

**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 13, 2022**

Mayor Purcell called the meeting to order at 7:00 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 (electronic attendance – arrived at 7:10 p.m.)
Ward III	Funkhouser	Present
	Marek	Present
Ward IV	Tarulis	Present
	Vacant	

Staff in attendance at City Hall: City Clerk Behland, City Administrator Olson, Chief of Police Jensen, Attorney Lamb, Public Works Director Dhuse, Community Development Director Barksdale-Noble, Parks and Recreation Director Evans, Assistant City Administrator Willrett, and EEI Engineer Sanderson.

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/82443553090?pwd=UFNubFBFK2VNY1VPUEENMSzRQRGgwdz09.>

The Zoom meeting ID was 824 4355 3090.

QUORUM

A quorum was established.

AMENDMENTS TO THE AGENDA

None.

PRESENTATIONS

**Flags of Valor Presentation to American Legion and
Knights of Columbus Presentation**

Parks and Recreation Director Evans presented a check to the American Legion for the donations made on behalf of the public participating in the Flags of Valor at Town Square Park. There were around 100 flag dedications this year. Mr. Evans then presented a check to the Knights of Columbus for \$500 from the Reindeer Run Holiday Celebration. They have helped with events throughout the entire year. American Legion and Knights of Columbus announced they are bringing back the fish fry by working together. They will start around Ash Wednesday and Good Friday at the American Legion. The fish fry will help raise funds for both the American Legion and Knights of Columbus.

Public Works Building Concept Plan

Christopher Hansen, Project Manager with Kluber, went over a presentation on the Yorkville Maintenance Facility (*see attached*). Alderman Funkhouser stated that it states 8% - 9% per year for inflationary numbers and 2% - 3% before covid. Do you think the numbers will come back down? Mr. Hansen said a rational number to go off of would be 6%. Alderman Koch asked to see more

comparable, a copy of the current inventory of vehicles and equipment, and budget numbers. Alderman Funkhouser asked if the garage was temperature controlled. Mr. Hansen stated it was only heated. Alderman Soling asked if there would be fans or vents. Mr. Hansen said there would be heat, vents, fans, and he could explore AC. Mayor Purcell shared that the City had recently closed on the property. He also shared they will attempt to put in the budget for both options, and he liked the larger choice.

PUBLIC HEARINGS

None.

CITIZEN COMMENTS ON AGENDA ITEMS

None.

CONSENT AGENDA

- 1. Bill Payments for Approval
 - \$ 1,076,593.69 (vendors)
 - \$ 356,139.14 (payroll period ending 11/23/2022)
 - \$ 1,432,732.83 (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

Resolution 2022-53

**Approving an Intergovernmental Agreement Between the
the Village of Oswego and the United City of Yorkville
Regarding Joint Employment of a Facilities Manager
(CC 2022-58)**

Mayor Purcell entertained a motion to approve a Resolution Approving an Intergovernmental Agreement Between the Village of Oswego and the United City of Yorkville Regarding Joint Employment of a Facilities Manager and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; seconded by Alderman Koch.

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

**Liability Insurance Renewal
(CC 2022-59)**

Mayor Purcell entertained a motion to authorize entering into a one year insurance agreement with the National Union of Pittsburgh PA (AIG) – (Glatfelter) for property/casualty insurance in an amount not to exceed \$254,498; to authorize entering into a one year insurance agreement with the Illinois Public Risk Fund for worker's compensation insurance in an amount not to exceed \$216,527; and to authorize entering into a one year agreement with Alliant-Mesirow Insurance Services for brokerage services in an amount not to exceed \$19,000. So moved by Alderman Tarulis; seconded by Alderman Plocher.

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 2022-59

**Authorizing the Third Amendment to the Annual Budget of the
United City of Yorkville, for the Fiscal Year Commencing
on May 1, 2022 and Ending on April 30, 2023
(Fireworks Contract Extension)
(CC 2022-60)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Third Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2022 and Ending on April 30, 2023 and authorize the Mayor and City Clerk to execute and approve the Contract Extension for the Mad Bomber Fireworks Productions Contract. So moved by Alderman Transier; seconded by Alderman Plocher.

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

Ordinance 2022-60

**Authorizing the Second Amendment to the Annual Budget of the
United City of Yorkville, for the Fiscal Year Commencing
on May 1, 2022 and Ending on April 30, 2023
(Sports Uniforms Contract Extension)
(CC 2022-61)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Second Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2022 and Ending on April 30, 2023 and authorize the Mayor and City Clerk to execute and approve the Contract Extension for the BSN Sports to Purchase Athletic Equipment and Uniforms Contract. So moved by Alderman Koch; seconded by Alderman Transier.

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

**2023 New Playgrounds Purchases
(CC 2022-62)**

Mayor Purcell entertained a motion to approve a purchase of three (3) playground equipment pieces for Kiwanis, Sleezer, and Countryside Park sites in an amount not to exceed \$177,083 from ParKreation. So moved by Alderman Tarulis; seconded by Alderman Marek.

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

**Meeting Schedule for 2023
(CC 2022-63)**

Mayor Purcell entertained a motion to approve the meeting schedule for 2023 as presented. So moved by Alderman Funkhouser; seconded by Alderman Transier.

