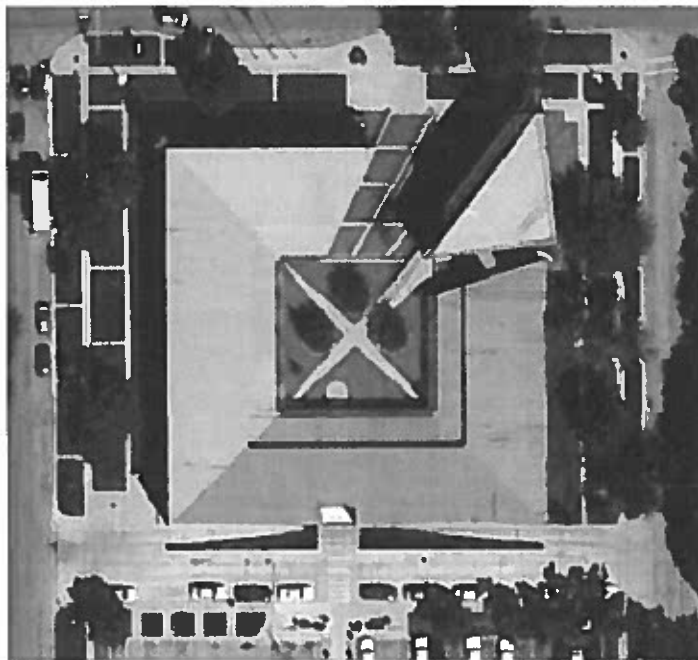




Oak Park Village Hall Elevator Feasibility

123 Madison Street

Oak Park, IL 60302

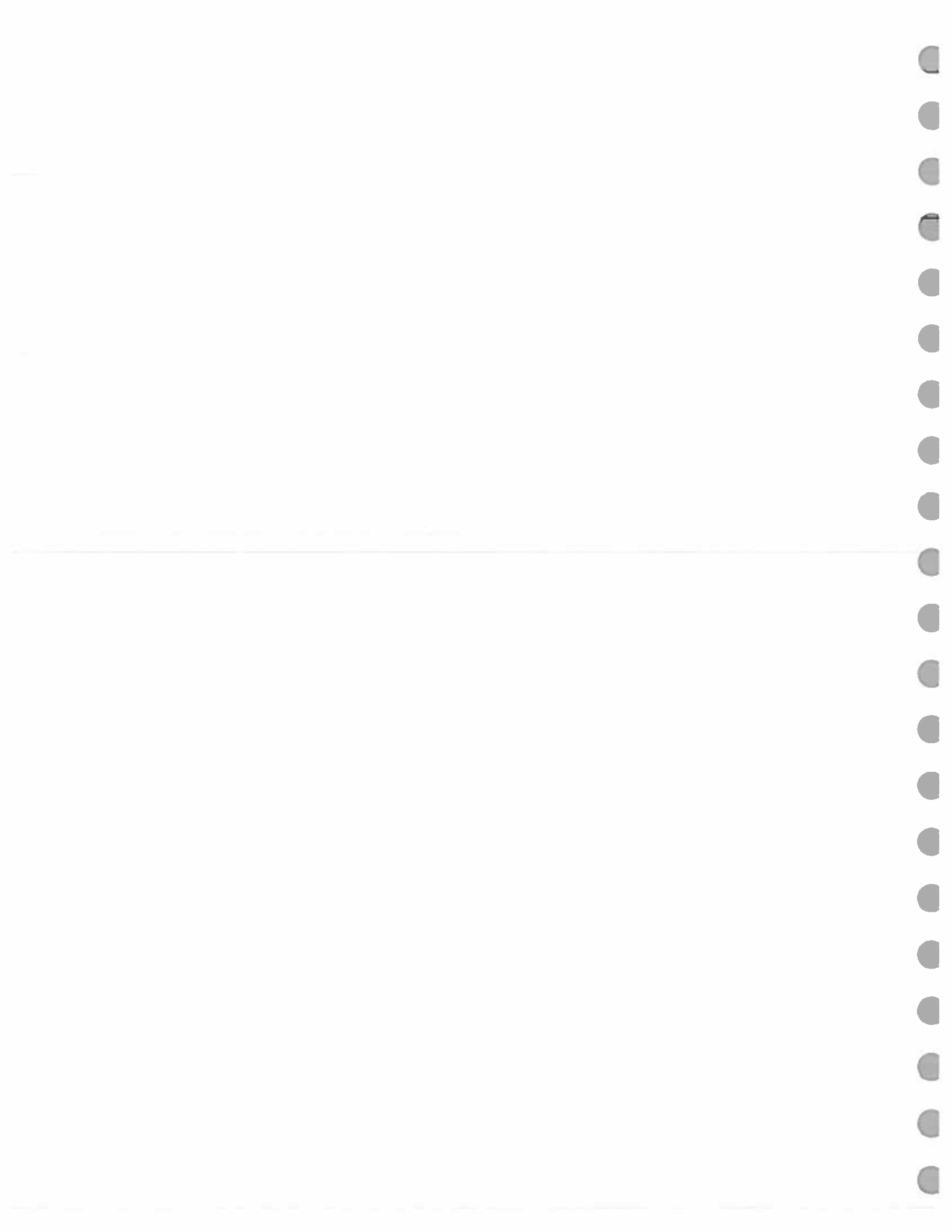
r_bar arc Project No.: 1668.00

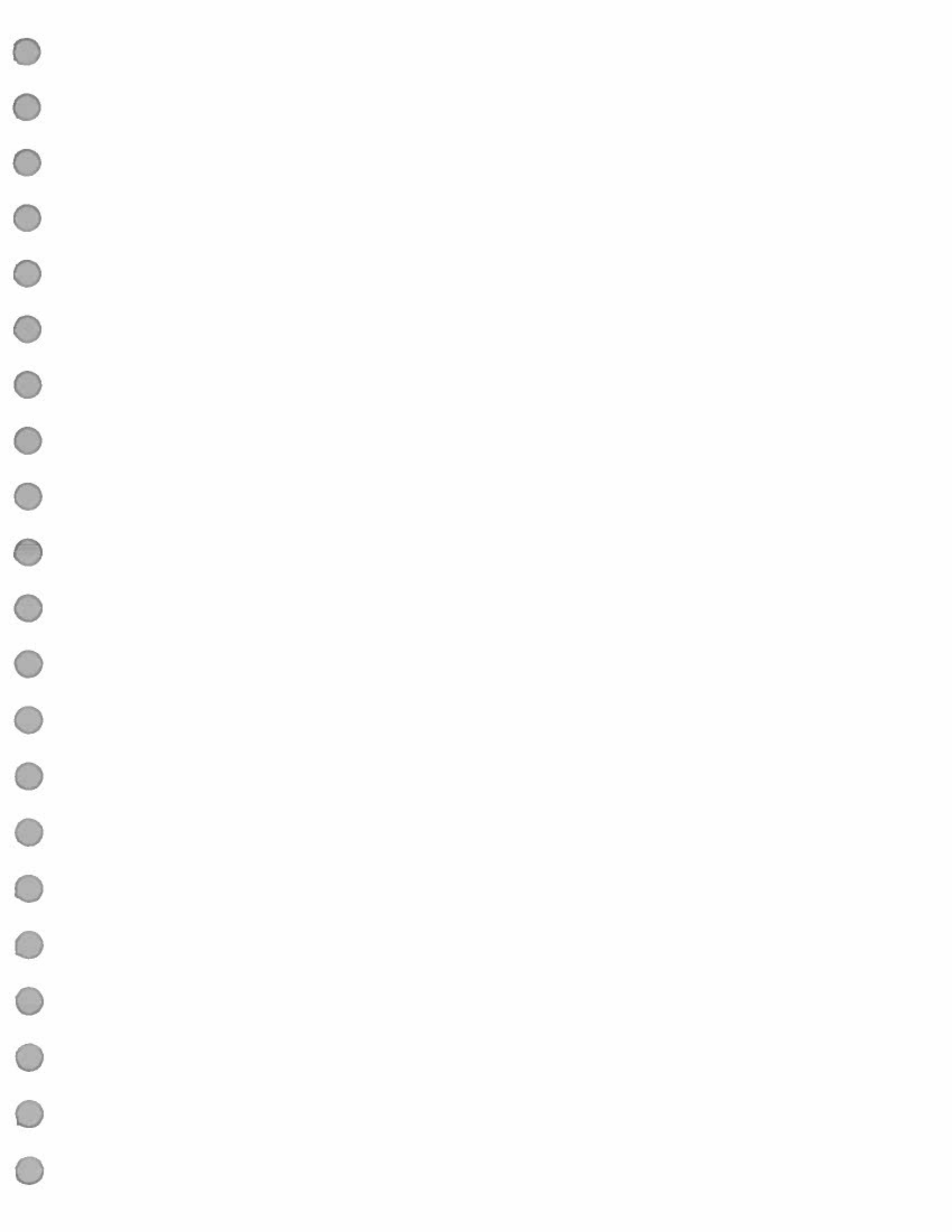
Concept

Issued: 1/13/17

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Summary

This document contains our concept plans for the elevator feasibility study. This is based on the information from the As-Built drawings provided by the Village of Oak Park and a site visit. The objective was to study two primary locations to fit a passenger elevator in effort to extend public access to specific parts of the building. Total accessibility to all rooms in the Oak Park Village Hall is not the objective of this study.

The first location provides elevator access to the Police Department lobby located in the basement and Village services at the first floor half a floor above the entry. Currently there is an inclined lift along the stair handrails. This will be demolished to accommodate the construction of the proposed elevator. Reduction in stair width was discussed to minimize the obstruction of the Adjudication and Cashier Offices. As a study we have included this as an option for conceptual purposes. If implemented, we recommend a thorough investigation on occupancy load and egress routes in the next phase of design.

The second location is the east wing where access to the Council Chamber's mezzanine floor is desired. Currently there is a vertical wheelchair lift. An option to provide an elevator in the same location was discussed. However, the smallest footprint of a 2500lb passenger elevator was too large and obstructed egress from the Restrooms. Reducing plumbing fixture count on the first floor was also discussed. Due to the adjacency to the Lecture Hall and several public spaces, we would recommend performing a thorough occupancy load and plumbing calculation in the next phase of design.

We propose a machine-roomless traction elevator. This type of elevator is well-tested, relatively economical and less maintenance than a hydraulic elevator. Our basis-of-design is KONE Ecospace. At each location, the space parameters varied as well as elevator cab ingress and egress methods. The proposed south entry elevator requires three stops and a pass-through door with a service load of 4000lbs. This capacity accommodates a full stretcher, but more costly. The proposed east wing elevator has a potential to accommodate a stretcher as indicated in Option A. We have studied the possibility of using a 2500lb passenger elevator that may be preferred in a limited space in Option B & C. Consideration of cab size should be evaluated based on the average number of people served and the frequency of use.

In respect to the Harry Weese landmark building, in our preliminary investigation, the elevator overrun for an 8 ft high cab is approximately 13 ft from the finish floor of the top landing. In our initial evaluation, elevator overrun is under the existing roof and roof structure. An alternate proposal considers an elevator exterior of the building. Our intent is to maintain the integrity of the architecture, dovetailing a well-detailed glass enclosure to the Council Chamber tube. Our next iteration will verify structural impact for the elevator hoistway, enclosure, hoist beam size and support off the existing structure for each option.

In both locations, space is limited and current program functions are impacted. It is our understanding that the following rooms are considered spaces that may be relocated or repurposed that **does not have a major impact** on existing functions.

- Conference B101
- Firing Range B185
- Cashier 151
- Storage Room 222

Disrupting and reducing area the following room is identified as **having major impact** on existing function:

- Men's locker B180

The following rooms are found to have **major utility relocation** impacts.

- Shower B161
- Mechanical B102
- Janitor 135

Conclusive to the study, concept options with **major functional and structural** impacts are identified.

The **South Elevator Option A** proposes reprogramming the Cashier Office, Mezzanine Offices and path of egress. Interior design considerations include hoistway appearance and possible extension of the Mezzanine level to provide a path of egress.

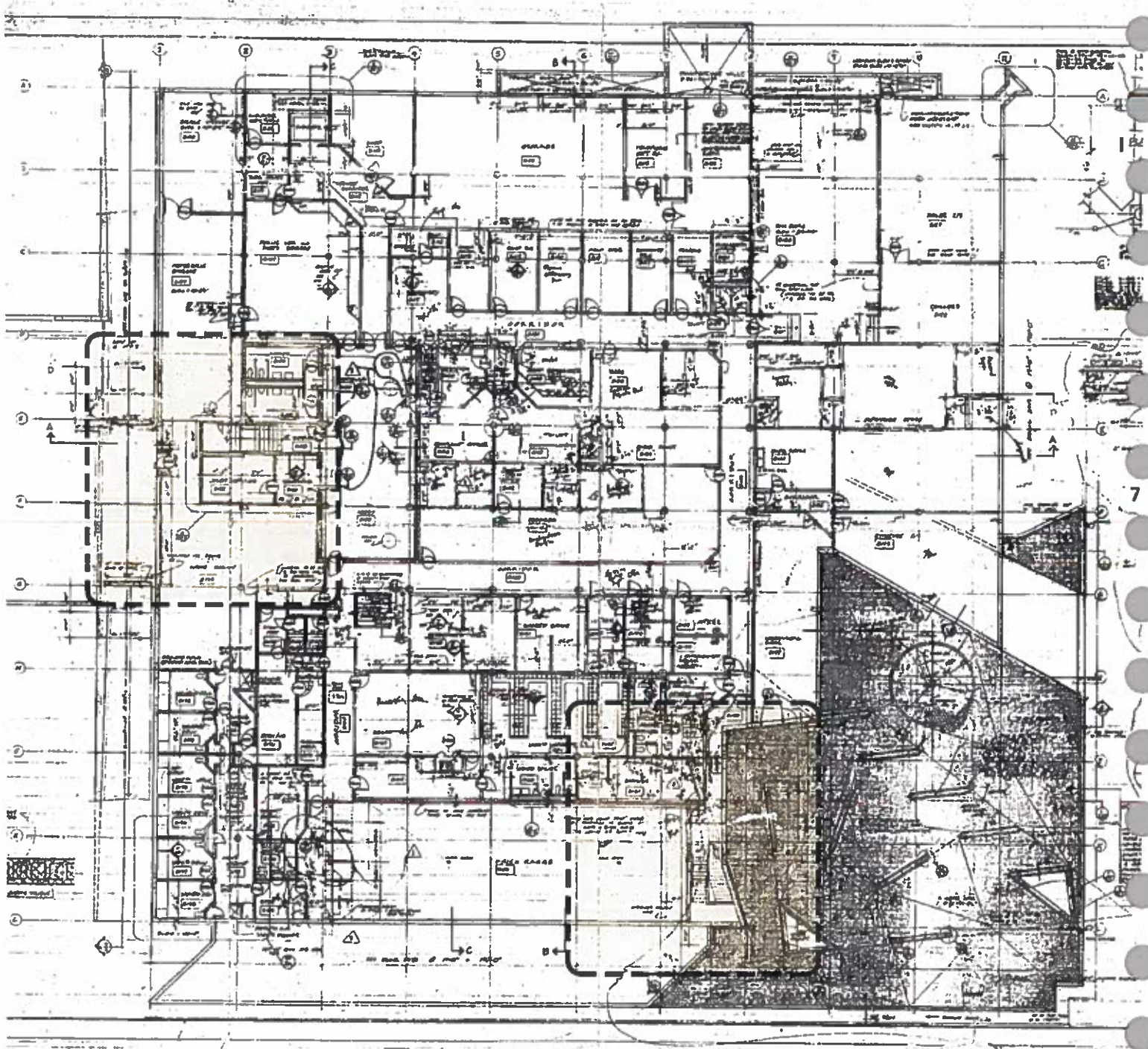
The **South Elevator Options B & C** proposes reprogramming the Mezzanine Offices and path of egress. The Balcony will be obstructed and require exterior wall work. Landmark approval may be required for modifications to the exterior appearance. Interior design considerations include hoistway appearance and possible extension of the Mezzanine level to provide a path of egress.

The **East Elevator Option A** proposes major roof structural work to provide a path for the hoistway and elevator over run and major relocation of utilities primarily found in the Janitors Closet on the first floor. Landmark approval will be required for modifications to the exterior appearance visible from the courtyard and potentially Madison Street. This option has the most functional impact in the Basement. The Shower Room would be relocated or removed.

The **East Elevator Option B** proposes relocating existing mechanical and electrical. Probable structural cost to roof is less than Option A as the hoistway passes through existing roof joists. Landmark approval will be required for modifications to the exterior appearance visible from the courtyard and potentially Madison Street.

The **East Elevator Option C1 & C2** proposes adding a new vestibule and elevator in between the Council Chamber and the main building. No major work inside the existing building. Landmark approval will be required for modifications to the exterior appearance visible from the courtyard and Madison Street.

Provided is also a rough order of magnitude in probable construction cost.



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 123 Madison Street
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PROJECT NO.

