



# New Health Department Building Programming and Site Evaluation Study

The County of Grundy  
1320 Union Street  
Morris, IL 60450

# Building Program

Space Needs Analysis Program Statement





# Programming / Space Needs - Working

## Grundy County - New Health Department Building

Location	Morris, Illinois	Date: 01/13/23				
	Space Name	Qty	Sq/Ft. Space	Total SF/Space	Current Qty. of Spaces	Notes
	<b>Public Spaces</b>					
	Vestibule	1	100	100		
	Lobby	1	400	400		
	Public Restrooms	2	320	640		
	Mother's Room	0	64	0		Should include furniture and base cabinet, counterspace and sink.
	Multi-Purpose Room	1	1500	1,500		Located off main lobby; secure access for off-hours use. Room should include a divider partition.
	Multi-Purpose Room Kitchen	1	192	192		Kitchen space within multi-purpose room that can be used for food classes. Should include sinks, oven, and range at island.
	Multi-Purpose Room Storage	1	150	150		Area for table and chair storage. Room to open directly into Multi-Purpose Room.
	Waiting Room	1	200	200		Seating for up to 20 people at 10 sf/person
	Children's Play Area	1	100	100		Alcove within waiting room
	Reception Desk	1	120	120		Reception desk to accommodate up to three people ( WIC/Behavioral Health). Provide a entrance doors on each side of reception desk to serve Nursing and Behavioral Health clients. At the interior side of the entrance doors provide a checkout counter space that is integral with the reception work area.
	Copy / Work Area	1	40	40		Easy access to Reception space
	Outside Agency Office	2	150	300		Flex office to be used by different agencies throughout the week.
	subtotal			3,742		
	<b>Nursing - Behavioral Health - Senior Programs Spaces</b>					
	<b>Nursing Department Spaces</b>					
	Weight Station	1	40	40		Alcove with both infant and adult scales
	Public Health Nurse Offices	4	100	400		Include one office space for growth.
	Exam Rooms	3	120	360		Space should include base cabinets with sink and exam table. Consider secondary access directly from vaccine prep room. Provide 42" wide doors.
	Vaccine Prep Room	1	200	200		Vaccine Freezer, refrigerator, sink. Position room adjacent to exam rooms and provide direct access into each room. Provide a 42" wide door into room to accommodate vaccine freezer unit. Final equipment needs to be confirmed.
	Nutritionist / WIC Office	3	150	450		Private office spaces large enough to meet with clients; desk should be configured to sit across from the client. Office to be able to accommodate a stroller.
	Restrooms	2	63	126		Locate adjacent to lab space. Include pass-thru cabinets to lab.
	Laboratory (clean/dirty)	1	150	150		Provide areas for both clean and dirty procedures. Pass-thru cabinets to adjacent restrooms. Equipment needs to be confirmed. Reduce size of lab space.
	Bio Room	1	25	25		5x5 closet
	Storage	1	120	120		
	Nursing Director Office	1	150	150		
	Nursing Administrative Workstation	0	64	0		
	Nursing Intern Workstation	1	64	64		
	Copy / Work Area	1	40	40		Perhaps shared with other departments
	Public Mother's Room	1	80	80		Include near the Public Health Nurses offices.

<b>Behavioral Health Department Spaces</b>					
Behavioral Health Consultation Rooms	12	120	1,440		Ideally each room would have natural light. Rooms should be as sound-proof as possible.
Behavioral Health Consultation Rooms	3	140	420		Ideally each room would have natural light. Rooms should be as sound-proof as possible. <b>Make three rooms larger to serve as program coordinator roles.</b>
Behavioral Health Group Room A	3	180	540		Group room to accommodate 10 people. Position rooms to be able to be shared between departments in central location. Rooms to also be utilized for conference rooms.
Behavioral Health Group Room B	1	400	400		Group room to accommodate 20 people.
Behavioral Health Storage	1	48	48		Storage for Group Activities items
Behavioral Health Director Office	1	150	150	1	
Behavioral Health Assit Director Office	1	140	140		future position
Behavioral Health Intern/recovery support Workstations	6	36	216		6x6 work spaces; Individuals on phone a large amount of time; considerations for noise to be taken into account. If in workstation furniture utilize taller partitions.
Copy / Work Area	1	40	40		Perhaps shared with other departments
Outdoor Space					It was noted at being able to use outdoor spaces for counseling would be great. Perhaps a courtyard space.
<b>Senior Programs</b>					
Senior Programs Director Office	1	150	150		
Senior Programs Adminstrative Associate	1	100	100		
Senior Programs Care Coordinator Office	6	140	840		Care Coordinators meet with clients in their offices. Doors into these rooms should be 42" wide to accommodate wheel chairs. <b>Add one more office.</b>
Interns / Contractors Work Area	1	180	180		Shared office space. Flex space with three separate workstations.
Copy / Work Area	1	40	40		Perhaps shared with other departments
Senior Programs File Storage	1	280	280		Active files should be near Care Coordinators. Currently paper files need to be kept for 7 years after the clients death. High density file unit within a room to meet "two-lock" protocol.
Senior Group Room	1	400	400		Group room to accommodate 20 people.
Staff Kichenette Space	1	40	40		Walk up alcove space to include cabinets and countertop. Include sink, coffee maker, microwave, and small refrigerator.
Shared Conference Room	0	340	0		Meeting Room to accomodate 20 people
Shared Conference Room	0	200	0		Meeting room for 10 people
General Supply Storage	1	40	40		General supply closet space
		subtotal	7,669		
<b>Environmental Health</b>					General Comment: Department should be located on first level of building. Likes Kendall HD space with exception of workstation spaces.
Service Counter - Window	0	0	0		Provide service counter with window off lobby space.
Conference Room	0	150	0		Meeting room for 6 people. Position space near Waiting/Reception space with one door directly from the Reception space and a second door from the inteiror of the office space. <b>Eliminate Conference Room.</b>
Administrative Workstation	1	64	64		Position workstation to be able to visually see service counter.
Sanitarian Workstation	2	100	200		Work stations need to have larger work surfaces for reviews of applications, drawings, etc. Spend portion of day on the phone so sound should be considered. Additional workstation for future growth. <b>Reduce count to 2 Sanitarian Workstations.</b>
Intern Workstation	1	100	100		Configure the same as Sanatarian Workstation
Program Coordinator Office	1	100	100		
Director Office	1	200	200		<b>Increase size of Director Office to include space for meeting table. Locate closer to receptionist.</b>
West Nile Lab	1	100	100		Area with countertop, utility sink, and storage. Include seating space at work counter.
Storage	1	100	100		Need storage for applications and plan sets. Currently store rolled drawings. <b>Reduce size of Storage.</b>
Copy / Work Area	1	40	40		
Mudd Room	1	80	80		Adjacent to "back door" of building. Provide area for dirty coats and washout basin for boots, etc.
		subtotal	984		

