St. Joseph Community Building

SJRF St. Joseph Recreation Foundation
Community Building - Est. 2024

Aerial View of Proposed Community Building

ISAKSEN GLERUM WACHTER . LLC
114 WEST MAIN STREET T / 217 328 1391
URBANA, ILLINOIS 61801 F / 217 328 1401
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Feasibility Study – November 2024

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St Joseph Community Building - Option 2

Preliminary Program of Space Requirements

St. Joseph Recreation Foundation (SJRF)

Space Name	Net Area			Quantity		Area	Remarks
	Area	RFR	C/GF	Staff	Units	GSF	
Event Space							
Multi-purpose Room	5000		1.1	0	1	5500	Event space for 300-330
TOTAL EVENT	5000			0		5500	
Support Space							
Office	150		1.3	1	0	0	Future or Alternate Bid
Commercial Kitchen	355		1.3	0	1	462	
Bar	133		1.3	0	1	173	
Storage	488		1.3	0	1	634	
Additional Storage or Meeting Space	300		1.3	0	0	0	Future or Alternate Bid
TOTAL SUPPORT	1426	0		1	3	1269	
General Building							
Lobby	220		1.3	0	1	286	
Restroom Men	186		1.3	0	1	242	
Restroom Women	205		1.3	0	1	267	
Mechanical/Janitor	230		1.3	0	1	299	
Vestibule	270		1.3	0	1	351	
TOTAL GENERAL	891	0		0	4	1158	
SUMMARY							
Event Space				0		5500	
Support Space				1		1269	
General Building				0		1158	
SUBTOTAL				1		7927	
TOTAL GROSS SQUARE FEET						7927	

The purpose of this study was to assess the feasibility and cost of a new Community Building to provide needed event space for the Village of St Joseph, Illinois. A community survey in 2020 showed there was broad public support for the creation of a community building for use by residents of the village of St. Joseph and St. Joseph Township. The public said they wanted a space for community events, wedding receptions, graduation parties, fundraisers and recreation activities. The proposed site is a 5-acre portion of 34.7 acres owned by the village east of the existing Woodard Family Park.

The St Joe Recreation Foundation was established by a diverse group of St. Joseph village and St. Joseph township citizens with the express intent to fund, build and operate a community center in partnership with the village of St. Joseph and the Township of St. Joseph. Through a collaborative planning process with designated SJRF representatives, the space needs for the building were identified, concept site and building plans were developed, and a preliminary cost estimate for the renovation was prepared.

SITEWORK:

The scope of the proposed site work includes the extension of Grand Avenue through a portion of the existing park and to the east to provide access to the new Community building. This street extension is proposed as an oil and chip paving that can be overlaid in the future along with some concrete paved parking for handicap access along with gravel parking that can be improved in the future to paved parking. Required parking is 26 spaces although additional parking is desirable for the use of the facility which can seat more than 300 people in the main even space. 29 paved spots are provided including 5 handicap accessible spaces. An additional 88 spaces are provided with a gravel base.

Additional site work includes site clearing, excavation, utility extensions including electrical, water, sanitary sewer, gas and storm sewer extension with expanded detention area.

The scope of proposed building improvements will involve a full range of general, fire protection, plumbing, HVAC, and electrical work.

FOUNDATION:

The foundation system will consist of continuous strip footings below exterior and interior bearing walls. Interior footings will be founded just below the slab with no foundation wall. Exterior strip footings will be founded a minimum 36” below final grade elevation. Exterior foundation walls will consist of either cast-in-place concrete or fully grouted concrete masonry units (CMU). A conventional 5” concrete slab-on-grade with

welded wire fabric reinforcement will be used in anticipation that subgrade requirements will be achieved without substantial premiums.

SUPERSTRUCTURE:

The roof will consist of a combination of plywood sheathing supported on wood pre-engineered trusses or 2x wood roof rafters bearing on glu-lam purlins spanning between glu-lam exposed trusses. The roof framing will be supported on interior and exterior 2x6 stud load bearing walls or in some cases steel columns. Portions of the wood stud walls will also be analyzed and designed as shear walls for the structure. The wood bearing walls will be supported by concrete footings or thickened concrete slab for interior bearing wall locations.

