



HISTORIC PRESERVATION PLANNING AND STUDY REPORT

Spring 2024

Village of Oak Park Project 23-130



*Hedrich-Blessing, 1975
Oak Park Village Hall National Register Registration Form*



EXECUTIVE SUMMARY

To be completed at the end of the project.



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PHASE I

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INTRODUCTION

The Village of Oak Park engaged Johnson Lasky Kindelin Architects (JLK) to provide historic preservation architectural services as part of the ongoing Oak Park Village Hall Facility Renovation Evaluation Project (Village of Oak Park Project 23-130). The purpose of the project, as stated by the Village, is to evaluate the feasibility of renovating the current Village Hall facility to meet the needs of modern Village governance while preserving the historic integrity of the existing building and the spirit of Open Government. The goals of the project, as stated by the Village, include:

- Meeting current building codes including addressing life safety issues.
- Meeting current accessibility codes including Illinois Accessibility Code and Americans with Disabilities Act.
- Meeting or exceeding the Illinois Energy Conservation Code.
- Addressing safety and security issues for the building and site.
- Making the existing building functional as a modern Village Hall, including addressing space, noise, and lack of support facilities (including but not limited to: Gender-Neutral Bathrooms, Employee Wellness/ Interfaith spaces, and a Lactation Room) issues.

To achieve the stated purpose and goals of the project, Secretary of the Interior-qualified Preservation Architects and Architectural Historians from JLK reviewed historic documentation and previous studies to understand the existing conditions of the building and the needs of the Village.

JLK developed a Building Preservation Plan to guide this effort as well as any future renovation feasibility studies at Village Hall. The Building Preservation Plan assigns treatment zones to all exterior and interior areas of the building and site. It also includes a matrix which identifies specific elements in each treatment zone and provides guidance for future preservation treatments. (Building Preservation Plan Element Matrix is included in Appendix A.) Rating of individual elements recognizes that there are degrees of historic value. The range includes original architectural features which should receive the most sensitive preservation and repair treatment to new or contemporary elements that have no historic value and require no special treatment.

JLK developed three high-level design schemes to explore various approaches for the rehabilitation of the historic Village Hall building and site. A preferred design scheme was selected by the Village and developed further to better understand its feasibility. Middleton Construction Consulting (MCC) prepared high-level cost estimates for the conceptual design schemes and the preferred scheme to provide additional insight regarding its feasibility. (Cost estimating information is included in Appendix B.)



Council Chambers and view to Courtyard from Madison Street



Courtyard and ramp through pylons leading to the Council Chambers

2

HISTORIC OVERVIEW

This section presents a summary of information about the Oak Park Village Hall building including a statement about its historic significance, an architectural description, and an accounting of its character-defining features.

2-1 BUILDING INFORMATION

Address	123 Madison Street, Oak Park, Illinois 60302
Construction Date	1975
Architect	Harry Weese, Joe Karr (Landscape Architect)
Style	Modern Movement
No. of Floors	Basement, Floor 1, Mezzanine
Square Footage	70,233 total square feet 34,500 square feet – Basement 23,112 square feet – Floor 1 10,410 square feet – Mezzanine 2,211 square feet – Council Chambers

2-2 HISTORIC SIGNIFICANCE

Designations	Listed in the National Register of Historic Places National Register Information System Reference Number 14000505 Listed Date: 8/25/2014 Area of Significance: Politics/Government; Social History
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Statement of Significance

Oak Park Village Hall is listed in the National Register of Historic Places under Criterion A for its significance in the areas of Politics/Government and Social History. The National Register registration form for the historic property states “The construction of Village Hall played a key role in Oak Park’s struggle to break the downward spiral of white flight from re-segregation and led Oak Park to become a model integrated community where citizens of diverse ethnic background live together in peace.” The historic property is also listed under Criterion Consideration G for properties less than fifty years old that have achieved significance. Village Hall is significant in that “the Village of Oak Park in the Chicago region received national attention for the way it inspired and sustained racial integration and demonstrated to other communities how to achieve a diverse mixture of white and black residents to live together in harmony without fear of re-segregation.”

Notably, the philosophy of “open and transparent government” is woven into the architectural philosophy behind the design of Village Hall. Aspects of the building’s design which characterize it, including its overall form, materiality, and spatial configuration, express the spirit of open government and convey the building’s historic significance.

A historic property's period of significance is defined as the period during which historic events associated with a historic property occurred. The National Register registration form for the historic Village Hall property states that the period of significance is 1975 corresponding to when the building was built.

2-3 ARCHITECTURAL DESCRIPTION

The following architectural description is largely adapted from the National Register registration form for the building prepared by Frank Heitzman in 2014. Refer to the form for additional information.

Oak Park Village Hall is a one-story building with mezzanine and basement. It is located on a 300-foot-wide by 593-foot-deep lot in east central area of the Village of Oak Park, Illinois on a major east-west commercial street. It is surrounded by retail stores and apartments to the north and by a single-family residential district to the east, south, and west.

Exterior

The building is a "square donut" in plan, with a large paved exterior courtyard open to the sky that provides a centralized common area, cloistered views and ample sunlight into the public and office spaces of the interior. It is 190 feet square and 32 feet tall...and roofed by a low-pitched metal roof which is visible from the courtyard but not from the surrounding streets. The main entrance is through this courtyard which opens to Madison Street on the north-east corner of the square. South of the building is an asphalt paved surface parking lot for visitors and staff. South of the parking lot is a $\frac{3}{4}$ acre landscaped park-like open space which serves as a buffer to the single-family homes across the street.

The visual massing viewed from Taylor and Lombard Avenues, to the east and west respectively, is a solid two-story high common brick wall with an irregular pattern of small punched and flush window openings. Immediately below the horizontal roof line is a highly reflective silver glass ribbon window wrapping around the exterior brick mass, making the roof above appear to "float." Other window openings throughout are small, punched and flush rectangular or circular windows in irregular patterning. The reddish-brown common brick walls are covered on the north and west facades with ivy. The main entrance is seen on Madison Street as an angular break in the façade. Adjacent to this opening into a central courtyard is the wedge-shaped Council Chambers structure, separate and at a slight angle to the main building. It is raised up on tall brick pylons originally placed above a shallow water-filled pool paved with hexagonal pavers as the courtyard. The pool has been remodeled and is no longer filled with water. A reflecting pool and fountain remain at the side of the pylons.

The Council Chambers is meant to be visually disconnected from the main mass of the building and float above the ground itself to express its different and important function. The Council Chamber wedge is linked to the main body of Village Hall with a relatively small, cylindrical walk-through tube. The elevated Council Chambers is also intended to be accessed directly from the courtyard via a long sloping ramp, which passes over the pool. The ramp penetrates through the massive brick pylons by means of large oval-shaped openings which give a dynamic and iconic presence to the front facade. On the other side of the courtyard entrance, conspicuous from the street view at grade is the "Pathfinder," a large, abstract welded bronze sculpture by Geraldine McCullough, a distinguished local artist.

The central courtyard is paved with the same hexagonal clay tile pavers with concrete inserts marking a large "X" figure diagonally stretched across the square courtyard from corner to corner. This "X" figure is accompanied by a large circular concrete pad in the plane of the courtyard which visually emphasizes and repeats the circular revolving door entrance to the first floor from the courtyard. There are exterior cylindrical cast-in-place and sandblasted concrete columns supporting the ends of wood beams holding up the roof on the perimeter of the courtyard. Between the exposed timber beams are a series of smaller timbers spanning from beam to beam and creating a pergola-like overhang to the glass curtain wall. Vines are growing on the pergola, forming a natural shading device. The standing seam terne-coated stainless steel roof slopes down toward the courtyard from the surrounding brick exterior walls. It is a prominent visual as well as acoustical feature of the building.

Interior

The entrance from the parking lot side of the building is at grade level. This entrance leads to a monumental stair with a half flight up to the main level of Village Hall and a half flight down to the village police department. Upon entering the first floor from either the parking lot on the south or the open courtyard on the north, one enters a large two-story high reception space. From this position there is an expansive view into all the public services areas and various departments serving the public. An interior passageway follows along the floor-to-ceiling glass enclosure wall of the courtyard and provides access to the various departments and a series of open stairs leading to the mezzanine. The majority of mezzanine offices are also open to public view. The basement contains the police department administrative offices, holding cells, and a practice firing range.

The public spaces of the building's interior are filled with sunlight from the open courtyard. Flooring material in public areas of the first floor is the same hexagonal clay tile paving which is visually carried inside from the open courtyard. Staff work areas are carpeted. Interior wall material is common brick, also visually extended inside from the exterior. The structure supporting the mezzanine and roof is exposed heavy timber framing with an exposed wood roof deck. Partition walls demising the offices are painted gypsum board, designed to appear to be lightly and simply inserted between the exposed timber columns. Doors, frames, built-in counters, and furniture are natural stained oak. The Council Chambers is enclosed in common brick walls and exposed timber roof/ceiling. It contains concrete risers in a semi-circular amphitheater seating arrangement focusing on the council table. Each riser supports curved oak benches. The Chamber entrance from the upper floor of Village Hall leads into an ambulatory at the highest main seating level with large windows opening to the north. There are two diagonally-oriented open stairs from this ambulatory leading up to a semi-circular exposed concrete balcony with a minimalist metal bar railing.

Significant Alterations

A list of significant exterior and interior alterations is provided below. Alterations to the building and site were determined through analysis of historic and existing drawings and historic and contemporary photographs. Exact dates of alterations are not known and are therefore not included in this accounting.

Exterior

- New glass storefront/entrance canopy installed at the south façade.
- Upper balcony at Council Chambers enclosed with glass curtain wall.
- Site/Landscaping:
 - Addition of railings around the ramp and sunken area at northeast corner of the courtyard.
 - Removal of the shallow pool beneath the Council Chambers.
 - Addition of three circular concrete planters within the courtyard.

Interior

- Lobby Area reconfigured since 2020 with moveable partitions.
- ADA-compliant ramp installed at Council Chambers.
- Carpeting in office areas, lounge areas, conference rooms, and Council Chambers replaced throughout.
- Ceiling fans installed throughout open office areas and corded light fixture installed at Lobby Area, including associated conduits.
- First Floor Kitchen/Lounge Area:
 - Door opening to open office area enclosed.
 - Spiral staircase removed.

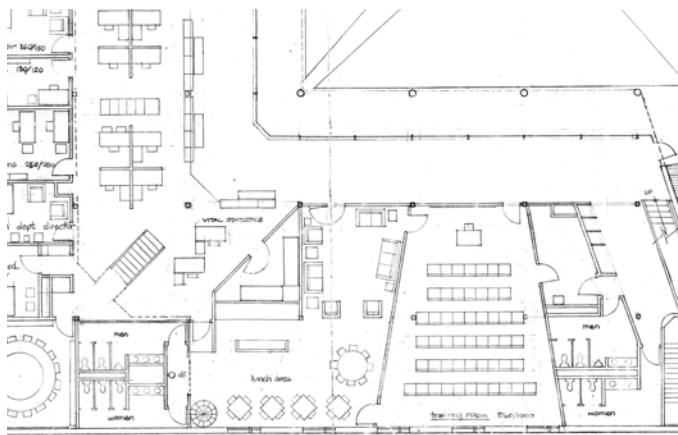
- Kitchen appliances/finishes replaced.
- Mezzanine Level above Kitchen/Lounge Area:
 - Original lounge space repurposed and walls/doors to second floor office area removed.
 - Floor area expanded with addition over the open Kitchen/Lounge Area below.
- Removal of knee walls/separate office spaces adjacent to elevator at west side of the Mezzanine Level.



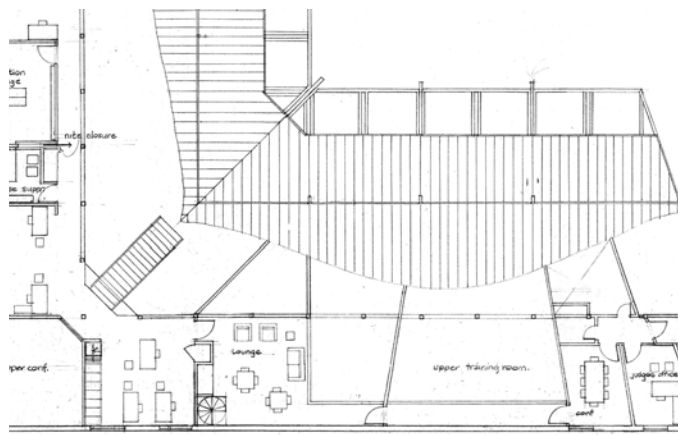
Present curtain wall enclosed balcony condition at upper level of Council Chambers .



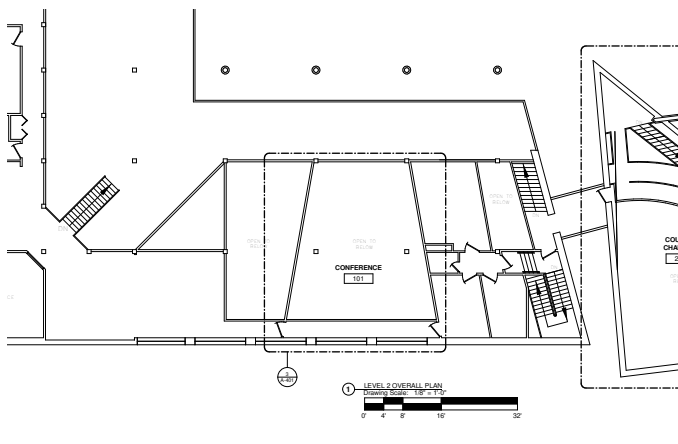
Historic open balcony condition at upper level of Council Chambers, 1975 (Village of Oak Park).



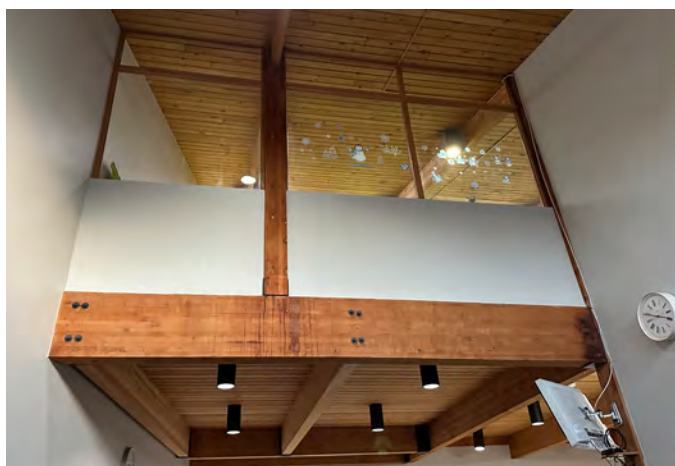
Historic First Floor plan showing original configuration of lounge area with spiral staircase and door opening to office area.



Historic Mezzanine plan showing original configuration of upper lounge with spiral staircase.



Existing conditions (present) Mezzanine plan showing reconfiguration of upper lounge area (TDSi 2022).



Existing conditions at Kitchen/Lounge area on the First Floor looking toward Mezzanine.

2-4 CHARACTER-DEFINING FEATURES

Character-defining features are prominent or distinctive aspects, qualities, or characteristics of a historic property that contribute significantly to its physical character, and which qualify it for listing in the National Register of Historic Places. Structures, objects, vegetation, spatial relationships, views, furnishings, decorative details, and materials may be such features.

Understanding a historic property's character-defining features is a pivotal first step not only in preparing a Building Preservation Plan, but also before undertaking any work at a historic property. The Secretary of the Interior Standards for the Treatment of Historic Properties provide standards and guidelines following four treatment approaches: preservation, rehabilitation, restoration, and reconstruction. The Rehabilitation Standards aim to maintain a property, either for its historic use or a new compatible use, through repair, alteration, and additions while preserving those portions or feature which convey its historical, cultural, or architectural values. Per the Secretary of the Interior, the Rehabilitation Standards "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining a building's historic character."

The Secretary of the Interior Standards for Rehabilitation state the following regarding character-defining features:

Guidance for the treatment Rehabilitation begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

To identify the character-defining features of Oak Park Village Hall, Secretary of the Interior-qualified architectural historians and historic preservation architects from JLK reviewed the National Register registration form, historic drawings and photographs, and conducted a walk-through of the building on December 8, 2023, accompanied by staff members of Village Hall. JLK accessed the entirety of the building, including basement level and mechanical spaces, to collect photographs and record notes related to existing conditions.

The following is a list of character-defining features for the historic Oak Park Village Hall.

Exterior

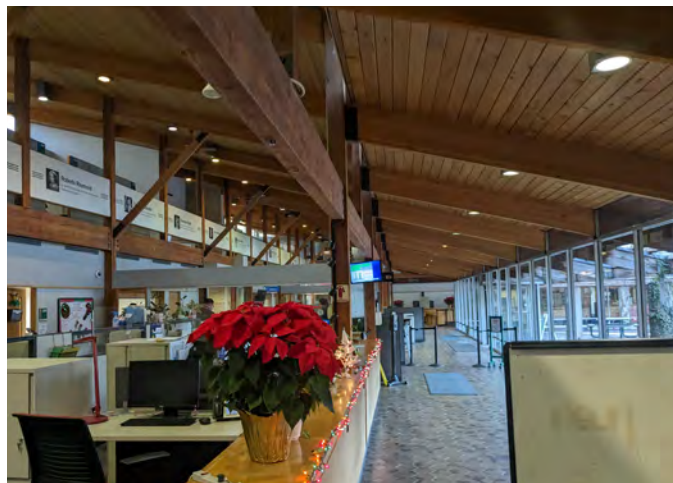
- One story "square donut" massing
- Wedge-shaped Council Chambers structure, visually disconnected from the main mass of the building with a small, cylindrical walk-through tube, supported and raised above grade with brick pylons
- Long sloping ramp that cuts through massive brick pylons via large oval-shaped openings
- Low pitched, standing seam terne-coated stainless steel roof with pergola-like roof extension overhanging a glass curtain wall dividing the courtyard from the building interior
- Cylindrical, sandblasted cast-in-place concrete columns
- Reddish-brown common brick exterior cladding with climbing ivy
- Bright aluminum framed ribbon windows with silver reflective coating directly under roofline
- Small, punched and flush windows in an irregular pattern



Common brick cladding, hexagonal clay tile pavers and globe light fixture at courtyard, and ramp through pylons leading to the Council Chambers

Interior

- Large double height reception and office space
- Common brick-clad interior walls
- Exposed heavy timber framing and exposed wood roof deck
- First floor interior passageway following the floor-to-ceiling glass enclosure wall of the courtyard
- Hexagonal clay tile paving at interior passageway, carpeted flooring at office/work areas
- A series of open stairs leading to mezzanine, where walkways and offices are defined by angled pony walls and are open to public view below
- Stairs to the mezzanine from the first floor are open oak treads with simple oak handrails
- Original doors, frames, built-in counters and handrails are natural stained oak; original globe and cylindrical light fixtures
- Council Chambers:
 - Semicircular amphitheater with concrete risers that support curved oak benches
 - Semi-circular exposed concrete balcony with minimalist metal bar railing
 - Two diagonally-oriented open stairs leading from ambulatory to balcony



Exposed wood structure, hexagonal clay tiles, and double-height office space with passageway along glass curtain wall



Exposed wood structure, ribbon windows below roof, and pony walls dividing offices at Mezzanine

Site/Landscaping

- Central courtyard paved with hexagonal clay tile pavers and concrete inserts marking a large "X" figure
- Former shallow pool paved with hexagonal pavers and fountain at grade, below brick pylons
- "Pathfinder," a large, abstract welded bronze sculpture by Geraldine McCullough, at courtyard entrance
- Courtyard globe light fixtures

Features neither Character-Defining nor Contributing

- Ceiling fans
- Ceiling-mounted corded light fixture at lobby space



Council Chambers; brick cladding, exposed wood structure, semi-circular seating, exposed concrete balcony with metal bar railings

2-5 OPPORTUNITIES AND CHALLENGES

Informed by review of the National Register registration form, historic and current drawings, and historic photographs as well as the observations and information about the building gathered during site survey and discussion with village staff, JLK identified opportunities and challenges within the historic design and existing conditions of Oak Park Village Hall. Opportunities are understood as elements within the design that work well, while challenges are understood as elements within the design that require sensitive attention to be improved.

Opportunities

The following are key existing conditions within the design of Oak Park Village Hall that work well:

- Openness promotes a sense of community within the workplace.
- Substantial windows provide ample natural light and connection to the outside world.
- Interior circulation is simple and easy to understand.
- Durable materials – wood, brick, clay tile, steel – are also timeless and require less maintenance than painted gypsum walls and carpeting, which are used minimally in the historic design.
- Incorporation of public outdoor space via the courtyard.
- Dynamism in its overall design, an icon in Oak Park that ties into community history and identity.

Challenges

The following are existing conditions within the design of Oak Park Village Hall the present key challenges and require sensitive attention to be improved:

- Openness promotes audio transference and difficulties with controlling sound.
- Substantial single-pane windows, coupled with other existing conditions, present difficulties in regulating heating and cooling.
- Open staircases as they relate to compliance with fire and life safety code.
- Use of wheelchair lifts and lack of public elevator as they relate to accessibility and compliance with ADA.
- Exterior/site circulation promotes misunderstanding of the building; primary entrance is at rear façade instead of through the courtyard due to accessibility issues in site design, resulting in underutilized courtyard.

3

BUILDING PRESERVATION PLAN

This section presents a Building Preservation Plan which includes annotated drawings and a matrix of element ratings intended to guide the treatment of historic Oak Park Village Hall. Three treatment zones are overlaid on the interior and exterior of the building, including the site, to identify, document, and guide preservation priorities of the historically and architecturally significant features and spaces of the building. The three treatment zones are categorized according to historic and architectural significance as follows: Zone Level 1: Primary, Zone Level 2: Secondary, and Zone Level 3: Tertiary. It must be noted that there is nuance to this categorization as there are more architecturally and historically significant materials, finishes, and features within Zone Level 3 while, likewise, there are less architecturally and historically significant elements within Zone Level 1.

The three treatment zones are depicted in different colors on the annotated site plan, floor plan, and section drawings included at the end of this section.

3-1 GENERAL ZONE DEFINITIONS

Zone Level 1: Primary [RED]

Primary areas exhibiting unique or distinctive qualities, original materials or elements; or representing examples of skilled craftsmanship; the work of a known architect or builder; or associated with a person or event or preeminent importance. Level 1 areas are distinguished from Level 2 areas by concentrations of finish material and detail.

The overall character and qualities of this zone should be maintained and preserved as the highest priority. Preserving the character of a zone can be generally meant as preserving a space as it was originally designed, including its scale, ornament, materials, and use. Spaces in this zone represent the highest degree of detail and finish, and/or the closest association with the building's historical significance.

Zone Level 2: Secondary [GREEN]

Secondary areas are more modest in nature compared to Level 1, not highly ornamented but may be original with historic features which have been maintained at an acceptable level. This zone includes secondary spaces and areas generally out of public view.

Work in this zone should be undertaken as sensitively as possible; however, contemporary methods, materials, and designs may be selectively incorporated. Generally, the characteristics of this zone contribute to the historic appearance, date to the period of historic significance, or represent later, sensitive repair or replacement work. Overall appearance and feeling should be preserved and maintained. New work in this zone should respect the existing historic fabric.

Zone Level 3: Tertiary [BLUE]

Tertiary areas not subject to the above two categories and whose modification would not represent loss of character, code violation or intrusion to an otherwise historically significant structure. This zone may include undistinguished repetitive or recently constructed areas and support spaces.

Treatments, while sympathetic to the historic qualities and character of the building, may incorporate extensive changes or total replacement through the introduction of contemporary methods, materials, and designs.

3-2 ZONE NUMBERS AND DESCRIPTIONS

The exterior and interior of Oak Park Village Hall, including the site, have been assigned one of the treatment zones described in the preceding section which identifies the level of significance that space generally possesses. The spaces comprising each treatment zone are listed below.

Zone Level 1: Primary

- Immediate Exterior Site and Landscaping
- Exterior Building Elevations
- Council Chambers
- First Floor Lobby/Open Office Spaces
- Circulation Space including Open Stairs
- Corner Conference Rooms

Zone Level 2: Secondary

- First Floor Closed Office Spaces
- Mezzanine Office Spaces
- Staff Lounge/Breakroom
- Conference Room 101/"Training Room"
- Basement Level Lobby Area

Zone Level 3: Tertiary

- Exterior Ramp/Parking Areas, Lawn Area
- Elevator and Back-of-House Closed Stairs
- Restrooms
- Basement Level Office Areas

3-3 ELEMENT RATING DESCRIPTIONS

Select architectural features and elements within each treatment zone were identified, rated, and, accordingly, assigned guidance for future preservation treatment. Rating of features and elements recognizes that there are degrees of historical and architectural significance. The range extends from the original architectural features which convey the building's historic character and significance, and which would receive the most sensitive preservation and repair treatment, to new or contemporary elements that have no historic significance and require no special treatment.