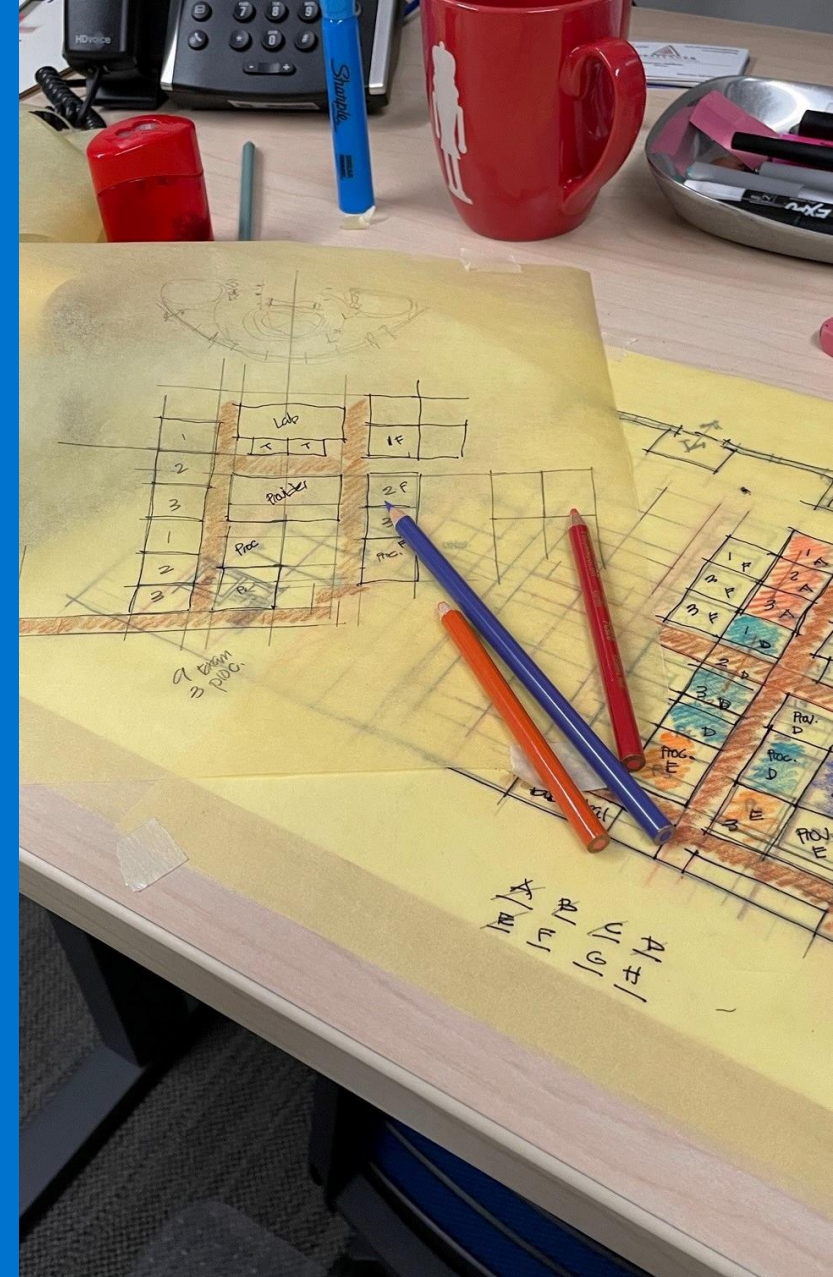






# Planning Concept

Building Space Plan and Site Development Concept



# Building Space Plan Diagram 3.0

Main Entry

EH Staff Entry

Receiving & Loading Area

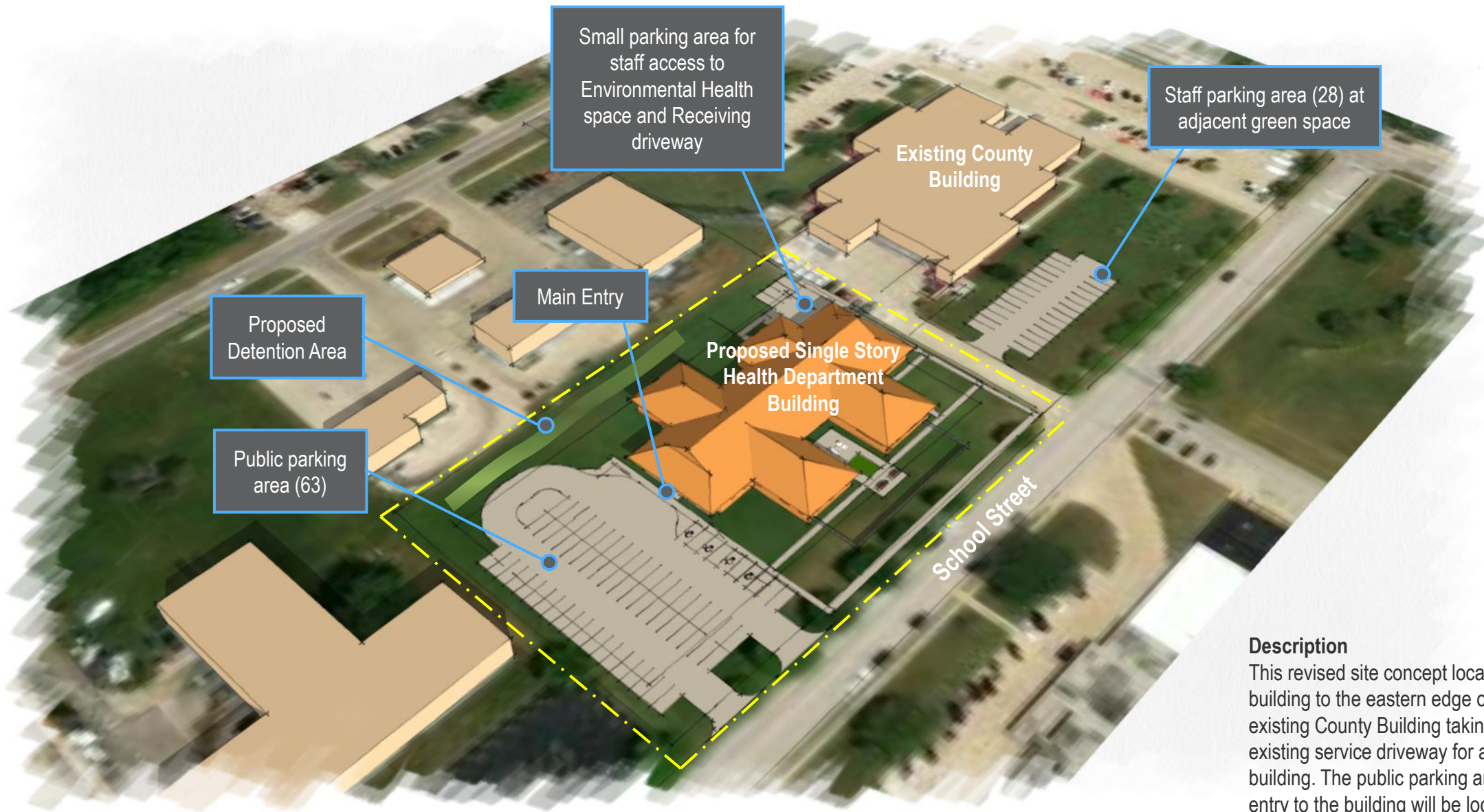
## Color Legend

- Administration
- Nursing
- Senior Services
- Behavioral Health
- Environmental Health
- Staff Areas
- Public Areas
- Child Advocacy
- Building Services
- Circulation
- Door control

Based on the spaces identified within the building program, this revised concept centralizes meeting spaces and still maintains most of the offices / counseling rooms along the building perimeter to allow for natural light. The wings align in a way that is easily constructable and minimizes circulation to maximize used square footage. The building would be a single story and is 21,000 square feet.