8/10/16

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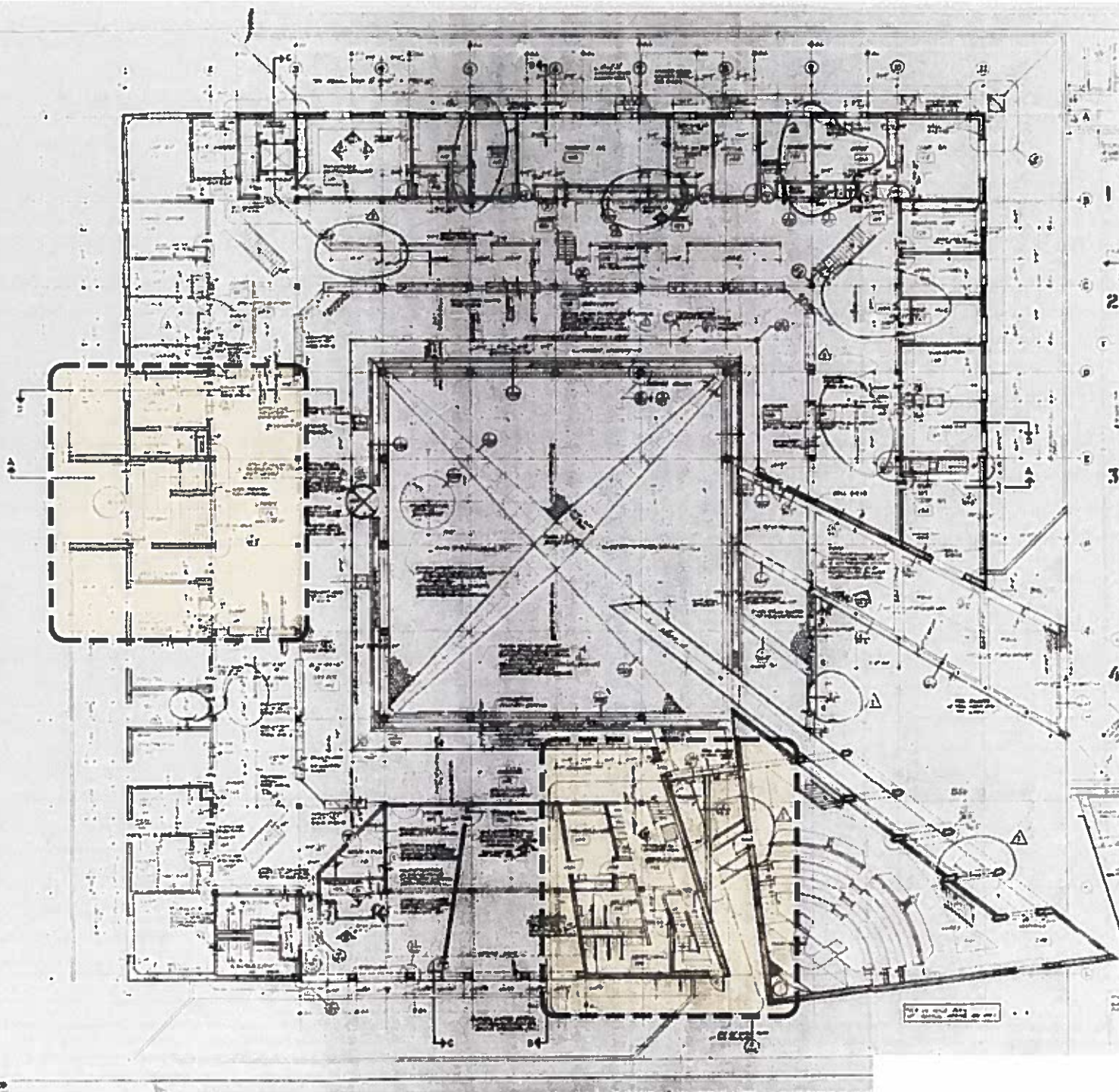
Basement Floor Key Plan

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DRAWING SCALE

SKETCH NO.



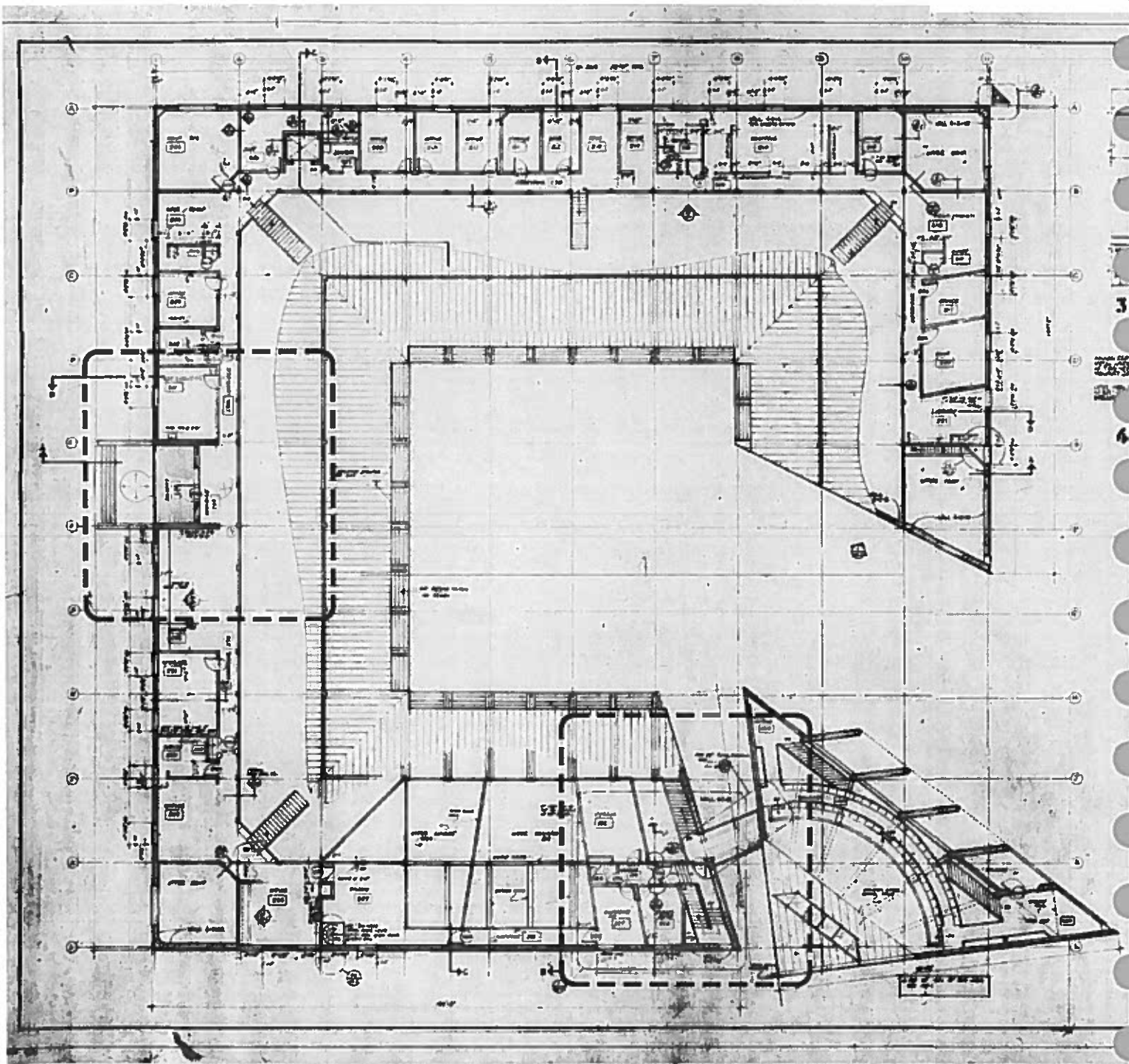
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First Floor Key Plan
 DRAWING NAME
 1/32" = 1'-0"
 DRAWING SCALE

SKETCH NO.



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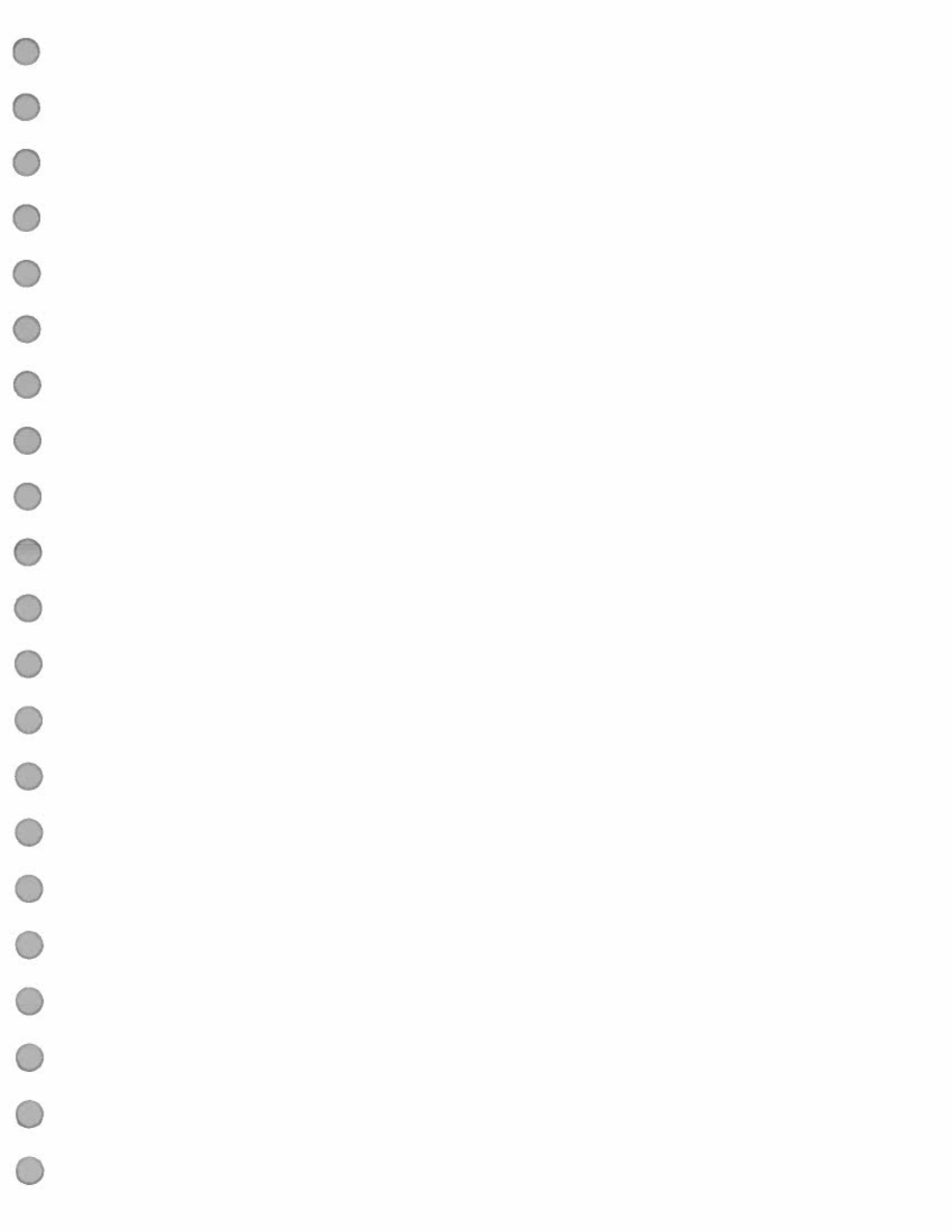
Mezzanine Floor Key Plan

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DRAWING SCALE

SKETCH NO.



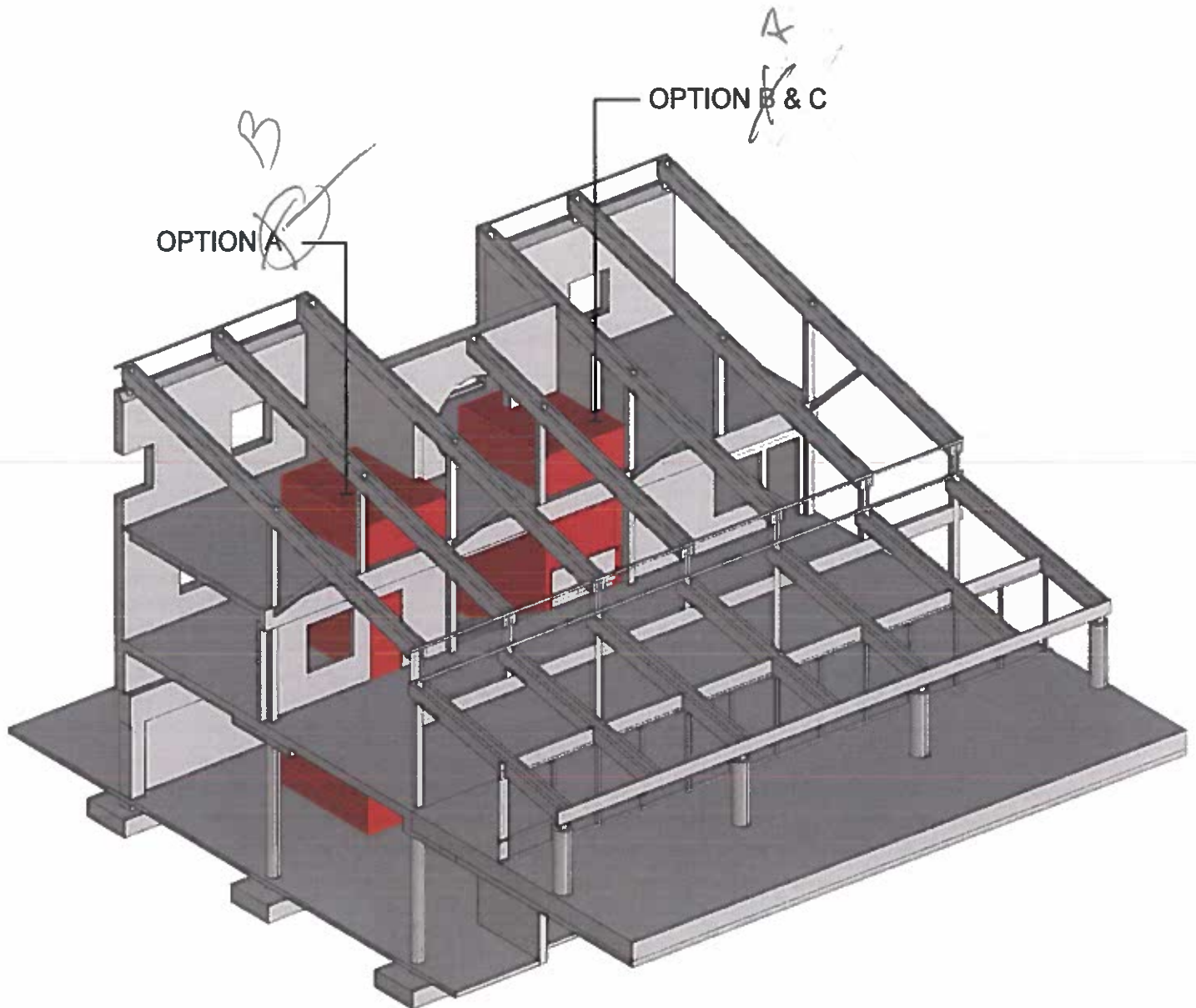
OAK PARK VILLAGE HALL ELEVATOR FEASIBILITY STUDY