EXTERIOR:

The exterior of the building is surfaced with a combination of 4”x8” modular face brick veneer, limestone sills with corrugated metal siding above on an insulated 2x6 wood stud wall. The stud wall will be insulated with R-19 batt insulation. The interior of the exterior wall will be generally covered with gypsum drywall in most areas. All of the finished exterior building materials are being specified with high-performance paint systems to provide a maintenance free exterior as much as possible. Windows will be painted thermal break aluminum frames with 1” insulated laminated glass. Windows will have operable sections. Exterior doors and sidelights will also be primarily painted aluminum with laminated glass. The roofing material at the sloped roofs will be painted sheet metal standing seam roofing that provide a 20-year warranty installed over 30 lb. building felt on a 5/8” solid plywood sheathing supported by wood trusses. The sloped roof will be insulated with R-38 fiberglass batt insulation. Downspouts, fascia and rake boards will be covered with painted aluminum. Downspouts will be fabricated from aluminum. Overhangs at the main entries provide weather protection for the entries and will have masonry piers which in turn support the over-hanging roofs. Soffit panels will be perforated for ventilation of the attic space and will be fabricated from painted aluminum.

INTERIOR:

Interior partitions will be wood stud construction insulated and covered with gypsum wall board typically. Flooring will be a combination of luxury vinyl flooring in the Lobby and Event space with poured epoxy in the kitchen and bar, ceramic tile in the toilet rooms and Vestibule. Most walls will be painted with semi-gloss latex-based enamel except for restrooms which will be finished with ceramic wall tile. Full-height fiber-reinforced plastic wall finish in the kitchen. Ceilings will be primarily painted gypsum board installed on the underside of wood trusses. Interior doors will be solid core, stained wood doors in the public areas. All doors will be installed in painted hollow metal frames. Stainless steel kick panels/plates will be provided at exit, kitchen and other

selected door locations. Continuous “piano” hinges will be used at heavy use door locations.

FIRE PROTECTION

The entire building will be sprinkled. The ground floor will be wet sprinkled by piping in the ceiling, inside the insulation envelope. Concealed heads will be used. The fire department siamese connection will be located after discussion with the Fire Department. It likely will be on the west side of the building near the covered drop-off. The backflow preventer will be located in the mechanical room. A flow switch will be provided for the wet system. Valve positions will be monitored as well by the fire alarm system. Based on previous flow tests, it is assumed a fire pump will not be necessary to provide adequate flow and pressure.

PLUMBING

Illinois American Water Company will require a backflow preventer on the domestic water service. The water meter will be installed indoors and provided with a remote reader. Domestic water heating will be natural gas-fired heaters, a high-low mixing valve and a hot water recirculation pump. Domestic hot water will be distributed at 105 degrees Fahrenheit to comply with ADA. All domestic water piping will be installed in the ceiling cavity. Isolation valves will be provided and located in concert with staff based on accessibility. These valves will be located above accessible ceilings or in areas with no ceilings. Drain, waste and vent piping will be PVC throughout.

Water closets will be flush valve, wall-hung with carriers. Lavatories will be wall-hung with concealed arm carriers. In general faucet fittings will be high quality to minimize and simplify maintenance. Roof drainage will be exterior gutters and downspouts. Natural gas piping will be extended to the water heaters, make-up units and kitchen equipment.

HEATING, VENTILATION AND AIR CONDITIONING:

The building will be heated and cooled by geo-thermal heat pumps operating in conjunction with 100% outside air systems. The heat pump units will be installed in the ceiling cavities and will employ ductwork to distribute the heating and cooling effect. A unit in cooling mode will remove heat from the room and put the heat in the geo-thermal loop. A unit in heating mode will take heat out of the geo-thermal loop and put it in the room. The loop will be filled with glycol and will be located in the ceiling cavity. Heat and cooling will be provided to the geo-thermal loop via a series of wells approximately 100 feet deep. The outdoor fresh air unit will be located on the roof over a non-sound critical area or possibly on the ground. Electric “spot” heat will be provided at entries and elsewhere as appropriate. Controls will be digital/electric. Further discussion with staff is necessary to arrive at the appropriate combination of control, monitoring, simplicity and cost. The bulk of the controls in this system will be low voltage

thermostats operating the heat pump units.