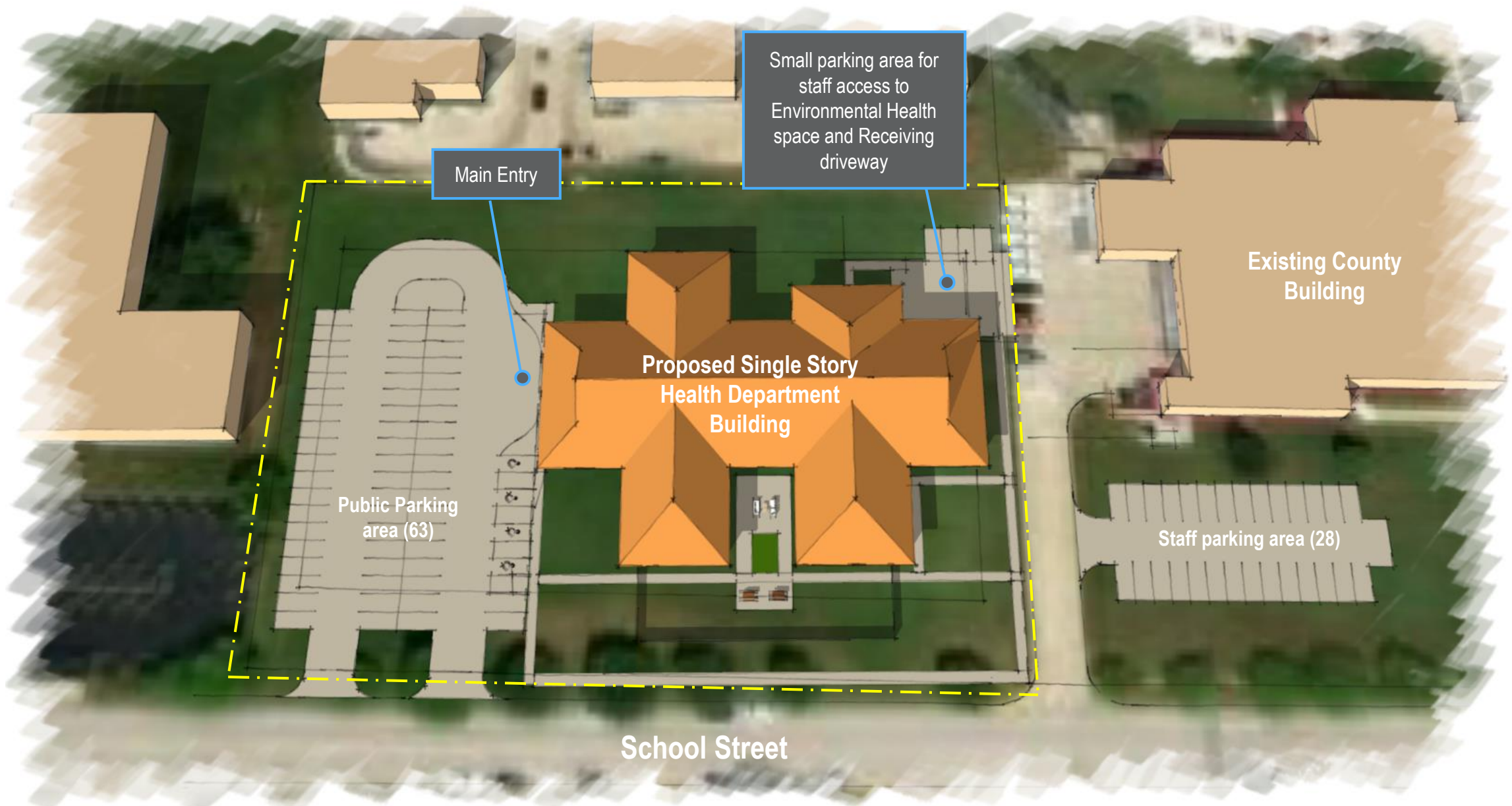




#### Description

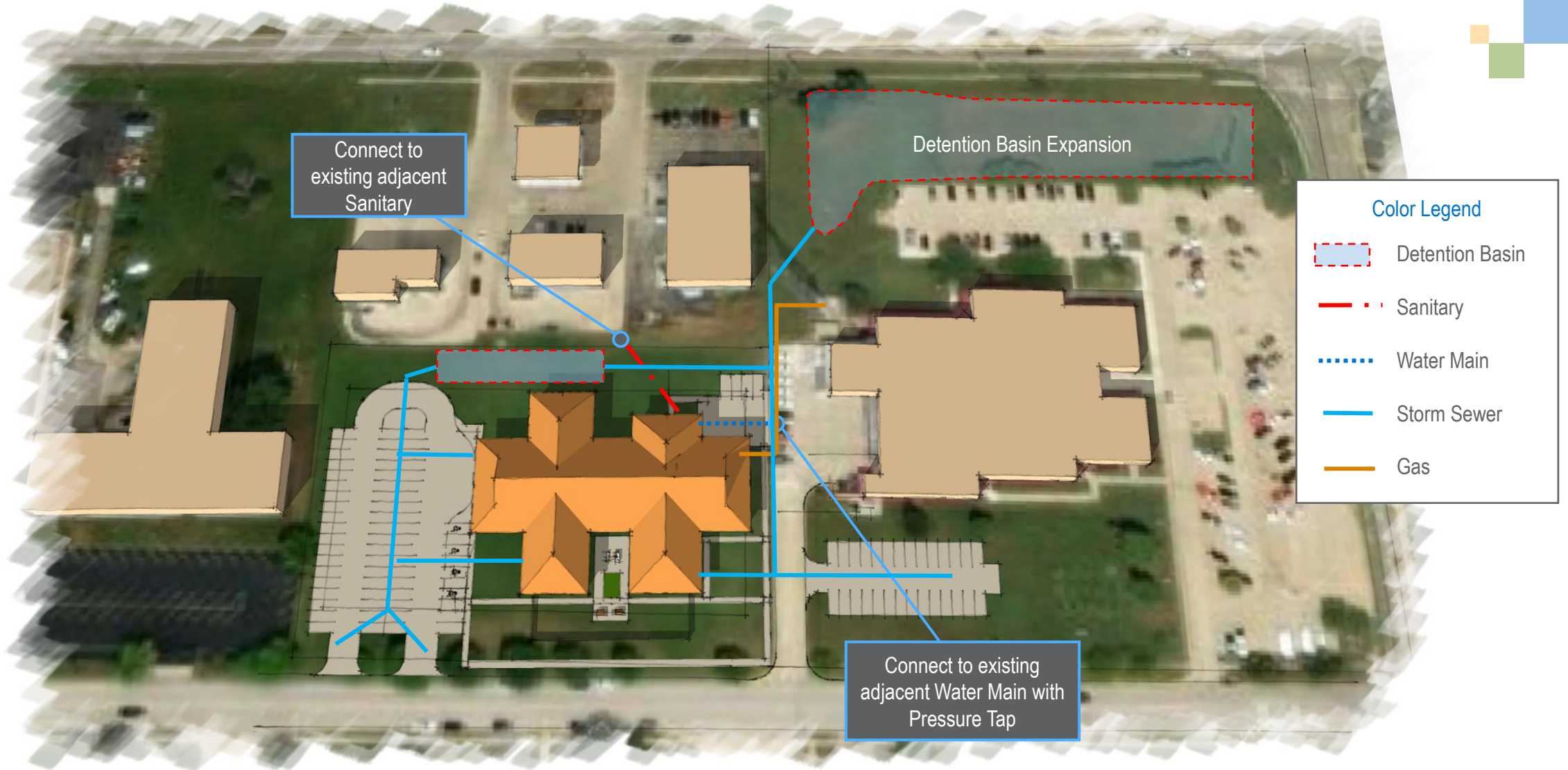
This revised site concept locates the proposed building to the eastern edge of the site near the existing County Building taking advantage of the existing service driveway for access to the new building. The public parking area and primary entry to the building will be located to the west.

### Building Site Diagram 3.0



**Building Site Diagram 3.0 – Plan View**





## Site Utility Connection Diagram

# Cost Estimates

Preliminary estimates of probable construction cost



## Construction Cost of Work

	Sitework	Building Construction	Totals
Trade Cost	\$1,130,582	\$6,647,939	\$7,778,521
Subcontractor Default Insurance	\$10,549	\$62,029	\$72,578
Trade Allowances	\$57,057	\$335,498	\$392,555
Insurance Program	\$11,982	\$70,455	\$82,437
Labor & Performance Bonds	\$12,102	\$71,159	\$83,261
Builder's Risk Insurance	\$1,528	\$8,984	\$10,512
Contractor's Fee	\$36,714	\$215,882	\$252,596
Escalation Allowance	\$79,412	\$466,953	\$546,365