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

Ordinance 2022-61

**Approving and Accepting the Acquisition of a Sewer
Easement for the Construction of Sewer Line
(CC 2022-64)**

Mayor Purcell entertained a motion to approve an Ordinance Approving and Accepting the Acquisition of a Sewer Easement for the Construction of a Sewer line and authorize the Mayor and City Clerk to execute. So moved by Alderman Marek; 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

**License Agreement – Haven Counseling
(CC 2022-65)**

Mayor Purcell entertained a motion to approve the license agreement with Haven Counseling for the use of a portion of the driveway of the City's property at 609 N. Bridge Street, Yorkville, Illinois. So moved by Alderman Koch; seconded by Alderman Plocher.

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

PUBLIC WORKS COMMITTEE REPORT

No report.

ECONOMIC DEVELOPMENT COMMITTEE REPORT

No report.

PUBLIC SAFETY COMMITTEE REPORT

No report.

ADMINISTRATION COMMITTEE REPORT

Ordinance 2022-62

**Authorizing the Fourth Amendment to the Annual Budget of the
United City of Yorkville, for the Fiscal Year Commencing
on May 1, 2022 and Ending on April 30, 2023
(ComDev File Scanning)
(ADM 2022-56)**

Mayor Purcell entertained a motion to approve an Ordinance Authorizing the Fourth Amendment to the Annual Budget for the Fiscal Year Commencing on May 1, 2022 and Ending on April 30, 2023 and authorize the Mayor and City Clerk to execute and approve a contract with Konica-Minolta Business Solutions with an estimated cost for service at \$135,000. So moved by Alderman Funkhouser; seconded by Alderman Tarulis.

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

PARK BOARD

No report.

PLANNING AND ZONING COMMISSION

No report.

CITY COUNCIL REPORT

No report.

CITY CLERK'S REPORT

No report.

COMMUNITY & LIAISON REPORT

Shop with a Cop

Alderman Funkhouser shared that last week the Yorkville Police Department held its 4th annual Shop with a Cop event. This event was made possible by many generous sponsors and volunteers. An enormous thank you to Restore Church, Kiwanis, Yorkville Target, Yorkville Ace Hardware, and Rosati's Pizza of Yorkville for their generosity and involvement. He wanted to thank the police department for their time and dedication to this program. They were able to help nineteen children who were able to have a special Christmas celebration.

STAFF REPORT

Lisa Loop

City Administrator Olson shared that staff has published the website and link to the Lisa Loop. This is in honor of Lisa Pickering, former Yorkville City Clerk, who unexpectedly passed away in July 2021. Lisa Loop is a virtual bicycle loop in which Lisa often bicycled through town and had a common 25-mile route she enjoyed.

MAYOR'S REPORT (cont'd)

City Building Updates

Resolution 2022-54

**Approving Change Orders Relating
to 651 Prairie Pointe Drive, Yorkville, Illinois
(Ninth Set of Change Orders)
(CC 2021-04)**

Mayor Purcell entertained a motion to approve a Resolution Approving Change Orders Relating to 651 Prairie Pointe Drive, Yorkville, Illinois (Ninth Set of Change Orders) and authorize the Mayor and City Clerk to execute. So moved by Alderman Funkhouser; 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

Water Study Update

(CC 2021-38)

City Administrator Olson said they are expected to accelerate some of the City's water main replacements due to the Lake Michigan allocation permit. This was planned but now has a shorter timeline to start. There will be a new expenditure in the Capital Program for a sub-well for backup within the City. A water study update will also be given at the next Public Works Committee.

ADDITIONAL BUSINESS

None.

CITIZEN COMMENTS

Barb, a resident from Plano, stated the recent drag discussions concern her, which is the snowball effect this will cause. What will be next after the public gets used to opposing oppressive drag activity upon children? She asked whether it would be the tolerance of pedophilia or the tolerance of sex trafficking women and children. She asked the Council how they would keep the City's morality from descending.

Mike Krempski, a resident of Yorkville, stated our ordinances are good, but no matter how good they are, they will not ensure freedom and prosperity in the City unless an upright council supports them. Mr. Krempski then shared Yorkville's liquor code and adult entertainment code. He stated they are asking the Mayor and City Council again to equally abide by Yorkville's published ordinances concerning adult entertainment that is currently being allowed. They would like this topic to go to a committee for further discussion.

Jessica Harrison, a resident of Yorkville, shared that the first person who spoke linking drag shows and the LGBTQ community to pedophilia was gross and hugely nonfactual and is misinformation that is being spread. She stated this type of religious rhetoric brings hate to communities. The most recent reflection of this was the mass shooting that happened in Colorado. Jessica said everyone's views are different, and the government has nothing to do with religion. These narrow-minded views are not wanted in this town. We will have more people at the following meetings to show support.

EXECUTIVE SESSION

Mayor Purcell entertained a motion to go into executive session for litigation, when an action against, affecting, or on behalf of the particular public body has been filed and is pending before a court or administrative tribunal, or when the public body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting. So moved by Alderman Plocher; seconded by Alderman Marek.

