



Request for Qualifications (RFQ)

for

Project 24-130
Schematic Design Architectural Services

for

Oak Park Municipal Campus

RFQ Issued: October 2, 2024

Response Due: 3:00 PM on October 23, 2024

The Village of Oak Park, Illinois (the Village) is issuing a Request for Qualifications (RFQ) to solicit qualifications from interested architectural firms to provide Schematic Design Architectural Services.

To have your qualifications considered, the documents must be submitted via email with a subject of:

Project 24-130
Schematic Design Architectural Services
for
Oak Park Municipal Campus

Qualification emails must be received by the Village, **no later than 3:00 PM on Wednesday, October 23, 2024**.
Qualifications received after the closing time and date will not be considered.

Project Information

Notice to Firms

The Village of Oak Park, Illinois (the Village) is issuing a Request for Qualifications (RFQ) to solicit qualifications from interested architectural firms to provide Schematic Design Architectural Services for the Oak Park Municipal Campus. These services will be procured in accordance with the applicable sections of the Village's Purchasing Policy related to Qualifications Based Selection (QBS).

Proposed Definitions

Please consider the following definitions while reviewing the Project Objective and Scope of Services sections below. The Village has considered these definitions carefully while outlining the next steps for the Oak Park Municipal Campus project.

Conceptual Design- The initial phase of the design process involving defining goals, research, ideation, and refining design concepts communicated through models and visualizations. Feasibility analysis and client feedback guide concept selection and provide a foundation for detailed design phases including schematic design and design development.

Schematic Design- The second phase of the design process, where the architect establishes the general scope, size, shape, and relationship of the project's components. The focus is on exploring options and conceptualizing the overall vision. Schematic design helps create the early stages of the site plan, floor plan, and elevation drawings. These are also sometimes called 30 percent design documents.

Project Phasing Timeline- A visual representation of the project's phases and tasks in chronological order, typically in the form of a bar chart. This visual representation should clearly depict the overlap between the project's phases and tasks.

Project Background

Previously, the Village has engaged two separate architectural firms to complete a space needs assessment, evaluate the condition of the existing Village Hall Building and outline minimum renovation requirements, and determine the feasibility of renovating the current Village Hall facility to meet the needs of modern Village governance while preserving the historic integrity of the existing building. The feasibility study included community engagement in the form of a 16-member Facility Review Committee that provided valuable feedback on proposed renovation design options. The reports, conceptual designs, and supporting documentation compiled by those firms will be made available to the selected Schematic Design Architectural Firm.

Project Objective

The Village of Oak Park is proposing a renovation of the existing Village Hall facility to meet the needs of modern Village governance while preserving the historic integrity of the existing building and the spirit of Open Government. Due to space constraints within the existing facility footprint and operational space needs for both Police and Village Hall operation, the Village of Oak Park is also proposing to construct a new Police Department facility adjacent to the Village Hall facility on the existing site.

The project goals include:

- Maintaining historical aspects of the existing Village Hall facility that express the spirit of open government and convey the building’s historic significance.
- Meeting established sustainability goals for both renovation and new construction as outlined in the Climate Ready Oak Park Plan.
- Retaining architectural design elements and standards not only exercised at the existing Village Hall facility but throughout the community.
- Meeting current building codes including addressing life safety issues.
- Creating accessible and inclusive spaces that meet current accessibility codes including Illinois Accessibility Code and Americans with Disabilities Act.
- Addressing safety and security issues for the facilities and site.
- Meeting modern standards for policing.
- Updating the site plan to include traffic flow and parking solutions for visitors and employees while maintaining green space for community engagement.
- Making the existing facility functional as a modern Village Hall including addressing space, noise, and lack of support facilities (including but not limited to: Gender-Neutral Bathrooms, Employee Wellness / Interfaith spaces, and a Lactation Room).

Budget and Term

The Village has budgeted for schematic design services for the term of the agreement. The Village expects the deliverables for this project to be delivered prior to March 15, 2025.

Scope of Services

This project is being managed by the Village utilizing local funds for all costs. A Professional Services Agreement (“Contract”) will be executed with the Village for the project. The Village anticipates completion of this project prior to March 15, 2025.

- Firms responding to this RFQ must have experience in design of renovations to historic commercial and municipal buildings.
- Firms responding to this RFQ must have experience in programming and design of police facilities.
- Firms responding to this RFQ must have experience in design of renovations and new construction that can meet or exceed sustainability standards.
- Firms responding to this RFQ must have recent and relevant experience in developing cost estimates for proposed options.
- Firms responding to this RFQ must have experience presenting to local boards or commissions.
- Firms responding to this RFQ must have an Illinois or Chicagoland office.

The preliminary scope of work for each task is provided below.

Task 1 – Evaluate the Existing Facility Report, Space Needs Assessment, and Feasibility Study

- Meet with Village Staff to review identified project goals and facility needs.
- Review the existing condition report for the Village Hall.
- Review the space needs assessment for both Village Hall and Police operations.
- Review the National Register of Historic Places Registration Form to understand the historical aspects that must be maintained.
- Tour the existing Village Hall facility and site to gain insight into the conditions and issues that will need to be addressed.

Task 2 – Develop Schematic Design Option(s)

- Complete additional investigatory work on the existing Village Hall facility, as needed, including MEP, structural, civil, or environmental engineering services.
- Develop Schematic Design Option(s) to meet facility needs and the outlined project goals.
- Meet with Village staff to discuss additional findings and the schematic design option(s).

Task 3 – Project Phasing Timeline

- Propose a project timeline with potential phasing options that addresses operational challenges during construction of the Police Facility and renovation of the Village Hall Facility.
- Meet with Village staff to review proposed timeline.

Task 4 – Budget Estimates

- Develop budget estimates for proposed design options that include all related soft costs, furniture, inflation, and sustainability considerations.
- Meet with Village staff to review estimated costs.

Task 5 – Prepare Report and Presentation

- Based on findings, prepare a report that outlines schematic design option(s) and summarizes potential renovation and construction costs that meet the goals of the project and address facility issues.
- Work with Village staff to prepare and present a summary presentation to the Village Board.

The detailed scope of services and schedule will be negotiated at the time of contract development.

General Requirements

General

The following general information is provided and will be carefully followed by all Consultants to ensure the qualifications are properly prepared.

1. All submitting Consultants must furnish all information required by this RFQ.
2. The Consultant shall notify the Village via an email to eduffy@oak-park.us that they have received the RFQ and intend to respond so that any addendums or communications can be sent electronically to the contact person identified in the email.
3. The Village reserves the right to conduct discussions with qualified Consultants in any manner necessary to serve the best interest of the Village and consistent with the Village's Purchasing Policy.

Proprietary Information

1. Except as provided herein or as otherwise set forth in the Village's Purchasing Policy, all proceedings, records, contracts, and other public records relating to procurement transactions will be open to inspection in accordance with the Illinois Freedom of Information Act (5 ILCS 140/).
2. Each Consultant has the right to identify data or other materials submitted in connection with this procurement as trade secrets or proprietary information, which will not be subject to inspection pursuant to the Illinois Freedom of Information Act, by stating such in respect to the relevant portions at the time of submission of its proposal.

Questions and Communication

1. All contact between prospective Consultants and the Village with respect to this RFQ will be formally held at scheduled meetings or in writing through the issuing representative. Questions and comments regarding meaning or interpretation of any aspect of this RFQ must be submitted in writing to the Village via email at eduffy@oakpark.us and must be received before 3:00 PM on Monday, October 14, 2024. Only written questions will be accepted. Questions and/or comments which are submitted after the deadline set forth within this RFQ will not be answered.
2. The Village will respond to all questions and comments that are submitted hereunder and are deemed to address a matter that is relevant and substantive in nature within a reasonable period of time, in the form of a written Addendum that will be transmitted via email to all prospective Consultants that have received the RFQ and posted on the Village's website. Oral communications between the Village and Consultant regarding the interpretation or meaning of any aspect of this RFQ are not authorized and may not be relied upon for any purpose.

Addenda to the RFQ

1. The Village reserves the right to amend this RFQ at any time prior to the deadline for submitting qualifications. If it becomes necessary to revise any part of this RFQ, notice of the revision will be given in the form of an Addendum that will be provided to all prospective Consultants who are on record with the Village as having received this RFQ and posted on the Village's website. If, in the opinion of the Village, the deadline for the submission of proposals does not provide sufficient time for consideration of any Addendum, then such deadline may be extended at the discretion of the Village.
2. It will be the responsibility of each Consultant to contact the procurement contact identified in the RFQ prior to submission of a proposal hereunder in order to determine whether any addenda have been issued in connection with this proposal. Notwithstanding any provisions to the contrary, the failure of any Consultant to receive any Addenda will neither constitute grounds for withdrawal of its proposal nor relieve such Consultant from any responsibility for incorporating the provisions of any Addenda in its proposal. Upon issuance by the Village, Addenda will be deemed to have become a part of this RFQ to the same extent as if set forth fully herein.

Arrearage, Debarment, and Suspension

By submitting qualifications in response to this RFQ, the Consultant will be deemed to represent that it is not in arrears in the payment of any obligation due and owing the Village, the State of Illinois, or any public body in Illinois. This representation will be deemed to include the payment of taxes and employee benefits. The Consultant further agrees that, in the event it is awarded a contract hereunder, it will not become in arrears to any such public body during the term of the contract. The Consultant agrees that no officer or employee thereof has been debarred or suspended or otherwise excluded from or ineligible for participation in, any public procurement activity of a nature similar to this RFQ. The Consultant will not knowingly engage any subcontractor who has been debarred or suspended or who is otherwise excluded from or ineligible for participation in public procurement activity and will include in each of its subcontractors and subcontractor agreements certifications on the part of its subcontractors that satisfy the requirements of this provision.

Submitting Qualifications

1. The deadline for submitting qualifications has been provided herein. Submittals will be opened in accordance with the provisions of the Village's Purchasing Policy. There will be no public opening. The list of prospective Consultants will be available for public inspection only after Contract award or upon cancellation of the RFQ.

2. Except as set forth below, the required transmittal or cover letter must accompany the proposal. The purpose of the transmittal or cover letter is to formally submit the qualifications to the Village and to bind the Consultant to the terms, conditions and specifications contained in the RFQ. The transmittal or cover letter must be signed by an individual who is authorized to bind the Consultant to all matters set forth in the qualifications.

Late Qualifications

Qualifications or unsolicited amendments to qualifications arriving after the deadline will not be considered.

Rejection of Qualifications

The Village reserves the right to: (a) reject any or all qualifications received; (b) cancel the RFQ at any time prior to award; and/or (c) waive informalities in the event the Village determines such action is in its best interest. Qualifications must meet or exceed the mandatory requirements of this RFQ. If a Consultant does not meet a mandatory requirement, it will be rejected.

Presentations

The Village may elect to conduct interviews with prospective consultants. Consultants selected for an interview will be notified by October 30, 2024. The Village anticipates that any interviews will be conducted during the week of November 4, 2024.

Negotiation

The Village requires a minimum three-person team to negotiate with firms. The team will consist of the Public Works Director, Deputy Public Works Director, and Village Planner. The team may delegate this responsibility to other staff members.

In the event that the Village determines in writing and in its sole discretion that only one Consultant is fully qualified, or that one Consultant is clearly more highly qualified and suitable than the others under consideration, a contract may be negotiated and awarded to that Consultant. The Village reserves the right to negotiate any aspect of the proposal or the Contract in any manner that best services the needs of the Village and is within the scope of this RFQ. The Village is under no obligation to award, but may do so based upon an analysis of submitted qualifications and subsequent negotiations.

Cost

The Village will not be liable in any way for any costs incurred by respondents in replying to this RFQ.

Submittal Organization and Format

Proposals will address the following general topics and also emphasize the Consultant's qualifications to perform the services. Proposals will be evaluated on the basis of the information presented by the Consultant and the evaluation criteria set forth in this RFQ. This selection is a QBS process and no firm shall submit estimates of cost with its proposal.

Consultants will follow the proposal format outlined in this section. Failure to adhere to the prescribed format may result in rejection of the Consultant's proposal. All proposal elements shall be included and shall include at a minimum the following:

Transmittal or Cover Letter

A transmittal letter or cover letter must be prepared on the Consultant's letterhead, must accompany the proposal, and must be signed by a duly authorized representative of the Consultant. The transmittal or cover

letter must include an affirmative statement that binds the firm to the terms, conditions; and specifications contained in the RFQ. At minimum, the letter must include all of the following information:

1. Consultant's full legal name
2. Type of entity and state of organization or incorporation
3. Consultant's principal address
4. Consultant's mailing address (if different)
5. Name and title of contact for the purposes of this RFQ
6. Telephone number and email address of principal contact

Background

This section will include a brief history of the firm and its organization, including name and contact information of the principal or officer who will serve as the primary point of contact for the Consultant and who will have authority to negotiate on behalf of the Consultant. This section will also include a general description of the Consultant's experience in providing the services described in this RFQ, including any special qualifications, experience, awards, etc. At the election of the Consultant, the Background may be included in the Consultant's transmittal or cover letter.

Project Approach

The purpose of this section is to present the Consultant's understanding of the project requirements. This section shall include a preliminary proposed management plan based on the scope of services outlined in this RFQ, including coordination of multiple concurrent tasks and how they will be accomplished to meet schedule and budget constraints. Include in this section a discussion of any joint ventures and subcontractors to be used. Any specific challenges or critical project elements shall also be identified in this section. A discussion of the Consultant's approach to quality control/quality assurance will be included in this section. The responsibilities of each joint venture contractor or subcontractor will also be discussed. The Consultant should address how Village staff will be integrated into the services to be provided under this RFQ.

Project Personnel

This section will contain the names, background, and experience on similar types of projects of the key personnel proposed for these services. An organizational chart showing duties, responsibilities, and the lines of communication will be included in this section. Resumes that demonstrate experience on similar projects and specify the individual's duties on those projects will be included as an appendix to the proposal. Include in this section guarantees that, for so long as its members continue to be employed by the Consultant, the project team will remain as proposed and will be assigned to this project for its duration. Following award of a contract hereunder (if any), any substitution or other change in project team personnel must be approved in advance by the Village.

Experience and Qualifications

This section should discuss the experience and qualifications of the Consultant and the project team in the performance of projects of similar size and nature as that described herein. For joint ventures, the experience of all firms as it relates to this project must be discussed. In order for a Consultant to be deemed qualified to perform the services described in this RFQ, the experience listed in this section of the proposal must be in accordance with or contain the following:

1. Have been completed within the last five (5) years from the issuance date of the RFQ
2. Be of a scope similar to that outlined in this RFQ
3. Brief description of the project

4. Scope of services provided by the Consultant
5. Identify the project manager and other key team members
6. Provide contact information for references

Financial Responsibility

Unless such information is otherwise included in the Background section, the Consultant will additionally provide a statement indicating the length of time the firm has been in business, the number and location(s) of its office(s), the current number of full-time employees.

Format

The proposal in its entirety shall be a PDF file using 8.5"x11" pages, tabbed by section and be a maximum of 30 single-sided pages. If a submitting firm is confident that their qualifications for the work can be exhibited in fewer pages than the maximum they are encouraged to do so.

Selection Criteria

All submittals will be evaluated based up on the following criteria and respective weights:

1. Project Approach (20%)
2. Firm Experience (20%)
3. Specialized Expertise (30%)
4. Staff Capabilities (20%)
5. Past Performance (10%)



Addendum 1

Village of Oak Park: Project 24-130

Schematic Design Architectural Services for Oak Park Municipal Campus

The following list of questions have been provided to Village staff regarding the RFQ listed above.

To clear up any confusion, the correct email for RFQ response is eduffy@oak-park.us.

1. Is the Appendix included in the 30-page limit?
 - a. Yes.
2. Will the owner provide a hazmat assessment of the existing building or will the design team be asked to provide this during the schematic design phase?
 - a. The Village will provide the following documentation: Village Hall Facility Condition Assessment (2023), Village Hall Program (2023), Police Department Space Needs Analysis (2019 and 2023), BerryDunn Report (2022), Village Hall Property Condition Assessment (2015), National Register of Historic Places Registration Form (2014), the Historic Preservation Planning and Study Report (2024), and any existing and readily available plans, blueprints, and historical pictures. The design team will be asked to provide any deliverables required to complete Tasks 1 through 5 as outlined on pages 3 and 4 in the RFQ documentation.
3. In the RFQ, Sustainability seems to be a priority. Are there specific certifications or sustainability standards Oak Park is looking to achieve? (LEED, WELL)
 - a. A primary goal of this project is to meet the established sustainability goals for both renovation and new construction as outlined in the Climate Ready Oak Park Plan (page 3). The Climate Ready Oak Park Plan is the Village's roadmap for imagining and creating a more equitable, sustainable, and resilient community. This plan is available on the Village's website.
4. Experience and Qualifications section of our SOQ: The RFQ limits projects included in this section to those completed within the last five years, which seems a small window of time- will the Village consider relevant experience consisting of projects completed more than five years ago?
 - a. The Village will consider relevant experience consisting of projects completed more than five years ago but requests that projects that fall outside of that five-year period include the approximate project completion date.
5. Does the Village plan to retain JLK for historic preservation consulting like on the Village's recent study? Should our project team include historic preservation consulting?
 - a. The Village plans to provide all available historic preservation documentation upon selection including the Historic Preservation Planning and Study Report completed by JLK. As part of the Scope of Services section, outlined on page 3 of the RFQ documentation, the Village has requested that "firms responding to this RFQ must have experience in design of renovations to historic commercial and municipal

buildings.” A primary goal of this project is to maintain the historical aspects of the existing Village Hall facility that express the spirit of open government and convey the building’s historic significance (page 3).