While the preservation zones are intended to broadly guide the treatment approach at the level of entire spaces or areas that make up a historic property, element ratings are intended to guide the treatment of more specific finishes, features, and materials within a historic property. It must be noted that the treatments are solely guidelines and that any future work on the historic property should be done sensitively and in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Definitions of the six element ratings are outlined below. The element ratings are depicted in the Element Rating Matrix included in Appendix A.

Element Rating 1 - *Preserve*

- The element is associated with those qualities for which the property was designated historic and dates from the period of significance.
- The element is highly distinctive architecturally and dates to the building's period of significance
- The level of damage or deterioration is such that it is still feasible to preserve

Element Rating 2 - *Preserve Where Possible, Replace In-Kind*

- The element has acquired significance in its own right or makes an important contribution to other historic periods or levels of significance identified for the property
- The element makes a significant contribution either to the property's historic appearance or as an integral part of the building's historic construction
- The element meets '1 Preserve' criteria except that preservation is not feasible

Element Rating 3 - *Preserve Where Possible, Replace with Compatible Material and Design*

- The element contributes to the historic appearance of the building and dates either to the period(s) of historic significance or represents later, sensitive repair or replacement work
- The element dates to the historic period of significance of the building and represents a substantial amount of historic fabric

Element Rating 4 - *Preserve Where There is No Compelling Reason for Removal*

- Undertake all necessary alteration work as sensitively as possible
- The element dates to the historic period of significance of the building or is a later, sensitive repair, but does not represent a substantial amount of historic fabric, is not distinctive nor does it make any measurable contribution to the building's historic appearance or system of construction

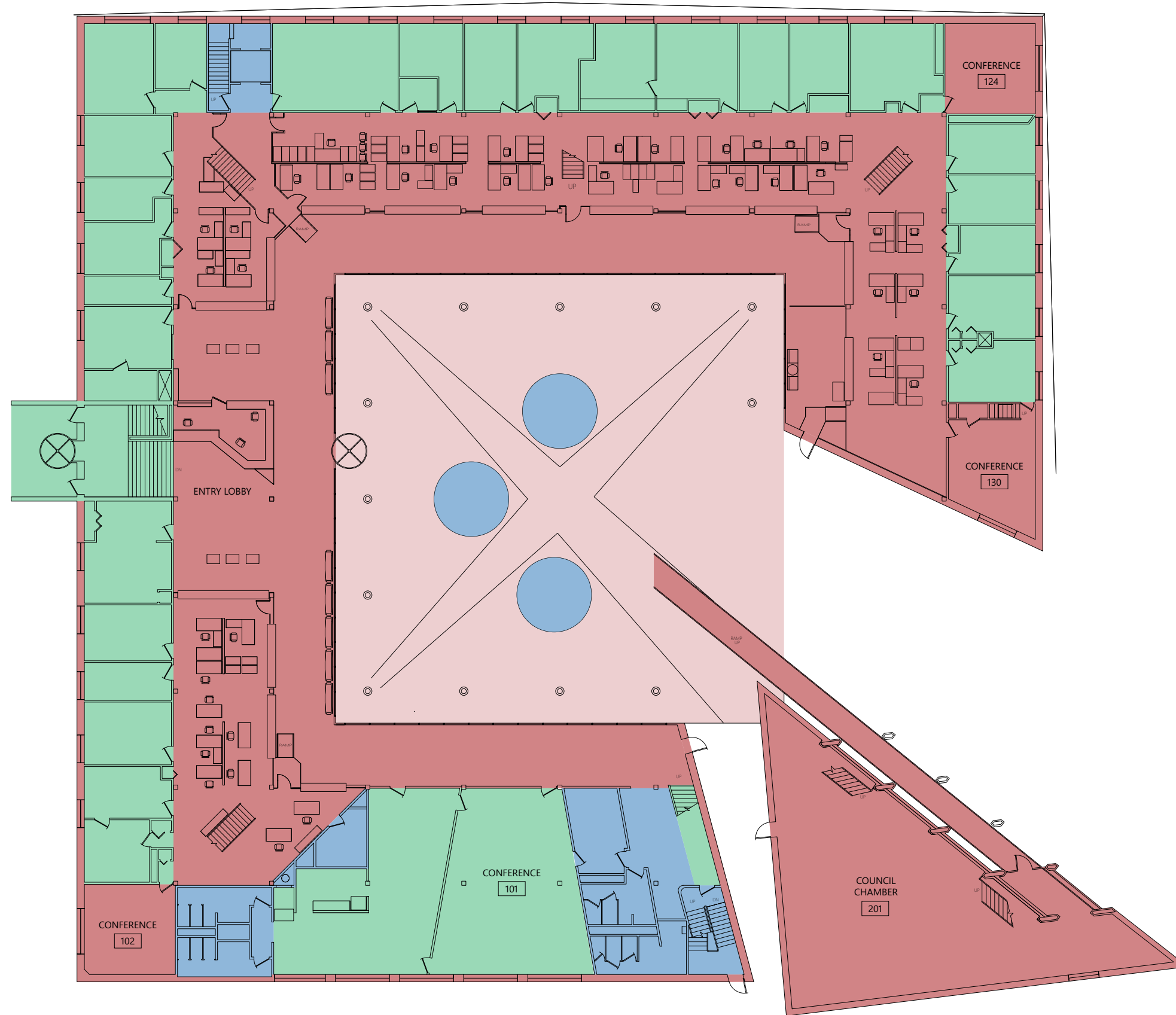
Element Rating 5 - *Remove/Alter/Replace*


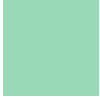

- Undertake all necessary alteration work as sensitively as possible
- The element is not significant and through design or condition, detracts from the historic appearance of the building
- The element is a poor design and/or construction detail which contributes to the deterioration of the landmark
- The element creates a serious code violation which cannot be mitigated. (In cases where mitigation is not possible, removal or alteration of the element may, in some cases, take precedence over a higher rating normally assigned to the element.)

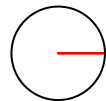
Element Rating 6 - *Specific Treatment is not Required*

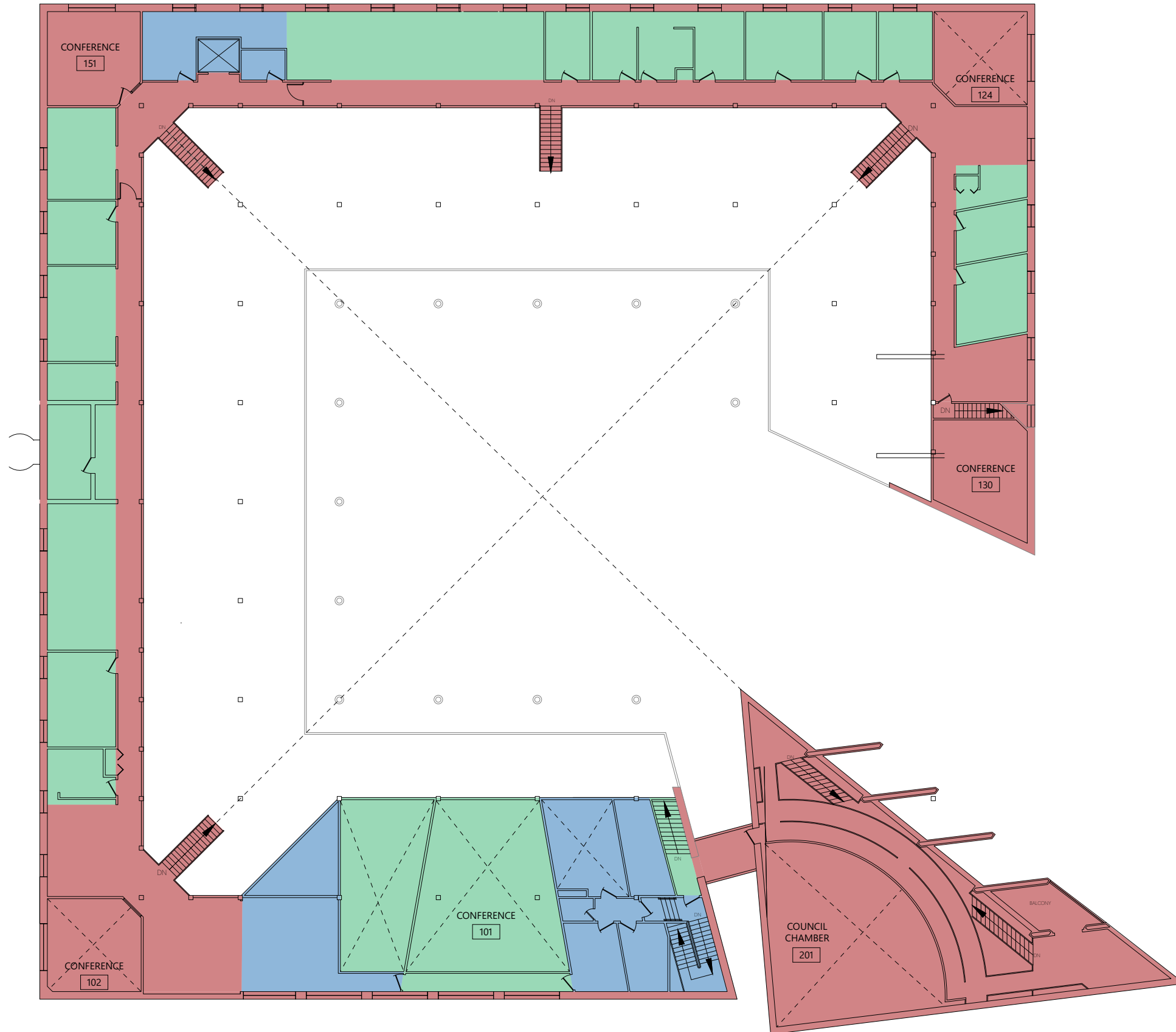
- Undertake all necessary alteration work as sensitively as possible
- The element has no historic value

BUILDING PRESERVATION PLAN
FLOOR 1

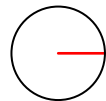


-  ZONE LEVEL 1
PRIMARY
-  ZONE LEVEL 2
SECONDARY
-  ZONE LEVEL 3
TERTIARY

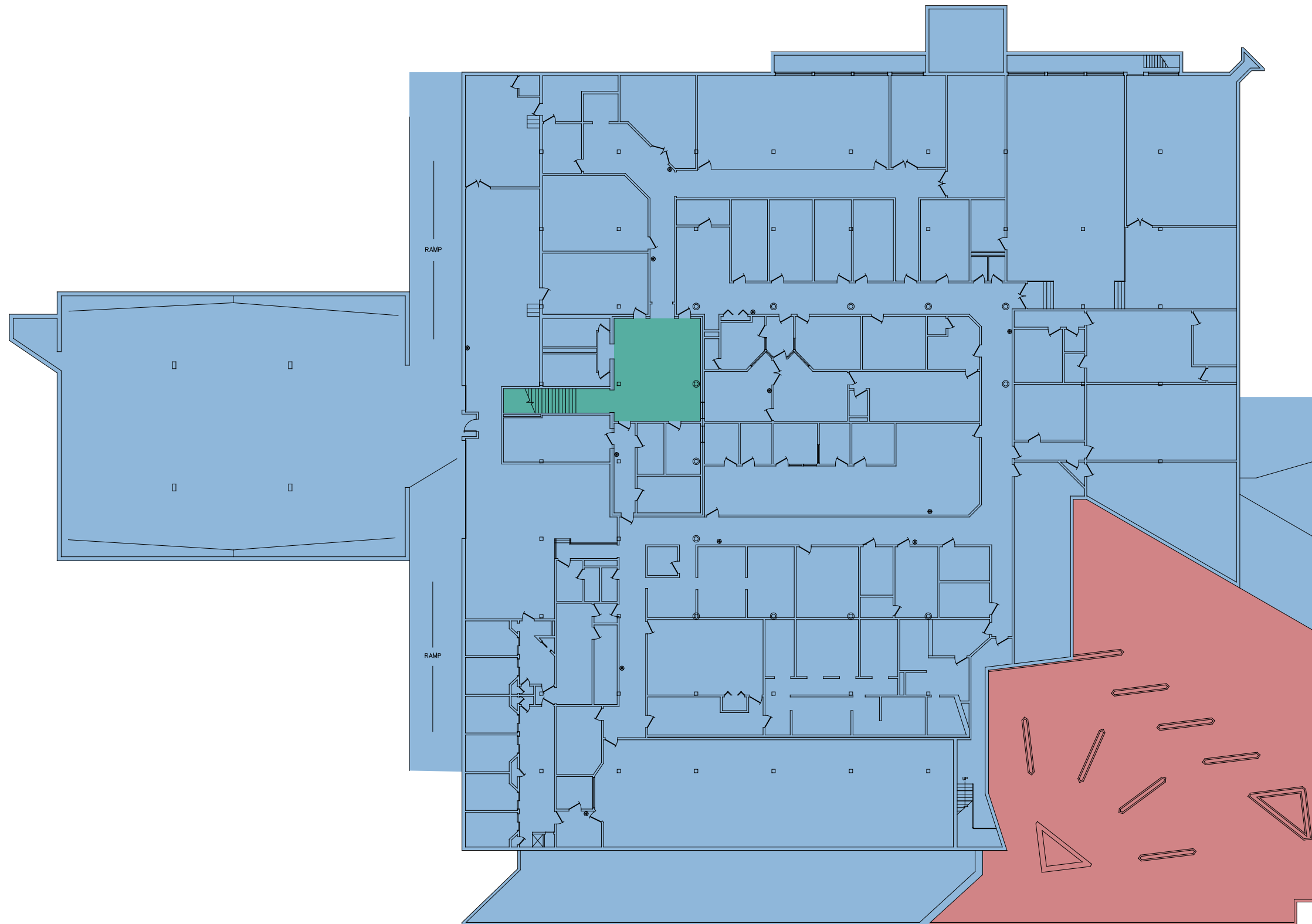




- ZONE LEVEL 1
PRIMARY
- ZONE LEVEL 2
SECONDARY
- ZONE LEVEL 3
TERTIARY



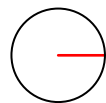
BUILDING PRESERVATION PLAN
BASEMENT



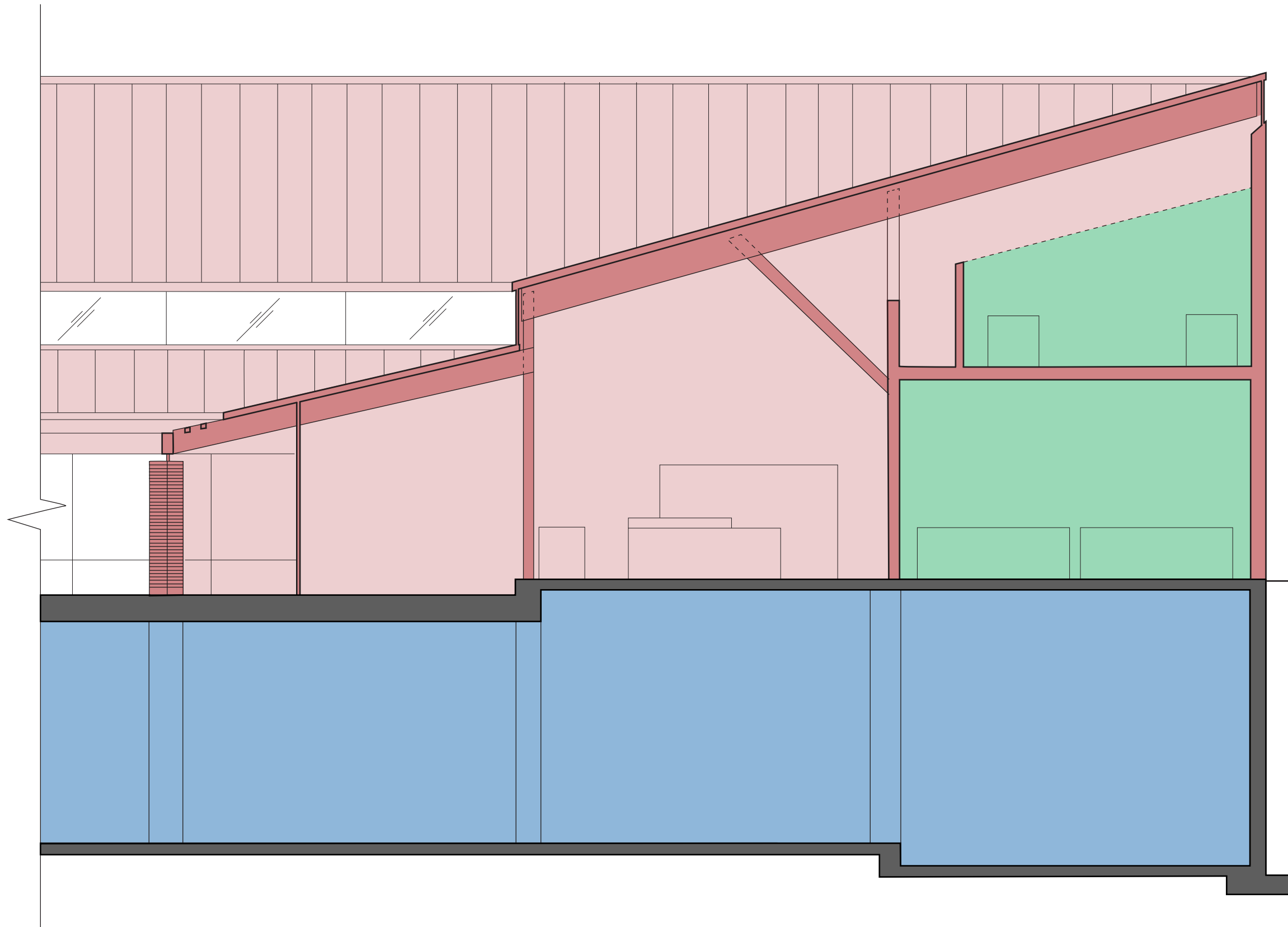
ZONE LEVEL 1
PRIMARY

ZONE LEVEL 2
SECONDARY

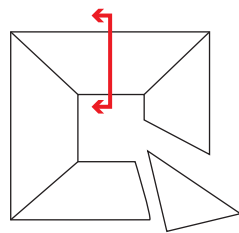
ZONE LEVEL 3
TERTIARY



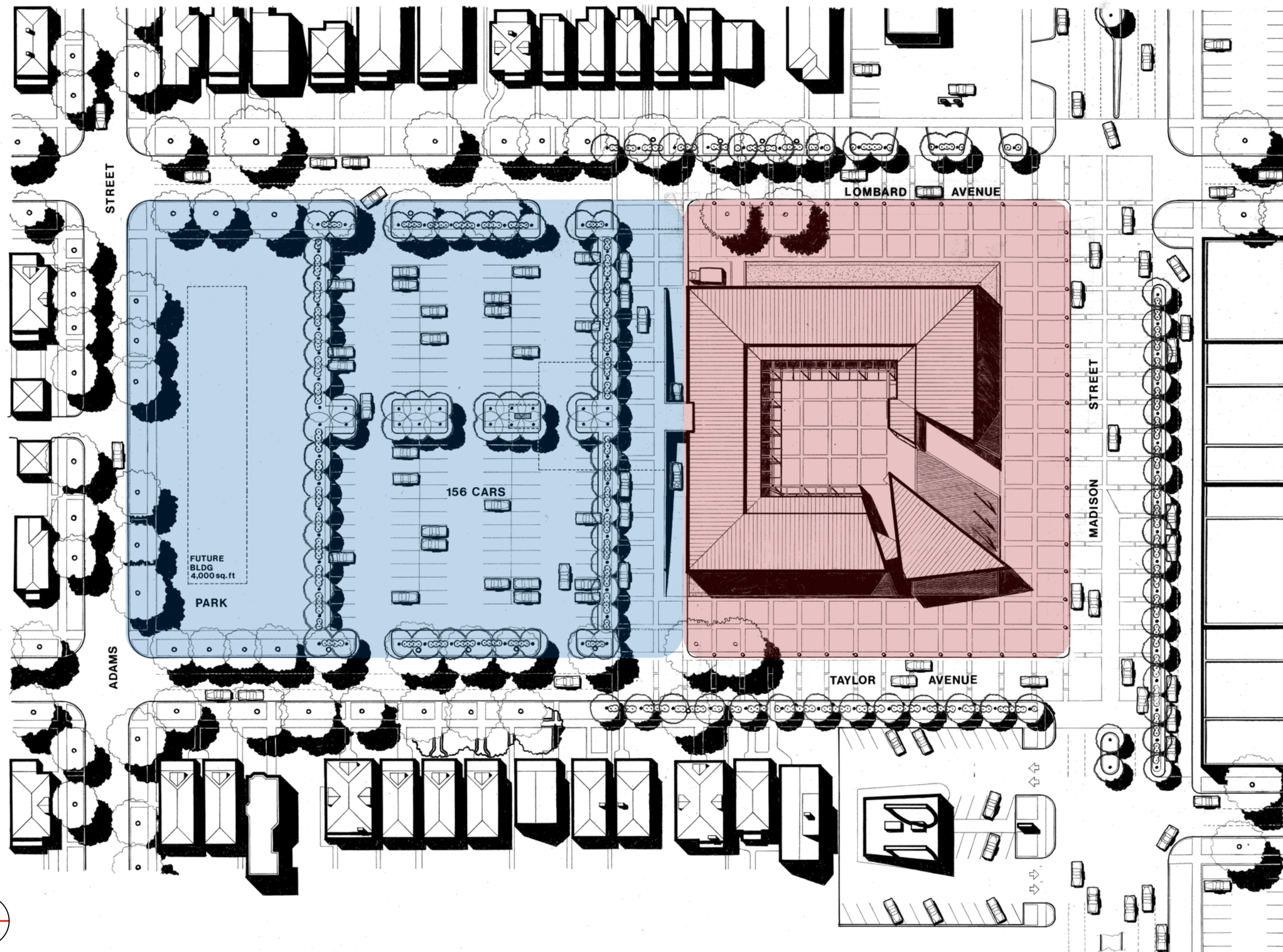
BUILDING PRESERVATION SECTION



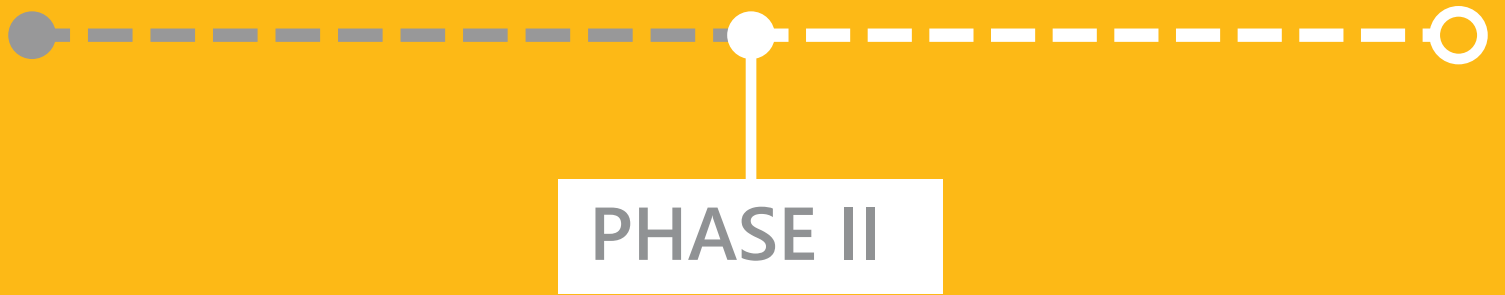
- ZONE LEVEL 1
PRIMARY
- ZONE LEVEL 2
SECONDARY
- ZONE LEVEL 3
TERTIARY



BUILDING PRESERVATION PLAN
SITE



- ZONE LEVEL 1
PRIMARY
- ZONE LEVEL 2
SECONDARY
- ZONE LEVEL 3



4

VILLAGE AND COMMITTEE GOALS

The goals of the project, as stated by the Village, include the following:

- Meeting current building codes including addressing life safety issues.
- Meeting current accessibility codes including Illinois Accessibility Code and Americans with Disabilities Act.
- Meeting or exceeding the Illinois Energy Conservation Code (IECC).
- Addressing safety and security issues for the building and site.
- Making the existing building functional as a modern Village Hall, including addressing space, noise, and lack of support facilities (including but not limited to: Gender-Neutral Bathrooms, Employee Wellness/ Interfaith spaces, and a Lactation Room) issues.

In addition to the goals outlined by the Village, the Facility Review Committee established additional goals and priorities to guide the project during its meetings on December 20, 2023, and January 17, 2024. In no particular order, the seven goals and priorities for the project outlined by the Facility Review Committee are as follows:



PLACE OF PRIDE

Village Hall should be a place of pride that is welcoming.



