



# OAK PARK MUNICIPAL CAMPUS

## Concept Design Report

VILLAGE HALL

# EXECUTIVE SUMMARY

The Village of Oak Park has engaged Johnson Lasky Kindelin (JLK) and our team of subconsultants to provide Schematic Design Services for the Oak Park Municipal Campus (OPMC). The intent of the project is to rehabilitate the existing historic Village Hall building, construct a new dedicated Police Station building, and provide improved parking, circulation, and overall site functionality.

The preliminary schematic design schemes presented in this report are informed by the findings of the previous feasibility study completed in 2024 and extensive stakeholder engagement, including the Oak Park Online Survey, a public open house held in January 2025, staff interviews and programmatic discussions documented in the Program Validation Report, supplemental investigations conducted in early 2025, and a design charrette held in February 2025.

The project consists of three phases:

Phase I: Program Validation Report

Phase II: Preliminary Schematic Design Schemes

Phase III: Preferred Schematic Design

Phase I: Program Validation Report was completed in January 2025. The report documented the findings of additional Village Hall building assessments, code review, sustainability narratives, interviews, and validation of both Village Hall and Police Department programming.

This report represents the Phase II milestone and includes a summary of project goals and metrics, key design principles applicable across the Village Hall and Police Department concept, and construction cost estimates.

The design team worked closely with Police Department and Village Hall staff to develop an iterative Preferred Scheme informed by early meetings with these user groups, alongside two additional best-practice schemes explored for comparison. Initial cost estimates for the three schemes exceeded the Village's anticipated budget, prompting a reevaluation of the preferred approach with a focus on prioritizing essential elements and identifying feasible trade-offs. This effort resulted in a Good / Better / Best series of reduced-cost options, providing a framework to evaluate the impacts of varying investment levels on scope, functionality, and site utilization.

Further discussions with the Village led to the development of two additional concept alternatives: the Municipal Campus Concept, which retains both the Police Department and Village Hall on a shared site with an at-grade parking garage, and the Separated Campus Concept, which relocates the Police Department to a separate site to reduce congestion at Village Hall and consolidate all police operations into a single facility. The Village Board evaluated these concepts on November 20, 2025, and unanimously approved proceeding with the development of the Police Department at 11 Madison. The Board also provided direction to continue concept development for both the Police Department and Village Hall. This report incorporates that feedback into a consolidated concept design package.

The conceptual design for the Oak Park Municipal Campus is guided by the following priorities that were established through early stakeholder input:

**Welcoming:** A more transparent, accessible, and engaging front door to the Village government.

**Community:** Spaces that invite public use, collaboration, and civic pride.

**Work:** Modernized offices designed to support staff well-being and productivity.

**Council:** A more functional and accessible Council Chamber that embodies transparency in governance.

**Parking:** A right-sized and efficient parking strategy that balances accessibility with land use.

**Site:** Improved pedestrian and vehicular circulation, green space integration, and site identity.

**Sustainability:** Foundational sustainable design integration

**Policing:** A dedicated facility that supports safe, transparent, and efficient law enforcement operations.

**Structure:** Improved resilience, energy performance, and adaptability across facilities.

**Refresh:** Strategic renovations to preserve the functionality and efficiency of Village Hall while meeting modern workplace standards.

Together, these priorities form the foundation for a cohesive, flexible, and forward-looking municipal campus that meets the Village's operational needs while reinforcing its civic identity.

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# 1 INTRODUCTION

- 1.1 INTRODUCTION
- 1.2 METRICS FOR SUCCESS

# 1.1

## INTRODUCTION

The Village of Oak Park engaged Johnson Lasky Kindelin (JLK) with our team of consultants including Dewberry, TYLin, Architectural Consulting Engineers (ACE), SITE Design, Carnow Conibear and Middleton Consulting and Contracting (MCC) to provide Schematic Design services for the Oak Park Municipal Campus (OPMC). The goals of the project, as stated by the Village, 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).

During the concept design phase, an opportunity emerged for the Village to acquire a nearby property located at 11 Madison. In response, the Village engaged JLK and the design team to perform a feasibility study evaluating the potential relocation of the Police Department to the 11 Madison site.

As part of this effort, the design team developed two concept options for the Village's consideration: one located at the existing Village Hall site and an alternative located at 11 Madison. On November 20, 2025, the Village Board reviewed the concept designs and unanimously approved proceeding with the development of the Police Department at 11 Madison.

Relocating the Police Department to 11 Madison provides several benefits to the Village Hall site, including easing tight sight constraints by reducing traffic congestion, preserving existing green space, allowing space for a site design that incorporates a fully accessible entrance route, and also increasing flexibility for future development and operations.

The relocation also offers significant advantages for the Police Department, including direct access to a main arterial street, consolidation of all departmental functions into a single, purpose-built facility, dedicated parking exclusively for Police Department use, and improved operational efficiency.



# METRICS FOR SUCCESS

Through coordination with Village Hall staff, the Police Department, and consideration of public feedback, the design team refined the project goals and identified Community Engagement as an essential priority for the proposed campus. These goals guide the development and evaluation of each design concept.



**PLACE OF PRIDE**

Village Hall should be a place of pride that is welcoming.



**COST**

Village Hall should be a cost-efficient facility.



**POLICE DEPARTMENT**

Need new space that meets modern Standards for Policing. Prefer existing Village Hall site.



**INCLUSION**

Any changes should come through a lens of inclusivity, creating accessible and inclusive spaces that meet the Illinois Accessibility Code and the Americans with Disabilities Act.



**SECURITY AND SAFETY**

Go beyond life safety, and balance the need to provide a secure workplace that also remains open, welcoming, and accessible to the public.



