



AGENDA

PROPERTIES AND RECREATION COMMITTEE

Properties and Recreation Committee: May 6, 2025 at 5:30 PM
Village Hall 740 Hillgrove Avenue, Western Springs, IL 60558

A. Call to Order

B. Approval of Minutes

1. Minutes from 04-08-2024

C. Public Comment

D. New Business

1. Tria-Architecture Proposal for a Space Needs Analysis of the Public Works Facility and Municipal Services and Engineering Departments

E. Other Business

1. Recreation Update

F. Schedule Next Committee Meeting

G. Adjournment

Individuals with disabilities who plan to attend / participate in this meeting and who require accommodations to allow them to observe and participate, or who have questions regarding accessibility of the meeting or facilities, are requested to contact Jill Izzo at 708-246-1800, extension 127.

Properties and Recreation Committee Meeting
Meeting Minutes
Tuesday, April 8, 2025
Village Board Room

Called to Order: 5:45PM by Amy Avakian, Chair-Trustee
Seconded by Alan Fink, Trustee

Roll Call

Committee Members Present:

Amy Avakian, Committee Chair-Village Trustee
Alan Fink, Village Trustee
Heidi Rudolph, President

Staff Present

Matthew Supert, Municipal Services Director
Christopher Breakey, PW Superintendent
Ron Derengowski, Water Plant Superintendent
Diana Puga, Municipal Services
Ubaldo Rodriguez, Supervisor Public Works
Jenny Pesek, Administrative Assistant

Approval of Minutes:

The Committee meeting minutes from 3/4/2024 Properties and Recreation Meeting were approved with no corrections. Motioned by Amy Avakian, Chair and seconded by Trustee Alan Fink. All in favor Aye. Meeting minutes approved.

New Business:

Public Works and Recreation Building Fence Replacement-Bid Recommendation

Diana Puga, Municipal Services Coordinator reported to the Committee that on February 27, 2025, the Village issued a RFB for the replacement of the shared fence between the Public Works and the Recreation Building. The Village received six bids total. Diana Puga stated staff requested a base bid for both vinyl and cedar fence. The lowest bid for both was Classic Fence, Inc. All bids came in under budget. Chair Avakian made a motion and was seconded by Trustee Fink to advance the Fence Replacement Project to the Village Board for consideration to award the contract to Classic Fence in an amount not to exceed the amount of \$52,334.000. All in favor aye

Surplus Declaration Memo Quarter One

Diana Puga, Municipal Services Coordinator, presented to the Committee the following vehicles should be considered for replacement. Once they are declared as surplus, these vehicles will be auctioned publicly via PublicSurplus.com.

- 2010 Lexus (Squad 340)
- 2011 Ford Taurus SEL
- 2012 Chevrolet Tahoe
- 2015 Ford Taurus Squad 337

- 2017 Ford Explorer Squad 336

Staff recommend these vehicles be declared as surplus. Chair Amy Avakian recommends declaring these vehicles as surplus and seconded by Trustee Fink. All in favor aye.

Grand Ave Community Center Flooring Replacement-Additional Project Costs

Diana Puga, Municipal Services Coordinator, presented to the Committee the pending final cost of additional scope of work for the flooring replacement. Summary On February 24, the Village Board approved the awarding of the 2025 GACC Flooring Replacement contract to NPN Flooring Installation for a total not to exceed \$50,000. NPN Flooring Installation made a recommendation to Village staff to upgrade the requested vinyl cove bases to rubber cover bases as the rubber cove bases are more durable, especially around children, and offer a longer useful life. The project officially began on Saturday, March 29 and will be completed by Friday, April 4th. Chair Avakian moved to recommend to the Village Board approval of additional costs for the Grand Ave. Community Center flooring replacement and seconded by Trustee Alan Fink, all in favor aye.

ROW Sale-5150 Woodland Avenue

Director Matthew Supert reported to consider a recommendation to advance for review and discussion of the sale of right of way located at 5150 Woodland Avenue. John Griffin presented to the Village a request to purchase approximately forty-six feet of the remaining right of way located at 5150 Woodland Avenue. Mr. Griffin has provided the Village with his intent to purchase and a deposit check of \$18,494.30. Further discussion will continue at the Village Board meeting. Chair Avakian recommend advancing to the Village Board for further review and discussion of the sale and seconded by Trustee Fink. All in favor aye.

Other Business

Diana Puga reported Arbor Day is Friday 4/25/2025 9AM and will be celebrated at Grand Avenue Community Center.

Schedule for the Next Committee Meeting

Next meeting: 5/6/2025 5:30PM immediately following PW&W Committee Meeting.

Adjournment:

Motion to adjourn the meeting:

Roll Call: Amy Avakian, Trustee-Chair vote: Aye

Alan Fink, Trustee vote: Aye

Move to Close all-in favor Aye.

Meeting adjourned at 5:53 P.M.

Respectfully Submitted: Jenny Pesek



AGENDA ITEM SUMMARY

PROPERTIES AND RECREATION COMMITTEE

Properties and Recreation Committee: May 6, 2025

AGENDA ITEM D.1.

To: Properties and Recreation Committee

From: Diana Puga, Municipal Services Coordinator

CC: Ellen Baer, Village Manager, Matthew Supert, Director of Municipal Services

RE: Tria-Architecture Proposal for a Space Needs Analysis of the Public Works Facility and Municipal Services and Engineering Departments

Recommendation

Consider a recommendation to approve the award of the 2025 Space Needs Analysis project to Tria-Architecture from Burr Ridge, Illinois for an amount not to exceed of \$17,500.

Summary

On February 20, Village staff issued a Request for Proposals (RFP) for a Space Needs Analysis of the Public Works facility and the Municipal Services/Engineering Departments work area located in Village Hall.

The purpose of this analysis is to assess the current use of the spaces, determine future space and use for the Village and the departmental operations. Municipal Services and Engineering Department staff are currently housed in three separate facilities: Village Hall, Public Works, and the Water Treatment Plant.

The scope of work and deliverables for this project are as follows:

1. Facility Walk-throughs and Staff Meetings
2. Documentation of Existing Conditions
3. Space Needs and Adjacency Analysis
4. Public Works Facility Conceptual Floor Plans – staff is requesting two plans, one that leaves the building as is and re-configures the existing layout; the second would include an addition/build out of the building.
5. Final Analysis Report

Pending the results of the final analysis report, staff anticipate this will be a multiphase, multi-year project. The first phase being a Space Needs Analysis.

On March 24, Village staff received a total of eight (8) proposals to review. Proposals were received from the following firms:

1. Tria-Architecture
2. 845 Design Group
3. Studio GC
4. Williams Architects
5. Kluber Architects & Engineers
6. Valdes Architecture & Engineering
7. FGM Architects
8. Cordogan Clark Lesko

After receiving the proposals, staff from the Municipal Services Department and Village Manager's Office reviewed each proposal and scored the proposals based on the following criteria:

1. Consultant Qualifications
2. Relevant Examples Provided
3. Project Understanding and Work Plan
4. Schedule of Work
5. Proposal Price

Because this was a Request for Proposals (RFP), the firms were not selected or judged based on the proposal pricing; however, it was a consideration in the scoring process. Staff is recommending Tria-Architecture from Burr Ridge, Illinois for this project. Tria-Architecture provided a full summary of completed similar projects with neighboring communities, including Westchester and Burr Ridge and their current workload. The firm demonstrated a comprehensive understanding of the project and had impressive staff qualifications. Tria-Architecture's proposal pricing was \$17,500 and was the lowest cost proposal received.

Financial Impact

The Village budgeted \$37,000 for this project in the 2025 budget.

Account	4104310 50320
Fund	Capital - General Architecture
2025 Budget	\$37,000
Project Cost	\$17,500

Recommended Motion

I move to recommend to the Village Board the approval of the award for the 2025 Space Needs Analysis project to Tria-Architecture from Burr Ridge, Illinois for an amount not to exceed of \$17,500.

Strategic Plan Alignment

File Attachments

1. TRIA Architecture 2025 Space Needs Analysis Response

TAILORED SERVICES
CREATIVE SOLUTIONS
PERSONAL ATTENTION



VILLAGE OF WESTERN SPRINGS

2025
SPACE NEEDS
ANALYSIS RFP



WWW.TRIARCHITECTURE.COM



MARCH 24, 2025

PREPARED BY:
RONALD E. MCGRATH
AIA, LEED AP



OUR FIRM



TWO OFFICE LOCATIONS

BURR RIDGE, IL
CHESTERTON, IN



OVER TWENTY YEARS IN BUSINESS

TRIA HAS BEEN PROUDLY SERVING OUR CLIENTS SINCE 2004



\$1.2B

OVER \$1,200,000,000
IN CONSTRUCTION PROJECTS



OVER 87 YEARS EXPERIENCE

TRIA'S THREE PARTNERS COLLECTIVELY HAVE OVER 87 YEARS OF EXPERIENCE IN THE PUBLIC MARKET



OUR STAFF

30

TEAM MEMBERS



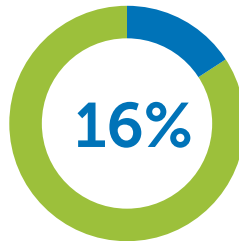
22 ARCHITECTURAL STAFF

5 INTERIOR DESIGNERS

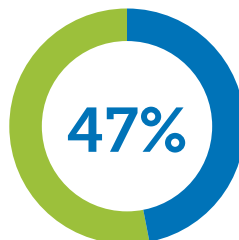
1 GRAPHIC DESIGNER

2 ADMIN STAFF

TRIA IS AN
EQUAL OPPORTUNITY
EMPLOYER



MINORITY STAFF MEMBERS



FEMALE STAFF MEMBERS



OUR PHILOSOPHY



TAILORED SERVICES

AS A MID-SIZED FIRM, WE ARE AWARDED THE FLEXIBILITY TO ADDRESS NOT ONLY THE DIVERSE NEEDS OF BOTH LARGE AND SMALL PROJECTS BUT ARE SIZED TO DO BOTH WELL



CREATIVE SOLUTIONS

IT IS OUR GOAL TO UNDERSTAND YOUR PROBLEMS AND FACILITATE SOLUTIONS. THE CORNERSTONE OF OUR DESIGN PHILOSOPHY CONSISTS OF A COLLABORATIVE EFFORT PUT FORTH BY OUR TEAM AND YOUR KEY STAKEHOLDERS.



PERSONAL ATTENTION

THE MAJORITY OF OUR FIRM'S WORK COMES FROM REPEAT BUSINESS AND CLIENT REFERRALS. WE BELIEVE THIS DEMONSTRATES OUR LEVEL OF SERVICE AND ABILITY TO FOSTER MEANINGFUL, PROFESSIONAL RELATIONSHIPS.

TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.



March 24, 2025

The Office of Village Clerk
Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois, 60558

Re: [Statement of Interest & Qualifications for Architectural Services for: The Village of Western Springs: 2025 Space Needs Analysis RFP](#)

Members of the Selection Committee:

With great enthusiasm as a resident, I submit TRIA Architecture's team qualifications for this exciting opportunity to work with the Village of Western Springs. Apart from our Burr Ridge office being 10 minutes away... [I am a resident of Western Springs, and the Old Town Neighborhood](#), and can be at the Public Works Facility within 2 minutes! I am one of the Principals of TRIA Architecture, and more importantly in your case, I am the Director of Governmental Design. I lead the Office's Public Works efforts and I will be your main contact through your entire project. As one of your local architectural firms serving municipal clients, we are well versed in assisting you with all of your needs from space needs assessments, facility assessments, renovations, to new facilities. [With over 20+ years of experience with space needs assessments, we are ready to assist you with your project!](#)

At TRIA Architecture, we believe that the foundation of great design lies in understanding and prioritizing the unique needs of our clients. Our approach is centered around [collaboration](#), ensuring that your vision is at the heart of every project. From the initial concept to the final details, we listen closely, engage thoughtfully, and [adapt to meet your specific goals](#). Whether you're looking for innovative solutions, sustainable designs, or seamless integration of your brand identity, we're dedicated to providing exceptional, tailored architectural services that serve your needs and exceed your expectations. Nothing attests to the value of an architectural firm more than the word of our existing clients.... [our biggest selling point is our references; so please feel free to reach out to them all and ask us if you would like any additional ones to call.](#)

We're more than just architects; we're a partner you can count on. Always a call away, we are ready and available to be there when you need us most, offering support and guidance at every stage of the process. [Your success is our success](#), and we're here to bring your vision to life with creativity, expertise, and a client-first mindset.

We are committed to delivering actionable recommendations that align with the Village's goals of improving operational efficiency and planning for future needs. Our approach will ensure that the Public Works' space is optimized to meet its current demands and future growth. We look forward to the opportunity to grow our partnership with you on this project and help shape the future of the department's operations.

If you are still asking "Why TRIA?", I can tell you we separate ourselves from the competitors because we believe in building strong personal relationships with our clients and their communities through three pivotal value points: [Tailored Services, Creative Solutions, and Personal Attention](#).

[Tailored Services](#). While always placing an emphasis on service, we know that no two Client needs are the same, and although projects may be similar in scope, every project is unique. Apart from the normal project work, we will also provide assistance to your staff by facilitating in-house projects through code reviews, quick design sketches, and contractor back-ground checks.

TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

Creative Solutions. As your Architect, we will become your advisor, your construction cohort, and, above all else, your creative solution provider. The cornerstone of our design philosophy consists of a collaborative effort put forth by our team and the Client's key stakeholders. We are here to support and accommodate you with creative solutions that facilitate your needs and stay well within your budget.

Personal Attention. Of our three pivotal value points, we believe our personal attention to the client is truly the core value from which the other values are influenced. With a majority of our firm's work coming from repeat business and client referrals, we believe our level of service and ability to foster meaningful, professional relationships is clearly demonstrated in our history of work. Our team is there from the beginning until the end, from the first nut to the last bolt, wearing the dust proudly along the way as we meet each milestone.

We have reviewed the RFQ and acknowledge the receipt of Addendums 1, 2 and 3. On behalf of TRIA Architecture, we greatly appreciate the time taken to review our qualifications as we would very much like to grow our relationship with the Village of Western Springs and for me to give back to the community I live in .

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron McGrath', with a long horizontal flourish extending to the right.

TRIA ARCHITECTURE
Ronald E. McGrath, AIA, LEED AP
Project Principal



Section One:

FIRM INFORMATION

- 1.1: Firm Information
- 1.2: Firm Services
- 1.3: Firm Insurance
- 1.4: Completed Projects
- 1.5: Current/Projected Firm Workload

Section Two:

HIGHLIGHTED PROJECTS

Section Three:

KEY PERSONNEL & EXPERIENCE

- 3.1: Project Team
- 3.2: Project Team Organization
- 3.3: Project Team Resumes
- 3.4: Sub-Consultants

Section Four:

PROJECT APPROACH

- 4.1: Space Needs Analysis & Master Planning
- 4.2: Cost Estimating
- 4.3: Investigating & Qualifying Bidders
- 4.4: Sustainability Initiative
- 4.5: Inception to Owner Acceptance

Section Five:

CLIENT REFERENCES

Section Six:

CONTRACTS & FEES

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Section One:

**FIRM
INFORMATION**



1.1: Firm Information



Primary Contact:

Ronald E. McGrath, AIA, LEED AP
Principal Architect
P. 630.455.4500
F. 630.455.4040
E. rmcgrath@TRIA-Arch.com
W. www.TRIAArchitecture.com

Principals & Staff:

TRIA Architecture was formed and is managed by three Principal Architects:

James A. Petrakos, AIA, LEED AP
Thomas R. Szurgot, AIA, LEED AP
Ronald E. McGrath, AIA, LEED AP

TRIA Architecture has a staff of thirty, consisting of twenty two architects, five interior designers, one graphic designer, and two administrative staff member. We also have strong relationships with consultants in all disciplines, giving us the ability to tailor the most qualified team for each project.

Number of Years in Business:

TRIA Architecture has been proudly serving our clients for twenty plus years under the same name (our organization has not been known by any other name).

Type of Organization:

TRIA Architecture is an S-Type Corporation.

Number of Offices:

TRIA Architecture has two offices. Your projects will be managed by our Burr Ridge Office.