COST

Village Hall should be a cost-efficient facility.



POLICE DEPARTMENT

Need new space that meets modern standards for policing. Prefer existing Village Hall site.



INCLUSION

Any changes should come through a lens of inclusivity, and go beyond accessibility code to be welcoming.



PARKING

Need for additional parking. Existing parking is in high demand.



SECURITY AND SAFETY

Go beyond life safety, and balance the need to provide a secure workplace that also remains open, welcoming, and accessible to the public.



SUSTAINABILITY

Go beyond the IECC, and explore the viability of becoming a Net Zero-Energy Building.

5

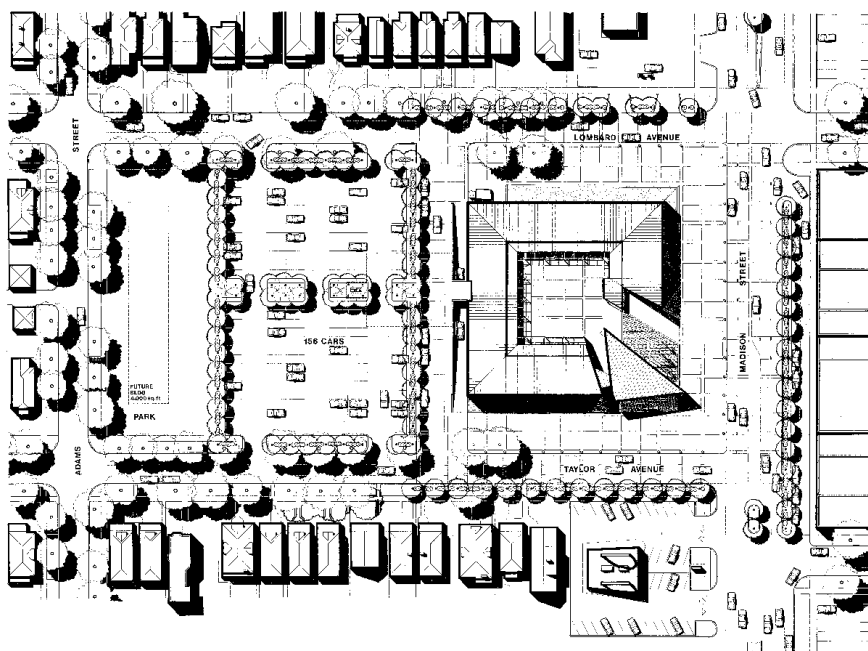
BUILDING AND PROGRAMMING ANALYSIS

Sections 2 and 3 of this report studied Village Hall through the lens of its historic status and design. This section presents analysis of the existing Village Hall building and programming. Elements of the existing building analysis include study of the site, circulation and accessibility, security, and life safety. The existing programming analysis includes review of the existing building program as well as review of the findings of an existing space needs program prepared by FGM Architects for Village Hall in March 2023. It should be noted that the existing space needs program was completed for the concept for a newly constructed Village Hall building and that the findings do not necessarily reflect space needs within the existing Village Hall building. JLK utilized the key findings and takeaways presented in this section, coupled with the information presented in Sections 2 and 3, to develop conceptual design options for Village Hall which are presented in Section 7.

5-1 SITE ANALYSIS

Historic Conditions

- The historic site design of Village Hall situates the building at the north end of the block. A surface parking lot is located at the middle of the block with a 156 car capacity. Refer to the historic site plan depicted below.
- The site design includes vehicular entrances off of Lombard Avenue to the west and Taylor Avenue to the east. A vehicular drive along the south end of the building includes parking and driving lanes above grade with two ramps extending below grade to a small underground parking area.
- The loading area is at the southwest corner of the building.
- The site design includes two exterior ramps: one leads from landscaped areas and the sidewalk along Madison Street to the public courtyard, and the other leads from the public courtyard to an entrance to the Council Chamber.



Historic site plan by Harry Weese & Associates Architects, April 2, 1973.

Existing Conditions

- The historic site design largely remains intact.
- The conditions along the vehicular drive at the south end of the building are dangerous for staff and public users that must also enter Village Hall at this location.
- These conditions are further complicated for both staff and public users by the frequent presence of Police Department vehicles.



Existing site conditions diagram for Village Hall.

5-2 CIRCULATION

Historic Conditions

- The historic design of Village Hall includes two public entrances: one along the south façade facing the parking lot and one along the interior north façade facing the public courtyard.
- The building was historically circulated freely by public users and staff utilizing the open interior walkways along the courtyard at the First Floor and along the office spaces at the Mezzanine.
- The Council Chamber was historically accessed via a long ramp through the courtyard or from a stairway and walk-through tube at the interior of Village Hall.

Existing Conditions

- Only the entrance along the south façade facing the parking lot is in use by staff and public users today. The entrance to the courtyard is locked and not in use.
- Public users enter the building at the existing entrance vestibule and either take one half flight of stairs down to the Police Department lobby or take one half flight of stairs up to the Village Hall reception area.
- At the Village Hall reception area, there is a security checkpoint for public users. Public users continue to navigate the building via the open interior walkway along the courtyard.

5-3 ACCESSIBILITY

Historic Conditions

- The historic design of Village Hall was completed before the passage of the Americans with Disabilities Act (ADA) in 1990.
- As described in Section 5-1, the historic site design includes two exterior ramps that are non-compliant with ADA.
- At the interior, the historic design includes only one elevator at the west wing of the building

Existing Conditions

- A winding chair lift has been added to the staircase at the public entrance along the south façade of the building to provide access to the Police Station lobby and basement.
- A platform wheelchair lift has been added adjacent to the staircase outside of the Council Chamber at the east wing of the building to allow access to the Council Chamber.
- There is no public ADA-accessible route to the offices and spaces at the Mezzanine.
 - While, per ADA Section 206.2.4 Exemption 3, an accessible route to the Mezzanine is not required, all areas of the building should be accessible in order to achieve an inclusive Village Hall.

5-4 LIFE SAFETY

A full life safety and code analysis should be undertaken in the future phases of this project. The following is a summary of high-level findings for the purpose of the feasibility analysis.

- The building is only partially sprinklered. Fully sprinklering the building will allow for expanded pathways to compliance.
- **Egress:** Accessible egress paths need to be studied at the open office areas and the Council Chamber. Any rooms with occupancies over 49 occupants will need to have egress doors swing in the direction of egress travel. This was apparent in Room 101 - the largest conference room. The truncated nature of the walls along east side will need to be studied for remoteness of exits. Additional study will need to be undertaken at the basement level for Exit Travel distances given the northwest corner exit stair is only accessible through the Mechanical spaces. The south exits will also need to be reviewed. Dead End Corridors were observed at the Mezzanine and Basement levels.
- **Code-compliance:** The railing height at the balcony in the Council Chamber does not meet code. The railings at the stairs leading to the balcony do not meet code. The stairs in the Council Chamber and the stairs leading to the Council Chamber from inside the open office area are designed with angled treads that are difficult to navigate. All mechanical and electrical room enclosures should be reviewed for code compliance.
- **Circulation:** Vehicular and pedestrian circulation overlap and present safety concerns between the entrance at the south end of the building and the parking lot.

5-5 SPATIAL UTILIZATION

The public courtyard is an underutilized space. Existing conditions described in preceding sections that contribute to this underutilization of space are as follows:

- **Circulation:** The closure of the courtyard entrance and the circulation of vehicles and pedestrians to the south end of the building does not promote use of the courtyard.
- **Accessibility:** The existing ramps and stairs leading to the courtyard from Madison Street to the north and Taylor Avenue to the east are not ADA-compliant.

- **Design:** The existing furniture does not promote use of the courtyard by staff or public users.

The Council Chamber is an underutilized space. Existing conditions described in preceding sections that contribute to this underutilization of space are as follows:

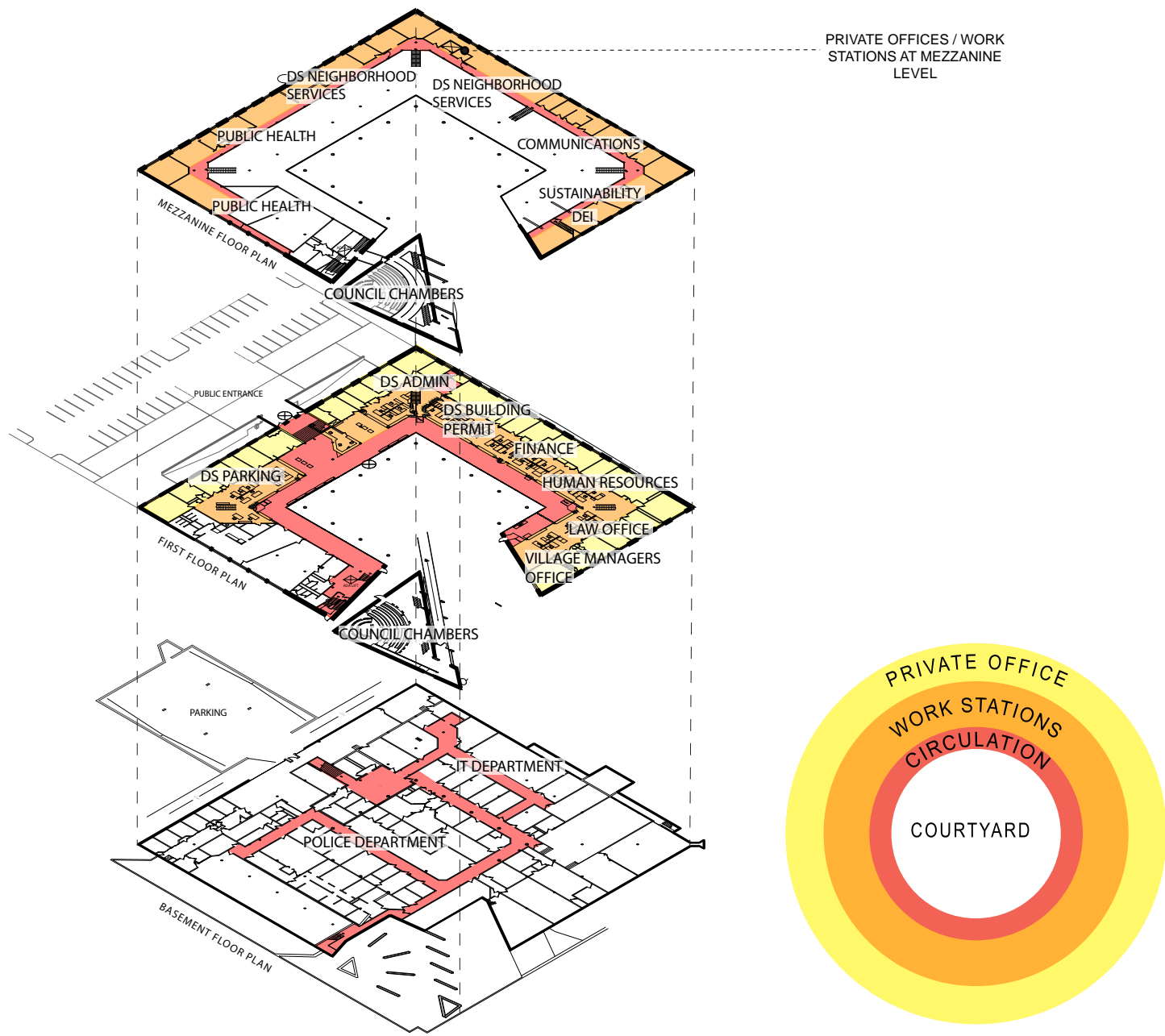
- **Egress:** The only exterior egress from the Council Chamber leads to a ramp that is not ADA-compliant. The existing walk-through tube is not easily accessible from the meeting area, which is at the lowest level of the amphitheater-style space.
- **Accessibility:** The Council Chamber is only accessible via a platform wheelchair lift
- **Design:** The existing stairs leading to the Council Chamber and the existing stairs within the Council Chamber leading to the balcony are designed with angled treads. The stairs and balcony inside the Council Chamber are designed with railings that are not code-compliant. Also, the space does not support larger meetings due to the limited floor area and stepped condition of the floorplan.

The basement is utilized by the Police Department, but the space is undesirable and unable to meet the needs of modern policing due to the following conditions:

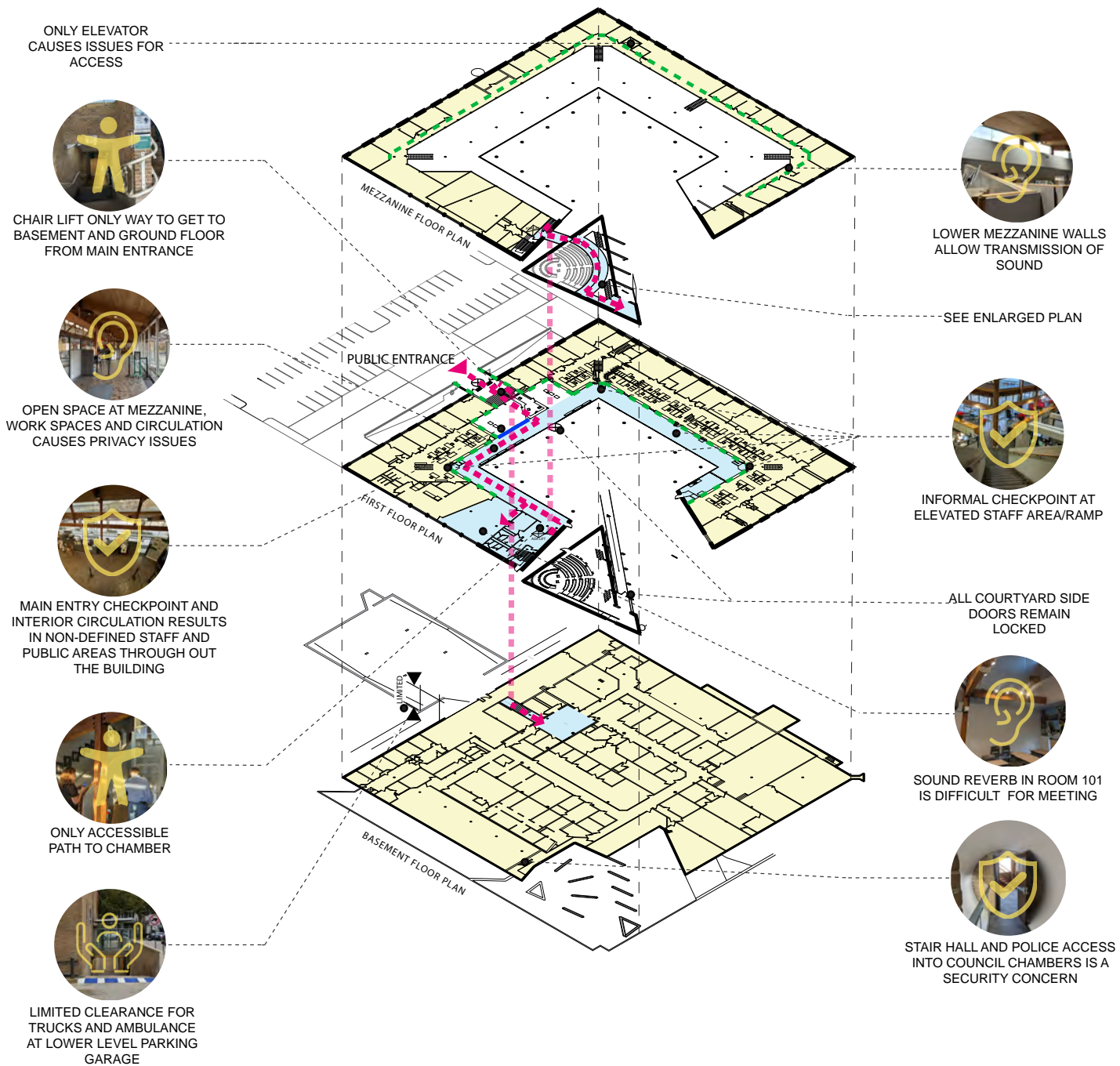
- The basement does not afford sufficient space or natural light for the department to maintain all of its operations and office space.
- Co-location below Village Hall inhibits both the Police Department and Village Hall staff from conducting their duties efficiently due to issues with sound transmission and security.

The diagrams on the following pages illustrate the existing conditions at Village Hall graphically by overlaying information about circulation, security, accessibility, and use.

BUILDING USE ZONES DIAGRAM



ACCESS AND SECURITY CONDITIONS DIAGRAM



STAFF AREAS

PUBLIC

PUBLIC CIRCULATION

AREAS OF CONCERN

CHECKPOINT

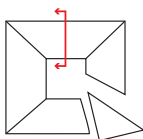
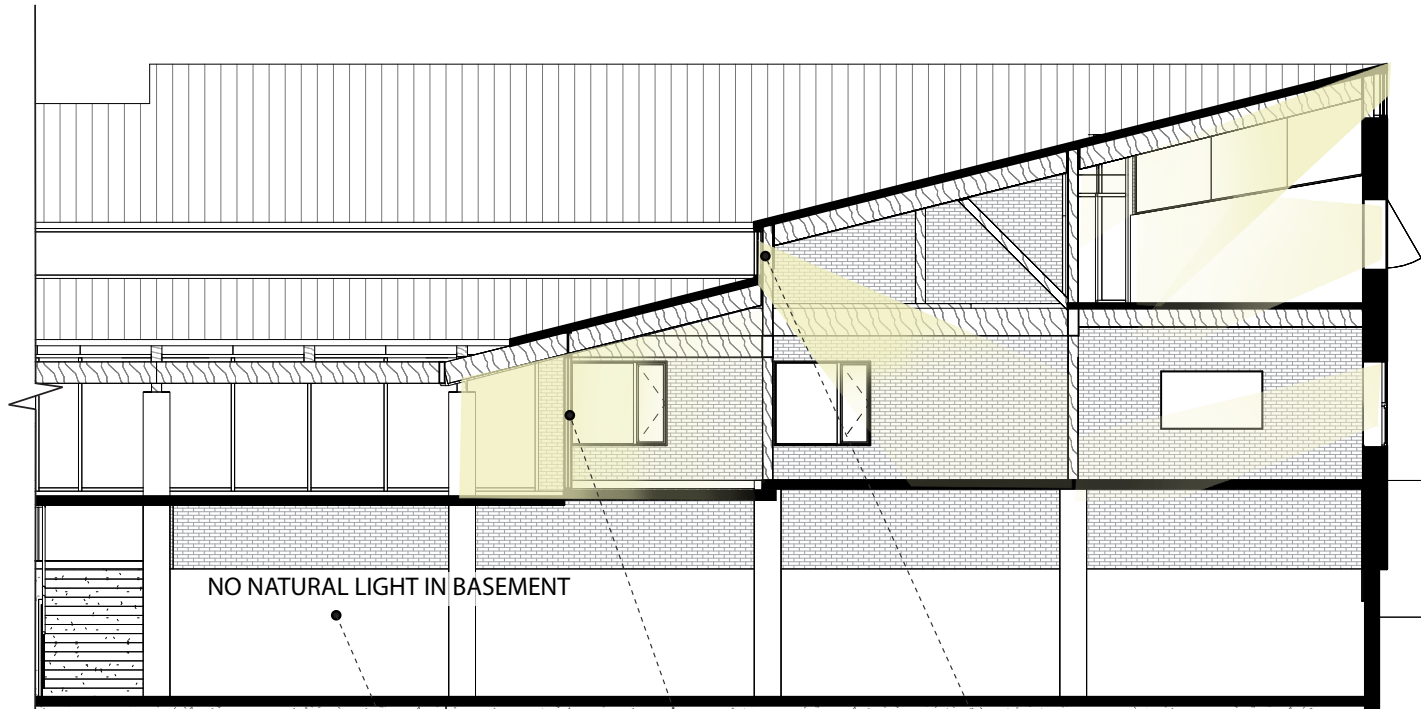
SOUND

ACCESSIBILITY

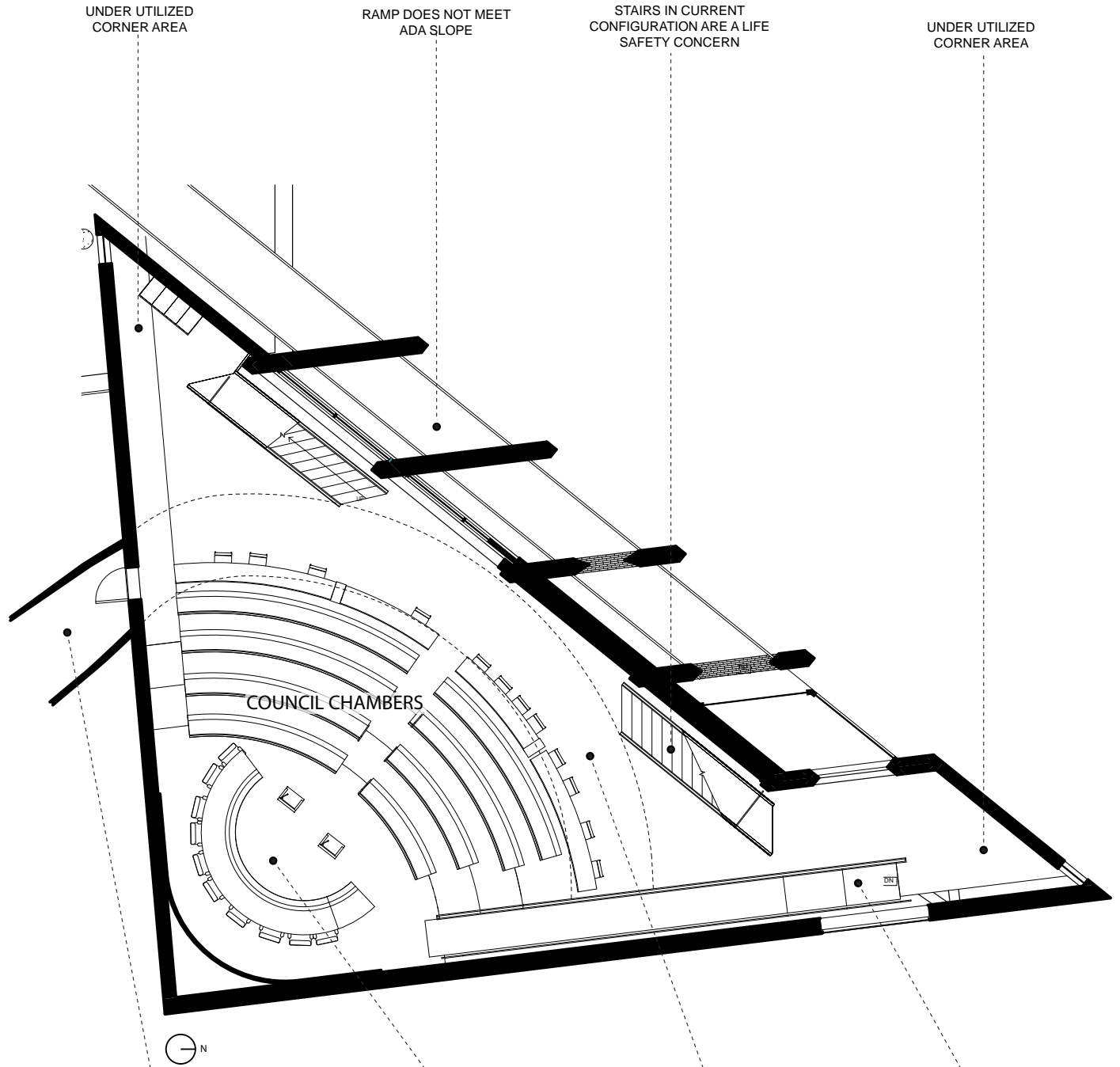
LIFE SAFETY

SECURITY

EXISTING LIGHT CONDITIONS DIAGRAM



COUNCIL CHAMBER CONDITIONS DIAGRAM



SINGLE CHAMBER ACCESS CAUSES SAFETY AND SECURITY ISSUES



LIMITED DESK AREA FOR VARIOUS MEETING TYPES



EXISTING BALCONY RAIL TOO LOW



COUNCIL CHAMBERS RAMP TO PROVIDE ACCESS TO CHAMBER FLOOR

5-7 EXISTING PROGRAM & PREVIOUS SPACE NEEDS PROGRAM

Following a walk-through of Village Hall and conversations with staff, JLK gleaned the following key findings related to the existing spatial organization, programming, and configuration of the building. It must be noted that additional staff interviews and space needs analysis were not part of the scope of work for the project and, as such, JLK relied on existing studies and documentation. The key findings below are high-level in nature and summarize important conditions noted during the process of conducting this rehabilitation feasibility study.

