

Sterling Riverfront  
Reimagined Commission

Progress  
Meeting

November 28, 2022



# Agenda

- Scope
  - Playground
  - Splash Pad
  - Pavilion
  - Electric & Technology
- Budget
- Schedule



# Scope



# 10/18/22 Design

- 5- NWSW / ADI F INSPIRED SPI ASH PAD
- 2- TURF GRASS AMPHITHEATER VIEWING
- PI- NWSW WIRE ROD INSPIRED SEATING/WALKING
- SI- CANOE / KAYAK LAUNCH/TAKEOUT
- VI- EXISTING SWING BENCH
- TURF GRASS AMPHITHEATER VIEWING
- NWSW WIRE ROD INSPIRED SEATING/WALKING
- CANOE / KAYAK LAUNCH/TAKEOUT
- EXISTING SWING BENCH
- STORMWATER FACILITY
- PARKING LOT
- OPEN AIR SHELTER
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- AT GRADE "WOODED" PLAZA
- STERLING COBBLE PLAZA / WALK
- EXISTING VEGETATION TO REMAIN
- NWSW WIRE MESH INSPIRED PAVED PLAZA
- PLAZA PICNIC / PLAY / VIEWING MOUND
- PLAZA PICNIC LAWN
- PLAZA TREE WITH GRATE
- COMMONWEALTH EDISON





# 11/28/22 Design



FUTURE REDEVELOPMENT

EPA remediation grant limit of construction (2008)

EPA remediation grant limit of construction (2008)

- ACCESS / STAGING / LOADING
- MEMORIAL
- AMPHITHEATER VIEWING
- WOOD INSPIRED SEATING/WALKING
- TRAIL LAUNCH/TAKEOUT
- VIEWING BENCH
- TOILET FACILITY
- TRAIL
- SHELTER
- AREA TO REMAIN
- WATER TREE
- "WOODED" PLAZA
- COBBLE PLAZA / WALK
- VEGETATION TO REMAIN
- MESH INSPIRED PAVED PLAZA
- PLAY / VIEWING MOUND
- GRASSY LAWN
- PERMEABLE WITH GRATE
- HEALTH EDISON





# 10/18/22 Design

- Grass Space
- Plaza
- Skating Ribbon
- Drop off
- Memorial
- Fire Ring





# 11/28/22 Design

- Wallace Plaza at Roundabout
- IL EPA Line
- Building Orientation
- Playground layout