6. Is there going to be a formal pre-bid walkthrough? If not, can we arrange for a tour?
 - a. There is no formal pre-bid walkthrough scheduled. If your firm is selected to participate in an interview, a tour of the facility can be arranged at that time.

7. The document says that the feasibility assessment studies will be provided upon selection. Can we be provided with an executive summary of the findings and recommendations?
 - a. The feasibility assessment, called the Historic Preservation Planning and Study Report, is available on the Village’s website, as public information, as it was completed as part of the Facility Review Committee process. The Historic Preservation Planning and Study Report (ID 24-200) was presented, in its entirety, to the Village Board at their public meeting on April 9, 2024.



October 23, 2024

Mr. Rob Sproule
Public Works Director – Village of Oak Park

RE: Response to Request for Professional Qualifications (RFQ)
Project 24-130 Schematic Design Architectural Services for Oak Park Municipal Campus

Mr. Sproule,

We are pleased to present our team's professional service qualifications for the Schematic Design Architectural Services for the Oak Park Municipal Campus project.

Why our team? JLK is proud to offer our full, award-winning historic preservation architectural services with support from Dewberry, experts in programming, architectural design, and sustainability for municipal and public safety developments; Architectural Consulting Engineers, specialists in sustainable and sensitive building systems engineering for historic properties; and TYLin/Silman Structural Solutions, innovative engineers with demonstrated experience providing structural solutions for existing historic buildings and new construction projects.

We know the Village of Oak Park. After working closely with the Village and the Facility Review Committee last winter, we learned that the significance of Village Hall is not only embodied in its historic design, but also in the processes carried out within it. We were inspired by the passion of the committee, the Village Board, and the members of the community who participated in the feasibility study process. The collaborative and constructive exchange resulted in a stronger project in the end, and we look forward to extending that success to the next stage.

We know public safety and municipal programming and design. As one of the nation's top designers of public safety, training, and municipal facilities, Dewberry brings an approach driven by programming and space needs that is dedicated to functional and innovative design. With a strong portfolio of over one hundred law enforcement projects, more than twenty of which are LEED certified, Dewberry is recognized for commitment to client service with deep subject matter expertise. The firm's award-winning design for the Countryside City Hall and Police Headquarters is a leading example of sustainability in civic architecture.

We know sustainability for existing and new buildings. Our team brings decades of experience in sustainable building practices that will result in a municipal complex that meets and exceeds the goals of the Climate Ready Oak Park Plan. We recognize the complexity of this project, and it is imperative that it does not "greenwash" a typical design approach. We strive to work with the Village to deliver a truly innovative, holistic, and committed example of what sustainable civic architecture should be.

We know how to analyze existing buildings and phase projects. From programming, to structural, to mechanical, to architectural, every member of our team is well-versed in the art and science of working with existing and historic buildings. We will work collaboratively to deeply understand the challenges and, more importantly, the potentials that can be unlocked at Village Hall and the entire municipal campus in order to meet the needs of modern governance and public safety.

We're ready! Every member of our team is local to Chicagoland, positioned to prioritize this project, and eager to get to work.

In summary, we're excited to submit the enclosed qualifications and requested information. I, Meg Kindelin, President of JLK Architects, will serve as the main contact for the purposes of this RFQ. JLK Architects is a certified woman-owned (WBE) Subchapter S (Small Business) Corporation in the State of Illinois with a staff of 24 architects, historians, and support staff located at 230 West Huron Street, Suite 510, Chicago, IL 60654. I can be reached by phone at (773) 729-0153 and by email at mkindelin@jlkarch.com.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'Meg Kindelin', written in a cursive style.

Meg Kindelin, AIA
President
JLK Architects

RESPONSE TO REQUEST FOR QUALIFICATIONS

Project 24-130
Schematic Design Architectural Services for
Oak Park Village Municipal Campus



Project Approach



Project Understanding

The JLK team unites specialists in historic preservation, sustainability, programming and design for public safety and municipal facilities. We understand these areas of expertise to be the foundation for a successful Village of Oak Park Municipal Campus project that meets the priorities and goals outlined in the Request for Qualifications (RFQ). From our experience working with the Village over the last year, we know the existing conditions and the desired outcomes. We are well-positioned to begin this work given our knowledge of the existing Village Hall building and our confidence in our team to meet modern standards for policing, exceed sustainability standards, and design innovative site plan solutions.

Approach and Proposed Work Plan

Village Hall and Public Safety facilities are among the most complex, delicate, and important projects any community will undertake. In Oak Park, there is added intricacy where the community holds a unique and great regard for both the built and natural environments. The existing National Register-listed Village Hall building and the renowned architecture throughout Oak Park are the foreground and the context among which any improvements at the municipal campus must be situated.

We believe that to maintain the spirit of open government within Village Hall, this project requires a dedicated spirit of collaboration. JLK has proven to be a collaborative, inquisitive, and thoughtful discussion leader, and we are confident that the diverse and driven team we've assembled to support this project will deliver the same level of service. Our team's approach is research-driven, forward-thinking, and responsive to the needs of all stakeholders and the existing conditions at Village Hall.

We understand that this is a process. While a lot of valuable work has been done, we are best positioned to build upon the existing work and launch into additional investigations. As a team of programming, preservation, and sustainability experts, we are committed to advancing the priorities of the Village and exceeding project goals for the municipal campus.

Based on our project understanding, knowledge of the existing conditions, and review of the scope of services outlined in the RFQ, the JLK team developed the following proposed work plan for the Village of Oak Park Municipal Campus project.

Project Kickoff & Review of Existing Materials

Kickoff Meeting

As soon as our team receives the Notice to Proceed, we will hold a kickoff meeting with Village Staff and project stakeholders. This meeting will allow all project staff to meet and get to know each other and will provide a formal venue to discuss priorities, major project deadlines, key milestones, and project logistics. Identifying the critical components of the project by the Village and Police Department sets the goals for the entire project team to work toward. We will also discuss a comprehensive project schedule for this initial phase, with certain immediate milestones and deadlines established, so that the team can start at a deliberate pace that will set the tone for the whole project.

Our team will discuss civic projects that the Village and Police Department view as peer Village projects. It is important to visit recently built peer projects for the architectural team and your own affirmation of what you like about your peers' projects and use these design ideas for incorporation into your new and renovated facilities.

Existing Materials Review

JLK will lead our team through review of existing reports, assessments, and studies, so that all team members bring the same basis of understanding to the project.

The police and municipal team at Dewberry will review the information presented in previous studies with an eye toward adding efficiencies, looking for new solutions, and working with JLK to groundwork to surpass the previous study's conclusions. As we did for the previous feasibility study, the JLK team will work hand-in-hand with the Village to define the objectives of the project in the metrics by which the success of the project would be judged. We are well-positioned to

embark upon a deeper assessment and understanding of the Village, the site, and the requirements of both Village Hall and the proposed police facility.

The tasks outlined in this section will take **approximately two weeks**, following immediately after the kickoff meeting. During this time, our team will meet with representatives from the Village Hall and Police Department to confirm program needs and make necessary modifications to our findings.

Program Validation & Design Charrettes

Additional Investigations

We will undertake additional investigations to deepen our understanding of existing structural and systems conditions at Village Hall. The project will undertake a full existing building energy model to create a benchmark for all future work. Our structural, environmental, and building systems engineers, guided by JLK, will complete a hands-on investigation of the building, including potentially selective small-scale openings to confirm insulation, roofing, and mechanical systems. We have invited Sillman Structural Solutions (now a part of TYLin) to provide structural engineering, Architectural Consulting Engineers (ACE) led by Mark Nussbaum, and Berglund construction to assist in additional investigations of the existing Village Hall building. All three are experts in historic preservation and working with existing buildings. Areas of investigation will include mechanical systems, structural conditions, roof cores, foundations, and building envelope. While conducting additional investigations, we will not only document and analyze existing conditions, but our team will also identify opportunities for improvements to achieve sustainability goals. The goal of these investigations is to develop a true understanding of Village Hall's energy consumption, challenges in insulation, find opportunities for sensitive improvements to the building systems, envelope, and program.

The municipal campus site, including existing parking, vehicular and pedestrian circulation, and greenspaces, will be analyzed by planners and landscape architects at Site Design Group (SITE) in close coordination with the architectural and sustainability design team members. The existing historic Village Hall and proposed police facility must be situated within a holistic and accessible public space that provides safe circulation for all. A big challenge of the site is to recognize the new entrances to the parking areas, enliven the courtyard and invite the public in, and provide an adequate green buffer for the surrounding neighborhood.

Space Needs and Program Validation

While our team is completing additional investigations at the Village Hall building and throughout the municipal campus, the proposed police facility design team, led by Dewberry, will review existing space needs assessment and begin the program validation effort. This team has been in the position to review, critique, and explore ways to improve such assessments and programs in the past, and we know that we can successfully combine our team understanding of the building to find new potential in the project at hand.

Our team will overlay the evaluation of the proposed police facility and our initial evaluation of the existing Village Hall to identify new ways that these two programs can mesh to form a coherent municipal complex and site. Through the needs assessment, the Village of Oak Park has outlined a preliminary program. Our team will confirm the critical adjacencies and existing redundancies that can be eliminated, particularly those elements that could be shared between the Village Hall and the Police Station. We can also examine the flow of the public through the building and assess how to balance that with the necessary security and safety measures required of a city hall and police department.

Design Charrettes

Pre-design charrettes will be held to combine review of existing materials and additional investigations with valuable feedback and insights from the Village and project stakeholders for all aspects of the municipal campus project - the existing Village Hall building, the proposed police facility, and the surrounding site. We anticipate that there will be two or three different pre-design options along with smaller design ideas, such as solutions to address the Council Chambers. These pre-design charrette design options will be reviewed, discussed, and considered by project and community stakeholders.

After feedback is heard and considered with Village staff and project stakeholders, the design team will revise the concept site plan with community feedback incorporated into the design of the site while concurrently working to start initial concept floor plans for the second design charrette. During the second design charrette, the floor plan adjacencies will be further developed into concept plans for presentation to the community stakeholders.

The Village has embraced the unique architecture of Harry Weese's design, and we look forward to developing a point / counterpoint response to that architecture within the site and proposed police facility. We know there are significant

challenges that need to be addressed within the existing Village Hall building, including accessibility and security at the Council Chambers and meeting security and privacy needs in workspaces while maintaining the historic “spirit of open government” that is embedded within its design. We also want to ensure that the entire site is considered as a campus, that it accommodates new parking and access patterns, and provide a green space as a buffer from the larger campus buildings with the residential neighborhood that surrounds it. The site may provide opportunities to meet and showcase sustainability.

This site will hold the new municipal campus for the Village of Oak Park, and as such, it must continue to convey its historic significance and the spirit of open government while also embracing the future through sensitive and sustainable renovations that bring that building into the 21st century. Simultaneously, the goals of the police station and addition must complement the design footprint of the original building while enhancing its potential to make solid strides into the future.

Schematic Design

Following stakeholder review of the concept designs, the team will work to refine the preferred option into the schematic design that meets the needs of the facility, the Village, and these project goals.

Schematic design will include proposed floor plans of both the reimagined Village Hall and new Police Station, along with any connections spaces to adjoin the two. We will also provide elevations and site plans to represent the design team’s vision for the project.

At this point, the team will also be able to demonstrate how the proposed design meets the program requirements, goals of the project, and sustainability requirements, including our approach to meet the Climate Ready Oak Park Plan.

It is critical at this stage of design that all team disciplines – architecture, landscape/site design, structural, MEP, sustainability, environmental, and cost estimating - are working together in an iterative process. As part of our QA/QC process, the team will meet regularly during the schematic design development to review progress drawings and ensure that all project requirements are being met. Prior to submitting the final schematic design, our technical leads will review all submittals for cross checks.

We anticipate the tasks outlined in this phase to extend **approximately six weeks**.

Project Phasing Timeline

After the second meeting, we will assess any potential phasing needs. By this time, the team will have a full understanding of the needs of the existing building and offer alternatives for how the multi-phase project can be designed and executed, and critically, we will understand how the new addition and police facility will support the phasing of work on the existing building. We understand that the phasing options must be supported by order of magnitude cost estimates so that the village can determine the best path forward.

Phasing challenges may include the need to keep all services operational for the village, to isolate work areas from vibration and dust, and keep the entire site functioning to deliver efficient and effective police and village services.

Budget Estimates

We will continue to refine budget estimates for the proposed designs as they are developed through Design documents. We will compare different sustainability scenarios that will meet the goals and also enhance the architecture of the building. This fine analysis is necessary for all options so that the final report and presentation is truly a decision-making tool for the village government. We are once again working with our trusted cost estimator and construction advisor Middleton Construction Consulting and will coordinate with Berglund Construction for constructability advising as needed.

Upon completion of the schematic design, the cost estimator will conduct an estimate of the project. The design team will provide narratives based on information from our design meetings to help with the understanding of engineering systems, equipment, and structural intricacies for the estimating teams. If the project is over budget, the design team will provide options to the Village to adjust the design in order to align the design with the budget. Moreover, our team is well-versed with grants available for sustainable work and can advise the Village on which are applicable to this project.

The final submission will likely consist of plans, elevations, renderings, and other instruments of service that present the complete design intention of the renovation and construction of the new link. We will meet with Village Staff to review the options, pricing scenarios, and phasing plans for each option.

We anticipate the tasks outlined in this phase to take **approximately two to three weeks with one week for staff review.**

Final Report and Presentation

The final report will incorporate all aspects of the program analysis, sustainability goals, policing requirements, municipal requirements, site design enhancements. It will provide pricing analysis and project phasing scenarios to define the transition between the existing conditions at the village hall and police station into the future building complex that will provide a stage for the government of Oak Park to continue to function into the next century. In our presentation of schematic design materials and report we will strive to return the conversation to the original principles of the project.

We anticipate the this phase of the project to extend **approximately four weeks.** Following the public presentation, we anticipate an additional one to two weeks to allow incorporation and resposne to project and community stakeholders during the meeting.

Project Personnel

CAPABLE STAFF. COLLABORATIVE TEAM. COLLABORATIVE PARTNERS.

Our team has been working together for over 30 years on similar sustainable, civic, and historic projects. We will bring this knowledge and our cooperative history to the Oak Park Village Hall and municipal campus.



Historic Preservation

This team recently won (2023) a *National Trust for Historic Preservation Driehaus Foundation National Preservation Award* and a *Landmark Illinois Driehaus Preservation Award* for our Rehabilitation of the Order of Saint Francis (OSF) Headquarters in Peoria, Illinois. This project is now featured in the *National Park Service (NPS) Technical Brief 16* as a case study on how to best use alternative materials to replicate historic materials. Our team is creative and can balance material conservation, improve existing historic thermal envelopes, and make sensitive interventions while safeguarding the historic character and significance of Oak Park Village Hall. In our previous planning and feasibility study prepared with the Facility Review Committee, we carefully developed the Preservation Plan for Village Hall, which included thorough analysis of character defining features, identification of preservation zones, and outlined plans for treatment. We understand Village Hall and the municipal campus.



Sustainability

Our team created the **first net-zero municipal building in the State of Illinois - the Countryside Municipal Complex**, a combined City Hall and Police Facility. This required careful energy modeling, testing, test-fits, mock-ups, and collaboration with the City of Countryside and our Contractor. We know how to build Net Zero. Additionally, our team includes Mark Nussbaum of ACE, an Oak Park local and recognized expert in creatively and sensitively integrating new and green building systems into some of the most significant historic buildings in Illinois including Frank Lloyd Wright's Robie House and Unity Temple. Working hand and hand, our team will find a sustainable and appropriate solution for the Village Hall and the proposed police facility.



Civic and Public Safety

Oak Park's Village Hall embodies the spirit of open government and we envision keeping this spirit throughout the municipal campus site and in the proposed police facility while designing for contemporary public safety requirements. This team is experienced with validating and utilizing previously developed space assessments and programs. We confirmed and did this successfully at Countryside Municipal Complex. We know contemporary police requirements and are experts in public safety architecture and can bring our knowledge to verify and add to the work that has already been done. We are collaborative and understand public engagement processes. We will build on the valuable knowledge gained from working with the Facility Review Committee previously to get to the critical aspects of the project expeditiously.

Staff Capabilities/Personnel

Personnel dedicated to this project are outlined in the organizational chart below, and resumes detailing relevant experience are included in the following pages. Our staff brings both unique and well-rounded experience to ensure value in the proposed schematic design solution and that all of the Village of Oak Park's goals are met.

