 487,448		
3	Building Costs (C - Fleet Garage)	58,176	9.00%	63,412	\$ 197	to \$ 210	\$ 12,492,132	to \$ 13,316,486		
4	Building Costs (D - Shops)	3,816	9.00%	4,159	\$ 174	to \$ 187	\$ 723,743	to \$ 777,815		
5	Building Costs (E - Fleet Maintenance)	10,585	9.00%	11,538	\$ 265	to \$ 278	\$ 3,057,477	to \$ 3,207,467		
6	Building Costs (F - Building Services)	2,579	9.00%	2,811	\$ 170	to \$ 183	\$ 477,889	to \$ 514,433		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 145	to \$ 158	\$ 325,267	to \$ 354,429		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	15,831	9.00%	17,256	\$ 965,000	to \$ 1,150,000	\$ 965,000	to \$ 1,150,000		
	Sub-Total New Construction Cost	102,691		111,933			\$ 19,824,499	to \$ 21,237,690		
C	Site Development:									
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to \$ -				
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,550,000	to \$ 1,700,000	\$ 1,550,000	to \$ 1,700,000		
	Sub-Total Site Development Cost						\$ 1,550,000	to \$ 1,700,000		
D	Sub-Total Construction Cost						\$ 21,374,499	to \$ 22,937,690	\$ 190.96	\$ 204.92
E	Design Contingency (5%)						\$ 1,068,725	to \$ 1,146,884		
F	Sub-Total Construction Cost with Design Contingency						\$ 22,443,224	\$ 24,084,574	\$ 200.51	\$ 215.17
G	Construction Contingency (10%)						\$ 2,244,322	\$ 2,408,457		
H	Sub-Total Construction Cost with Const. Contingency						\$ 24,687,547	\$ 26,493,031	\$ 220.56	\$ 236.69
J	Fixtures, Furniture and Equipment (6% of Line F)						\$ 1,346,593	\$ 1,445,074		
K	Administrative Expenses* (2% of Line F)						\$ 448,864	\$ 481,691		
L	A/E Fees (9.75% of Line F)						\$ 2,188,214	\$ 2,348,246		
M	Total Soft Costs (J+K+L)						\$ 3,983,672	\$ 4,275,012	\$ 35.59	\$ 38.19
N	Yorkville Total Project Budget						\$ 28,671,219	\$ 30,768,043	\$ 256.15	\$ 274.88

Option A: Preliminary Budget (KAT Portion):

Item	Description: Kendall Area Transit Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:		Budget Range:		Cost Per SF Totals:	
A	Existing Building Demolition:									
1	Selective Demolition	0	0	0	\$ -	to \$ -	\$ -	to \$ -		
	Sub-Total Existing Building Demolition	0		0			\$ -	to \$ -		
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	874	9.00%	953	\$ 164	to \$ 177	\$ 156,236	to \$ 168,621		
2	Building Costs (B - Employee Support Areas)	376	9.00%	410	\$ 205	to \$ 218	\$ 77,080	to \$ 81,968		
3	Building Costs (C - Fleet Garage)	15,744	9.00%	17,161	\$ 197	to \$ 210	\$ 3,380,709	to \$ 3,603,802		
4	Building Costs (D - Shops)	90	9.00%	98	\$ 174	to \$ 187	\$ 17,069	to \$ 18,345		
5	Building Costs (E - Fleet Maintenance)	2,910	9.00%	3,172	\$ 265	to \$ 278	\$ 840,554	to \$ 881,788		
6	Building Costs (F - Building Services)	503	9.00%	548	\$ 170	to \$ 183	\$ 93,206	to \$ 100,333		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	0	9.00%	0	\$ 145	to \$ 158	\$ -	to \$ -		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	0	9.00%	0	\$ -	to \$ -	\$ -	to \$ -		
	Sub-Total New Construction Cost	20,497		22,342			\$ 4,564,854	to \$ 4,854,857		
C	Site Development:									
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to \$ -				
2	Site Improvements (Allowance)	Allow		Allow	\$ 294,500	to \$ 323,000	\$ 294,500	to \$ 323,000		
	Sub-Total Site Development Cost						\$ 294,500	to \$ 323,000		
D	Sub-Total Construction Cost						\$ 4,859,354	to \$ 5,177,857	\$ 217.50	\$ 231.76
E	Design Contingency (5%)						\$ 242,968	to \$ 258,893		
F	Sub-Total Construction Cost with Design Contingency						\$ 5,102,322	to \$ 5,436,750	\$ 228.38	\$ 243.35
G	Construction Contingency (10%)						\$ 510,232	to \$ 543,675		
H	Sub-Total Construction Cost with Const. Contingency						\$ 5,612,554	to \$ 5,980,425	\$ 251.21	\$ 267.68
J	Fixtures, Furniture and Equipment (6% of Line F)						\$ 306,139	to \$ 326,205		
K	Administrative Expenses* (2% of Line F)						\$ 102,046	to \$ 108,735		
L	A/E Fees (9.75% of Line F)						\$ 497,476	to \$ 530,083		
M	Total Soft Costs (J+K+L)						\$ 905,662	to \$ 965,023	\$ 40.54	\$ 43.19
N	Kendall Area Transit Total Project Budget						\$ 6,518,216	to \$ 6,945,448	\$ 291.75	\$ 310.87