<b>Total Construction Cost of Work</b>	<b>\$1,339,925</b>	<b>\$7,878,898</b>	<b>\$9,218,823</b>
	<b>\$448,135 /acre</b>	<b>\$375 /sf</b>	

## Owner Soft Costs

Design Contingency	\$184,376
Owner Contingency	\$188,064
Furniture Allowance	\$400,000
Utility Connection Fee Allowance	\$30,000
Geotechnical Investigation	\$10,000
Construction Material Testing	\$35,000
AE Basic Service Fees	\$567,000
AE Supplemental Service Fees*	\$155,650
Reimbursable Expenses	\$9,500
<b>Total Soft Costs</b>	<b>\$1,579,590</b>

## Total Project Costs\*\*

	Totals
Construction Cost of the Work	\$9,218,823
Soft Costs	\$1,579,590
<b>Total Project Costs</b>	<b>\$10,798,414</b>

\*\*Detailed cost breakdowns to be provided by Leopardo Companies under separate cover

\* Breakdown

4.1.1.9 & 10:	Civil/Landscape Design & Design Survey:	\$69,000
4.1.1.11:	Architectural Interior Design:	\$12,500
4.1.1.22	Telecommunications / Data Design:	\$11,400
4.1.1.23	Security Evaluation, Planning & Door Control Design:	\$12,750
4.1.1.24	Commissioning (Allowance):	\$20,000
4.1.1.27	Furniture Design (Allowance):	\$20,000
4.1.1.29	Audio / Visual Design (Allowance):	\$10,000

