

ILEAS Training Center



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The purpose of this study was to assess the feasibility and cost of selected renovation of the existing ILEAS Training Center. Through a collaborative planning process with designated ILEAS representatives, the space needs for the center were identified, concept site and building plans were developed, and a preliminary cost estimate for the renovation was prepared.

The 1971 addition to the original Champaign County Nursing Home of 60,000 square foot lies on 23 acres at the north end of Champaign County's East Campus. ILEAS has redeveloped about 27,000 square feet on the first floor of the 1971 addition for their offices and educational space with the balance of the building basically used "as is" for tactical training and storage. A portion of the 1971 addition basement has been used for equipment storage via the existing loading dock and freight elevator. The original nursing home is sealed off and demolition is planned by the County in 2023.

The scope of proposed site work includes the rehabilitation of existing parking areas along with a new 26 car parking lot addition to bring the total parking available up to the 151 spaces. Some additional 6" thick concrete sidewalk is added to provide access to parking on the west and to access the east ends of wings A and B. The clean-up of existing landscaping and hardscape within the west courtyard along with a covered structure to provide shade for outdoor activities is also included in the site work.

The scope of proposed building improvements will involve a full range of general, fire protection, plumbing, HVAC, and electrical work. In the 10,520 square foot wing B, the general work will include the selective demolition of existing doors, walls, floors, and ceilings as required for the reconfigured space and integration of new or revised mechanical and electrical systems and equipment. New walls, ceilings, doors and toilet partitions will be included as part of the remodeling with new finishes throughout. Wing B will primarily be opened to be used for tactical training along with a breakout classroom space and remodeled toilet facilities. Asbestos abatement will be required for the wing B renovation, and it is desirable to get the abatement completed for wing C at the same time.

It is planned that the existing 8-foot-tall ceilings in wing B be removed so the ceiling can be raised to provide additional height for tactical training. This will require replacement of many of the mechanical, electrical, plumbing and fire protection systems currently located above the ceilings. The existing ceilings also support the roof insulation so new insulation will also be required.

Also included will be the cleanup of existing basement areas including the old laundry room, generator space and locker rooms to provide better access and additional area for storage. A single-use toilet in the basement will be remodeled.

Fire protection work will primarily involve making the required revisions to the existing sprinkler system to support the reconfigured space and raised ceiling in B-wing. It is

important to note, however, that the existing sprinkler system will be retained throughout the entire complex.

Plumbing work will include the required demolition of certain existing bathing/toilet facilities and remodeling of those spaces for continued use.

The HVAC work will include revisions to existing piping, fan coils and ductwork as required for the general work remodeling.

The electrical work will include the required demolition and new power and lighting work to serve the B-wing tactical training and educational space. Also, the existing fire alarm system will be tested after required modifications and the existing emergency generator will be tested as well.