PROBABLE CONSTRUCTION COST ESTIMATE

SUMMARY OF OPTIONS

Ross Barney Architects

1/10/17



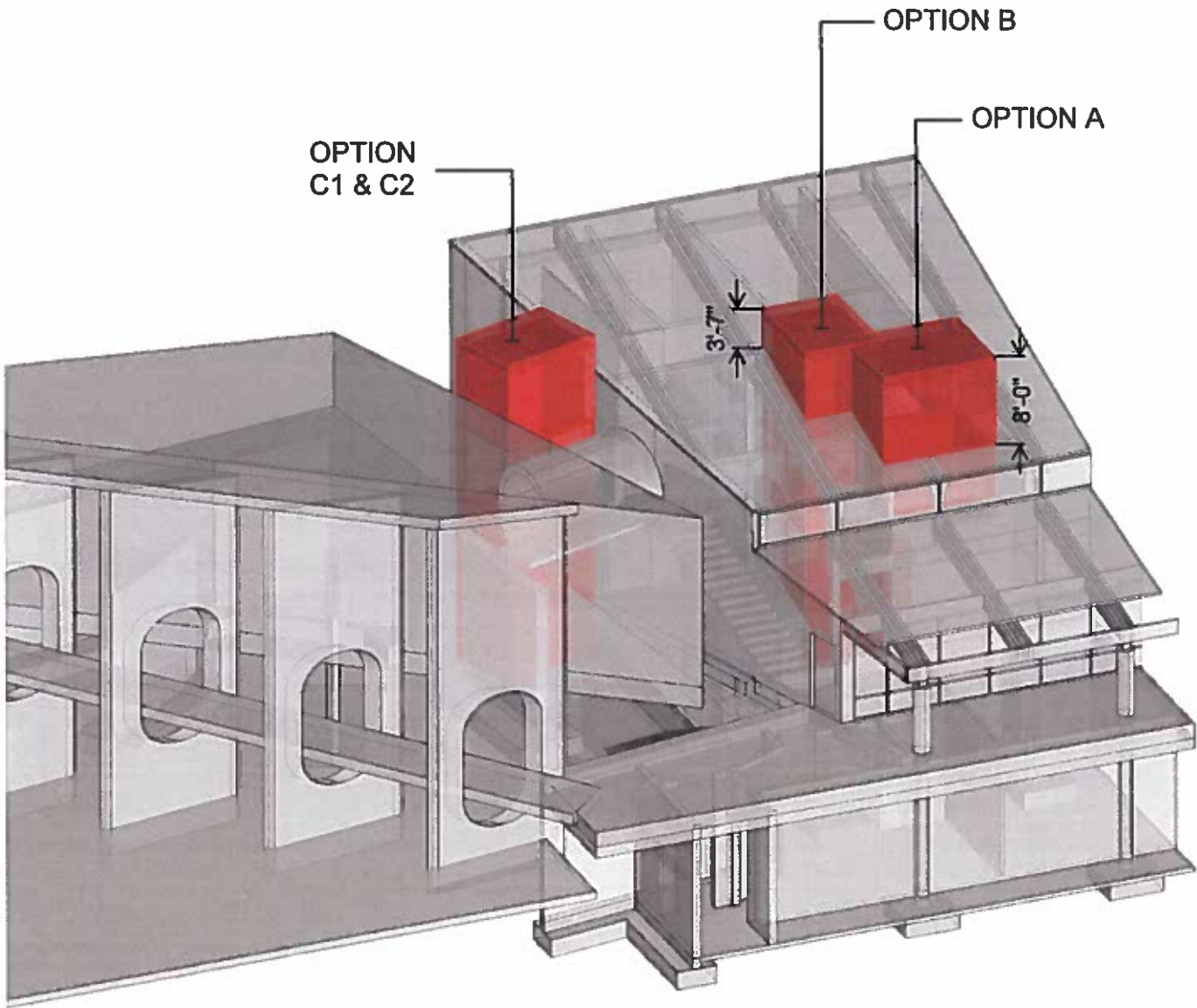
SOUTH ELEVATOR COST MATRIX

	Construction Cost
OPTION A	\$684,320.00
OPTION B	\$657,860.00
OPTION C	\$707,860.00

preferred by "RB"

OAK PARK VILLAGE HALL ELEVATOR FEASIBILITY STUDY

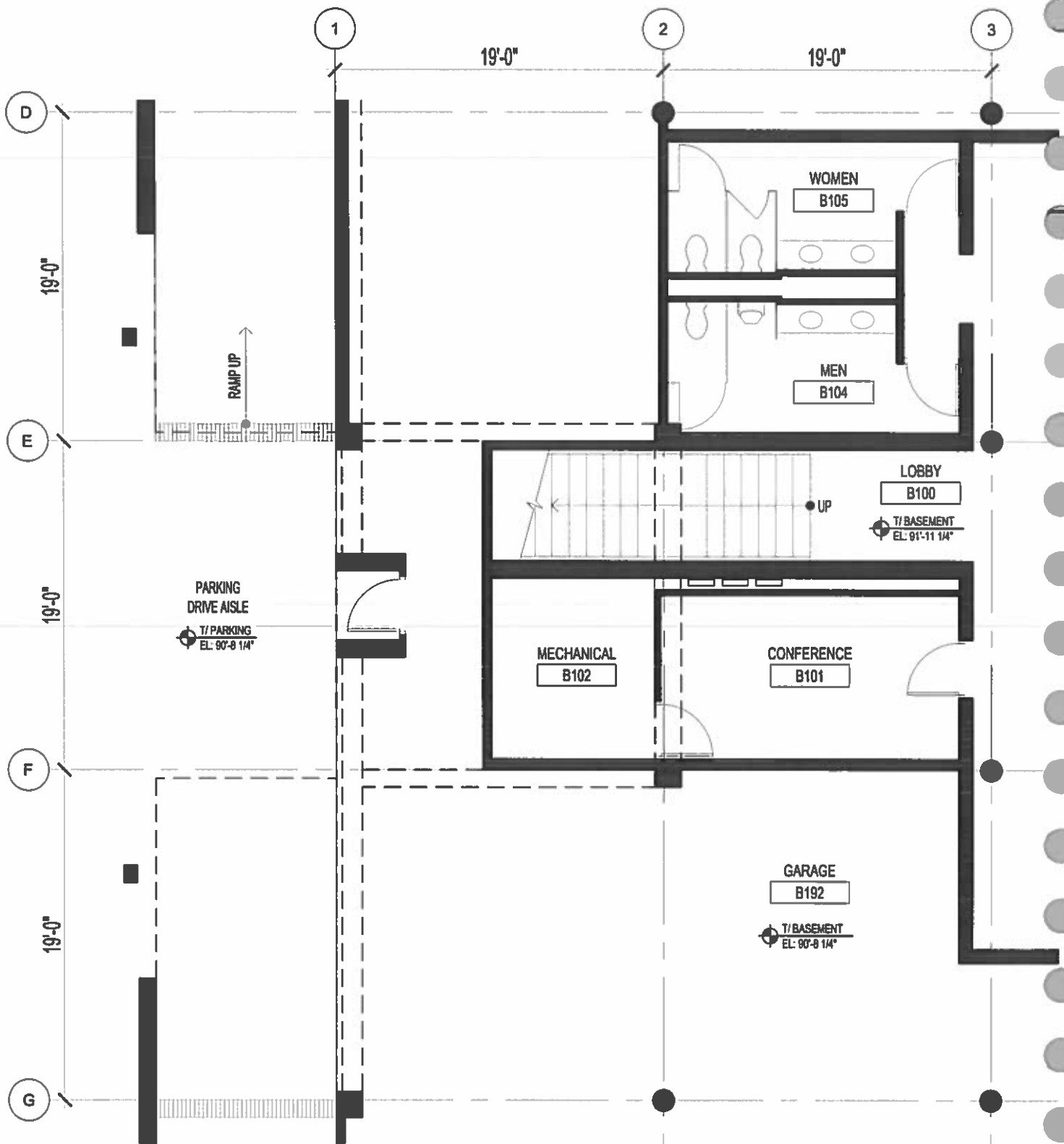
PROBABLE CONSTRUCTION COST ESTIMATE
SUMMARY OF OPTIONS
Ross Barney Architects
1/10/17



EAST ELEVATOR COST MATRIX

	Construction Cost
OPTION A	\$688,000.00
OPTION B	\$609,250.00
OPTION C1 & C2	\$586,650.00

Preferred by "RB"



Oak Park Village Hall Elevator Feasibility

123 Madison Street
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1668.00

PROJECT NO.

8/10/16

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Enlarged Basement Plan: SOUTH

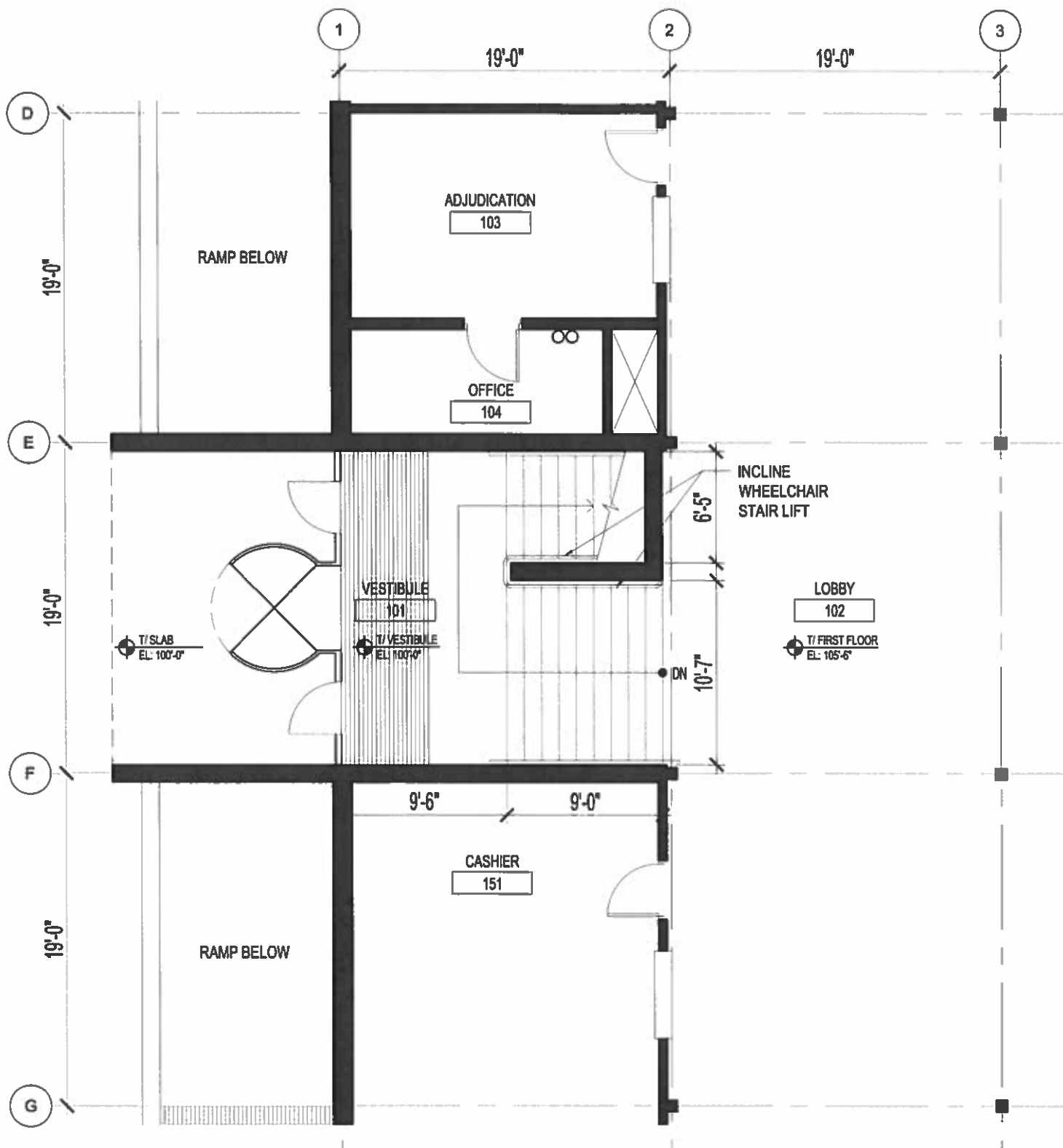
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DRAWING SCALE

EXISTING

SKETCH NO.



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PROJECT NO.

8/10/16

DATE

Enlarged First Floor Plan: SOUTH

DRAWING NAME

1/8" = 1'-0"

DRAWING SCALE

EXISTING

SKETCH NO.



Oak Park Village Hall Elevator Feasibility

123 Madison Street
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1668.00

PROJECT NO.

8/10/16

DATE

Enlarged Basement Plan: SOUTH

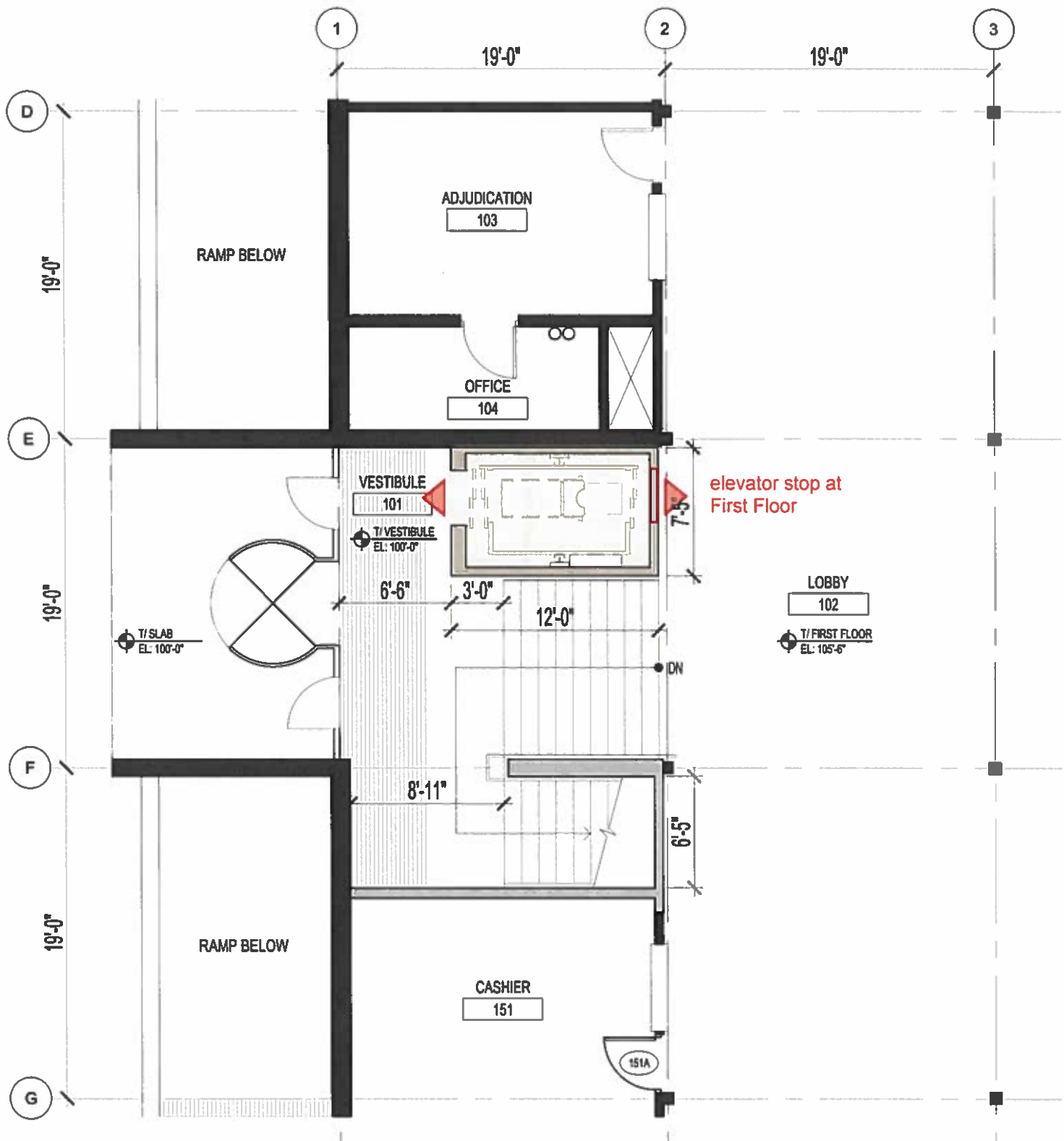
DRAWING NAME

1/8" = 1'-0"

DRAWING SCALE

OPTION A

SKETCH NO.



Impacted area

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PROJECT NO.

8/10/16

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Enlarged First Floor Plan: SOUTH

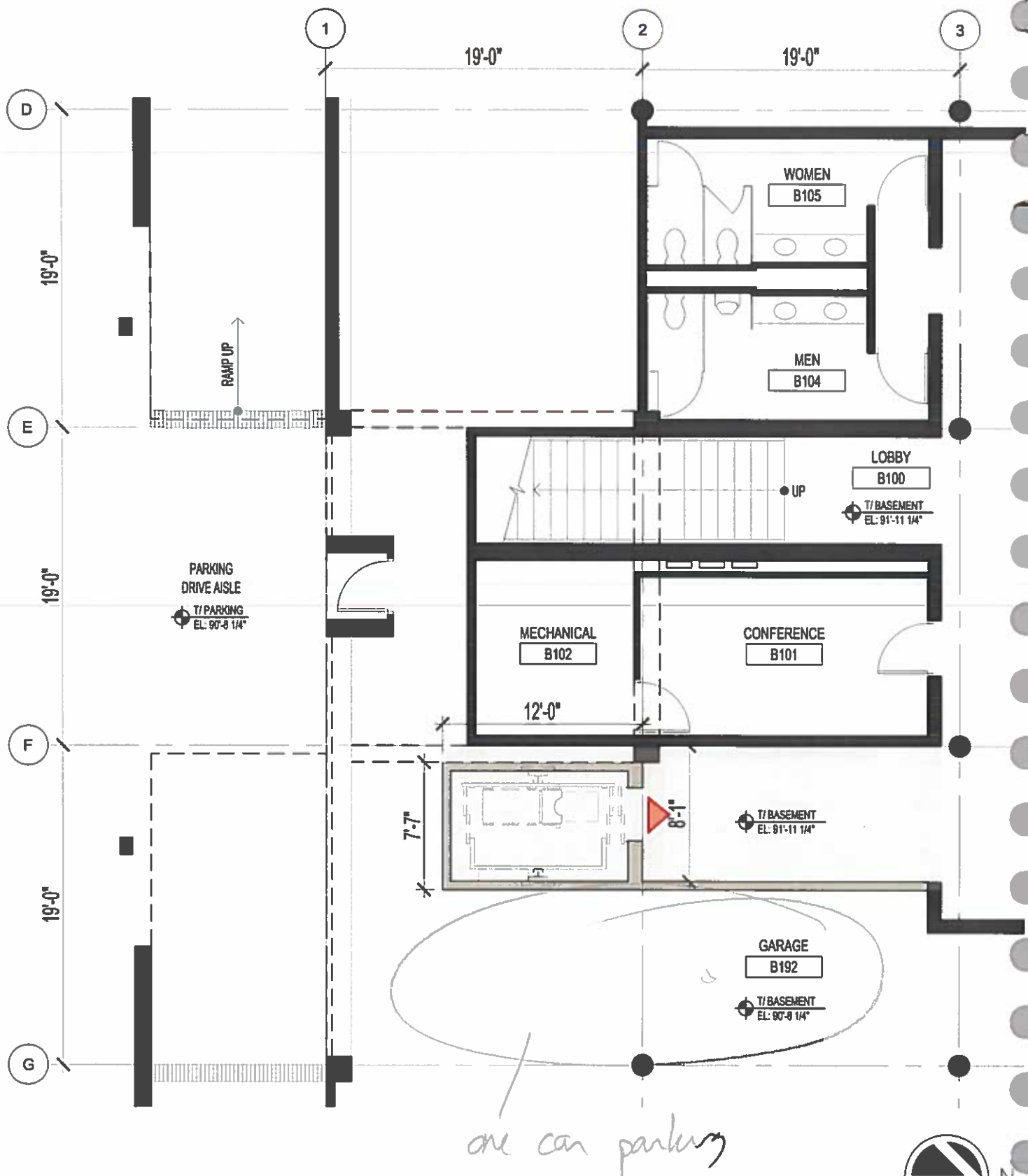
DRAWING NAME

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DRAWING SCALE

OPTION A

SKETCH NO.