**PARKING**

Need for additional parking. Existing parking is in high demand.



**SUSTAINABILITY**

Renovation and new building should adhere to the standards set forth in the Climate Ready Oak Park Plan.



**COMMUNITY ENGAGEMENT**

The Village Hall and Police Department should engage the community through a variety of spaces.

# 2 VILLAGE HALL

- 2.1 SITE STRATEGY
- 2.2 ENGINEERING AND SUSTAINABILITY
- 2.3 CORE ADDITION CONCEPT DESIGN
- 2.4 COUNCIL CHAMBERS ADDITION CONCEPT DESIGN
- 2.5 ESTIMATED CONSTRUCTION COSTS

The following schemes represent the culmination of this year's design work and analysis, building upon previous studies and community input and feedback from the Village Board.

The Village Hall concept schemes explore two different options – one which locates the Council Chambers into the East wing of the building, with a minimal addition to the building for an accessible entry and the other relocates the Council Chambers into a new addition.

The scope of the village hall renovations is to:

- Improve efficiency of existing building systems to meet Village sustainability goals
- Minor improvements to bring up to modern workplace standards (lighting updates, sound privacy, etc.)
- Meeting current building codes including addressing life safety issues and creating accessible and inclusive spaces.
- 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).

## SITE STRATEGY

### ENTRY SEQUENCE:

The entry area draws inspiration from the existing village hall, with the composition of raised planters and accessible walkways echoing its geometric language to form a sculptural gesture. Following the site's existing angles, the entry space opens toward the neighborhood, anchored on its south side. Thoughtfully integrated seating offers opportunities for outdoor lunches, remote work, and informal meetings. Shade trees enhance comfort in these seating areas, while lush understory plantings soften the sharp geometry, creating a more inviting entry experience.

### ENTRY PARKING:

Parking is located in the center of the site, with integrated drop-off spaces designed as part of the overall vehicular circulation. The entire parking area is table-topped, with bollards delineating it from the adjacent plaza space. Strategically placed retractable bollards allow for temporary vehicular access to the plaza, accommodating emergency services and special event needs. Plantings are incorporated at and around the parking lot to meet local ordinance and provide effective visual screening.

### RAIN GARDEN:

The rain garden serves as both a sustainable landscape feature and an educational resource. Showcasing a diverse array of native and climate-adapted perennials, it demonstrates ecological resilience while enhancing the site's natural beauty. A seating nook is integrated to offer opportunities to relax and connect with nature. Educational signage at the rain garden further fosters the environmental awareness and the engagement within the community.

### COURTYARD:

The designs seek to enhance the amenities within the existing VH building courtyard while honoring the integrity of its original design gestures. The distinctive cross pattern found in the original pavement is thoughtfully reinterpreted, influencing the geometries of both planted areas and outdoor seating arrangements. A diverse selection of seating options is strategically positioned to support outdoor lunches, remote work, and informal gatherings. Shade is thoughtfully integrated through a combination of shade trees and umbrellas incorporated into fixed seating areas, ensuring comfort throughout the space. Additionally, the design introduces a new accessible route, further enhancing inclusivity and ease of movement within the courtyard.

### UNDERNEATH THE EXISTING COUNCIL CHAMBERS:

For the exterior activation concepts, the designs incorporate a sculptural and playful element that harmonizes with the existing architectural framework, adding visual interest and dynamic engagement to the space. Thoughtfully integrated lighting enhances both ambiance and safety, ensuring a welcoming and secure environment for all users.

### PLANTING:

The planting palette features a thoughtfully curated selection of low-maintenance, native, and adaptive species that create a soft, natural edge along the exterior space. Perennials are strategically placed at entry points and key locations, adding layers of texture and seasonal interest to the landscape.

### PRECEDENT IMAGES:



ENTRY SEQUENCE



RAIN GARDEN



ENTRY PAVEMENT



FIXED SEATING



PLANTING

## ENGINEERING AND SUSTAINABILITY

### BUILDING SYSTEMS:

#### Mechanical – Recommendations

- Renovate the mechanical system to be all-electric, highly efficient, and responsive to current operational issues.
- Coordinate HVAC upgrades with envelope improvements and program changes to reduce system size and improve occupant comfort.
- Implement a ground-coupled heat pump system as the most efficient all-electric solution, leveraging stable earth temperatures for heating and cooling.
- Right-size and locate equipment by thermal zone in existing mechanical rooms or nearby ceiling/utility spaces to reduce ductwork and increase programmatic flexibility.
- Install a new building automation system (BAS) to optimize system performance.

#### Electrical – Recommendations

- Building envelope improvements to reduce the size of required mechanical equipment, these more efficient mechanical systems will further reduce the electrical demand.
- Review and upgrade switchgear, motor control centers, and distribution panels as needed.
- Install energy code-compliant lighting controls; reuse existing LED fixtures where possible and refurbish historic fixtures with high-efficiency lamps.
- Provide new code-compliant receptacles and adjust device locations for accessibility.
- Replace the existing fire alarm with a new code-compliant, addressable system.
- Upgrade IT/data systems to support reconfigured spaces and program needs.
- Replace existing surface raceways and conduits with a concealed conduit system.

#### Plumbing – Recommendations

- Install new plumbing fixtures to support the renovated layout and replace remaining fixtures building-wide.
- Replace all domestic water piping and modify sanitary and vent piping for new fixture locations.
- Clean and video survey all existing below-grade plumbing to verify proper operation.