Preliminary Program of Space Requirements - Option 1

ILEAS TRAINING CENTER - Feasibility Study for Expansion/Renovation

Space Name	Existing To Remain		Proposed New / Renovation		Total Area Existing/New		Remarks	
	Quantity		Subtotal Area	Quantity		Subtotal Area		
	Area NSF	Units	NSF	Area NSF	Units	NSF		
WING A								
Director's Office	350	1	350	0	0	0	350	Includes single use restroom
Chief of Staff Office	287	1	287	0	0	0	287	Includes shared storage/work
Staff Offices - West	198	5	990	0	0	0	990	Includes shared storage/work
Staff Office - West	215	1	215	0	0	0	215	Includes storage/work
Staff Offices - East	198	8	1584	0	0	0	1584	Includes shared storage/work, currently 2 open
Janitor	36	1	36	0	0	0	36	
Women's Restroom	240	1	240	0	0	0	240	
Men's Restroom	240	1	240	0	0	0	240	
Breakroom	287	1	287	0	0	0	287	
Records/Supplies Storage	253	1	253	0	0	0	253	
Reception/Waiting	227	1	227	0	0	0	227	
Meeting Rooms	345	2	690	0	0	0	690	
Fan Room	105	1	105	0	0	0	105	
Staff Office - South	198	1	198	0	0	0	198	Currently open, possible future ITTF office
Communications Workroom	303	1	303	0	0	0	303	
Classrooms	809	2	1618	0	0	0	1618	
	0	0	0	0	0	0	0	
SUBTOTAL NET SQUARE FEET			7623			0	7623	
GROSSING FACTOR			2889			0	2889	Includes building structure, circulation, etc.
TOTAL WING A GROSS SQUARE FEET			10512			0	10512	
WING B								
Classroom/Lab	0	0	0	2087	1	2087	2087	
Storage Room	0	0	0	215	2	430	430	
Fan Room	0	0	0	105	1	105	105	
Hotel Room	0	0	0	211	2	422	422	
Janitor	0	0	0	33	2	66	66	
Men's Restroom	0	0	0	285	1	285	285	
Women's Restroom	0	0	0	285	1	285	285	
Training Area	0	0	0	5500	1	5500	5500	
SUBTOTAL NET SQUARE FEET			0			9180	9180	
GROSSING FACTOR						1340	1340	Includes building structure, circulation, etc.
TOTAL WING B GROSS SQUARE FEET			10520			10520	10520	
WING C - Wing C renv. like Wing B if/as affordable								
Bouble Bed/Shared Bathroom - North	198	8	1584	0	0	0	1584	
Soiled Utility/Storage Room	105	1	105	0	0	0	105	
Fan Room	105	1	105	0	0	0	105	
Double Bed/Shared Bathroom - East	198	8	1584	0	0	0	1584	
Special Care Bed/Bathroom - South	211	2	422	0	0	0	422	
Double Bed/Shared Bathroom - West	198	4	792	-198	4	-792	0	Demo if affordable - Priority 1
Storage	78	1	78	0	0	0	78	
Clean Linen	78	1	78	0	0	0	78	
Janitor	33	1	33	0	0	0	33	
Single-Use Restroom	33	1	33	0	0	0	33	
Nurse's Station	80	1	80	0	0	0	80	
Medicine Room	25	1	25	0	0	0	25	
Clean Utility Room	124	1	124	0	0	0	124	
Women's Restroom	240	1	240	0	0	0	240	Renovate if affordable - Priority 2
Men's Restroom	240	1	240	0	0	0	240	Renovate if affordable - Priority 2
Receiving (Formerly Triage)	1042	1	1042	198	4	792	1834	Expand if affordable - Priority 1
	0	0	0	0	0	0	0	
SUBTOTAL NET SQUARE FEET			6565			0	6565	
GROSSING FACTOR						0	3922	Includes building structure, circulation, etc.
TOTAL WING C GROSS SQUARE FEET			10487			0	10487	
WING S								
Reception	132	1	132	0	0	0	132	
Staff Office (Old Gun Lockers)	180	1	180	0	0	0	180	
Single Use Restroom - F	40	1	40	0	0	0	40	
Single Use Restroom - M	55	1	55	0	0	0	55	
Coats	140	1	140	0	0	0	140	
Board Room	973	1	973	0	0	0	973	
Meeting Rooms	316	2	632	0	0	0	632	
Seminar/Large Meeting Room	2400	1	2400	0	0	0	2400	