Illinois Office (Headquarters)

901 McClintock Drive
Suite 100
Burr Ridge, IL 60527

Northwest Indiana Office

436 Sand Creek Drive N
Suite 105
Chesterton, IN 46304

Professional Affiliations:

*American Institute of
Architects - Chicago,
Northeastern Illinois
Chapters*

*National Council of
Architectural Registration
Boards (NCARB)*

*American Public Works
Association (APWA)*

*U.S. Green Building Council
(USGBC)*

*Leadership in Energy and
Environmental Design (LEED)*

*Roofing Consultants
Institute (RCI)*

*Illinois City County
Management Association
(ILCMA)*

*Will County Governmental
League (WCGL)*

*Illinois Association of Park
Districts (IAPD)*

*Illinois Association of
Municipal Management
Assistants (IAMMA)*

1.2: Firm Services



Village of New Lenox - Public Works Facility

TRIA Architecture has the capability to take any of your projects from inception to completion. Our listed scope of services is merely a glimpse into what our firm has to offer in regards to technical skills. With our capabilities and the capabilities of our potential consultants, we are more than certain that we can assist with any project, including:



Planning



Renovations



Additions



New Construction



New Lombard Public Works Project

Planning:

- Master Planning
- Feasibility Studies
- Existing Facility Analyses
- Life-Cycle Analyses
- Facility Space Planning
- ADA Compliance Studies
- Site Selection Analyses
- Grant Writing Assistance
- Referendum Planning

Architectural Design:

- Project Design
- Sustainable Design
- Project Renderings
- Interactive 3D Modeling
- Project Management
- Cost Estimating
- Construction Documentation
- Bidding & Negotiation
- Construction Observation
- Close-Out Services

Interior Architecture:

- Interior Design
- Space Planning
- Evaluation of Existing Furniture
- Selection of Furniture and Equipment
- Selection of Interior Finishes
- Way Finding Signage
- Organizational Studies
- Project Phasing Analysis
- Graphic Design / Branding Services

1.4: Completed Firm Workload



Planning



Renovations



Additions



New Construction



Award Winning Project

Village of New Lenox

1 Veterans Parkway - New Lenox, Illinois 60451
Mr. Kurt Carroll, Village Manager - 815.462.6415

Project	Description	Details
New Metra Train Station	Design and construction of an APWA award winning new train station	Size: 2,300 s.f. Construction Cost: \$8,200,000 Status: Completed Spring 2022
New Public Works Facility	Design and construction of a new public works facility to house main offices, division shops, fleet maintenance, lockers, storage mezzanine, cafeteria and vehicle storage.	Size: 85,000 s.f. Construction Cost: \$8,400,000 Status: Completed Fall 2013
Public Works Facility - Space Needs Analysis	Space Needs Analysis to analyze the current and future needs of the Public Works Facility	Size: N/A Construction Cost: N/A Status: Completed Fall 2010

Village of Shorewood

One Towne Center Boulevard - Shorewood, Illinois 60404
Mr. Aaron Kilma, Village Manager - 815.725.1460

Project	Description	Details
New Public Works Building	Design and construction of a new public works facility to house main offices, division shops, fleet maintenance, lockers, storage mezzanine, cafeteria and storage for all of the Village's vehicles.	Size: 71,314 s.f. Construction Cost: \$13,244,000 Status: Completed October 2022
Public Works Facility - Space Needs Analysis	Space Needs Analysis to analyze the current and future needs of Public Works department.	Size: N/A Construction Cost: N/A Status: Completed Summer 2018
New Recreation Center - Space Needs Analysis	Space Needs Analysis to analyze the current and future needs for a new Recreation Center Facility.	Size: N/A Construction Cost: N/A Status: Completed Summer 2018
Police Department - Space Needs Analysis Assessment	Space Needs Analysis to analyze the current and future needs for future growth of the Department.	Size: N/A Construction Cost: N/A Status: Completed Summer 2018
River Oaks Park	Reconstruction of the park to upgrade equipment and park layout	Size: Construction Cost: \$200,000 Status: Completed Summer 2024

Village of Lombard

1135 North Garfield Street - Lombard, Illinois 60148
Mr. Carl Goldsmith, Operations Superintendent - 630.620.5740

Project	Description	Details
Public Works Maintenance Garage Addition	Design and construction of a 3 bay addition to the Public Works vehicle maintenance garage including covered storage and interior storage spaces.	Size: 8,250 s.f. Construction Cost: \$5,900,000 Status: Completed Spring 2024

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New Salt Operations Center

Design and construction of a brand new Salt Operations Center.

Size: 2,450 s.f.
Construction Cost: \$475,000
Status: Completed Summer 2014

City of Countryside

803 Joliet Road - Countryside, Illinois 60525
Ms. Gail Paul, City Administrator - 708.485.2462

Project

Description

Details



Public Works Facility - Space Needs Analysis

Space Needs Analysis to analyze the current and future needs of Public Works department.

Size: N/A
Construction Cost: N/A
Status: Completed Summer 2023

City of Palos Hills

10335 South Roberts Road - Palos Hills 60465
Mayor Jerry Bennett - 708.598.3400

Project

Description

Details



New Public Works Facility

The new two-story Public Works building features storage for 33 vehicles, one (1) wash bay, three (3) maintenance bays, a brine facility, locker room facilities and administrative offices

Size: N/A
Construction Cost: 7,000,000
Status: Completed Fall 2020

Village of Burr Ridge

803 Joliet Road - Countryside, Illinois 60525
Mr. David Preissig, Director of Public Works - 630.654.8181

Project

Description

Details



Public Works Facility - Space Needs Analysis

Space Needs Analysis to analyze the current and future needs of Public Works department.

Size: N/A
Construction Cost: N/A
Status: Completed Summer 2024

River Valley Metro Mass Transit District

1000 Civic Center Drive - Niles, Illinois 60714
Mr. Tom Powers, Village Engineer - 847.588.7900

Project

Description

Details



New Bus Maintenance Garage

Design and construction of a new bus maintenance garage and renovations to the existing maintenance garage to add an undercarriage wash system and additional trench drains to the wash bay and to convert one maintenance bay into parts storage.

Size: 14,150 s.f.
Construction Cost: \$8,660,000
Status: In Construction



Manteno Bus Transfer Station

Design and construction of new bus transfer station.

Size: 29,750 s.f.
Construction Cost: \$350,000
Status: Completed Summer 2013



Bradley Bus Transfer Station

Schematic design for a new 'park & bus' transfer station.

Size: 35,000 s.f.
Construction Cost: \$1,600,000
Status: Designs Completed



Kankakee Metro Centre

This new bus transfer station, set in downtown, Illinois, is designed to become a focal point of the community.

Size: N/A
Construction Cost: \$1,600,000
Status: Designs Completed





Kankakee Bus Transfer Station

This site will be transformed from a vacant site to a modern complex. A tensile fabricstructure with color changing lighting will be the main focus of the site.

Size: 15,000 s.f.
Construction Cost: \$6,000,000
Status: Designs Completed








City of Lockport

222 East Ninth Street - Lockport, Illinois 60441
Mr. Ben Benson, City Manager - 815.838.0549

Project	Description	Details
 Public Works Facility - Space Needs Analysis	Space Needs Analysis to analyze the current and future needs of Public Works department.	Size: N/A Construction Cost: N/A Status: Completed Spring 2023
 Public Works Addition	Design for an eight vehicle bay addition to match the existing aesthetics and construction.	Size: 5,200 s.f. Construction Cost: \$2,300,000 Status: On Hold




Village of Glenview

1370 Shermer Avenue - Glenview, Illinois 60026
Mr. Tim Schwister, Facilities Manager - 847.486.5637

Project	Description	Details
 Public Works - Interior Renovations	Design and construction of interior renovations to the Public Works offices and staff spaces.	Size: Variable Construction Cost: \$900,000 Status: Completed Summer 2018
 Public Works - HVAC and Generator Replacement	Replacement of HVAC systems within an existing Public Works building as well as the replacement of an existing generator.	Size: 1,500 s.f. Construction Cost: \$175,000 Status: On Hold
 Public Works -Glazing Systems Replacement	The removal and replacement of existing translucent resin wall panels ("Kalwall") and existing transparent glazing panels within the vehicle maintenance area and main office corridor area.	Size: N/A Construction Cost: \$227,000 Status: Completed Summer 2014
 Fire Station #8 - Roofing Renovations	Design of the removal of the existing mansard roofing system at the perimeter of the building and the design of a face brick elevation in its place.	Size: 15,500 s.f. Construction Cost: \$290,500 Status: Completed Winter 2012
 Depot Street Metra Station - 2016 Kiss and Ride Renovations	Renovations to the kiss and ride portion of the Depot Street Metra Station.	Size: Variable Construction Cost: \$170,000 Status: Completed Summer 2016
 New Salt Dome	Preliminary Design for a new salt dome.	Size: N/A Construction Cost: \$660,000 Status: Completed Fall 2012
 Public Works - Facility Analysis	Assessment of all pedestrian doors at the Glenview Public Works Campus.	Size: N/A Construction Cost: N/A Status: Completed Summer 2010








Village of Niles

1000 Civic Center Drive - Niles, Illinois 60714
Mr. Tom Powers, Village Engineer - 847.588.7900

Project	Description	Details
 New Police Garage	Design and construction of a new vehicle garage and storage building for the Police Department.	Size: 14,700 s.f. Construction Cost: \$3,300,000 Status: Completed Fall 2021
 New Fueling Island at Public Works	Design and construction of a new outdoor amphitheater with a 5,000 person capacity.	Size: Variable Construction Cost: \$800,000 Status: Completed Summer 2020
 Master Planning for Public Services Campuses	Master planning for a public services campus site development and storage facility, police garage and animal control facility.	Size: N/A Construction Cost: \$5,900,000 Status: Completed Winter 2018





City of Country Club Hills

4200 Main Street - Country Club Hills, Illinois 60478
Mayor Dwight Welch, Retired - 708.878.1418

Project	Description	Details
 City Hall - Space Needs Analysis	Space Needs Analysis of village hall and the design of renovated spaces to make room for future city growth.	Size: N/A Construction Cost: N/A Status: Completed Fall 2008
 New Fire Training Facility	Schematic design for a new fire training facility.	Size: 3,500 s.f. Construction Cost: \$350,000 Status: Completed Winter 2012
 New Police Station	Schematic design for a new police station.	Size: 60,000 s.f. Construction Cost: \$10,000,000 Status: Designs Completed
 New 911 Call Center	Schematic design for a new 911 Call Center.	Size: 19,850 s.f. Construction Cost: \$4,000,000 Status: Designs Completed
 New Vehicle Storage Building	Design and construction of new storage building to house city records and winter vehicles.	Size: 16,000 s.f. Construction Cost: \$1,358,000 Status: Completed Summer 2006
 New Fleet Maintenance Facility	Schematic design for a new Fleet Maintenance Facility.	Size: 8,500 s.f. Construction Cost: \$1,300,000 Status: Designs Completed
 New Outdoor Amphitheater	Design and construction of a new outdoor amphitheater with a 5,000 person capacity.	Size: 5,000 patrons Construction Cost: \$7,500,000 Status: Completed Summer 2006


Village of Homer Glen

14240 West 151st Street - Homer Glen, Illinois 60491
Mayor George Yukich - 708.548.3268

Project	Description	Details
 Heritage Park - Active Core	Design, Bidding and Construction Observation of new park that features tennis, pickle-ball, sand volleyball, bocce ball and shuffle board courts, horseshoe pits, a sensory garden, nature play area, challenge course area, fitness area and centrally located gazebo.	Size: +/- 6 acres Construction Cost: \$2,637,886 Status: Completed Fall 2019
 Emergency Management Agency Center - Space Needs and Schematic Design	Analysis of the existing and future needs of an existing EMA center and determine the potential need of a new building/location.	Size: N/A Construction Cost: N/A Status: Completed Spring 2019
 Village Hall - Space Needs Analysis	Analysis to quantify existing staffing and facility as well as future staffing and facility needs.	Size: 18,000 s.f. Construction Cost: N/A Status: Completed Winter 2017
 New Village Hall	Renovation of the existing Woodbine Golf Course club house into a new Village Hall for the Village of Homer Glen.	Size: 18,000 s.f. Construction Cost: \$1,343,000 Status: Completed Summer 2016



Village of Channahon

24555 South Navajo Drive - Channahon, Illinois 60410
Mayor Joe Cook - 815.467.6644

Project	Description	Details
 Women's Athletic Complex Development	Architectural Conceptual Master Planning work for an athletic complex.	Size: 34 acres Construction Cost: \$17,000,000 Status: Design Completed

Orland Township

14807 Ravinia Avenue - Orland Park, Illinois 60462
Mrs. Mary Hastings, Office Manager - 708.403.4222

Project	Description	Details
 Facility Renovations	Various improvements including: interior renovations to the food pantry, partitioning of the executive administrators office, a new gas generator to cover the refrigeration, data and phones, a larger trash enclosure, a new storage area/shed for outdoor maintenance equipment, and new exterior site signage.	Size: 2,300 s.f. Construction Cost: \$500,000 Status: Completed Fall 2016
 Facility Space Needs Analysis	Space Needs analysis for the entire facility, including all departments, the current parking and potential remote parking expansion.	Size: N/A Construction Cost: N/A Status: Completed Fall 2013

Village of Oak Lawn

14807 Ravinia Avenue - Orland Park, Illinois 60462
Mrs. Mary Hastings, Office Manager -

Project	Description	Details
 Fire Station 1 - Roof Replacement	Full roof replacement in compliance with federal requirements for energy reduction.	Size: 13,700 s.f. Construction Cost: \$183,000 Status: Completed Winter 2010
 Downtown / Village Green Master Plan	Master Plan for the Village's downtown district which includes an expanded village green, a relocated masonic order lodge, single family townhouses, a 600 car parking garage and a 150,000 s.f. medical office building.	Size: Variable Construction Cost: TBD Status: Designs Completed


City of Oak Forest

15440 South Central Avenue - Oak Forest, Illinois 60452
Mayor Hank Kuspa - 708.687.4050

Project	Description	Details
 City Hall Renovations - Schematic Design	Provided schematic building elevations and site layouts. The intent was to design a new aesthetically pleasing building elevations for the City Hall.	Size: N/A Construction Cost: N/A Status: Completed Fall 2014

Village of Itasca

550 West Irving Park Road - Itasca, Illinois 60143
Mr. Jerry Dell, Building Department Supervisor/Code Officer - 630.773.5568

Project	Description	Details
 Village Hall Exterior Plaza Renovations	Renovation of the exterior patio and stairs at the entrance to the building.	Size: 1,700 s.f. Construction Cost: \$290,000 Status: Completed Summer 2017

City of Rolling Meadows



3900 Berdnick Street - Rolling Meadows, Illinois 60008
Mr. Don Wenzel, Superintendent of Facilities - 847.963.0500

Project	Description	Details
 City Hall Campus Renovations	Design corrections to deficiencies identified in a Structural Technologies Report for the village hall and police garage.	Size: N/A Construction Cost: \$300,000 Status: Completed Winter 2018
 Fire Station #16 - Administration Wing Renovations	First floor renovations and second floor addition for Fire Station #16.	Size: 15,000 s.f. Construction Cost: \$410,000 Status: Completed Summer 2008

Village of Lemont

418 Main Street - Lemont, Illinois 60439


Mr. George Schafer, Village Administrator - 630.257.1590

Project	Description	Details
 Village Hall Renovations	Design and construction of interior renovations to the Building Department	Size: 1,200 s.f. Construction Cost: \$152,700 Status: Completed Fall 2024
 Police - Space Needs Analysis	A master plan for how to use the space of the old police station, that they moved out of years ago.	Size: N/A Construction Cost: N/A Status: Summer 2023

Village of Park Forest

350 Victory Drive - Park Forest, Illinois 60466


Mr. Jason Miller, Director of Communications - 708.283.5624

Project	Description	Details
 Village Hall Renovations	Renovations include lobby, reception, seating and signage upgrades.	Size: N/A Construction Cost: \$104,000 Status: Completed Fall 2016

Village of Calumet Park

12409 S. Throop Street - Calumet Park, IL., 60827



Mr. Jonathan Shaw, Director of Parks & Recreation - 708.597.3535

Project	Description	Details
 Lower Level Renovations at the Recreation Center	Design and construction of a renovations to toilet rooms and fitness room on the lower level of the existing Recreation Center.	Size: 858 s.f. Construction Cost: \$183,000 Status: Completed Summer 2023

Village of Westchester

10300 W Roosevelt Road - Westchester, IL 60154


Mr. Barry Krumstok, Village Manager - 708.345.0020

Project	Description	Details
 Fire Station Facility Assessment	A Facility Assessment of the facility to identify required repairs, maintenance and code violations.	Size: N/A Construction Cost: N/A Status: Summer 2024
 Municipal Campus Space Needs Analysis	Space Needs Analysis to analyze the current and future needs for future growth of the Campus	Size: N/A Construction Cost: N/A Status: Summer 2023

Village of Hinsdale

19 E. Chicago Avenue - Hinsdale, IL 60521

Mr. George Peluso, Director of Public Services and Engineering - 630.789.7041

Project	Description	Details
 Public Works Master Plan	Master Plan for the Village's Public Works yard which includes an expanded open storage, impound, site storage, and parking	Size: Variable Construction Cost: \$1,200,000 Status: Summer 2024