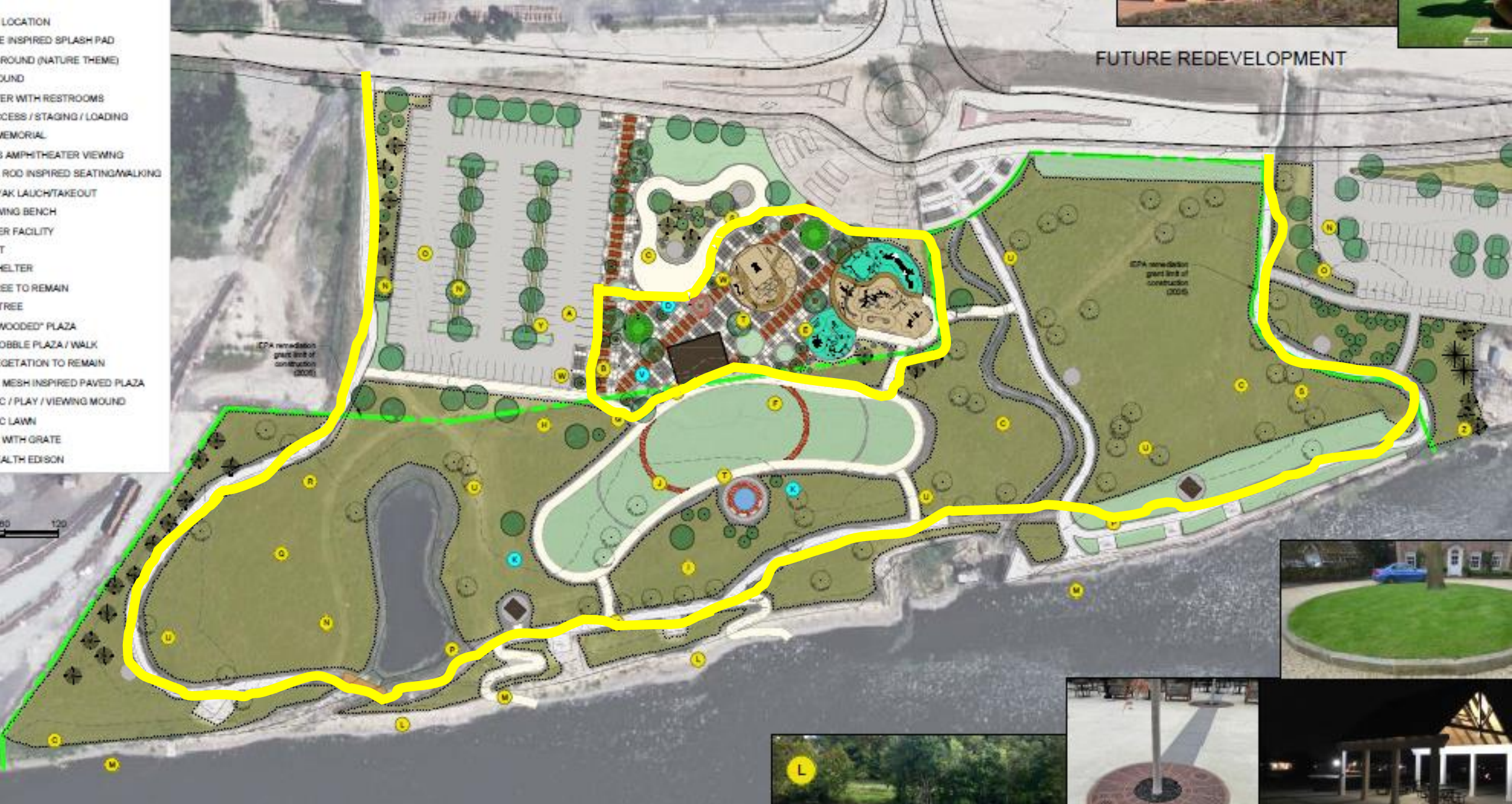
# Amenities Itemized

	<b>PHASE 1</b>	<b>\$2,271,372</b>
Plaza*		\$1,180,700
Splash Pad		\$270,103
Playground		\$820,569
	<b>PHASE 2</b>	<b>\$1,673,226</b>
West Parking Lot		\$432,346
Ice Skating Ribbon – <u>Infrastructure</u>		\$540,880
Ice Skating Ribbon – <u>Refrigeration</u>		\$655,000
River Access / Kayak Launch		\$45,000
	<b>PHASE 3</b>	<b>\$1,081,134</b>
East Parking Lot		\$503,324
Amphitheater Lawn & Path		\$267,810
Open Air Shelter (2)		\$90,000
Sculptures (3)		\$120,000
Veterans Memorial		\$100,000
	<b>AMENITIES TOTAL</b>	<b>\$5,025,733</b>



- LOCATION
- INSPIRED SPLASH PAD
- GROUND (NATURE THEME)
- GROUND
- AREA WITH RESTROOMS
- ACCESS / STAGING / LOADING
- MEMORIAL
- AMPHITHEATER VIEWING
- WOOD INSPIRED SEATING/WALKING
- TRAIL LAUNCH/TAKEOUT
- VIEWING BENCH
- TOILET FACILITY
- TABLET
- SHELTER
- AREA TO REMAIN
- WATER TREE
- "WOODED" PLAZA
- COBBLE PLAZA / WALK
- VEGETATION TO REMAIN
- MESH INSPIRED PAVED PLAZA
- AREA FOR PLAY / VIEWING MOUND
- GRASSY LAWN
- AREA WITH GRATE
- HEALTH EDISON

FUTURE REDEVELOPMENT









# Electric & Technology



# Re-BID now for spring build or include in Phase 1 (*recommended*)?

- Cleaner finished product →
  - West service indefinitely in plaza vs. in building
- Fiber
  - Determine all technology needs
- Contractor complications
  - Multiple to balance
  - Liabilities / warranties
- Lead times for fixtures
  - May end up all being delivered at the same time anyway
- Sunk cost for west service panel board, controls: ~\$5-10k.
- IEPA?





