Practice Velocity Corporate Headquarters

Machesney Park, Illinois

Architect & Structural Engineer

Saavedra Gehlhausen Architects

When Practice Velocity, an innovator in medical software solutions, decided to move its headquarters to a vacant store building, they chose Saavedra Gehlhausen Architects.

Phase One was designed to have 300 workstations, leadership offices open to the entire office, a variety of collaboration spaces, training rooms, a working coffee bar, a 500-seat Town Hall meeting area, a large courtyard, and support spaces; Phase Two will grow to a total of 500 workstations.

Economical, beautiful, fun, welcoming, and supportive were the qualifications and basic requirements from the Owner for this new facility. Practice Velocity's leadership team is a firm believer that an upbeat and cheerful environment produces happy employees – and that happy employees produce happy clients. Natural light, color graphics, and unique angles in the layout resulted in a space with more workstations and greater density, without sacrificing personal space and aesthetics.

Photos Courtesy of Daniel G. Saavedra/Saavedra Gehlhausen Architects

Product Information

Building Envelope: Reynobond Aluminum Composite Material Rainscreen System
Roofing: Versico Versiweld TPO Reinforced Membrane
Curtain Wall: Kawneer
Entrances & Storefronts: Kawneer, OldCastle BuildingEnvelope®
Flooring: Mannington, Interface
Interior: USG Acoustical Ceiling Tiles, Bohle Sliding Doors, DecorCable Mesh, Olympia Tile, Hufcor Moveable Partitions
Daylighting/Skylights: Solatube
Lighting: Lithonia, Metalumen, Pinnacle, Eureka, Nora, Focal Point, Indessa

Architect & Structural Engineer

Saavedra Gehlhausen Architects
504 N. Church Street, Rockford, IL 61104
www.sgadesign.com

Project Team

Mechanical & Electrical Engineer
KJWW Engineering Consultants
623 26th Avenue, Quad Cities, IL 61201

Civil Engineer
Fehr Graham Engineering & Environmental
200 Prairie Street, #208, Rockford, IL 61107

General Contractor
Stenstrom General Contractor
2420 20th Street, Rockford, IL 61104

Project General Description

Location: Machesney Park, Illinois
Date Bid: Sep 2013
Construction Period: Sep 2013 to Aug 2014
Total Square Feet: 64,318
Site: 9.85 acres.
Number of Buildings: One.
Building Sizes: First floor, 62,218; mezzanine, 2,100; total, 64,318 square feet.
Building Height: First floor, 20'; mezzanine, 11'; total, 26'.
Basic Construction Type: Adaptive Reuse/II B.
Foundation: Cast-in-place.
Exterior Walls: Brick, curtain wall, ACM rainscreen.
Roof: Membrane. **Floors:** Concrete.
Interior Walls: Metal stud drywall.

DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQUIREMENTS	72,071	1.50	1.12	—
GENERAL REQUIREMENTS	367,395	7.64	5.71	—
CONCRETE	76,062	1.58	1.18	Cast-in-place.
MASONRY	64,500	1.34	1.00	Unit.
METALS	119,262	2.48	1.85	Structural metal framing, joists, decking, cold-formed metal framing, fabrications, decorative.
WOOD, PLASTICS & COMPOSITES	111,845	2.33	1.74	Rough carpentry.
THERMAL & MOISTURE PROTECTION	618,431	12.86	9.62	Dampproofing & waterproofing, thermal protection, weather barriers, membrane roofing, flashing & sheet metal, roof & wall specialties & accessories, joint protection.
OPENINGS	245,223	5.10	3.81	Doors & frames, specialty doors & frames, entrances, storefronts & curtain wall, roof windows & skylights, hardware.
FINISHES	847,658	17.62	13.18	Plaster & gypsum board, tiling, ceilings, flooring, painting & coating.
SPECIALTIES	44,190	0.92	0.69	Toilet partitions, safety.
FURNISHINGS	45,822	0.95	0.71	Case work, furnishings & accessories.
FIRE SUPPRESSION	93,014	1.93	1.45	Fire sprinkler.
PLUMBING	188,449	3.92	2.93	Piping & pumps, equipment, fixtures.
HVAC	570,473	11.86	8.87	Air distribution, central heating equipment, central cooling equipment, central HVAC equipment.
ELECTRICAL	1,097,148	22.80	17.06	Medium-voltage distribution, low-voltage transmission, facility power generating & storing equipment, electrical & cathodic protection, lighting.
COMMUNICATIONS	248,743	5.17	3.87	Structured cabling, data, voice, audio-video, distributed communications & monitoring systems.
TOTAL BUILDING COSTS	**4,810,286**	**100%**	**$74.79**	
EXISTING CONDITIONS	611,965			Site, demolition.
EXTERIOR IMPROVEMENTS	534,305			Paving, curbs, striping, landscaping.
TOTAL PROJECT COST	**5,956,556**			

UPDATED ESTIMATE TO JUNE 2016 $82.00 PER SQUARE FOOT

Regional Cost Trends

This project, updated to June 2016 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	$67.96	$4,371,184	Dallas TX	$65.75	$4,228,645	Los Angeles CA	$87.91	$5,654,031
Pittsburgh PA	$85.69	$5,511,492	Kansas City KS	$88.65	$5,701,544	Las Vegas NV	$80.52	$5,178,902
New York NY	$109.33	$7,031,904	Chicago IL	$92.34	$5,939,108	Seattle WA	$87.91	$5,654,031

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