1.5: Current/Projected Firm Workload



Planning



Renovations



Additions



New Construction

Village of Shorewood



Scope: Fawn Park Reconstruction
Budget: \$240,000
Status: In Construction

Village of Hoffman Estates



Scope: Village Green Concessions
Budget: \$4,000,000
Status: In Construction

Community Park District of La Grange Park



Scope: Recreation Center Gym Addition
Budget: \$12,000,000
Status: In Design

Village of Lake Barrington



Scope: Village Hall Breakroom Renovations
Budget: \$150,000
Status: In Design

Village of New Lenox



Scope: Water Resources Recovery Facility-Administration Building
Budget: \$8,000,000
Status: In Construction

Village of Bensenville Park District



Scope: Pool Resurfacing
Budget: \$621,000
Status: In Construction

North Berwyn Park District



Scope: Main Park Phase 1
Budget: \$870,000
Status: On Hold

Village of Westchester



Scope: Fire Station #26 Renovations
Budget: \$343,000
Status: In Construction

River Valley Metro Mass Transit District



Scope: New Maintenance Garage
Budget: \$8,800,420
Status: In Construction

Village of Peotone



Scope: Village Hall, Police and Public Works Space Needs
Budget: 13,000,000
Status: In Design

Village of Tinley Park



Scope: Harmony Square
Budget: \$40,000,000
Status: In Construction



Scope: Train Station Lighting Replacement
Budget: \$118,000
Status: In Construction

City of Lockport



Scope: City Hall HVAC Replacement
Budget: \$2,400,000
Status: In Construction

City of Morris



Scope: West Side Park Reconstruction
Budget: \$1,500,000
Status: In Construction

Green Garden Township



Scope: Additions and Renovations
Budget: \$650,000
Status: In Construction

Village of Calumet Park



Scope: New Village Green
Budget: \$3,000,000
Status: In Design

1.5: Current/Projected Firm Workload



Planning



Renovations



Additions



New Construction

Village of Orland Park



Scope: CPAC Modernization Phase 1
Budget: \$2,388,000
Status: In Construction



Scope: CPAC Modernization Phase 2
Budget: \$5,700,000
Status: In Design



Scope: Rec Center Pool
Budget: \$3,200,000
Status: In Design

Community Park District of LaGrange Park



Scope: Recreation Center Addition
Budget: \$12,000,000
Status: In Design

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Section Two:
**HIGHLIGHTED
PROJECTS**



SECTION THREE: KEY PERSONNEL & EXPERIENCE

Village of New Lenox
New Public Works Facility



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

Village of New Lenox: New Public Works Facility

Following the conduction of a Space Needs Assessment for a 85,000 s.f. public works facility in the Village of New Lenox, TRIA Architecture moved forward with the design and construction of a new Public Works Facility. The facility houses the main offices, division shops, fleet maintenance, lockers, storage mezzanine, cafeteria and storage for all of their vehicles. The site consists of employee parking, salt storage, material bins and a gas/diesel fueling station. The facility is designed with space for future expansion of vehicle storage and vehicle maintenance.

Client:

Village of New Lenox
1 Veterans Parkway
New Lenox, Illinois 60451

Project Cost:

\$8,400,000

Completion Date:

Fall 2013



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

SECTION TWO: HIGHLIGHTED PROJECTS

Village of New Lenox Public Works Space Needs Analysis

SPACE NEEDS ANALYSIS:



Village of New Lenox - Public Works Facility

Division and Room Size Analysis

Division and Room Type: Proposed S.F.: Proposed Floor Level: Proposed Security Level: Room Type: Notes:

Office Area:					
Public Works Director	280.0	1			
Assistant Public Works Director	215.0	1			
Director - Water	210.0	1			
Director - Streets	210.0	1			
Director - Forestry	210.0	1			
Admin. Assistant	210.0	1			2 workstations
Admin. /Files	283.0	1			
General Office Area (cubicles)	241.0	1			4 workstations
Conference Room	294.0	1			seating for 10 people
Kitchen/ Training Room w/ Vending	2146.0	1			seating for 60 People
Men's Toilet	64.0	1			
Women's Toilet	64.0	1			
Public Toilet	64.0	1			
Computer/Data/Phone Room	100.0	1			
Copy Area	111.0	1			
Storage	452.0	1			
Coffee Area	61.0	1			
Men's Locker Area	1576.0	1			(60) 24" x 24" lockers max.
Women's Locker Area	375.0	1			(10) 24" x 24" lockers max.
Laundry	64.0	1			
Quiet Room	112.0	1			
Division Sub-Total:	7342.0				

Shop Area:					
Mezzanine	8620.0	2			
Water Shop	1483.0	1			
Streets Shop	1483.0	1			
Forestry Shop	1483.0	1			
Sign Shop	1633.0	1			
Misc. Shop	1652.0	1			
Elevator	58.0	1,2			
Elevator Equipment	55.0	1			
Stairs (2)	200.0	1,2			
Division Sub-Total:	16667.0				

Fleet Maintenance:					
Maintenance Bays	4079.0	1			4 bays, 1 drive thru
Lubricant Storage Room	551.0	1			
Tire Storage Room	550.0	1			
Maintenance Manager	192.0	1			
Toilet	49.0	1			
Welding	126.0	1			
Wash Bay	1198.0	1			
Parts Storage	472.0	1			
Division Sub-Total:	7217.0				

Fleet Storage:					
Vehicle Storage	47895.0	1			
Division Sub-Total:	47895.0				

General:					
Electrical	100.0	1			
Water	207.0	1			
Division Sub-Total:	307.0				

Site:					
Salt Storage Building					80' x 80'
Sugar Beet Extract Storage					(2) 3,000 gallons
Calcium Chloride Storage					(2) 5,000 gallons
Anti-Icing Mix Storage					5,000 gallons

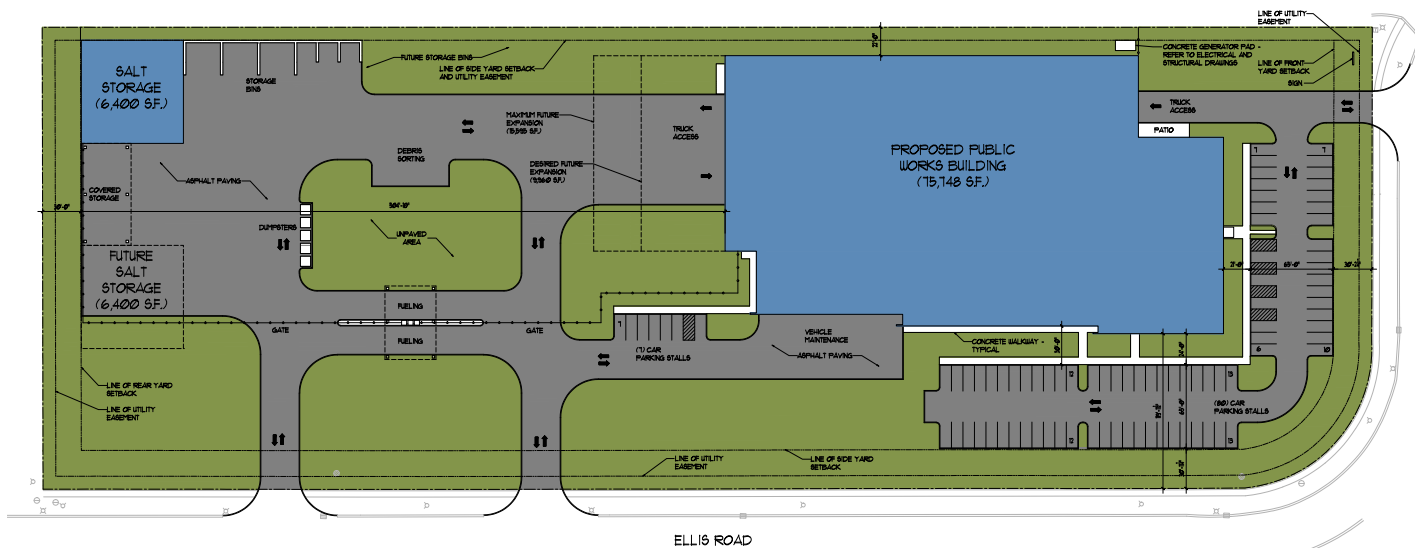
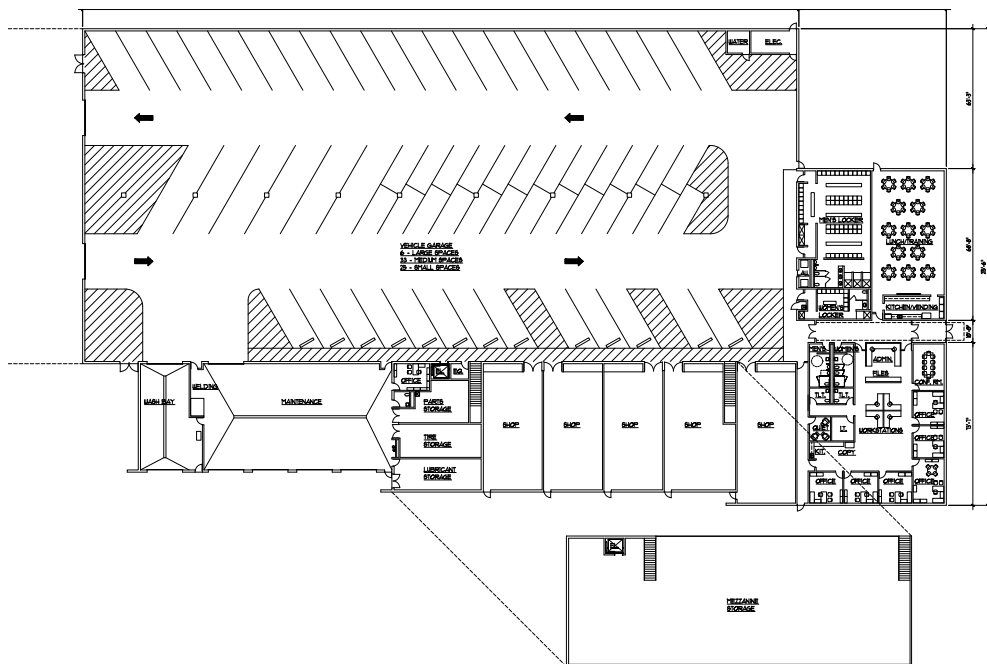
Village of New Lenox: Public Works Space Needs Analysis

TRIA Architecture was approached by the Village of New Lenox to conduct a Space Needs Assessment for a 85,000 s.f. public works facility. Focusing on the office, shop, fleet maintenance, and fleet storage areas - as well as the overall site - the Space Needs Assessment became the initial phase of a project which would result in the design and construction of a new Public Works Facility.

Client:
 Village of New Lenox
 1 Veterans Parkway
 New Lenox, Illinois 60451

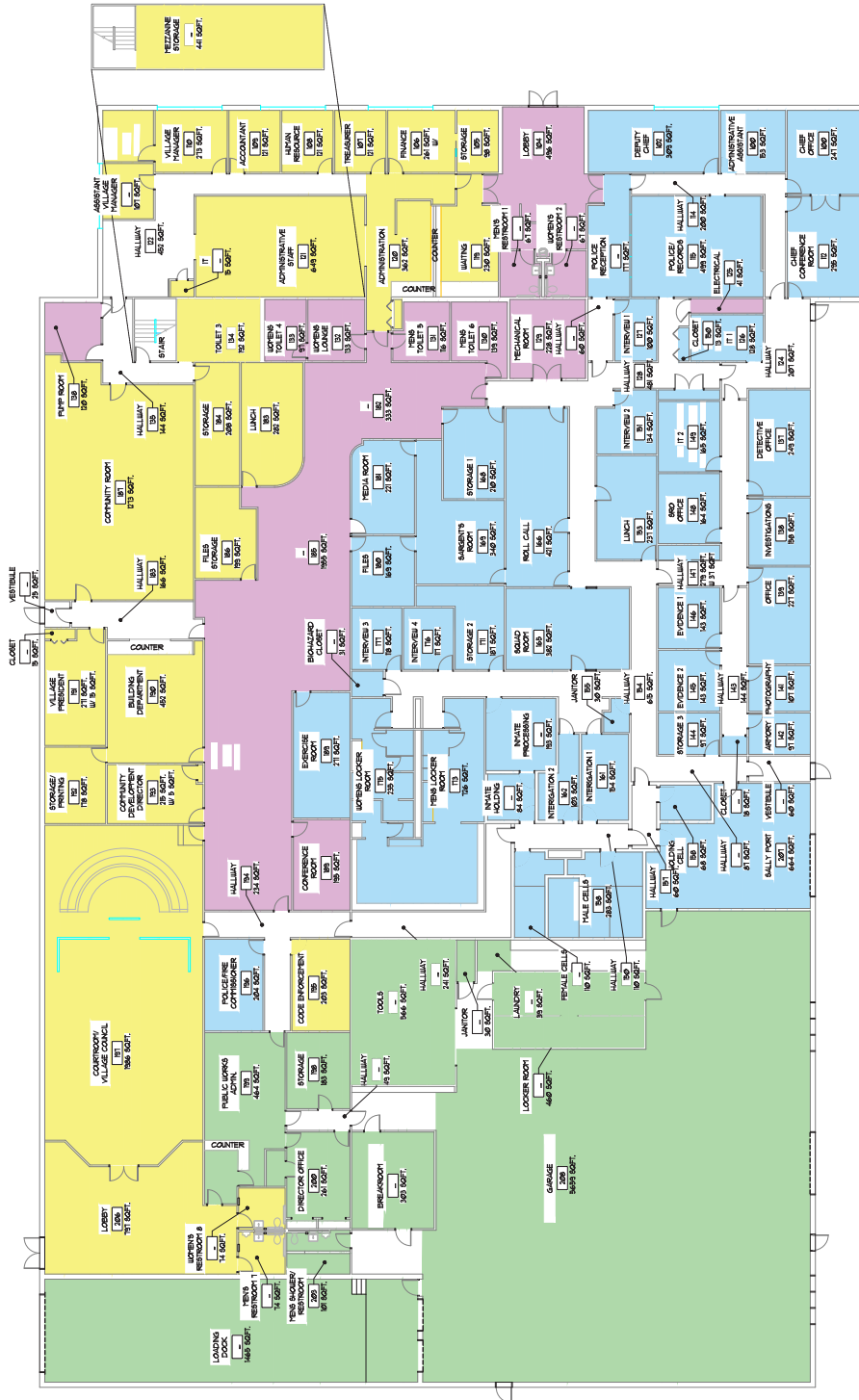
Project Cost:
 N/A

Completion Date:
 Spring 2012



SECTION TWO: HIGHLIGHTED PROJECTS

Village of Westchester Space Needs Analysis



LEGEND
(NOT ALL ROOMS WILL BE REFERENCED ON ALL SHEETS)

	VILLAGE HALL
	POLICE DEPARTMENT
	PUBLIC WORKS
	GENERAL USAGE



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

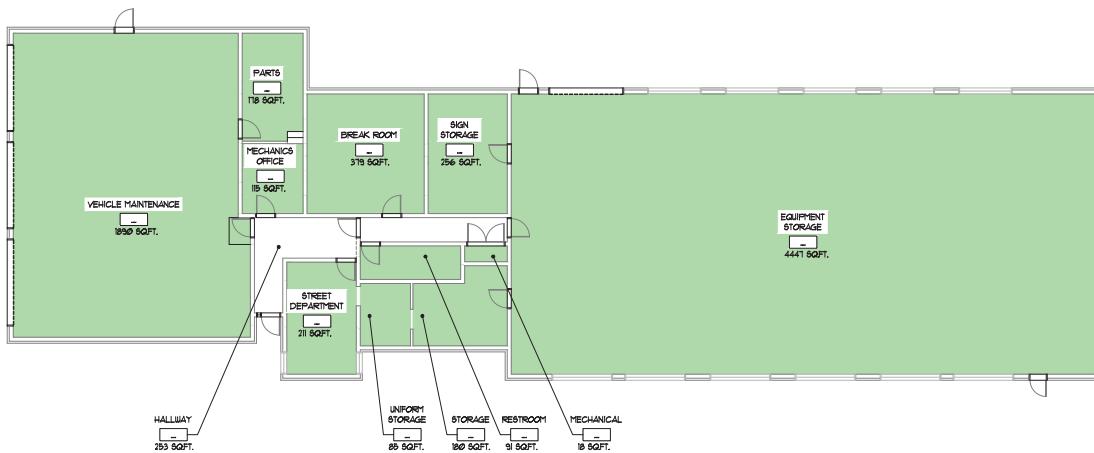
Village of Westchester

The Village of Westchester’s municipal campus consist of the Village Administration, Police, and Public Works all under one roof. The space dedicated to each department is undersized and inefficient. All three departments share space on the site with parking and driveways overlapping. The driveways are also shared with the neighboring post office. These overlaps make the site unsecure and unsafe. TRIA completed a Space Needs Assessment to determine how big of a building and site are needed for a new municipal campus. The Village is currently in search of a site or sites for the new facilities.