Given the historic status and our understanding of Village Hall to date, JLK will serve as Prime. Dewberry will provide programming and design for public safety and bring a full-time sustainability subject matter expert to ensure that the project meets the sustainability goals set forth by Oak Park and the *Climate Ready Oak Park Plan*. Dewberry and ACE will work collaboratively as building systems engineers to study the existing and proposed facilities and develop creative solutions for the municipal campus. Silman will serve as our structural engineer and has worked with us on sensitive interventions to historic buildings including at St. Sabina Church in Chicago, Illinois and critical infrastructure project throughout Chicago. Our cost estimator, Josh Houston at Middleton Construction Consulting (MCC), has worked with us for over 10 years and is involved from initial walkthrough to bid. MCC worked with us to prepare the pricing included in the previous Village Hall feasibility study and knows the project well. Carnow Conibear (CC) will serve as our Environmental Engineer – we have worked with CC to develop many solutions for addressing hazardous materials sensitively at many historic buildings including the College of Medicine East Tower at the University of Illinois at Chicago campus. Finally, we bring Site Design Group (SITE), our landscape architect. We have worked with SITE on sensitive historic landscapes and campus projects including several city scale projects including the redevelopment of the South Branch of the Chicago River. Given the new site will be a campus, and the original building is more than just a building and truly engages with the exterior with a plaza and outdoor elements – landscape design will be a key element in any proposed design.

JLK guarantees that, so long as the following staff continued to be employed, the project team will remain as proposed and will be assigned to this project for its duration. JLK will ensure that any substitution or other change in project team personnel will be submitted to the Village of Oak Park for approval in advance.

Organizational Chart





Meg Kindelin, AIA

President, Historic Preservation Architect

Meg leads the nationally-recognized historic preservation practice area and is an accomplished architect and architectural historian with over 25 years in the field. Her training in historical and anthropological studies informs JLK Architects' research-driven approach to all projects.

Meg brings experience, passion, and creative problem solving to restoration, rehabilitation, and adaptive reuse projects. Her actionable insights and hands-on approach ensure projects of all sizes and scope are delivered on time and within budget. As a leader in historic preservation, Meg also sits on committees for Landmarks Illinois and the Illinois Historic Sites Advisory Council.

Education

Master of Architecture in Design
University of Texas at Austin

Master of Science in Architectural History
University of Texas at Austin

Bachelor of Science in Anthropology
University of Illinois at Urbana-Champaign

Registrations

Registered Architect in
States of Illinois, Indiana, and Kentucky

Qualifications

SOI-Qualified Historic Architect and
Architectural Historian

Professional Affiliations

AIA Historic Resources Committee

Association for Preservation Technology
International

Illinois Historic Sites Advisory Council, Chair

Landmarks Illinois, Easements Committee

WB Griffen Society

National Trust for Historic Preservation

Society of Architectural Historians

Society for Industrial Archaeology, Big
Shoulders Chapter Founder

Construction History Society of America

Chicago Architecture Foundation, Newhouse
Curriculum Program

World Heritage USA Member

Select Awards/Honors

OSF HealthCare Headquarters Adaptive Reuse

National Trust, Driehaus Preservation Award,
2023

Landmarks Illinois, Driehaus Preservation
Award, 2023

Relevant Experience

Oak Park Village Hall

Preservation Planning and Feasibility
Study

Oak Park, Illinois

JLK prepared a building preservation plan and conducted a feasibility study to explore reuse options of the existing historic Village Hall. The project team worked with the Facility Review Committee to determine the character-defining features and spaces of the building, test-fit previous programming studies within the existing building, and explore several approaches for sympathetic renovations and continued use. Meg provided senior management, guided the development of design schemes, and led all aspects of coordination with the Facility Review Committee and public for the project.

Harker Hall, University of Illinois at Urbana-Champaign (UIUC)

Feasibility Study & Interior Renovation

Champaign-Urbana, Illinois

JLK completed a feasibility study to renovate the university's oldest building on the Urbana campus for use as offices for the Chancellor and Provost. JLK is now serving as the lead architect for the interior renovation. Meg is providing senior management to ensure the project meets University and historic preservation standards.

Order of St. Francis Healthcare Headquarters

Rehabilitation and Tax Credit Project
Historic Preservation Consulting

Peoria, Illinois

JLK provided historic preservation design consultation and led the historic tax credit documentation for the adaptive reuse of a

275,865-square-foot historic department store. Meg led all coordination with the design team, the Illinois SHPO, and the National Park Service to ensure that the project followed required historic treatment standards and guidelines of the tax credit program. JLK secured over \$100M in federal and state historic tax credits for this multi-award winning project.

Police Training Institute Feasibility Study

Champaign, Illinois

JLK was tasked with conducting a feasibility study for new training and administration facilities on a consolidated site. JLK worked with PTI stakeholders and UIUC Facilities and Services to conduct facility walk-throughs, user and stakeholder interviews, and goal-setting workshops to develop a preferred conceptual scheme, including renderings and cost estimate.

Village of Sheffield Hall

Condition Assessment, Feasibility Study,
and Programming

Sheffield, Illinois

JLK completed a building survey and conditions assessment of the historic Village Hall. JLK also conducted a programming and visualization meeting with stakeholders to identify priorities for adaptive reuse. Key priorities included accessibility upgrades, flexible floorplans, and integration with exterior spaces. This informed the development of a feasibility study that explored several programming and design schemes. As Principal in Charge, Meg led coordination with the Village and provided senior management for the project.



Katie McNamee Preservation Project Architect

Katie blends expertise in historic preservation, architectural design, existing conditions and feasibility assessments, and facility programming in her role at JLK.



Education

Master of Historic Preservation,
University of Kentucky

Bachelor of Science in Architecture,
University of Illinois at Urbana-
Champaign

Qualifications

SOI-Qualified Historic Architect and
Architectural Historian

Select Awards/Honors

*OSF HealthCare Headquarters
Adaptive Reuse*

National Trust, Driehaus Preservation
Award, 2023

Landmarks Illinois, Driehaus
Preservation Award, 2023

Relevant Experience

Oak Park Village Hall

Preservation Planning and Feasibility Study
Oak Park, Illinois

JLK prepared a building preservation plan and conducted a feasibility study to explore reuse options of the existing historic Village Hall. Katie led programming validation, spatial planning, and reuse design concept development for the project.

Harker Hall, University of Illinois at Urbana-Champaign (UIUC)

Feasibility Study & Interior Renovation
Champaign-Urbana, Illinois

JLK completed a feasibility study to renovate the university's oldest building on the Urbana campus for use as offices for the Chancellor and Provost. Katie served as the project manager and lead programmer. JLK is now serving as the lead architect for the interior renovation, where Katie continues to lead the effort as project manager.

Order of St. Francis Healthcare Headquarters

Rehabilitation and Tax Credit Project
Historic Preservation Consulting
Peoria, Illinois

JLK provided historic preservation design consultation and led the historic tax credit documentation for the adaptive reuse of a 275,865-square-foot historic department store. Katie worked with the design team, the Illinois SHPO, and the National Park Service to secure over \$100M in historic tax credits for this multi-award winning project.

Police Training Institute Feasibility Study

Champaign, Illinois

JLK was tasked with conducting a feasibility study for new training and administration facilities on a consolidated site. JLK worked with PTI stakeholders and UIUC Facilities and Services to conduct facility walk-throughs, user and stakeholder interviews, and goal-setting workshops to develop a preferred conceptual scheme, including renderings and cost estimate.



Kara Johnston, AIA Preservation Project Manager

Kara specializes in creative and technical design solutions for restoration and rehabilitation projects, facade and envelope assessment and repair, and sympathetic building systems integration.



Education

Master of Architecture,
Master of Historic Preservation,
University of Maryland - College Park

Bachelor of Science in Architecture,
University of Illinois at Urbana-
Champaign

Registrations

Licensed Architect, States of IL and
MD

Qualifications

SOI-Qualified Historic Architect and
Architectural Historian

Relevant Experience

Oak Park Village Hall

Preservation Planning and Feasibility Study
Oak Park, Illinois

JLK prepared a building preservation plan and conducted a feasibility study to explore reuse options of the existing historic Village Hall. Kara led discussions related to sustainability of existing buildings and assisted with reuse design concept development for the project.

National Law Enforcement Museum and Memorial Addition*

Washington, District of Columbia

New 55,000 SF museum facility for National Law Enforcement Officers Memorial (NLEOM) Fund. The museum includes education exhibits, immersive experiences, theatre, cafe, gift shop, research center, offices, and collections storage. Repairs and a new addition to the memorial was designed in coordination with the NLEOM community, Commission of Fine Arts, National Park Service and local planning board.
LEED SILVER

Alexandria City Hall and Marketplace Plaza*

Space Planning and Phased Repairs
Historic Preservation Architectural Services
Alexandria, Virginia

Space planning and phased repairs of the historic 1871 Benjamin Latrobe and Adolf Cluss designed masonry building with 1960 addition with large public plaza with underground garage.

University of Illinois, Champaign Urbana Altgeld Hall - Department of Mathematics Phased Rehabilitation

Champaign-Urbana, Illinois

Constructed in 1897 with later additions, the building is currently undergoing a phased full rehabilitation including accessibility, code and sustainability upgrades, and sympathetic renovations to classrooms and office spaces to meet the contemporary needs of the University. Kara coordinated sensitive MEPF integrations, developed exterior envelope and interior treatments, and coordinated structural seismic retrofits to the carillon tower. LEED SILVER

**Project completed prior to JLK*



Tim Scovic, AIA, NCARB Associate Principal



Tim has contributed his expertise in historic preservation to work on over 30 properties listed on the National Register of Historic Places, National Historic Landmarks, and UNESCO World Heritage Sites.

Relevant Experience

Oak Park Village Hall
Preservation Planning and Feasibility Study
Oak Park, Illinois
JLK prepared a building preservation plan and conducted a feasibility study to explore reuse options of the existing historic Village Hall. Tim assisted the team with senior technical review and quality control of the final deliverable.

KAM Isaiah Israel Synagogue
Interior Sanctuary Rehabilitation
Chicago, Illinois
JLK prepared a preservation plan and programming study for the City of Chicago landmark synagogue in the southside Hyde Park neighborhood. The study led to a phased rehabilitation of the building. Tim is the project manager for the rehabilitation project, which is currently in construction for Phase 2 work including a new geothermal heating and cooling system, electrical upgrades, and ADA upgrades to the sanctuary.

Unity Temple*
Restoration
Oak Park, Illinois
As part of the project team for the restoration of Frank Lloyd Wright's iconic Unity Temple, Tim completed condition assessments and prepared construction documents for the rehabilitation of the art glass skylights and interior plaster repair scope of work.

Taliesin West*
Preservation Master Plan
Scottsdale, Arizona
Tim was an integral part of the team that prepared a comprehensive Preservation Master Plan for Frank Lloyd Wright's Taliesin West. Tim was the primary author of the master plan, which included a history of the site and context, condition assessment, preservation zoning, and recommendations for restoration and future use of the site.

**Project completed prior to JLK*

Education

Master of Architecture,
Historic Preservation Concentration
University of Illinois at Urbana-
Champaign

Bachelor of Science in Architecture
University of Cincinnati

Registrations

Licensed Architect, State of Illinois
National Council of Architectural
Registration Boards (NCARB)
Certified

Qualifications

SOI-Qualified Historic Architect and
Architectural Historian



Susan D. Turner, FAIA Senior Technical Architect



Susan is nationally recognized for her expertise in historic preservation, restoration, adaptive reuse, and building envelope repair. She manages quality control and provides technical review for all projects at JLK.

Relevant Experience

Harker Hall, University of Illinois at Urbana-Champaign (UIUC)
Feasibility Study & Interior Renovation
Champaign-Urbana, Illinois
JLK previously completed a feasibility study to convert the university's oldest building on the Urbana campus into new offices for the Chancellor and Provost. JLK is now the lead architect for the interior renovation, and Susan is providing technical management and quality control oversight for the entire project.

University of Illinois, Lincoln Hall*
Feasibility Study and Adaptive Reuse
Urbana, Illinois
Refurbished all exterior and interior historic fabric, made all historic spaces accessible with upgraded technology including theater, foyer, entrance hall, and vestibules. Coordinated all interventions to be reversible and invisible to the greatest extent possible. Upgraded mechanical and electrical systems and building envelope to achieve LEED Platinum certification.

First United Methodist Church*
Feasibility Study & Adaptive Reuse
Chicago, Illinois
The existing church occupies the main floor of a 36-story historic building. It required modifications for ADA, electrical and mechanical systems, and changes of use. Scope included spatial redesign, floor grade changes reconfiguration of the historic pews and sanctuary element, improved exiting, restoration of historic lighting, and hazardous materials abatement. The completed project was sympathetic to the original design and permitted much more flexibility of use.

Goose Lake Prairie Visitor Center
Building Assessment & New Construction
Morris, Illinois
JLK completed a building assessment for the Harry Weese-designed Visitor Center at Goose Lake Prairie State Natural Area. JLK is the architect of record for the new visitor center design. Susan is providing quality control/technical management for the project.

**Project completed prior to JLK*

Education

Master of Architecture, Dalhousie
University

Bachelor of Environmental Design
Studies
Dalhousie University

Bachelor of Environmental Design,
University of Manitoba

Qualifications

SOI-Qualified Historic Architect and
Architectural Historian

Professional Affiliations

American Institute of Architects, FAIA
United States Green Buildings
Committee, LEED AP



Kelsey Kuehn Architectural Historian

Kelsey blends expertise in architectural studies, historic preservation and cultural resources management. She specializes in application of treatment standards and guidelines for rehabilitation projects.



Education

Master of Art History
University of Wisconsin-Milwaukee

Bachelor of Science, Architectural Studies
University of Wisconsin-Milwaukee

Qualifications

SOI-Qualified Architectural Historian

Professional Affiliations

Docomomo US/Wisconsin
Founding Board Chapter Member
2020-2023

Landmarks Illinois, Skyline Council
Secretary 2024-2026

Relevant Experience

Oak Park Village Hall

Preservation Planning and Feasibility Study
Oak Park, Illinois

JLK prepared a building preservation plan and conducted a feasibility study to explore reuse options of the existing historic Village Hall. Kelsey led the development of the preservation plan including identification of and treatment recommendations for character-defining features and spaces.

Order of St. Francis Healthcare Headquarters

Rehabilitation and Tax Credit Project
Historic Preservation Consulting
Peoria, Illinois

JLK provided historic preservation design consultation and led the historic tax credit documentation for the adaptive reuse of a 275,865-square-foot historic office building. Kelsey contributed to the Part III historic tax credit documentation.

Historic Times Theater

Historic Tax Credit Consultation and Adaptive Reuse
Rockford, Illinois

JLK is providing historic preservation design and historic tax credit consultation for the adaptive reuse of a historic Art Moderne style movie palace. Kelsey is leading preparation of historic tax credit documentation and advising on historic treatment standards and guidelines.

Louis Sullivan Warehouse, University of Illinois Chicago (UIC)

Preservation Covenant Services and Reuse Feasibility Study
Chicago, Illinois

JLK prepared a preservation covenant and conducted a building assessment on a historic warehouse property owned by UIC. The assessment included analysis of existing conditions, historic significance, and character-defining features, and development of an adaptive reuse feasibility study. Kelsey led documentation of historic significance and features for the project.



Roland Solinski, RA Architect and Project Manager

Roland brings a diverse background in real estate and construction that informs his hands-on approach to architectural design and expertise during all project phases.



Relevant Experience

Oak Park Village Hall

Preservation Planning and Feasibility Study
Oak Park, Illinois

JLK prepared a building preservation plan and conducted a feasibility study to explore reuse options of the existing historic Village Hall. Roland assisted the team with technical code-compliance review and reuse design concept development.

University of Illinois Urbana-Champaign Natural Resources Building Feasibility Study

Champaign-Urbana, Illinois

JLK is conducting a building assessment, preservation planning, and feasibility study for the historic Natural Resources Building. This includes developing schemes to renovate, reuse, modernize and/or expand the historic building for 21st century scientific needs as home of the new Prairie Research Institute. Roland is Project Manager.

Louis Sullivan Warehouse, University of Illinois Chicago (UIC)

Preservation Covenant Services and Reuse Feasibility Study
Chicago, Illinois

JLK prepared a preservation covenant and conducted a building assessment on a historic warehouse property owned by UIC. The assessment included analysis of existing conditions, historic significance, and character-defining features, and development of an adaptive reuse feasibility study. Roland led existing conditions analysis and feasibility study for the project.

City of Chicago Offices Programming & Buildout, Phase III

Chicago, Illinois
Following successful completion of Phases I and II, Roland is contributing to the design and permitting of new interior office build-out for two city departments within an existing building at 2 N. LaSalle Street.

Education

Master of Architecture
Tulane University

Bachelor of Architecture
Tulane University

Registrations

Registered Architect, Illinois

Professional Affiliations

Society for Industrial Archaeology, Member

Young Professionals in Transportation, Member



Jonathan Tallman

Principal-in-Charge | Public Safety Subject Matter Expert

Jonathan is an Associate Principal and serves as Dewberry's lead public safety planner/programmer. His experience includes space needs analysis, conceptual design, design development, construction documents, and construction administration phase work for public safety projects including; police departments, fire stations, and village halls.