Space Name	Existing To Remain			Proposed New / Renovation			Total Area Existing/New NSF	Remarks
	Quantity		Subtotal Area	Quantity		Subtotal Area		
	Area NSF	Units		Area NSF	Units			
Classrooms	845	2	1690	0	0	0	1690	
Catering Kitchen	480	1	480	0	0	0	480	
Vending	53	1	53	0	0	0	53	
Women's Restroom	249	1	249	0	0	0	249	
Men's Restroom	249	1	249	0	0	0	249	
Janitor	76	1	76	0	0	0	76	
Trash	180	1	180	0	0	0	180	
Loading Dock	160	1	160	0	0	0	160	
Single Use-Restrooms	24	2	48	0	0	0	48	Delete for double door access to courtyard
SUBTOTAL NET SQUARE FEET			7385			0	7385	
GROSSING FACTOR			7086			0	7086	Includes building structure, circulation, etc.
TOTAL WING S GROSS SQUARE FEET			14471			0	14471	
WING S CONNECTOR								
ILEAS Merchandise and Storage	150	1	150	0	0	0	150	
Staff Office	235	1	235	0	0	0	235	
Single Use Restroom - M	48	1	48	0	0	0	48	
Single Use Restroom - F	30	1	30	0	0	0	30	
Fan Room/Janitor	110	1	110	0	0	0	110	
Telecom	243	1	243	0	0	0	243	
Telecom Office/Business Center?	575	1	575	0	0	0	575	
Electrical	81	1	81	0	0	0	81	
Storage	81	1	81	0	0	0	81	
Staff Office	170	1	170	0	0	0	170	
SUBTOTAL NET SQUARE FEET			1723			0	1723	
GROSSING FACTOR			1596			0	1596	Includes building structure, circulation, etc.
TOTAL WING S CONNECTOR GROSS SQUARE FEET			3319			0	3319	
BASEMENT								
Communications Storage Area	2200	1	2200	0	0	0	2200	
Server Room	246	1	246	0	0	0	246	
LSU Storage Area	1134	1	1134	0	0	0	1134	
Existing Mechanical	1246	1	1246	0	0	0	1246	
New Mechanical	1074	1	1074	0	0	0	1074	
Existing Electrical	255	1	255	0	0	0	255	
Existing Generator	296	1	296	0	0	0	296	Demo and convert to storage if affordable
Restroom/Locker	257	1	257	0	0	0	257	Demo and convert to storage if affordable
Single Use Restroom	62	1	62	0	0	0	62	Retain and upgrade for use.
SUBTOTAL NET SQUARE FEET			6770			0	6770	
GROSSING FACTOR			3359				3359	Includes building structure, circulation, etc.
TOTAL BASEMENT GROSS SQUARE FEET			10129			0	10129	
SUMMARY								
Wing A GSF							10512	
Wing B GSF							10520	
Wing C GSF							10487	
Wing S GSF							14471	
Wing S Connector GSF							3319	
Basement (Wing S) GSF							10129	
TOTAL EXIST AND NEW BLDG GROSS SQUARE FEET							59438	
Space Name	Existing			Proposed			Total Area Existing/New NSF	Remarks
	Quantity		Subtotal Area	Quantity		Subtotal Area		
	Area NSF	Units		Area NSF	Units			
SITE/EXTERIOR SUPPORT FACILITIES								
ILEAS Staff/Visitor Parking		129			0		0	Expand/Upgrade lot if/as affordable
ILEAS Garage 1	1440	1	1440	0	0	0	1440	Portion of EMA Garage
ILEAS Garage 2	2880	1	2880	0	0	0	2880	Portion of Sheriff's Garage
ILEAS Garage 3	2880	1	2880	0	0	0	2880	Portion of County Highway Garage