- The Council Chamber does not provide enough space. There are accessibility issues with both entering the Council Chamber and navigating the space once inside.
- There is not enough variety in the type of meetings spaces (small, mid-size, and large) at Village Hall.
- Sound transference between departments is an issue given the open nature of workspaces at the First Floor and offices at the Mezzanine.
- According to staff, there are adjacencies between several departments that are desired due to frequent collaboration or overlap in needs and services:
 - Development Services, Finance, Admin Adjudication, Neighborhood Services, Fire Marshall Departments
 - Village Management Office, Communications & Engagement, Village Clerk, Law, and Sustainability Departments
 - Community Relations and Diversity, Equity, and Inclusion (DEI) Offices, which have combined into a single department

Beyond the existing programming of Village Hall, JLK drew on the information presented in an existing Space Needs Program for Village Hall prepared by FGM Architects in March 2023. It should be noted that the existing space needs program was previously completed for the concept of a newly constructed Village Hall building. Therefore, the findings of that study do not necessarily reflect the true space needs within the existing Village Hall building. As such, use of the words “required” and “need” relates directly to their use in the previous study and do not indicate recommendations by JLK for such spaces or quantities of space.

The program outlines a general requirement for space needs by department or building function, but it is not a prescriptive requirement for how a department will occupy a space in the realities of a new or existing building. Office sizes, for example, may fluctuate slightly based on existing building spatial organization. The program applied a 35% multiplier to account for wall thicknesses, internal circulation within and between departments, mechanical shaft spaces, and other necessary building functional requirements. These multipliers are not an exact indicator of space needs, but rather an estimate of the total space required.

Key takeaways from review of the existing Space Needs Program are outlined below.

- Of the space needs evaluated in the previous program, the following are those rooms, areas, and spaces that have the greatest discrepancy (either too much space or too little space) between existing and required space:
 - **Public Areas:** The required program represents an increase of nearly 54% (5,034 sq. ft. Existing, 7,749 sq. ft. Required) over the existing space which is largely attributed to the following: a larger public lobby, an additional small conference room, an additional large conference room, additional kiosk space, and double the amount of existing community/training room space.
 - **General Staff Areas:** The required program indicates more than double (1,577 sq. ft. existing, 3,260 sq. ft. required) the amount of existing space is needed for additional staff areas, including more storage, restrooms, and conference rooms.
 - **Building Systems and Maintenance Spaces:** The required program is half (4,463 sq. ft. existing, 2,220 sq. ft. required) the amount of existing space despite the stated need for additional small spaces to

serve as mail and delivery areas. This is most likely due to the fact that modern mechanical equipment that would be installed in a new construction facility is smaller than the existing Village Hall equipment.

- **Law Department:** The required program represents an increase of nearly 75% (820 sq. ft. existing, 1,426 sq. ft. required) over the existing space that is attributed to the need for additional storage space and a dedicated conference room.
- **Information Technology Department:** The required program represents an approximately 42% increase (1,942 sq. ft. existing, 2,758 sq. ft. required) over the existing space that is attributed to the need for additional storage space, a large, dedicated conference room, additional flexible workstations, and a kitchenette.
- **Public Health:** The required program represents an approximately 66% increase (2,219 sq. ft. existing, 3,679 sq. ft. required) for additional storage and conference, exam, and education spaces.
- **Office of Communications & Engagement:** The required program represents an increase of 55% (685 sq. ft. existing, 1,060 sq. ft. required) over the amount of existing space. This is largely attributed to a new studio space, additional storage space, and a dedicated conference room.
- **Future Development:** The program study includes an additional 394 sq. ft. for workstations and storage to accommodate future development.
- Typical office spaces in the required program are standardized across departments to five different sizes, ranging between 120 to 220 sq. ft. Industry standards for offices use an 8 ft. by 10 ft. office as a baseline size requirement.
- Typical open office workstations in the required program increase from an approximately 25 sq. ft. per workstation to 65 sq. ft. per workstation, which is an industry standard programming estimation to allow for a 7 ft. by 7 ft. workstation with a small circulation factor added. Due to the space limitations of the existing configuration at Village Hall, the 7x7 workstations will not fit the required staff in the existing space or inhibit necessary circulation around the workstations. Slightly smaller 6 ft. by 6 ft. workstations would allow for all required staff to fit with sufficient circulation between and around the open office areas.

Aside from the above, the remaining offices and workspaces for departments as indicated in the existing and required program are largely very similar, indicating that Village Hall is currently meeting space needs for work areas and office spaces. The greatest needs generally at Village Hall include additional public areas/meeting spaces, storage space, and department-specific conference rooms.

5-8 KEY FINDINGS

- Existing vehicular and pedestrian circulation patterns throughout the site present confusing and dangerous conditions for staff and public users.
- Public areas need to be grouped to promote secure working areas for staff and allow for after-hours and community use beyond the daily village staff hours.
- Additional storage space and a variety of meeting, conference, and gathering spaces are needed.
- Departments that work with sensitive information should be located in areas of the building that afford more privacy.
- Natural light is necessary at the basement level to provide usable and comfortable working space. Uses that are limited in time or require privacy can be considered for basement locations.
- The Council Chambers must be modified to improve accessibility and functionality as a meeting space for not only the Council but also for the community and Village Hall staff.
- The Police use in the basement is inadequate for both the department and for Village Hall.
- The courtyard must be activated but maintain the opportunity to gather.

6

DESIGN TRENDS AND SUSTAINABILITY

This section presents precedent designs and trends related to contemporary office design that are relevant to the design of Village Hall and the goals of this study. The first subsection draws connections between the historic design of Village Hall, including many of its character-defining features, and trends in contemporary architectural and office design today. Several aspects of the historic Village Hall design correspond to key tenets of office design today, such as natural lighting. The second subsection presents broader trends in contemporary office design that relate to the goals of this study, including strategies for noise reduction while maintaining flexible, collaborative workspaces. Regarding sustainability, this section also illustrates the path to Net-Zero Carbon and Net-Zero Energy for historic buildings like Village Hall.

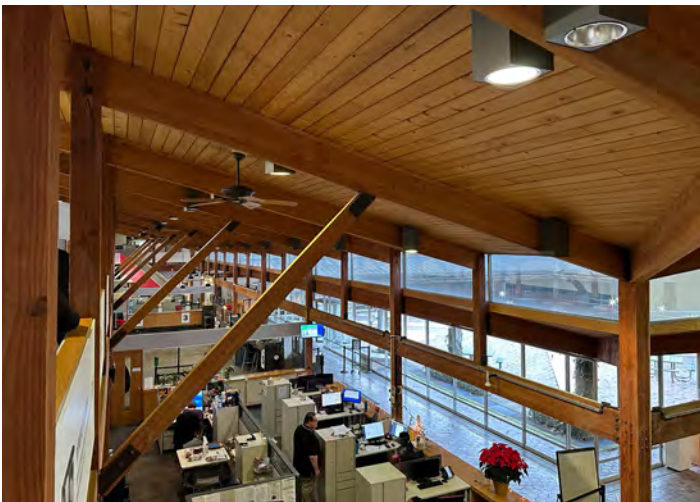
6-1 VILLAGE HALL EXISTING DESIGN TRENDS

Harry Weese's design for Village Hall is situated within some core ideologies of the Modern Movement, but as the National Register registration form describes, Weese "rebel[ed] against the modernist orthodoxy" as his work was "more humanistic" and incorporated the "texture of more traditional materials like wood and brick and the comfortable feelings engendered by human-scale spaces." The National Register registration goes on to include the following quote by the architect where he described the design for Village Hall as "a marriage of function and monument, expressed modestly in pure forms and human scale."

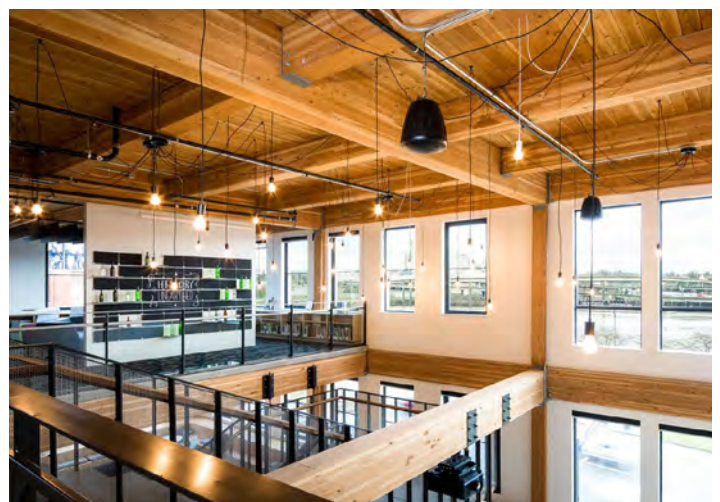
A complete list of the character-defining features of Village Hall is in Section 2-4. The character-defining features shown in this section are situated alongside examples of current design trends in contemporary office design today. This section illustrates that Weese's design for Village Hall remains relevant in many ways and exhibits aspects of contemporary office design trends that are desirable in new construction projects.

Natural Materials: Exposed Wood Structure

The aesthetics of timber structures have been long celebrated, but in recent years, especially given advancements in mass timber and emphasis on sustainable design, the warmth and beauty of exposed wood structure is a popular design trend in office design.



Exposed wood structure and roof deck throughout Village Hall.



Exposed glulam timber structural beams at 38 Davis building (2016) in Portland, designed by Ankrom Moisan Architects

Natural Materials: Flooring

Much like the sustainability and warmth afforded by exposed wood structure, natural floor materials, such as tile, cork, and wood, are also widely used in office space design today.



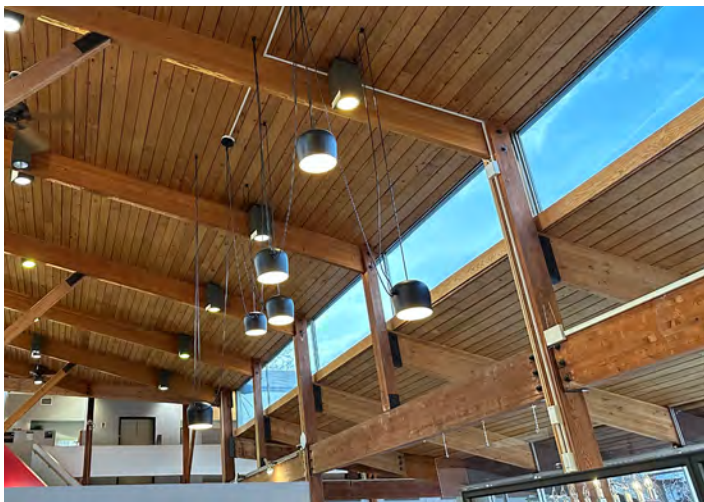
Hexagonal clay tile throughout interior and exterior of Village Hall.



Parquet wood flooring at Black & White Building (2023) in the UK, designed by Waugh Thistleton Architects

Natural Lighting: Bands of Windows

Uninterrupted bands of clerestory windows flood workspaces with natural light and provide a connection between interior and exterior spaces of the contemporary office. Ample daylighting is not only a tenet of office design but also a sustainable design feature.



Bands of clerestory windows throughout interior of Village Hall.



Exposed wood and clerestory windows at Wood Village Municipal Building (2023) in Oregon, designed by LRS Architects

Natural Lighting: Circular Windows

Circular windows are also a long celebrated architectural design feature that are applied widely at a variety of new office, civic, and residential buildings.



Circular windows and openings throughout Village Hall.



Brickwork and circular windows at Gateway West office building (2022) in the UK, designed by Gort Scott

Greening the Interior: Bringing Outside Inside

It is a common trend to anchor office spaces around a central courtyard that not only brings natural light deep into interior spaces of the building but also provides a visual connection with landscaped areas and social spaces.



Windows surround the central courtyard at Village Hall.



Curtain wall surround the interior courtyard at GSA Office Building (2019) in New Mexico, designed by Page Southerland Page

6-2 TRENDS IN CONTEMPORARY OFFICE DESIGN

As demonstrated in the preceding section, Weese's design for Village Hall embodies aspects of architectural design that remain highly in-demand and are utilized in office design by architects around the world today. These aspects include exposed structure, natural material palettes, ample windows and daylighting, and incorporation of outdoor spaces.

Based on analysis of the historic significance of the building, its existing conditions and programming, and previous spaces needs assessments, there are several contemporary design trends which could be sensitively incorporated into the rehabilitation of Village Hall. In particular, the existing basement level, which is of the least architectural significance compared to other spaces throughout the building, could be significantly improved with larger open and collaborative areas, natural finishes, and greater access to daylight.

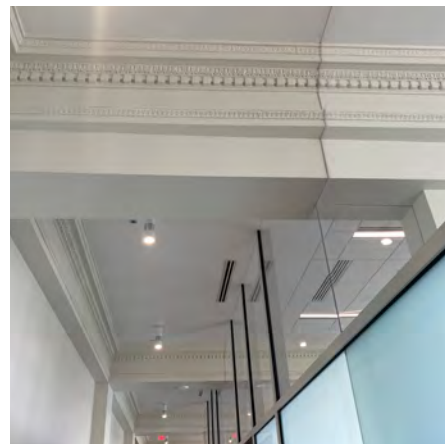
This section presents trends in contemporary office design that could be explored to meet the village and committee goals of achieving a Village Hall that is open, welcoming, inclusive, safe, and sustainable.

Sound Control

Sound transference is an issue in any open office setting, even in new office buildings designed today. Village Hall is no exception to this problem, but there are several strategies for mitigating sound transference that can be sensitively utilized within historic buildings.

The incorporation of sound dampening finishes, such as acoustical tiles and wall panels, or interior wall soundproofing systems where there is existing gypsum board wall finish are great options for minimizing sound transference and limiting impacts to historic features. Hanging acoustical tile systems are also an option that are impermanent and minimally impact historic finishes. The enclosure of open office spaces with glass also achieves the need for increased privacy and decreased sound transference while maintaining visibility and openness of the overall building interior. Providing a variety of meeting spaces – individual call booths, small meeting pods, and typical conference rooms – promotes the general separation of loud spaces and highly trafficked areas from quiet, work areas.

The images below are a collection of finishes, features, and spaces that could be incorporated into the rehabilitation of Village Hall.



Top Left: Freestanding, private 2-4 person pods are an impermanent solution to providing small meeting spaces while controlling sound transference.

Top Right: Movable privacy furniture also offers an impermanent solution to providing small meeting.

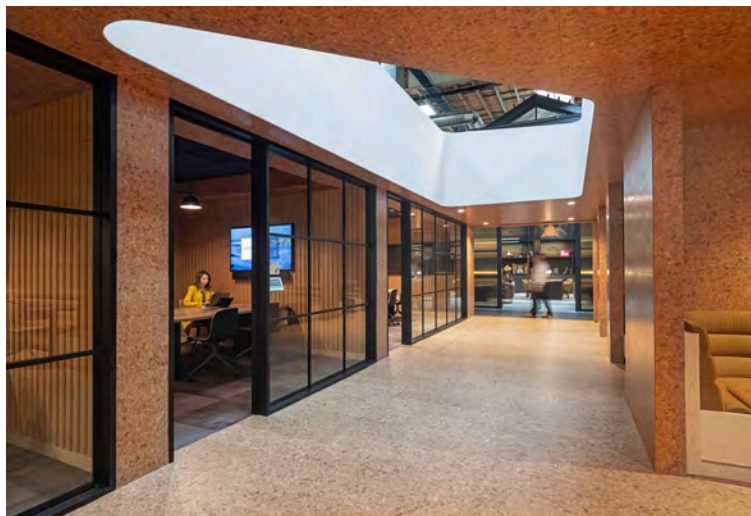
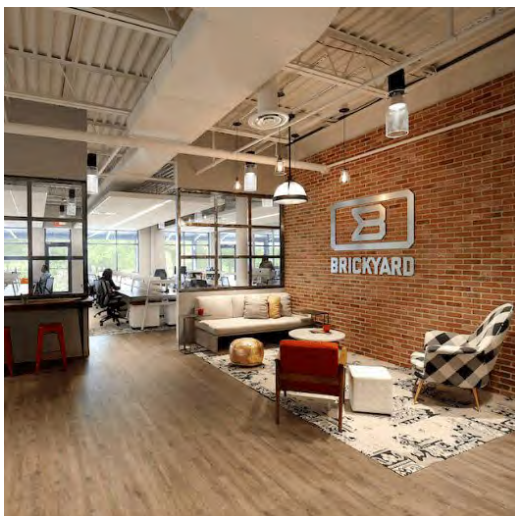
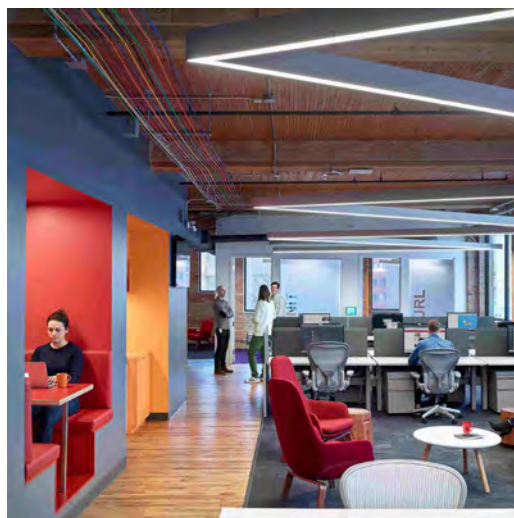
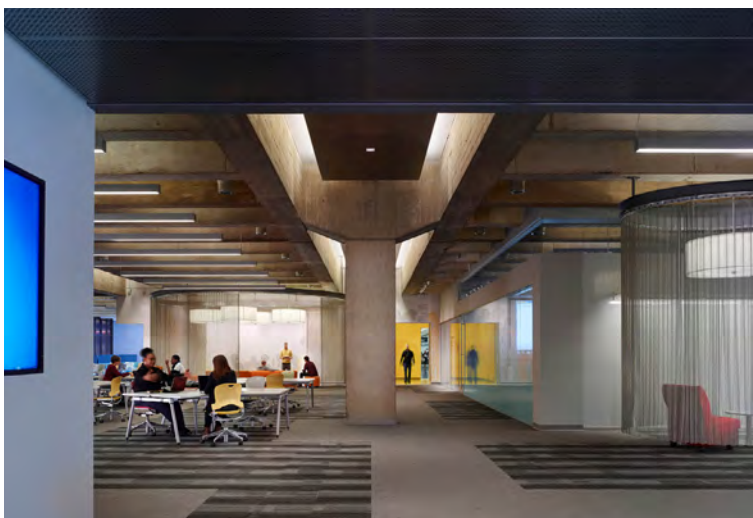
Bottom Left: Freestanding or hanging acoustical panels divide work areas, provide increased privacy, dampen sound, and minimize permanent impacts to historic finishes and materials while maintaining open space.

Bottom Right: Glass enclosed private offices maintains visual connection to important historic features while meeting the need for increased privacy and decreased sound transference.

Flexible Gathering and Community Spaces

Incorporating a variety of meeting spaces and movable privacy furniture not only aids with sound control but also maintains flexibility in an open office space, allowing staff and other users to take ownership over a space and reconfigure it to meet changing needs. Review of previous studies and conversations with staff made clear the need for additional meeting, conference, and gathering spaces within Village Hall. Since these types of spaces are only inhabited for short periods of time compared to work areas, the lower basement level of Village Hall presents an opportunity to provide flexible meeting and gathering spaces for not only staff but also community users. The use of glass, perforated panels, screens, and other creative means of delineating gathering spaces also maintains a sense of openness while providing varying degrees of privacy. Continuation of warm finishes and sustainable, natural materials, such as wood, would also maintain the welcoming feeling throughout Village Hall.

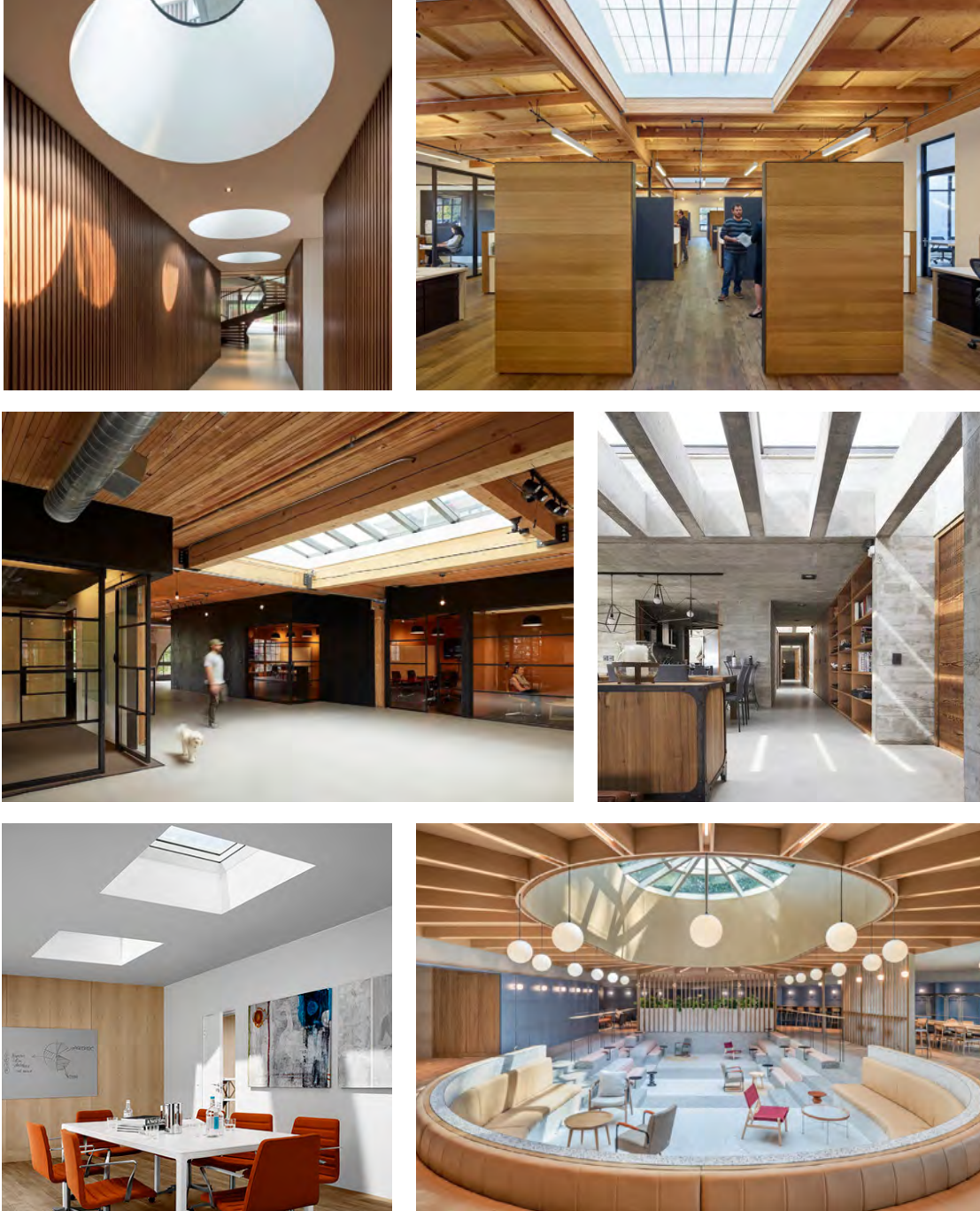
The images below suggest types of spaces that could be incorporated throughout existing office space at the upper floors of Village Hall as well as throughout the lower basement level.



Daylighting and Skylights

The existing design of Village Hall utilizes bands of clerestory windows, large punched circular window openings, and walls of glass around outdoor spaces to bring natural light deep into the building. Yet, there are many other design strategies for bringing diffused, bright, natural light into the core areas and lower levels of office buildings. At Village Hall, additional light wells and skylights could be utilized to bring natural light into the basement level of the building

The images below depict several strategies for bringing natural light into lower levels or interior office spaces via skylights.



6-3 SUSTAINABILITY CONSIDERATIONS

There are several aspects of sustainability which can be explored to achieve the goals of the Village and the Facility Review Committee. First, the relevant subsections from the ***Climate Ready Oak Park*** plan adopted by the Village Board on August 1, 2022, are reprinted below followed by an analysis of the project's fulfillment of the tenets presented in the plan related to existing and historic buildings as well as Village-owned buildings. Key statements from the excerpts that are relevant to the project are called out in bold.

Energy Use in Building & Housing:

Vision: Oak Park's buildings are powered by locally-generated renewable energy. New developments are built sustainably, **and most older buildings are preserved and renovated to be carbon neutral.** Renewable energy is accessible and affordable to all within the community. Sufficient high-quality, permanently affordable, sustainable housing is available. All community members have access to quality, affordable, energy efficient housing support during times of transition or need. **Historic and cultural assets are protected, inclusive of all backgrounds, and acknowledge historical inequities.**

The continued use and rehabilitation of Village Hall follows the stated vision of the ***Climate Ready Oak Park*** plan not only to preserve and renovate older buildings, but also to protect historic and cultural assets.