Education

BArch Architecture, University of Kansas

Qualifications

Registered Architect: IL, IN, OH, FL, NH

NCARB

Guiding Principals Compliance Professional

Green Globes Professional

Professional Affiliations

Association of Licensed Architects

American Institute of Architects

Select Awards/Publications

Co-authored the International Association of Chiefs of Police (IACP) Planning Guidelines

Countryside City Hall & Police Headquarters

Citation AIA Academy of Architecture for Justice Design Award Sustainable Design- AIA Northeast Illinois Chapter Merit Award Association of Licensed Architects

Glen Ellyn Police HQ & Village Hall

*Silver Award, Law Enforcement Today Design Award
AIA NE Chapter, Excellence in Design Award
Citation, AIA/AJA Justice Facility Review Award
Best of Governmental Architectural Awards, Masonry Council*

Relevant Experience

Countryside City Hall and Police Department

New Construction
Countryside, Illinois

This new LEED Gold city hall and police station was the first municipal building in the State of Illinois to achieve net zero ambitions and the third 24hr/365 facility in the country. In addition to supporting the sustainable features of the project, the building was designed to increase staff efficiency while maintaining a secure perimeter between public and private functions.

Glen Ellyn Police Headquarters

New Construction
Glen Ellyn, Illinois

This award winning LEED Silver police headquarters is triple the size of their previous building and was designed for future expansion.

Hanover Park Police Headquarters and Village Hall Renovation

New Construction and Renovation
Hanover Park, Illinois

Dewberry designed a new 63,000 square foot police headquarters and completed numerous projects at the Village Hall including a renovation of the Lobby and Finance Department.

Lake in the Hills Police Station

New Construction

Lake in the Hills, Illinois

This new police station is being built adjacent to the current village hall and will provide optimal workflow for the officers and staff. The design includes features for officer physical and mental wellness including ample natural light, decompression rooms and a semi-private outdoor wellness area for breaks, moments of recuperation and stress relief.

Romeoville Village Hall & Police Dept

New Construction

Romeoville, Illinois

New site-integrated building on rolling greenfield 60-acre civic campus. The new facility includes 58,500 sf police department and 53,500 sf village hall.

Cleveland Division of Police

Headquarters

New Construction - Design Only

Cleveland, Ohio

The Dewberry team created a design for a new LEED Silver police headquarters that was both timeless and functional, based on the needs of the community and police division that was also welcoming to the public without compromising the safety and security of the police force.



Jennifer Betancourt Sustainability Subject Matter Expert



Jenni is Dewberry's Director of Sustainability. She provides consulting services to teams around the country for projects with high-level sustainability and net-zero energy goals.

Relevant Experience

Countryside City Hall and Police Department
New Construction
Countryside, Illinois

This new LEED Gold city hall and police station was the first municipal building in the State of Illinois to achieve net zero ambitions and the third 24hr/365 facility in the country. In addition to supporting the sustainable features of the project, the building was designed to increase staff efficiency while maintaining a secure perimeter between public and private functions.

Mason District Police Station
Addition and Renovation
Annadale, Virginia

Dewberry is providing full design for the renovation and 9,000 sf addition to the Mason District Police Station. This project is projected to be LEED Gold certified and will have a Net Zero Design.

Patrick Ryan Mechanical Engineer



Patrick is a Deputy Discipline Lead and an experienced mechanical engineer in assessments, design, and construction administration of HVAC and plumbing systems. As a U.S. Army veteran, he brings a disciplined mission-focused approach to his work.

Relevant Experience

Lake in the Hills Police Station
New Construction
Lake in the Hills, Illinois

This new police station is being built adjacent to the current village hall and will provide optimal workflow for the officers and staff. The design includes features for officer physical and mental wellness including ample natural light, decompression rooms and a semi-private outdoor wellness area for breaks, moments of recuperation and stress relief.

Elburn Village Hall and Police Department
Addition and Remodel
Elburn, Illinois

This project is an expansion to the current Village Hall and Police Department building that will more than double the current space along with a remodel of the existing facility.

Chesterfield County Fire Station #1 New Construction
Chester, Virginia

This project is a new fire station serving the Chesterfield County.

Glen Ellyn Police Headquarters
New Construction
Glen Ellyn, Illinois

This award winning LEED Silver police headquarters is triple the size of their previous building and was designed for future expansion.

Town of Vienna Police Headquarters
New Construction
Vienna, VA

This LEED Silver police headquarters is 29,441 sf and allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures.

Cleveland Division of Police Headquarters
New Construction - Design Only
Cleveland, Ohio

The Dewberry team designed a new LEED Silver police headquarters based on the needs of the community and police division that was welcoming to the public without compromising safety and security of the police force.

Lake Land College Neal Hall Renovation*
Mattoon, Illinois

Renovation project that brought the building fully on to the campus geothermal loop through the replacement of three modular, reversible chillers and three boilers. The campus and building were featured in a series of webinars on community heat pumps presented by ASHRAE and the New York State Energy Research and Development Authority (NYSERDA).

Illinois National Guard Bloomington Readiness Center Vehicle Maintenance Facility*
Bloomington, Illinois

LEED Silver vehicle maintenance shop with adjoining offices. This was a challenging project to achieve better-than-code energy efficiency as a proportionally large area was heating only. HVAC systems included geothermal-source variable refrigerant flow and hydronic in-slab radiant heating in the vehicle bays. Dewberry was a partner on the project.

**Projects while Mr. Ryan was employed with another firm*

Education

BA Architecture, University of Arizona

Qualifications

Registered Architect, IL, MI, CO
WELL Accredited Professional
Green Globes Professional
LEED AP BD+C

Professional Affiliations

American Institute of Architects
NCARB Certified
LEED AP



Education

BS Mechanical Engineering,
University of Alaska - Fairbanks

Qualifications

Professional Engineer: IL, GA, FL,
NM, PA, VA
Certified Energy Manager

Professional Affiliations

American Society of Heating,
Refrigerating, and Air Conditioning
Engineers (ASHRAE)



837 Hayes Avenue
Oak Park, Illinois 60302
Phone: 708-524-0272
Email: mark@ace-oakpark.com
Website: www.ace-oakpark.com

Resume: MARK E. NUSSBAUM, P.E.

Mr. Nussbaum is the Principal at Architectural Consulting Engineers and has over 30 years' experience in the building and facility design field. His duties include the design of heating, ventilating, and air conditioning systems; plumbing and drainage systems; energy management systems; and electrical systems design. He has broad design experience ranging from feasibility studies, simple renovations, up to full new construction projects. He has acted as a peer reviewer and owner's representative on projects in construction. In existing buildings, he has performed forensic investigation of systems failure or malfunction, and has acted as a third-party commissioning agent on new construction, renovation, and existing system retro-commissioning.

While he consults on a wide array of projects, three principal areas in which he works are: Historic Properties; the Integration of Energy Efficient Technologies into existing and new buildings whenever possible or appropriate; and as an owner's representative and commissioning agent. After establishing Architectural Consulting Engineers in 1995, he has worked on numerous projects involving historically significant buildings and dozens of sustainable projects throughout the Midwest region.

EDUCATION

BSME, with Distinction, 1987
San Jose State University

REGISTRATION Professional Engineer

State of Illinois	P.E. License No. 062.047695
State of Wisconsin	P.E. License No. 30630-006
State of Ohio	P.E. License No. 68905
State of Indiana	P.E. License No. 11200009
State of Michigan	P.E. License No. 6201312613
State of Colorado	P.E. License No. PE.0063782

RELEVANT WORK HISTORY

United States Navy - Machinists Mate 2nd Class -

Nuclear Power Plant Operator

Architectural Consulting Engineers

837 Hayes Ave, Oak Park, IL 60302
Principal - Design Engineer - 4/95 to Present

AAI/Campbell, Inc.

1 Design Mesa, Collinsville, IL 62234
Design Engineer - 6/92 to 3/95

Booker Associates, Inc.

1139 Olive Street, St. Louis, MO 63101
Design Engineer - 8/89 to 5/92

City and County of San Francisco

Department of Engineering, San Francisco, CA
Design Engineer - 11/88 to 7/89

PROFESSIONAL AFFILIATIONS

Association for Preservation Technology, 2001 to Present
National Trust for Historic Preservation, 2005 to Present
Triton College – Adjunct Professor, 2006
National Society of Professional Engineers

Landmarks Illinois
Geothermal Alliance of Illinois
American Society of Heating, Refrigerating and Air
Conditioning Engineers

AWARDS

2006 Interior Architecture Award, AIA Chicago – Citation of Merit – An Urban Guest House
2008 Richard H. Driehaus Foundation Preservation Award – Preservation Project of the Year – River Forest Women's Club
2008 Richard H. Driehaus Foundation Preservation Award – Outstanding Restoration – Robert G. Emmond House
2009 ASHRAE – Illinois Chapter – Excellence in Engineering Award – North Central College Residence Hall/Recreation Center
2009 ASHRAE – Illinois Chapter – Excellence in Engineering Award – PCC Austin Family Health Center
2012 AIA Illinois – Crombie Taylor Special Recognition Award – Dana Thomas House Restoration/Rehabilitation
2013 AIA Illinois – Crombie Taylor Citation of Merit Award – Ragdale House Restoration/Rehabilitation
2014 City of Evanston Preservation & Design Award – Innovative Solutions – Charles Gates Dawes House – Restoration & Geothermal System Design & Electrical Infra-Structure Upgrade
2017 ASHRAE – Illinois Chapter – Excellence in Engineering Award – Unity Temple Restoration
2017 ASHRAE – Illinois Chapter – Excellence in Engineering Award – Austin Gardens Environmental Education Center
2019 AIA Illinois – Sullivan Award – Unity Temple Restoration



Albert Mena, PE, SE Principal | Central Sector Manager



Albert strives for collaboration among all team members and stakeholders through his management of new construction and existing building projects for a diverse group of clients, including educational, residential, civic, and cultural institutions.

Relevant Experience

Evanston Ecology Center

Evanston, IL

An existing concrete masonry building originally built in 1973. The building is located in Evanston, IL and functions as an educational center on ecology for the community. To provide a watertight crawl space, a new slab-on-grade was provided through-out the entire building. Damaged and deteriorated joists were replaced. New lintels were provided to create a larger entry area.

Illinois State Capital Dome

Project Type (Feasibility Study, Adaptive Reuse, Historic Tax Credit Consultation, etc.)
Springfield, IL

Existing conditions survey of an 1860s building that, at 361 feet, is the tallest capitol dome structure in the country. TYLin is performing an assessment of the dome structure down to the main roof level. The study, which couples on-site surveying of structural conditions with calculations and analytical modeling, will culminate with the production of a report with a detailed and prioritized list of recommended repairs for future preservation.

City of Orland Park Historic Structures

Orland Park, IL

TYLin is assisting the City with demolition and rehabilitation of three existing farming properties. Two wood framed structures at separate locations are to be structurally stabilized and reinforced to ensure adequate structural capacity. The existing series of farm buildings at the City's Boley Farms are to be fully or partially demolished, where specific materials are to be salvaged for use on the other Orland Park properties.

Garfield Park Community Center

Chicago, IL

Adaptive reuse of three historic buildings into a new community center in Garfield Park. The main house, coach house, and dormitory will be all transformed into multi-functional spaces, potentially including a resource center, library, offices, art and wellness spaces, and a coffee shop. Construction will include an addition that will link the landmarked structures and be used for circulation between buildings, elevator and stairs, and bathrooms.

Education

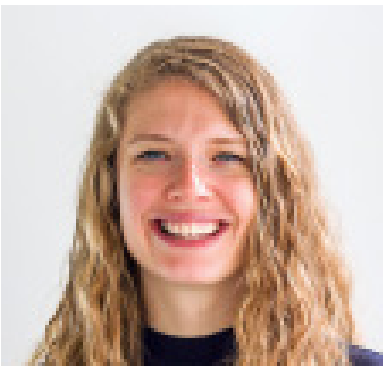
BS, Civil Engineering,
Massachusetts Institute of
Technology

Qualifications

Structural Engineer: IL
(081.007811)
Professional Engineer: IN, MI, MO,
NY, OH, WI

Professional Affiliations

-Structural Engineers Association of
Illinois (SEAOI), Member
-AIA Chicago, Affiliate Board
Member
-Arquitectos, Member



Jessica Haberstock Senior Project Engineer

Jessica joined TYLin in 2014, first as an intern and later as a full-time engineer. Her professional experience includes private and public institutions and ranges from new construction to historic preservation, renovations, and existing building assessments.



Relevant Experience

Evanston Ecology Center

Evanston, IL

An existing concrete masonry building originally built in 1973. The building is located in Evanston, IL and functions as an educational center on ecology for the community. To provide a watertight crawl space, a new slab-on-grade was provided through-out the entire building. Damaged and deteriorated joists were replaced. New lintels were provided to create a larger entry area.

City of Orland Park Historic Structures

Orland Park, IL

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Illinois State Capital Dome

Project Type (Feasibility Study, Adaptive Reuse, Historic Tax Credit Consultation, etc.)
Springfield, IL

Existing conditions survey of an 1860s building that, at 361 feet, is the tallest capitol dome structure in the country. TYLin is performing an assessment of the dome structure down to the main roof level. The study, which couples on-site surveying of structural conditions with calculations and analytical modeling, will culminate with the production of a report with a detailed and prioritized list of recommended repairs for future preservation.

Education

MS, Civil Engineering, Columbia
University
BS, Architectural Engineering,
University of Kansas

Professional Affiliations

Illinois Green Alliance, Auxillary
Board Member

ACE Mentor 2014-2021

Garfield Park Community Center

Chicago, IL

Adaptive reuse of three historic buildings into a new community center in Garfield Park. The main house, coach house, and dormitory will be all transformed into multi-functional spaces, potentially including a resource center, library, offices, art and wellness spaces, and a coffee shop. Construction will include an addition that will link the landmarked structures and be used for circulation between buildings, elevator and stairs, and bathrooms.



Hana Ishikawa AIA, ASLA AFFILIATE

Design Principal at Site Design Group, often leading the design process with complex, yet thoughtful ideas. Hana's projects have ranged from master planning of modern entertainment complexes, traditional commercial interiors, and historic streetscapes, to contemporary urban parks.

Relevant Experience

Tribune Tower Pioneer Court, Chicago, IL

Schaumburg 90 North Park Phase II, Schaumburg, IL

Prairie Path Park, Glen Ellyn, IL

Brighton Park Community Campus (Chicago Park District HQ), Chicago, IL

Riverwalk East, Chicago, IL

Mary Bartelme Park, Chicago, IL

Henry C. Palmisano Park, Chicago, IL

Ping Tom Memorial Park, Chicago, IL



Education

Bachelor of Architecture, 2006
Illinois Institute of Technology,
with prior studies at Carnegie
Mellon University

Registration

Registered Architect State
of Illinois, # 001-025168

Professional Affiliations

American Institute of Architects
American Society of Landscape
Architects, Affiliate

Civic + Institutional

Pullman National Historical Park Visitor Center, Chicago, IL

Obama Presidential Center, Chicago, IL

University of Chicago Keller Center, Chicago, IL

University of Chicago Rubenstein Forum, Chicago, IL

UIC East Campus Quad, Chicago, IL

UIC University Hall Plaza, Chicago, IL

The Field Museum of Natural History Landscape Masterplan + Phased Implementation, Chicago, IL



Josh Houston Vice President

Josh has over eighteen years of experience in the construction industry which began in New York and since carried over to Chicago beginning in 2008. Having initially worked as a cost estimator and project manager for substantial commercial construction projects working for a large general contractor, he has worked on the owner's representation side and as a member of the design team since 2008.

Relevant Experience

Village of Oak Park Village Hall Renovation Evaluation
Oak Park, IL

Working with JLK, Lead cost estimator for the evaluation of feasibility for renovating the current VillageHall facility to meet the needs of modern Village governance while preserving the historic integrity of the existing building.

Champaign County Plaza Building Renovation
Champaign, IL

Lead cost estimator for the renovation of the existing 95,880 GSF building to serve as the new Champaign County Building. The entire lower level includes space for the County Sheriff and features evidence storage rooms, firearm storage, holding cells, and a shooting range complete with private parking and an immediate entrance. The remainder of the building included offices, conference rooms, board rooms, and support spaces.



CDB

IL State Police Construct District HQ Complex
East St. Louis, IL

Lead cost estimator for the new, 83,500 SF, District Headquarters Complex. The facility includes office, administrative, and communication space for various units, along with office and storage space for South SWAT, complete with indoor firing range. Also included is construction of a communication tower, building, and backup generator for emergency services. The complex will be designed to achieve LEED Silver.

City of Madison Municipal Building
Madison, WI

Lead cost estimator for the renovation of 73,340 GSF of the existing municipal building, listed on the National Register of Historic Places. Renovations included facade and window replacement and repair, as well as select interior renovations, and the complete replacement of mechanical, electrical, plumbing, fire protection, and communication systems.