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc.



Option – B: W/O-KAT (All City of Yorkville components on site without KAT)

Pros and Cons:

Pros:

- Currently own the site.
- All City of Yorkville program pieces located on one site.
- Parcel is a Planned Unit Development, so stormwater management is already accounted for off-site allowing for a maximum use of land.
- Better site circulation and building placement options without KAT.
- All utilities are available on or adjacent to the site.
- More options for staff and public parking.

Cons:

- Site is limited to a 20-year development plan. Only slightly more room to expand the building in the future vs. Option A.
- Adjacent to residential areas
- Will require the site to have the PUD amended.

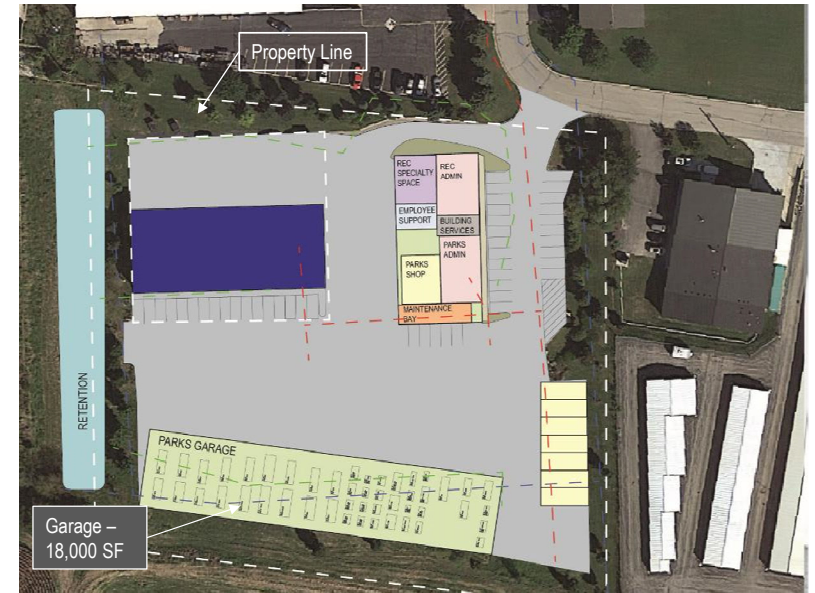
Option B: Preliminary Budget:

Item	Description: United City of Yorkville Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:		Budget Range:		Cost Per SF Totals:	
A	Existing Building Demolition:									
1	Selective Demolition	0	0	0	\$ -	to \$ -	\$ -	to \$ -		
	Sub-Total Existing Building Demolition	0		0			\$ -	to \$ -		
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	7,410	9.00%	8,077	\$ 164	to \$ 177	\$ 1,324,612	to \$ 1,429,611		
2	Building Costs (B - Employee Support Areas)	2,236	9.00%	2,437	\$ 205	to \$ 218	\$ 458,380	to \$ 487,448		
3	Building Costs (C - Fleet Garage)	58,176	9.00%	63,412	\$ 197	to \$ 210	\$ 12,492,132	to \$ 13,316,486		
4	Building Costs (D - Shops)	3,816	9.00%	4,159	\$ 174	to \$ 187	\$ 723,743	to \$ 777,815		
5	Building Costs (E - Fleet Maintenance)	10,585	9.00%	11,538	\$ 265	to \$ 278	\$ 3,057,477	to \$ 3,207,467		
6	Building Costs (F - Building Services)	2,579	9.00%	2,811	\$ 170	to \$ 183	\$ 477,889	to \$ 514,433		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 145	to \$ 158	\$ 325,267	to \$ 354,429		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	15,831	9.00%	17,256	\$ 965,000	to \$ 1,150,000	\$ 965,000	to \$ 1,150,000		
	Sub-Total New Construction Cost	102,691		111,933			\$ 19,824,499	to \$ 21,237,690		
C	Site Development:									
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to \$ -				
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,844,500	to \$ 2,023,000	\$ 1,844,500	to \$ 2,023,000		
	Sub-Total Site Development Cost						\$ 1,844,500	to \$ 2,023,000		
D	Sub-Total Construction Cost						\$ 21,668,999	to \$ 23,260,690	\$ 193.59	\$ 207.81
E	Design Contingency (5%)						\$ 1,083,450	to \$ 1,163,034		
F	Sub-Total Construction Cost with Design Contingency						\$ 22,752,449	\$ 24,423,724	\$ 203.27	\$ 218.20
G	Construction Contingency (10%)						\$ 2,275,245	\$ 2,442,372		
H	Sub-Total Construction Cost with Const. Contingency						\$ 25,027,694	\$ 26,866,096	\$ 223.59	\$ 240.02
J	Fixtures, Furniture and Equipment (6% of Line F)						\$ 1,365,147	\$ 1,465,423		
K	Administrative Expenses* (2% of Line F)						\$ 455,049	\$ 488,474		
L	A/E Fees (9.75% of Line F)						\$ 2,218,364	\$ 2,381,313		
M	Total Soft Costs (J+K+L)						\$ 4,038,560	\$ 4,335,211	\$ 36.08	\$ 38.73
N	Yorkville Total Project Budget						\$ 29,066,254	\$ 31,201,307	\$ 259.68	\$ 278.75

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc.



Option – C: Parks & Recreation on Parks Site – Public Works Only on North Site



Pros and Cons:

Pros:

- Currently own the north site and a portion of the south site.
- North & Parks parcels are both Planned Unit Development, so stormwater management is already accounted for.
- South parcel is already zoned for this use.
- Utilities are adjacent to the site.
- Proposed south building was previously planned for under the original PUD.
- Parks and Recreations maintain the same vicinity

Cons:

- Split sites require some duplication of spaces.
- North parcel requires the PUD to be amended.
- North parcel is adjacent to residential areas.
- Parks garage not as flexible of use.