The heat pump units will have outside air capability. Outside air will be introduced to the building via at least one 100% outside air handling unit. Outside air will be filtered, conditioned and delivered to the spaces at the fixed temperature of 75 degrees Fahrenheit. The quantity of air will be determined by people's ventilation requirements and exhaust quantities. Ductwork will be sheet metal, will be wrapped with insulation and will be installed in the ceiling cavity or attic. Exhaust will be provided from toilet rooms, kitchen, etc. Flues from the domestic water heaters and the hot water boilers will extend through the roof. Combustion air will be provided to the Mechanical Room containing the water heaters.

ELECTRICAL:

All power will emanate from a new main distribution panel in the Mechanical Room. Panel boards will be installed where they are accessible. Surface-mounted panel boards in storerooms or electrical closets will be provided. All power wiring will be in conduit. All rooms will be provided with receptacles suitable for likely combinations of furniture arrangement. Exterior outlets, fed by GFI breakers, will be provided as appropriate for maintenance. Lighting will be as energy efficient as possible. Fixtures will be selected in concert with staff as a balance between aesthetics, durability, and efficiency. Exit lights will be LED type. Emergency lighting will be via selected fixtures connected to an emergency generator. Building-mounted exterior lighting will be provided with special attention paid to preventing "light trespass" onto the neighbor's property. Rough-ins will be provided by the Electrical Contractor for network and phone. The rough-ins will consist of an empty 4 x 4 box with a single gang plaster ring and a 1" conduit up into the accessible attic space. The Owner will provide network and phone equipment. The phone system will be used for intercom/public address/paging. A new addressable fire alarm system will be provided. Manual pull station locations will be coordinated with the Fire Department. Flow switches and valve position switches from the sprinkler system will be wired to the fire alarm system.

Audio/visual alarm devices will be provided as appropriate including an exterior alarm horn. Pending further discussion with staff a modest security system will be provided that monitors door position. Power will be provided to mechanical equipment, fire protection equipment and plumbing equipment.

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St. Joseph - Community Building Project
Preliminary Total Project Cost Estimate

File: 2431
Date: October 23, 2024

Restroom, Office, Kitchen, Storage 2,300 Gross Square Feet
Event Space: 5,500 Gross Square Feet

Site Development				
Parking, Drives and Walks ~39.0%	1	LS	$709,410	$709,410
Utilities/Stormwater Detention ~19%	1	LS	$345,610	$345,610
Landscape/Hardscape/Site Lighting/Signage ~2.5%	1	LS	$45,475	$45,475
Subtotal Site Development				$1,100,495

New Construction (Includes General Work and MEP/FP)	Quanity	Unit	Unit Cost	Total
New Bldg - Offices, Kichen Storage	2,300	GSF	230.00	$529,000
New Bldg - Covered Patio and Drop-off	2,700	GSF	50.00	$135,000
New Bldg - Event Space	5,500	GSF	210.00	$1,155,000
Subtotal				$1,819,000

	Subtotal Site and New Construction	$2,919,495
	Design Contingency ~5.0%	$145,975
Subtotal Building Construction		$3,065,470
	Construction Contingency ~5.0%	$153,273
Total Building Construction		$3,218,743

Other Project Costs		
Fees, Expenses, FF&E, Bldg Technologies, Etc.	Other Project "Soft" costs ~19.0%	$582,439