Client:
Village of Westchester
10300 W Roosevelt Road
Westchester, IL 60154

Project Cost:
N/A

Completion Date:
November 2023



LEGEND	
NOT ALL NOTES WILL BE REPRESENTED ON ALL SHEETS	
[Yellow Box]	VILLAGE HALL
[Blue Box]	POLICE DEPARTMENT
[Green Box]	PUBLIC WORKS
[Pink Box]	GENERAL USAGE

SECTION TWO: HIGHLIGHTED PROJECTS

City of Countryside
Public Works Space Needs Analysis

SPACE NEEDS ANALYSIS:

City of Countryside - Public Works Department

Division and Room Size Analysis



Room Type:	Areas (Square Feet)		Notes:
	Current	Goal	
Administration			
Reception Desk/Copy	0	130	
Director's Office	165	165	
Open Office	78	200	
Crew Leader Office	0	150	1 desk shared by 2 people
Break Room/Conference Room	354	750	seating for 24
Kitchenette	92	175	
Network	0	100	
Storage	84	150	office supplies
Office Restrooms	70	200	
Quiet Room	0	175	
Men's Locker Room	0	700	for 20 people with restroom and showers
Women's Locker Room	0	250	for 5 people with restroom and showers
Division Sub-Total:	843	3,145	
Vehicle Storage			
Vehicle Garage	7,633	17,730	Parking plus additional 10% gross factor
Storage/Garage	600	800	Proposed is storage only
Storage Mezzanine	1,182	800	
Laundry	0	150	In options, included in admin area above
Wash Bay	0	1,250	
Division Sub-Total:	9,415	20,730	
Vehicle Maintenance			
Maintenance Area	600	2,400	2 bays - 1 with lift, 1 pull through
Maintenance Office	0	100	
Parts Storage	95	400	with space for manuals
Tire Storage	0	60	in maintenance bay
Fluids Storage	0	30	in maintenance bay
Division Sub-Total:	695	2,990	
Workshops			
Workshop	0	1,500	
Tool Crib	0	800	
Sign Storage	0	800	
Division Sub-Total:	0	3,100	
Misc			
Mechanical Space	0	300	In options, not specifically defined
Janitor	0	100	In options, not specifically defined
Division Sub-Total:	0	400	
Sub-Total Building Area	10,953	30,365	
Grossing Factor	1,081	3,036	
Total Building Area (including mezzanine)	12,034	33,401	

Site			
Fuel Island	(2) 1000G	(2) 1000G	
Covered Storage (Large Bin)	1,903	4,000	one large bin divided by jersey blocks
Covered Storage (Small Bin)	912	0	
Parking	8 spaces	30 spaces	
Sweeper Washout	0	600	with dumpster
Dumpsters		2	1 for electronics, 1 for trash
Metered Water Fill Station	1	1	

Existing Spacial Layout

TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

City of Countryside: Public Works Space Needs Analysis

TRIA Architecture conducted a Space Needs Analysis of the City's current and future needs of their existing Public Works Facility (approx. 49,450 s.f.), as well as a Storage Facility (approx. 9,415 s.f.). The SNA of the City's existing facilities will be used to determine how the facilities can be renovated or expanded to accommodate current and future uses of the facilities.

Client:
 City of Countryside
 803 Joliet Road
 Countryside, Illinois 60525

Project Size:
 39,000 s.f (Existing)

Project Cost:
 N/A

Completion Date:
 Spring 2023

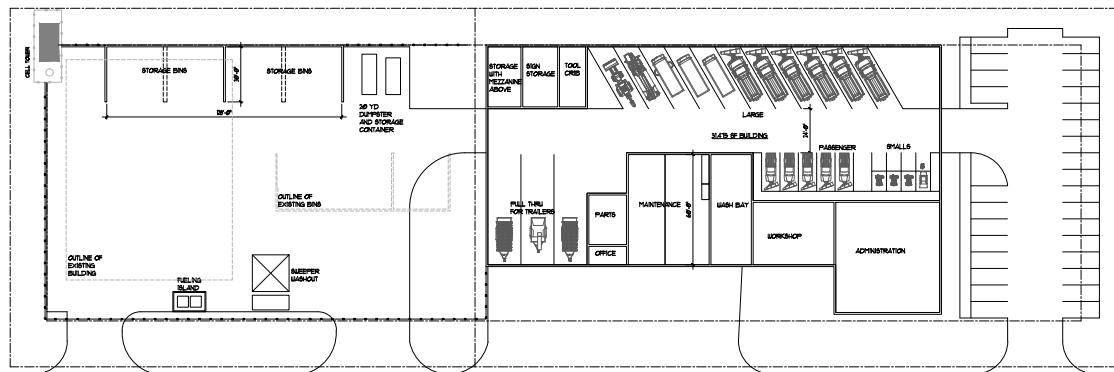
SPACE NEEDS ANALYSIS:

City of Countryside - Public Works Department

Division and Room Size Analysis



Room Type:	Areas (Square Feet)					Notes:
	Current	Goal	Option 2A	Option 2B	Option 2C	
Administration						
Reception Desk/Copy	0	130				
Director's Office	165	165				
Open Office	78	200				
Crew Leader Office	0	150				
Break Room/Conference Room	354	750				1 desk shared by 2 people seating for 24
Kitchenette	92	175				
Network	0	100				
Storage	84	150				office supplies
Office Restrooms	70	200				
Quiet Room	0	175				
Men's Locker Room	0	700				for 20 people with restroom and showers
Women's Locker Room	0	250				for 5 people with restroom and showers
Division Sub-Total:	843	3,145	3,400	3,400	3,400	
Vehicle Storage						
Vehicle Garage	7,633	17,730	20,850	19,350	18,785	Parking plus additional 10% gross factor
Storage/Garage	600	800	1,900	1,425	590	Proposed is storage only
Storage Mezzanine	1,182	800	950	950	950	
Laundry	0	150				In options, included in admin area above
Wash Bay	0	1,250	1,440	1,440	1,320	
Division Sub-Total:	9,415	20,730	25,140	23,165	21,645	
Vehicle Maintenance						
Maintenance Area	600	2,400	2,550	2,550	2,550	2 bays - 1 with lift, 1 pull through
Maintenance Office	0	100	200	200	200	
Parts Storage	95	400	550	550	550	with space for manuals
Tire Storage	0	60	60	60	60	in maintenance bay
Fluids Storage	0	30	30	30	30	in maintenance bay
Division Sub-Total:	695	2,990	3,390	3,390	3,390	
Workshops						
Workshop	0	1,500	1,250	1,800	1,496	
Tool Crib	0	800	850	850	464	
Sign Storage	0	800	850	850	622	
Division Sub-Total:	0	3,100	2,950	3,500	2,582	
Misc						
Mechanical Space	0	300				In options, not specifically defined
Janitor	0	100				In options, not specifically defined
Division Sub-Total:	0	400	0	0	0	
Sub-Total Building Area	10,953	30,365	34,880	33,455	31,017	
Grossing Factor	1,081	3,036	1,570	1,395	1,408	
Total Building Area (including mezzanine)	12,034	33,401	36,450	34,850	32,425	
Site						
Fuel Island	930	930	930	930	930	(2) 1000 G tanks
Covered Storage (Large Bin)	1,903	4,000	3,840	3,840	3,840	one large bin divided by jersey blocks
Covered Storage (Small Bin)	912	0	0	0	0	
Parking	4,200	11,000	10,700	10,700	10,700	
Sweeper Washout	0	600	560	560	560	with dumpster
Dumpsters	0	1,200	1,200	1,200	1,200	1 for electronics, 1 for trash
Metered Water Fill Station	0	0	0	0	0	1 fill location
Yard	11,770	25,000	22,870	25,100	25,330	
Green Space	10,231	30,453	36,743	28,690	29,160	No surface detention is included
Sub-Total Site Area	40,798	105,784	112,343	104,920	103,195	
Grossing Factor	8,652	21,157	5,495	12,918	14,643	
Total Site Area (Square Feet)	49,450	126,941	117,838	117,838	117,838	
Total Site Area (Acres)	1.14	2.91	2.71	2.71	2.71	
Preliminary Budget Estimate			\$12,576,250	\$12,023,250	\$11,186,625	



SECTION TWO: HIGHLIGHTED PROJECTS

Village of Shorewood
New Public Works Facility



Village of Shorewood: New Public Works Facility

TRIA developed and proposed a building program for the Village of Shorewood for a new Public Works facility that would be housed on the Mound Road site, already owned by the Village, which includes a 71,000 square foot main facility to house the administrative offices, vehicle storage, locker rooms, training facility, departmental shops, and a vehicle maintenance garage. The site will also feature two 3,000 ton salt domes, covered and open exterior storage bins, a covered leaf dump, and a fueling island with underground tanks.

Client:

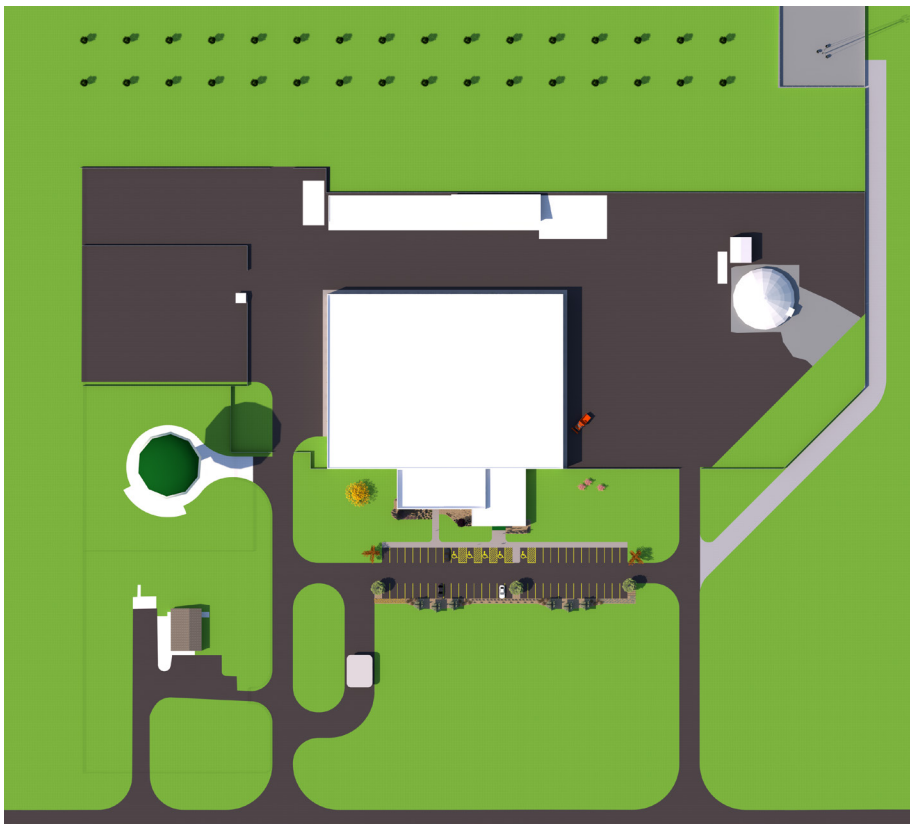
Village of Shorewood
One Towne Center Blvd.
Shorewood, Illinois 60404

Project Cost:

\$13,244,000

Completion Date:

October 2022



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

SECTION THREE: KEY PERSONNEL & EXPERIENCE

Village of Shorewood Public Works Space Needs Analysis

EXISTING SPACE ANALYSIS:

Village of Shorewood - Public Works Facility Division and Room Size Analysis



Division and Room Type: Current S.F.: Notes:

107 W Jefferson Site (2 Buildings)		
Locator's Office	574.0	Shared by 2 people, includes storage
Restrooms	400.0	
Building Maintenance Storage	437.0	
Storage	240.0	
Electrical Storage	368.0	
Mezzanine Storage	1445.0	Not designed for heavy storage loads
Water Department Storage	252.0	
Water Shop	624.0	
Water Vehicle Storage	1248.0	In water shop
Vehicle Storage	7310.0	12' clear height
Tractor/Equipment Storage	1445.0	
Parks Building		
Restroom	96.0	
Vehicle Storage	1826.0	
Division Sub-Total:	16265.0	

Village Hall (1 Building)		
Sign Shop	1504.0	In Village Hall Basement
Division Sub-Total:	1504.0	

EXISTING SPACE ANALYSIS:

Village of Shorewood - Public Works Facility Division and Room Size Analysis



Division and Room Type: Current S.F.: Notes:

906 Cottage Site (1 Building)		
Director's Office	187.0	
Supervisor's Office	391.0	Shared by 3 people (Streets, Water, Parks)
Restrooms	160.0	
Administrative Office	170.0	Shared by 2 people
Parts Storage and File Storage	391.0	
Parts Storage	144.0	
Vehicle Maintenance Shop	4183.0	Includes fabrication shop and fluids storage
Exterior Vehicle Storage		Many vehicles and trailers stored outside
Division Sub-Total:	5626.0	

908 Cottage Site (3 Buildings)		
Street Shop	1656.0	
Street Vehicle Storage	1656.0	In street shop
Lunch Room	336.0	Not enough room for current staff to each lunch together
Restrooms	64.0	
Lockers	336.0	On mezzanine
Vehicle Storage and Wash Bay	3740.0	
Salt Storage	1200.0	400 ton storage, building is deteriorating
Fueling Island	625.0	Above ground fuel tanks
Exterior Vehicle Storage		Many vehicles and trailers stored outside
Division Sub-Total:	9613.0	

TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

SECTION THREE: KEY PERSONNEL & EXPERIENCE

City of Palos Hills
New Public Works Facility



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

City of Palos Hills: New Public Works Facility

In 2018, TRIA partnered with Christopher B. Burke Engineering, LTD. to develop a new Public Works facility for the City of Palos Hills. The new two-story Public Works building features storage for 33 vehicles, one (1) wash bay, three (3) maintenance bays, a brine facility, locker room facilities and administrative offices. Expanding beyond the building, the 7.5 acre site includes a parking lot for Public Works employees, fueling station, material storage yard, salt storage, and an at-grade, dry bottom stormwater pond.

Client:

City of Palos Hills
10335 South Roberts Road
Palos Hills, Illinois 60465

Project Cost:

\$7,000,000

Completion Date:

November 2020



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

SECTION TWO: HIGHLIGHTED PROJECTS

Village of Lombard
Public Works Facility



VILLAGE OF LOMBARD: PUBLIC WORKS FACILITY

TRIA Architecture was hired to design a building addition and renovate the existing Fleet Services Department at the Lombard Public Works building. In the existing area, new office spaces and renovated storage spaces were created to streamline the functions of the maintenance staff and improve the organization of parts and equipment storage. New vehicle lifts and an overhead crane were also added to update aging equipment. The +/- 8,000 s.f. building addition created three new apparatus bays with high ceilings to accommodate larger equipment, new vehicle lifts for larger trucks, a dedicated vehicle wash area, individual storage rooms for tires and automotive fluids, and ample storage space in a new mezzanine. Flooring in all areas will be updated to a durable epoxy finish and new safety equipment will be added throughout.

Extensive site work in the storage yard shifted the entry drive to a central location controlled by secure automated gates and decorative fencing. Salt storage and miscellaneous earthwork materials storage areas were created to accommodate the growing needs of the Village. New asphalt paving, painting of the existing building, and redesigned landscaping with exterior lighting were added to refresh the look and functionality of the entire Public Works campus.