Embodied Carbon

Beyond the vision to preserve and reuse existing and historic buildings, the ***Climate Ready Oak Park*** plan includes the following stated goal:

Goal #6: Preserve the Embodied Energy and Heritage of Existing Buildings

While embodied energy accounts for a building's energy use in all life-cycle phases of its existence, it is important, when considering the reuse of existing buildings, to emphasize one portion of the life-cycle: embodied carbon. All existing buildings, historic or otherwise, embody the carbon emissions generated during the extraction and refinement of raw materials as well as the manufacturing, transportation, and construction processes. The continued use and rehabilitation of Village Hall is alone an action that meets the goals of the Village, Facility Review Committee, and the ***Climate Ready Oak Park*** plan.

LEED, WELL, and Third-Party Certifications

LEED, WELL, and other third-party programs provide pathways for building sustainability. These programs differ and should be carefully considered during the design and construction of the future rehabilitation project.

Net Zero-Carbon and Net Zero-Energy

In order to get to Net Zero-Carbon at Village Hall, first an analysis of the energy performance of the existing building has to be undertaken. This will provide an existing Energy Use Intensity (kBtu/sf/yr) baseline to better understand the interventions required to get to net zero energy. Further understanding of the production, construction, operation, and possible reuse of these interventions will be required to get Village Hall to Net Zero-Carbon.

Pathway to Net Zero-Energy

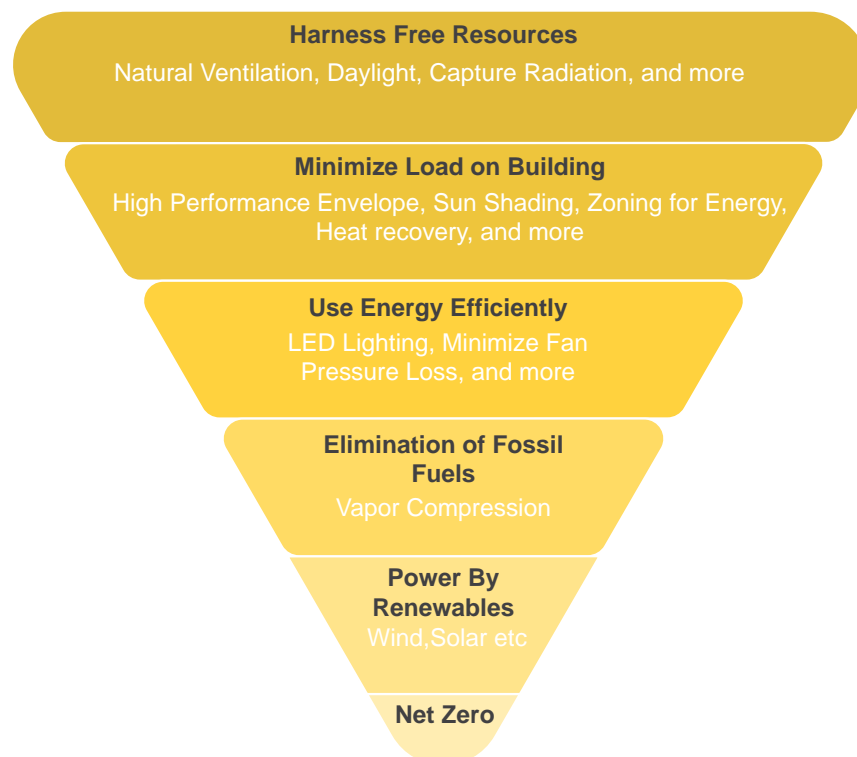
The path to net zero energy for building is a process of: harnessing free resources, minimizing building load, using energy efficiently, eliminating fossil fuels, and powering through renewables. Not all sustainable interventions are weighed equally. The Energy Use Intensity (kBtu/sf/yr) baseline should be calculated to fully understand the impacts these interventions have on moving the baseline to zero.

Utilizing sustainable interventions, the Oak Park Village Hall can likely get close to net zero energy. The following are key interventions to get to Net Zero:

- Increasing R-value in roofing - The existing roof likely has 2-inches of insulation. An additional 3-inches can be added to reach R-30. Added roof insulation will have an impact to the existing 4-inch perimeter roofing trim resulting in an expanded vertical leg totaling 7-inches. Considerations for more carbon-friendly

insulations will have lower R-values per inch.

- Increasing R-value in walls – Most of the existing walls are clad with gypsum wall board on the interior with exception of the Council Chambers. These walls can be modified to accommodate R-13; however, this will have an impact on the depth of openings and detail elements.
- Tightening the building envelope and systems to decrease infiltration.
- Restoring and upgrading existing single-pane windows into double-pane glass windows, installing window shades, and installing weather stripping.
- Utilizing efficient lighting.
- Utilizing photovoltaics or another renewable energy source.
- Installing an efficient HVAC system – These systems represent a significant portion of energy use in all buildings. Highly efficient systems do not rely on combustion heating and typically utilize a vapor compression process often referred to as heat pumps. These heat pumps are categorized by the medium used for the source/sink of heat air or water. The most efficient systems have a network that utilizes common sources or sinks. Energy recovery should be considered.
- Reducing load requirements by modifying the operating schedule.



Pyramid based on the Trias Energetica model developed by the Delft University of Technology

Pathway to Net Zero-Carbon

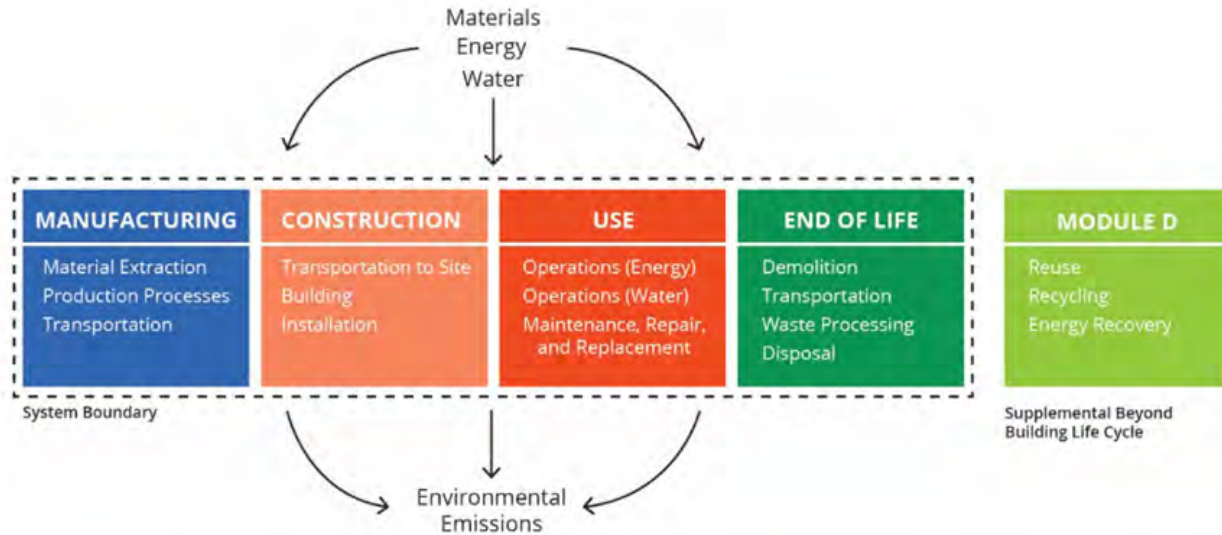
Capitalize Embodied Energy

The existing Village Hall already has a significant amount of embodied carbon. The existing embodied carbon baseline can be calculated with a variety of software's like Tally, EC3 and the Carbon Avoidance Retrofit Estimator (CARE). The CARE tool, established in partnership with Architecture 2030, allows users to compare the total carbon impacts of renovating an existing building vs. replacing it with a new one.

Utilize Carbon Smart Materials

Life Cycle Assessment (LCA) is the understanding of the whole life cycle of a material from extraction through

disposal, and gives a better picture of a material's environmental impact. It is recommended to establish data-driven carbon targets in the early design phase to inform material choices. This will allow for a data-driven approach to making material selections. To review LCA architects should consider software like Tally and EC3, to analyze material choices and assembly options to compare their inputs (energy and water) and outputs (such as carbon dioxide). Softwares like Tally allow for comparisons of similar materials to confirm which choice allows for less carbon emissions. The entire design team from the Owner, Architect, Contractor, Consultants and Building Staff should be aware of these targets to ensure a desirable outcome.



Life Cycle Assessment Diagram of Construction Materials by Tally

As part of Architecture 2030, a **Carbon Smart Materials Palette** was developed. This palette provides general carbon guidance to whole building design and common construction materials. Careful consideration of these materials with the Secretary of the Interior's Standards for Rehabilitation will have to be undertaken prior to any action.

Optimize Systems for Material Efficiency

Design using techniques that eliminate use less material and result in less waste. This may include layout of standard sized items, more efficient stud and structural layouts, using carpet tiles instead of broadloom carpeting and similar.

Utilize Local, Durable Materials

Utilizing local material reduces transportation emissions. Specifying durable materials ensure they will perform as intended and last for their intended lifespan. Depending on the type of material, local material and resources were likely used historically. Utilizing local materials will also help ensure climate appropriate materials are being chosen and that more carbon friendly means of transportation such as train or barge could be utilized.

Use Salvaged and/or Recycled Materials

Salvaged and recycled materials already have embodied carbon. Utilize salvaged or recycled materials whenever possible to minimize emissions associated with new fabrications.

Specify Materials that Naturally Sequester Carbon

Sequestration is the process of capturing and storing carbon dioxide. Many natural materials such as wood, straw, clay-straw, hemp, cork, sheep's wool, etc., naturally sequester carbon. Consideration for code and these alternative materials should be made

Specify Materials Manufactured with Renewable Energy

Review if materials were made using renewable energy. These have greatly reduced emissions than those manufactured with fossil fuels.

Applicable Material Considerations for Village Hall

Wood

Reuse wood where possible and ensure that specified wood can be recycled. Many treated woods cannot be recycled and will be landfill material. If new wood is required, consider climate-smart forest products. Engineered wood products should be used minimally due to their carbon impact.

Concrete

The concrete industry is responsible for approximately 8% of global emissions. 90% of those emissions are related to the manufacturing of clinker to make Portland cement. Utilize low emissions concrete and use concrete efficiently in design. Consider mixing methods, recycled aggregates, reduce and replace clinker, and consider sourcing from companies that abate heat/kiln related emissions

Steel

Steel is generally a mix of raw ore and recycled scrap steel. Reuse steel where possible and specify percentages of reused steel in new work. Specify EAF steel when possible. Electric Arc Furnaces (EAFs) produce half as much CO₂ and Basic Oxygen Furnaces (BOFs) and can be powered with renewable sources. Illinois, Indiana, Wisconsin, Ohio, Iowa, and Michigan all have steel producers that utilize EAFs. Consider hot rolled shapes such as angles, channels and wide flange members over hollow structural sections and metal decks because they have to be rolled secondarily, use more primary steel, and typically come from BOF furnaces.

Gypsum Wall Board (GWB)

Village Hall has a significant amount of GWB in its current configuration. Specify lightweight or thinnest gypsum products where possible and minimize waste by specifying fewer types, designing for future deconstruction and ensuring moisture or damage does not reduce the lifespan of the material.

Carpet

The mezzanine, workstation and private office areas currently have carpet tiles. Carpet made of crude nylon fiber is one of the largest sources of embodied carbon for most carpets. Natural fibers also can have high embodied carbon from industrial processing. As noted in the *Optimize Systems for Material Efficiency* section, utilize carpet tiles in lieu of broadloom to reduce waste, specify solution dyed material in which the plastic material is dyed prior to being turned into yarn and carbon neutral materials, and avoid high pile rugs that use more material.

Insulation

The primary purpose of insulation is provide resistance to heat transfer through the exterior building. Biological- and mineral-based materials, including cellulose, wool, fiberglass, and mineral wool, have substantially less embodied carbon than petrochemical-based insulation materials; however they do have significantly lower insulative or R-values as well. Understanding R-value versus carbon emissions will be critical to consider. Extruded Polystyrene (XPS) along with Closed Cell Spray Foam (HFC and HFCO) have the most carbon emissions. Considerations for the limited use of spray foams based on the local Chicago Suburban climate (dewpoints) and reversibility according to the Secretary of Interior's Standards Treatment of Historic Properties should be made. Any additional insulation should be carefully studied through thermal and dewpoint analysis prior to action.

Finishes

Specify carbon-neutral and products that can be incrementally maintained and repaired where possible.

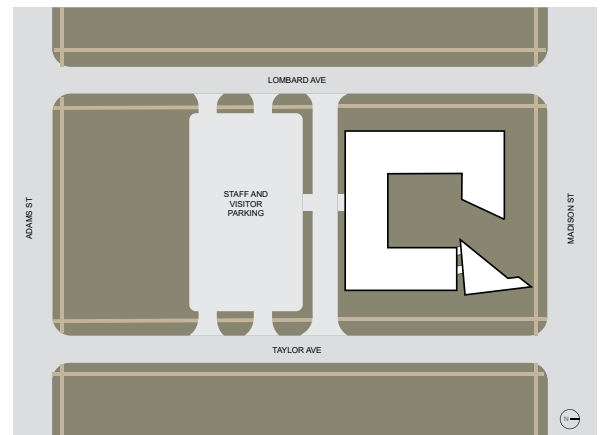
7

CONCEPTUAL DESIGN SCHEMES

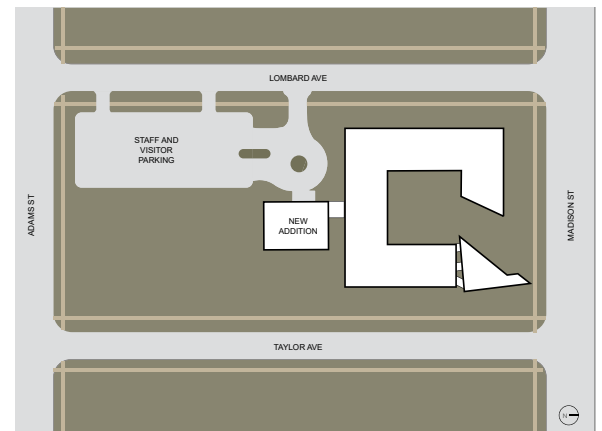
This section presents three conceptual design schemes for the rehabilitation of Village Hall to meet the goals of the village and Facility Review Committee as previously stated in Section 4. A summary of each design scheme is provided, followed by an analysis of how different aspects of each design scheme meet the project goals. Programming diagrams are also provided to communicate the spatial organization of each design scheme within the existing Village Hall building. Notably, all design schemes assume that the Police Department will occupy, either in whole or in part, a new, separate facility located elsewhere.

In general, there are three degrees of intervention explored through the conceptual design schemes:

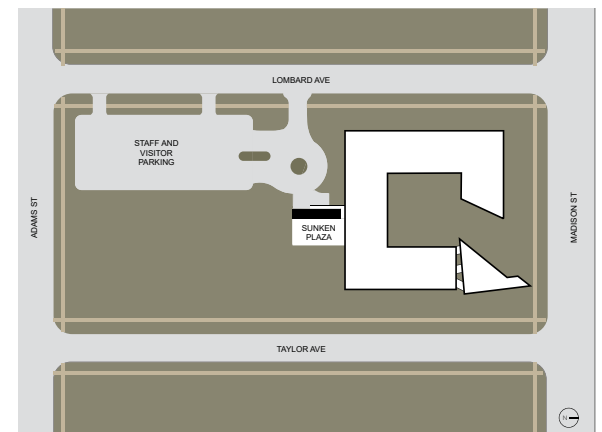
- Scheme 1: Retain** is the least intrusive design option and prioritizes maintenance of existing spatial organization and the overall Village Hall building footprint. This option also assumes that the Police Department will continue to occupy portions of the lower level of Village Hall.
- Scheme 2: Hyphen-Addition** explores a small hyphen addition to Village Hall that also serves as a new lobby and receiving space with access to all floors. This option assumes that the Police Department will entirely vacate the lower level of Village Hall and move all operations to a new facility.
- Scheme 3: Sunken Plaza** avoids the need for an addition by incorporating a new, below-grade entrance plaza with circulation and reception spaces at the lower level. This option also assumes that the Police Department will move all operations outside of Village Hall to a new facility.



SCHEME 1 -SITE PLAN



SCHEME 2 -SITE PLAN



SCHEME 3 -SITE PLAN

All schemes assume the following actions will be made as part of the rehabilitation of Village Hall:

- Sustainability upgrades:
 - Energy efficient MEPF, window, and lighting upgrades throughout.
 - New roofing system with added insulation.
 - Added insulation at perimeter interior walls throughout except for Council Chamber.
 - Any new finishes and materials will be targeted for carbon-neutral, local sourcing, and sustainability.
- New walkable skylights installed at the courtyard to provide natural light at basement level.
- Accessibility alterations to the ramp at the north end of the courtyard.
- New exterior elevator shaft addition outside of Council Chamber to provide access from basement, through first floor, to mezzanine level and Council Chamber.
- Existing knee wall condition at mezzanine office spaces to be extended with glass to maintain sightlines and historic appearance while increasing privacy and decreasing sound transference.

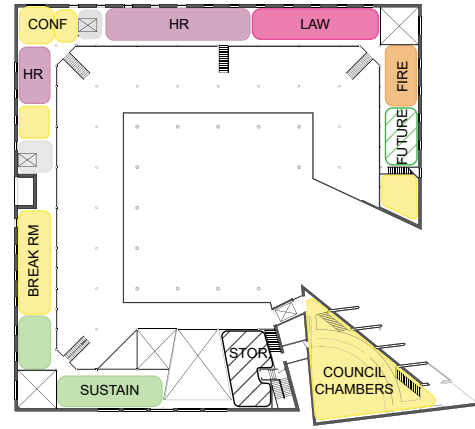
In summary, Village Hall is a historic building designed with several features that are desirable and trending in architectural design today, including its exposed wood structural system, natural materials, ample natural light, and incorporation of greenspaces and outdoor areas. However, as discussed in preceding sections, the challenges of Village Hall are outlined below. The conceptual schemes presented in this section demonstrate that addressing these challenges and meeting the goals of the Village are possible within the existing historic Village Hall building.

1. **Site:** Vehicular and pedestrian circulation needs to be improved both around the site and into/out of the building.
2. **Courtyard:** Requires modification to improve accessibility and utilization.
3. **Basement Level:** Natural light needs to be brought into the basement level.
4. **Council Chamber:** Meeting space, access, and circulation need to be improved.
5. **Interior Circulation:** New elevators and improved circulation to provide full accessibility throughout the building.
6. **Security:** Need to distinguish areas that are only critical staff functions from areas accessible to public users.
7. **Spatial Variety:** Need to furnish a variety of meeting spaces and conference rooms for staff and public use.
8. **Design:** The design of the building is significant and celebrated, but some finishes and aspects of the design must be modified to meet current function.
9. **Green Systems:** Upgrades to finishes and systems are required to meet sustainability goals.

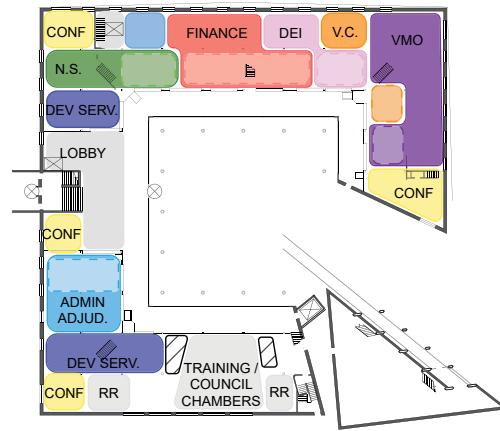
SCHEME 1: RETAIN

This design scheme explores the most conservative and least intrusive approach to rehabilitating Village Hall. The scheme includes the following gestures:

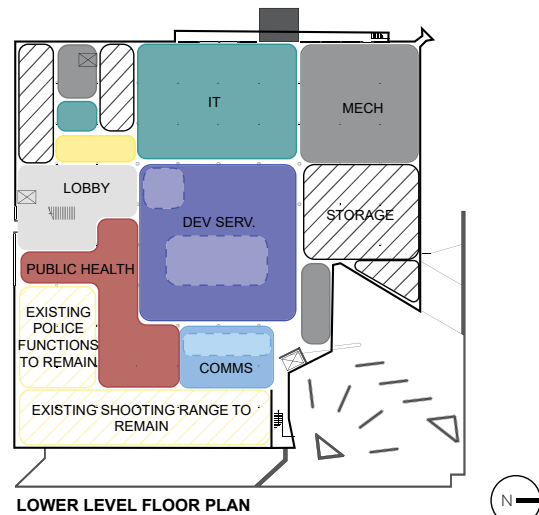
- Village Hall occupies a portion of the lower level and the entire first floor and mezzanine while the Police Department retains some spaces at the lower level.
- New elevator at south entry that extends from lower level up to mezzanine.
- Existing walls are largely retained - approximately 10% stud wall modification.
- Council Chamber:
 - Council Chamber becomes conference room and large meeting space.
 - Relocate Council Chamber functions to Room 101.
 - Modify Room 101: relocate south wall and absorb space from staff breakroom.
 - Modify Council Chamber: install raised access flooring to provide more meeting space.