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

The City Council entered executive session at 8:34 p.m.

The City Council returned to regular session at 8:53 p.m.

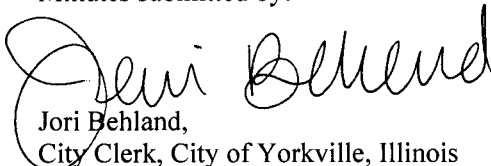
ADJOURNMENT

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

Motion approved by a roll call vote. Ayes-6 Nays-0
Marek-aye, Koch-aye, Plocher-aye,
Funkhouser-aye, Tarulis-aye, Transier-aye

Meeting adjourned at 8:54 p.m.

Minutes submitted by:


Jori Behland,
City Clerk, City of Yorkville, Illinois

SCHEMATIC DESIGN



Yorkville Maintenance Facility

SUBMITTED TO:

United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560



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November 14, 2022

Mr. Bart Olson
City Administrator
United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560

Re: Yorkville Public Works Limited Schematic Design
Kluber Project No. 1370

The Kluber team has enjoyed the opportunity to work with the representatives from the United City of Yorkville in the development of the design for the new public works facility. The design solution that we are presenting is the result of several months of programming, and design meetings. We truly felt that it has been an engaging process and did our best to ensure that all voices were heard as part of the development of the building design concept.

The current project size is 87,485 S.F. if Public Works and Parks are both built out with room for expansion. We also provided an alternative scheme with a reduced garage that brings the overall project down to 70,325 S.F.

When completed this facility will include the following spaces

- Main Entrance Lobby
- Administrative Offices and Workspaces
- Employee Support
- Fleet Garage
- Shops
- Dry Storage
- Fleet Maintenance
- Fueling Station

The following document has been grouped into several sections as described below:

A preliminary code and zoning analysis and a review of the initial study scheme are included.

Design Images

We have created floor plans, and site drawings that describe our proposed design solutions. These images include information on the building form, materials, building spaces, and the development of the building site. The facility design concept is based on on the needs outlined in the Space Needs Study, and the ‘Blend’ option features a reduced garage size for upfront cost savings, as requested by the group.

Preliminary Opinion of Probable Cost

The Kluber team is currently working to formulate the most cost effective construction materials selections and site development approach for the project.

Next Steps:

Design Development

Upon acceptance of the Schematic Design by the City Council, our team will proceed with the Design Development Phase of the project. This phase includes the development of detailed floor plans, selected interior elevations, exterior elevations, building sections, significant details, site plans, room by room square footage, landscape plans, roof plans, site development plans, etc. This information will include architectural, structural, mechanical, electrical, plumbing, and civil engineering portions of the project.

As always, if you have any questions regarding the attached information, please contact us.

Sincerely,



Christopher Hansen, AIA, NCARB
Project Manager
chansen@kluberinc.com



Applicable Building Codes

The project will be reviewed by the Authorities Having Jurisdiction and will be designed to meet the requirements of the following building codes.

This project site falls within the Yorkville limits and will be permitted through Yorkville.