### STRUCTURAL:

- The existing building is in fair condition, with localized areas requiring repair.
- Primary structure consists of reinforced concrete foundations, masonry bearing walls, heavy timber framing, and wood shear walls.
- Localized repairs required to concrete, steel, and masonry due to water infiltration, thermal movement, and localized deflection.
- Select removal and replacement of wood shear walls required to accommodate program changes, with new lateral elements added to maintain structural performance.
- Roof elements crossing the interior–exterior boundary should be separated to improve long-term thermal performance.
- New floor openings introduced selectively for elevators, stairs, and MEP routing, coordinated to minimize impact on existing beams and columns.
- Targeted foundation wall modifications, lintels, and localized strengthening required for new openings and light wells.
- No full-building structural retrofit anticipated; improvements focus on repair, localized reinforcement, and code-compliant modifications.

### SUSTAINABILITY INITIATIVES:

- The Village Hall renovation prioritizes reuse of the existing historic structure, preserving embodied carbon while improving building performance, accessibility, and long-term durability.
- Sustainability efforts focus on improving the building envelope and mechanical systems, with evaluation of transitioning the facility toward all-electric operation using high-efficiency heat pump systems while maintaining resilience and emergency backup.
- Solar energy opportunities will be studied with careful consideration of structural capacity, aesthetics, historic preservation requirements, and budget constraints.
- The project aims to maximize on-site green infrastructure, manage stormwater with sustainable landscape strategies, and install energy and water metering to comply with Oak Park's benchmarking ordinance.

## CORE ADDITION

# CONCEPT DESIGN

### SITE FEATURES:

- Reutilizes the existing parking lot and preserves the public green space at the south end of the Village Hall site.
- Provides new public entry plazas and accessible pedestrian circulation
- Integrates rain gardens and landscape-based stormwater management strategies to enhance sustainability, reduce runoff, and improve site aesthetics
- Enhances site connectivity between buildings, parking areas, and public spaces through clear wayfinding and safe pedestrian pathways
- Supports future flexibility with site improvements that can accommodate evolving program needs and potential phased development.

### VILLAGE HALL FEATURES:

- New addition housing public restrooms, elevator, and stair serving all floors to provide equitable access
- The Council Chambers would be relocated to an expanded Room 101 to provide an accessible assembly space for up to 150 occupants, with associated structural modifications.
- Controlled access points separating staff zones from the public areas.
- Adjacencies support efficient operations.
- First floor staff departments are arranged around three sides of the courtyard, maintaining established circulation patterns and views.
- Original Historic Council Chambers remains available for community or staff meetings of up to 49 occupants.
- Lower level accommodates Village Hall support spaces, public commons, and opportunities for future development and partnerships.

### GUIDING DESIGN PRINCIPLES:

The guiding design principles below reflect priorities established through stakeholder and public input and inform the development of the concept design.

**Welcoming:** Village Hall public plaza and new addition create welcoming and accessible entry sequence for staff and public.

**Community:** Lower level of Village Hall is flexible and optimized for community use and future staff use.

**Site:** Preserves existing south lawn at Village Hall.

**Structure:** New addition to Village Hall structure and separate Police Department site reduces the amount of new construction, improves constructibility, and reduces costs.

**Council:** New addition creates accessible and secure Council Chambers.

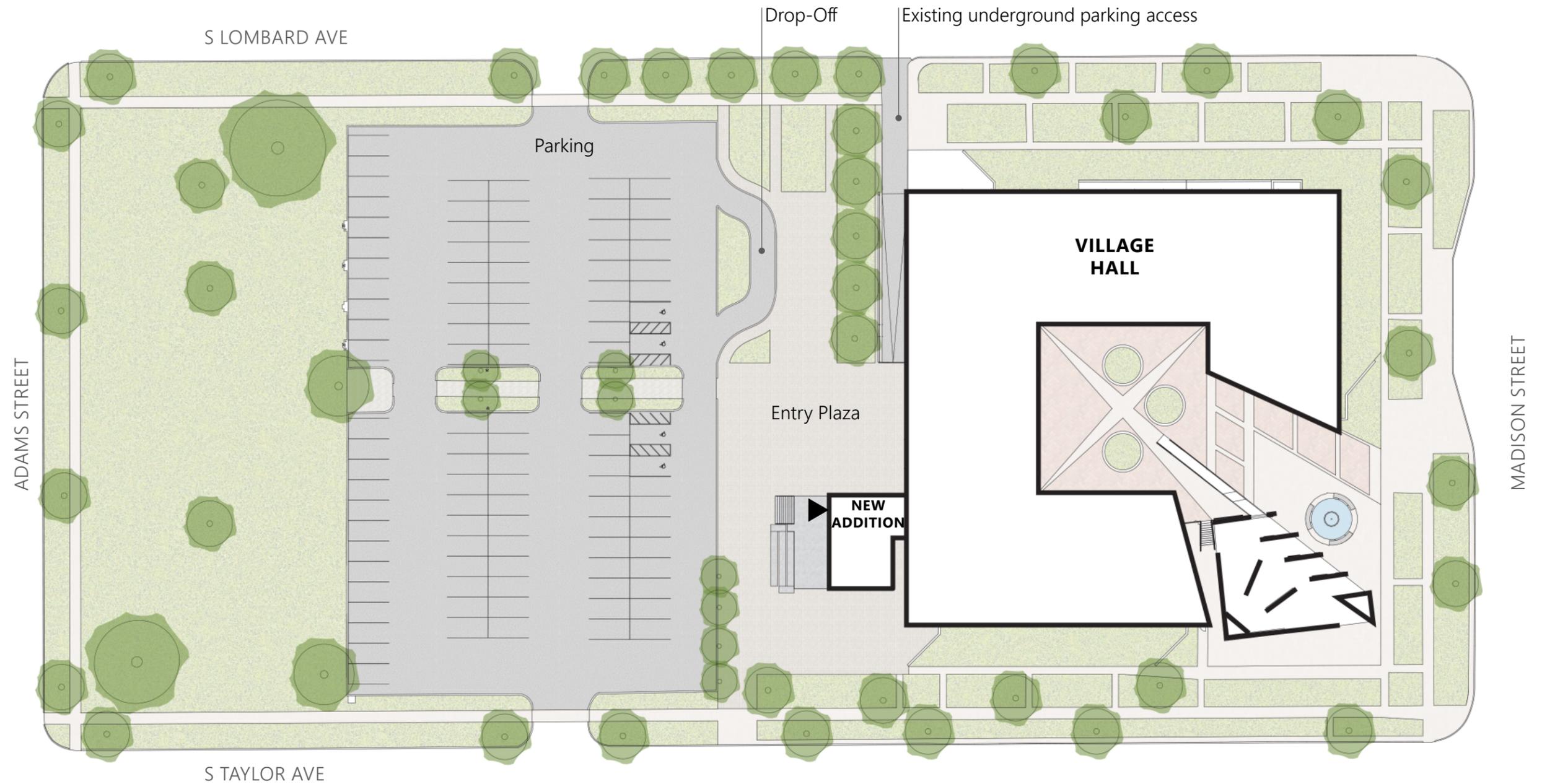
**Refresh:** Maintains existing circulation while updating Village Hall.