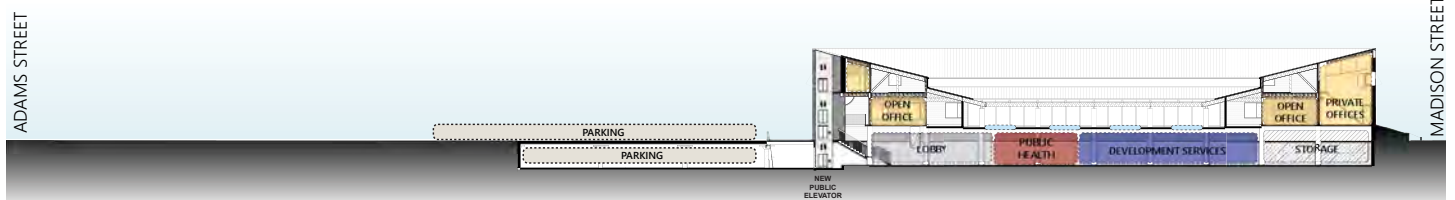
MEZZANINE FLOOR PLAN



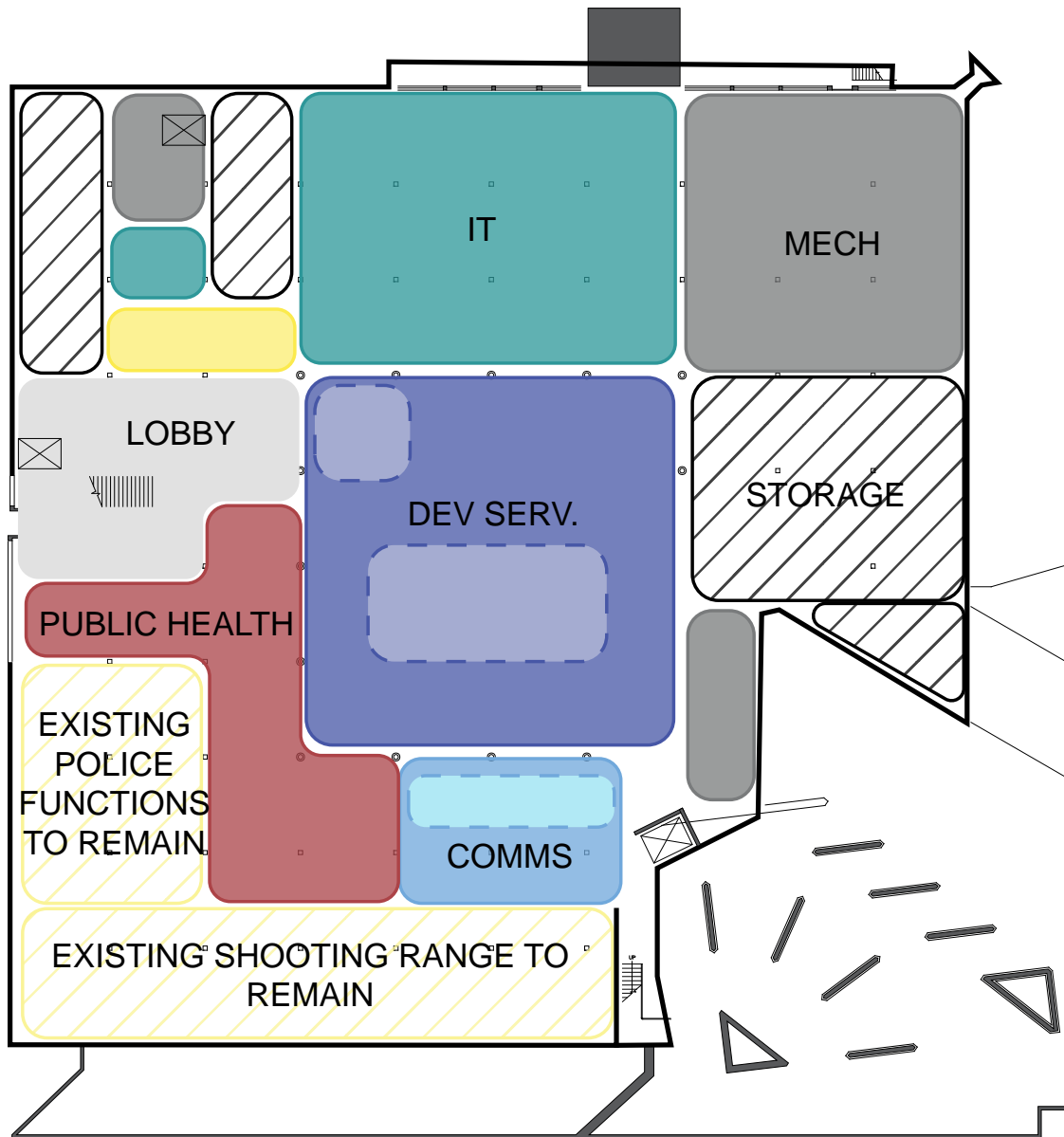
FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN



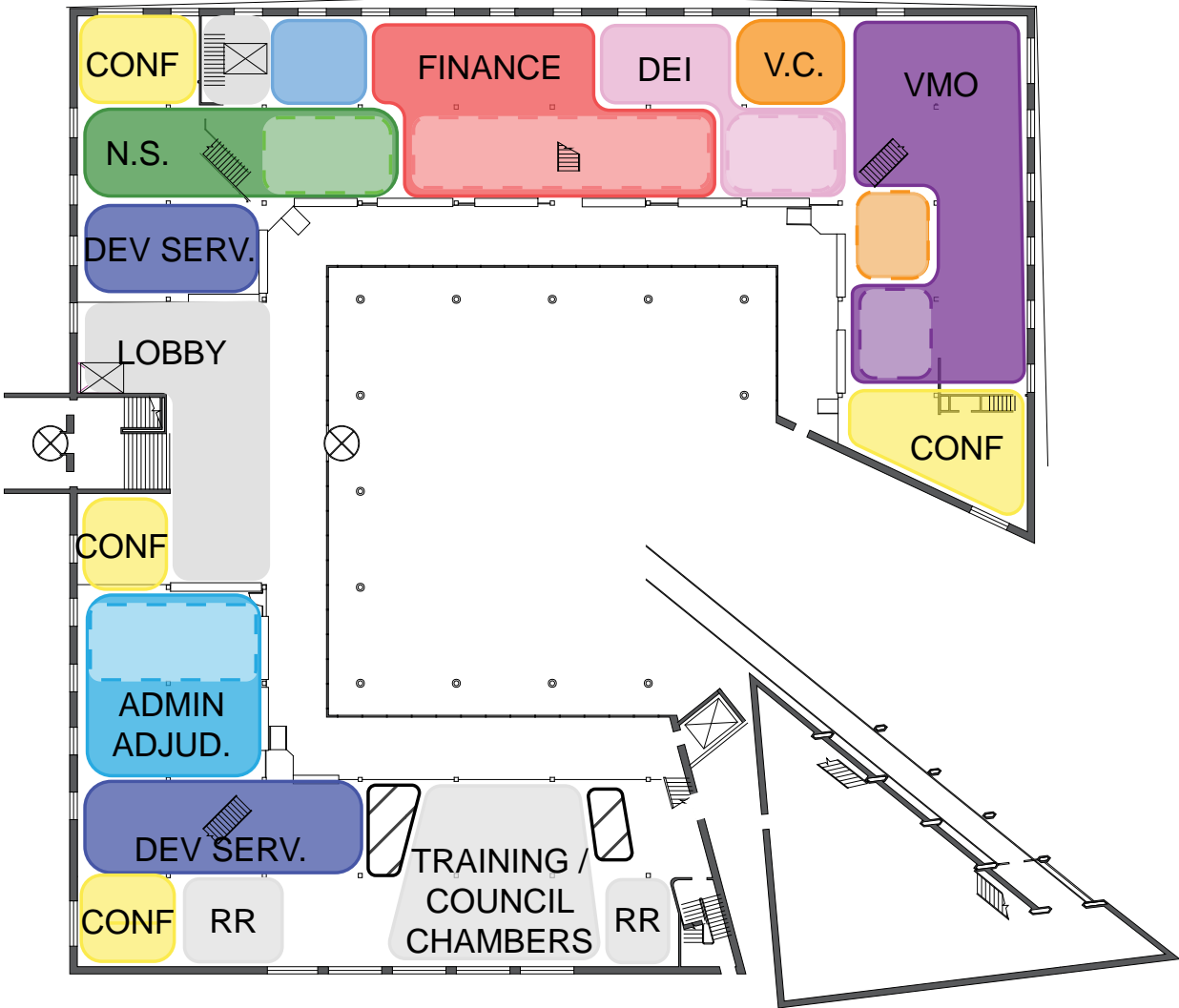
BASEMENT LEVEL DIAGRAM



BASEMENT FLOOR PLAN



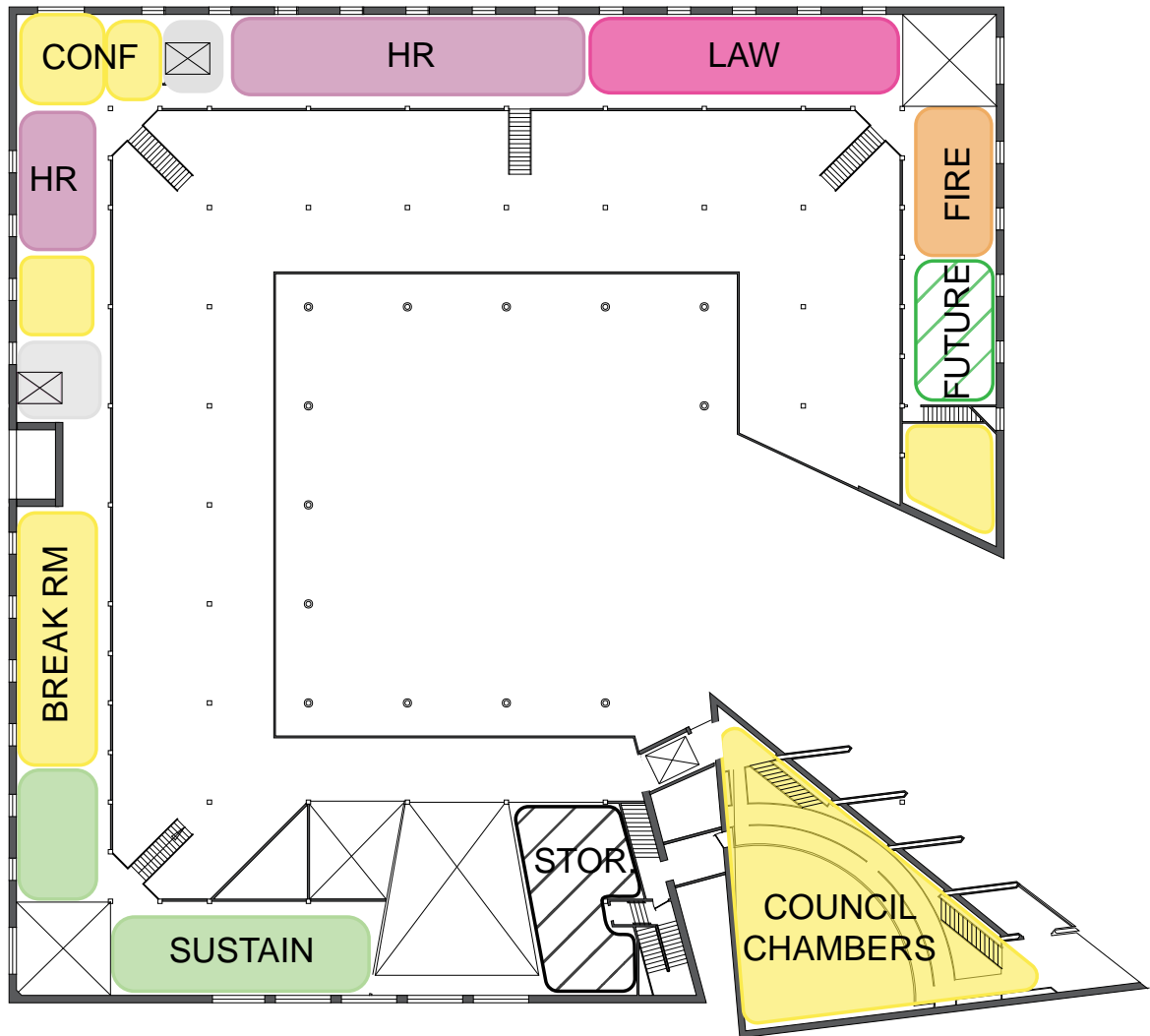
FIRST FLOOR DIAGRAM



FIRST FLOOR PLAN



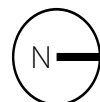
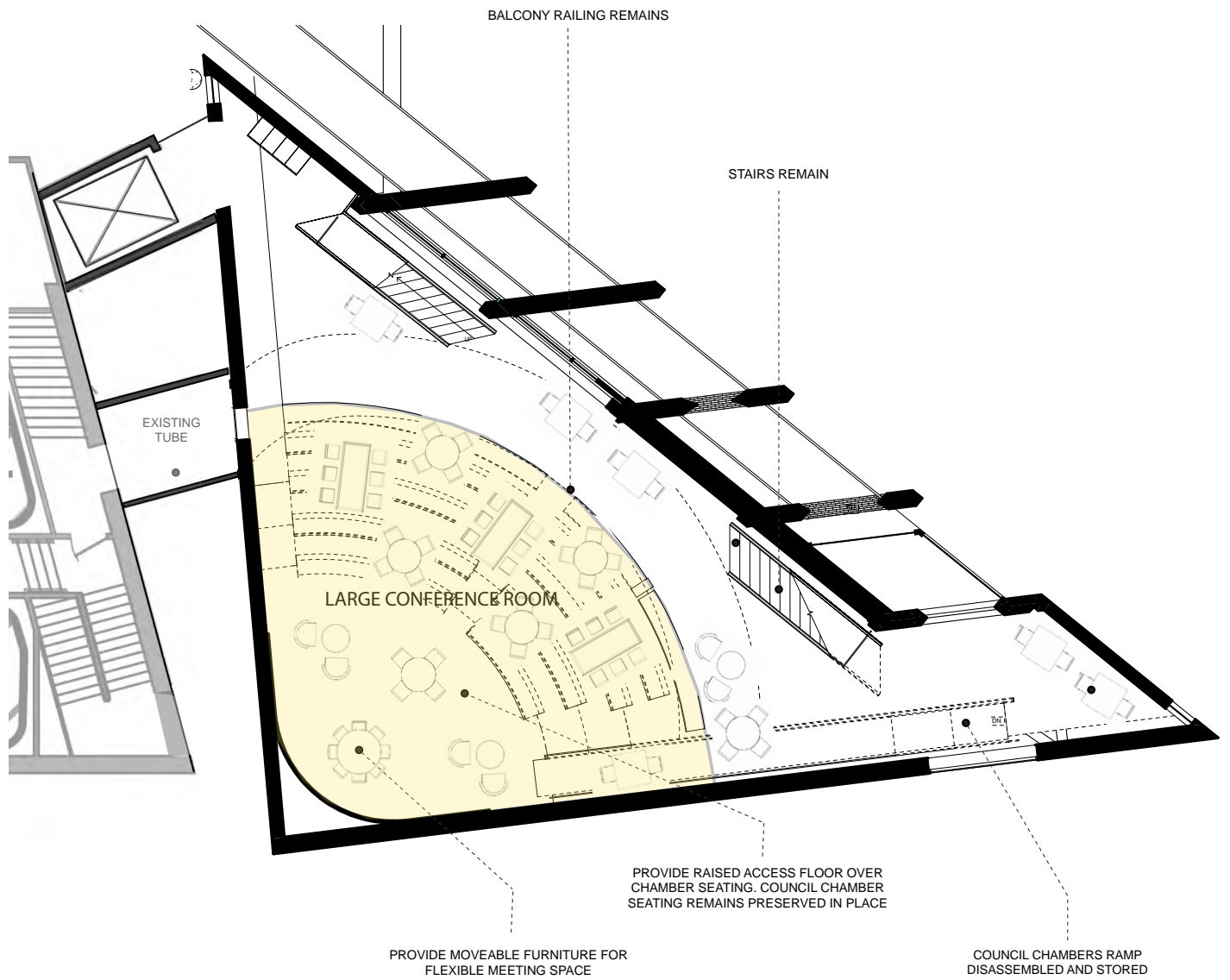
MEZZANINE LEVEL DIAGRAM



MEZZANINE FLOOR PLAN



COUNCIL CHAMBERS DIAGRAM



SCHEME EVALUATION

Project Goals Evaluation



PLACE OF PRIDE: All the schemes retain and reuse the historic Village Hall, maintaining it as an architectural and cultural icon within Oak Park. This scheme updates finishes and configurations to enhance the warmth and welcoming appearance of the historic design.

COST: ROM COST ESTIMATE FORTHCOMING

POLICE DEPARTMENT: This scheme assumes a new separate facility that meets modern standards for policing, but the department maintains some functions in Village Hall under this scheme. This requires that some Village Hall staff and office functions move into the lower level, which is not preferred given the limited ability to bring natural light into the lower level in this scheme (only via new walkable skylights).

INCLUSION: All the schemes make necessary accessibility upgrades throughout Village Hall while updating finishes and configurations to enhance the warmth and welcoming appearance of the historic design. This scheme provides two additional elevators extending between the lower level, first floor, mezzanine, and Council Chamber. Due to the retention of some Police Department activities, there are limited community spaces and flexible gathering/meeting spaces for public use compared to other schemes.

PARKING: All schemes acknowledge that parking is in high demand and continue to provide surface parking areas on site. Some underground, integrated, and dedicated parking areas could be added to alleviate demand at the surface parking.

SECURITY AND SAFETY: This scheme provides larger lobby/reception areas at both the lower level and first floor to provide kiosks and checkpoints for public users. This scheme also groups together more public-facing departments along the east wing of the buildings and less public-facing departments along the west wing to simplify and consolidate circulation for staff and public users.

SUSTAINABILITY: All the schemes include the same baseline sustainability upgrades.

Historic Preservation Evaluation

SITE: This scheme makes only very minor alterations to historic/significant aspects of the site design. Sensitive, small-scale walkable skylights at the perimeter of the courtyard and reworking on the ramp at the north end of the courtyard are site modifications proposed for each scheme.

DESIGN: This scheme makes only very minor alterations to the building. The overall form, appearance, and configuration of the building remain intact. From the exterior, key character-defining features, including the floating Council Chamber volume, square donut plan, and materiality, are all maintained.

MATERIALS: This scheme retains character-defining materials and only makes minor, sensitive alterations necessary to improve safety, accessibility, and sustainability. Replacement windows are compatible with the existing and overall the exposed wood structure, clay tile flooring, and exposed brick are retained and celebrated.

Key Advantages and Disadvantages

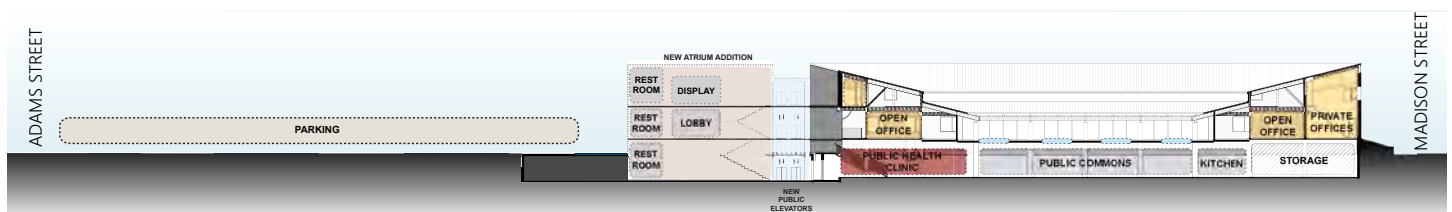
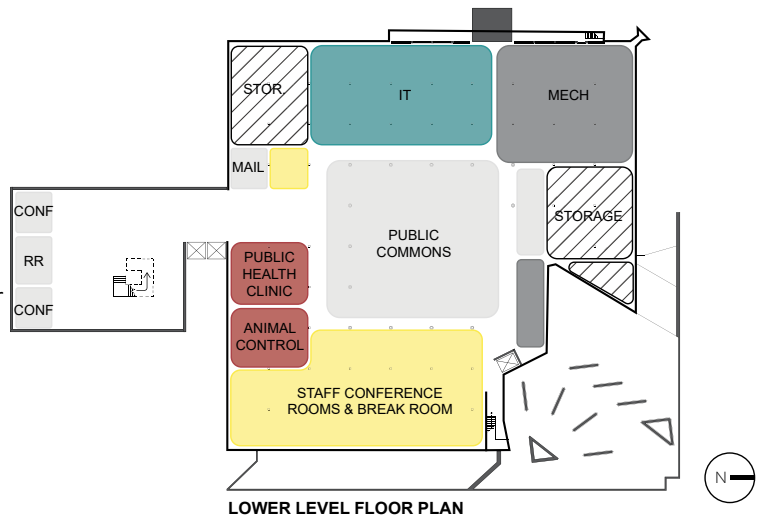
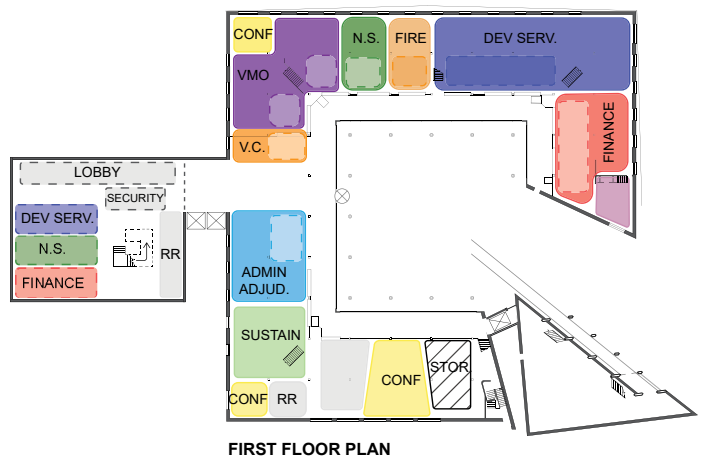
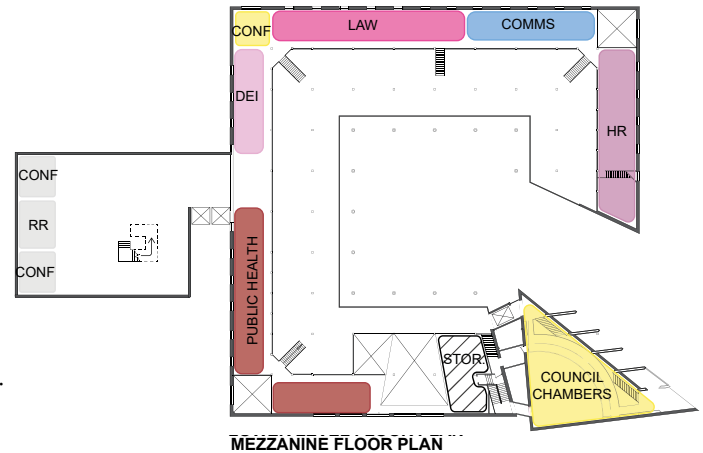
- Minimizes visual impacts from both interior and exterior.
- Minimizes wall reconstruction at interior.
- Lower rough cost and shorter construction timeline, comparatively.

- Office spaces are located at the lower level.
- Less flexibility and conference/meeting space. Combined Training and Council Chamber space.
- Maintaining police functions at the lower level does not address issues related to sound transference and also creates potential for new issues resulting from the decentralization of the Police Department.

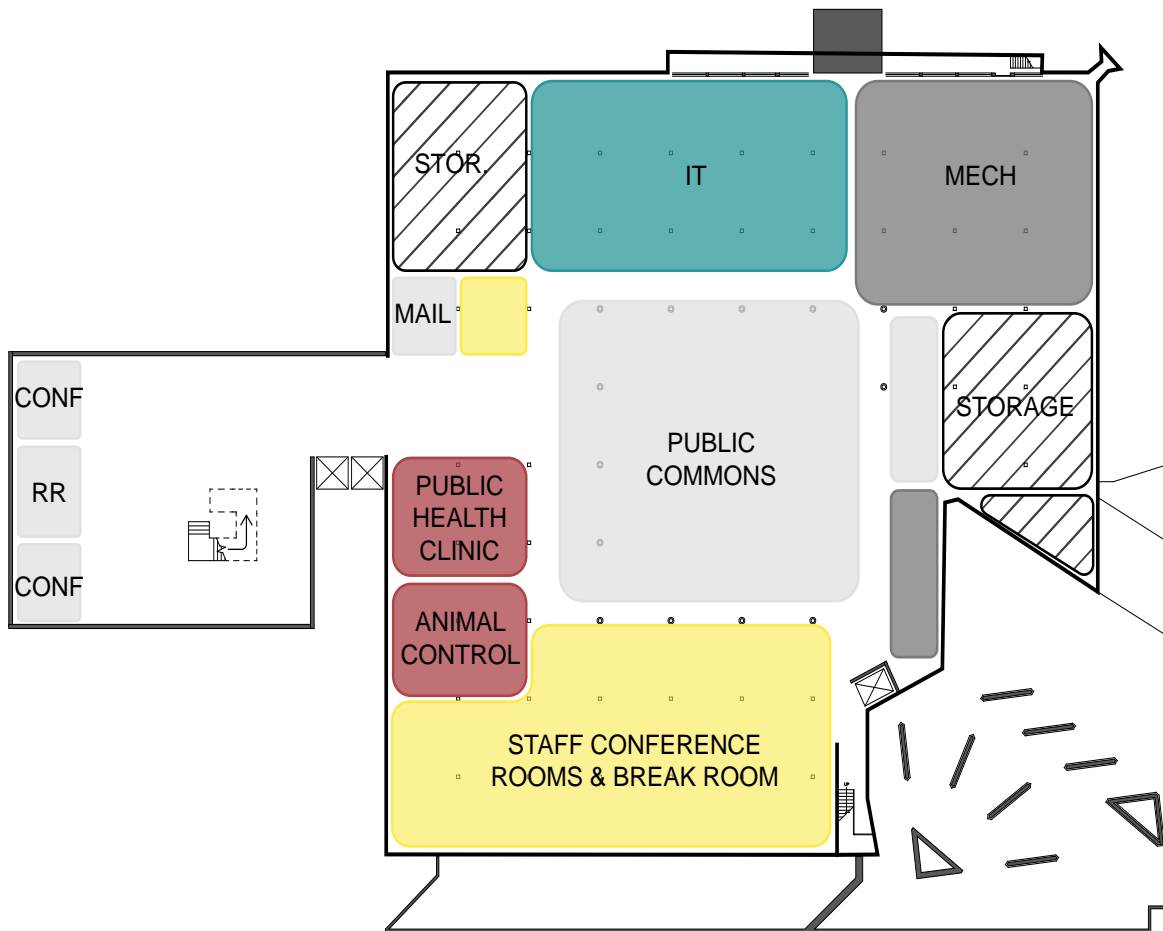
SCHEME 2: HYPHEN-ADDITION

This design scheme explores the feasibility of building a small addition to Village Hall. The scheme includes the following gestures:

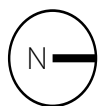
- Village Hall occupies the entire building and the Police Department moves all operations and spaces to a new facility elsewhere.
- New 3-level glass atrium and brick hyphen addition at the existing entrance along the south facade:
 - Conversion of mezzanine balcony into new entry.
 - Two elevators for vertical circulation from the lower level to the mezzanine.
 - Reception, restrooms, and small meeting and conference spaces are housed in the atrium.
 - Photovoltaic panels installed at atrium roof.
- Rework site access, circulation, and parking to create new circle drop off at atrium.
- Rehabilitation of existing Village Hall to better accommodate current office functions and programming:
 - Demo/reconstruction of approximately 40% of interior stud walls.
 - Creation of new light wells at southeast corner and east lower level/foundation walls.
- Renovate Council Chamber to be accessible:
 - New stairs to balcony and new glass railings at balcony.
 - Removal of two rows of seating at chamber floor to provide increased meeting space.
 - New walk-through tube between mezzanine stair and lower level of Council Chamber to provide egress.