2018 International Building Code

2018 International Mechanical Code

2018 International Fuel Gas Code

2017 National Electric Code

Illinois State Plumbing Code, Latest Edition

2018 International Fire Code

2018 International Energy Conservation Code

2018 Illinois Accessibility Code

Local Amendments to above codes

Applicable Zoning Codes

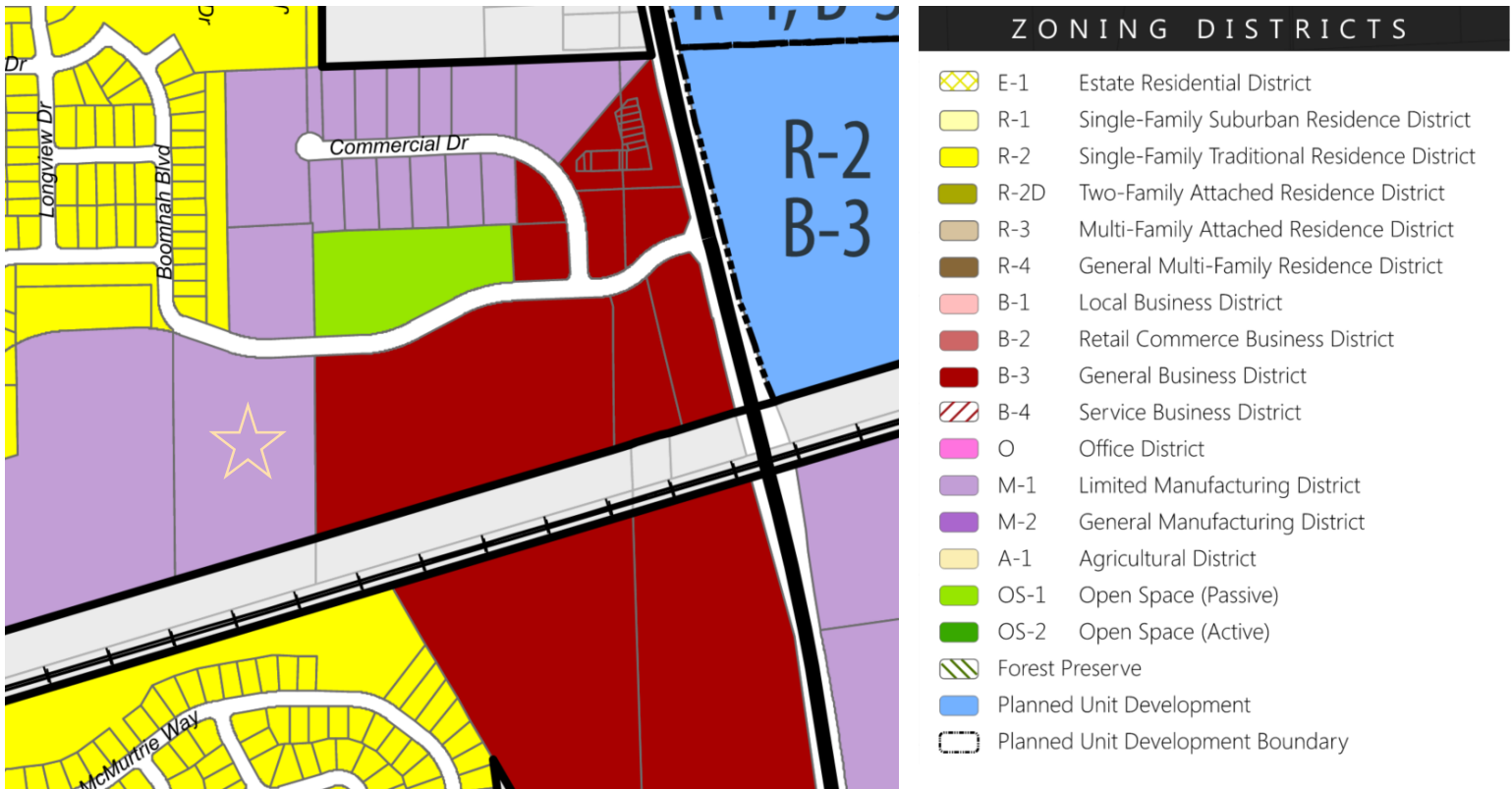
The current site is zoned M-1: Limited Manufacturing District. No rezoning will be required on this parcel for this use and is part of the PUD for the development area.

West of the site is the stormwater detention for the PUD off-site on the west parcel.

South of the site are the railroad tracks and the ComEd easement, along with R-2: Single Family Traditional Residence District on the other side of the tracks.

East of the site is a warehouse facility zoned B-3: General Business District.

North of the site is zoned M-1: Limited Manufacturing District.



Initial Study Review

Original Study 11/24/2021

Original Diagram Concept From Space Needs Study Deliverable

This design solution included Yorkville Public Works, Parks, and Recreation as well as Kendall Area Transit. It was later determined that KAT would not be a part of this project.

The building includes a large community meeting room/training space that would hold a hundred people. The site was developed with enough parking to facilitate the staff of all parties, a large training session, and parking for the public soccer fields to the west.

This plan also included space for further future expansion to the south end of the building.

The original design contemplated **111,933 S.F.** for the facility including the Recreation Department as follows:

	Public Works – 70,784 SF	}	Initial Combined P.W. & Parks S.F. = 107,570
	Parks – 36,786 SF		
	Recreation – 4,363 SF*		
	Grand Total – 111,933 SF		



Initial Study Preliminary Cost: 11/24/2021

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	\$ 26,523,724	\$ 217.34	\$ 236.96
G	Construction Contingency (10%)						\$ 2,432,745	\$ 2,652,372		
H	Sub-Total Construction Cost with Const. Contingency						\$ 26,760,194	\$ 29,176,096	\$ 239.07	\$ 260.66
J	Fixtures, Furniture and Equipment (6% of Line F)						\$ 1,459,647	\$ 1,591,423		
K	Administrative Expenses* (2% of Line F)						\$ 486,549	\$ 530,474		
L	A/E Fees (9.75% of Line F)						\$ 2,371,926	\$ 2,586,063		
M	Total Soft Costs (J+K+L)						\$ 4,318,122	\$ 4,707,961	\$ 38.58	\$ 42.06
N	Yorkville Total Project Budget						\$ 31,078,317	\$ 33,884,057	\$ 277.65	\$ 302.72

Const. Cost 24.3 – 26.5M

Const. Cost W/Contingency: 26.7 – 29.1M

Total Project Cost W/Contingency: 31.0 – 33.8M

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

Facility for the Future

Our alternative approach showing the construction including Public Works and Parks

This approach assumes that Parks and Public Works will be fully built together with a 20+ year lifespan.



Public Works & Parks Combined

(Room for future Growth)

Highlights:

- 87,524 SF of building, this number does not include dry material storage, Salt dome or Fueling station.
- Overall building and site layout have been shifted to the East from study location due to feedback from the soils reports.
- Fuel Station including (2) 2,500 gallon underground diesel & unleaded tanks + 2 pumps and a canopy structure).
- 5,000 TONS Salt Structure.
- (15) Material Storage Bins.
- Manual Vehicle Wash Bay.