**Sustainability:** Maximize reuse of two existing buildings + solar/geothermal, aligns with Goal #6 of the Climate Ready Oak Park Plan: "Preserve the Embodied Energy and Heritage of Existing Buildings."

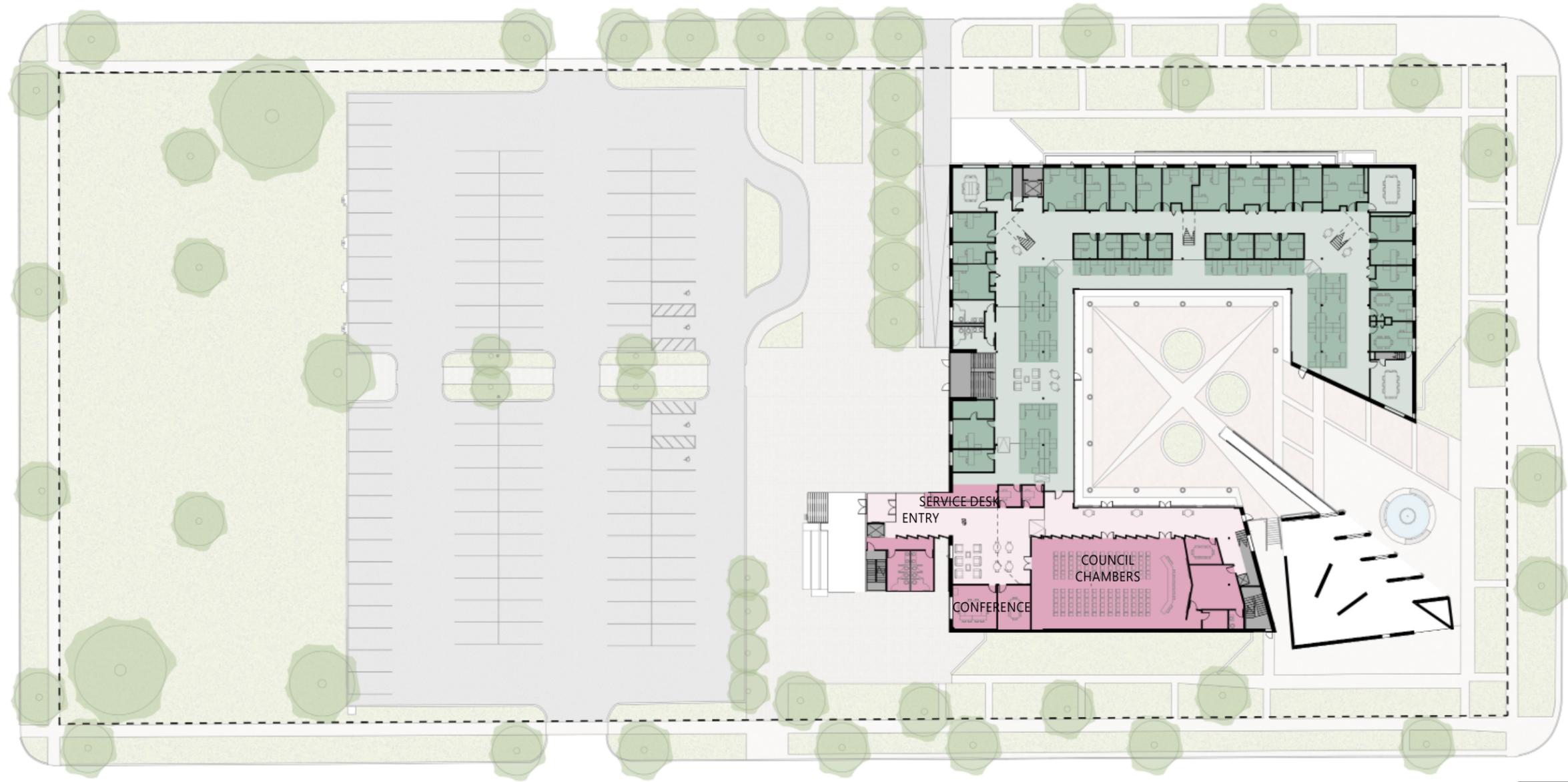
**Parking:** Maintains existing parking lot at Village Hall site. Creates direct connection to main street and reduces neighborhood congestion.