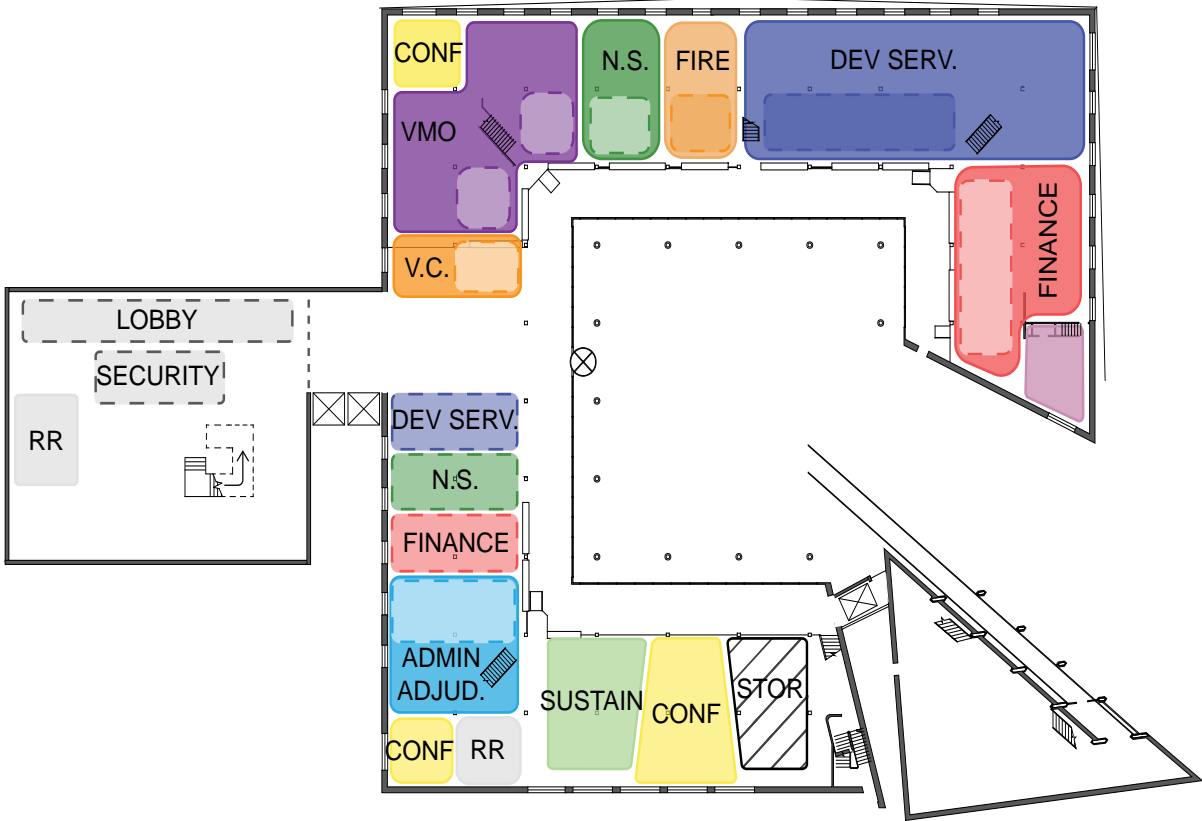
BASEMENT LEVEL DIAGRAM



BASEMENT FLOOR PLAN



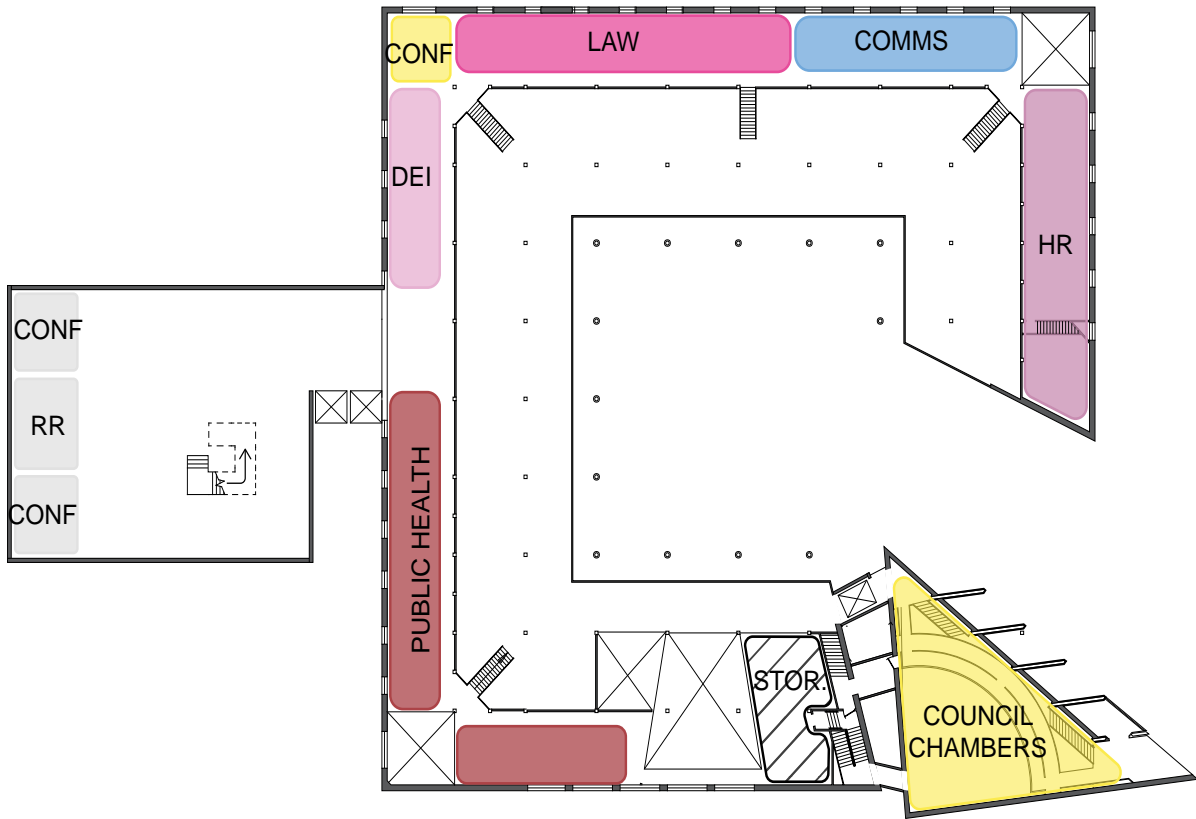
FIRST FLOOR DIAGRAM



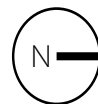
FIRST FLOOR PLAN



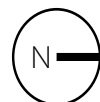
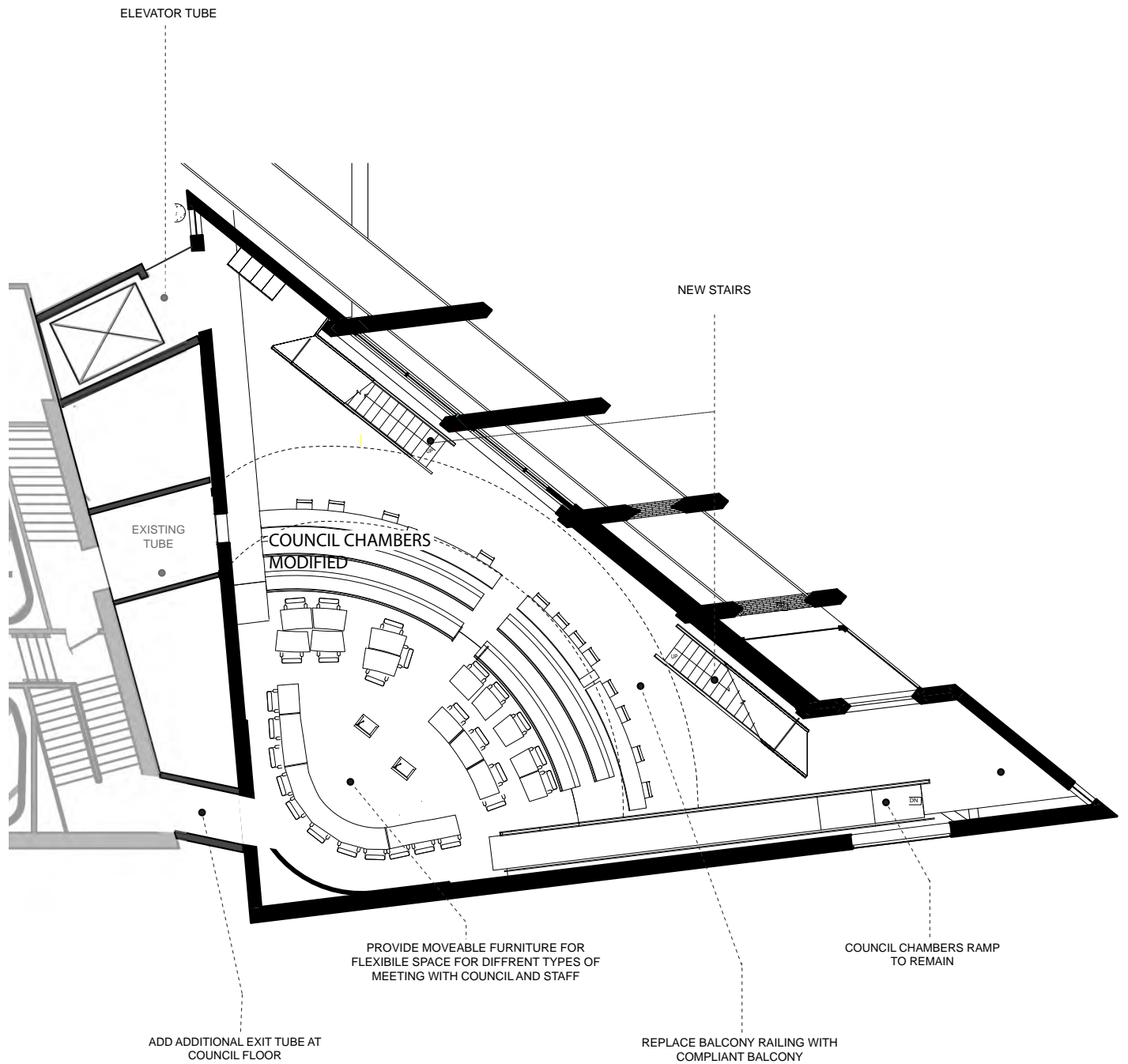
MEZZANINE LEVEL DIAGRAM



MEZZANINE FLOOR PLAN



COUNCIL CHAMBERS DIAGRAM



SCHEME PRECEDENTS & APPROACH

The Secretary of the Interior Standards for Rehabilitation acknowledge the need to modify and add to historic buildings in order to meet new use, change in use, or maintain ongoing use. The approach of this scheme is to alleviate Village Hall of the need to house all lobby/reception functions, conference rooms, and vertical circulation. Removing these functions from within Village Hall and pulling them out into a sensitive new addition minimizes the need to alter significant aspects of the building's interior and exterior. The images below depict sensitive alterations that provide circulation and meeting space to historic buildings.



The National Parks Service's **Preservation Brief 14 - New Exterior Addition to Historic Buildings** contains specific guidance relating to the design of new additions to historic properties. The document states that a new addition should preserve significant historic materials, features, and form; be compatible; and be differentiated from the historic building.

To achieve these aspects of design, the bulletin advises that it is necessary to carefully consider the placement or location of the new addition, and its size, scale and massing when planning a new addition.

Some design techniques that can aid in designing additions that are deferential and compatible to historic buildings:

- Incorporate simple, recessed, small-scale hyphen to separate the old and new
- Set the addition back from the wall plane(s) of the historic building
- Avoid unifying the old and new into a single architectural whole.
- Do not duplicate architectural features, reflect features.
- Use building materials that are harmonious. Glass is often the most appropriate for small-scale additions, such as entrances or connective pieces between a historic building and an addition.
- Base the size, rhythm, and alignment of fenestration on the historic building.
- Respect the architectural character and expression of the historic building type.

SCHEME EVALUATION

Project Goals Evaluation



PLACE OF PRIDE: All of the schemes retain and reuse the historic Village Hall, maintaining it as an architectural and cultural icon within Oak Park. This scheme updates finishes and configurations to enhance the warmth and welcoming appearance of the historic design. It also provides a glass atrium addition with space for community gathering, circulation, and display.

COST: ROM COST ESTIMATE FORTHCOMING

POLICE DEPARTMENT: This scheme assumes a new separate, dedicated facility for all department functions that meets modern standards for policing. This allows for better natural light improvements and, therefore, greater use of the lower level for Village Hall functions.

INCLUSION: All the schemes make necessary accessibility upgrades throughout Village Hall while updating finishes and configurations to enhance the warmth and welcoming appearance of the historic design. This scheme provides a large, accessible, and welcoming public commons at the lower level with a variety of meeting and gathering spaces for staff and public use. The glass atrium addition is a formal entrance to the building with a variety of meeting and display areas.

PARKING: All schemes acknowledge that parking is in high demand and continues to provide surface parking areas on site. This scheme reworks the site to improve drop-off and pedestrian circulation conditions. Some underground, integrated, and dedicated parking areas could be added to alleviate demand at the surface parking.

SECURITY AND SAFETY: This scheme relocates the lobby/reception areas outside of Village Hall, away from staff work areas. This scheme also groups together more public-facing departments along the first floor of the buildings and less public-facing departments along the mezzanine. Additional exit is provided at the Council Chamber to allow for safer egress of council members and access by police.

SUSTAINABILITY: All the schemes include the same baseline sustainability upgrades. This scheme also includes photovoltaic panels at the atrium roof.

Historic Preservation Evaluation

SITE: Reworking the parking areas, which are non-contributing to the historic property, to provide a drop-off area and a dedicated entrance/lobby improves exterior and interior circulation. The sitework is small in scale and would not diminish historic materials.

DESIGN: The glass atrium design follows guidance for new additions to historic properties: set back from the historic building, compatible but differentiated materials, and deferential scale to historic. Historic materials and overall form, massing, and configuration of the building is maintained.

MATERIALS: Like Scheme 1, this scheme retains character-defining materials and only makes sensitive alterations and additions necessary to improve safety, accessibility, and sustainability.

Key Advantages and Disadvantages

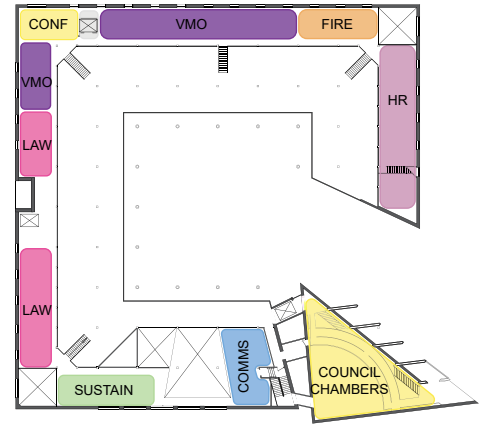
- Meets space needs while avoiding office spaces at the lower level.
- Improves both site/exterior circulation and interior/building circulation.
- Council Chamber maintains use.
- Large public commons with a variety of gathering spaces for staff and public use.

- Although it meets historic preservation standards, an addition may be less desirable to Village Hall neighbors.
- Higher rough cost and longer construction time, comparatively.
- Does not meet the assumption to maintain some Police Department functions at the lower level.

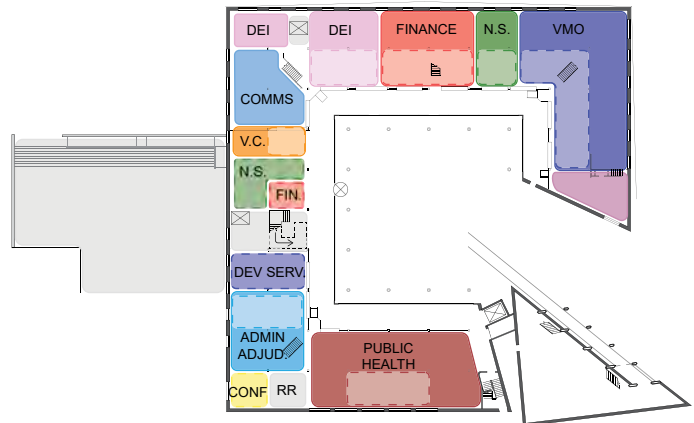
SCHEME 3: SUNKEN PLAZA

This design scheme explores the feasibility of reworking the site to avoid the need for an addition to Village Hall. The scheme includes the following gestures:

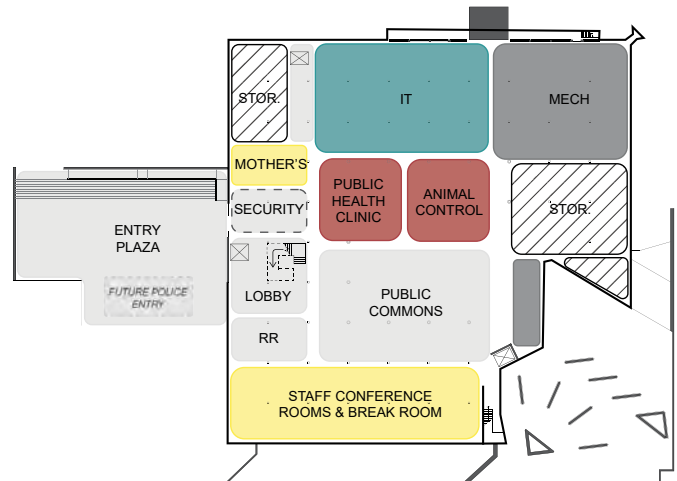
- Village Hall occupies the entire building and the Police Department moves all operations and spaces to a new facility elsewhere.
- New main entrance and lobby added to lower level:
 - Site grading and access to allow for below-grade accessibility.
 - Two elevators for vertical circulation from the lower level to the mezzanine.
 - Reworked stairway from lower level to first floor.
- Renovation of Room 101 for new use as a Public Health suite – maintain existing double height ceilings.
- Rehabilitation of existing Village Hall to better accommodate current office functions and programming:
 - Demo/reconstruction of approximately 40% of interior stud walls.
 - Creation of new light wells at southeast corner and east lower lower/foundation walls.
- Renovate Council Chamber to be accessible:
 - New stairs to balcony and new glass railings at balcony.
 - Removal of two rows of seating at chamber floor to provide increase meeting space.
 - New walk-through tube between mezzanine stair and lower level of Council Chamber to provide egress.



