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December 19, 2016

Mr. Richard J. Tarulis
Lisle Township
4711 Indiana Avenue
Lisle, Illinois 60532

Re: Lisle Township Assessor's Office
4721 Indiana Avenue
Lisle, Illinois 60532
ELA Project No. 16008

Dear Rick:

Following the preparation of our design scope drawings dated July 7, 2016 for the Assessor's office building, we have had a chance to assess whether or not the existing facility should be rebuilt or whether a new building should be built in place of the existing. In recap, below were the two scenarios that were prepared:

- *The Rebuild Concept of the existing facility will involve significant selective demolition of the existing building with removal of the existing roof, first floor exterior and interior walls down to the main level floor deck and all associated plumbing, mechanical and electrical systems. Additionally, the doors, windows, ceilings, and interior partitions of the lower level will be demolished while maintaining the foundation walls. Since the adjacent Highway Department building has its electrical feed from this building, this electrical service will need to be maintained in any construction project scenario.*

  Included in the scope will be excavation along the existing foundation walls to assess current conditions, possible selective replacement of any sections of walls found to be insufficient, installation of perimeter drain tile along the existing footings if not present, waterproofing the existing foundation walls, re-grading the site and new concrete walks. The building will be rebuilt using the foundation walls and first floor deck. This will include new exterior walls, windows, doors, new sloped roof, and all interior buildout suitable for proper occupancy by the Assessor's department. New plumbing, mechanical and electrical systems. The final design will be complimentary to the existing Township Office Building for a unified campus appearance.

- *The New Construction Concept will collapse and remove the entire existing building (except for the electrical service), re-grade the site and provide a new design that allows for accessible entrances at the main level, as well as the lower level without the use of an elevator. Areas of the first floor and the lower level will be generally laid out as they previously were, but with handicap accessible toilet rooms, break rooms and offices. Further refinements to the plan layout will be shown to facilitate the workings of the assessor's office. Plumbing, mechanical and electrical systems will be included. The final design will be complimentary to the existing Township Office Building for a unified campus appearance.*

The following reasons are why we believe that the rebuild concept should not be pursued and why a new construction concept should be selected:

	Rebuild Concept	New Construction
Demolition	"Selective" to protect and maintain various construction components – cumbersome to overall construction operations	Completely remove existing building – unimpeded construction operations
Basement Level	Maintain existing foundation walls but need to excavate along the entire perimeter down to footing to install new water & damp-proofing, drain tile and new compacted stone fill. Cut out and replace any cracked wall sections where water infiltration may have occurred – need to deal with existing building conditions.	New foundation walls and footings with new water & damp-proofing, drain tile and compacted stone fill - uniform foundation walls.
Basement slab	Reuse existing except where in need to be removed for new sanitary sewer line for new toilet rooms and where found to be cracked / inadequate.	New slab following installation of new sanitary sewer at toilet rooms
First floor framing	Shore existing floor joists to remove floor beams in order to re-structure with new beams to carry loads from recessed roof deck area that conceals root top unit.	New floor structure as construction progresses – recessed roof deck part of building design and construction.
Exterior	Match existing brick with new brick on all 4 elevations - no stone base that exists on Administration building – slows construction operation.	New brick and stone base to match main Administration building in overall construction operation.
Roof	Pre-fab roof trusses that clear-span from north to south ext. walls – standing seam roof to match Administration building.	Pre-fab roof trusses that clear-span from north to south ext. walls – standing seam roof to match Administration building.
P/M/E Systems	All new systems for project.	All new systems for project.

Construction	Slower operation due to the need to constantly tie in new construction with existing building components.	One un-impeded construction operation.
Change Orders	Hard to predict where and when extras will result due to the selective construction operation needed to protect and maintain existing building components. Numerous potential unforeseen conditions.	With a "clean site" following full demolition, extras should be reduced due to unforeseen conditions.
Warranty / Responsibility after Construction	"Mixed" between existing components that were reused and new construction – potential for conflicts between Township and contactors as to who is responsible for any issues.	General Contractor and sub-contractors for all work provided based upon required warranties.

Every building has a life span to it. The existing building was built in 1978, almost 39 years ago. Since that time, numerous code, construction and technological updates have occurred which the existing building does not meet. All remaining components will need to be updated to bring the existing facility up to current and "like-new" condition. To attempt to reuse essentially the lower level foundation walls and slab, the first floor deck construction and roughly one-half of the exterior walls does not seem to be enough components to make the rebuilding concept feasible. The potential for significant change orders throughout construction along with the potential for assessing responsibility after construction when areas require attention seems to be too great. In our professional opinion based upon all of the work required to rebuild the existing facility versus building a new building and with the costs likely being very comparable, we recommend that the existing facility be completely demolished and that a new building be constructed.

Sincerely,
EHLKE LONIGRO ARCHITECTS, LTD.

Sean J. Ehlke
Architect

Cc: Jim Vondran
John Trowbridge