**Work:** Ease of constructibility decreases construction timeline and minimizes disruptions to staff.

# CORE ADDITION SITE PLAN



# CORE ADDITION FLOOR PLANS



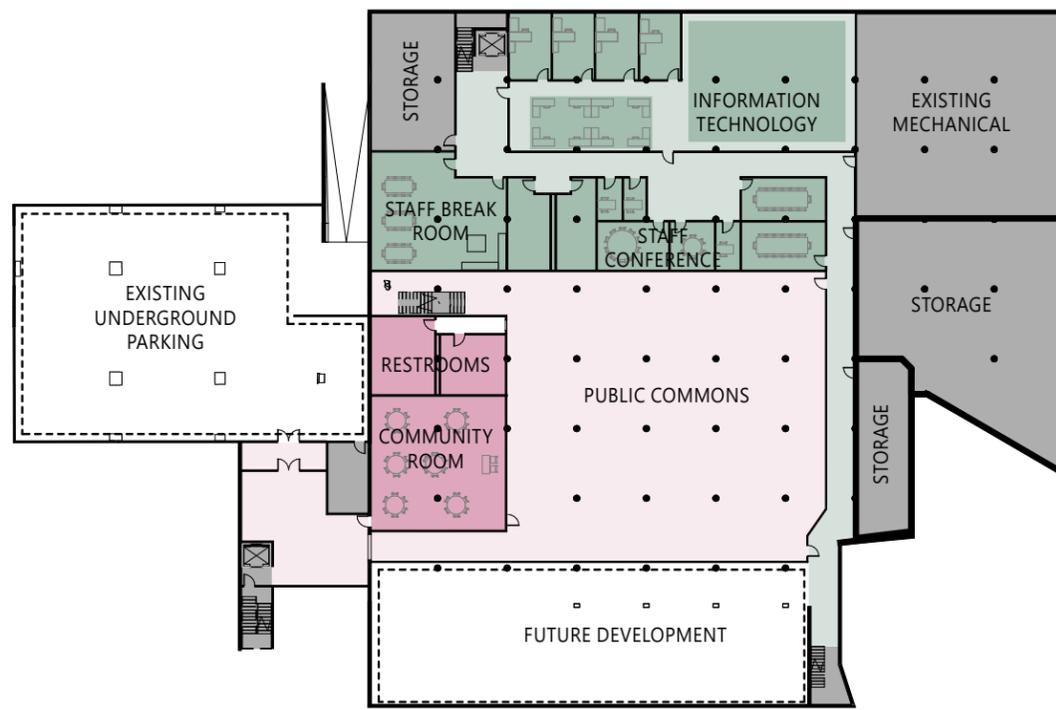
GROUND LEVEL

**LEGEND**

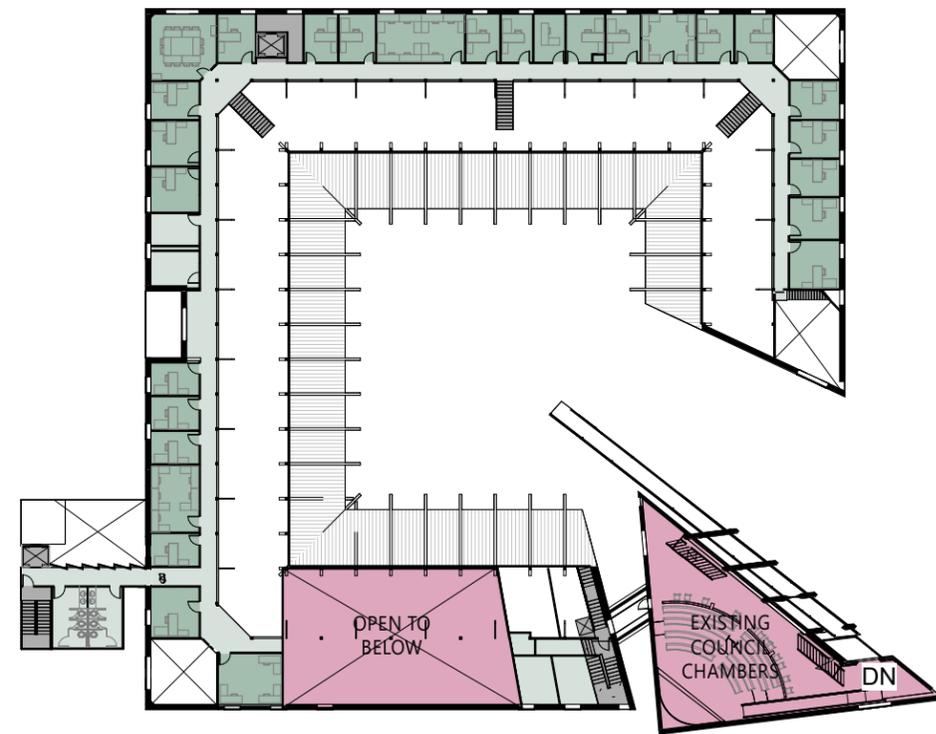
- STAFF
- STAFF CIRCULATION