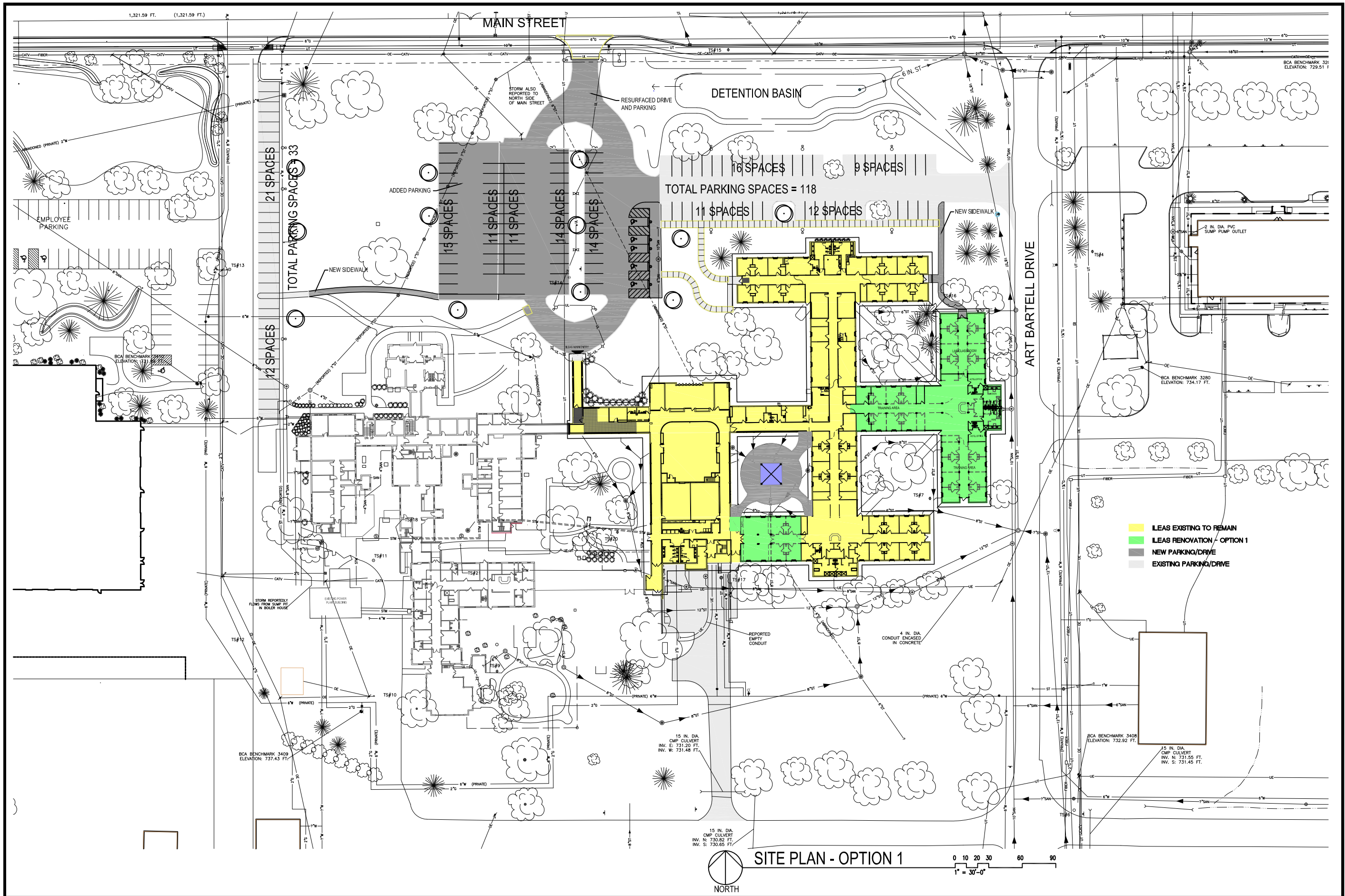
PRELIMINARY TOTAL PROJECT BUDGET ANALYSIS