Client:

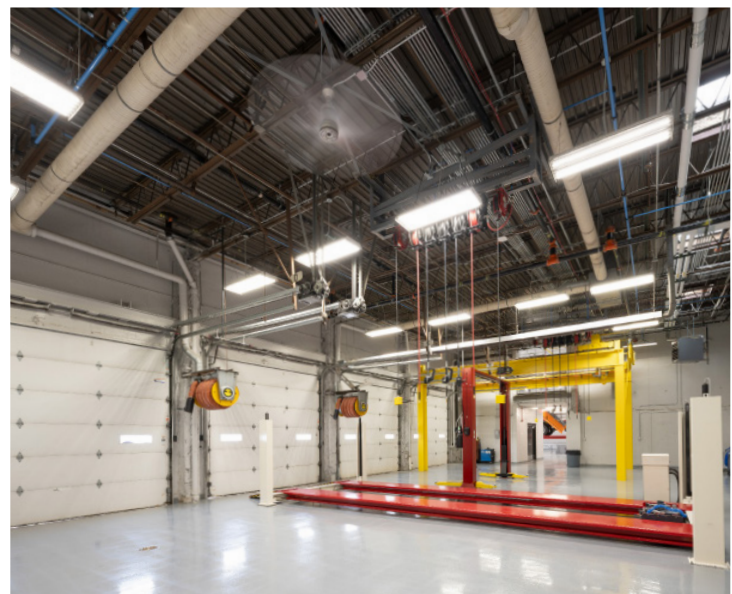
Village of Lombard
1051 Hammerschmidt Avenue
Lombard, Illinois 60148

Project Cost:

\$5,859,300 (act.)

Completion Date:

March, 2024



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

SECTION TWO: HIGHLIGHTED PROJECTS

City of Country Club Hills
City Vehicle Storage Building



City of Country Club Hills: City Vehicle Storage Building

Designed for the City of Country Club Hills in south suburban Chicago, TRIA Architecture surpassed the city's design expectations for their new Storage Building. Designed to house the city records and winter vehicles, the project was initially intended to be a pole barn. The beautifully designed structure is both functional and well under budget.

Client:

City of Country Club Hills
4200 West Main Street
Country Club Hills, Illinois 60478

Project Cost:

\$1,358,000

Completion Date:

Summer 2006



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

City of Lockport: City Hall Space Needs Analysis

TRIA Architecture was hired by the City of Lockport to conduct a Space Needs Analysis of their Village Hall to determine how the facility can be renovated or expanded to accommodate current and future uses. TRIA presented multiple options for each floor of the facility to the City which reconfigure space dedicated each respective department.

Client:

City of Lockport
222 East 9th Street
Lockport, Illinois 60441

Project Size:

5,058 s.f. (Existing)
6,777 s.f. - 7,429 s.f. (Proposed)

Project Cost:

N/A

Completion Date:

Summer 2017

Second Floor Plan - OPTION A



Second Floor Plan - OPTION B



Second Floor Plan - OPTION C



LEGEND	
	CHAMBER OF COMMERCE
	BUILDING DEPARTMENT
	WATER DEPARTMENT
	CITY MANAGER/ ADMINISTRATION
	CITY ATTORNEY
	MAYOR/ ELECTED OFFICIALS
	FINANCE/ ACCOUNTING
	CITY CLERK
	I.T.
	POLICE
	COMMUNITY DEVELOPMENT

TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

SECTION THREE: KEY PERSONNEL & EXPERIENCE

City of Country Club Hills
Fleet Maintenance Facility Building



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

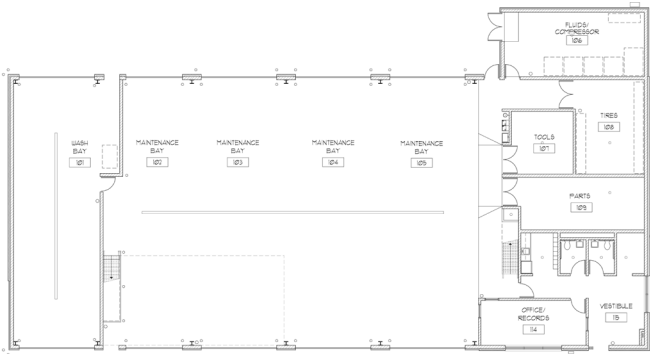
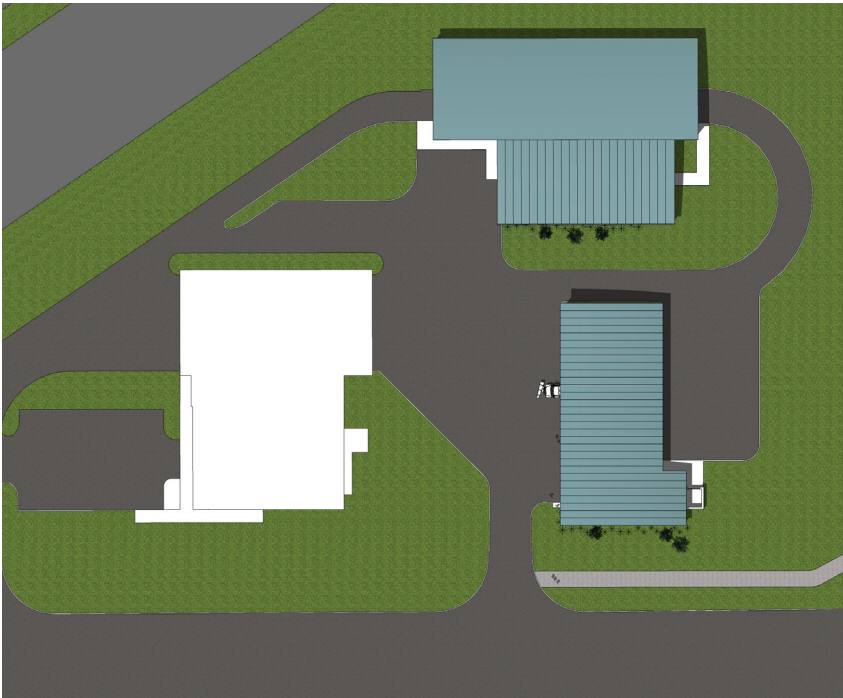
City of Country Club Hills: Fleet Maintenance Facility

The City of Country Club Hills' fleet of vehicles had outgrown the maintenance capabilities of their current facility. After completing an adjacent 16,000 s.f. storage building, the City of Country Club Hills called upon TRIA Architecture again to design the New Fleet Maintenance Facility. This new structure would service all of the City's vehicle repair and maintenance needs from police cars to snow plows, as well as provide storage space for various City departments, with a new fire station and future fire department training tower.

Client:
City of Country Club Hills
4200 West Main Street
Country Club Hills, Illinois 60478

Project Cost:
\$1,300,000 (Estimate)

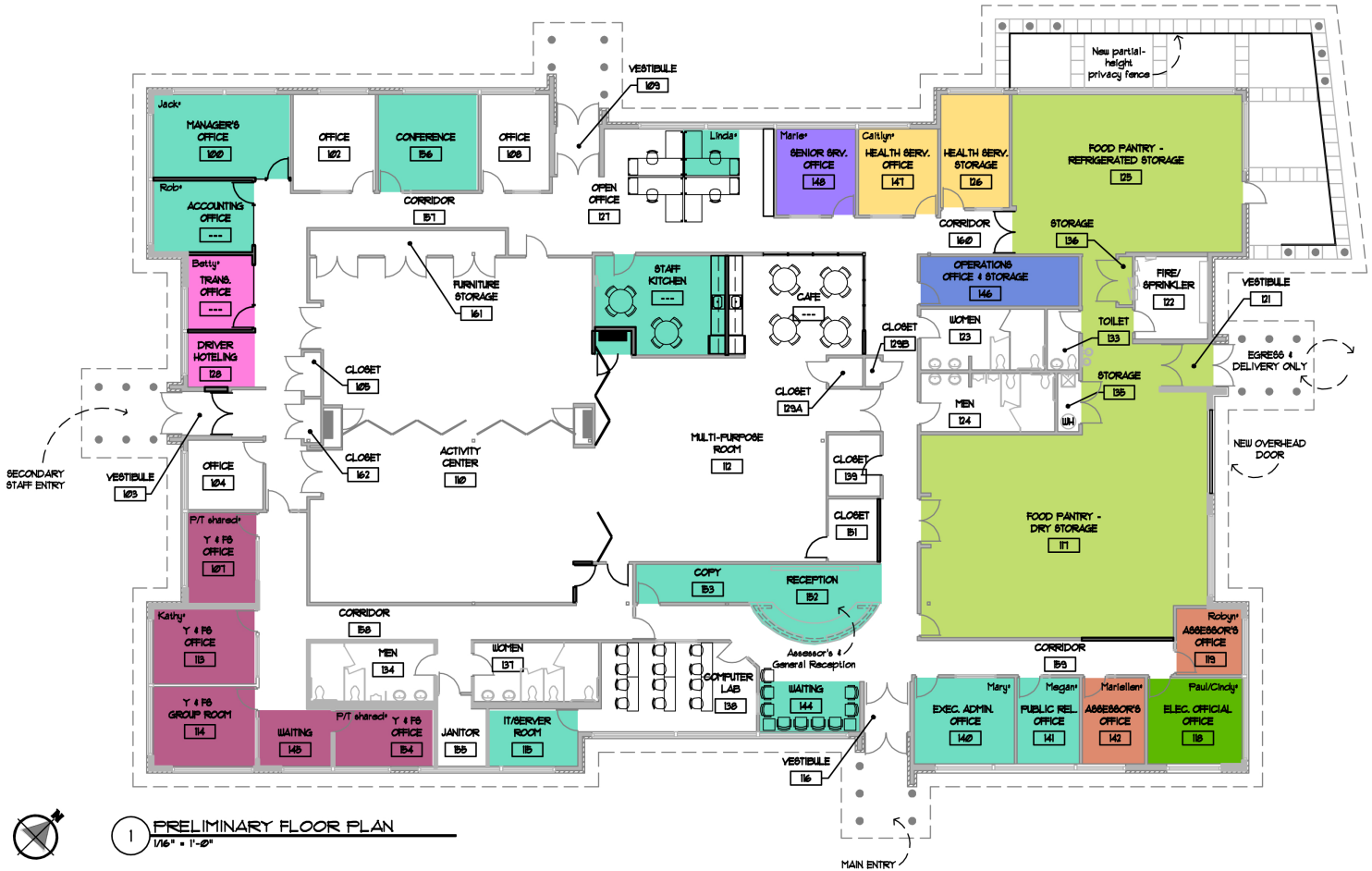
Completion Date:
Pending














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SECTION TWO: HIGHLIGHTED PROJECTS

Orland Township Administrative Offices Space Needs Analysis



DEPARTMENTAL LEGEND:

- | | | | | | |
|---|------------------------|---|-----------------------|---|---------------------------------|
|  | ASSESSORS OFFICE |  | GENERAL ASSISTANCE |  | YOUTH & FAMILY SERVICES |
|  | HEALTH SERVICES |  | OPERATIONS |  | ELECTED OFFICIALS |
|  | FOOD PANTRY |  | SENIOR SERVICES |  | ANCILLARY/ CIRCULATION / FUTURE |
|  | GENERAL ADMINISTRATION |  | SENIOR TRANSPORTATION | | |

TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

Orland Township: Administrative Offices Space Needs Analysis

Orland Township is a thriving organization that offers many services and social opportunities to the local community, namely senior citizens. Among other spatial organizational issues, the Township food pantry and activity center services were growing at a pace that the space allocated to them could no longer support. In an order to provide real estate to their programs most critical to the community, TRIA Architecture provided a study and schematic floor plan to show how reorganization of their building and site could help accommodate the growth of these services without significant construction costs or relocation.

Client:

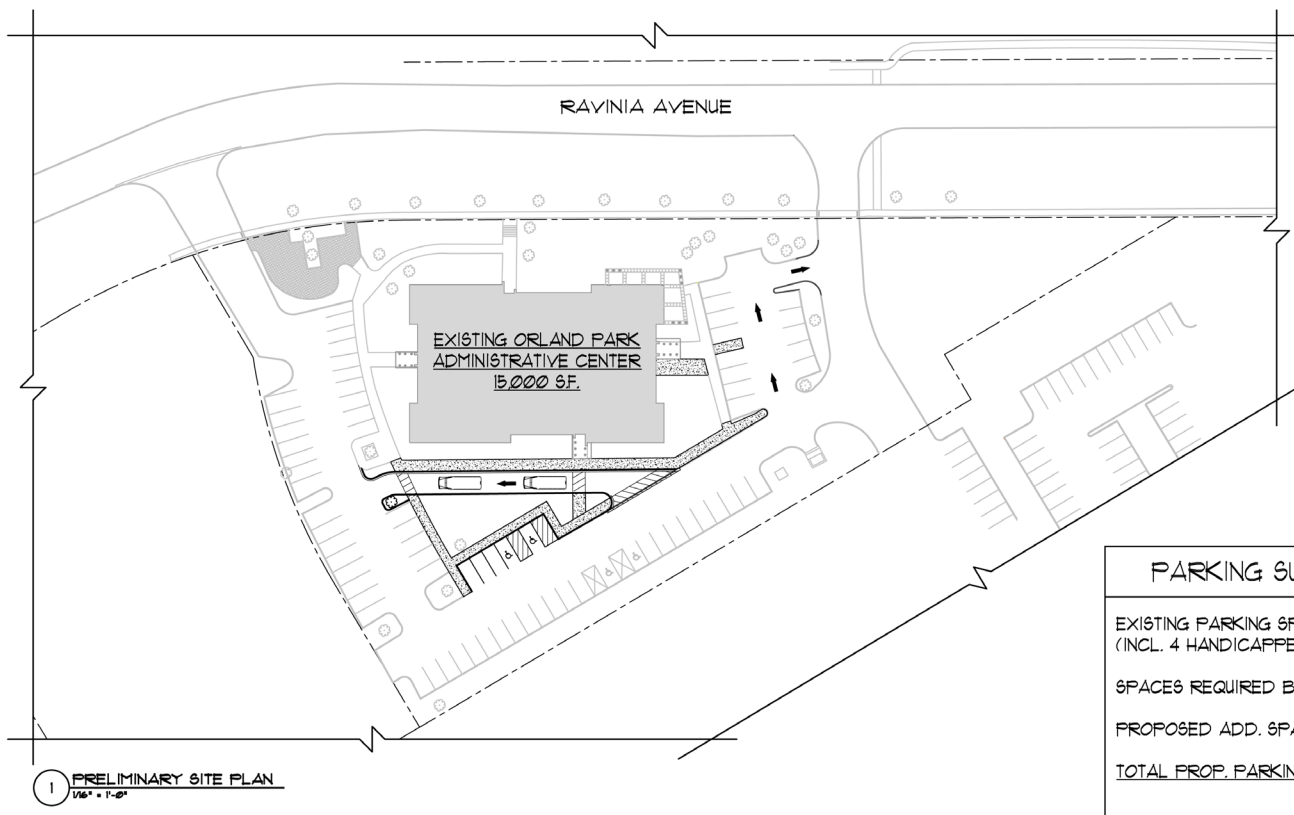
Orland Township
 14807 South Ravinia Avenue
 Orland Park, Illinois 60462

Project Cost:

\$1,000,000 (Estimate)

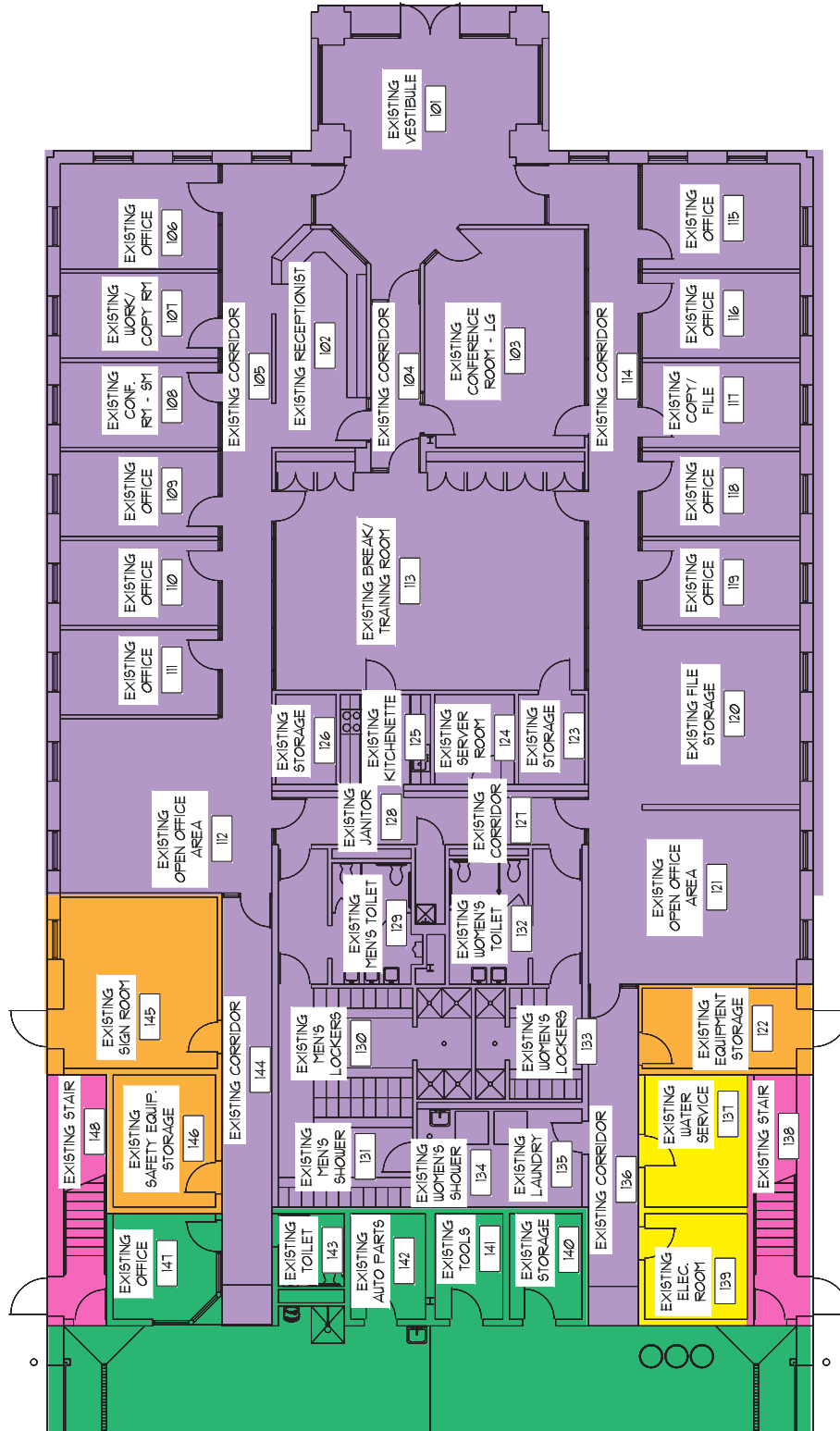
Completion Date:

Winter 2013



SECTION TWO: HIGHLIGHTED PROJECTS

City of Lockport
Public Works Space Needs Analysis



Existing Spacial Layout

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City of Lockport: Public Works Space Needs Analysis

TRIA Architecture conducted a Space Needs Analysis of the City's current and future needs of their existing Public Works Facility (approx. 29,000 s.f.), as well as a Storage Facility (approx. 10,000 s.f.). The SNA of the City's existing facilities will be used to determine how the facilities can be renovated or expanded to accommodate current and future uses of the facilities.