- PUBLIC
- PUBLIC CIRCULATION
- SUPPORT



# CORE ADDITION FLOOR PLANS



LOWER LEVEL



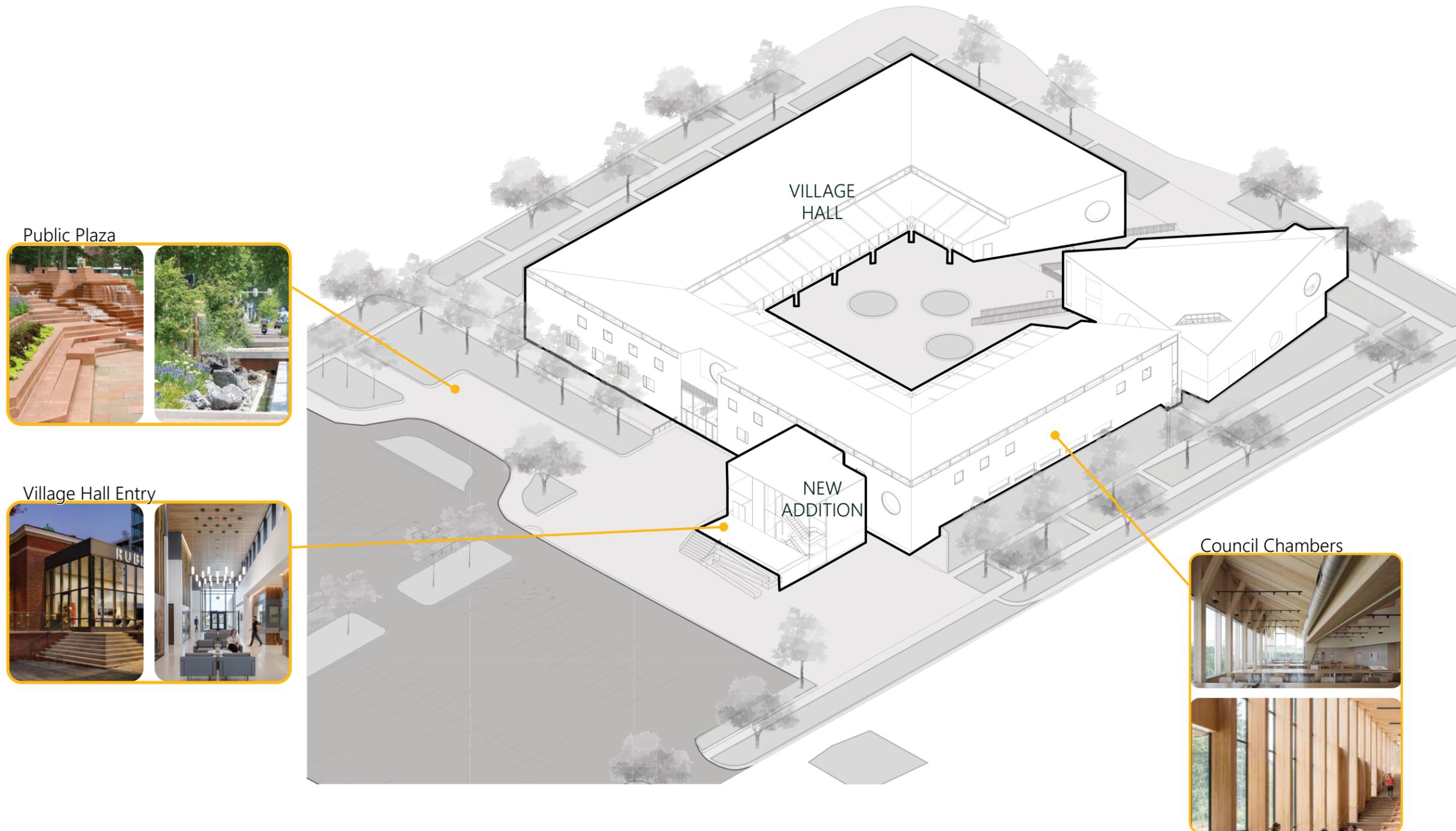
MEZZANINE LEVEL

**LEGEND**

- STAFF
- STAFF CIRCULATION
- PUBLIC
- PUBLIC CIRCULATION
- SUPPORT



# CORE ADDITION AXONOMETRIC VIEW



## COUNCIL CHAMBERS ADDITION CONCEPT