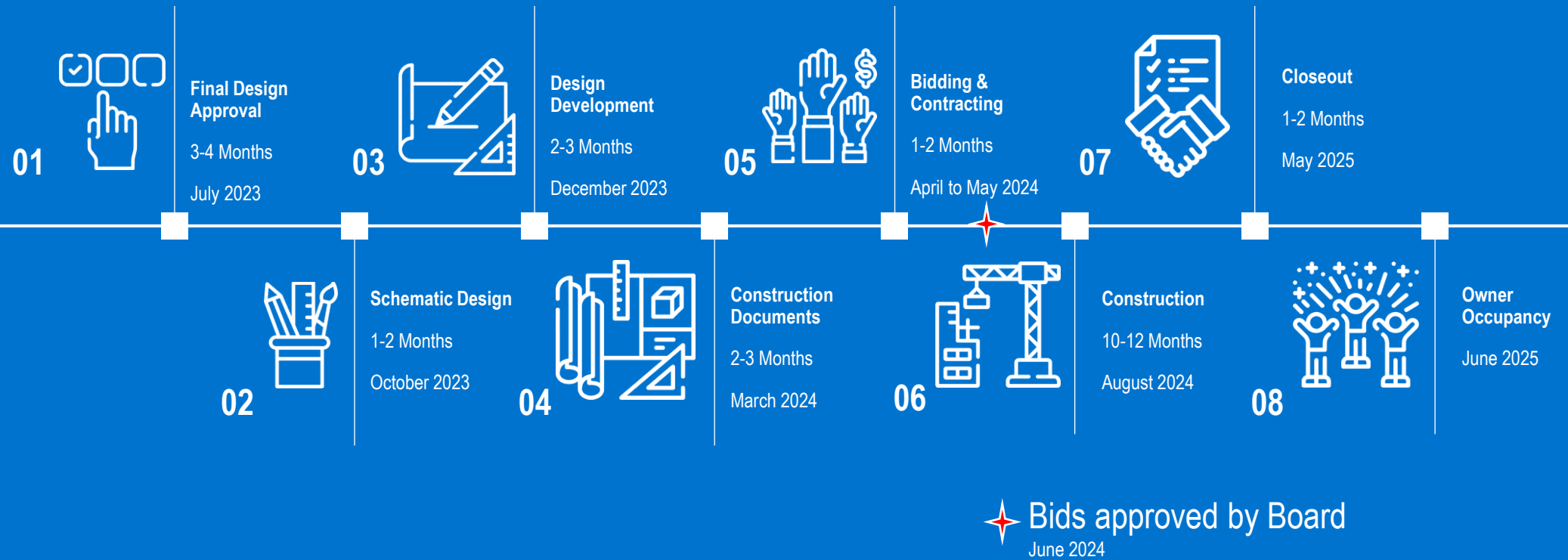


LCI Project #:	<b>TBD</b>		
Project Name:	<b>Grundy County Health Dept - Concept</b>		
Floor Area-SF:	21,000		
Bid Due Date:	5/16/23		
ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	\$/SF
<b>DIVISION 1 - General Conditions</b>		<b>\$520,747</b>	<b>\$24.80</b>
Preconstruction Services	\$25,000		\$1.19
Professional Services	\$0		\$0.00
General Conditions	\$455,747		\$21.70
General Requirements	\$15,000		\$0.71
Weather Conditions Allowance	\$25,000		\$1.19
<b>DIVISION 2 - Site Construction</b>		<b>\$913,894</b>	<b>\$43.52</b>
02060 Construction Layout	\$29,250		\$1.39
02210 Earthwork	\$316,971		\$15.09
02511 Asphalt Paving	\$160,217		\$7.63
02527 Site Concrete	\$98,574		\$4.69
02600 Site Utilities	\$214,912		\$10.23
02900 Landscaping	\$78,970		\$3.76
02922 Unsuitable Soil Allowance	\$15,000		\$0.71
<b>DIVISION 3 - Concrete</b>		<b>\$287,033</b>	<b>\$13.67</b>
03300 Concrete	\$287,033		\$13.67
<b>DIVISION 4 - Masonry</b>		<b>\$0</b>	<b>\$0.00</b>
<b>DIVISION 5 - Metals</b>		<b>\$1,004,445</b>	<b>\$47.83</b>
05110 Structural Steel	\$191,001		\$9.10
05400 Structural Framing	\$813,444		\$38.74
<b>DIVISION 6 - Wood &amp; Plastics</b>		<b>\$528,670</b>	<b>\$25.17</b>
06100 Rough Carpentry	\$135,440		\$6.45
06200 Finish Carpentry	\$116,600		\$5.55
06400 Architectural Millwork & Woodworking	\$276,630		\$13.17
<b>DIVISION 7 - Thermal &amp; Moisture Protection</b>		<b>\$658,029</b>	<b>\$31.33</b>
07210 Insulation Building	\$105,000		\$5.00
07120 Shingle Roofing	\$416,553		\$19.84
07910 Caulking & Sealants	\$31,500		\$1.50
07510 Membrane Roofing	\$104,976		\$5.00
<b>DIVISION 8 - Doors &amp; Windows</b>		<b>\$855,024</b>	<b>\$40.72</b>
08110 Doors, Frames & Hardware	\$226,400		\$10.78
08410 Blended Enclosure	\$616,124		\$29.34
08361 Sectional Overhead Doors	\$12,500		\$0.60
<b>DIVISION 9 - Finishes</b>		<b>\$956,380</b>	<b>\$45.54</b>
09252 Metal Stud & Drywall	\$583,403		\$27.78
09310 Ceramic and Hard Tile	\$45,150		\$2.15
09510 Acoustical Ceilings	\$118,254		\$5.63
09660 Carpet, Resilient Flooring and Base	\$107,103		\$5.10

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Project Name:	<b>Grundy County Health Dept - Concept</b>		
Floor Area-SF:	21,000		
Bid Due Date:	5/16/23		
ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	\$/SF
09695 Floor Preparation - Misc.	\$42,000		\$2.00
09900 Painting & Wallcovering	\$60,470		\$2.88
<b>DIVISION 10 - Specialties</b>		<b>\$56,050</b>	<b>\$2.67</b>
10160 Toilet Partition/Compartment	\$15,000		\$0.71
10260 Wall & Corner Guards	\$10,500		\$0.50
10523 Fire Extinguishers & Cabinets	\$4,550		\$0.22
10800 Toilet Accessories	\$8,000		\$0.38
10617 Operable Partitions	\$18,000		\$0.86
<b>DIVISION 11 - Equipment</b>		<b>\$14,500</b>	<b>\$0.69</b>
11451 Residential Appliances	\$14,500		\$0.69
<b>DIVISION 12 - Furnishings</b>		<b>\$0</b>	<b>\$0.00</b>
<b>DIVISION 13 - Special Construction</b>		<b>\$0</b>	<b>\$0.00</b>
<b>DIVISION 14 - Conveying Systems</b>		<b>\$0</b>	<b>\$0.00</b>
<b>DIVISION 15 - Mechanical</b>		<b>\$1,050,610</b>	<b>\$50.03</b>
15300 Fire Protection	\$103,950		\$4.95
15400 Plumbing	\$225,000		\$10.71
15500 H.V.A.C.	\$721,660		\$34.36
<b>DIVISION 16 - Electrical</b>		<b>\$933,140</b>	<b>\$44.44</b>
16001 Electrical	\$640,290		\$30.49
16550 Electrical-Site Lighting	\$141,000		\$6.71
16230 Generators	alternate		
16700 Communications	\$38,850		\$1.85
16800 Audio Visual Systems	\$50,000		\$2.38
16800 Security Systems	\$63,000		\$3.00
<b>TRADE SUB-TOTAL</b>	<b>\$7,778,522</b>		<b>\$370.41</b>
Subcontractor Default Insurance	\$72,578		\$3.46
Trade Allowances	\$392,555		\$18.69
Insurance Program	\$82,437		\$3.93
Labor & Performance Bonds	\$83,261		\$3.96
<b>PROJECT SUB-TOTAL</b>	<b>\$8,409,353</b>		<b>\$400.45</b>
Builder's Risk Insurance	\$10,512		\$0.50
<b>PROJECT SUB-TOTAL</b>	<b>\$8,419,865</b>		<b>\$400.95</b>
Contractor's Fee	\$252,596		\$12.03
<b>PROJECT SUB-TOTAL</b>	<b>\$8,672,461</b>		<b>\$412.97</b>
Escalation Allowance	\$546,365		\$26.02
<b>PROJECT SUB-TOTAL</b>	<b>\$9,218,826</b>		<b>\$438.99</b>
Soft Costs	\$1,569,780		
<b>PROJECT TOTAL</b>	<b>\$10,788,606</b>		<b>\$513.74</b>