The fleet garage is large enough to accommodate all current Public Works fleet, and Parks fleet with no room for growth.

Parks garage includes a 'pull through' parking configuration so vehicles with trailers can remain connected while parked.

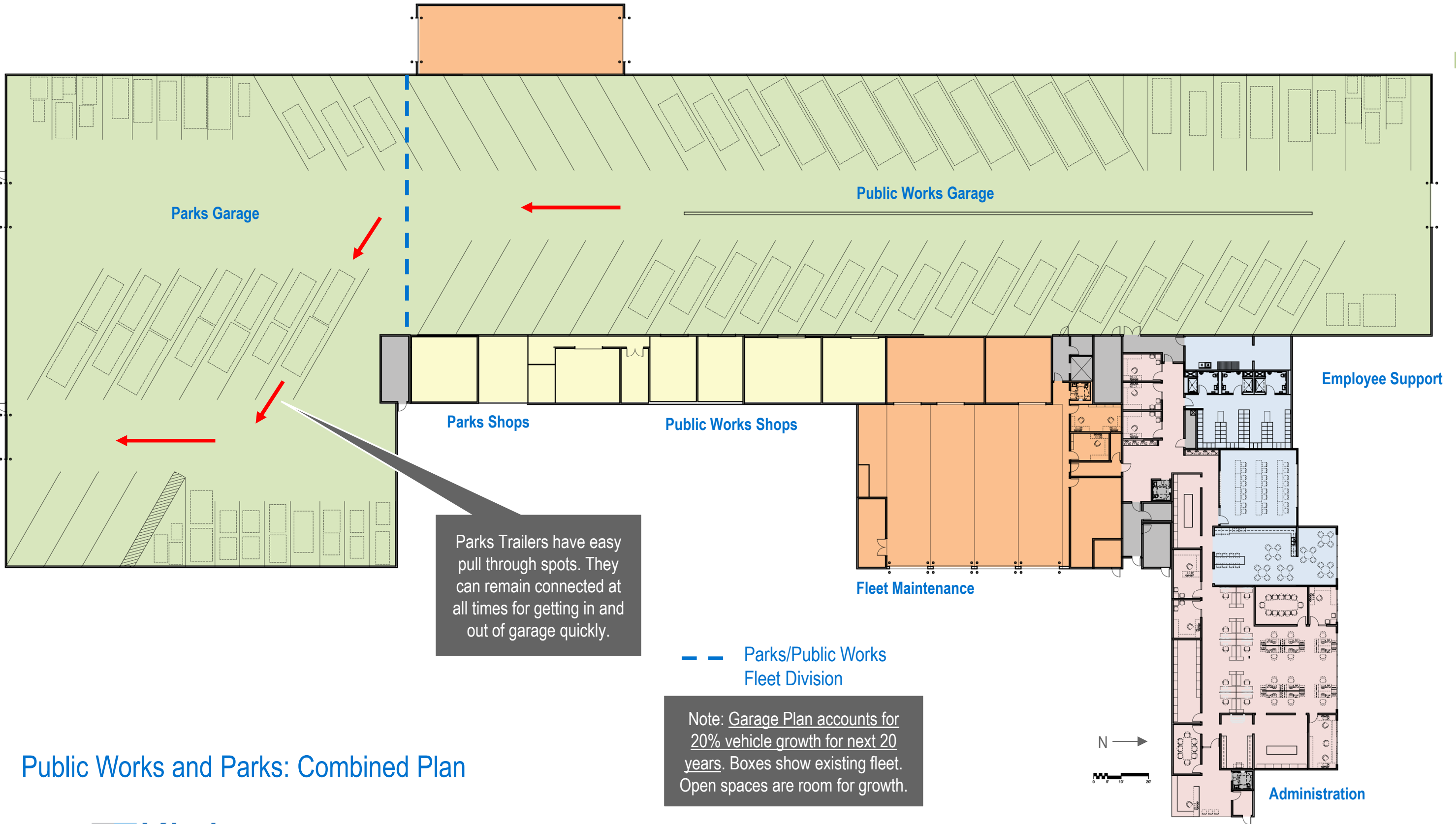
Pavement area has been reduced from original proposal due to KAT being removed from the scheme, as well as for cost savings.

Fencing is brought to meet the existing neighboring fence line to the east.