Client:

City of Lockport
222 East 9th Street
Lockport, Illinois 60441

Project Size:

39,000 s.f (Existing)

Project Cost:

N/A

Completion Date:

In Progress

SPACE NEEDS ANALYSIS:

City of Lockport - Public Works Facility
Division and Room Size Analysis



Division and Room Type:	Current S.F.:	Proposed S.F.:	Approved S.F.:	Notes:
Office Area:				
101 Existing Vestibule	451	451		
102 Existing Reception	189	189		
103 Existing Conference Room - Large	349	349		
106 Existing Office	169	169		
107 Existing Work/Copy Room	137	137		
108 Existing Conference Room - Small	137	137		
109 Existing Office	137	137		
110 Existing Office	137	137		
111 Existing Office	137	137		
112 Existing Open Office Area	280	280		
113 Existing Break/Training Room	728	728		
115 Existing Office	169	169		
116 Existing Office	137	137		
117 Existing Office	137	137		
118 Existing Office	137	137		
119 Existing Office	137	137		
120 Existing File Storage	281	281		
121 Existing Open Office Area	288	288		
123 Existing Storage	61	61		
124 Existing Server Room	76	76		
125 Existing Kitchenette	82	82		
126 Existing Storage	56	56		
128 Existing Janitor	23	23		
129 Existing Men's Toilet	104	104		
130 Existing Men's Lockers	300	300		
131 Existing Men's Shower	62	62		
132 Existing Women's Toilet	101	101		
133 Existing Women's Lockers	82	82		
134 Existing Women's Shower	34	34		
135 Existing Laundry	165	165		
Existing Corridors	1,460	1,460		
147 Existing Office	100	100		
Proposed File Storage				
Proposed Training Room				
Proposed Engine Room				
Proposed Office				

SPACE NEEDS ANALYSIS:

City of Lockport - Public Works Facility
Division and Room Size Analysis



Division and Room Type:	Current S.F.:	Proposed S.F.:	Approved S.F.:	Notes:
Shop Area:				
122 Existing Equipment Storage	126	126		
145 Existing Sign Room	272	1500		
146 Existing Safety Equipment Storage	138	138		
Proposed Water Shop	0	1500		
Proposed Streets Shop	0	1500		Seating for 60 people plus kitchenette
Proposed Forestry Shop	0	1500		One new engineer
Division Sub-Total:	536	6264	0	
Fleet Maintenance:				
140 Existing Storage	78	500		
141 Existing Tools	73	500		
142 Existing Auto Parts	80	500		
143 Existing Toilet	49	49		
149 Existing Vehicle Repair Bays	2,886	4600		Three full size bays proposed
150 Existing Minor Maintenance Bay	603	0		

SPACE NEEDS ANALYSIS:

City of Lockport - Public Works Facility
Division and Room Size Analysis



Division and Room Type:	Current S.F.:	Proposed S.F.:	Approved S.F.:	Notes:
Utilities:				
137 Existing Water Service	138	138		
139 Existing Electrical Room	110	110		
206 Mechanical Room	553	553		Mezzanine
Proposed Mechanical Space	0	1000		
Division Sub-Total:	801	1801	0	0
Sub-Total:	27,792	69,508		
Gross S.F. Factor (8%):	2,223	3,267		
Total Gross Building Square Footage:	30,015	72,775		

Site:				
Salt Dome	60' diameter			
Fueling Island				
Parking	33 spaces			

Village of Niles: Master Plan for Public Services Campuses

The existing Village of Niles Public Services Campus (PSC) houses their public works facility which includes offices, vehicle storage, salt dome, brine tanks, fueling island, outside storage and material bins. Due to demolition of an old off-site public works storage building, the Village needed to consolidate the two public works sites at the PSC, as well as increase the amount of salt storage on site. The existing PSC site was very constricted to begin with, so they hired TRIA Architecture to complete an analysis on how they can maximize the use of their site. We came up with several options of additions and renovations to meet their needs and improve the flow of vehicle traffic within the site.

Client:

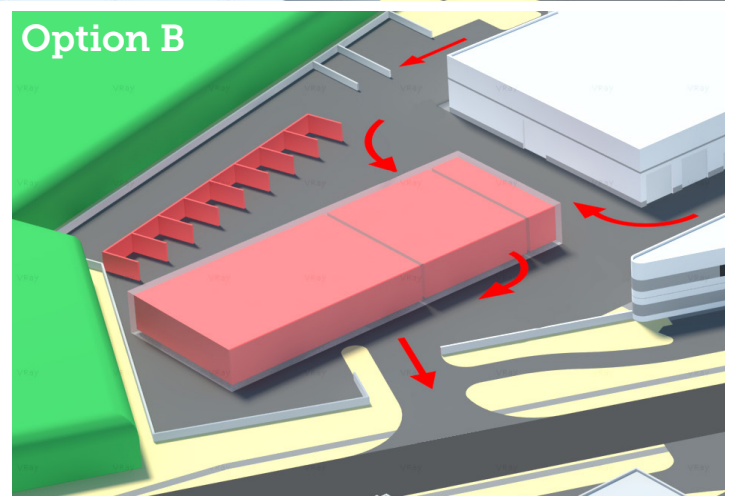
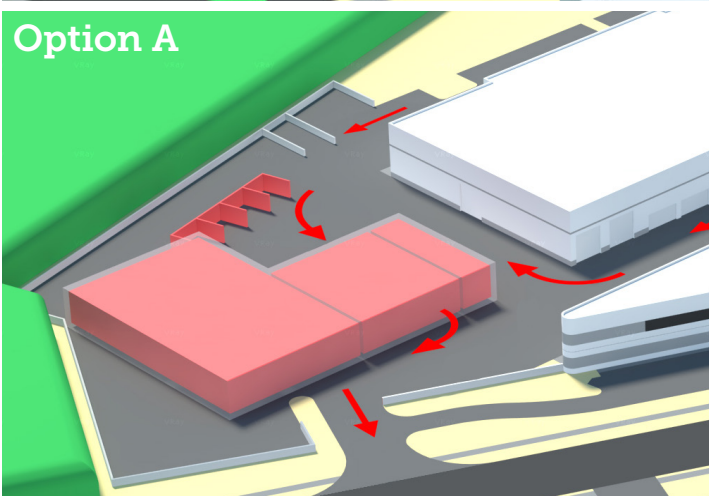
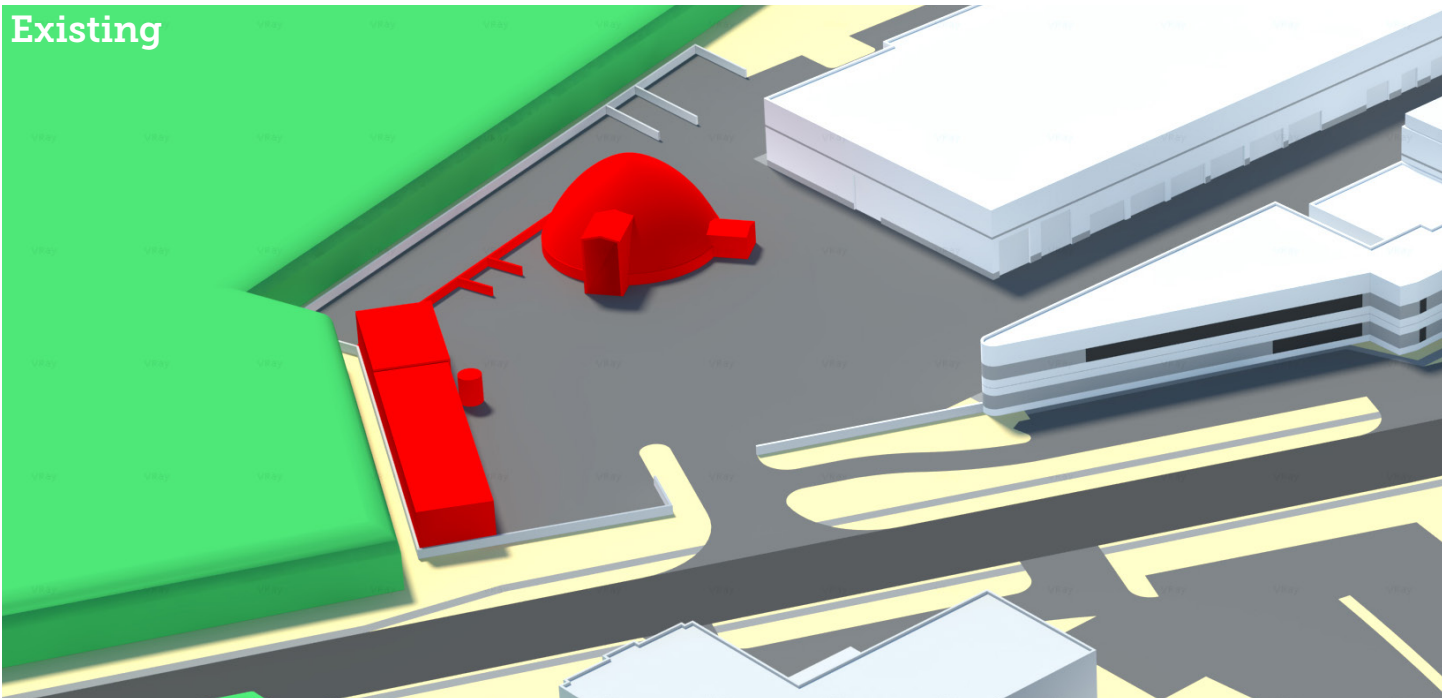
Village of Niles
1000 Civic Center Drive
Niles, Illinois 60714

Project Cost:

\$5,900,000 (Estimate)

Completion Date:

Summer 2017



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Section Three:
**KEY PERSONNEL
& EXPERIENCE**



3.1: Project Team



James A. Petrakos
AIA, LEED AP

Managing Principal

28+ Years of Experience

Master of Architecture /
Master of Science
(Civil Engineering)

As Co-Founder and Managing Principal, Jim will provide assistance with the project start-up procedures, by coordinating and negotiating Owner contracts and assisting in the selection of sub-consultants. Providing a constant resource for clients to address any questions or issues throughout a project, Jim will oversee the progress of any project to maintain a consistent time line that stays within budget. Jim has over twenty-eight years of public and private architecture experience with a specialization in project management as well as a dedication to client commitment.



Ronald E. McGrath
AIA, LEED AP

Project Principal

28+ Years of Experience

Master of Architecture

One of three Co-Founders and Principal Architect of TRIA Architecture, From the initial walk-through to completion, Ron will provide constant coordination between himself, key stakeholders, and any in-house staff involved with the project. With many years of public and private architectural experience, Ron has a strong understanding of the importance of providing exceptional service that stays well within a client's budget.



Jorge Ortiz

Associate Principal
Project Manager

25+ Years of Experience

Bachelor of Arts and
Architecture

As the "boots on the ground", Jorge will provide daily coordination for any potential project that may need to be addressed. His services include proposing solutions and producing potential drawings for bidding and construction. Through the coordination of sub-consultants as well as in-house staff, Jorge will provide consistent construction observation with assistance and direction from the Project Principal when his services are required.



Nancy Sander
NCIDQ, LEED AP

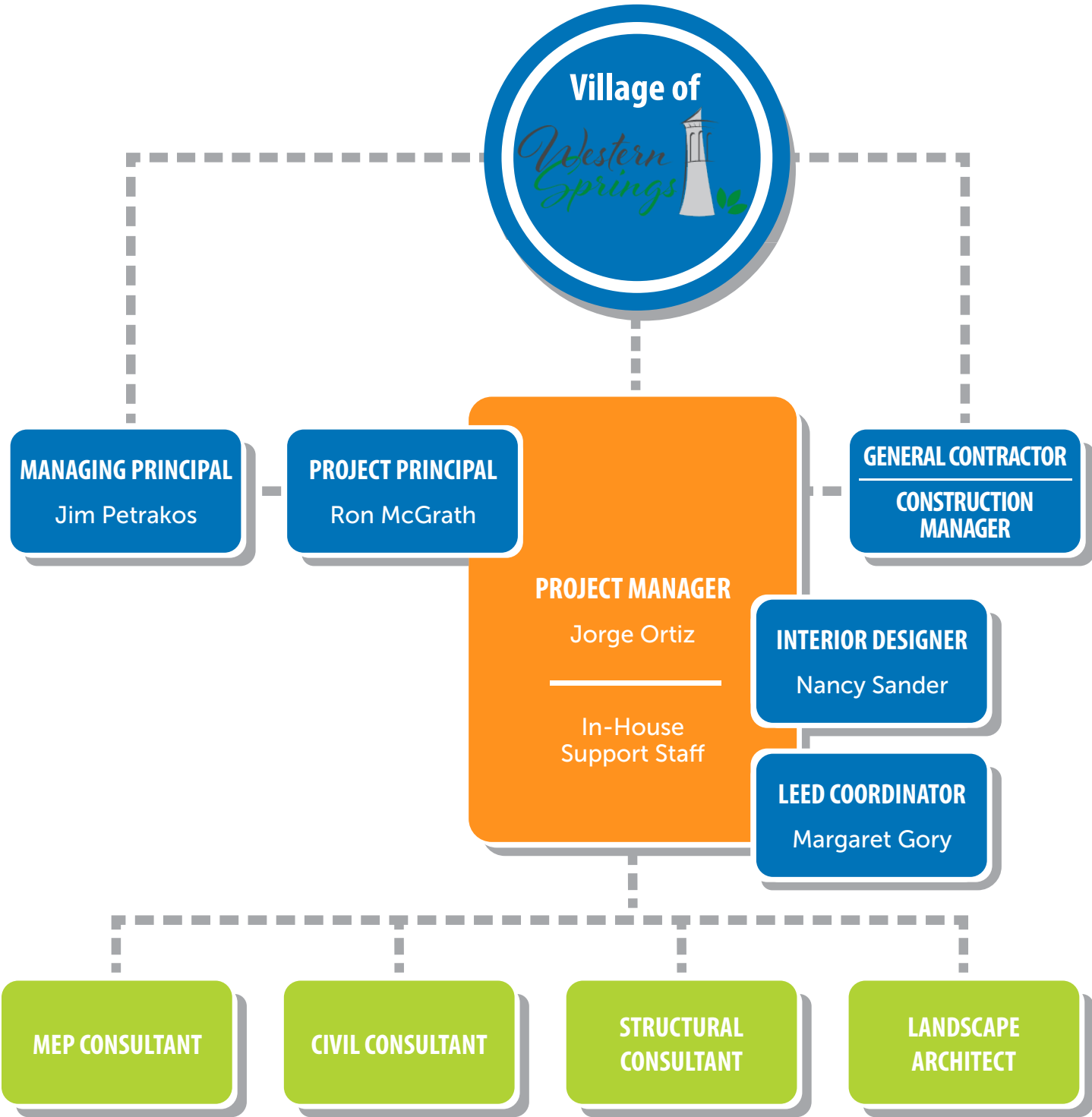
Interior Designer

27+ Years of Experience

Bachelors of Science in
Interior Design

Nancy's primary responsibilities will include design with reference to space planning, lighting plans, furniture layout, and finish selections. In addition, Nancy will be responsible for specification and bidding of furniture, finish selections and construction administration, as needed. Nancy has experience in every aspect of the design process and brings a versatile skill set that makes every project shine!

