

## **Project Description:**

Architectural and Construction Services involving expansion of the Township Public Works/Open Space Maintenance Facility included renovating the existing 2-stall garage and expanding the facility into a multi-stall storage, service, and office facility. The resulting project more than doubled the storage/operational capacity of the building as well as integrating new locker rooms, shower, toilet facilities, and climate controlled office and lounge space. This light industrial facility, which was designed to represent an integrated and contextual solution with the overall Township campus, explored the storage needs of many types of items important to the Township Open-Space Maintenance Group. From raw materials to heavy equipment, everything had to be accounted for. All options included the development of detailed construction cost opinions during the schematic design process. Construction costs were also reviewed periodically throughout the duration of the project.

The Hezner Corporation served as the architect for the project and Hezcorp Construction Services served as the Construction Manager at risk to construct, and functioned as the general contractor, assuming the responsibility of all selected sub-contractors after the public bid was completed.

This project included a 2,080 sq ft addition plus 1,400 square foot of renovated interior and building shell, utility upgrades for water, electric, and communications, and a new roof over the entire building. All impervious site surfaces surrounding the building improvements were also replaced with either new concrete or asphalt.

The Public Works project identified above led to other projects which involved renovating the township office building shell, creating conforming use classifications from non-conforming use classifications for all buildings on the campus, and a new storage facility for the Libertyville Township Food Pantry. As with the Township Public Works Facility, the design intent for each improvement was for the facilities to be contextual with the overall campus and appear as if they had always been there. In each case, construction cost opinions were developed as part of the schematic design process and project construction costs were agreed to prior to the development of construction documentation. The resulting campus has been visually and legally solidified and modified facilities have helped the township serve the public in a greater capacity each year.



## **Project:**

**Libertyville Township  
Multiple Projects  
359 Merrill Court  
Libertyville, IL**

## **Architects:**

**The Hezner Corporation**

## **Civil Engineering:**

**Seton Engineering – Now part  
of SpaceCo**

## **Structural Engineering:**

**Pease Borst & Associates**

## **MEFP Engineering:**

**WMA Consulting Engineers**

## **Landscape Architecture**

**David R. McCallum**

## **CM at Risk to Construct:**

**Hezcorp Construction Services**

# Hezner



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