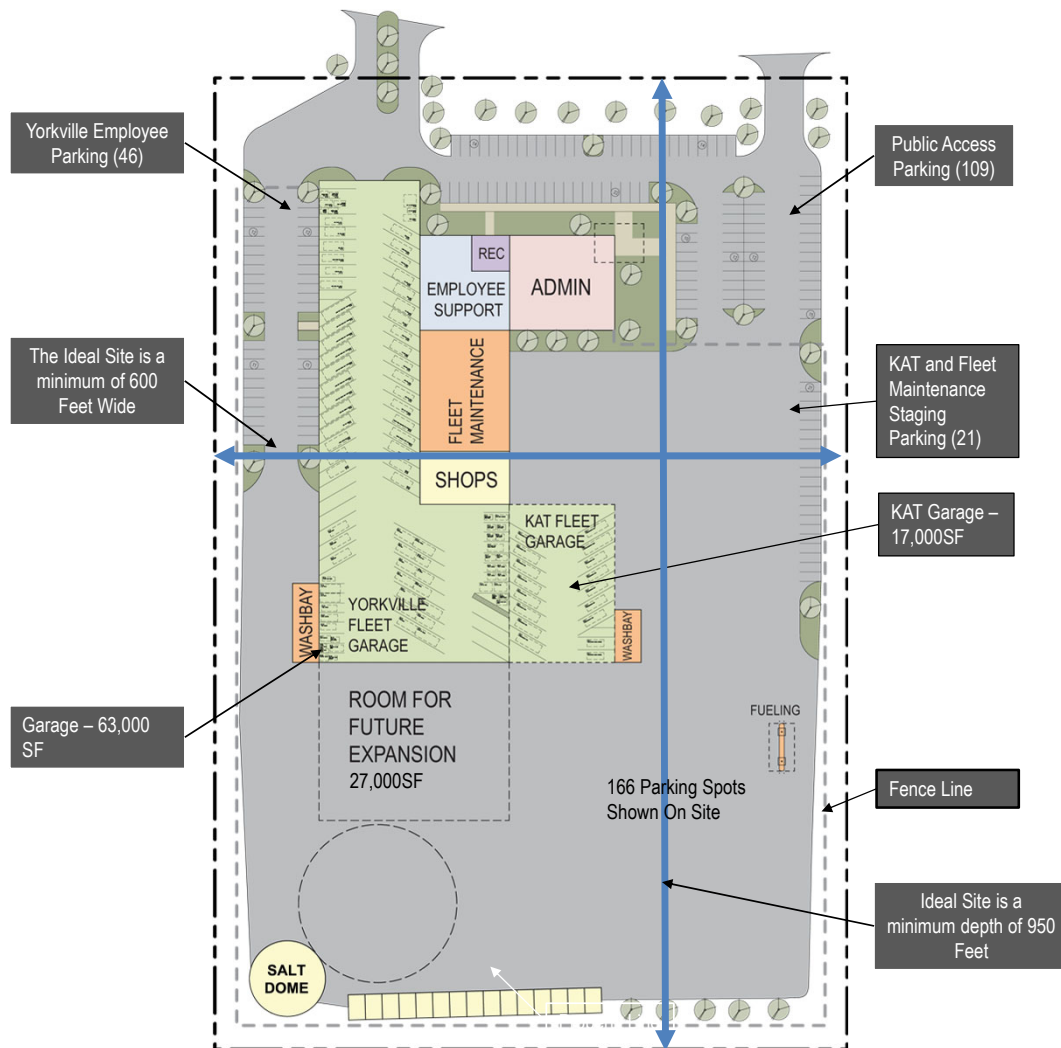
Option C: Preliminary Budget (Public Works)

Item	Description: Yorkville PW on North Site	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:		Budget Range:		Cost Per SF Totals:	
A	Existing Building Demolition:									
1	Selective Demolition	0	0	0	\$ -	to \$ -	\$ -	to \$ -		
	Sub-Total Existing Building Demolition	0		0			\$ -	to \$ -		
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	4,038	9.00%	4,401	\$ 164	to \$ 177	\$ 721,833	to \$ 779,051		
2	Building Costs (B - Employee Support Areas)	1,606	9.00%	1,751	\$ 205	to \$ 218	\$ 329,230	to \$ 350,108		
3	Building Costs (C - Fleet Garage)	32,256	9.00%	35,159	\$ 197	to \$ 210	\$ 6,926,331	to \$ 7,383,398		
4	Building Costs (D - Shops)	6,721	9.00%	7,326	\$ 174	to \$ 187	\$ 1,274,705	to \$ 1,369,941		
5	Building Costs (E - Fleet Maintenance)	9,577	9.00%	10,439	\$ 265	to \$ 278	\$ 2,766,316	to \$ 2,902,023		
6	Building Costs (F - Building Services)	1,669	9.00%	1,819	\$ 170	to \$ 183	\$ 309,266	to \$ 332,915		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	0	9.00%	0	\$ 145	to \$ 158	\$ -	to \$ -		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	9,072	9.00%	9,888	\$ 865,000	to \$ 1,025,000	\$ 865,000	to \$ 1,025,000		
	Sub-Total New Construction Cost	64,939		70,784			\$ 13,192,681	to \$ 14,142,437		
C	Site Development:									
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to \$ -				
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,844,500	to \$ 2,023,000	\$ 1,844,500	to \$ 2,023,000		
	Sub-Total Site Development Cost						\$ 1,844,500	to \$ 2,023,000		
D	Sub-Total Construction Cost						\$ 15,037,181	to \$ 16,165,437	\$ 212.44	\$ 228.38
E	Design Contingency (5%)						\$ 751,859	to \$ 808,272		
F	Sub-Total Construction Cost with Design Contingency						\$ 15,789,040	to \$ 16,973,709	\$ 223.06	\$ 239.80
G	Construction Contingency (10%)						\$ 1,578,904	to \$ 1,697,371		
H	Sub-Total Construction Cost with Const. Contingency						\$ 17,367,944	to \$ 18,671,080	\$ 245.37	\$ 263.78
J	Fixtures, Furniture and Equipment (6% of Line F)						\$ 947,342	to \$ 1,018,423		
K	Administrative Expenses* (2% of Line F)						\$ 315,781	to \$ 339,474		
L	A/E Fees (9.75% of Line F)						\$ 1,539,431	to \$ 1,654,937		
M	Total Soft Costs (J+K+L)						\$ 2,802,555	to \$ 3,012,833	\$ 39.59	\$ 42.56
N	Yorkville Total Project Budget						\$ 20,170,498	to \$ 21,683,913	\$ 284.96	\$ 306.34