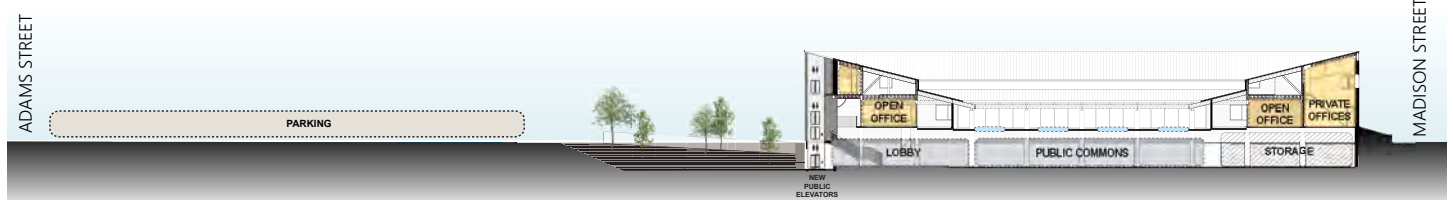
MEZZANINE FLOOR PLAN



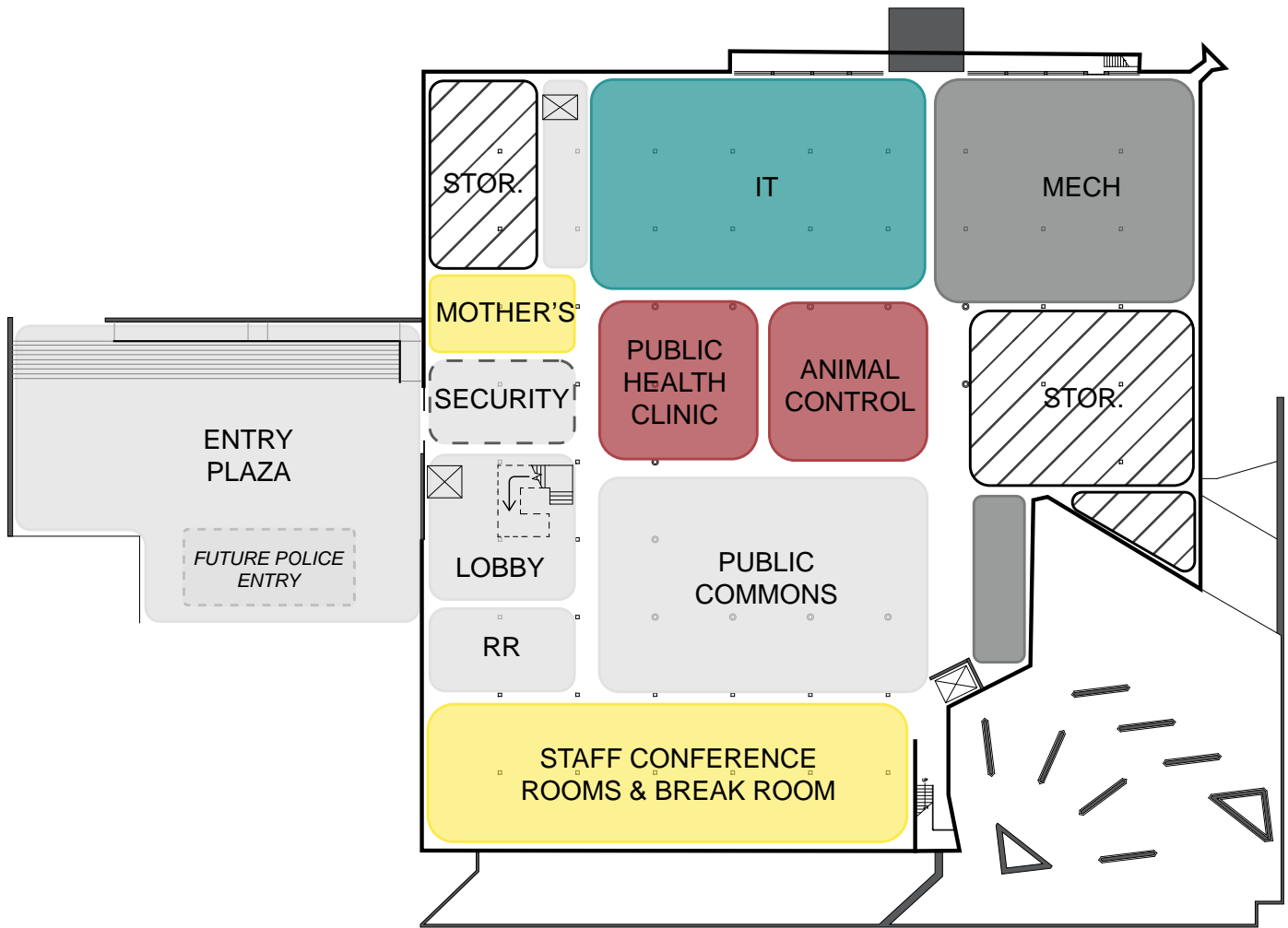
FIRST FLOOR PLAN



LOWER LEVEL FLOOR PLAN



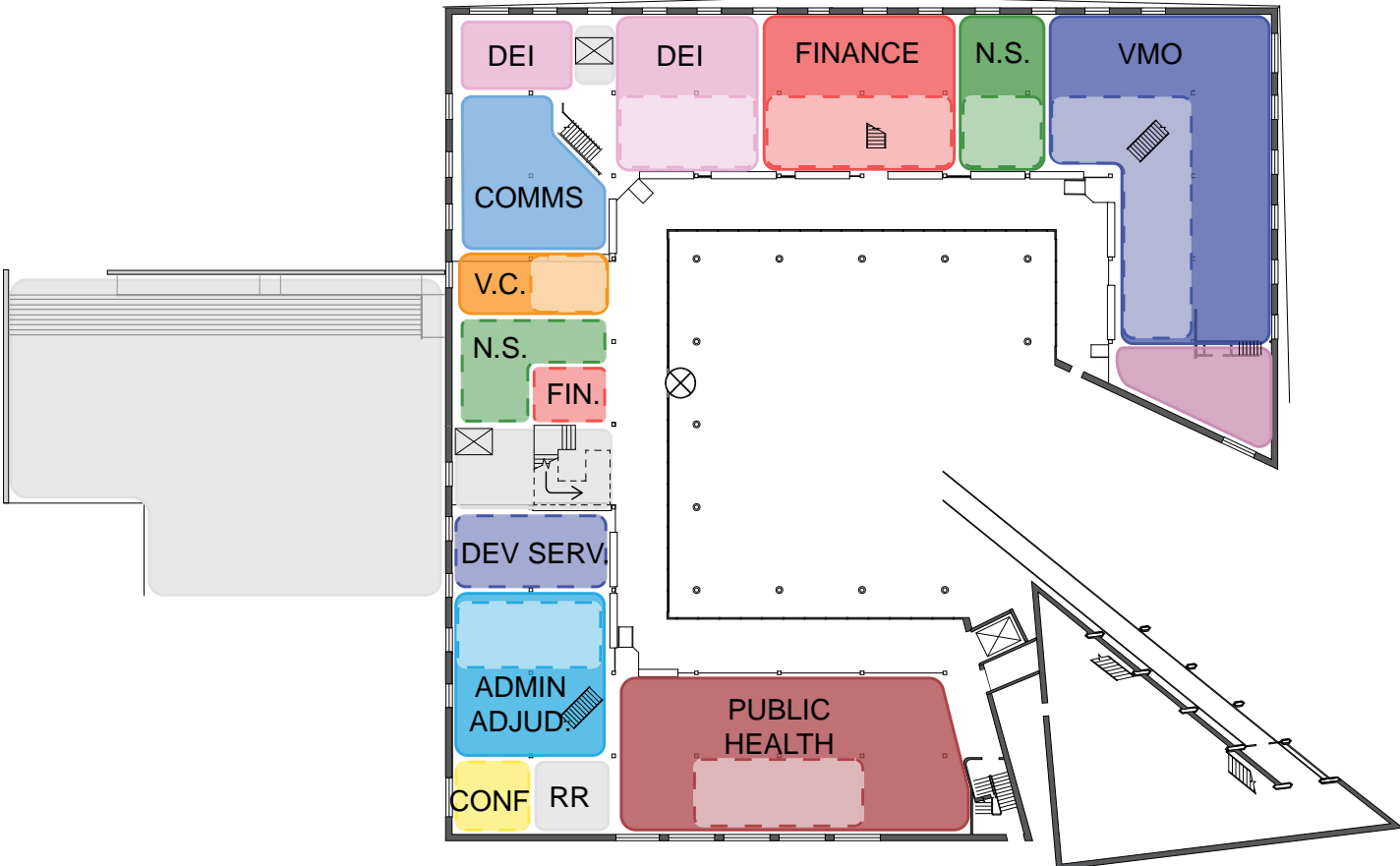
BASEMENT LEVEL DIAGRAM



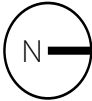
BASEMENT FLOOR PLAN



FIRST FLOOR DIAGRAM

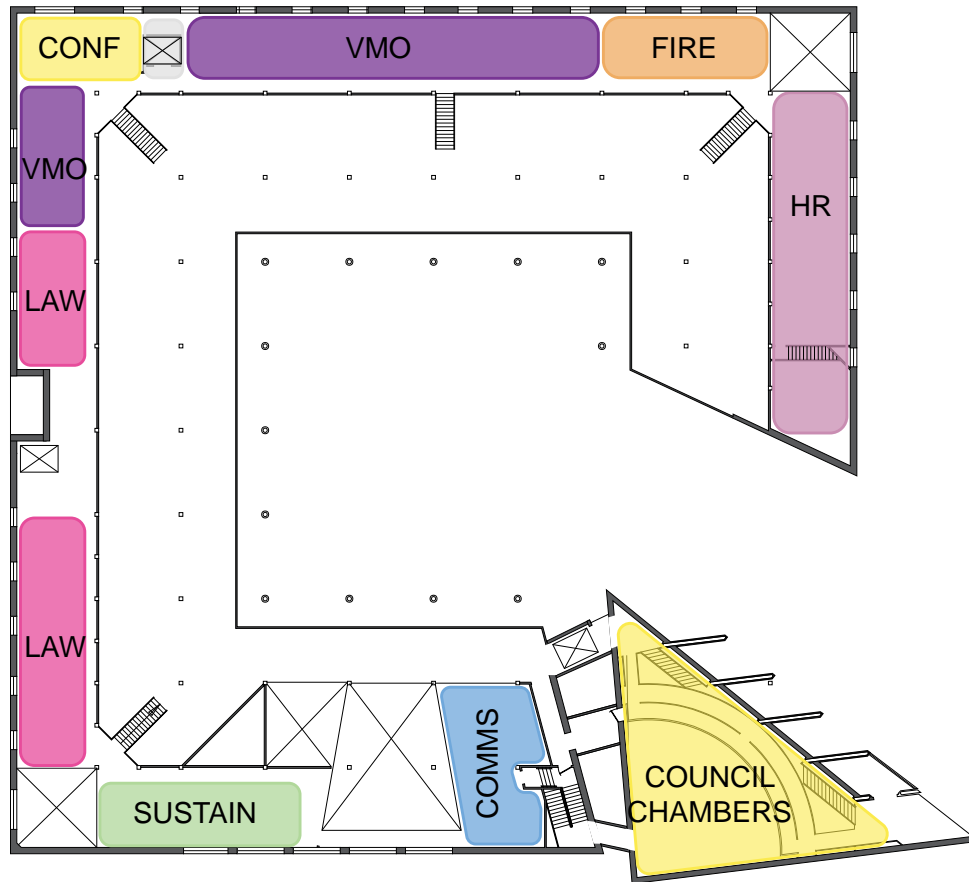


FIRST FLOOR PLAN

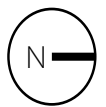


SITE PLAN

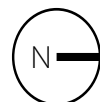
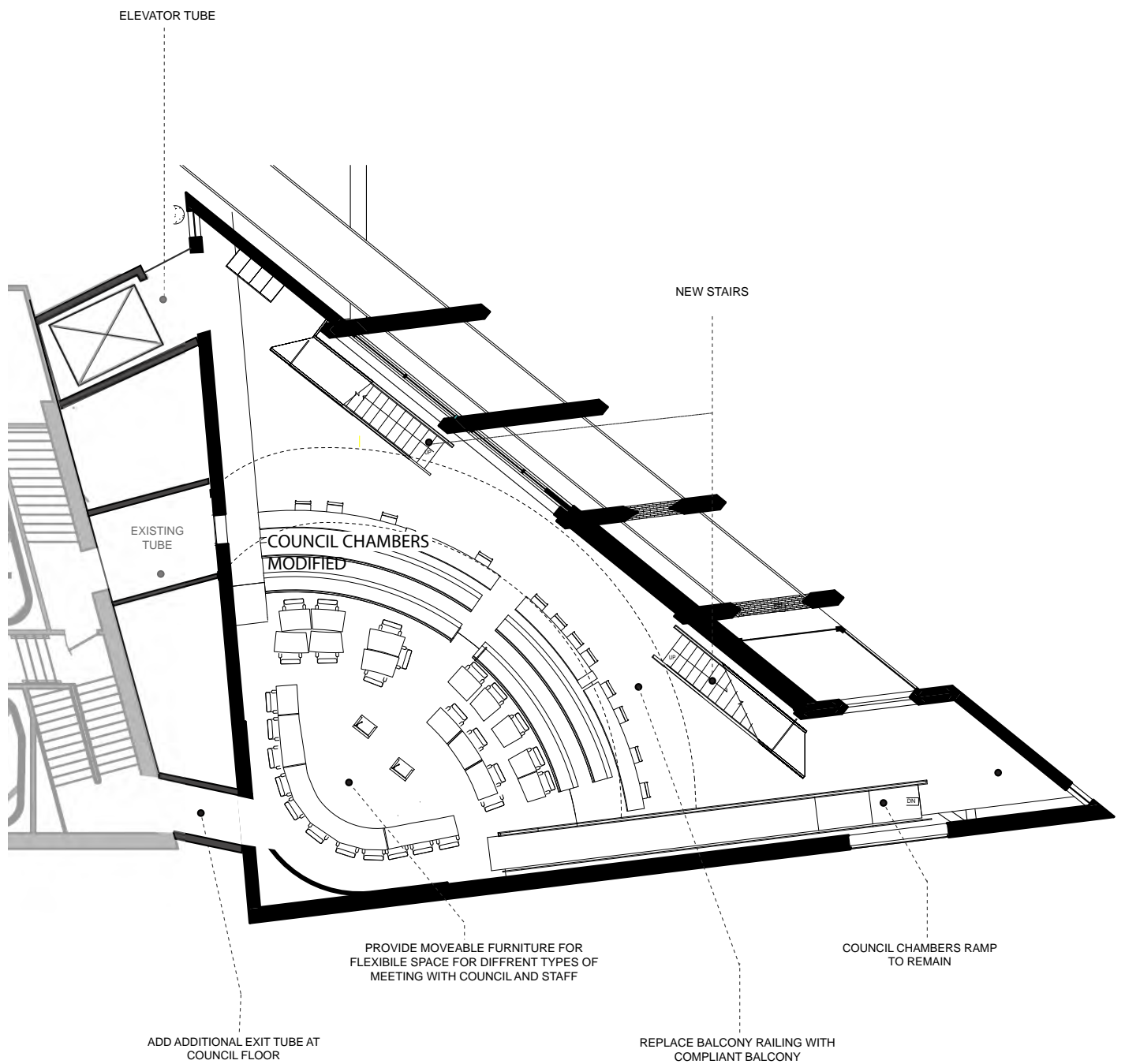
MEZZANINE LEVEL DIAGRAM



MEZZANINE FLOOR PLAN



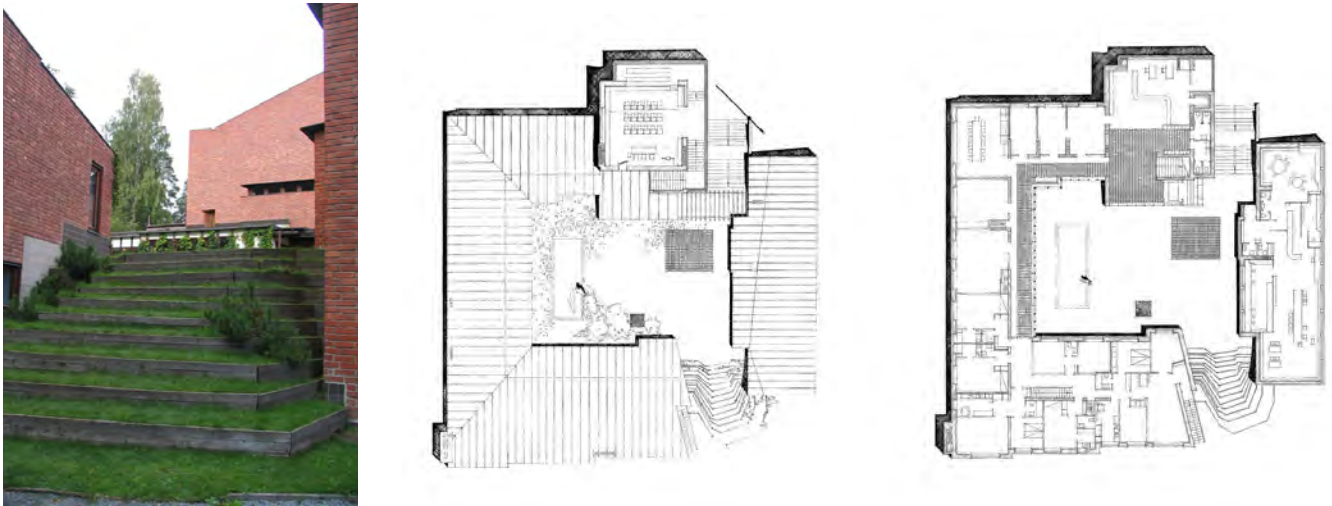
COUNCIL CHAMBERS DIAGRAM



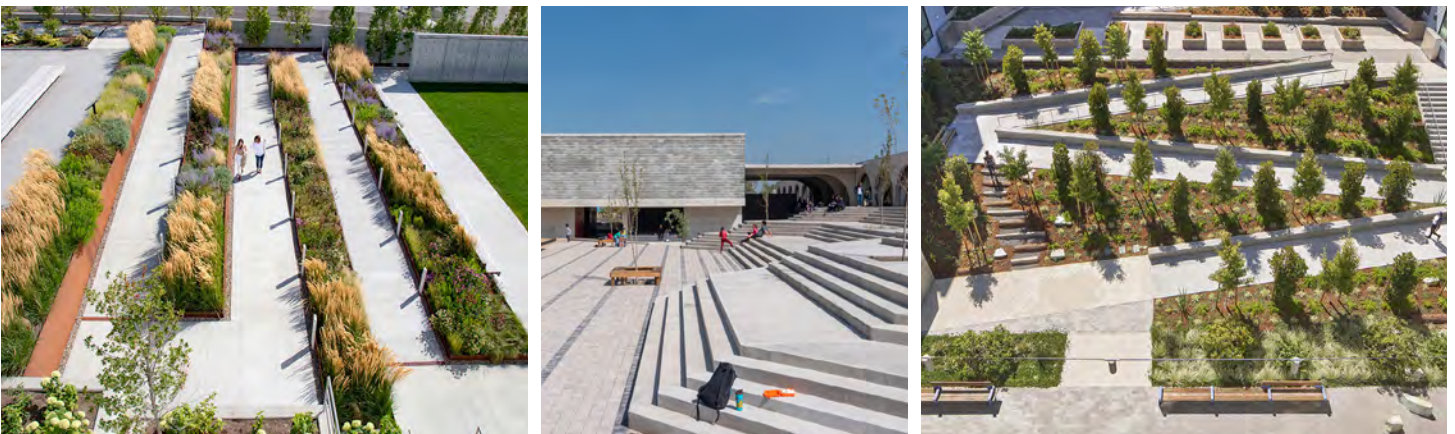
SCHEME PRECEDENTS & APPROACH

As described in Scheme 2, the Secretary of the Interior Standards for Rehabilitation acknowledge the need to modify and add to historic buildings in order to meet new use, change in use, or maintain ongoing use. The approach of this scheme, however, is to avoid the need to construct a true addition by reworking the site to modify circulation into and within Village Hall. A sunken plaza reconfigures the main entrance to the building at basement level where all lobby/reception functions, public gathering space, conference rooms, and vertical circulation are located. Redirecting circulation through the basement level and locating these areas within Village Hall eradicates the need to utilize a new addition to house these functions.

Notably, in his design for Village Hall, Harry Weese referenced the design of Saynatsalo Town Hall in Finland by renowned architect Alvar Aalto. Village Hall and the Saynatsalo Town Hall share similar form (square donut in plan with open courtyard), materiality (brick, wood), bands of windows, and sloping roof profiles. One aspect of Aalto's design that Village Hall lacks, however, is a stepped landscaped entrance to the courtyard. Depicted below are Aalto's plans for the building alongside contemporary images of the stepped landscaped feature.



At Village Hall, adding a stepped sunken plaza at the south end of the building would provide new landscaped areas and greenspace for both staff and public users, activate the south end of the building, create a formal and inviting main entrance, and limit visual impacts to surrounding residential properties that would result from a new addition to Village Hall. The plaza would be fully accessible and incorporate both ramps and steps that also function as outdoor seating. Sustainable design elements could be incorporated into landscaped areas including permeable hardscapes, rainwater collection systems, and native plantings. The images below depict various precedence for plaza configurations that navigate changes in grade.



SCHEME EVALUATION

Project Goals Evaluation



PLACE OF PRIDE: All of the schemes retain and reuse the historic Village Hall, maintaining it as an architectural and cultural icon within Oak Park. This scheme updates finishes and configurations to enhance the warmth and welcoming appearance of the historic design. It also provides an exterior sunken plaza with space for staff and community gathering and circulation.

COST: ROM COST ESTIMATE FORTHCOMING

POLICE DEPARTMENT: This scheme assumes a new separate, dedicated facility for all department functions that meets modern standards for policing. This allows for better natural light improvements and, therefore, greater use of the lower level for Village Hall functions. The sunken plaza could be shared between the two buildings.

INCLUSION: All the schemes make necessary accessibility upgrades throughout Village Hall while updating finishes and configurations to enhance the warmth and welcoming appearance of the historic design. This scheme provides a large, accessible, and welcoming sunken plaza that is a formal entrance to the building as well as additional gathering space. This scheme also includes a variety of meeting and gathering spaces for staff and public use in the lower level.

PARKING: All schemes acknowledge that parking is in high demand and continue to provide surface parking areas on site. This scheme also reworks the site to improve drop-off and pedestrian circulation conditions. Some underground, integrated, and dedicated parking areas could be added to alleviate demand at the surface parking.

SECURITY AND SAFETY: This scheme relocates the lobby/reception areas to the lower level, away from staff work areas. This scheme also groups together more public-facing departments along the first floor of the buildings and less public-facing departments along the mezzanine. Additional exit is provided at the Council Chamber to allow for safer egress of council members and access by police.

SUSTAINABILITY: All the schemes include the same baseline sustainability upgrades. This scheme also includes sustainable design elements at the sunken plaza, such as permeable hardscapes and native plantings.

Historic Preservation Evaluation

SITE: Reworking the parking areas, which are non-contributing to the historic property, to provide a drop-off area and a sunken plaza activates the sites and improves circulation throughout. The sitework is small in scale and would not diminish historic materials.

DESIGN: This scheme avoids an addition to Village Hall and minimizes visual impacts from views within and toward the site. Historic materials and overall form, massing, and configuration of the building is maintained.

MATERIALS: This scheme retains and improves the conditions of character-defining materials and only makes sensitive alterations to the building that are necessary to improve safety, accessibility, and sustainability.

Key Advantages and Disadvantages

- Avoids visual impacts of an addition. New outdoor space.
- Meets space needs while avoiding office spaces at the lower level. Large public commons with a variety of gathering spaces for staff and public use.
- Improves both exterior and interior circulation.
- Council Chamber maintains use.

- Creates additional landscaped areas to maintain and monitor.
- Staff and public entrance at the lower level could be undesirable.
- Median cost and construction time, comparatively.
- Does not meet the assumption to maintain some Police Department functions at the lower level.



PHASE III

8

PREFERRED DESIGN OPTION

To be completed during Phase 3.









9 CONCLUSIONS




To be completed during Phase 3.




APPENDIX A




ELEMENT RATING MATRIX

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Paving – Hexagonal Clay Tile and Concrete	1	
1 – Primary	Immediate Exterior Site and Landscaping	Glass Globe Light Fixture	1	
1 – Primary	Immediate Exterior Site and Landscaping	Sculpture – “Pathfinder”	1	



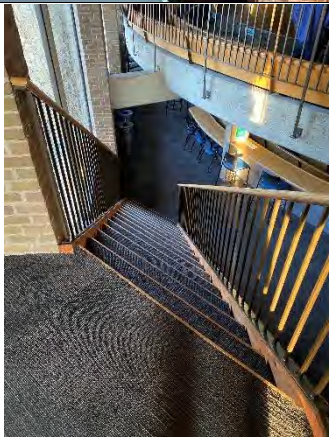
Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Fountain	1	
1 – Primary	Immediate Exterior Site and Landscaping	Railings	5	
1 – Primary	Immediate Exterior Site and Landscaping	Planters – Circular concrete planters	5	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Immediate Exterior Site and Landscaping	Furniture	6	
1 – Primary	Exterior Building Elevations	Wall Surface - Brick	1	
1 – Primary	Exterior Building Elevations	Brick Masonry Piers and Exterior Ramp	1	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Exterior Building Elevations	Wall Surface - Brick	2	
1 – Primary	Exterior Building Elevations	Aluminum Frame Ribbon Windows with Reflective Finish	2	
1 – Primary	Exterior Building Elevations	Punched Rectangular Windows with Reflective Finish	3	




Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Exterior Building Elevations	Storefront Courtyard Windows	3	
1 – Primary	Exterior Building Elevations	Roof Surface - Standing Seam Terne-coated Stainless Steel Roof	3	
1 – Primary	Exterior Building Elevations	Canopy and Glass Storefront Entrance	5	




Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Exterior Building Elevations	Enclosed Upper Balcony at Council Chambers	5	
1 – Primary	Council Chambers	Amphitheater Seating, Concrete Risers with Curved Oak Benches	1	
1 – Primary	Council Chambers	Concrete Balcony	1	

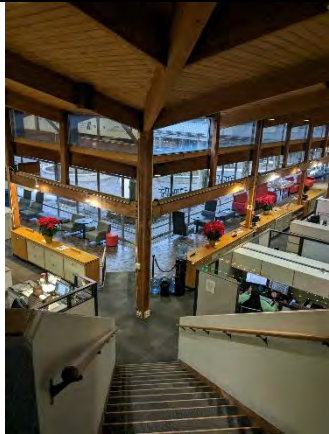

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Council Chambers	Brick Wall and Wood Ceiling Finishes	1	
1 – Primary	Council Chambers	Skylight	3	
1 – Primary	Council Chambers	Carpeted Floor Finish	4	

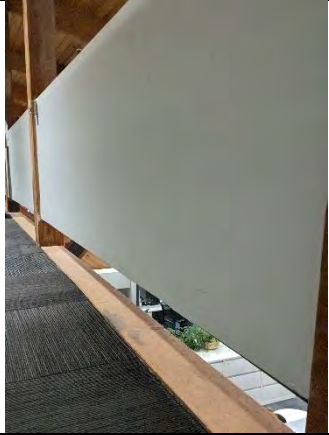

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Council Chambers	Balcony Railings	5	
1 – Primary	Council Chambers	Diagonal Open Stairs to Balcony	5	

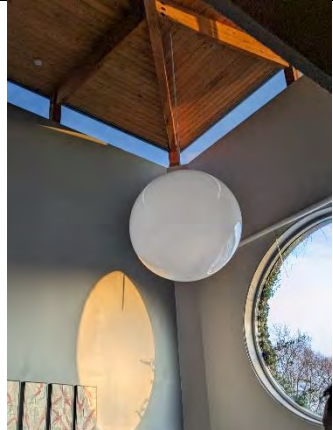

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Lobby/Open Office Spaces	Hexagonal Clay Tile Floor Finish	1	
1 – Primary	Lobby/Open Office Spaces	Exposed Wood Structure, Roof Deck Ceiling	1	
1 – Primary	Lobby/Open Office Spaces	Raised Floor at Open Work Areas	1	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Lobby/Open Office Spaces	Original Oak Furniture	2	
1 – Primary	Lobby/Open Office Spaces	Original Oak Doors and Frames, Hardware	3	
1 – Primary	Lobby/Open Office Spaces	Cylindrical Light Fixtures	3	


Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Lobby/Open Office Spaces	Carpeted Floor Finish	4	
1 – Primary	Lobby/Open Office Spaces	Painted Gypsum Wall Finish	4	
1 – Primary	Lobby/Open Office Spaces	Ceiling Fans	5	




Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Circulation Space including Open Stairs	Open Staircases	2	
1 – Primary	Circulation Space including Open Stairs	Open to Below Circulation at Mezzanine	2	
1 – Primary	Circulation Space including Open Stairs	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Circulation Space including Open Stairs	Painted Gypsum Wall Finish	4	
1 – Primary	Corner Conference Rooms	Double-Height, Open to Above Configuration (where present)	1	



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
1 – Primary	Corner Conference Rooms	Globe Pendant Light Fixture	1	
1 – Primary	Corner Conference Rooms	Exposed Wood Structure, Roof Deck Ceiling	1	
1 – Primary	Corner Conference Rooms	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
1 – Primary	Corner Conference Rooms	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>



Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 – Secondary	First Floor Closed Office Spaces	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 – Secondary	First Floor Closed Office Spaces	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Mezzanine Office Spaces	Angled Knee Walls	2	
2 - Secondary	Mezzanine Office Spaces	Original Oak Doors and Frames, Hardware	3	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 - Secondary	Mezzanine Office Spaces	Original Oak Wall Finish (where present)	2	
2 - Secondary	Mezzanine Office Spaces	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Mezzanine Office Spaces	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Staff Lounge/Breakroom	Exposed Wood Structure	1	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Staff Lounge/Breakroom	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Staff Lounge/Breakroom	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 - Secondary	Staff Lounge/Breakroom	Kitchen Appliances and Finishes	6	
2 - Secondary	Conference Room 101 / "Training Room"	Double Height Configuration with Exposed Wood Structure	1	
2 - Secondary	Conference Room 101 / "Training Room"	Exposed Walk-through at Mezzanine Level	2	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 - Secondary	Conference Room 101 / "Training Room"	Cylindrical Light Fixtures	3	
2 - Secondary	Conference Room 101 / "Training Room"	Carpeted Floor Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Conference Room 101 / "Training Room"	Painted Gypsum Wall Finish	4	<i>Typical throughout; Refer to photograph included above at "Lobby/Open Office Spaces"</i>
2 - Secondary	Conference Room 101 / "Training Room"	Track Lighting	5	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 – Secondary	Basement Level Lobby Area	Brick Wall Finish	1	
2 – Secondary	Basement Level Lobby Area	Skylight	2	

Element Rating Matrix				
Zone Number	Zone Description	Element Name/Description	Element Rating	Photograph
2 – Secondary	Basement Level Lobby Area	Tile Floor Finish	5	
2 – Secondary	Basement Level Lobby Area	Ceiling Tile Finish	5	

APPENDIX B



COST ESTIMATING