Education

B.S. Political Science & Criminal
Justice State University of New York
at Fredonia Fredonia, NY

Qualifications

10 years with MCC
19 years total

Contact

P: (312) 445-0000 C: (631) 678-7863
E: Josh@middleton-cc.com
5600 N. River Rd., Suite 650
Rosemont, IL 60018

Experience and Qualifications



This team is committed to providing high-level services to the Village of Oak Park and will fulfill this contract accordingly. Our experience and qualifications will attest that we meet and exceed all the evaluation criteria set for in the RFQ. The project will be managed by experienced and qualified staff in JLK's Historic Preservation Studio with support from a carefully curated team of talented, experienced, and trustworthy consultants with whom we have worked for many years on many successful projects. Every member of our team is located in the Chicagoland area and can be readily available to be on site or meet.



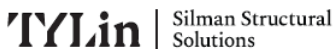
Since 1992, *JLK Architects* has specialized in historic preservation and existing buildings. Our office has 22 design staff most of which are Secretary of the Interior-qualified Preservation Architects and/or Architectural Historians. From our work with the Village of Oak Park to date, JLK has demonstrated our capabilities in preservation, design, and collaboration. Beyond this, our practice has been locally and nationally recognized by organizations including the National Trust for Historic Preservation, Landmarks Illinois, the Illinois Masonry Council, and the American Institute of Architects. **Our knowledge of the Oak Park municipal campus and our positive experience working with the Village will allow our team to proceed with this work seamlessly.**



Established in 1956, *Dewberry* is recognized for combining unsurpassed commitment to client service with deep subject matter expertise. Dewberry is a client-centered, project-driven architecture and engineering firm comprised of quality individuals who all share common values. Dewberry's reputation has been built upon these values. With over 100 law enforcement projects, more than 20 of which are LEED certified, **Dewberry is one of the nation's top designers of sustainable public safety, training, and municipal facilities. In the Elmhurst office alone, 95% of our work is for the municipal sector.**



Founded in 1995 and located in Oak Park, *Architectural Consulting Engineers (ACE)* provides consulting engineering services – principally in the areas of mechanical, plumbing, electrical, fire protection, and related accessory systems. ACE specializes in systems engineering for historic and older structures where treatment and approach are critical to ensure that the finished systems not only work as desired but are as unobtrusive as possible. **ACE works collaboratively to creatively adapt historic structures with modern energy-efficient systems and deliver design solutions that are sympathetic to historic features.**



Founded in 1966, *Silman Structural Solutions (now a part of TYLin)* are experts in executing complex structural upgrades and fit-outs for historic and existing buildings. **The technical and research-driven team at Silman has worked on over 400 registered historic buildings**, but the firm's portfolio has broadened to include new construction projects including cultural and municipal facilities.

Since 1990, *Site Design Group (SITE)* has delivered award-winning, innovative, and sustainable landscape designs for public, civic, and institutional spaces. The diverse team includes architects, landscape architects, planners, and horticulturalists.

JLK has worked with *Middleton Construction Consulting (MCC)* for over 10 years to deliver accurate and timely cost estimating for historic and existing buildings. **MCC has unique expertise in cost estimating for historic and municipal construction projects where knowledge of project phasing, preservation treatments, and timelines typical of such work is paramount.**

Since 1975, *Carnow Conibear (CC)* has developed into a full-scale, multi-disciplinary environmental consulting firm with decades of expertise in investigation, analysis, and mitigation of environmental concerns in existing and historic buildings.



DATES: 2023 - 2024

ROLE: Historic Preservation Architect

CLIENT REFERENCE:

Rob Sproule
Public Works Director -
Village of Oak Park
rsroule@oak-park.us

KEY STAFF:

Meg Kindelin, Principal in Charge
Katie McNamee, Project Manager
Kara Johnston, Preservation Architect
Kelsey Kuehn, Architectural Historian
Susan D. Turner, QA/QC

JLK assisted the Village of Oak Park with historic preservation architecture services to analyze opportunities for reuse of Oak Park's historic Village Hall.

Designed by Chicago architect Harry Weese and completed in 1975, the Village Hall was listed on the National Register of Historic Places in 2014 for its significance in the areas of politics, government, and social history. The architectural design of the building is expressly informed by the philosophy of "open and transparent government," and its significance is derived from the Village's efforts to achieve racial integration and community stabilization during the 1970s.

JLK reviewed existing drawings and historic documentation to prepare a building preservation plan and inventory of character-defining features for Village Hall. This critical first step laid the groundwork and served as a guide for the project. JLK analyzed a previously prepared programming study for Village Hall and determined that the existing building could meet current and future space needs. JLK prepared three conceptual design options for reuse of Village Hall, and the preferred option was refined with additional information and cost estimating.

The process was led by the Facility Review Committee, a 16-member committee appointed and approved by Village leadership. JLK met with the committee throughout the process to present findings, gather valuable feedback, and incorporate direction about goals and priorities. The process culminated in a final report which the Facility Review Committee and JLK presented during a public meeting to the Village Board of Trustees.

SERVICES

- Building Preservation Planning, including identification of character-defining features and spaces
- Programming validation and analysis for building reuse
- Adjacency studies and category-level programming
- Alternative design schemes development
- Cost estimating for design schemes and preferred option



Countryside Municipal Complex City of Countryside Countryside, Illinois



DATES: Completed 2019
ROLE: Architect of Record

CLIENT REFERENCE:
Gale Paul
City Administrator
gpaul@countryside-il.org
708.485.2462

KEY STAFF:
Jonathan Tallman, Principal in Charge
Jennifer Betancourt, Sustainability SME
David Evers, Decarbonization Lead
Michael McTavish, Electrical Engineer
Kathy McNeil, Plumbing & Fire Protection

The City of Countryside purchased a 3.41-acre vacant corner lot property with the intent building a new City Hall and a Police Station. Their existing municipal building was undersized and could no longer support their growing staff programs effectively. One of the project's goals was to increase staff efficiency while maintaining a secure perimeter between public and private functions. The City of Countryside hopes to stimulate economic growth in the area and be a leading example of sustainability in civic architecture by obtaining LEED Gold certification. **This new LEED Gold city hall and police station was the first municipal building in the State of Illinois to achieve net zero ambitions and the third 24hr/365 facility in the country.**

The L-shaped building is divided into Police Department functions on the north and City Hall functions on the south with a shared public amenities core near the center. A centrally located two-story lobby welcomes the public and serves as an access point to the Police and City Hall functions. The first floor police wing consists of a records office, patrol suite, police staff break area, evidence processing, booking and holding, and locker rooms. The first floor city hall wing consists of an open community development department suite, executive conference room, and a 1 1/2 story council chambers with raised seating for 12 members.

The Grand Hall corridor along the east provides the public access to the Council Chambers through an array of glass and seating bump-outs. The second floor consists of Police Administration and Investigations on the north while an administration suite, and break room with green roof access are provided for City Hall on the south.

AWARDS

Citation
AIA Academy of Architecture for Justice

Design Award
Sustainable Design - AIA Northeast Illinois Chapter

Merit Award
Association of Licensed Architects





Glen Ellyn Police Headquarters and Village Hall

Village of Glen Ellyn

Glen Ellyn, Illinois



DATES: Completed 2019
ROLE: Architect of Record

CLIENT REFERENCE:
 Philip Norton
 Chief of Police
 pnorton@glenellyn.org
 630.547.5205

KEY STAFF:
 Jonathan Tallman, Principal in Charge
 Jennifer Betancourt, Sustainability SME
 David Evers, Decarbonization Lead
 Kathy McNeil, Plumbing & Fire Protection

Dewberry assisted the Village of Glen Ellyn with a space needs assessment of all Village Hall and Police Department functions followed by various conceptual test fits at their former and new sites showing how these program spaces could be expanded. In the end, it was determined that the police would move to a new facility at the Village owned Panfish Park.

Dewberry was selected as part of the Design-Build team with Leopardo Construction to design the new **LEED Silver** facility. The project also included renovation of the existing Village Hall.

The new Police Department Headquarters included a community room, records, patrol, booking and holding, evidence processing, locker rooms, break area, a fitness room, and administration, investigations and building support spaces.

The building's massing and exterior material palette have been inspired by the natural setting of the park and include stone, glass, and fiber cement panels that look like wood. The public amenities and entrance have all been grouped along the south end of the building with an inviting, transparent 2-story lobby.

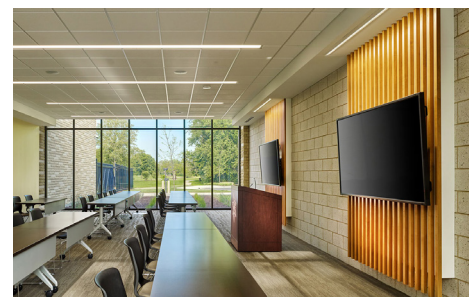
AWARDS

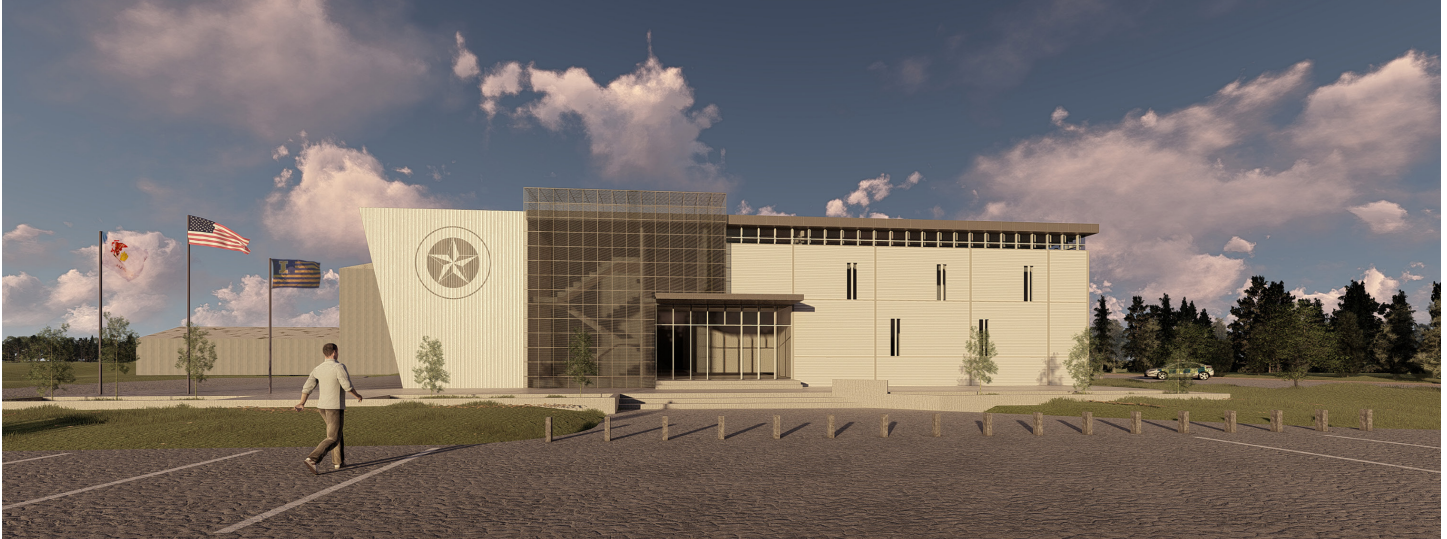
Silver Medal Award
Law Enforcement Today Design Award

Excellence in Design Award
AIA Northeast Illinois Chapter

Citation
AIA/AJA Justic Facility Review Award

Best Governmental Architectural Awards
Masonry Advisory Council





DATES: 2020

ROLE:

Programming, Feasibility Study

CLIENT REFERENCE:

Trent Beane
UIUC Capital Programs
tbeane@illinois.edu
217-244-7856

KEY STAFF:

Meg Kindelin, Principal in Charge
Katie McNamee, Project Manager

JLK worked with the Police Training Institute (PTI) at the University of Illinois at Urbana-Champaign (UIUC) to conduct a feasibility study for new training and administration facilities on a consolidated site. The PTI is currently operating at a reduced level of efficiency as a result of hosting classes, training, and range functions in multiple locations in Champaign County. Consolidating all training locations and upgrading facilities to meet current objectives will ensure that students at the PTI receive the best possible education.

To determine the true programmatic space requirements for the institute, JLK worked with PTI stakeholders and UIUC Facilities and Services to conduct facility walk-throughs, user and stakeholder interviews, and goal-setting workshops. JLK produced a feasibility report outlining all required spaces and square footages, and critical adjacencies. JLK developed three conceptual design schemes, and the preferred scheme was developed further to include conceptual layout, conceptual renderings, and a cost estimate.



SERVICES

- Existing facilities condition assessment
- Visualization, programming, and space prioritization workshops
- Adjacency studies and category-level programming
- Alternative design schemes development
- Cost estimating for design schemes and preferred option



OSF Healthcare Campus Historic Tax Credits Order of St. Francis Healthcare System Peoria, Illinois



DATES: 2018-23

ROLE:

Preservation Architect
Historic Tax Credit Consultant

CLIENT REFERENCE:

Chase Miller
Dewberry Architects
cbmiller@dewberry.com
309-282-8131

KEY STAFF:

Meg Kindelin, Principal in Charge
Katie McNamee, Project Manager
Kelsey Kuehn, Architectural Historian

JLK was the Historic Preservation Architect and Historic Tax Credit Consultant for the rehabilitation and reuse of three adjoining buildings in Peoria’s Downtown District for the new headquarters for the Order of St. Francis (OSF) Healthcare System, the largest healthcare organization in the Midwest. JLK worked alongside Dewberry to ensure that all aspects of the project met the Secretary of the Interior’s Standards for Rehabilitation and coordinated directly with the Illinois State Historic Preservation Office on the tax credit application and review to earn 45% in tax credits of all project costs through federal and state historic tax credits.

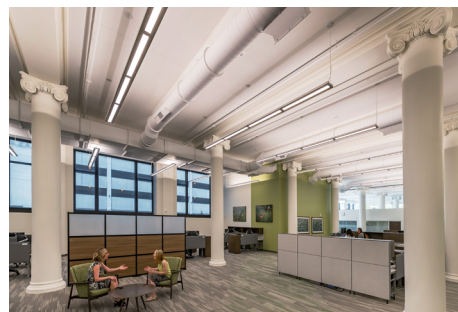
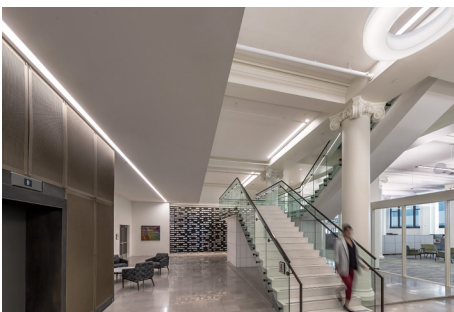
Work also included historic research, extensive surveying of historic materials and spaces in the building, and directing the team on all historic details, treatment, and strategies. The design team had to carefully restore and rehabilitate the historic façade elements while also upgrading the building’s thermal performance, which required extensive testing and coordination between all disciplines. Every building system required complete replacement due to their neglected state and the building structure required creative solutions when unanticipated as-built conditions called for reinforcement of the existing columns, beams, and footings.

AWARDS

Richard H. Driehaus Foundation
National Preservation Award
National Trust for Historic Preservation
2023

Richard H. Driehaus Foundation
Preservation Award
Landmarks Illinois
2023

Restoration Award
American Institute of Architects, Prairie Chapter
2022





DATES: 2022 - Present
ROLE: Architect of Record

CLIENT REFERENCE:
Keith Moore
Project Manager
Capital Development Board
312-833-5374
keith.moore@illinois.gov

KEY STAFF:
Meg Kindelin, Principal in Charge
Heidi Nickel, Project Manager
Harshitha Beere, Project Architect
Juli Cardona, Project Architect
Susan D. Turner, Technical Lead, QA/QC

Goose Lake Prairie Visitor Center is a Modern style building dedicated in 1978 and designed by prominent architect Harry Weese. The center is located at the Goose Lake Prairie State Natural Area, the largest prairie west of the Mississippi River, and houses lobby, reception, office, and interpretive spaces. The building was closed to the public at the time of JLK's study due to its poor condition and functionally obsolete spaces.

During Phase I, JLK completed a building condition assessment and programming analysis for the Illinois Department of Natural Resources. JLK documented existing conditions, spatial configuration, and use to evaluate programmatic needs.

During Phase II, JLK is providing full architectural design and construction administration services. JLK presented schematic designs to the Capital Development Board in mid-2024 and is currently proceeding through design development.



