

PROBABLE COST COMPARISON RENOVATION VERSUS NEW CONSTRUCTION

Committee of the Whole
6 October 2011



RIDGELAND COMMON
PARK DISTRICT OF OAK PARK



Altamanu Inc.

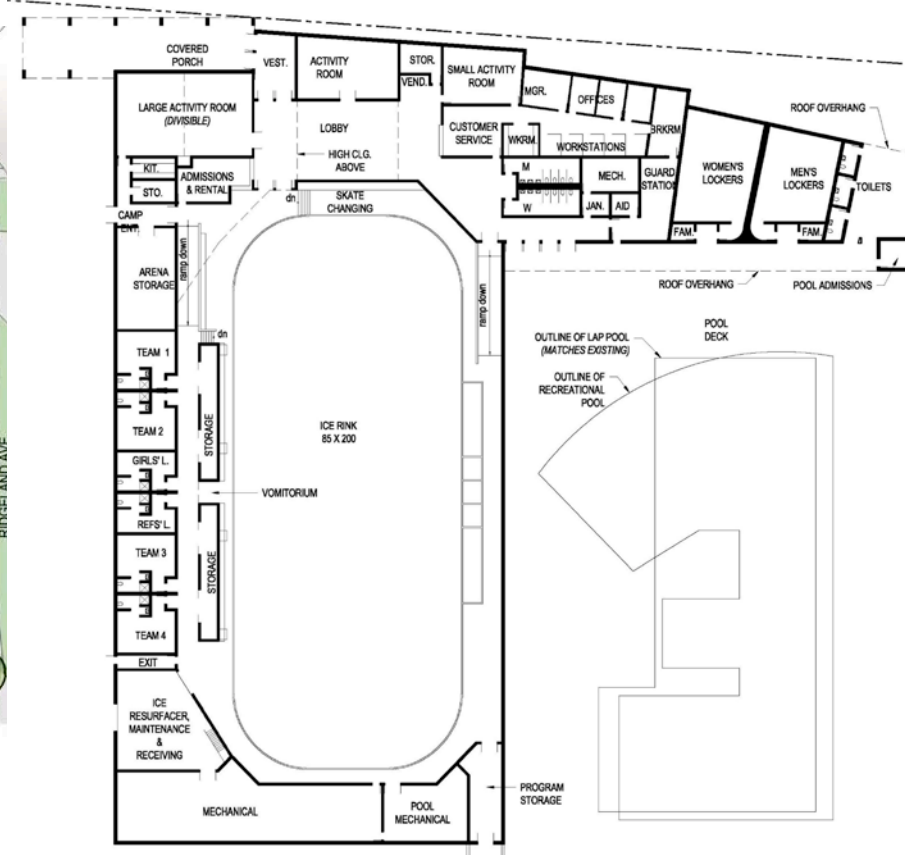
Bonestroo

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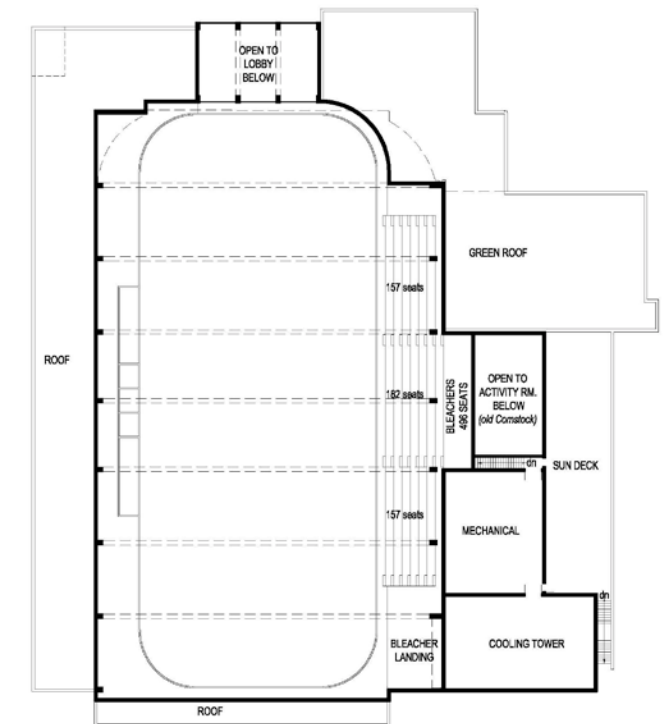
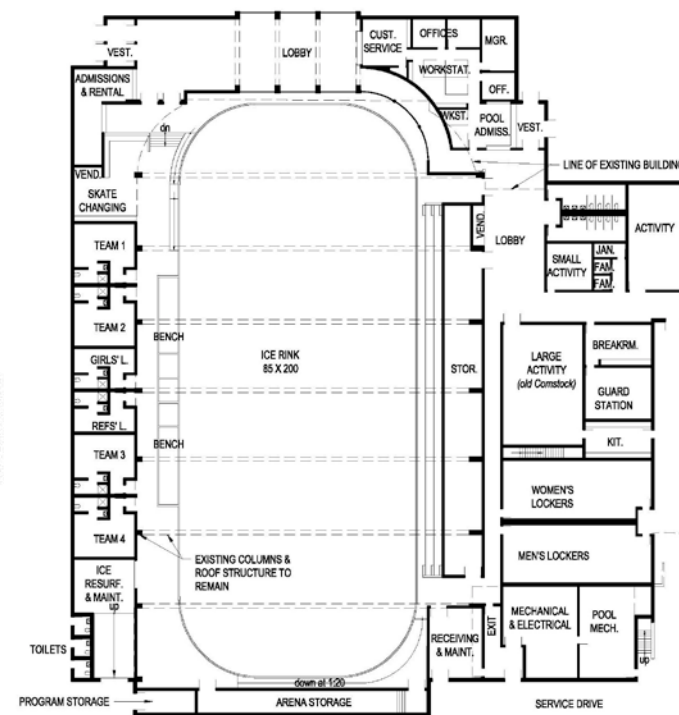
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NEW CONSTRUCTION



RENOVATION



RENOVATION



NEW BUILDING



Base Scope

Complete building reconstruction; new lighting & fencing for play fields; new children's water feature; pool gutter & pipe replacement; no work to play fields, dog park or sled hill; no new pool.

New building and site improvements including pool, grass play fields, lighting & dog park; demolish existing building and pool.

Base Construction Cost

\$18,104,500

\$24,659,000

Other (Soft) Costs

\$3,698,000

\$3,918,500

Owner's Contingency

\$1,712,000

\$1,477,000

Base Project Cost

\$23,514,500

\$30,054,500

Alternate 1: Improve play fields including new grass turf; replace dog park; remove sled hill.

\$3,101,435

Included in Base Construction

Alternate 2: Synthetic turf in lieu of grass play fields.

\$4,093,000

\$965,400

PROBABLE COST SUMMARY



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COSTS INCLUDE

COSTS EXCLUDE

HARD COSTS

- Construction, renovation and site improvements.
- Demolition and removal.
- Technology infrastructure.
- Costs associated with LEED certification.
- Design contingencies reflecting the conceptual nature of the current design.
- Escalation contingencies for probable costs at time of construction.

(Hard costs include all anticipated construction costs.)