Option C: Preliminary Budget (Parks and Recreation)

Item	Description: Parks & Recreation On Existing Parks Site	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:			Budget Range:			Cost Per SF Totals:	
A	Existing Building Demolition:											
1	Selective Demolition	1538	9.00%	1,676	\$ 22	to	\$ 25	\$ 36,881	to	\$ 41,911		
	Sub-Total Existing Building Demolition	1,538		1,676				\$ 36,881	to	\$ 41,911		
B	New Building Construction:											
1	Building Costs (A - Administration Areas)	3,372	9.00%	3,675	\$ 124	to	\$ 137	\$ 455,760	to	\$ 503,541		
2	Building Costs (B - Employee Support Areas)	630	9.00%	687	\$ 165	to	\$ 178	\$ 103,950	to	\$ 112,140		
3	Building Costs (C - Fleet Garage)	17,000	9.00%	18,530	\$ 197	to	\$ 210	\$ 3,650,410	to	\$ 3,891,300		
4	Building Costs (D - Shops)	1,166	9.00%	1,271	\$ 134	to	\$ 147	\$ 170,306	to	\$ 186,828		
5	Building Costs (E - Fleet Maintenance)	1,008	9.00%	1,099	\$ 225	to	\$ 238	\$ 247,212	to	\$ 261,495		
6	Building Costs (F - Building Services)	910	9.00%	992	\$ 170	to	\$ 183	\$ 168,623	to	\$ 181,518		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 135	to	\$ 148	\$ 302,835	to	\$ 331,997		
8	Exterior Structures (Material Storage Bins Allowance)	2,688	9.00%	2,930	\$ 100,000	to	\$ 120,000	\$ 100,000	to	\$ 120,000		
	Sub-Total New Construction Cost	28,832		31,427				\$ 5,199,095	to	\$ 5,588,819		
C	Site Development:											
1	Site Acquisition (Allowance)	Allow		Allow	\$ -	to	\$ -					
2	Site Improvements (Allowance)	Allow		Allow	\$ 305,000	to	\$ 375,000	\$ 305,000	to	\$ 375,000		
	Sub-Total Site Development Cost							\$ 305,000	to	\$ 375,000		
D	Sub-Total Construction Cost							\$ 5,540,976	to	\$ 6,005,729	\$ 176.31	\$ 191.10
E	Design Contingency (5%)							\$ 277,049	to	\$ 300,286		
F	Sub-Total Construction Cost with Design Contingency							\$ 5,818,025		\$ 6,306,016	\$ 185.13	\$ 200.66
G	Construction Contingency (10%)							\$ 581,803		\$ 630,602		
H	Sub-Total Construction Cost with Const. Contingency							\$ 6,399,828		\$ 6,936,617	\$ 203.64	\$ 220.72
J	Fixtures, Furniture and Equipment (6% of Line F)							\$ 349,082		\$ 378,361		
K	Administrative Expenses* (2% of Line F)							\$ 116,361		\$ 126,120		
L	A/E Fees (9.75% of Line F)							\$ 567,257		\$ 614,837		
M	Total Soft Costs (J+K+L)							\$ 1,032,699		\$ 1,119,318	\$ 32.86	\$ 35.62
N	Parks & Recreation Total Project Budget							\$ 7,432,527		\$ 8,055,935	\$ 236.50	\$ 256.34

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc.



Option – D: New Site Option (Location To Be Determined)

Pros and Cons:

Pros:

- A new site of proper dimension can allow for a longer-range facility plan.
- Allows for building expansion in the future.
- Best site circulation option of the proposed options.
- All employee and public parking can be accommodated on site.

Cons:

- Property must be purchased.
- Will need to find a property with adjacent public utilities to keep development expenses low.