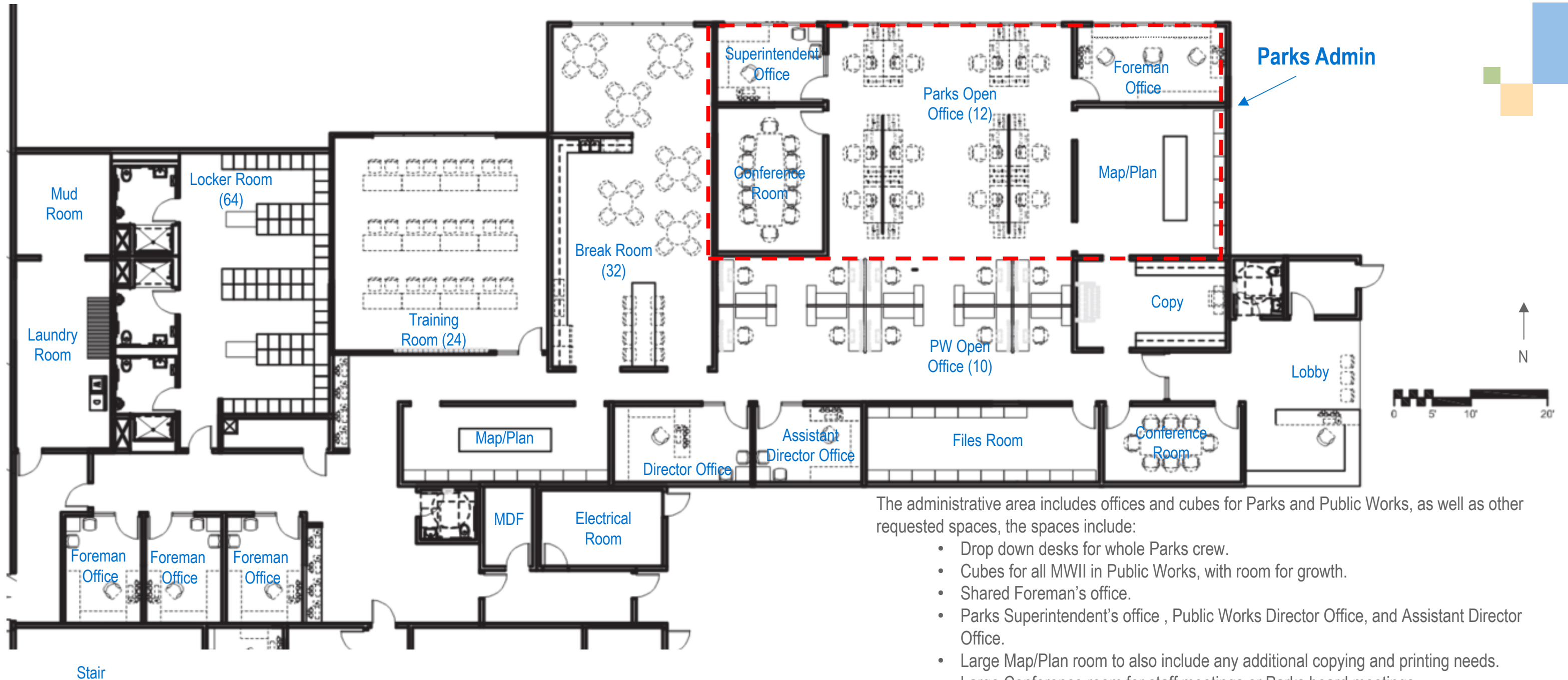
Parking and Path to meet Soccer fields to the Northwest has been added as requested.

95 Total Parking spaces shown.

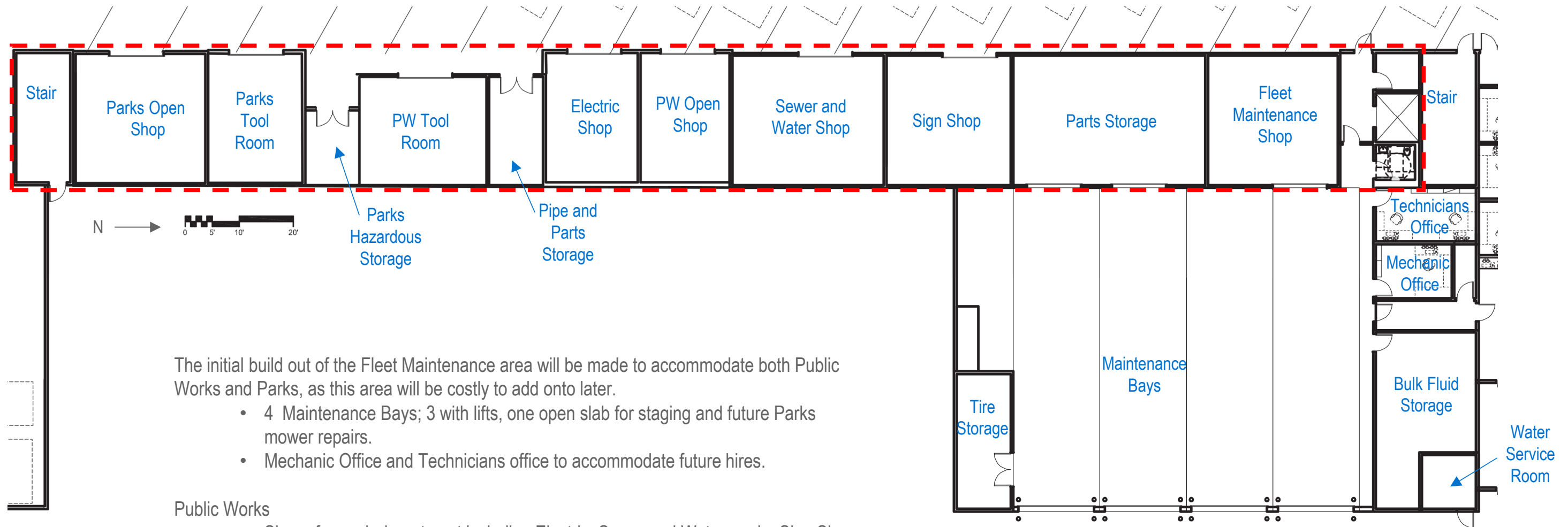




Public Works and Parks: Combined Plan



Administration and Employee Support



Shops and Fleet Maintenance

BLEND Scheme

Our alternative approach showing NO room for growth

This scheme assumes that the garage could be expanded later.