Total Project Costs **$3,801,182**

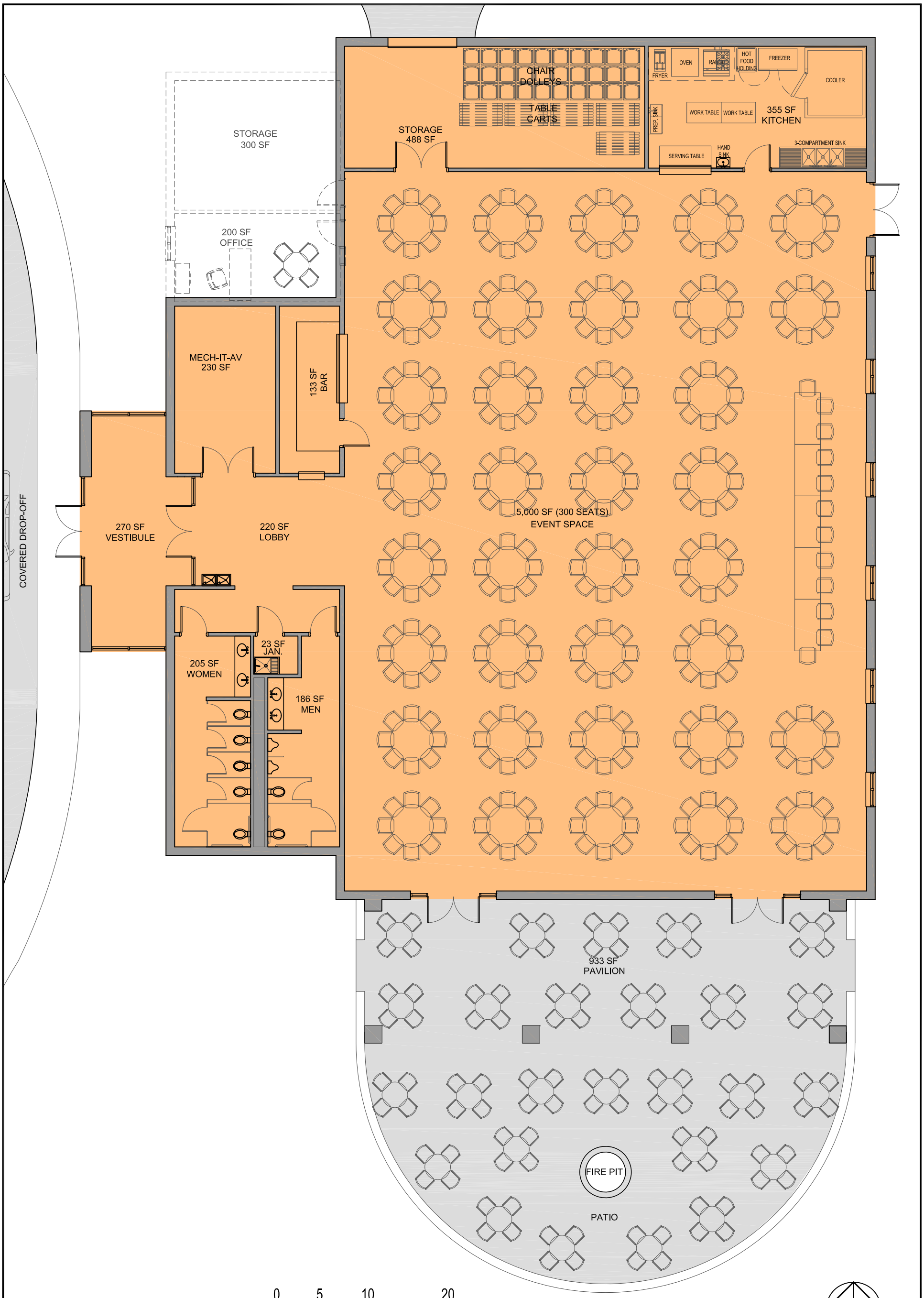
NORTH

PRELIMINARY SITE PLAN

0 10 25 50 100 150

1" = 50'-0"

A1	ISAKSEN GLERUM WACHTER , LLC 114 WEST MAIN STREET T / 217 328 1391 URBANA, ILLINOIS 61801 F / 217 328 1401 igw ARCHITECTURE	ST. JOSEPH RECREATION FOUNDATION COMMUNITY BUILDING ST. JOSEPH, ILLINOIS	2431 10/23/24 SWW



PRELIMINARY FLOOR PLAN

0 5 10 20

3/32" = 1'-0"

NORTH

A2	ISAKSEN GLERUM WACHTER , LLC 114 WEST MAIN STREET T / 217 328 1391 URBANA, ILLINOIS 61801 F / 217 328 1401 igw ARCHITECTURE	ST. JOSEPH RECREATION FOUNDATION COMMUNITY BUILDING ST. JOSEPH, ILLINOIS	2431 10/23/24 SWW

PRELIMINARY VIEW FROM SOUTHWEST

ST. JOSEPH RECREATION FOUNDATION

COMMUNITY BUILDING

ST. JOSEPH, ILLINOIS

2431

11/11/24

SWW

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A3

PRELIMINARY VIEW FROM WEST

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11/11/24

SWW

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PRELIMINARY VIEW FROM SOUTHEAST

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