

Roselle Village Hall  
31 Prospect Street, Roselle, Illinois



Client: Village of Roselle  
Architect: FGM Architects  
Role: Design-Build

International Contractors, Inc. worked with FGM Architects and the Village of Roselle to construct this 3-story village hall. Weekly meetings were held during the design phase to review each detail for constructability, cost and schedule.

The conceptual plans called for a 17,500 SF building; however, the programming study determined that 26,500 SF would be necessary to provide working space for the village's 24 full-time employees as well as to provide council chamber space and public seating for the Village Board and City Commission meetings.

The building size was increased to 27,000 SF while still maintaining the original budget.

The ground and 2nd level will accommodate staff offices, chamber space and board rooms. The lower level includes an exercise room with lockers and showers.

After acceptance of the guaranteed maximum price by the Village, ICI value-engineered an additional \$74,000 in savings. In light of the additional cost savings, the Village was able to make several upgrades to the building, including a stand-by generator.



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