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PROJECT NO.

8/10/16

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Enlarged Basement Plan: SOUTH

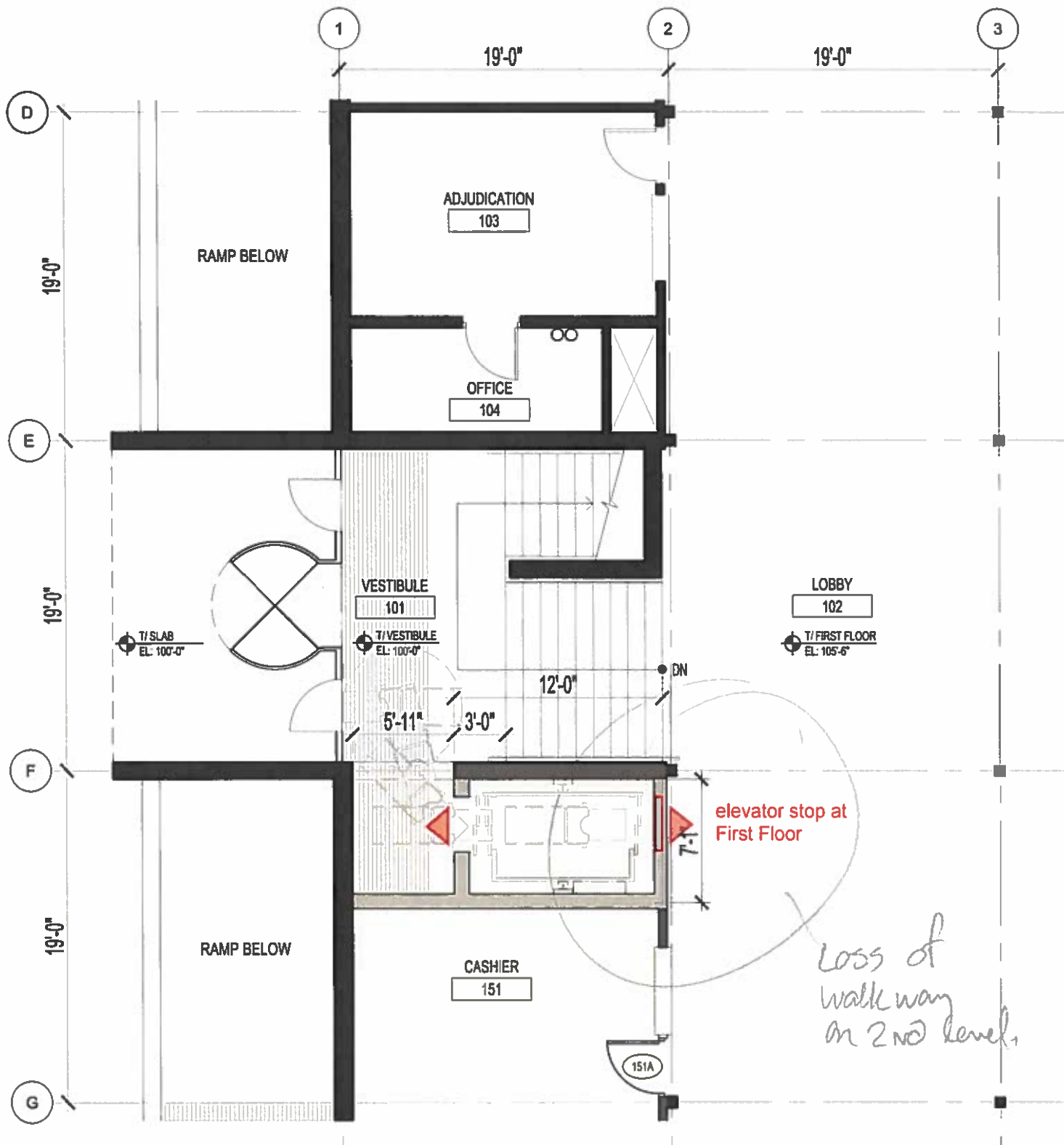
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DRAWING SCALE

OPTION B

SKETCH NO.



Impacted area

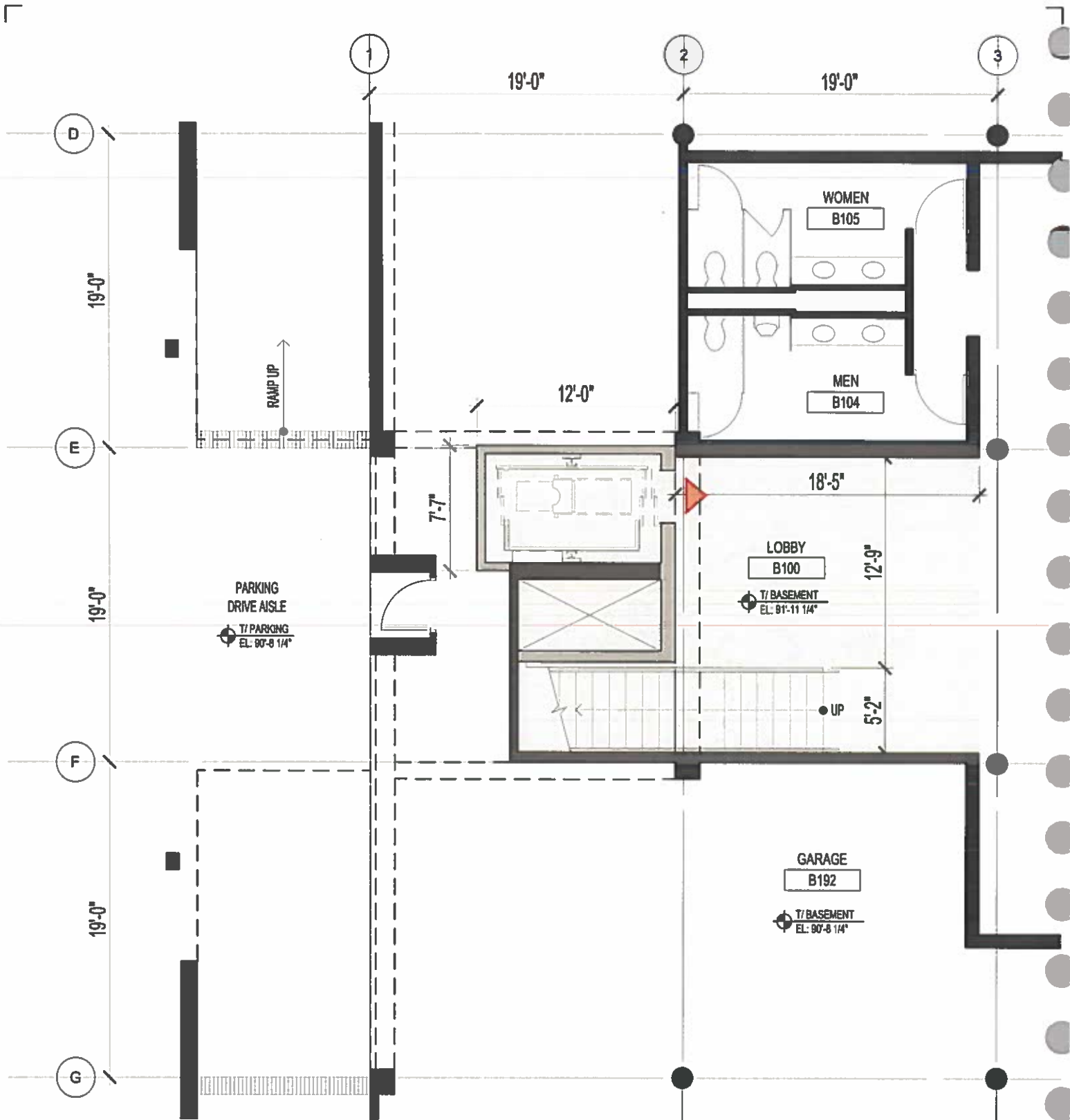
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1668.00
 PROJECT NO.
 8/10/16
 DATE

Enlarged First Floor Plan: SOUTH
 DRAWING NAME
 1/8" = 1'-0"
 DRAWING SCALE

OPTION B
 SKETCH NO.



Oak Park Village Hall Elevator Feasibility

123 Madison Street
 Oak Park, IL 60302

1668.00

PROJECT NO.

8/10/16

DATE

Enlarged Basement Plan: SOUTH

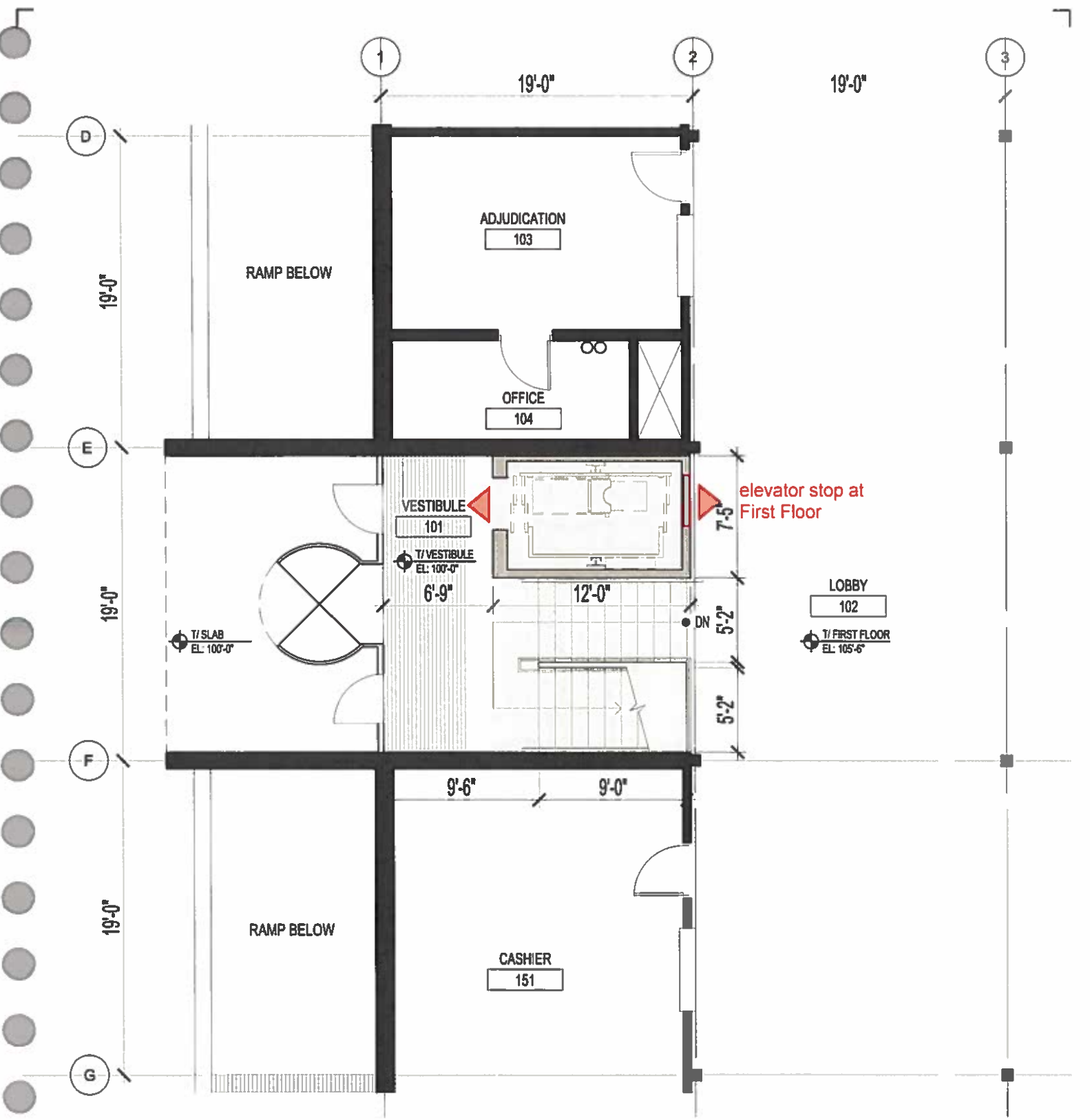
DRAWING NAME

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DRAWING SCALE

OPTION C

SKETCH NO.



 Impacted area

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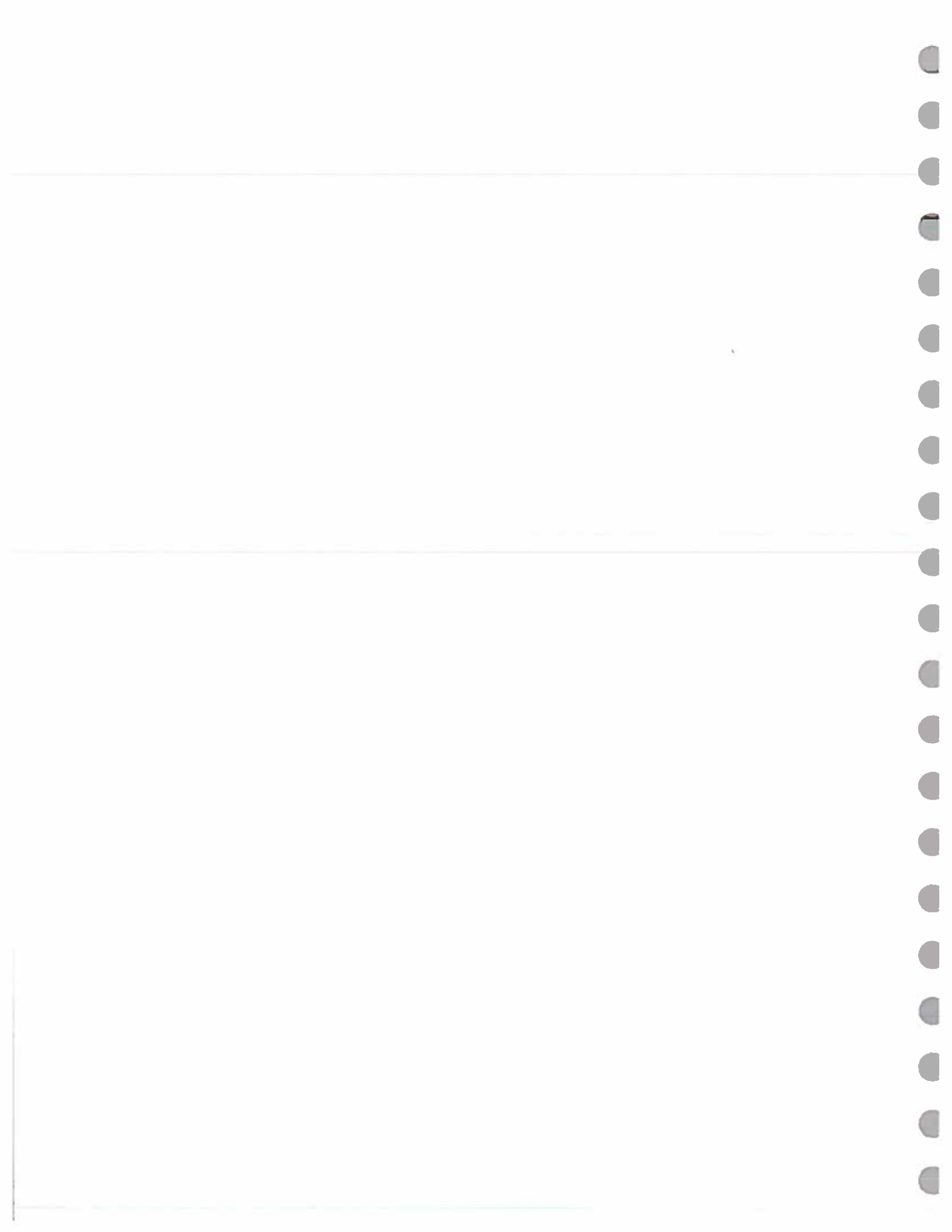
1668.00	Enlarged First Floor Plan: SOUTH	
PROJECT NO.	DRAWING NAME	
8/10/16	1/8" = 1'-0"	OPTION C
DATE	DRAWING SCALE	SKETCH NO.