DESIGN

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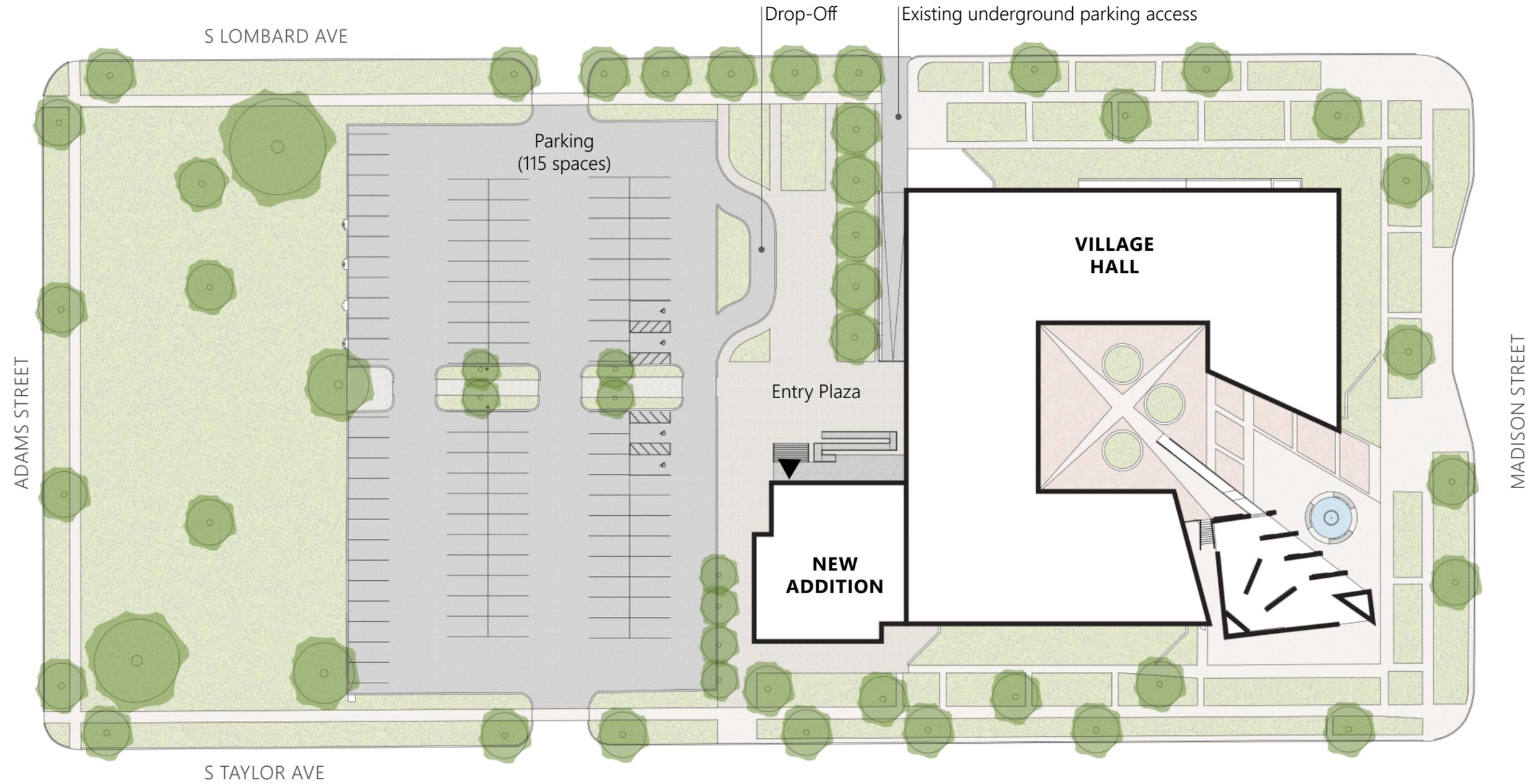
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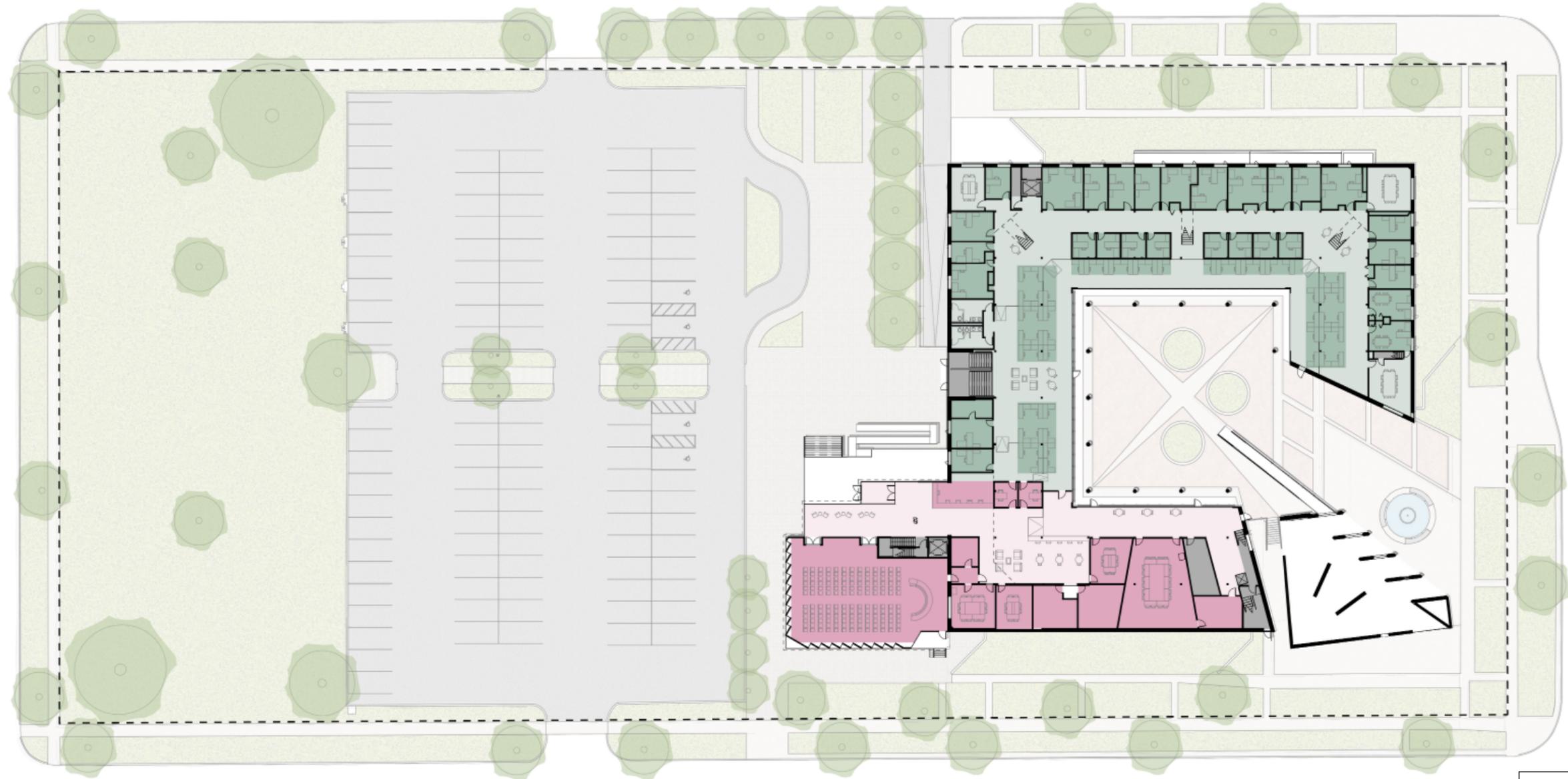
**Work:** Ease of constructibility decreases construction timeline and minimizes disruptions to staff.