3.2: Project Team Organization



3.3: Project Team Resumes

(As Follows)



Experience:

20 Years with TRIA Architecture
8 Years with Other

Education:

Bachelor of Science in
Architectural Studies, 1993,
University of Illinois at
Urbana-Champaign

Masters of Architecture /
Master of Science
(Civil Engineering), 1997,
University of Illinois at
Urbana-Champaign

License:

Illinois
License No. 001.017328

Affiliations:

American Institute of Architects
(AIA)

U.S. Green Building Council
(USGBC) - LEED AP

International Institute of Building
Enclosure Consultants (IIBEC)

Illinois Association of School Boards
(IASB)

Illinois Association of School
Administrators (IASA)

South Suburban School Business
Officials (SSSBO)

Will County School Business
Officials (WILCO)

Community Involvement:

Former City of Lockport Alderman

Former AIA, Northeastern Illinois
Chapter Board Member

Former IASBO Service Associate
Advisory Committee Member

Former Boy Scouts of America
Rainbow Council Board Member

James A. Petrakos, AIA, LEED AP

Managing Principal, Director of Business Development

Jim has over twenty eight years of public and private architectural experience managing projects ranging from \$7,400,000 outdoor amphitheaters to \$50,000,000 additions and renovations. With a dedication to client commitment he is the client liaison and assists clients with project start-up procedures, the selection of sub-consultants, and the overall coordination and negotiation of Owner contracts. Apart from his role with TRIA Architecture, Jim also served as an Alderman for the City of Lockport from 2015 through 2019.

Highlighted Projects

Village of Homer Glen

- New Village Hall
- Heritage Park - Active Core
- Heritage Park - Master plan
- Village Hall Space Needs Assessment

Village of New Lenox

- Public Works Space Needs Assessment
- New Public Works Facility
- New Metra Station

Village of Shorewood

- New Public Works Facility
- Public Works Space Needs Assessment
- New Recreation Center Space Needs Assessment

City of Lockport

- City Hall Space Needs Assessment
- Public Works Space Needs Assessment
- New Public Works Addition

City of Palos Hills

- New Public Works Facility

Village of Lombard

- New Public Works Site Maintenance Facility

City of Darien

- Public Works Master Plan
- Public Works Facility Assessment
- New Police Garage

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Ronald E. McGrath, AIA, LEED AP

Project Principal, Director of Governmental Design

With over twenty eight years of architectural experience managing projects ranging from \$15,000,000 public works buildings to \$20,000,000 new manufacturing facilities, Ron has a strong understanding of the architectural process and its importance when developing a successful project. Apart from being one of three Co-Founders and Principal Architects, Ron is also TRIA Architecture's in-house roofing expert and primary facility assessment administrator.

Experience:

20 Years with TRIA Architecture
8 Years with Other

Education:

Bachelor of Science in
Architectural Studies, 1993,
University of Illinois at
Urbana-Champaign

Masters of Architecture , 1995,
Washington University
St. Louis, Missouri

License:

Illinois
License No. 001.018019

Affiliations:

American Institute of Architects
(AIA)

National Council of Architectural
Registration Boards (NCARB)

U.S. Green Building Council
(USGBC) - LEED AP

American Public Works Association
(APWA)

International Institute of Building
Enclosure Consultants (IIBEC)

Illinois Association of Park Districts
(IAPD)

Illinois City/County Management
Association (ILCMA)

Capital Development Board (CDB)

Will County Governmental League
(WCGL)

Publications:

"Maintenance issues: Why do we
need an architect?",
December 2009 ILCMA Newsletter

Highlighted Projects

Village of Westchester

- Village Hall Space Needs Assessment
- Public Works Facility Assessment
- Fire Station renovation

City of Lockport

- City Hall Space Needs Assessment
- Public Works Space Needs Assessment
- New Public Works Addition

Village of Shorewood

- New Public Works Facility
- Public Works Space Needs Assessment
- New Recreation Center Space Needs Assessment
- New Police Station - Space Needs Analysis

Village of New Lenox

- New Public Works Facility
- New Metra Station
- Public Works Space Needs Assessment

City of Darien

- Public Works Master Plan
- Public Works Facility Assessment

Village of Homer Glen

- New Village Hall
- Heritage Park - Active Core
- Heritage Park - Master plan
- Village Hall Space Needs Assessment



Experience:

9 Years with TRIA Architecture
16 Years with Other

Education:

Bachelor of Arts and
Architecture, 1998,
University of Illinois at Chicago

Affiliations:

American Public Works Association
(APWA)

International Institute of Building
Enclosure Consultants (IIBEC)

Illinois City/County Management
Association (ILCMA)

Capital Development Board (CDB)

Will County Governmental League
(WCGL)

Illinois Association of Park Districts
(IAPD)

Community Involvement:

Former Soccer Coach at St. Charles
East High School and West Chicago
High School

Jorge Ortiz

Project Manager, Associate Principal

Working as an architect for over twenty five years, Jorge has a wide range of experience working on various project including renovations, additions, and new buildings. Putting the client's needs first he is always readily available as project manager to assist with any issues that may arise throughout a project. Under supervision of the project principal, Jorge provides constant coordination with in-house staff throughout the life cycle of a project.

Highlighted Projects

Village of Shorewood

- Public Works Facility - Space Needs Analysis
- New Public Works Facility

City of Palos Heights

- City Hall Renovations

Village of Homer Glen

- New Village Hall and Community Center
- Heritage Park - Master Plan
- Heritage Park - Active Core

Village of Lemont

- Building Department and Finance Renovations
- Village Hall Renovations

Village of New Lenox

- New Metra Train Station

City of Palos Hills

- New Public Works Facility

City of Lockport

- Public Works Addition



Nancy Sander, NCIDQ, LEED AP

Interior Designer

With over twenty seven years of experience in Commercial and Corporate Design, Nancy brings a versatile skill set that will make any project shine! Her interior design experience includes everything from concept designs to signage packages, and much more. She has experience in every aspect of the design process from programing and information gathering to working with contractors during the design process.

Experience:

7 Years with TRIA Architecture
20 Years with Other

Education:

Bachelor of Science in Interior Design, 1997,
Southern Illinois University - Carbondale

Affiliations:

National Council for Interior Design Qualification (NCIDQ)

U.S. Green Building Council (USGBC) - LEED AP

Highlighted Projects

Village of Lemont

- Building Department and Finance Renovations
- Village Hall Renovations

City of Palos Heights

- City Hall Renovations

Village of Park Forest

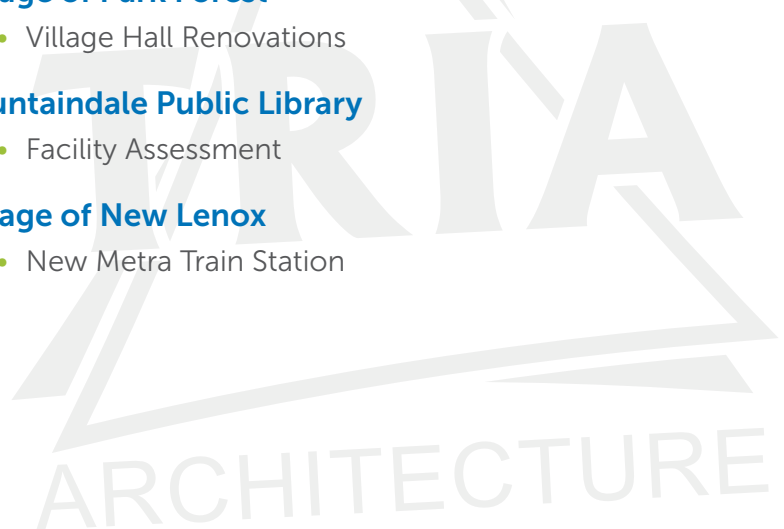
- Village Hall Renovations

Fountaindale Public Library

- Facility Assessment

Village of New Lenox

- New Metra Train Station



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Section Four:
**PROJECT
APPROACH**



(Exhibit C)

Manufacturer	Model	Description	Length	Width	Plow	Spreader	Parking Space Quantities				Notes
							Type A 8'x10'	Type B 10'x20'	Type C 12'x30'	Type D 12'x36'	
Komatsu	300110A	Forklift	12'-6"	3'-6"	N	N		1			
		Dodge Monroe	12'	8'	N	N		1			
RMM/Spaulding	2TD	Hot Potcher	12'	7'-6"	N	N		1			Currently Stored Outside
Solar Tech	520953	Arrow Board	8'-8"	8'	N	N		1			Currently Stored Outside
	L506-01	Light Plant	15'	5'	N	N		1			
Ford	Escape	JULIE Vehicle	10'	7'	N	N		1			
Ingersoll-Rand		Light Source	16'-6"	8'	N	N		1			
Peterbilt	348	Plow/Dump Truck	24'-10"	11'	Y	Y			1		
International	7400	Plow/Dump Truck	24'-10"	11'	Y	Y			1		Currently Stored Outside
International	7400	Plow/Dump Truck	24'-10"	11'	Y	Y			1		
International	4900-482	Plow/Dump Truck	24'-10"	11'	Y	Y			1		Currently Stored Outside
Peterbilt	348	Plow/Dump/Heck Truck	24'-10"	11'	Y	Y			1		
International	7400-SFA	Plow/Dump Truck	27'	11'	Y	Y			1		

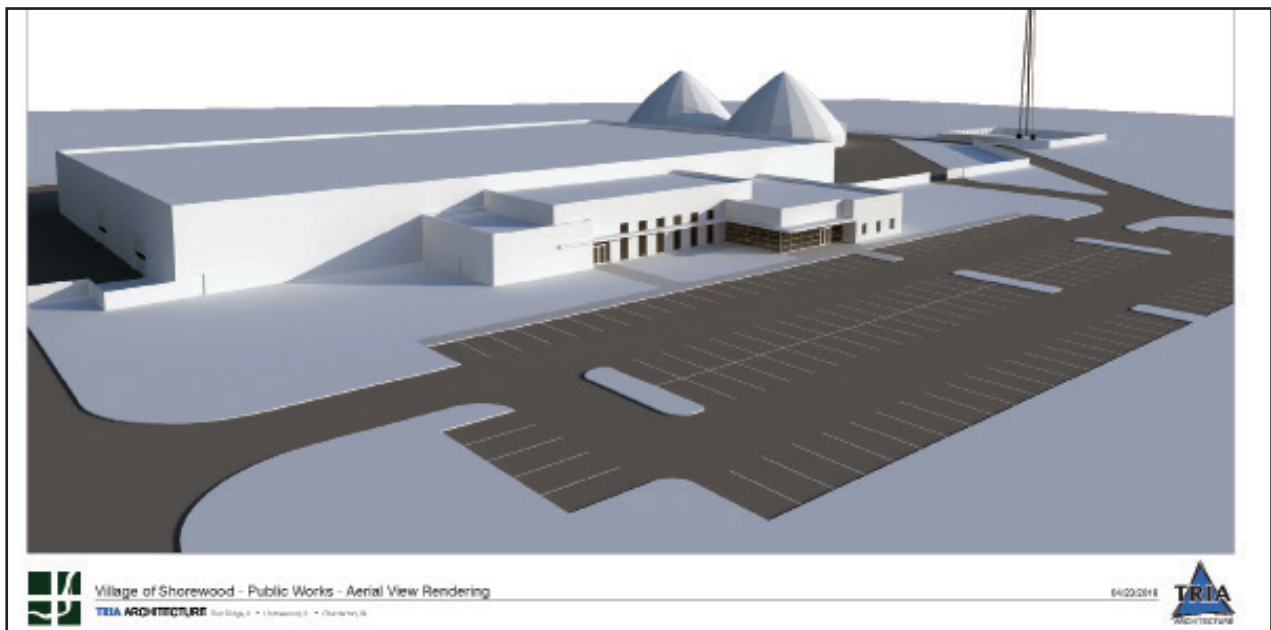
Client Review & Revisions:

During the initial Kick-Off Meeting we will establish a date for Client Review Meetings where we will present a preliminary draft to Administrative staff followed by a meeting with the Board for their input. We take the initial opportunity to work with Administration to review our documents in order to provide any revisions or suggestions that will assist in the preparation of a draft submittal for the Board. We will typically schedule our meeting with Administrative staff two weeks prior to the next schedule Board meeting to allow time to make any detailed revisions.

Space Needs Analysis & Master Planning Report:

After we have received input and direction from the Board and Administration, we will proceed to make any additional site visits in order to complete any revisions and refine other portions of the report. Once our report has been completed we will then organize all of our data into a Space Needs Analysis and Master Facility Plan (Exhibit D) based upon current s.f. and layout, proposed s.f. and layout, and estimated costs of construction.

The final step of this process consists of assembling all surveys, reports, and additional documents into a tabloid sized booklet(s) as well as a digital format. This will serve as the final deliverable which will then be presented to the board at their next scheduled meeting.



(Exhibit D)

4.2: Approach to Cost Estimating

Our staff is constantly being updated on existing and trending construction products to maintain their knowledge on product and labor costs through weekly meetings with vendors, attendance at conferences, and their own due diligence while working through their current and upcoming projects.

Once within the design phases of a project, our staff will continually check project estimates against the budget through-out the design phases. To further ensure an accurate estimation of construction, we will engage the assistance of a professional estimator at key milestones to confirm that the project will maintain its budget while there is still time to make adjustments if necessary.

4.3: Process for Investigating & Qualifying Bidders

TRIA Architecture is well versed in the bidding process and investigating bidders to ensure they are qualified and properly equipped to satisfactorily complete a project. Through bid evaluations, reference checks, and background checks we ensure you always receive the best possible fit.

Bid Evaluations

The information we retrieve regarding contractors during an evaluation includes whether their previous bids were received on time, whether they attended the required walkthroughs, did they present the required paperwork throughout a project, the total cost of previous projects, and if the scope of the work is covered on previous projects.

Reference Checks

When pursuing a reference check we have standardized questions used which include checking that the scope of work of a referenced project was met, whether the project was completed on time and on budget, if there were any issues during construction and how were they resolved, and if they would hire that particular firm again. We contact a minimum of three references and attempt to reach out to applicable industry contacts prior to making a recommendation.

Background Checks

We use a specific process of requesting and researching the backgrounds of our potential bidders by use of various public domain databases. Our process goes above and beyond the scope of regular background checks, which ultimately reinforces our assurance to our Client that they will always receive the best contractor for their project.

“
**We want our clients to
make decisions that they
feel comfortable with.**
”

4.4: Sustainability Initiative

TRIA Architecture understands the importance of the built environment and its effect on the world in which we live. The role of Architect includes the responsibility of leadership in the movement towards more environmentally and socially responsible buildings.

“Green” buildings provide benefits from the physical (improved work environments, healthier air quality, reduction in harmful emissions) to the financial (reduced energy costs, more efficient work force) in addition to the global and community benefits most commonly associated with them. TRIA Architecture works with each client to investigate what environmental initiatives can effectively be incorporated into the project and will provide the most physical and financial benefit to the client, the users, and the community.