BLEND (Minimized Garage)

Highlights:

- 70,325 S.F. of building structure.

The fleet garage is large enough to accommodate all current Public Works fleet, and Parks fleet with no room for growth.

All Administrative, Employee Support, Fleet Maintenance and Shop spaces remain the same

Similar to Previous:

Fencing is brought to meet the existing neighboring fence line to the east.

Parking and Path to meet Soccer fields to the Northwest has been added as requested.

95 Total Parking spaces shown.

- Fuel Station including (2) 2,500 gallon underground diesel & unleaded tanks + 2 pumps and a canopy structure).
- 5,000 TONS Salt Structure.
- (15) Material Storage Bins.
- Manual Vehicle Wash Bay.



Public Works – Overall First Floor

Cost

Updated cost parameters for each scheme.



Public Works & Parks Facility 11/14/2022

Item	Description: Public Works (Phase 1)	Total SF	Cost Range Per S.F.			Budget Range:			Cost Per SF Totals:	
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	6,272	\$ 164	to	\$ 177	\$ 1,028,608	to	\$ 1,110,144		
2	Building Costs (B - Employee Support Areas)	3,456	\$ 205	to	\$ 218	\$ 708,480	to	\$ 753,408		
3	Building Costs (C - Fleet Garage)	62,539	\$ 197	to	\$ 210	\$ 12,320,183	to	\$ 13,133,190		
4	Building Costs (D - Shops)	4,245	\$ 174	to	\$ 187	\$ 738,630	to	\$ 793,815		
5	Building Costs (E - Fleet Maintenance)	9,292	\$ 265	to	\$ 278	\$ 2,462,380	to	\$ 2,583,176		
6	Building Costs (F - Building Services)	1,720	\$ 170	to	\$ 183	\$ 292,400	to	\$ 314,760		
7	Building Costs (Mezzanine)	6,043	\$ 97	to	\$ 110	\$ 586,171	to	\$ 664,730		
8	Exterior Structures:									
	Fuel Station (2500 Gal Diesel, 2500 Gal Gasoline, 2 pumps with canopy, underground tanks)		\$ 450,000	to	\$ 500,000	\$ 450,000		\$ 500,000		
	Salt Structure (100ft diameter, 8' wall height, 5000 TONS)		\$ 275,000	to	\$ 300,000	\$ 275,000		\$ 300,000		
	Material Storage Bins (15 bins)		\$ 495,000	to	\$ 565,000	\$ 495,000		\$ 565,000		
	Sub-Total New Construction Cost	87,524				\$ 19,356,852	to	\$ 20,718,223	\$ 221.16	\$ 236.71
C	Site Development:									
1	Site Improvements (Allowance)	Allow	\$ 1,665,000	to	\$ 1,720,000	\$ 1,665,000	to	\$ 1,720,000		
	Sub-Total Site Development Cost					\$ 1,665,000	to	\$ 1,720,000		
D	Sub-Total Construction Cost					\$ 21,021,852	to	\$ 22,438,223	\$ 240.18	\$ 256.37
E	Design Contingency (5%)					\$ 1,051,093	to	\$ 1,121,911		
F	Sub-Total Construction Cost with Design Contingency					\$ 22,072,945		\$ 23,560,134	\$ 252.19	\$ 269.18
G	Construction Contingency (10%)					\$ 2,207,294		\$ 2,356,013		
H	Sub-Total Construction Cost with Const. Contingency					\$ 24,280,239		\$ 25,916,148	\$ 277.41	\$ 296.10
J	Fixtures, Furniture and Equipment (6% of Line F)					\$ 1,324,377		\$ 1,413,608		
K	Administrative Expenses* (2% of Line F)					\$ 441,459		\$ 471,203		
L	A/E Fees (9.75% of Line F)					\$ 2,152,112		\$ 2,297,113		
M	Total Soft Costs (J+K+L)					\$ 3,917,948		\$ 4,181,924	\$ 44.76	\$ 47.78
N	Phase 1: Total Project Budget					\$ 28,198,187		\$ 30,098,071	\$ 322.18	\$ 343.88