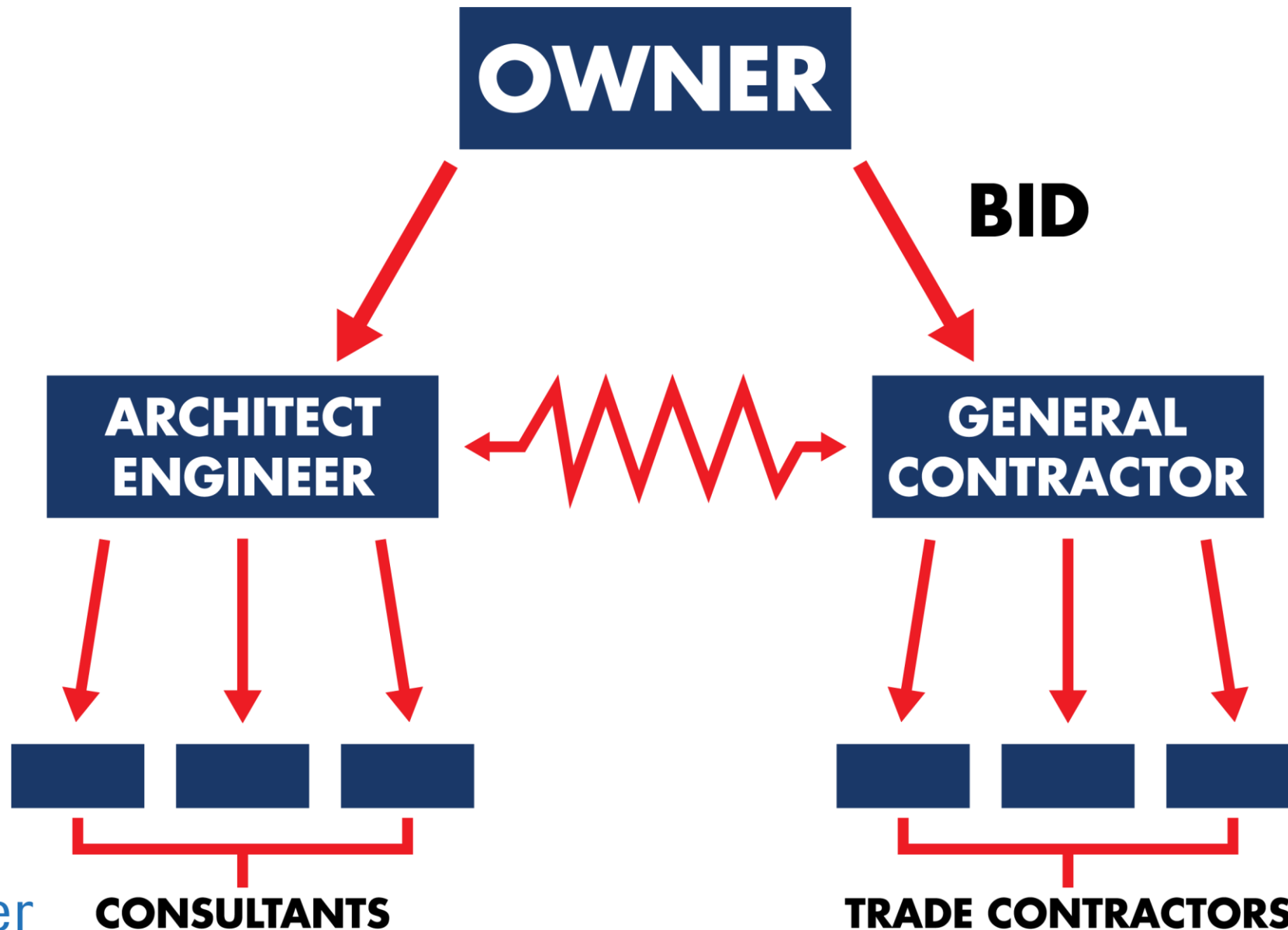
LCI Project #: <b>TBD</b> Project Name: <b>Grundy County Health Dept - Concept</b> Floor Area-SF: 21,000 Bid Due Date: 5/16/23			
ITEM CODE & DESCRIPTION	LINE TOTALS	DIVISION TOTALS	\$/SF
<b>Alternates</b>			
<b>Alternate #1</b>			
<b>Add Generator</b>		<b>\$247,739</b>	
<b>Alternate #2</b>			
<b>In lieu of trusses, modify design to incorporate a flat roof with full steel structure and roof joists</b>		<b>(\$222,470)</b>	
<b>Alternate #3</b>			
<b>Modify building footprint to be a rectangle in lieu of proposed layout, reducing exterior windows.</b>		<b>(\$363,866)</b>	
<b>Alternate #4</b>			
<b>Provide full brick exterior veneer wall</b>		<b>\$171,390</b>	