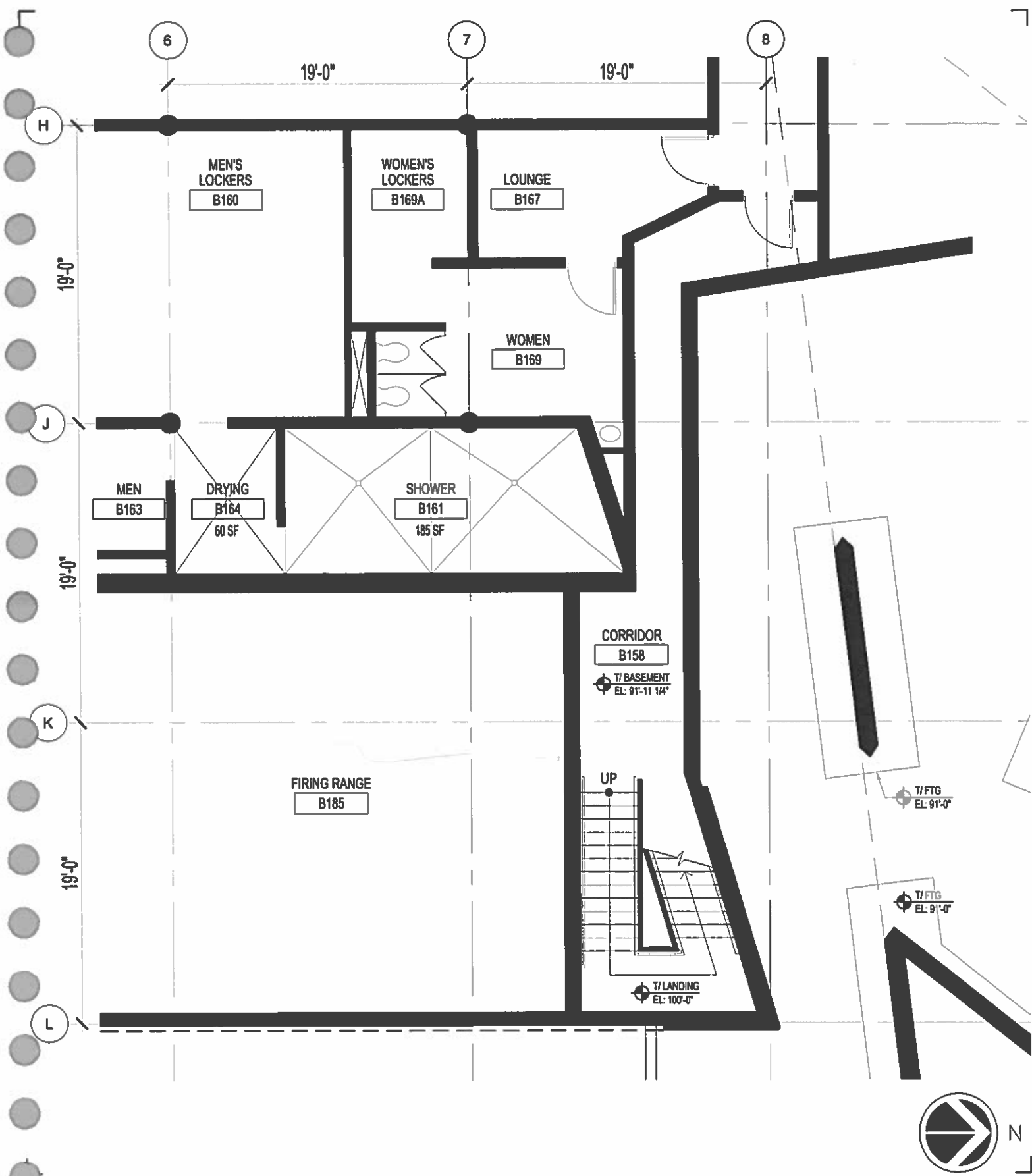
SOUTH ELEVATOR

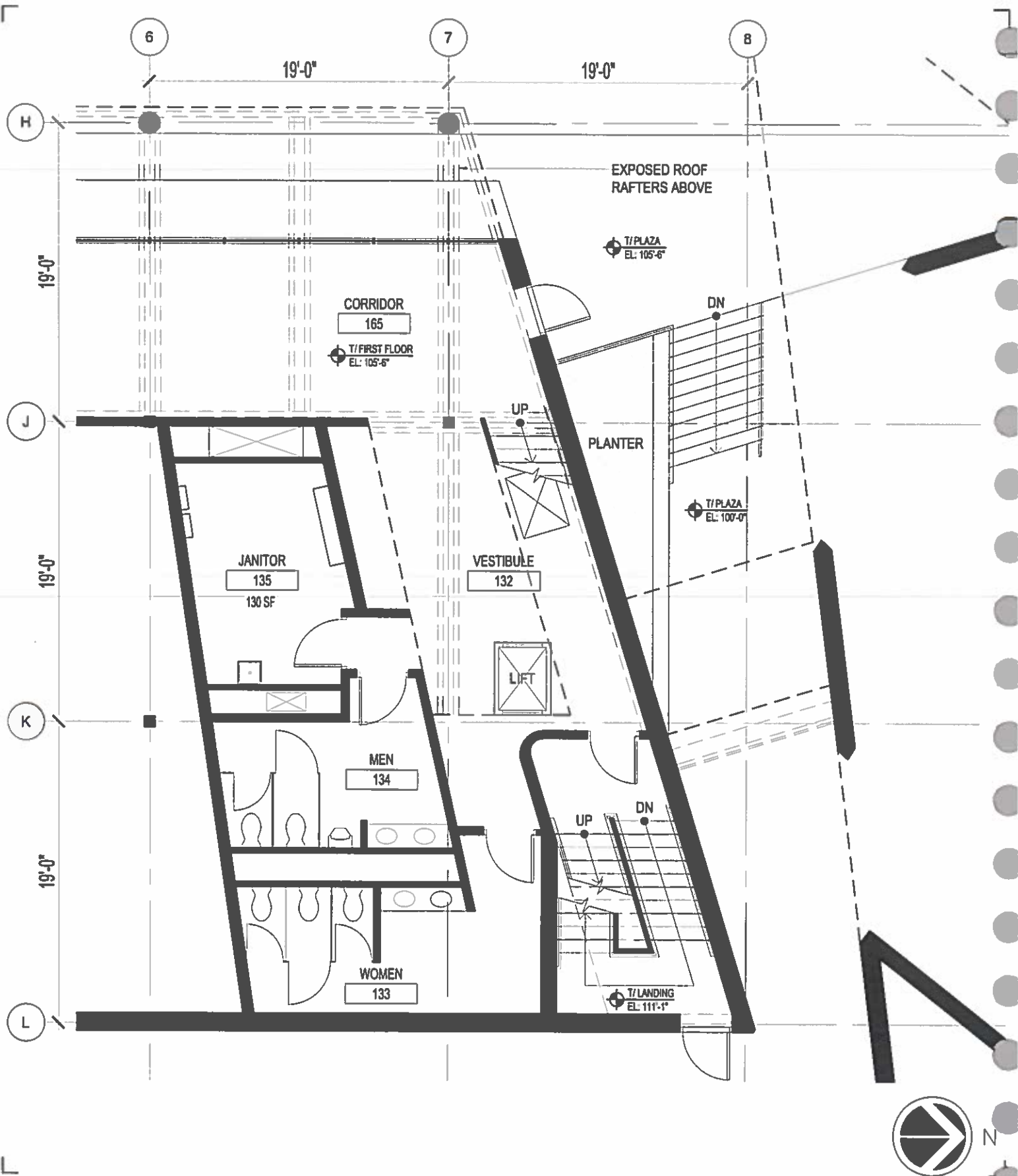
A	B	C
Architectural	Relocate stair run to Basement south of column line F. Locate new elevator in place of existing stair.	Maintain entry stair. Locate new elevator south of column line F. <u>Pros</u> Accommodates stretcher. Maintains wide stairs to Lobby. Provides clear direction to Police reception.
	<u>Pros</u> Accommodates stretcher. Maintains wide stairs to Lobby. Provides clear direction to Police reception.	<u>Pros</u> Accommodates stretcher. Maintains wide stairs to Lobby. Provides clear direction to Police reception. Increased Police lobby. Maintains Cashier room. Maintains Garage space.
	<u>Cons</u> Reduction of Cashier room. Reduction of Garage space. Width remaining for vehicular parking is 10'-6".	<u>Cons</u> Reduction of Cashier room. Reduction of Garage space. Width remaining for vehicular parking is 10'-6". Stretcher maneuvering a challenge.
Structural	to be determined.	to be determined.
Mechanical	Reroute 18x16 exhaust duct run. Reroute an air terminal and associated supply ducts.	Reroute 18x16 exhaust duct run. Relocate 24x6 transfer duct. Reroute 36x10 return duct. Reroute an air terminal and associated supply ducts. Reroute an air terminal and associated supply ducts.
Electrical	Remove 3 light fixtures and associated wiring. Add new stair light fixtures. New power distribution for elevator.	Remove 6 light fixtures and associated wiring. Add new light fixtures for new stair. New power distribution for elevator. New light fixtures for expanded Police Lobby.
Plumbing	6" underground waste line requires coordination with elevator pit structure. Locations of 6 vent stacks along column line E to be verified.	6" underground waste line requires coordination with elevator pit structure. Locations of 6 vent stacks along column line E to be verified.

SOUTH ELEVATOR

Fire Protection	A			B			C		
	Connection or location of sprinkler valve may require evaluation. Relocate fire alarms and associated conduit and wiring as required per code.			Relocate sprinkler branch lines and main. Connection or location of sprinkler valve may require evaluation. Relocate fire alarms and associated conduit and wiring as required per code.			Relocate sprinkler branch lines and main. Connection or location of sprinkler valve may require evaluation. Relocate fire alarms and associated conduit and wiring as required per code.		







Oak Park Village Hall Elevator Feasibility

123 Madison Street
 Oak Park, IL 60302

1668.00

PROJECT NO.

8/10/16

DATE

Enlarged First Floor Plan: EAST

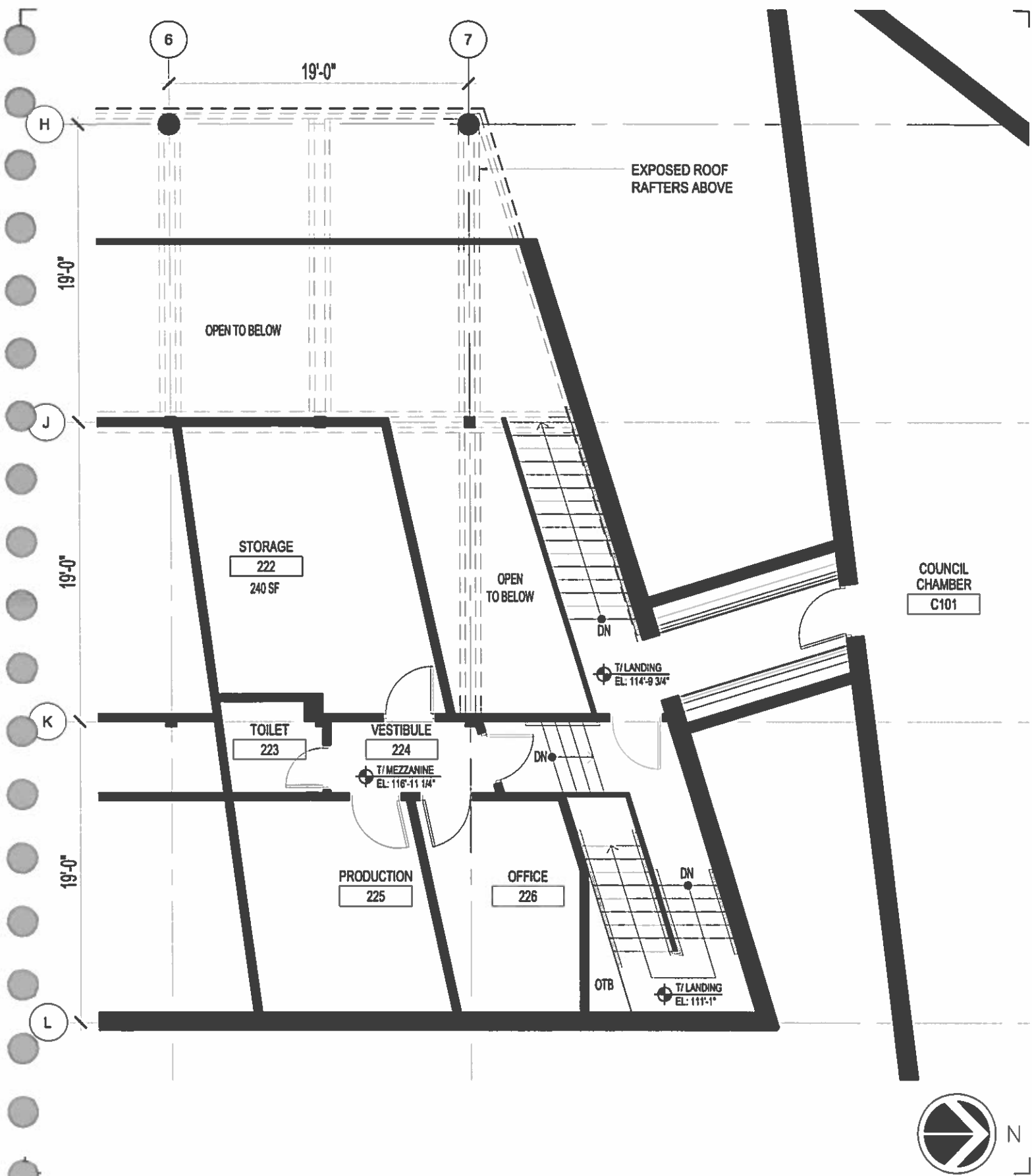
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DRAWING SCALE