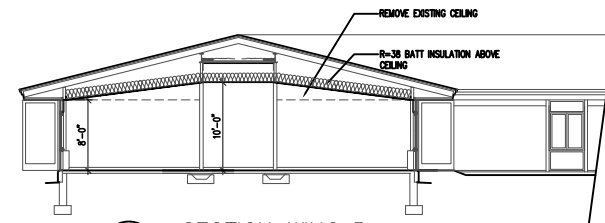
PROJECT: ILEAS Renovation - Option 1

FILE NO: 2233

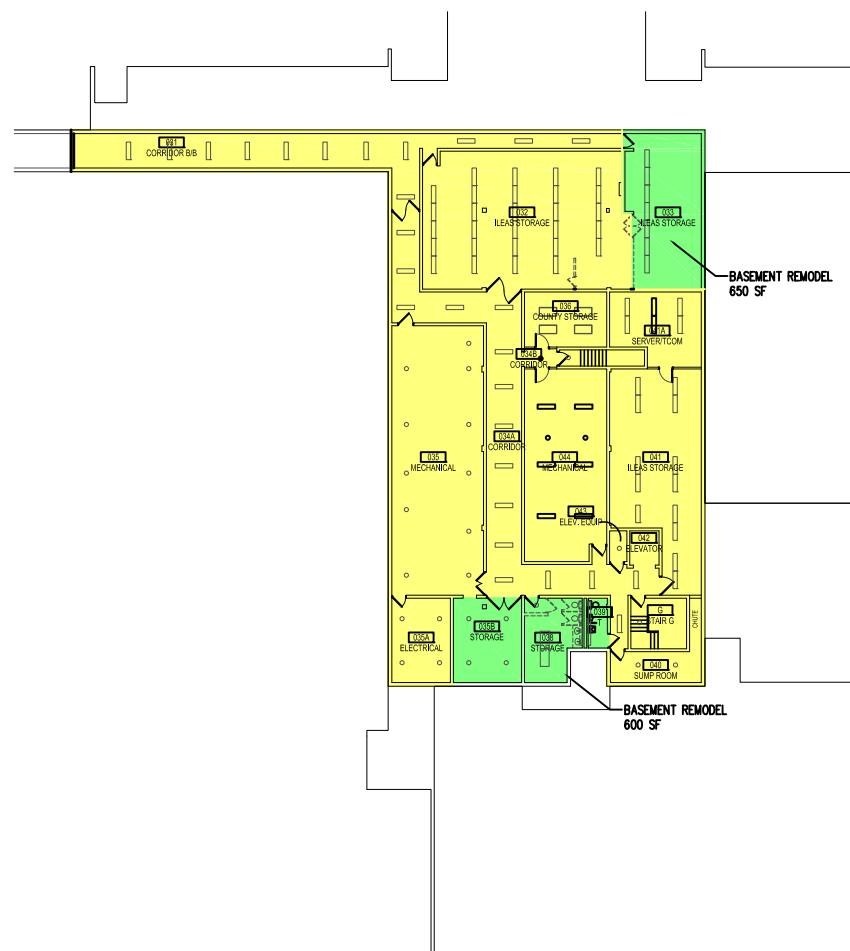
DATE: January 18, 2023

Cost Category/Element	Budget	Actual, Current Est or Budget Forward	Category Balance
CONSTRUCTION RELATED COSTS			
CONSTRUCTION CONTRACT			
Current Total Estimate for Construction	1,938,000		
Base Bid	0	1,938,000	
Alternate Bid 1	0	0	
Alternate Bid 2	0	0	
Alternate Bid 3 -	0	0	
	0	0	
Subtotal Construction Contract	1,938,000	1,938,000	0
DESIGN/CONSTRUCTION-RELATED CONTINGENCIES			
Design/Bid Contingency @ 10.0%	203,800	203,800	
Construction Phase Contingency @ 10.0%	224,000	224,000	
	0	0	
Subtotal Design and Construction-Related Contingencies	427,800	427,800	0
Total Site and Building Construction-Related Costs	2,365,800	2,365,800	0
NON-CONSTRUCTION RELATED COSTS			
Allow Fees, Proj Exps, FF&E, Tech, Hazmat, Landscape @ 30%	642,540	642,540	0
NON-CONSTRUCTION RELATED COSTS CONTINGENCY			
Allow for Fees, Proj Exps, FF&E, Tech, Hazmat, Landscape @ 5%	32,130	32,130	
	0	0	
Subtotal Non-Construction Related Costs Contingency	32,130	32,130	0
Total Non-Construction Related Costs	674,670	674,670	0
TOTAL PROJECT BUDGET	3,040,470	\$3,040,470	\$0