LEED for New Construction			Registered Project Checklist			Oak Lawn Bank and Trust			
18 8 Sustainable Sites			Possible Points: 26			Materials and Resources, Continued			
Y	1	Prereq 1 Construction Activity Pollution Prevention			Y	1	1	Credit 4 Recycled Content	1 to 2
1	1	Credit 1 Site Selection			2	1	1	Credit 5 Regional Materials	1 to 2
5	1	Credit 2 Development Density and Community Connectivity		5	1	1	1	Credit 6 Rapidly Renewable Materials	1
1	1	Credit 3 Brownfield Redevelopment		1	1	1	1	Credit 7 Certified Wood	1
6	1	Credit 4.1 Alternative Transportation—Bicycle Storage and Changing Rooms		6	9	6	Indoor Environmental Quality		
1	1	Credit 4.2 Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles		1	Possible Points: 15				
3	1	Credit 4.3 Alternative Transportation—Parking Capacity		1	Y	1	1	Prereq 1 Minimum Indoor Air Quality Performance	
2	1	Credit 4.4 Alternative Transportation—Maximize Open Space		1	Y	1	1	Prereq 2 Environmental Tobacco Smoke (ETS) Control	
1	1	Credit 5.1 Site Development—Protect or Restore Habitat		1	1	1	1	Credit 1 Outdoor Air Delivery Monitoring	1
1	1	Credit 5.2 Site Development—Maximize Open Space		1	1	1	1	Credit 2 Increased Ventilation	1
1	1	Credit 6.1 Stormwater Design—Quantity Control		1	1	1	1	Credit 3.1 Construction IAQ Management Plan—During Construction	1
1	1	Credit 6.2 Stormwater Design—Quality Control		1	1	1	1	Credit 3.2 Construction IAQ Management Plan—Before Occupancy	1
1	1	Credit 7.1 Heat Island Effect—Non-roof		1	1	1	1	Credit 4.1 Low-Emitting Materials—Adhesives and Sealants	1
1	1	Credit 7.2 Heat Island Effect—Roof		1	1	1	1	Credit 4.2 Low-Emitting Materials—Paints and Coatings	1
1	1	Credit 8 Light Pollution Reduction		1	1	1	1	Credit 4.3 Low-Emitting Materials—Flooring Systems	1
6	4	Water Efficiency			Possible Points: 10			1	1
Y	1	Prereq 1 Water Use Reduction—20% Reduction			1	1	1	Credit 4.4 Low-Emitting Materials—Composite Wood and Agrifiber Products	1
2	2	Credit 1 Water Efficient Landscaping		2 to 4	1	1	1	Credit 5 Indoor Chemical and Pollutant Source Control	1
2	2	Credit 2 Innovative Wastewater Technologies		2	1	1	1	Credit 6.1 Controllability of Systems—Lighting	1
4	1	Credit 3 Water Use Reduction		2 to 4	1	1	1	Credit 6.2 Controllability of Systems—Thermal Comfort	1
6	29	Energy and Atmosphere			Possible Points: 35			1	1
Y	1	Prereq 1 Fundamental Commissioning of Building Energy Systems			1	1	1	Credit 7.1 Thermal Comfort—Design	1
Y	1	Prereq 2 Minimum Energy Performance			1	1	1	Credit 7.2 Thermal Comfort—Verification	1
Y	1	Prereq 3 Fundamental Refrigerant Management			1	1	1	Credit 8.1 Daylight and Views—Daylight	1
4	15	Credit 1 Optimize Energy Performance		1 to 19	1	1	1	Credit 8.2 Daylight and Views—Views	1
7	7	Credit 2 On-Site Renewable Energy		1 to 7	6	1	Innovation and Design Process		
2	2	Credit 3 Enhanced Commissioning		2	Possible Points: 6				
2	2	Credit 4 Enhanced Refrigerant Management		2	1	1	1	Credit 1.1 Innovation in Design: Energy Saving Elevator	1
3	3	Credit 5 Measurement and Verification		3	1	1	1	Credit 1.2 Innovation in Design: Exemplary Performance Regional Materials	1
2	2	Credit 6 Green Power		2	1	1	1	Credit 1.3 Innovation in Design: Post Occupancy Survey	1
6	6	Materials and Resources			Possible Points: 14			1	1
Y	1	Prereq 1 Storage and Collection of Recyclables			1	1	1	Credit 1.4 Innovation in Design: Energy Star Compliant Office Equip./Appl.	1
3	3	Credit 1.1 Building Reuse—Maintain Existing Walls, Floors, and Roof		1 to 3	1	1	1	Credit 1.5 Innovation in Design: Educational Program	1
1	1	Credit 1.2 Building Reuse—Maintain 50% of Interior Non-Structural Elements		1	1	1	1	Credit 2 LEED Accredited Professional	1
2	2	Credit 2 Construction Waste Management		1 to 2	4	Regional Priority Credits			Possible Points: 4
2	2	Credit 3 Materials Reuse		1 to 2	1	1	1	Credit 1.1 Regional Priority: SSC1	1
55	53	Total			Possible Points: 110			1	1
					1	1	1	Credit 1.2 Regional Priority: SSC2	1
					1	1	1	Credit 1.3 Regional Priority: SSC4.3	1
					1	1	1	Credit 1.4 Regional Priority: SSC4.4	1

TRIA Architecture recently completed a 28,500 gross S.F., three-story bank in Oak Lawn, Illinois that has received LEED Silver Certification.



TAILORED SERVICES. CREATIVE SOLUTIONS. PERSONAL ATTENTION.

4.5: Inception to Owner Acceptance: Methodology

The methodology TRIA Architecture uses in conducting a project from inception to Owner acceptance revolves around our commitment to service and placing all emphasis on our client and their needs. We rely on two main components of our Project Approach: **Tailored Project Teams and Seven Project Phases**, to ensure an efficient and budget conscious end product. Once we have been accepted as your Municipal Architect, we would initiate a Kick-Off Meeting with staff to further discuss any project(s) in more detail with regards to scope, budget, scheduling, and any restrictions.

Tailored Project Team

Our proposed project team will consist of a personally tailored group that fits appropriately with your needs led by Project Principal, Ron McGrath, AIA, LEED AP. Ron, will handle all the “big picture” items through providing consistent management and supervision throughout each potential project as the Municipality’s main point of contact.

Ron will be supported by our Project Manager, Jorge Ortiz whose primary duties will consist of supporting Ron by: providing daily project coordination, serving as main line of communication between the Municipality and potential contractors, managing in-house design staff and consultants, and ultimately serving as the Municipality’s “Boots on the Ground” for any and all future projects.

Depending on what stage your project may be in, we expect either Ron or Jorge Ortiz to devote 40% to 90% of their daily time to any particular project and ultimately address any of the requested scope of services of your Municipality, including:

- Attendance to meetings with Municipality administrative staff
- Development of preliminary drafts of the project program for Municipality review and comment
- Municipality budgetary and funding consultations
- Project scheduling consultations
- Project scope of work and needs consultations

7 Project Phases

With every project being different, so too will be the scope of services and overall time line of the project. We will establish the best plan of action during an initial Kick-Off meeting for each and every future project and will discuss which project phases will be needed for successful completion. We will not proceed from one phase to the next on any project without the Municipality signing off to ensure that you have a complete understanding of the project’s progress and scope of work. Provided is a brief description of each phase to give a further understanding of our architectural process.



Project Kickoff/Facility Study

This is the information gathering process which we start long before being accepted as a Municipality’s architect by doing our own research of the Municipality and it’s Community. Upon being awarded the contract, we will establish an initial meeting(s) to get a better understanding of the scope, needs, budget and restrictions of the Municipality by meeting with the Board, Administration, Staff, Community, and key stakeholders.

Many times your project requires a Space Needs Analysis or a Facility Assessment prior to making any major decisions. TRIA Architecture will assist you with all of the up-front reports needed to make rational decisions for the future of your facility.

If your project involves remodeling or an addition to an existing building, you will require a record of the current conditions. Should no plans exist, we will field measure and create a CAD drawing that will be used as a base for the new project(s) to develop economical options that fulfill the goals produced during the Project Kickoff.

Schematic Design

Schematic design typically begins with rough sketches, floor plan studies, and/or quick models. Several meetings are typical during this phase to make decisions and determine a design direction. At the end of this phase one design option will be selected to proceed with into the remainder of the design process.

Design Development

During this phase, the broad strokes from the Schematic Design phase are fine-tuned such as the size of various rooms and spaces, the final envisioned look of the project, the exterior and interior materials, and the determination of the project's systems. We will also coordinate the work of any engineering consultants, implementing their drawings into the overall design of the project.



Construction Documentation

This phase involves adding the detail and technical information to the design documents. Although some design meetings may still be required during this phase, it is primarily a time for the Architect and Consultants, if any, to work through the technical aspects of the project. This will be the final set of drawings issued in order to obtain pricing from contractors and receive permit approval.

Bidding and Negotiation

TRIA Architecture will facilitate communication during the bidding process to help the Municipality compare qualifications of interested contractors. We will set up a pre-bid meeting and answer all questions to ensure an equal and competitive bidding environment. Once the bids are received we will open, organize and evaluate all bids and provide a letter of recommendation to the Municipality.

Construction Administration and Observation

Initially we will set up a pre-construction meeting to begin to develop a relationship with the awarded contractor to ensure that they have all the information needed to proceed with the project. From the onset of the project we will continually work on building a strong working relationship with the selected contractor and encourage open lines of communication while observing the development of the project.

Project Closeout

Once the project nears its end, we work with the Contractor to ensure the project is fully completed. At this time, we will also complete a punch list with the Owner to document any deficiencies in the construction. Once the punch list is completed by the Contractor, we submit the proper documentation to our Client for their approval. As stated in our Letter of Intent we are there for you from the beginning to the end, from "the first nut, to the last bolt".

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Section Five:
**CLIENT
REFERENCES**



Village of New Lenox



Village of New Lenox - New Public Works Facility

Mayor Tim Baldermann

815.462.6425

Mr. Kurt Carroll

Village Administrator
815.462.6410

Highlighted Projects

- Public Works Facility Space Needs Analysis
- New Public Works Facility
- New Metra Station
- New Waste Water Treatment Plant

Village of Westchester



Mr. Barry Krumstok

Village Manager
708.345.0020

Mr. John Schwarz

Assistant Village Manager
708.345.0020

Highlighted Projects

- Public Works Facility Space Needs Analysis
- Village Hall Space Needs Analysis
- Police Department Space Needs Analysis
- New Public Works Facility
- Fire Station Renovations

Village of Shorewood



Village of Shorewood - New Public Works Facility

Mr. Aaron Kilma

Village Administrator
815.741.7705

Mr. Noriel Noriega

Public Works Director
815.553.2323

Mr. Chris Drey
(Previous Public Works Director)

Public Works Director (Village of Romeoville)
815.378.4061

Highlighted Projects

- Public Works Facility Space Needs Analysis
- New Public Works Facility
- Police Space Needs Analysis
- New Rec Center Space Needs Analysis

Village of Homer Glen



Mayor Christina Neitzke-Troike

Mayor
708.301.0632

(Former) Mayor George Yukich

708.548.3268

Highlighted Projects

- Facility Assessment
- Village Hall
- Village Green and Amphitheater

Village of Lombard



Village of Lombard - Public Works - Public Works Garage Addition

Mr. Scott Niehaus

Village Manager
630.620.5712

Mr. Carl Goldsmith

Public Works Director
630.620.5740

Mr. Tom Ellis

Operations Superintendent
630.620.5740

Highlighted Projects

- Public Works Garage Addition
- Salt Operations Center

City of Palos Hills



City of Palos Hills - New Public Works Facility

Mayor Jerry Bennett

708.598.3400

Mr. Nick Oeffling

Commissioner, Public Works / Water Sewer
708.598.3400
ext. 1111

Highlighted Projects

- New Public Works Facility

Village of Burr Ridge



Mr. David Preissig PE

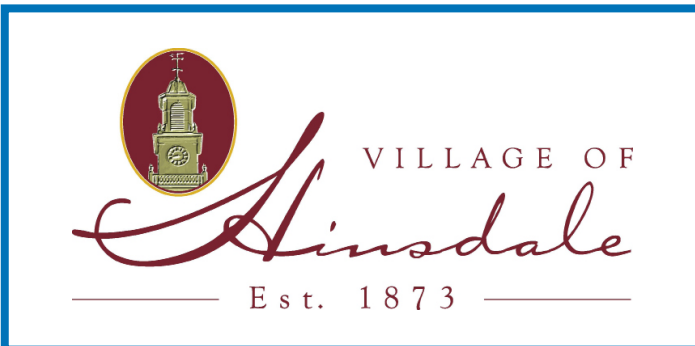
Director of Public Works / Village Engineer

630.654.8181
ext. 6000

Highlighted Projects

- Rustic Acres Structural Assessment
- Public Works Space Needs Assessment
- Dias Handicap Ramp

Village of Hinsdale



Mr. George Peluso

Director of Public Services and Engineering

630.789.7000

Highlighted Projects

- Public Works Yard Reconfiguration

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Section Six:

**CONTRACT &
FEES**



Due to confidentiality concerns, TRIA Architecture kindly asks that you refer to the separate sealed envelope attached for additional information.

We appreciate your understanding.



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TRIAArchitecture.com



AGENDA ITEM SUMMARY

PROPERTIES AND RECREATION COMMITTEE

Properties and Recreation Committee: May 6, 2025

AGENDA ITEM E.1.

To: Properties and Recreation Committee

From: Casey Biernacki, Deputy Village Manager

CC: Ellen Baer, Village Manager

RE: Recreation Update

Recommendation

None.

Summary

Tower Trot Update

The 48th annual Western Springs Tower Trot will run on Saturday, May 24, 2025. The event features a 10K race (8:30 AM start), a 5K race (9:30 AM start), and .7 mile Fun Run and registration is underway. The course spans throughout Old Town North and Field Park and all homes in the area will be notified. The event will be staffed by the Department of Recreation, Fire and Emergency Medical Services, Law Enforcement Services, and the Public Works Division. The Village partners with Healing Hearts for Ashley, who manages the extensive volunteer group that runs all facets of the race.

Grand Avenue Gym Floor Update

The Grand Avenue Gym Floor improvements are expected to be completed during the week of May 5th. The contractor has applied the final coat of top seal and Village staff will complete an inspection before closing out the project. Please do not hesitate to visit the Grand Avenue Community Center and see the final product.

Senior Center Updates

Mic Cagney, the Senior Center Coordinator, has served the seniors of Western Springs with great enthusiasm for more than 21 years. Under her leadership as Senior Center Coordinator, the Village of Western Springs Senior Center continues to provide a supportive and encouraging space for seniors to learn, explore, socialize, and exercise. Mic notified us of her plans to retire effective May 2, 2025. She was celebrated with a coffee and cake gathering at the senior center on May 1. Mic will remain part of the heart of the community as a long-time resident and future Senior Center participant! Ryan Harrison, Recreation Administrative Coordinator, will be taking over the Senior Center function beginning in May.

Seasonal Hiring

The Department of Recreation maintains a significant seasonal staff especially during the

Summer months. Recruitment is underway for camp counselors, tennis instructors, Safety Village staff, and more. Although these employees only join the Village for a few months, they are vital to providing our community with essential Recreation programming and services. Interested individuals can find more information on these positions at www.wsprings.com/jobs.

Financial Impact

None.

Recommended Motion

None.

Strategic Plan Alignment

None.

File Attachments

- 1. 2025TowerTrot

48TH ANNUAL TOWER TROT

www.wsprings.com/towertrot

REGISTRATION INFORMATION:

Registration will be open until 15 minutes prior to Start time of each race. Kiosks will be available for registration at the Grand Avenue Gym Friday, May 23, 8AM-6PM and on Race Day starting at 7 AM. Payment can be made by cash, check or credit card at that time.

Tower Trot race day registration is going GREEN! We recommend that you preregister for the Tower Trot Race online prior to the race. On race day, you will be asked to register online at a kiosk in the Grand Gym, or on your phone. No paper forms will be available. You will still have the option to pay by credit card, check, or cash.

Race Day Registration and Race Packet Pick Up:

Register in person starting at 7:00 am at the Grand Avenue Community Center. 10K, "The Double" and Fun Run registrations are open until 8:15 am and 5K registration is open until 9:15 AM. Late arrivals on race day will not be eligible for awards.

Prior to race day, numbers, t-shirts and information can be picked up at the Grand Avenue Community Center gym from 8:00 AM – 6:00 PM on Friday, May 23. Race day packets will be available at Grand Avenue Community Center at 7:00 AM.

Registration Fees:

- 5K - \$35 Resident/\$40 Non-resident
- 10k- \$40 Resident/\$45 Non-resident
- Double (5K & 10K) - \$45
- 14 and Under (5K or 10K) \$25 Resident/\$30 Non-resident
- Fun Run (9 and Under) - \$15

Team Registration:

Register a team (10 or more) and receive a discounted rate.

- Work place team building/outing
- Running groups
- Friends circles, etc.

Contact abriedis@wsprings.com for additional information.

RACE INFORMATION:

Date/Time: Saturday, May 24

8:30 AM – 10K & Double Start

8:45 AM – Fun Run for kids

9:30 AM – 5K Start



.....
SATURDAY MAY 24 2025



Tower Trot will be partnering with the Healing Hearts for Ashley Foundation. The foundation is committed to raising awareness for

Arrhythmogenic Right Ventricular Cardiomyopathy and to support research for the Cardiovascular Genetics Group at Lurie Children's Hospital.