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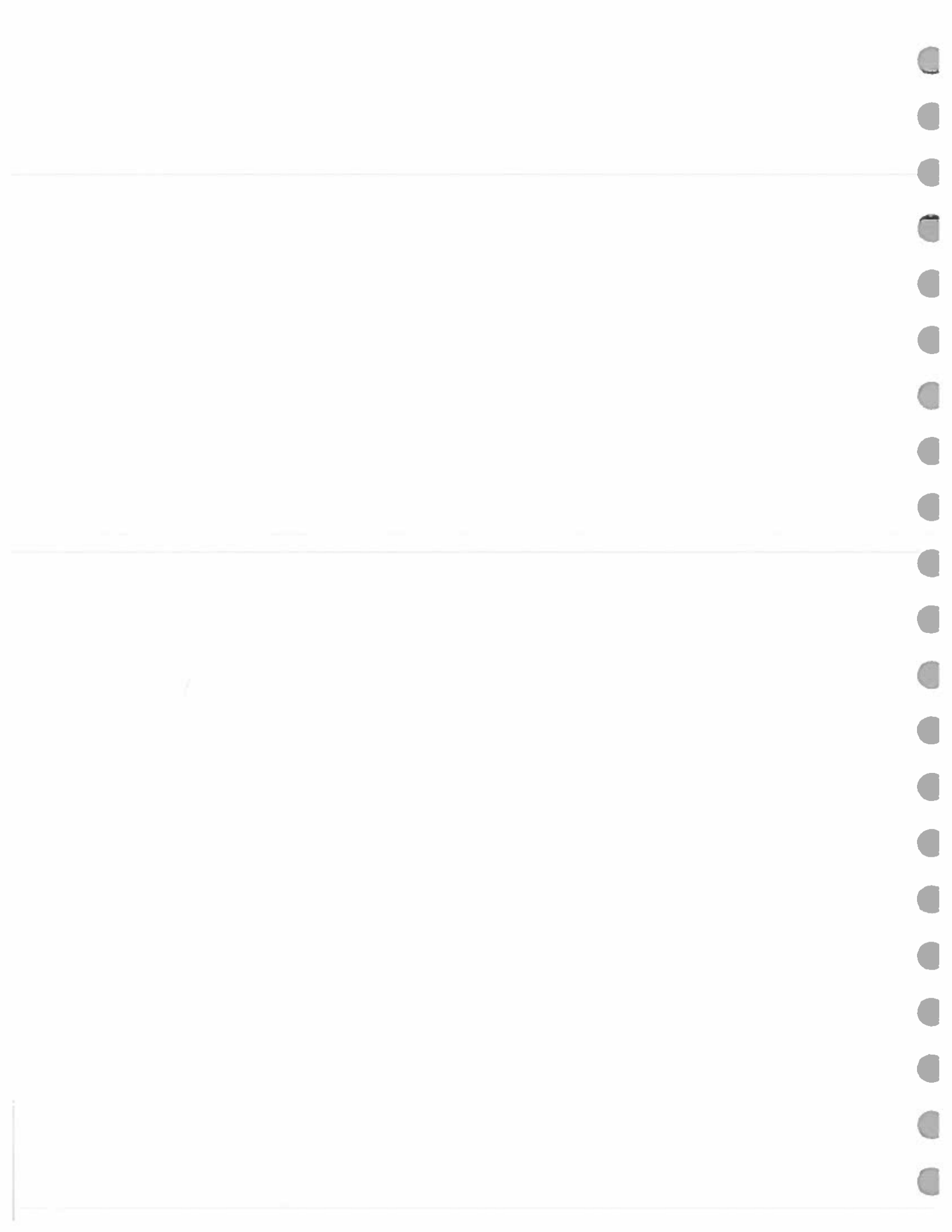
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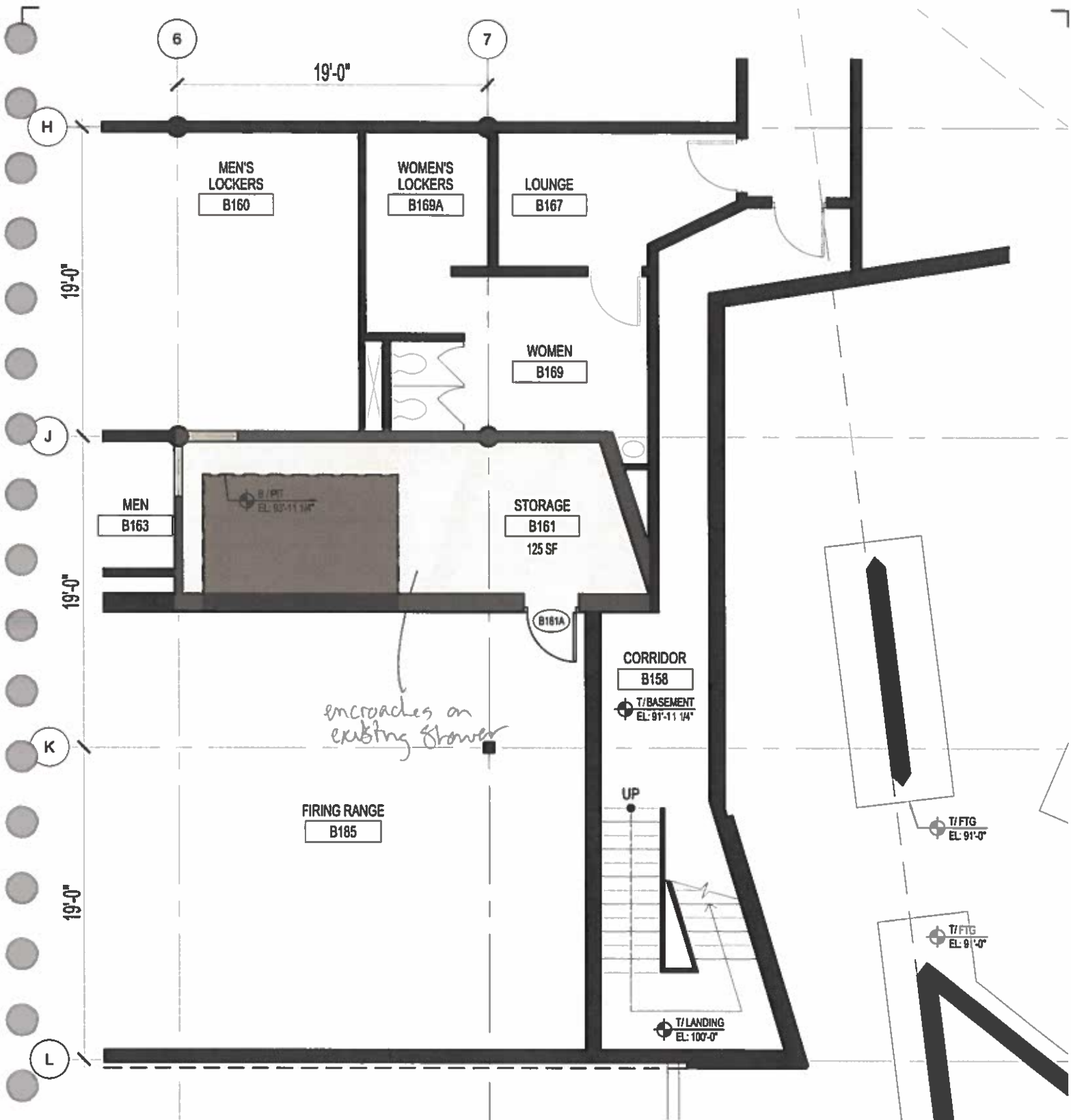


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PROJECT NO: 1668.00	DRAWING NAME: Enlarged MezzaPlan: EAST
DATE: 8/10/16	DRAWING SCALE: 1/8" = 1'-0"
	EXISTING SKETCH NO.





*encroaches on
existing shower*

- Elevator Pit - no occupancy below
- Impacted area

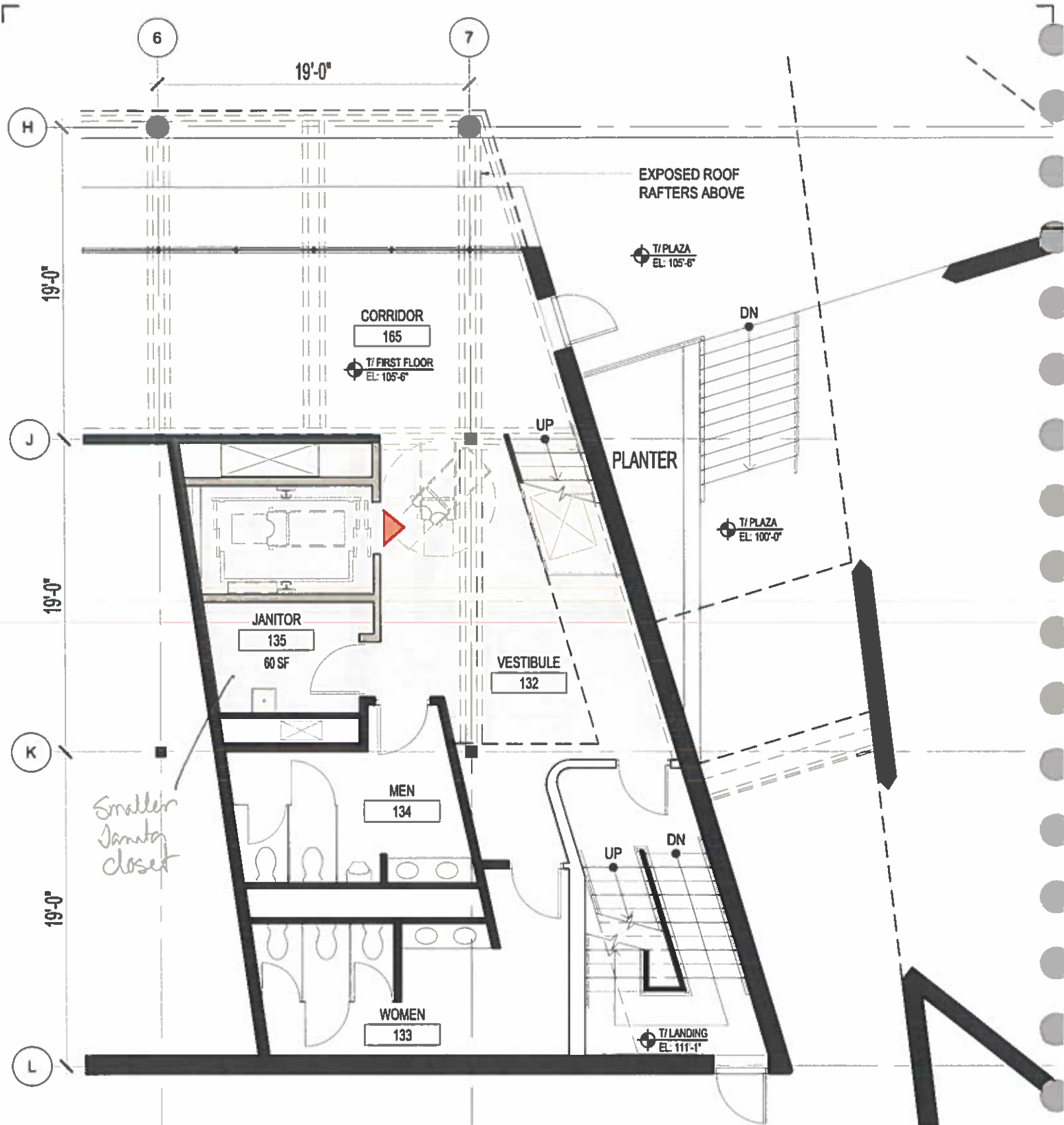


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1668.00
 PROJECT NO.
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Enlarged Basement Floor Plan: EAST
 DRAWING NAME
 1/8" = 1'-0"
 DRAWING SCALE
 OPTION A
 SKETCH NO.



Impacted area

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1668.00

PROJECT NO.

8/10/16

DATE

Enlarged First Floor Plan: EAST

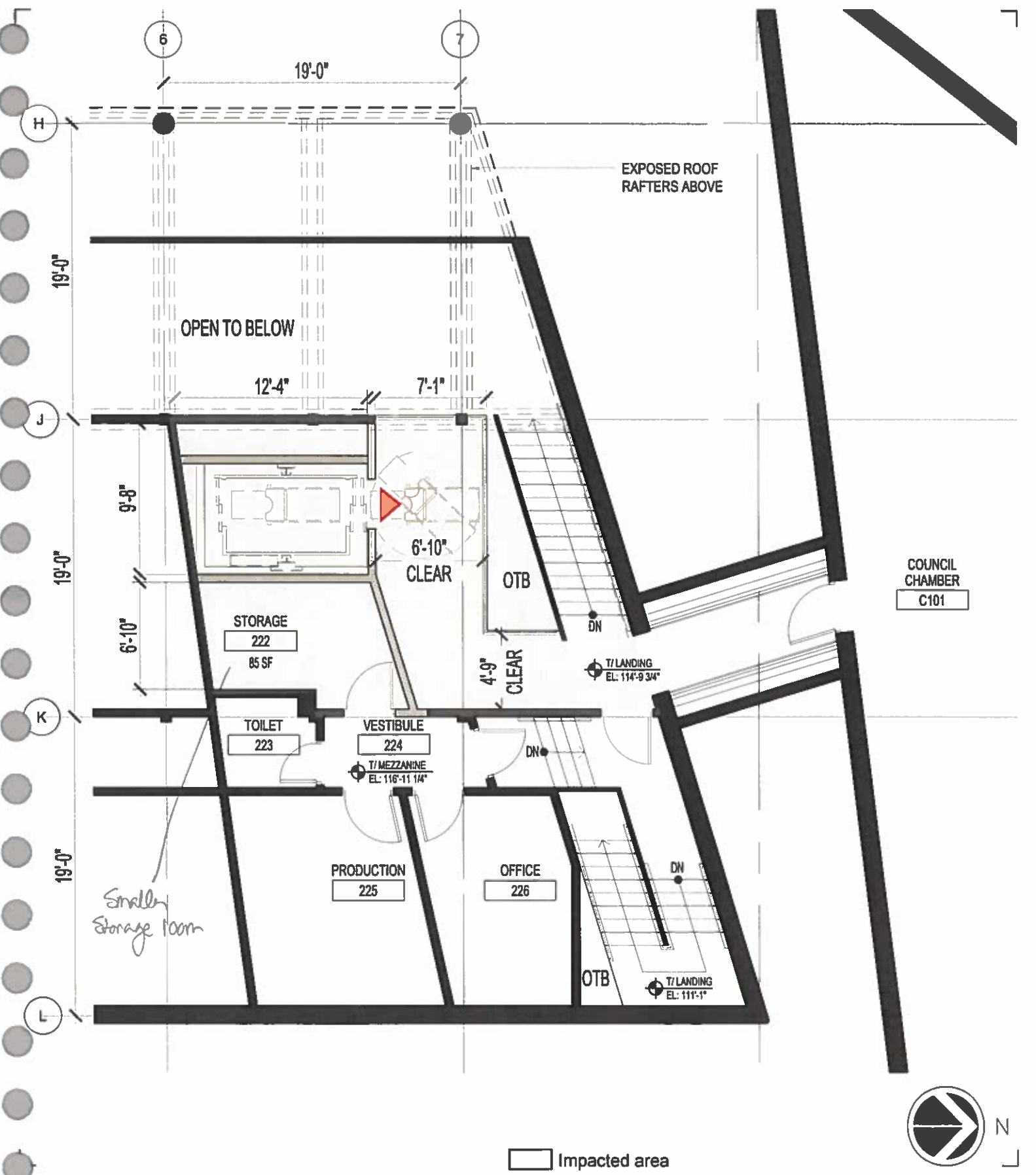
DRAWING NAME

1/8" = 1'-0"

DRAWING SCALE

OPTION A

SKETCH NO.



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Impacted area

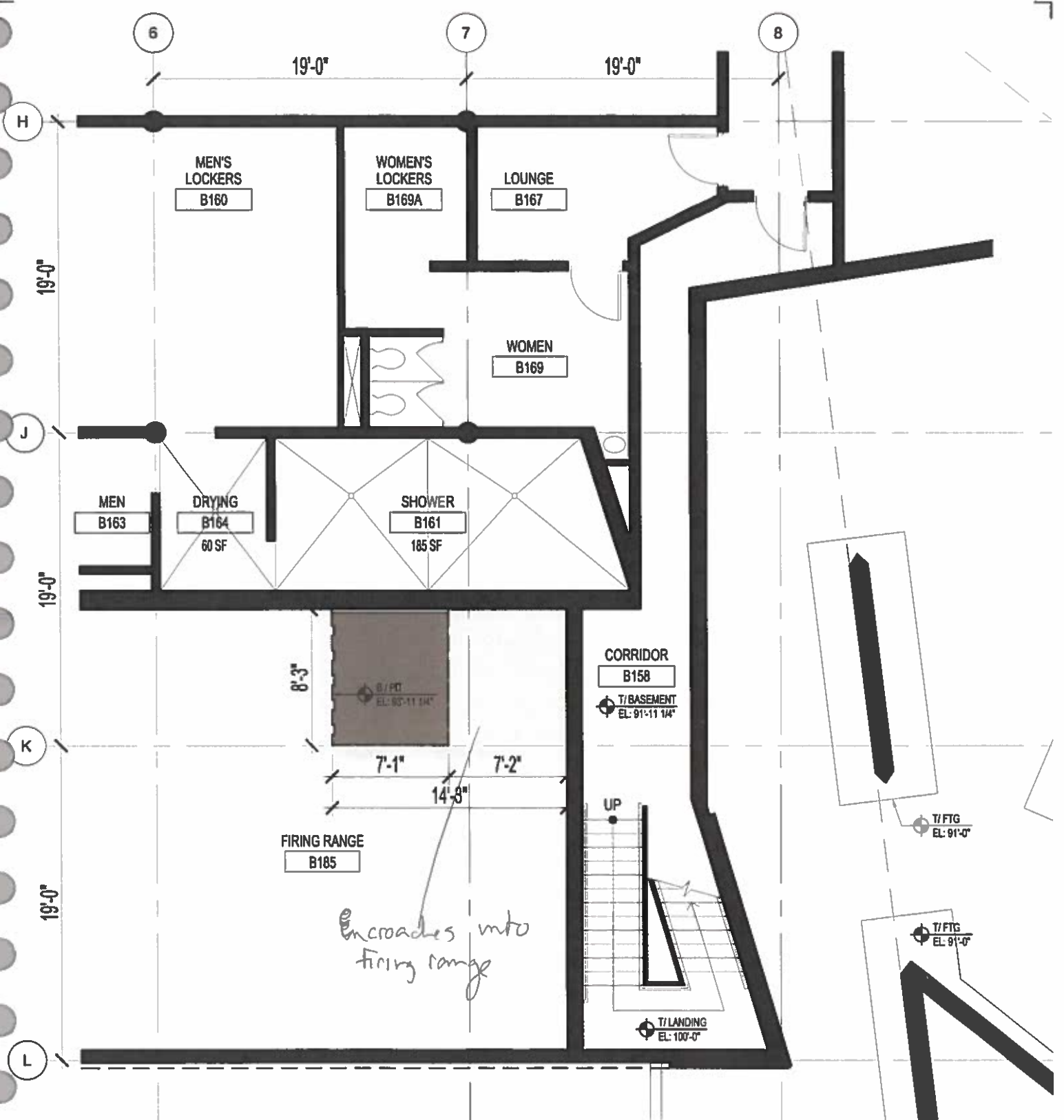
Oak Park Village Hall Elevator Feasibility
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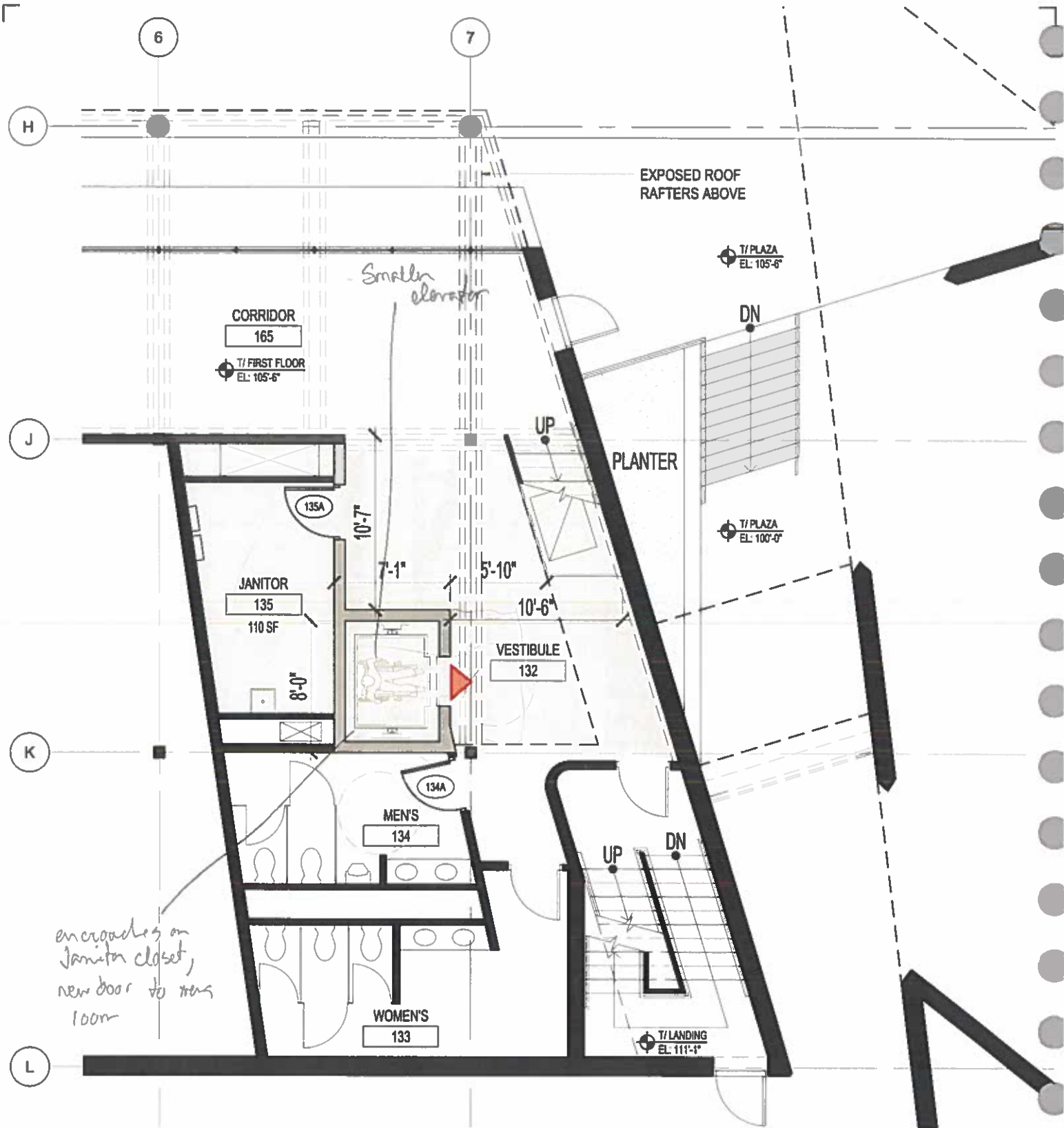
1668.00
 PROJECT NO.
 8/10/16
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Enlarged MezzaPlan: EAST
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 1/8" = 1'-0"
 DRAWING SCALE