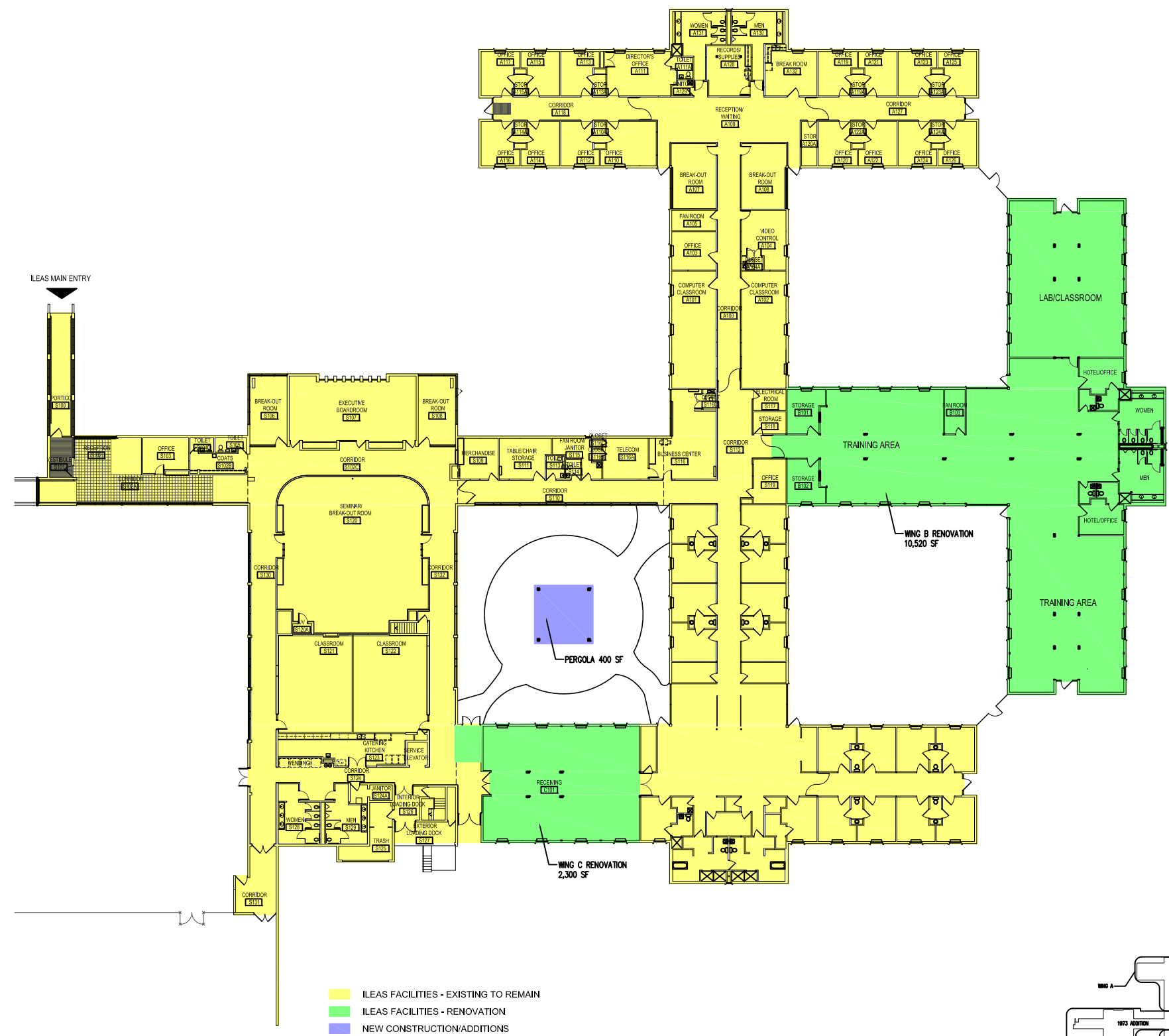




3
A1.1 SECTION WING B
SCALE: 1/8" = 1'-0"



2
A1.1 BASEMENT PLAN - OPTION 1
SCALE: 1/16" = 1'-0"



1
A1.1 FIRST FLOOR PLAN - OPTION 1
SCALE: 1/16" = 1'-0"