SERVICES

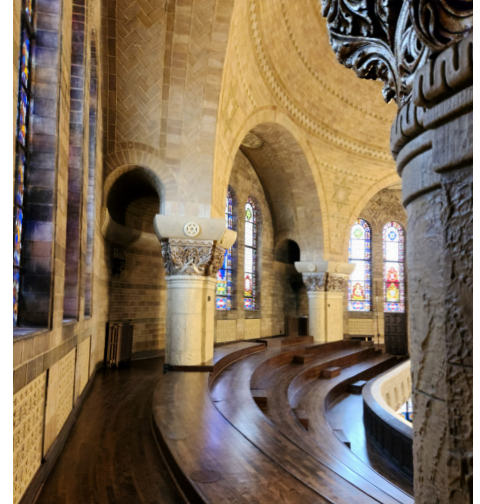
- Existing building condition assessment, including structural assessments and hazardous materials testing
- Existing programming, spatial configuration, and use analysis
- Identification and evaluation of programming needs via spatial analysis and client coordination
- Preliminary programming, use planning, and alternative design schemes development
- Full architectural design and construction administration services



Interior Sanctuary Planning and Restoration

KAM Isaiah Israel Synagogue

Chicago, Illinois



DATES: 2021 - Present

ROLE: Historic Preservation Architect

CLIENT REFERENCE:

Fred Stein
312-608-1400
fred@steinphoto.com

KEY STAFF:

Meg Kindelin, Principal in Charge
Tim Scovic Project Manager
Jen Feucht, Project Architect
Susan D. Turner, QA/QC
Mark Nussbaum (ACE)

JLK is working closely with the KAM Isaiah Israel congregation to restore their 99-year-old Byzantine-style synagogue designed by noted architect Alfred Alschuler. The building was completed in 1924 and is significant for its several Guastavino domes.

JLK reviewed historic documentation and completed careful conditions assessments, programming and feasibility studies with stakeholders, and phased plans for an interior renovation. An initial Feasibility and Preservation Study Report was prepared to guide the now ongoing restoration.

Phase I included renovations necessary to upgrade two male/female bathrooms and adjacent areas into ADA-compliant restrooms with gender-neutral access while maintaining the character of this historic building. Phase II includes accessibility upgrades to the Sanctuary, including ramp access to the Bimah, new seating layout design, new electric service, a new geothermal-based HVAC system to serve the Sanctuary Building with an energy recovery unit used to provide ventilation, modernizing electrical power and lighting systems, supporting infrastructure for future A/V systems, and plumbing and mechanical systems upgrades.



SERVICES

- Overall building condition assessment, including structural assessments and hazardous materials testing
- Building Preservation Planning
- Existing programming, spatial configuration, and use analysis
- Identification and evaluation of programming needs via spatial analysis and client coordination
- Full architectural design and construction administration services for multi-phased project



Harker Hall Feasibility Study & Renovation

University of Illinois at Urbana-Champaign

Urbana, Illinois



DATES: 2022 - Present

ROLE: Preservation Architect

CLIENT REFERENCE:

Dennis Craig
UIUC Preservation Officer
217-300-2077
dlcraig@illinois.edu

KEY STAFF:

Meg Kindelin, Principal in Charge
Katie McNamee, Project Manager
Kelsey Kuehn, Architectural Historian
Jonny Keilman, Project Architect
Susan D. Turner, Technical Lead, QA/QC

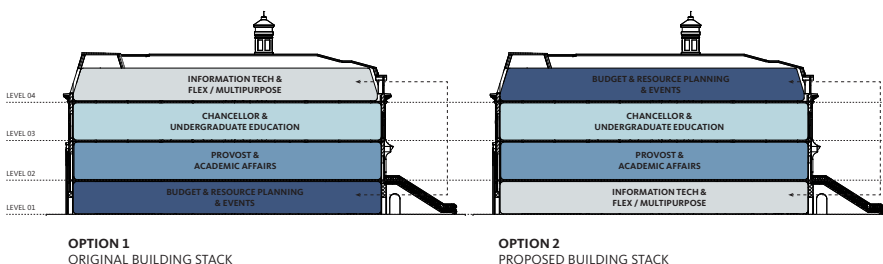
Harker Hall is an Italianate style building built in 1878 and originally designed by Nathan Ricker and John M. Van Odsel as the Chemical Laboratory building. Harker Hall was listed on the National Register of Historic Places on November 19, 1986. It is the oldest building on the UIUC campus and has been in use by the home of the University of Illinois Foundation offices since 1991.

In 2023, JLK completed a programming and feasibility study for the reuse of Harker Hall as the new offices for the Chancellor, Provost, and other senior leadership. JLK established a building program for new office layouts and shared building amenities and completed test fit analysis, including development of three scheme alternatives, cost estimating, and space renderings. Work also included a preservation plan and overall building condition assessment, including structural, mechanical, plumbing, and fire protection assessments as well as hazardous materials testing.

In 2024, JLK was awarded the design and construction administration services for this project. JLK began the design process with a concept study to reevaluate the feasibility study and reengage stakeholders to ensure that the project vision, university sustainability goals, program requirements could all be met within the project budget. The project is currently moving through the schematic design phase.

SERVICES

- Overall building condition assessment, including structural assessments and hazardous materials testing
- Building Preservation Planning
- Programming validation and analysis for building reuse
- Adjacency studies and category-level programming
- Alternative design schemes development
- Cost estimating for design schemes and preferred option
- Full architectural design and construction administration services





The planting design for Pioneer Court included an in-depth study of planting heights in order to create topography and interest, while preserving views into and out of the retail spaces.

Client/Owner

Solomon Cordwell Buenz / Golub & Company / CMI Group

Description

Site Design Group, as landscape architect, led the pedestrian improvements at the historic Tribune Tower’s Pioneer Court plaza, located near the junction of the Chicago River and Upper Michigan Avenue. The Tribune Tower, one of Chicago’s most treasured landmarks, was converted into luxury condos. The retail frontage of the original printing plant was redeveloped, activating and reimagining Pioneer Court into a vibrant space for everyone. The design features a formal promenade that runs adjacent to Tribune Tower, as well as the Pioneer Path, which bisects the site and is surrounded by raised planters. A large lawn and terraced seating provide flexible outdoor gathering opportunities.

Completion

2022

Budget

\$7,600,000

Reference

Lee Golub, Managing Principal, Golub & Co.
(312) 440-8701 / lgolub@goco.com





90 NORTH DISTRICT WEST URBAN PARK SCHAUMBURG, ILLINOIS



Project goals include: (1) Become an economic development catalyst for the 90NDW development; (2) Provide year round recreational opportunities; (3) Encourage visitors to linger through active and passive recreation; (4) Promote sustainability through stormwater features, materials, and native landscapes; and, (5) Create a unique urban park experience.

Client/Owner

Village of Schaumburg

Description

Site Design Group led the design for the 12-acre 90 North District West (90NDW) Urban Park, which aims to become the centerpiece of the 90NDW development, located on the former Motorola Campus in Schaumburg. The site holds tremendous opportunity as a unique destination, a connection to nearby amenities, and a valued gathering and recreational place for nearby residents, employees, and visitors. Core components of the design include park entrance gateways, criss-crossing pathways, a water feature plaza, social seating areas, a sculpture garden, a dog park, and a performance stage that doubles as an ice rink in the winter.

Completion

Phase 1 - Fall 2022, Phase 2 - ongoing

Contact

Todd Wenger, Landscape & Design Planner,
Village of Schaumburg
(847) 923-3866 / twegner@schaumburg.com





Unity Temple, Oak Park, Illinois

Architectural Consulting Engineers (ACE) was the mechanical engineering consultant to the Unity Temple Restoration Foundation for a Feasibility Study and Design Development Study for adding air conditioning to this historic building in Oak Park, Illinois. The church was constructed in 1908 and was designed by Frank Lloyd Wright. The building was declared a National Historic Landmark in 1971 and a UNESCO World Heritage Site in 2019.

As part of the feasibility study ACE reviewed extensive archival material related to the design, construction, operation, and maintenance of the building mechanical systems. ACE also performed an extensive field survey of the existing condition of the building and building systems. Given the unique concrete construction of the building and lack of available interstitial spaces for routing new systems, a large part of this study was identifying reasonable methods to implement any system upgrade while minimizing the disruption to the historic fabric of the building. One important aspect of adding air conditioning to structures which were never intended to have this technology is to implement a system that can assist in simultaneously controlling temperature and relative humidity at levels appropriate to the historic nature of the building and the collections displayed and stored on site.

One system type that the church congregation wanted to include in the study was a ground source heat pump-based system. After reviewing several system concepts and working with the physical limits of the building, the site and the program of the congregation, ACE was able to definitively show that a new ground source heat pump system was not only feasible, but after energy savings were accounted for, this system would pay for the increased installation cost within a very reasonable timeframe. Additionally, ACE was able to demonstrate that this type of system would meet all the programmatic needs of the building and could be installed in a way that minimized the impact to the historic fabric of the building.

As a follow-up to the feasibility study and DD study, ACE was further commissioned to develop final construction documents for the ground-source heat pump-based HVAC system for this building. As part of the team headed by Harboe Architects, Pre-design and Restoration Design services for final restoration documentation were prepared in 2014/2015 which integrated the ground-source heat pump system design into the broader restoration construction documents. Restoration was completed summer 2017. The project has received numerous awards since completion including the **2017 ASHRAE Illinois Chapter Excellence in Engineering Award**.

Project Contact:

Gunny Harboe, FAIA
Harboe Architects
140 S. Dearborn St. Suite 306
Chicago, IL 60603

Ph: (312) 977 0333 ext. 1
Email: gunny@harboearch.com
Website: www.harboearch.com



KAM Isaiah Israel Synagogue

Architectural Consulting Engineers (ACE) worked with KAM Isaiah Israel Congregation to complete an HVAC feasibility study to determine if it was economically feasible to provide air conditioning for this historic synagogue. The system discussed as the most efficient was a geothermal heat pump system. At the time, the final decision by the congregation was to replace their existing boiler in lieu of air conditioning. As a follow-up project, ACE provided schematic-level documents for the replacement of the boiler systems.

ACE began working with JLK Architects (JLK) in 2021 to develop a campus master plan that involved an assessment of all Mechanical, Electrical, and Plumbing (MEP) systems and recommended system approaches for the future implementation of the master plan recommendations. Later in 2021, ACE worked with JLK to develop an MEP design to renovate the lobby and restrooms providing design services. That project has since expanded to include the restoration/renovation of the Sanctuary and ancillary spaces to include an HVAC system upgrade.

ACE has developed the design for a new geothermal system that includes a reversible ground-coupled chiller, and a replacement air handling unit that uses the existing historic floor supply air plenum distribution system. The well field was designed using the congregation's limited outdoor space is installed and is awaiting connection to the interior systems once they are fully installed. The current phase of construction is installing the new geothermal systems, designed to fit within the existing structure of the building, utilizing the mechanical room and existing air plenums. This project provides the congregation with the most energy-efficient systems with lower operating and maintenance costs in the future.

ACE has provided electrical and plumbing design in support of the geothermal system and the renovation of the Lobby, Sanctuary, and Restrooms.

Owner: KAM Isaiah Israel
Email: fred@steinphoto.com

Contact: Fred Stein
Phone: 312.608.1400

Friday November 8, 2024

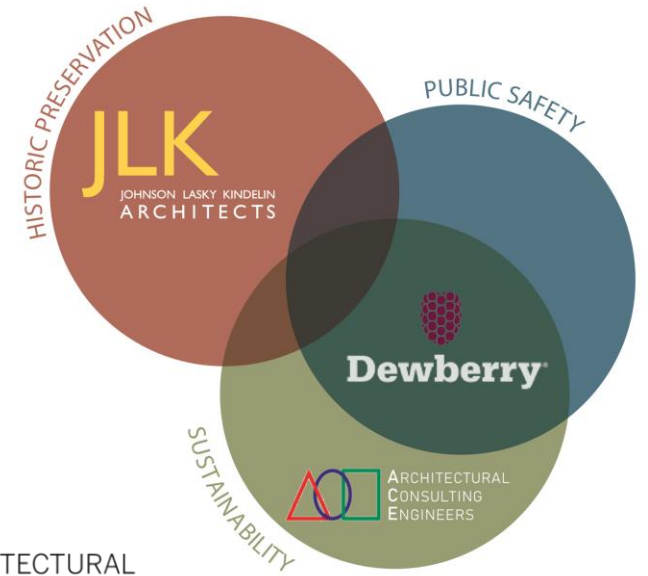
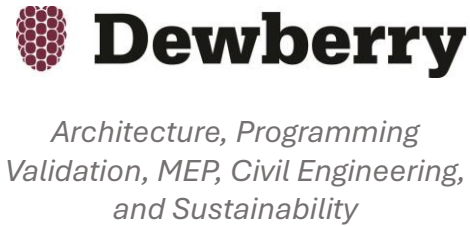
Village of Oak Park

Project 24-130

Schematic Design Architectural Services
for
Oak Park Municipal Campus

JLK
ARCHITECTS

The Right Team



The Oak Park Team



Meg Kindelin, AIA
Principal in Charge
JLK Architects



Tim Scovic, AIA, NCARB
Preservation Director
JLK Architects



Kara Johnston, AIA
Project Manager
JLK Architects



Katie McNamee
Project Architect
JLK Architects



Roland Solinski
Project Architect
JLK Architects



Kelsey Kuehn
Architectural Historian
JLK Architects



Susan D. Turner, FAIA
Lead Technical
Architect/QAQC
JLK Architects

The Oak Park Team



Jonathan Tallman, AIA
Principal-in-Charge, Public
Safety SME
Dewberry



Jennifer Betancourt
Sustainability SME
Dewberry



Patrick Ryan, PE
Mechanical Engineer
Dewberry



Mark Nussbaum, PE
Principal-in-Charge
*Architectural Consulting
Engineers (ACE)*



Albert Mena, PE, SE
Principal, Structural
Engineer
TY Lin - Silman



Mark Jirik, PLA, ASLA
Director of Horticulture
Site Design Group



Josh Houston
Vice President, Lead Cost
Estimator
MCC

RESEARCH. DESIGN. COLLABORATION.

Why us?

- › We unite expertise in historic preservation with design excellence and research-driven approach
- › We know programming and design for Municipal and Police Facilities
- › We know holistic sustainability for existing, historic, and new buildings
- › **We know the Village of Oak Park**



Our Holistic Approach



PROJECT NEEDS

Transparent process that **works**

OUR TEAM PROVIDES

Collaborative, integrated team
that knows Oak Park

Why us...

- › JLK demonstrated success in sound analysis, guiding productive, eliciting opinions and integrating all voices into the previous study.
- › We build on this trust and efficiently move the project forward.

Our Holistic Approach



PROJECT NEEDS

Promote Village and Civic Pride
through design

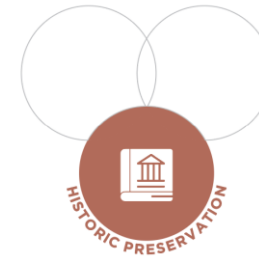
OUR TEAM PROVIDES

Nationally-recognized design
excellence

Why us...

- › Recognized for preservation, sustainability, and municipal/public safety design excellence
- › JLK and Dewberry – National Historic Preservation Driehaus Award (OSF Headquarters), Landmarks Illinois Preservation Awards, Illinois AIA and ALA Awards
- › Must be a counter point to the strong architecture of the Village Hall – can't be an anywhere building

Our Holistic Approach



PROJECT GOAL

Historic Preservation Excellence

OUR TEAM

CIVIC Historic Preservation
Excellence

Why us...

- › Go beyond preservation of the historic spirit of open government – **rehabilitate, reinterpret, renew** that spirit within a modern context
- › Investigate with an **eye toward the future** – analyze, test, reorganize, and plan for next steps
- › Evaluate renovations, phased improvements, sustainability goals within **all standards of good design, not just historic preservation**

OSF HealthCare Headquarters



- › JLK + Dewberry Collaboration
- › Award winning Adaptive Reuse with full adherence to SOI Preservation Standards
 - Masonry façade improvements
 - Window replacements
 - Vertical Circulation
 - Modern Workplace
 - Code upgrades throughout
- › National Preservation Award National Trust
- › Façade Techniques published as new NPS standard in 2023



Our Holistic Approach



PROJECT GOAL

Meet Modern Standards for Policing

OUR TEAM

Police and Municipal Design Excellence AND Sustainability Leader

Why us...