OPTION A
 SKETCH NO.







Impacted area

Oak Park Village Hall Elevator Feasibility

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1668.00

PROJECT NO.:

8/10/16

DATE

Enlarged First Floor Plan: EAST

DRAWING NAME:

1/8" = 1'-0"

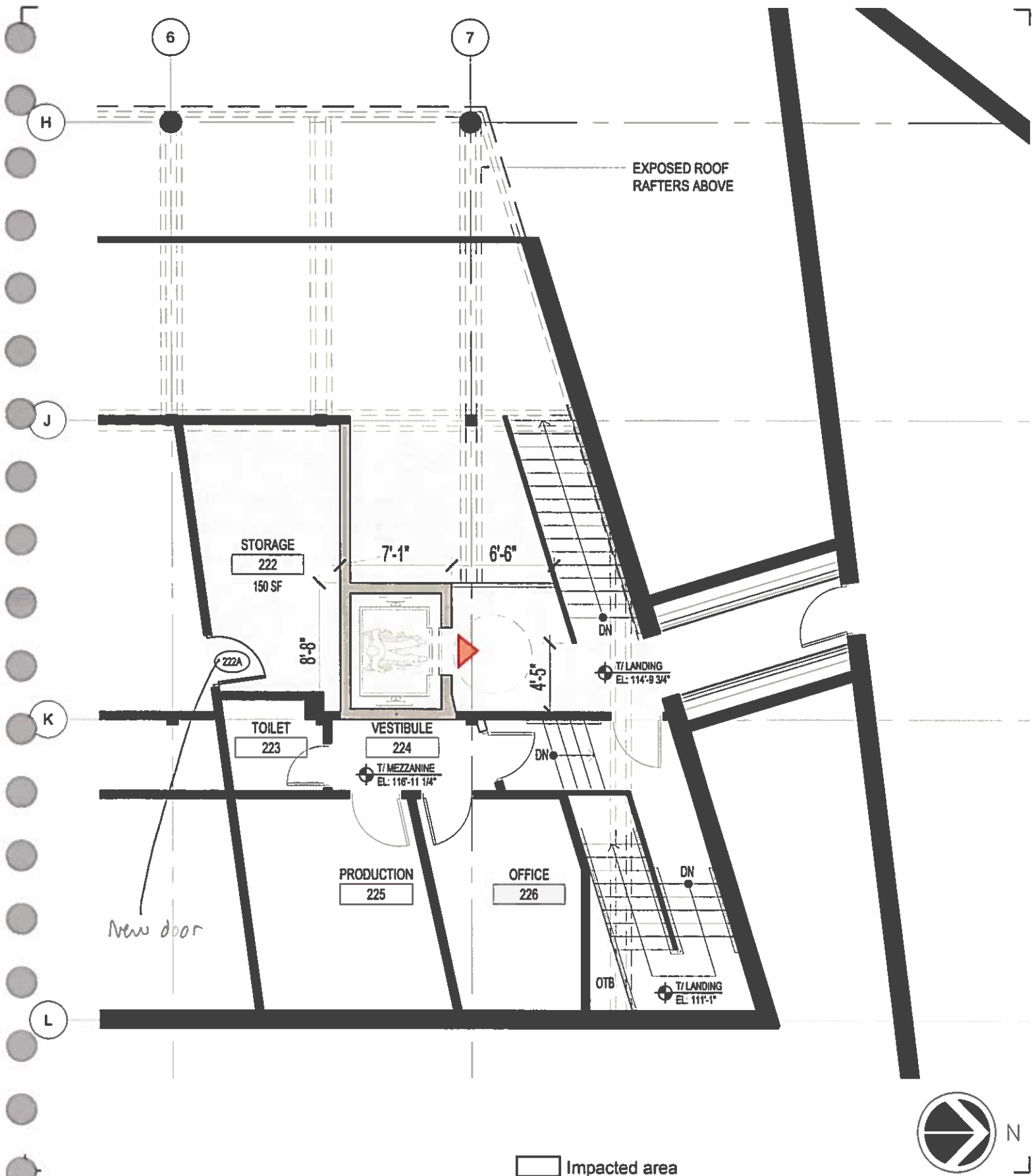
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OPTION B

SKETCH NO.

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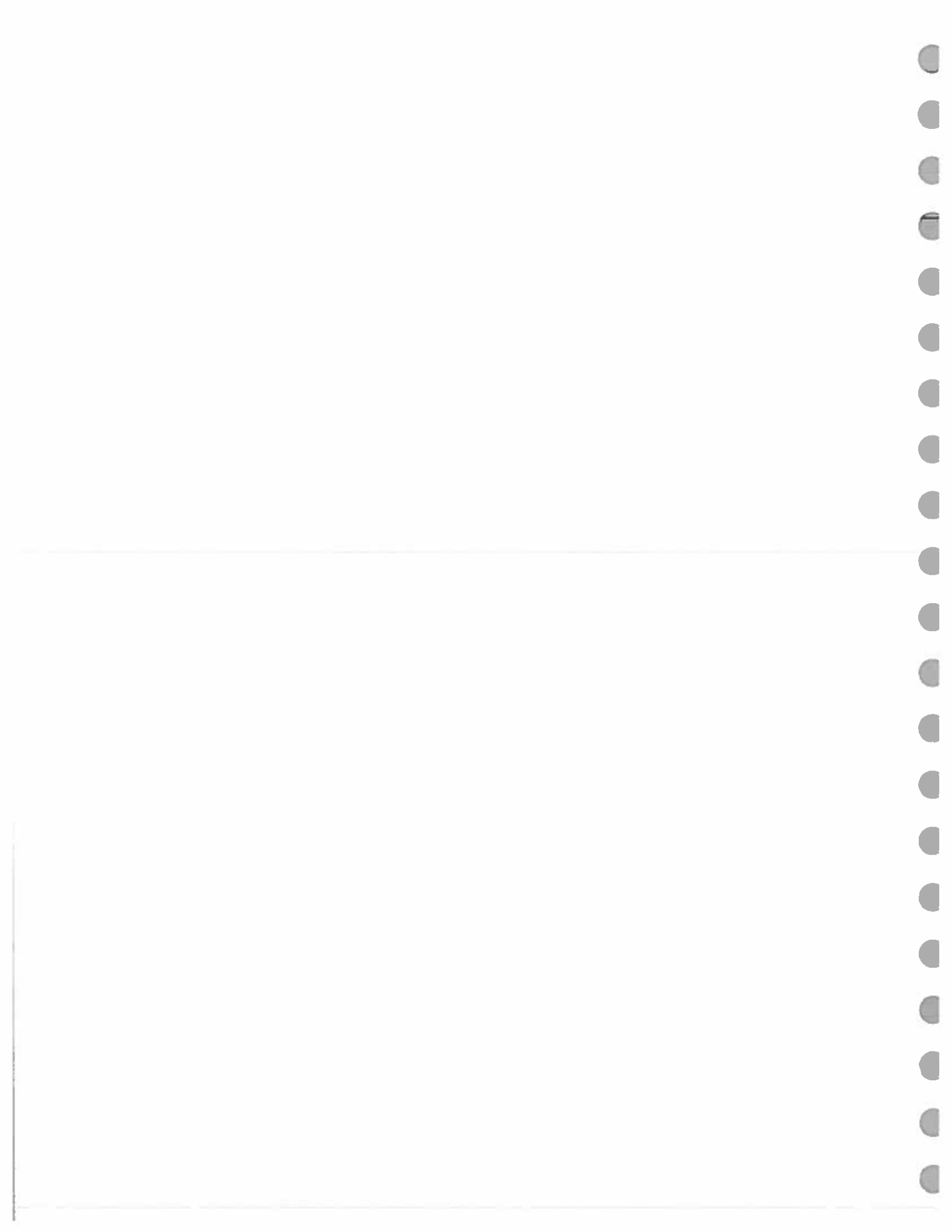
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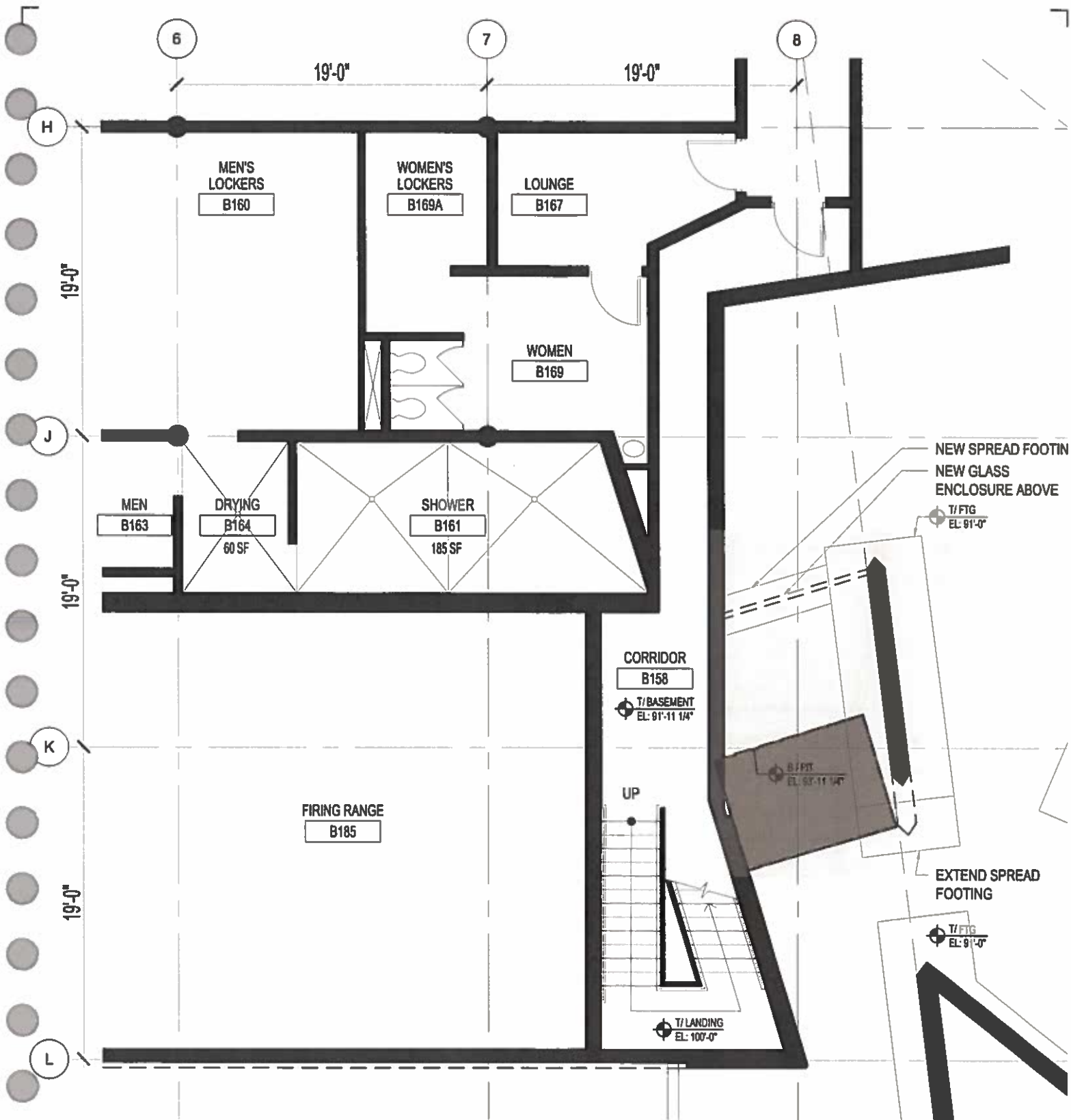
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Enlarged MezzaPlan: EAST
 DRAWING NAME
 1/8" = 1'-0"
 DRAWING SCALE

OPTION B
 SKETCH NO





- Elevator Pit - no occupancy below
- Impacted area

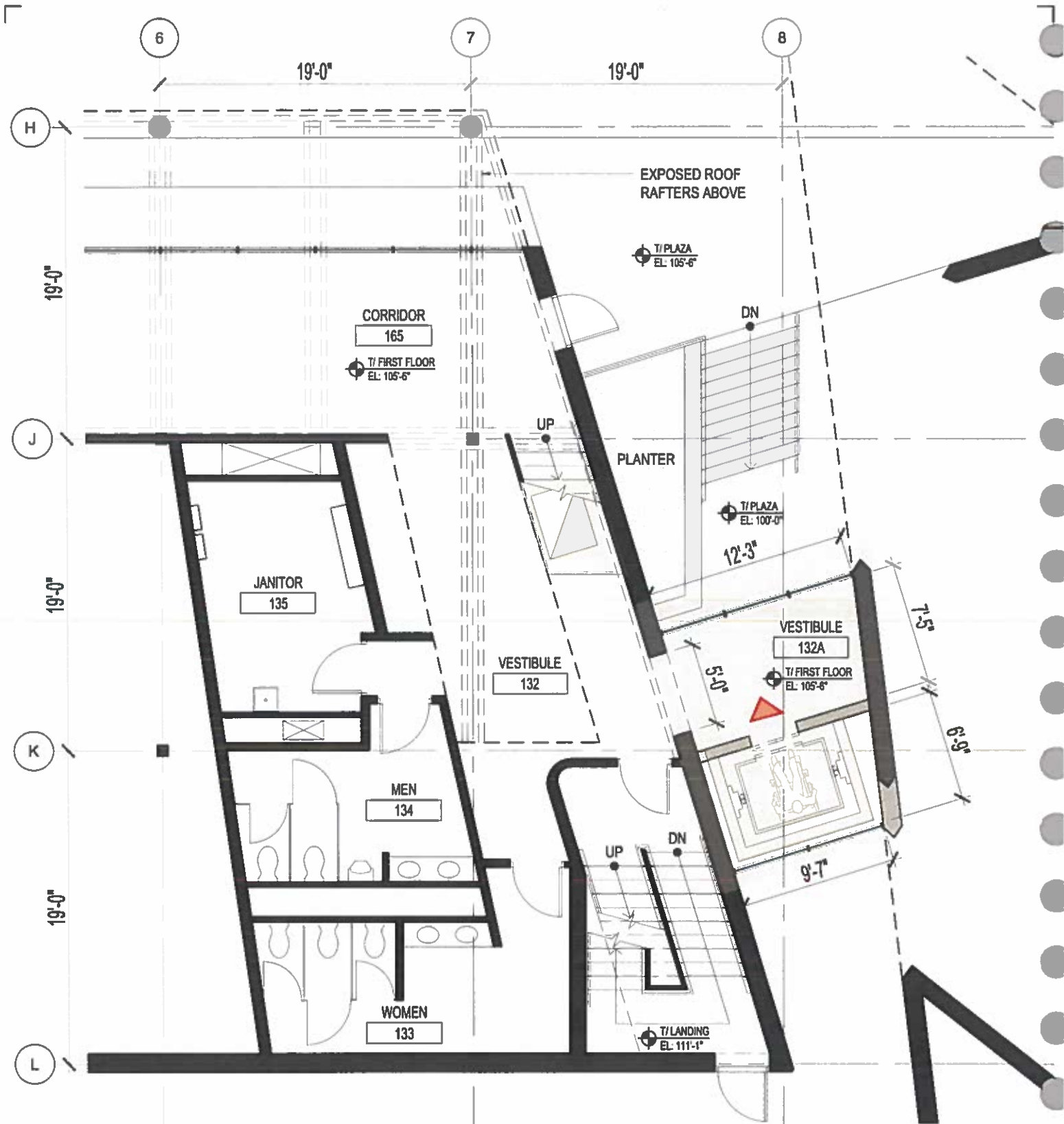


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Enlarged Basement Floor Plan: EAST
 DRAWING NAME
 1/8" = 1'-0"
 DRAWING SCALE
 OPTION C1
 SKETCH NO.