# Estimated Development Timeline



# Project Delivery Method









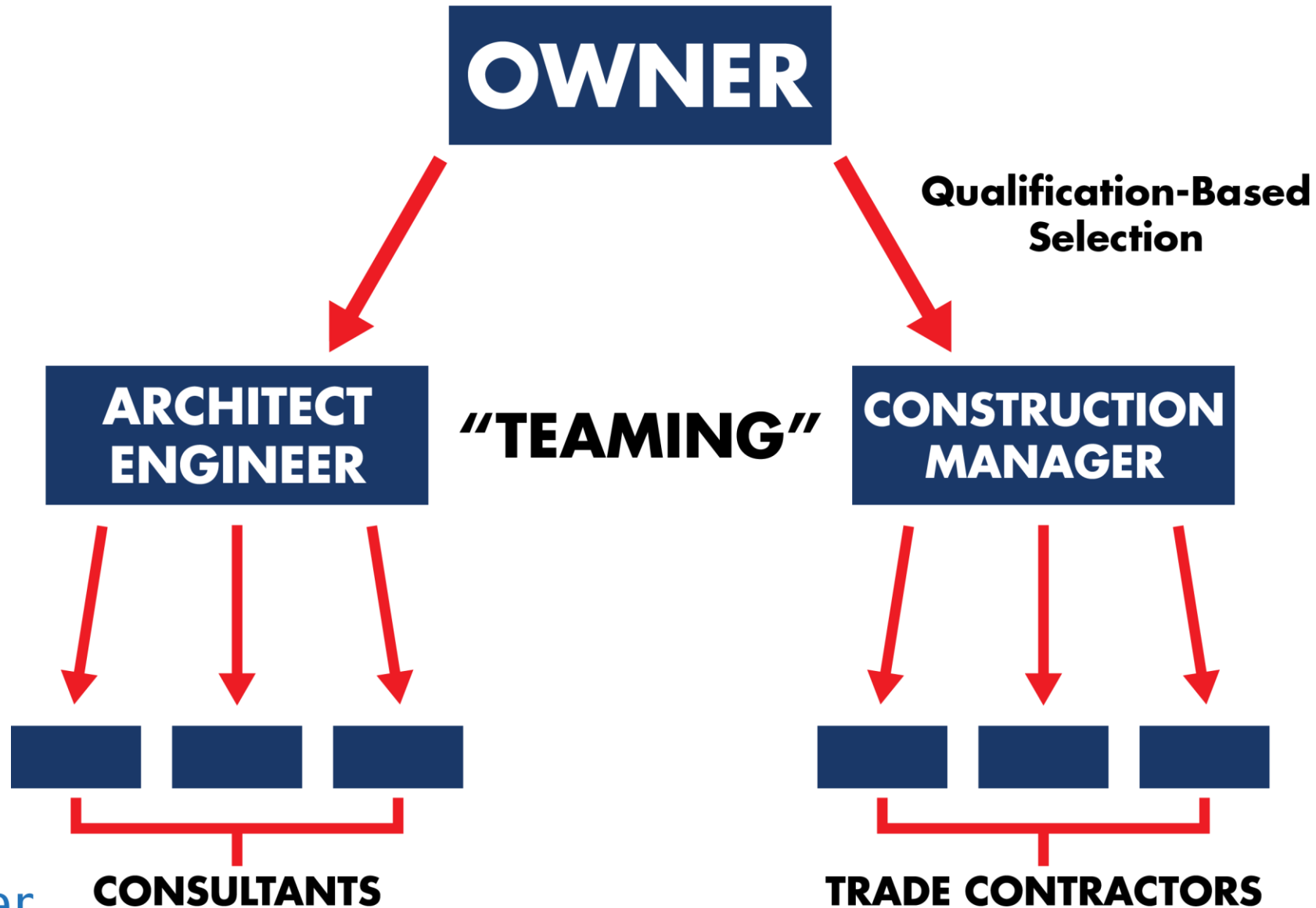
## PERCEIVED ADVANTAGES

- Perceived best price
  - Based on final design
  - Competitive bidding
- One bid package
- Architect in agency relationship

## CHALLENGES

- No early communication or information sharing
- Frequently loose budgeting / cost control
- No fast-track ability
- Often a Strained A/E – GC Relationship
- Low Bid vs “Right Price”
- Greater potential for change orders









## ADVANTAGES

- Cooperative effort among owner, A/E and CM, both in agency relationships
- Early input on constructability and project costs allows scope to be managed to match budget
- Allows for an accelerated project schedule (Fast-Track Opportunities) – time = money
- Competitive bidding of trades

## CHALLENGES

- Politics: Shouldn't construction be hard bid?
- CM incentivized to save cost - project driven by cost only instead of quality
- Project outcome based on the CM's experience, planning & organization – imperative select CM with applicable experience that matches project scope