# Budget



# Budget – Phase 1

	<b>“BUCKETS” TOTAL</b>	<b>\$3,575,000</b>
1. Gorman Sheet		\$1,400,000
2. Utilities from Wallace		\$100,000
3. Electric & Technology River Path		\$750,000 <i>(reduced \$200,000, assume fiber in Wallace)</i>
4. Pavilion Building		\$1,325,000
	<b>PLAZA / AMENITIES TOTAL</b>	<b>\$2,090,672</b>
5. Plaza* <i>(7,000 SF at Skating Ribbon in future phase)</i>		\$1,000,000
5. Splash Pad		\$270,103
6. Playground		\$820,569
	<b>“6 BUCKETS” NET TOTAL</b>	<b>\$5,665,672</b>
Design Engineering Fee <i>(Goal is to include all phases)</i>		~\$275,000 <i>(includes ~\$20k to date design/program)</i>
Construction Management		~\$50,000
Splash Pad Operations		~\$45,000 <i>(annual)</i>
General Maintenance <i>(bathrooms, playgrounds)</i>		~\$20,000 <i>(annual)</i>
	<b>DESIGN &amp; MAINTENCE TOTAL</b>	<b>\$390,000</b>
	<b>PHASE 1 GRAND TOTAL</b>	<b>\$6,055,672</b>



## Budget – Phase 2

<b>AMENITIES TOTAL</b>	<b>\$1,853,926</b>
West Parking Lot	\$432,346
Ice Skating Ribbon – Infrastructure	\$540,880
Ice Skating Ribbon – Refrigeration	\$655,000
West Plaza ( <i>between parking lot and skating ribbon</i> )	\$180,700
River Access / Kayak Launch	\$45,000
<b>DESIGN &amp; O&amp;M</b>	<b>\$235,000</b>
Design Engineering Fee	~\$50,000
Construction Management	~\$30,000
Ice Skating Ribbon Operations & Maintenance	~\$150,000 ( <i>annual</i> ) + <b>1 staff?</b>
General Maintenance	~\$5,000 ( <i>annual</i> )
<b>PHASE 2 GRAND TOTAL</b>	<b>\$2,088,926</b>

*November 2022 prices*



# Budget – Phase 3

<b>AMENITIES TOTAL</b>	<b>\$1,081,134</b>
East Parking Lot	\$432,346
Amphitheater Lawn & Path	\$267,810
Open Air Shelter (2)	\$90,000
Sculptures (3)	\$120,000
Veterans Memorial	\$100,000
<b>DESIGN &amp; CONSTRUCTION</b>	<b>\$110,000</b>
Design Engineering Fee	~\$50,000
Construction Management	~\$50,000
General Maintenance	~\$10,000 ( <i>annual</i> )
<b>PHASE 3 GRAND TOTAL</b>	<b>\$1,191,134</b>

*November 2022 prices*



# Budget – Phase 3

<b>PHASE 1 GRAND TOTAL</b>	<b>\$6,055,672</b>
<b>PHASE 2 GRAND TOTAL</b>	<b>\$2,088,926</b>
<b>PHASE 3 GRAND TOTAL</b>	<b>\$1,191,134</b>
<b>GRAND TOTAL</b>	<b>\$9,335,732</b>

*November 2022 prices*



# Schedule



# Schedule – Ideal / Aggressive

✓ Public Engagement – 2019 Comprehensive Plan Update	2019
✓ Scoping	2019 - 2022
✓ Programming	08/2022 - present
✓ Conceptual Design	08/2022 - present
✓ Vendor / Amenity Selection	10/2022 - present
• Engineering & Architectural Design	January – March 2023
• Public Engagement / Marketing / Fundraising	January – March 2023
• 100% Plans, Specifications, & Estimate	April – May 2023
• Bid & Bid Opening	May – June 2023
• Award & Contract	June – July 2023
• <i>Wallace Street Construction Completion</i>	<i>July/August 2023</i>
• Construction Begin	July 2023
• Grand Opening!	Spring 2024





**Thank you!**