 Impacted area

Oak Park Village Hall Elevator Feasibility

123 Madison Street
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PROJECT NO.

8/10/16

DATE

Enlarged First Floor Plan: EAST

DRAWING NAME

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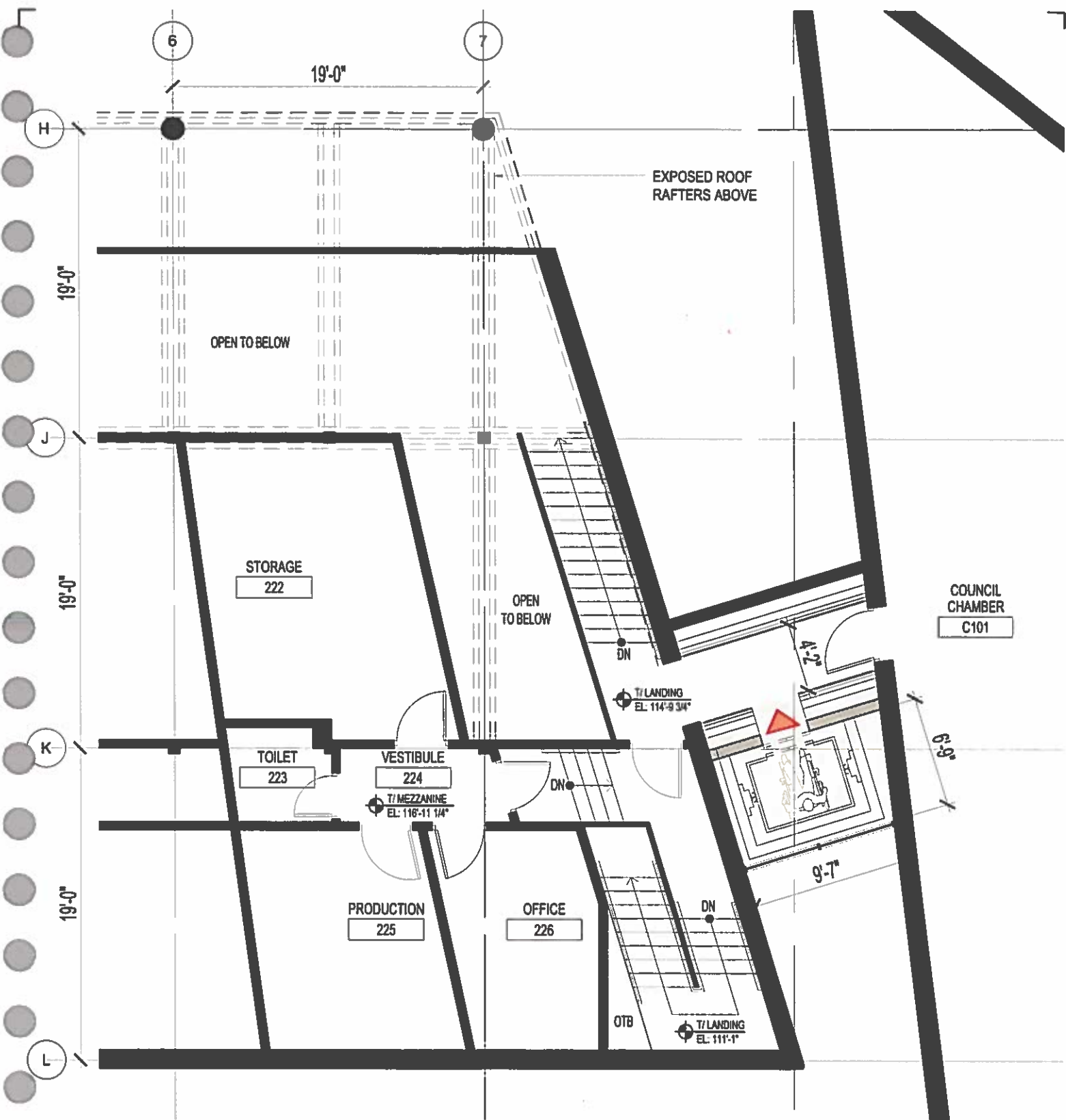
DRAWING SCALE

OPTION C1

SKETCH NO.

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Impacted area

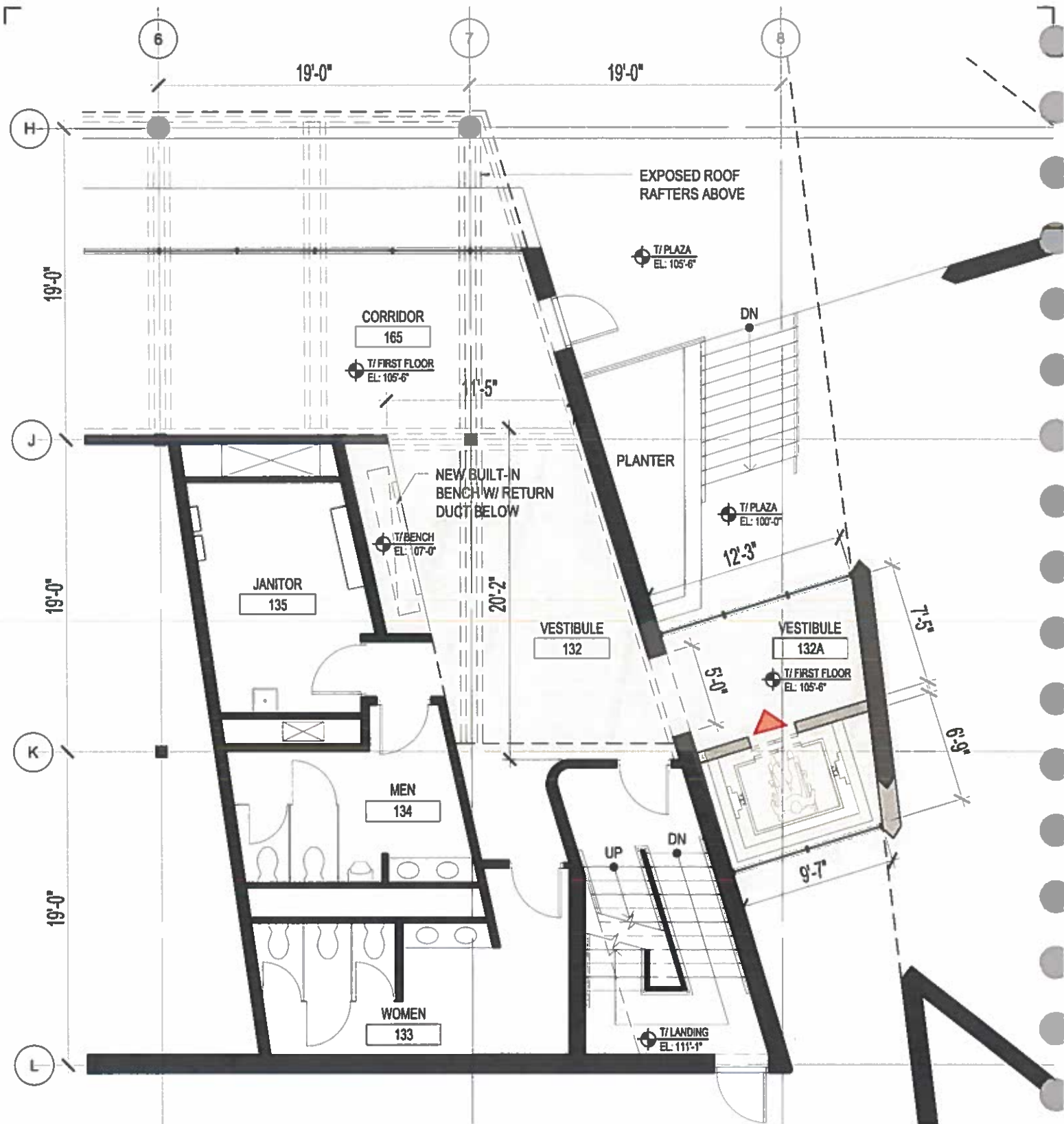
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 PROJECT NO:
 8/10/16
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Enlarged MezzaPlan: EAST
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 DRAWING SCALE

OPTION C1
 SKETCH NO.





Impacted area

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1668.00

PROJECT NO.

8/10/16

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Enlarged First Floor Plan: EAST

DRAWING NAME:

1/8" = 1'-0"

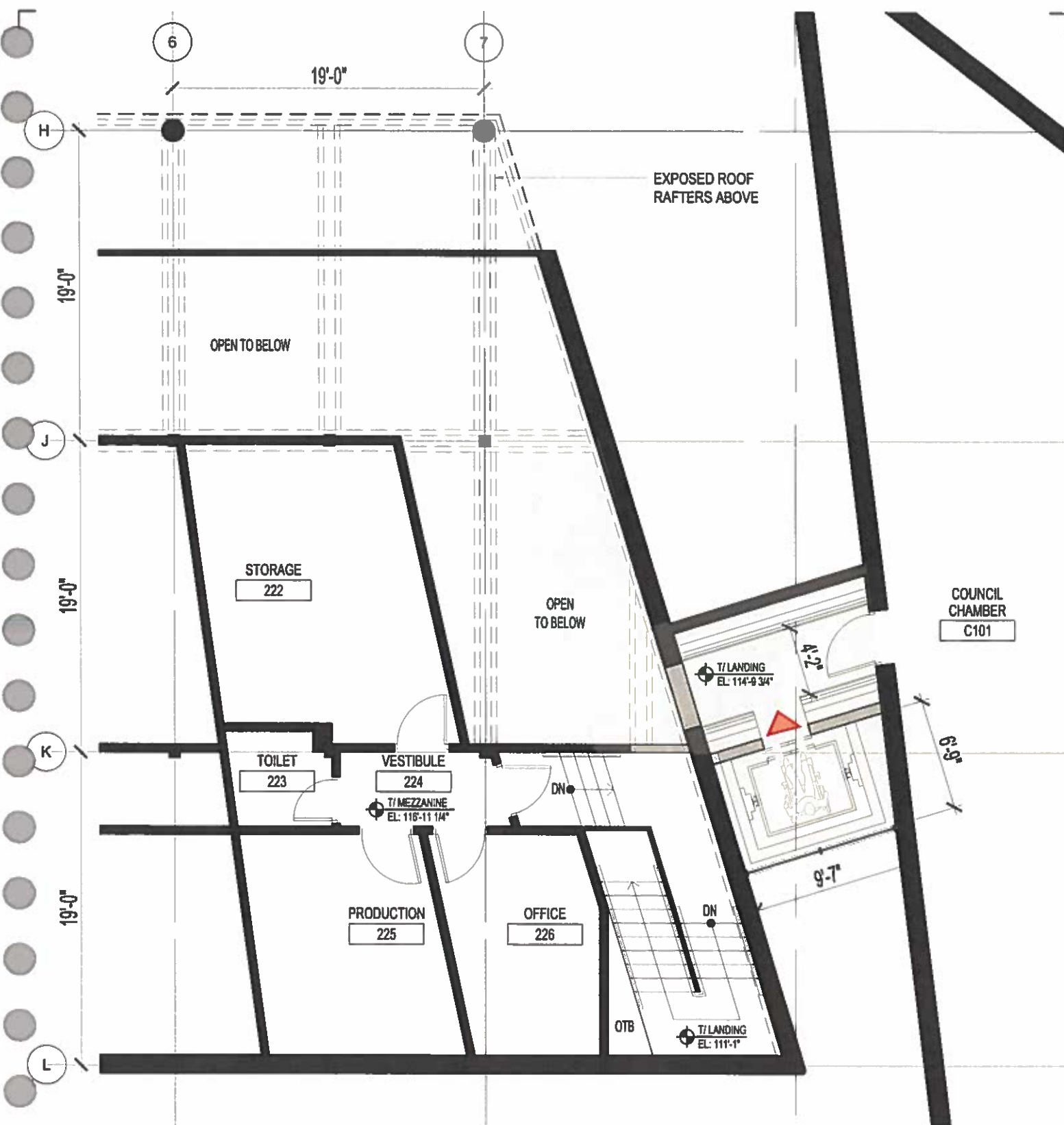
DRAWING SCALE

OPTION C2

SKETCH NO.

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Enlarged MezzaPlan: EAST
 DRAWING NAME:
 1/8" = 1'-0"
 DRAWING SCALE

OPTION C2
 SKETCH NO.:



EAST ELEVATOR

A	B
Architectural	Locate new elevator within First Floor Janitor's Office. Locate new elevator within First Floor Janitor's Office.
<u>Pros</u>	<u>Pros</u>
Accommodates stretcher. Opens Vestibule.	Elevator pit located in Firing Range that is not currently used. Minimal addition floor addition at Mezzanine. Increased Storage for adjacent Training office on Mezzanine.
<u>Cons</u>	<u>Cons</u>
Reduction of Janitor's Office. Elevator pit located in Basement Shower Room. Discontinue shoer room or relocate. Repurpose as Storage for future function of Firing Range. Adds corridor at Mezzanine Floor. Reduction in Mezzanine Storage. Extensive relocation of utilities.	Reduction of Janitor's Office. New elevator does not accommodate a stretcher.
Structural	to be determined.
Mechanical	Reroute 48x24 return duct in Drying Room. Reroute supply branch ducts. Relocate air terminal unit in Janitor's Office and associated branch ducts. This supplies the adjacent Training Room and rooms in Basement.

EAST ELEVATOR

A		B
Electrical	Relocate 2 electrical panels and reroute associated conduit and wiring.	Relocation production-related control boxes and reroute associated electrical and cabling.
	Relocation production-related control boxes and reroute associated electrical and cabling.	New lighting fixtures.
	New lighting fixtures.	New power distribution for elevator.
	New power distribution for elevator.	
Plumbing	Relocate cold water, hot water, and waste pipes and associated valves.	Relocate water supply line.
		Relocate 4" vent.
Fire Protection	Relocate fire alarms and associated conduit and wiring as required per code.	Relocate fire alarms and associated conduit and wiring as required per code.

EAST ELEVATOR

C1		C2
Architectural	Locate new elevator exterior of main building in between the Council Chamber. Intended enclosure is transparent glass.	Identical to C1, but removes interior stair run from Corridor 165.
<u>Pros</u> Discreet location, intended to respect landmark architecture. Opens interior Vestibule, provides a new experience to Council Chamber. No new work to Mezzanine spaces.		<u>Pros</u> Discreet location, intended to respect landmark architecture. Opens interior Vestibule, provides a new experience to Council Chamber. No new work to Mezzanine spaces.
<u>Cons</u> Rework plaza pavers and raised planter. Landmark approval may be required.		<u>Cons</u> Rework plaza pavers and raised planter. Landmark approval may be required. <i>Egress and occupancy calculations to be performed for the next phase of design to determine life safety implications.</i>
Structural	New footing, grade and structure for elevator enclosure to be determined.	New footing, grade and structure for elevator enclosure to be determined.
Mechanical	n/a	Reconfigure return grille on First Floor. Integrating into a build-in bench is one suggestion.

EAST ELEVATOR

C1		C2
Electrical	New power distribution for elevator. Relocate conduit exterior of the Tube to Council Chamber. Function to be verified.	New power distribution for elevator. Relocate conduit exterior of the Tube to Council Chamber. Function to be verified.
Plumbing	Relocate pipe exterior of the Tube to the Council Chamber. Function to be verified.	Relocate pipe exterior of the Tube to the Council Chamber. Function to be verified.
Fire Protection	n/a	n/a