SOFT COSTS

- Architect's Basic Services including structural, mechanical and electrical engineering.
 - Architect's specialty consultants for the following disciplines: civil, landscape, lighting, acoustics, IT & security, interior design including FF&E, signage, cost estimating, aquatics, ice rink, and arena audio & visual.
 - Owner's Representative.
 - LEED consulting services including commissioning.
 - Reimbursable expenses.
 - Furniture.
 - IT & telecom equipment.
 - Utilities.
 - Environmental remediation.
 - Materials testing.
 - Permits.
 - Performance and payment bonds.
 - Owner's contingencies.
- Legal services.
 - Land survey.
 - Soils testing.
 - Environmental testing.
 - Builder's risk insurance.
 - Athletic and program equipment.
 - Moving expenses.

COST SCOPE FOR RENOVATION AND NEW



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RENOVATION



NEW BUILDING



PROS

- More economical.
- Flexibility for addressing site improvements.
- Flexibility for addressing budget.
- Better site configuration for play fields.
- Wood structure preserved over arena.
- Parking location relative to two entries.
- Less impact to existing trees.
- Consistent with survey results.

- All new aquatics and play fields.
- Improved pool environment.
- Access to parking structure.
- Permits continuation of pool and rink programs.

CONS

- Reduced parking.
- Future swimming pool replacement.

- More costly.
- More challenging site configuration for play fields.
- Additional zoning variations required.

Renovation concept does not compromise building function or useful life.

PROS AND CONS



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