Other Considerations:

- A twelve-to-fifteen acre parcel would need to be located that is ideal for a Public Works facility with minimal to no re-zoning needed. M-1 Zoning preferred for easiest transition.
- Twelve acres needed with stormwater management off-site (PUD Parcel) or Fifteen acres will be needed to support stormwater management on site.
- The ideal site should be no less than 500 feet wide at its smallest dimension to allow for the ideal site circulation patterns. This may limit development options.

Option D: Preliminary Budget

Item	Description: United City of Yorkville Portion	Space Needs SF	Walls & Circ. Factor	Total SF	Cost Range:		Budget Range:		Cost Per SF Totals:	
A	Existing Building Demolition:									
1	Selective Demolition	0	0	0	\$ -	to \$ -	\$ -	to \$ -		
	Sub-Total Existing Building Demolition	0		0			\$ -	to \$ -		
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	7,410	9.00%	8,077	\$ 164	to \$ 177	\$ 1,324,612	to \$ 1,429,611		
2	Building Costs (B - Employee Support Areas)	2,236	9.00%	2,437	\$ 205	to \$ 218	\$ 458,380	to \$ 487,448		
3	Building Costs (C - Fleet Garage)	58,176	9.00%	63,412	\$ 197	to \$ 210	\$ 12,492,132	to \$ 13,316,486		
4	Building Costs (D - Shops)	3,816	9.00%	4,159	\$ 174	to \$ 187	\$ 723,743	to \$ 777,815		
5	Building Costs (E - Fleet Maintenance)	10,585	9.00%	11,538	\$ 265	to \$ 278	\$ 3,057,477	to \$ 3,207,467		
6	Building Costs (F - Building Services)	2,579	9.00%	2,811	\$ 170	to \$ 183	\$ 477,889	to \$ 514,433		
7	Building Costs (G - Recreation-Storage & Locker Rooms)	2,058	9.00%	2,243	\$ 145	to \$ 158	\$ 325,267	to \$ 354,429		
8	Exterior Structures (Salt Struct. Fuel Station & Material Bins Allowance)	15,831	9.00%	17,256	\$ 965,000	to \$ 1,150,000	\$ 965,000	to \$ 1,150,000		
	Sub-Total New Construction Cost	102,691		111,933			\$ 19,824,499	to \$ 21,237,690		
C	Site Development:									
1	Site Acquisition (Allowance)	Allow		Allow	\$ 1,500,000	to \$ 2,000,000	\$ 1,500,000	to \$ 2,000,000		
2	Site Improvements (Allowance)	Allow		Allow	\$ 1,844,500	to \$ 2,023,000	\$ 1,844,500	to \$ 2,023,000		
	Sub-Total Site Development Cost						\$ 3,344,500	to \$ 4,023,000		
D	Sub-Total Construction Cost						\$ 23,168,999	to \$ 25,260,690	\$ 206.99	\$ 225.68
E	Design Contingency (5%)						\$ 1,158,450	to \$ 1,263,034		
F	Sub-Total Construction Cost with Design Contingency						\$ 24,327,449	to \$ 26,523,724	\$ 217.34	\$ 236.96
G	Construction Contingency (10%)						\$ 2,432,745	to \$ 2,652,372		
H	Sub-Total Construction Cost with Const. Contingency						\$ 26,760,194	to \$ 29,176,096	\$ 239.07	\$ 260.66
J	Fixtures, Furniture and Equipment (6% of Line F)						\$ 1,459,647	to \$ 1,591,423		
K	Administrative Expenses* (2% of Line F)						\$ 486,549	to \$ 530,474		
L	A/E Fees (9.75% of Line F)						\$ 2,371,926	to \$ 2,586,063		
M	Total Soft Costs (J+K+L)						\$ 4,318,122	to \$ 4,707,961	\$ 38.58	\$ 42.06
N	Yorkville Total Project Budget						\$ 31,078,317	to \$ 33,884,057	\$ 277.65	\$ 302.72

Notes: * Administrative Expenses: Permit fees, utility connection fees, construction testing, bonds & insurance, legal, etc. Notes: Development costs indicated above assume all public utilities are adjacent to the proposed parcel .
The KAT expense portion of the project will be similar to Option A costs, between \$6.5 and \$6.9 million, and will deduct similar portions from site expenses.