- › New perspective to **refine and refresh** previous studies and assessments – Dewberry demonstrated success in this
- › A unified municipal campus that reflects community design is needed
- › **Collaborative, integrated process** – Architecture, Engineering, Sustainability, and Municipal and Public Safety subject matter experts

Police Facilities Across the Nation



LAKE IN THE HILLS, IL POLICE HEADQUARTERS



LAWTON, OK PUBLIC SAFETY FACILITY



TOLLESON, AZ POLICE AND MUNICIPAL COURT



HANOVER PARK, IL POLICE HEADQUARTERS



WESTFIELD, IN POLICE HEADQUARTERS



SPRINGDALE, AR MUNICIPAL CAMPUS



ROMEOVILLE, IL VILLAGE HALL AND POLICE HQ



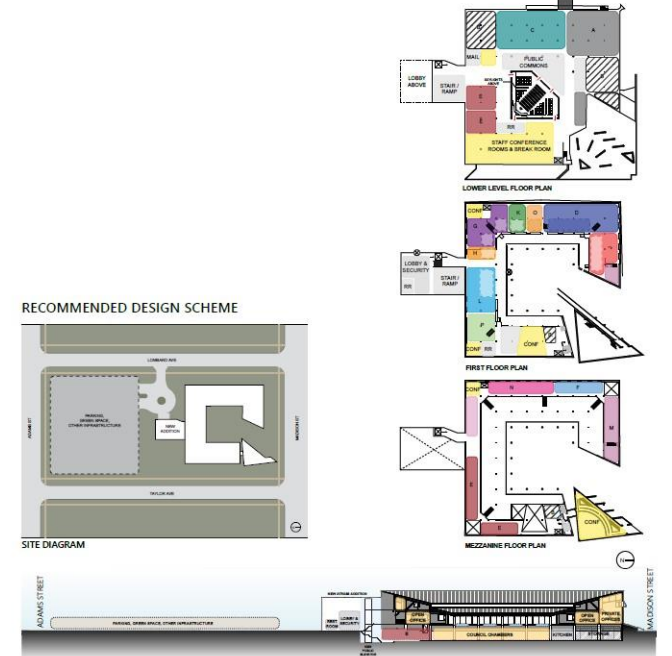
CLEVELAND, OH POLICE HEADQUARTERS (DESIGN)

Program Validation

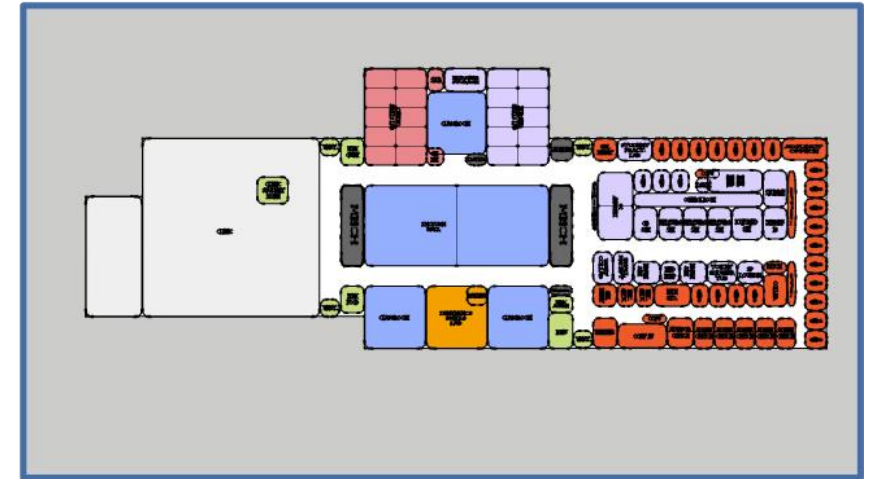
- › Create a new Program that identifies current and future space needs for the Police Department to validate the 78,112 sf from the 2019 Study.
- › Recognize our team will need to learn the “rest of the story” beyond what spreadsheets convey
- › Work closely with Police staff
- › Visit Peer facilities

A phased implementation of the above activities could be undertaken to accomplish the rehabilitation, such as the following:

1. Maintenance upgrades, such as lighting, roofing, windows, etc.
2. Relocation of the Police Department to separate dedicated facility elsewhere.
3. Rehabilitation of First Floor and Mezzanine level while using lower level for short-term office space.
4. Construct small addition at south façade and rework adjacent site.
5. Renovation of the Lower Level to include new conference center, Public Commons, and Council Chambers.



Method of Proposing and Evaluating Pre-Design



Dept	Space	Area	Total	Total	Area	Dept	Comments
Code	Designation	(SF)	Employee/Spaces	NSF	Factor	OSF	
CHIEF OF POLICE							
	Waiting Area	340	1	340	1.3	442	Seating for 12 people. Needs a slippy case. Central eating area.
	Public	90	2	90	1.3	117	Single use bathrooms
	Chief's Office	450	1	450	1.3	585	Needs to have sight and sound separation
	Chief's Office	96	1	96	1.3	125	2-foot deep closet, toilet, sink, shower
	Deputy Chief's Office	400	1	400	1.3	520	Needs to have sight and sound separation
	DC Changing Area	96	1	96	1.3	125	2-foot deep closet, toilet, sink, shower
	Leutenant's Office	156	1	156	1.3	203	
	Sergeant's Office	132	3	396	1.3	515	
	Police Officer Workstation	42	4	168	1.3	218	
	Civilian Supervisor Office	156	3	468	1.3	608	
	Civilian Workstations	42	2	84	1.3	109	
	Civilian Receptionist Workstation	96	1	96	1.3	125	Receptionist that needs to have a walk up window.
	Chief's Conference Room	600	1	600	1.2	720	Seating for (20) at the table and additional (20) seats on the perimeter. Will have a podium.
	Conference Room	180	1	180	1.2	192	6-8 person room
	Kitchenette	100	1	100	1.3	130	Adjacent to the conference room. A refrigerator, wall oven / microwaves, sink, coffee, and small eating area for 4 people
	Supply Room	80	1	80	1.3	104	
	File Storage	24	1	24	1.3	31	Area for (3) lateral files

A Program Validation Benchmarking

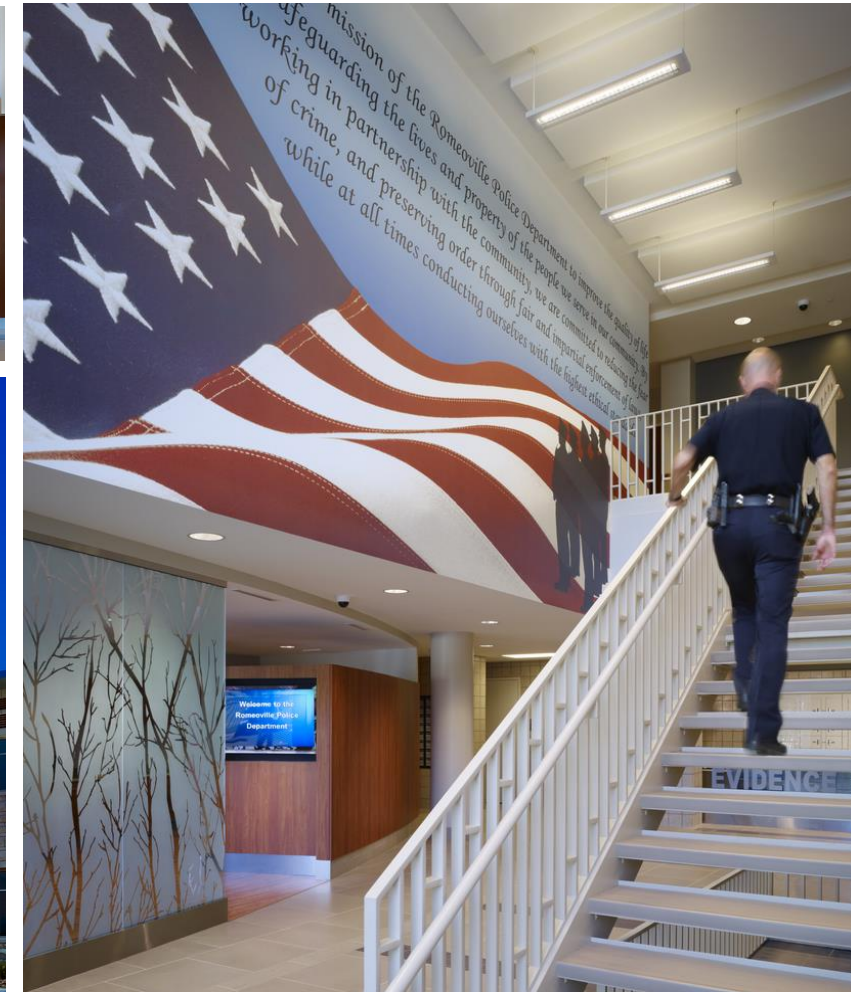
B CHARRETTE #1 Grass Roots

C CHARRETTE #2 Validate through communication

Romeoville Village Hall and Police Headquarters



- › 117,000 sf village hall and police facility
- › 60-foot-tall masonry entrance tower creates a new civic symbol for the community
- › The 53,500 sf village hall and 58,500 sf police department are linked by a central 5,000 sf meeting center that houses the village board room and other meeting and conference rooms for use by community residents and village staff.



Countryside Municipal Complex

- › NetZero Energy Certified
- › LEEDv4 Gold Certified
- › First municipal building in the State of Illinois to achieve net zero ambitions and the third 24hr/365 facility in the country
- › 100% on-site renewable energy
- › Geothermal HVAC system
- › Centrally located two-story lobby welcomes public and serves as an access point to Police (North of lobby) and City Hall (South of lobby) functions



Countryside Municipal Complex



LEEDv4 Gold **and** NetZero Energy Certified

› **Passive Design Strategies – reduce energy loss**

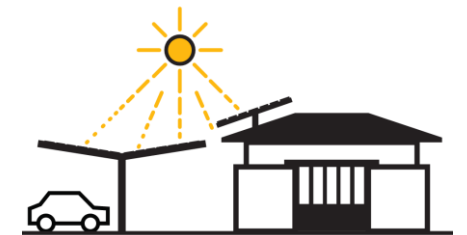
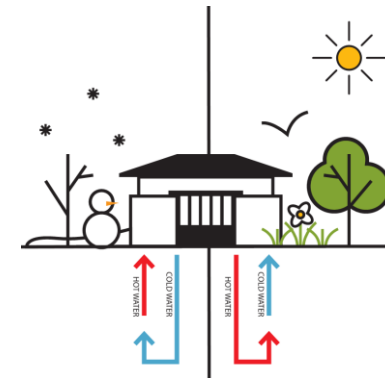
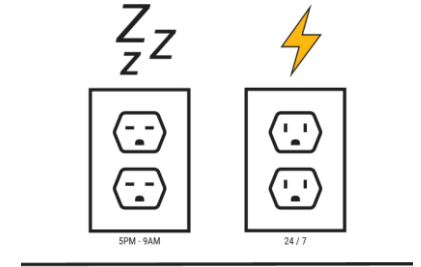
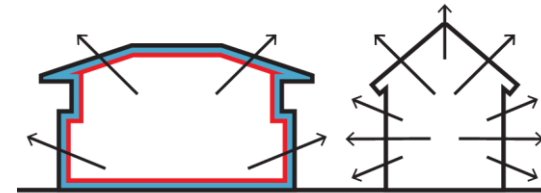
- › Air-tight building
- › Increase insulation values
- › Reduce solar heat gain

› **Active Design Strategies – reduce energy loads**

- › Power load savings

› **Introduce RENEWABLES + Grant opportunity**

- › Geothermal ground loop system
- › Photovoltaic panels
- › Funded by Net Zero Energy Building Program Grant



Certifications & Grants



Illinois Clean Energy
community foundation

Net Zero Energy Building Program



INTERNATIONAL
LIVING FUTURE
INSTITUTESM



Countryside Municipal Complex



“I am extremely proud that our new municipal complex has been designed as a Net Zero Energy building and has been awarded LEED Gold Certification. This clearly **demonstrates the commitment** the City of Countryside has made to **protecting our environment and mitigating the impact of climate change.**”

~ Mayor Sean R. McDermott

Our Holistic Approach



PROJECT GOAL

Meet Sustainability Goals

OUR TEAM

Sustainability Experts for Historic Buildings **and** New Construction

Why us...

- › ACE knows Oak Park, the municipal campus, the Village Hall building – **familiar with the challenges and opportunities for upgrades**
- › Experienced with grant writing for energy and sustainability
- › Dewberry – Finest and First NET-ZERO municipal complex in Illinois at Countryside

ACE – Sustainability and Preservation



General HVAC – Historic Structures:

- › Investigation of facility and systems.
- › Develop a systems approach.
 - Sustainable methodology, potential use of geothermal.
 - Respectful of occupancy and user.
 - Minimize disruptions to historic facilities.
 - Low visibility and creative approach.
 - Aware of user maintenance capabilities.

Considerations:

- › Performance Modeling:
 - Envelope evaluation, energy modeling & cost analysis.
 - Use modern tools available, apply to historic facility, non-obtrusive solutions.



Our Holistic Approach



PROJECT NEEDS

Estimating, Phasing

OUR TEAM PROVIDES

Iterative pricing, phasing,
constructability reviews

Why us...

- › Pricing, phasing, and constructability are EARLY, not at end phase
- › Complex overlays of site access, safety zones, construction phased renovations, systems overhauls, site access, public services, etc – all schemes will have price and constructability pros and cons.
- › Must be transparent about decision making at every stage.

Our Holistic Approach



PROJECT GOAL

Police Station and Village Hall

OUR TEAM

Your Municipal Campus

Why us...

- › Urban Planning and Landscape Architecture Expertise
- › Tight site, neighborhood, safety, traffic, sustainability Civil uses overlays – how to enliven and integrate the courtyard / Madison corridor
- › Phasing will impact site use in Constuction phase
- › Traffic Access and Parking

Site Design Group



- Projects embody a deep commitment to creating vibrant, active, and sustainable spaces that foster civic pride and celebrate the spirit of open government through thoughtful activation of public landscapes.
- Our approach prioritizes creative, contextually-based design, durability and maintainability, functionality, user-experience, and factors such as seasonal interest, sustainability, and diversity of use.
- *Selected Projects:* The University of Chicago Keller Center, Plaza of the Americas, Pioneer Court at the Tribune Tower, Pullman National Historical Park.





The Oak Park Municipal Campus

Challenges

- › We know the Village of Oak Park Municipal Campus past and present

Building & Site

- › Hidden structural conditions
- › Insulation & glazing
- › Existing ramps throughout
- › Council Chambers
- › Mechanical systems
- › Circulation to and from

Constructability & Budget, Phasing

- › Comprehensive planning for entire site
- › Future-proof design solutions
- › Phasing impacts on budget and timeline
- › Grant writing for sustainability funding

Engagement & Schedule

- › Iterative charrette process timeline
- › Comprehensive and effective engagement
- › Proper phasing to avoid interruptions
- › Beyond project goals, establish criteria for success

Our team will continue building trust in the process.

Our Approach

Investigate – analyze previous studies, additional investigations

Validate – space needs, programming, and preservation priorities

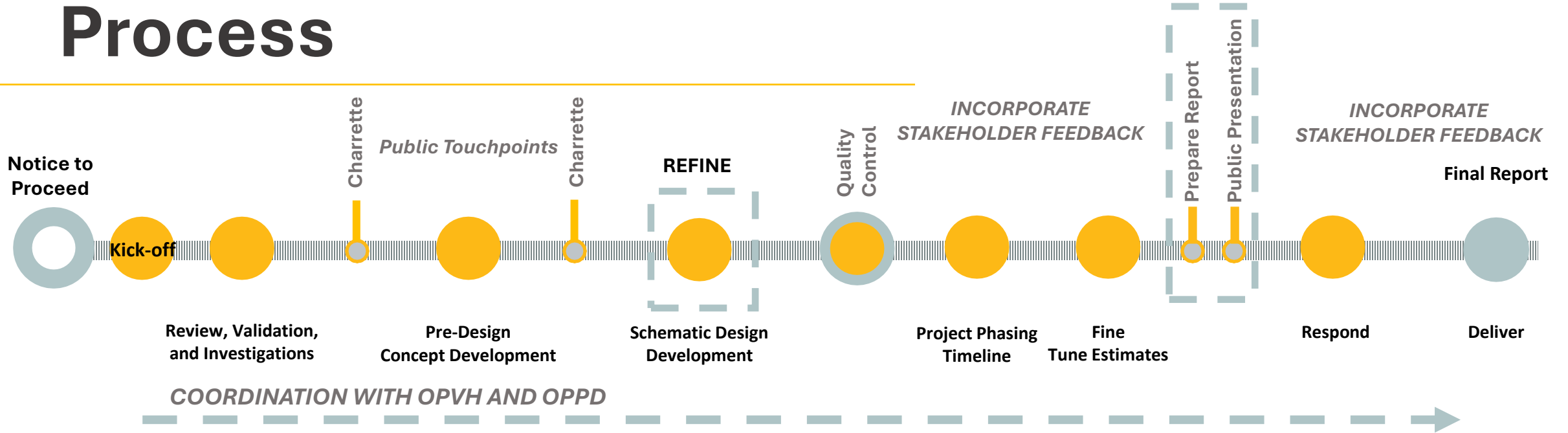
Charrette – iterative process: stakeholder review and feedback

Design – refine design, phase, budget, constructability

Align – report & present: project and community stakeholder review

Guide – Result: Actionable Plan and Budget

Process



Kick-off/Orientation Meeting

- › JLK Team, OPVH, OPPD
- › Review goals, scope, schedule, and expectations

Review, Validation, and Investigations

- › JLK Team investigates building, site conditions
- › Space Needs and Program Validation
- › Stakeholder meetings and information gathering

Pre-Design Charrettes and Schematic Design (SD) with Price/Phase & Constructability

- › Pre-Design Charrettes to review investigations and analysis
- › Prepare concept plans and options exploring smaller design ideas
- › Early Phase and iterative pricing, phasing and constructability
- › Develop and refine preferred designs into SD

Project Phasing, Budget, and Public Coordination

- › Develop multi-phase implementation plan and budget estimates
- › Develop report and presentation
- › Engage project and community stakeholders and respond to feedback

RESEARCH. DESIGN. COLLABORATION.

Why us?