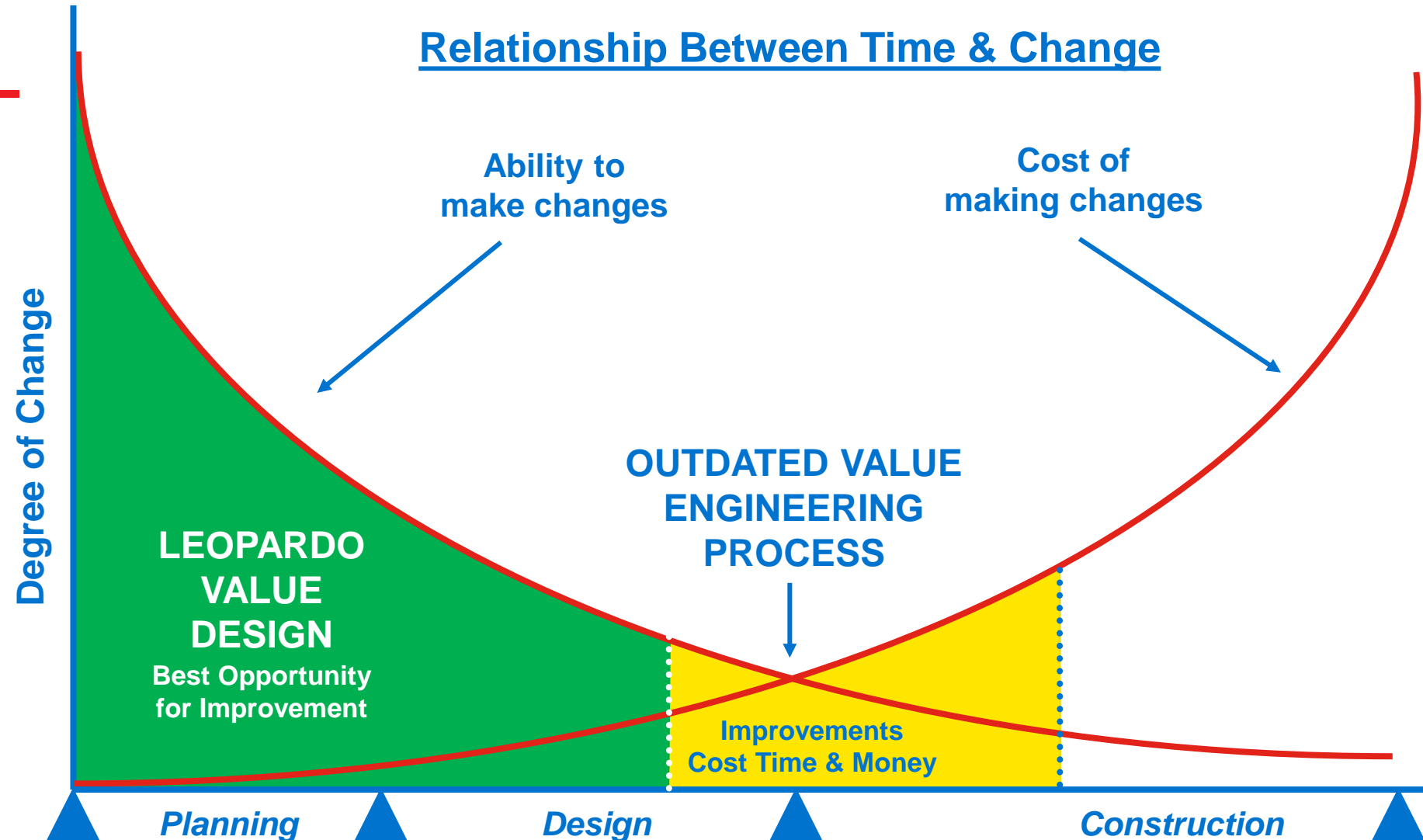




# LEOPARDO VALUE CURVE

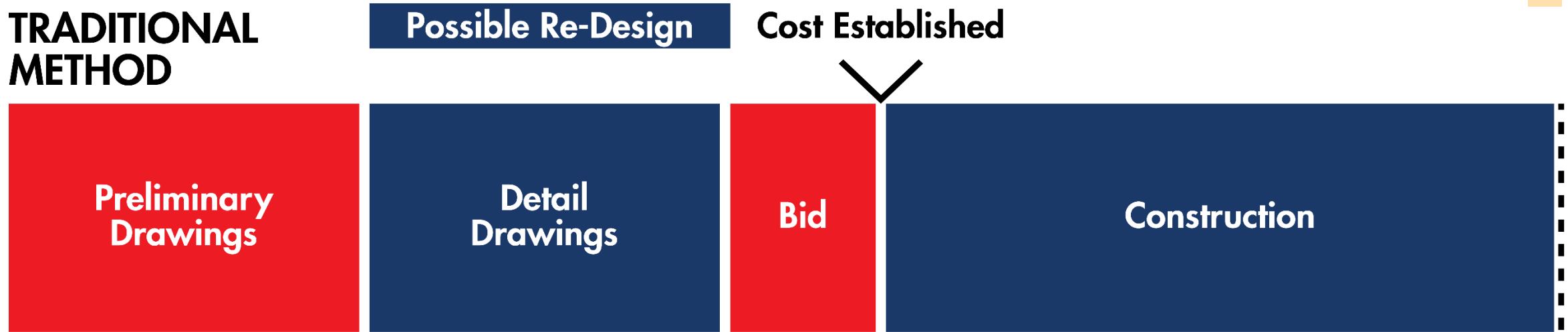
## Benefits of Leopardo Value Design

- Save time and money
- Generate early and detailed conceptual estimates and cost models
- Based on your project, not metric numbers from historical information
- Improved budget is locked in and accurate





## TRADITIONAL METHOD



## CONSTRUCTION MANAGER AT RISK (FAST-TRACK)







## UNDERSTAND WHAT IS REQUIRED

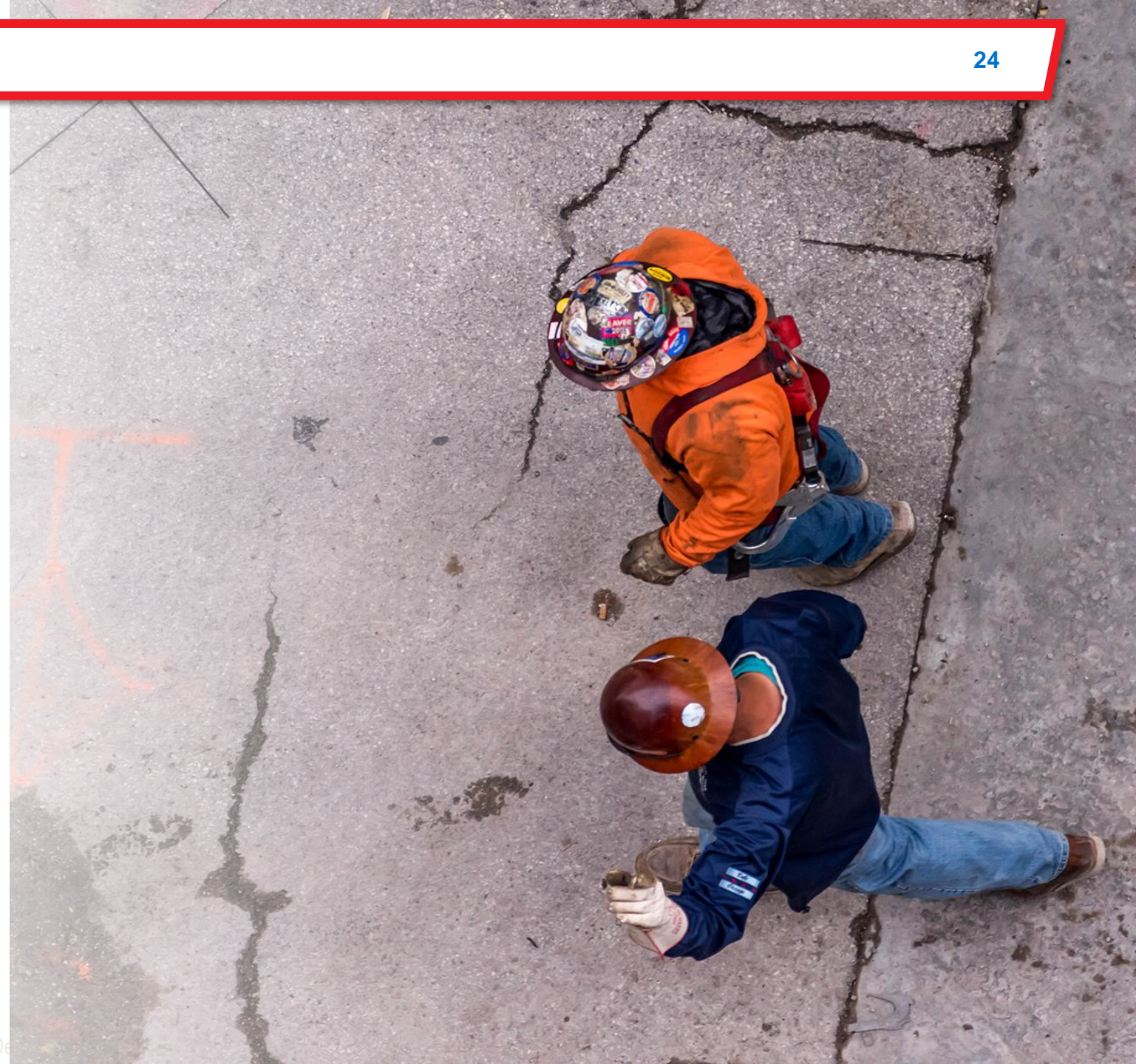
- Write the bidding documents to encourage and stress local participation
- Consult with Grundy County

## LOCAL SUBCONTRACTOR OPPORTUNITIES

- Outreach program
- Structure scope of work so local subcontractors can be more competitive
- Encourage partnerships with larger subcontractors

## STRESS LOCAL LABOR

- Mentor and protégé relationships
- Encourage and stress local hires for subcontractor workforce







# Questions?