Const. Cost 22.1 – 23.6M

Const. Cost W/Contingency:
24.3 – 25.9M

Total Project Cost W/Contingency
28.2 – 30.1M

BLEND Scheme 11/14/2022

Item	Description: Public Works (Phase 1)	Space Needs SF	Cost Range Per S.F.			Budget Range:			Cost Per SF Totals:	
B	New Building Construction:									
1	Building Costs (A - Administration Areas)	6,272	\$ 164	to	\$ 177	\$ 1,028,608	to	\$ 1,110,144		
2	Building Costs (B - Employee Support Areas)	3,456	\$ 205	to	\$ 218	\$ 708,480	to	\$ 753,408		
3	Building Costs (C - Fleet Garage)	45,340	\$ 197	to	\$ 210	\$ 8,931,980	to	\$ 9,521,400		
4	Building Costs (D - Shops)	4,245	\$ 174	to	\$ 187	\$ 738,630	to	\$ 793,815		
5	Building Costs (E - Fleet Maintenance)	9,292	\$ 265	to	\$ 278	\$ 2,462,380	to	\$ 2,583,176		
6	Building Costs (F - Building Services)	1,720	\$ 170	to	\$ 183	\$ 292,400	to	\$ 314,760		
7	Building Costs (Mezzanine)	6,043	\$ 97	to	\$ 110	\$ 586,171	to	\$ 664,730		
8	Exterior Structures:									
	Fuel Station (2500 Gal Diesel, 2500 Gal Gasoline, 2 pumps with canopy, underground tanks)	Allow	\$ 450,000	to	\$ 500,000	\$ 450,000		\$ 500,000		
	Salt Structure (100ft diameter, 8' wall height, 5000 TONS)	Allow	\$ 275,000	to	\$ 300,000	\$ 275,000		\$ 300,000		
	Material Storage Bins (15 bins)	Allow	\$ 265,000	to	\$ 300,000	\$ 265,000		\$ 300,000		
	Sub-Total New Construction Cost	70,325				\$ 15,738,649	to	\$ 16,841,433	\$ 223.80	\$ 239.48
C	Site Development:									
1	Site Improvements (Allowance)	Allow	\$ 1,650,000	to	\$ 1,700,000	\$ 1,650,000	to	\$ 1,700,000		
	Sub-Total Site Development Cost					\$ 1,650,000	to	\$ 1,700,000		
D	Sub-Total Construction Cost					\$ 17,388,649	to	\$ 18,541,433	\$ 247.26	\$ 263.65
E	Design Contingency (5%)					\$ 869,432	to	\$ 927,072		
F	Sub-Total Construction Cost with Design Contingency					\$ 18,258,081		\$ 19,468,505	\$ 259.62	\$ 276.84
G	Construction Contingency (10%)					\$ 1,825,808		\$ 1,946,850		
H	Sub-Total Construction Cost with Const. Contingency					\$ 20,083,890		\$ 21,415,355	\$ 285.59	\$ 304.52
J	Fixtures, Furniture and Equipment (6% of Line F)					\$ 1,095,485		\$ 1,168,110		
K	Administrative Expenses* (2% of Line F)					\$ 365,162		\$ 389,370		
L	A/E Fees (9.75% of Line F)					\$ 1,780,163		\$ 1,898,179		
M	Total Soft Costs (J+K+L)					\$ 3,240,809		\$ 3,455,660	\$ 46.08	\$ 49.14
N	Phase 1: Total Project Budget					\$ 23,324,699		\$ 24,871,015	\$ 331.67	\$ 353.66

Const. Cost: 18.2 – 19.5M

Const. Cost W/Contingency:
20.1 – 21.4M

Total Project Cost W/Contingency:
23.3 – 24.8M

Combined Comparison & Garage Addition Escalation

Item	Description:	Total SF	Total Budget Range:			Cost Per SF Totals:	
A	Yorkville Total Project Budget - FULL Build Out	87,524	\$ 28,198,187	to	\$ 30,098,071	\$ 322.18	\$ 343.88
B	Yorkville Total Project Budget -BLEND	70,325	\$ 23,324,699	to	\$ 24,871,015	\$ 331.67	\$ 353.66
C	Yorkville Total Project Budget - Garage Addition	17,199	\$ 4,873,488	to	\$ 5,227,057	\$ 283.36	\$ 303.92
Const. Year	Garage Addition Escalation Costs						
2025	Garage addition @ 6.0% Escalation per year		\$ 5,165,897	to	\$ 5,540,680	\$ 73.46	\$ 78.79
2026			\$ 5,475,851	to	\$ 5,873,121		
2027			\$ 5,804,402	to	\$ 6,225,508		
2028			\$ 6,152,666	to	\$ 6,599,039		
2029			\$ 6,521,826	to	\$ 6,994,981		
2030			\$ 6,913,135	to	\$ 7,414,680		
2031			\$ 7,327,924	to	\$ 7,859,561		
2032			\$ 7,767,599	to	\$ 8,331,134		
2033			\$ 8,233,655	to	\$ 8,831,002		
2034			\$ 8,727,674	to	\$ 9,360,862		
2035			\$ 9,251,335	to	\$ 9,922,514		
			\$ 32,576,034		\$ 34,793,529		

Updated Total Project Cost: 28.2 – 30.1 M
Original Total Project Cost: 31.0 – 33.8 M
Savings of 3 – 4 M

BLEND Total Project Cost: 23.3 – 24.8 M

Escalation Factors @ 6.0% per year

Total Project Cost if waiting to complete Garage Addition in 10 Years