- › We unite expertise in historic preservation with design excellence and research-driven approach
- › We know programming and design for Municipal and Public Safety Facilities
- › We know holistic sustainability for existing, historic, and new buildings
- › **We know the Village of Oak Park**



Thank you

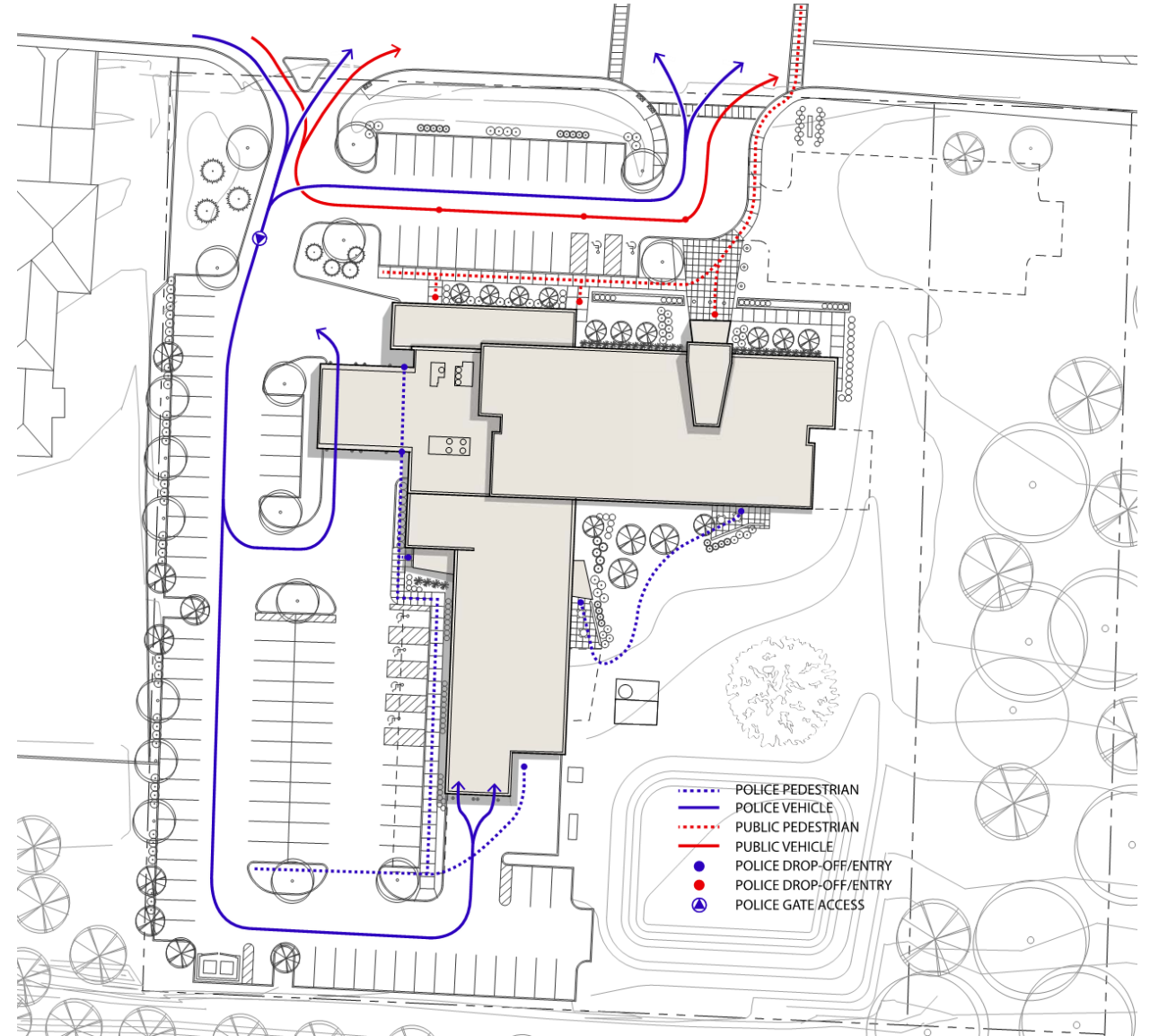
JLK
ARCHITECTS

Staff Safety

Function and Safety-First

Balancing Operations and Access

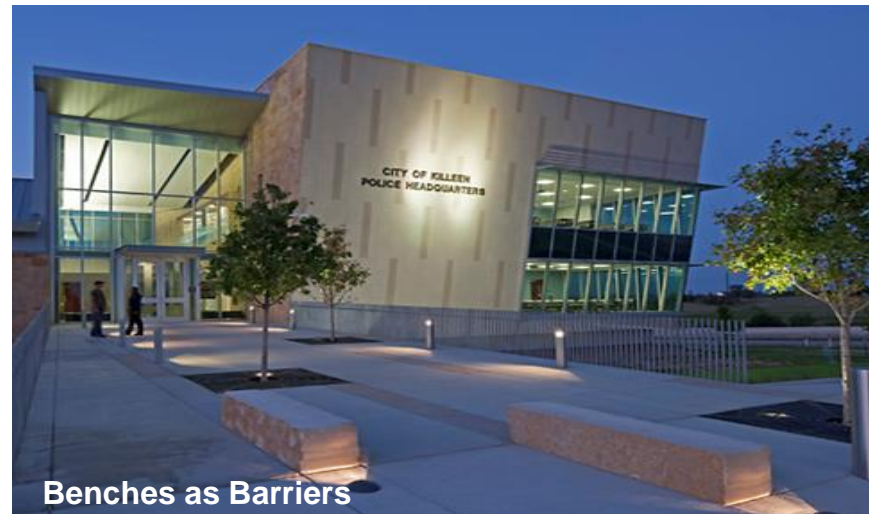
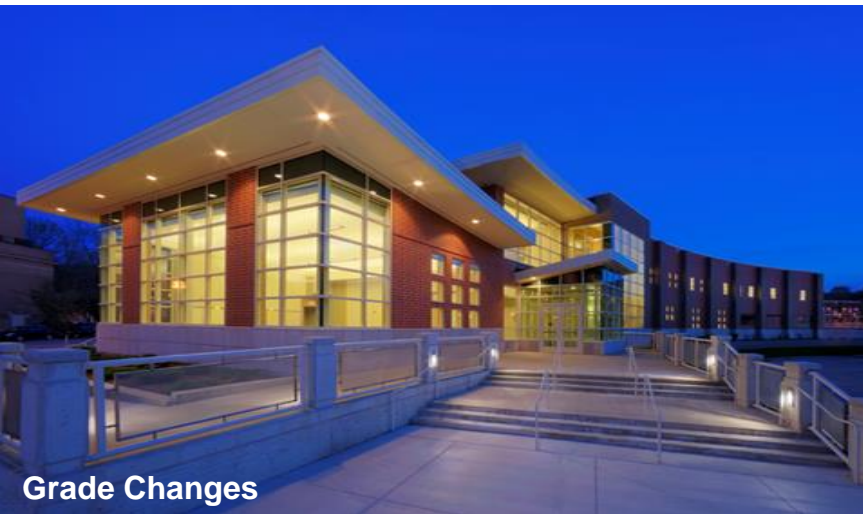
- Operations best practices
- Vehicular access
- Public zones
- Designed security
- Shared spaces
- Economy & flexibility



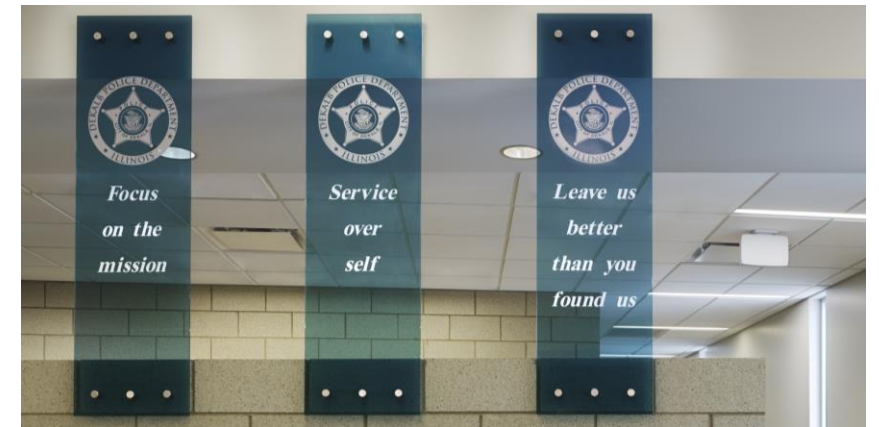
Staff Safety

Welcoming Public Entries and Approach

- Incorporate Crime Prevention Through Environmental Design (CPTED) design considerations
- Raise the building; use planters and benches as security barriers
- Provide at least two separate vehicular site access locations
- Prioritize levels of security & ballistic rated enclosures
- Clear line of sight; minimize blind corners
- Opportunity to interact with public under positive circumstances



Recruitment & Retention



Reinforcing Culture, Retention & Recruitment

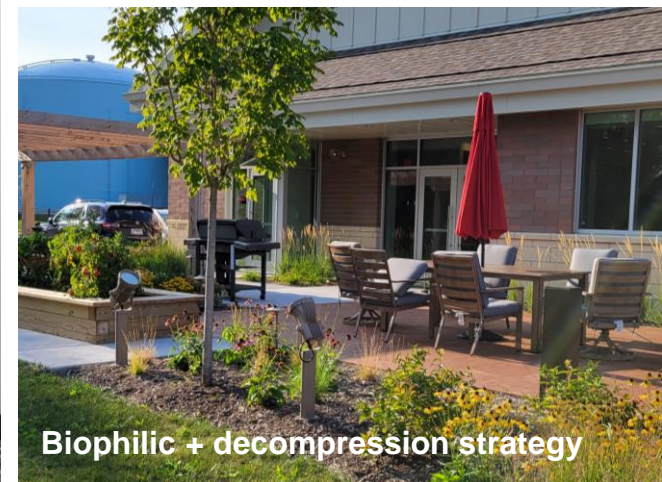
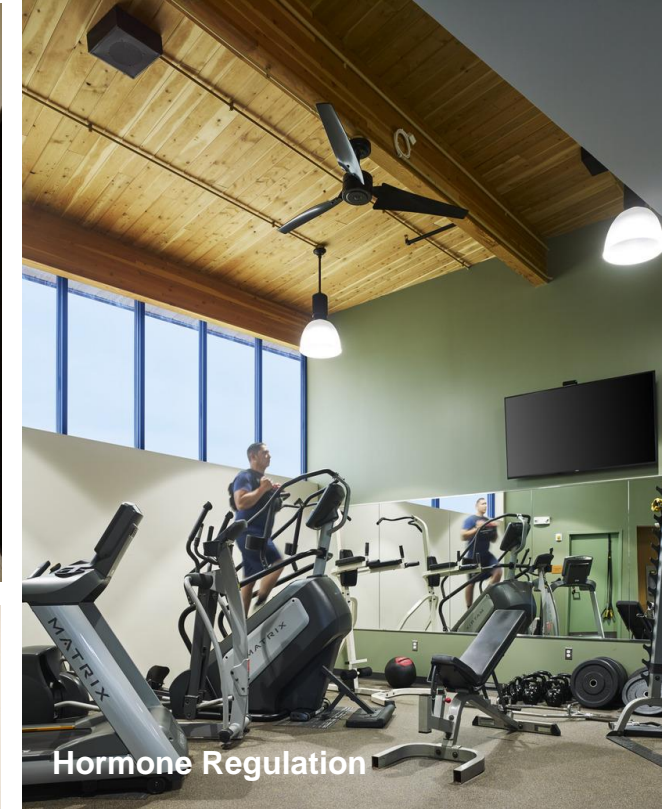
Bringing it All Together

- Professional organization & work environment
- One team approach
- Staff hubs
- Responding to the workstyles of multiple and upcoming generations



Employee Wellness

- Mental health focus
- Provide daylighting opportunities
- Provide a clean environment
- Space away from the work
- Acoustic controls
- Ability to control their environment
- Safe equipment and work zone
- Visibility
- Reduce travel time
- Mitigating the effects of PTSD



Engineering Design Expertise

Mechanical / Electrical / Plumbing / Fire Suppression

- Resilient Equipment and Systems
 - Easy to access and maintain; Increase useful life
 - Lowest Life Cycle Cost
 - Reduced Carbon Emissions
- Sustainable Design Options
 - Geothermal, Solar PV
 - LED lighting with automated controls
 - Electrified Heating Solutions
- Specialty Equipment
 - Emergency generator
 - Engineered Smoke Control for Holding Cells

Technology

- Audio-Visual for Training / Meeting space
- Building Access Control / Security Electronics / CCTV
- Information and Communication Technology
- Alert Notification System / Infrastructure Coordination



SUPPLEMENTAL FUNDING

Grants

Municipal / Public project grant funding in:

- Design
- Commissioning
- HVAC system
- Energy modeling
- Photovoltaic system

Dewberry Funding Support Team



\$2B+
Project Funding
Last 10 Years

In grants, state appropriations, and other funding sources towards various client projects

National
Clients

Investment Tax Credit Opportunity Expertise

Business Case for Decarbonization

- **40,000 SF Police Facility**

- **Option 1 – Conventional HVAC**

\$4.0M	HVAC Cost
\$4.5M	Energy Cost (30 years)
\$8.5M	Total Cost

- **Option 2 – Geothermal HVAC and Solar PV**

\$6.0M	HVAC & PV Cost
\$0	Energy Cost (30 years)
<u>(\$4.0M)</u>	<u>Federal Tax Credit</u>
\$2.0M	Total Cost

And Zero Emissions

Photovoltaic Panels (PVs)



PVs

- ✓ 638 photovoltaic panels
- ✓ Generation: 275.2 MWh of power annually
- ✓ Provides some weather protection for squad and personal vehicles

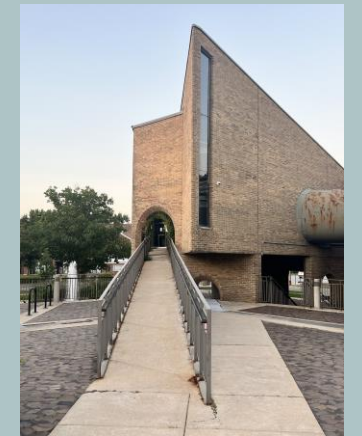




What We Know

Historic and Existing Conditions

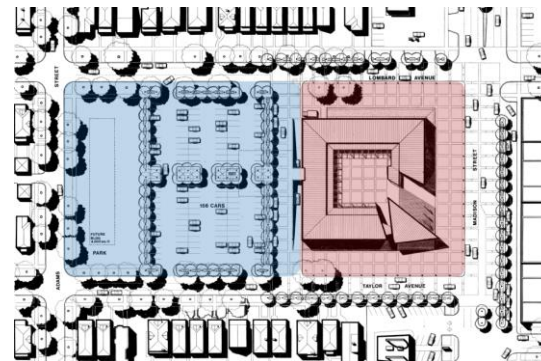
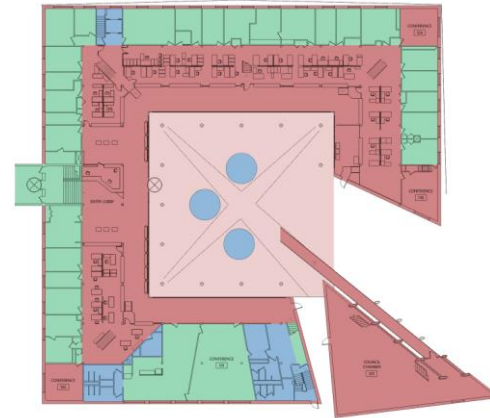
- › We know the Village of Oak Park Municipal Campus past and present



Oak Park Village Hall Planning and Feasibility Study



- › We know the Village of Oak Park Municipal Campus past and present
- › Continue our prior work – *go further*
- › Coordinate validation of space needs and programming with Dewberry
- › Expand on prior preservation planning – *seamlessly provide more in-depth and detailed analysis of existing materials, features, and spaces*



Project Goals



- › Maintaining historical aspects of the existing Village Hall facility that express the spirit of open government and convey the building's historic significance.



- › Meeting established sustainability goals for both renovation and new construction as outlined in the Climate Ready Oak Park Plan.



- › Retaining architectural design elements and standards not only exercised at the existing Village Hall facility but throughout the community.

- › Meeting current building codes including addressing life safety issues.



- › Creating accessible and inclusive spaces that meet current accessibility codes including Illinois Accessibility Code and Americans with Disabilities Act.



- › Addressing safety and security issues for the facilities and site.

- › Meeting modern standards for policing.



- › Updating the site plan to include traffic flow and parking solutions for visitors and employees while maintaining green space for community engagement.

- › Making the existing facility functional as a modern Village Hall including addressing space, noise, and lack of support facilities (including but not limited to: Gender-Neutral Bathrooms, Employee Wellness / Interfaith spaces, and a Lactation Room).





Office of the Secretary of State

ilsos.gov

Business Entity Search

Entity Information

Entity Name	JOHNSON LASKY KINDELIN ARCHITECTS, INC.		
File Number	57052708	Status	ACTIVE
Entity Type	CORPORATION	Type of Corp	DOMESTIC BCA
Incorporation Date (Domestic)	11-04-1992	State	ILLINOIS
Duration Date	PERPETUAL		
Annual Report Filing Date	10-31-2024	Annual Report Year	2024
Agent Information	CAROLINE S. SMITH 55 W MONROE ST STE 1100 CHICAGO ,IL 60603-5128	Agent Change Date	08-08-2024

Services and More Information