# COUNCIL CHAMBERS ADDITION SITE PLAN



# COUNCIL CHAMBERS ADDITION

## FLOOR PLANS



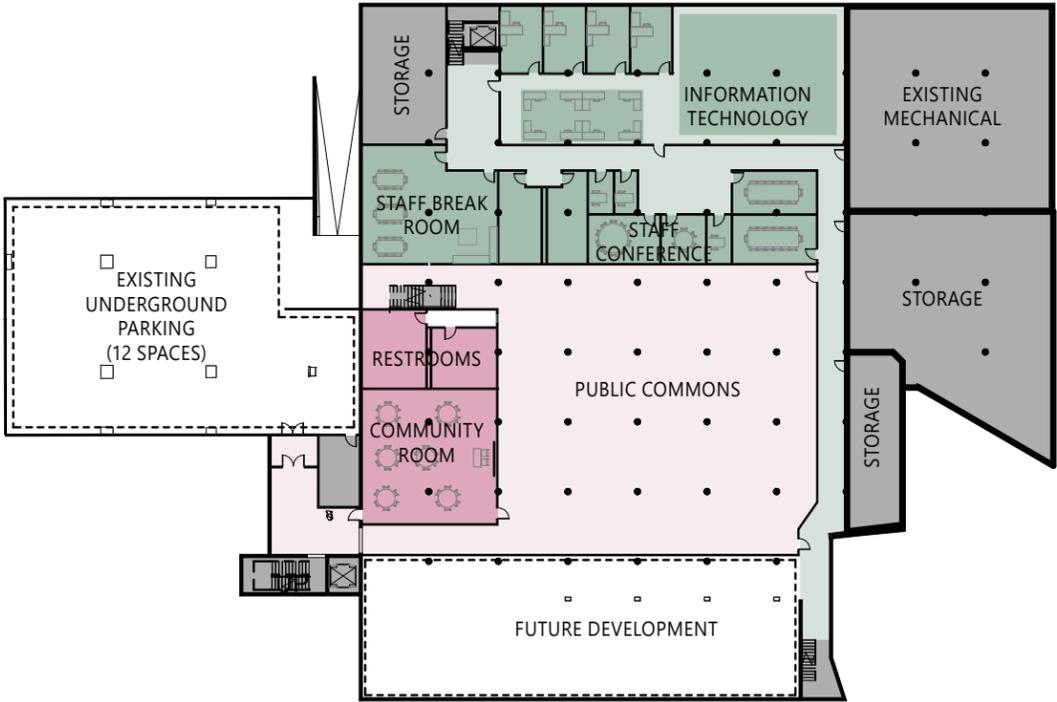
GROUND LEVEL

**LEGEND**

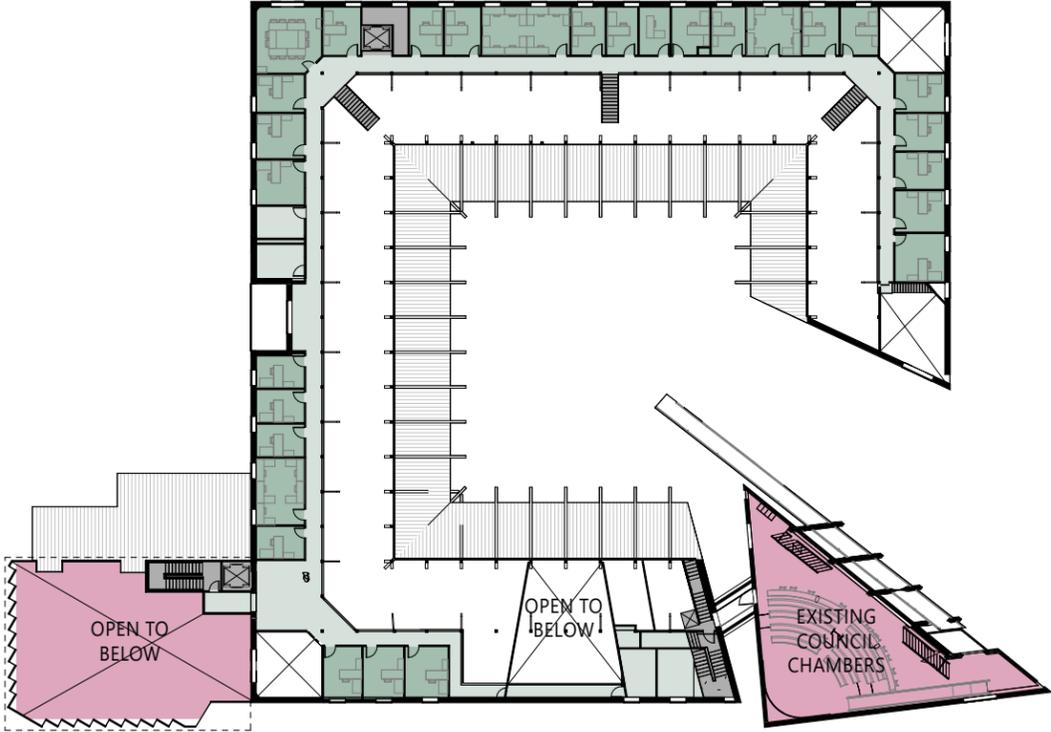
- STAFF
- STAFF CIRCULATION
- PUBLIC
- PUBLIC CIRCULATION
- SUPPORT



# COUNCIL CHAMBERS ADDITION FLOOR PLANS



LOWER LEVEL



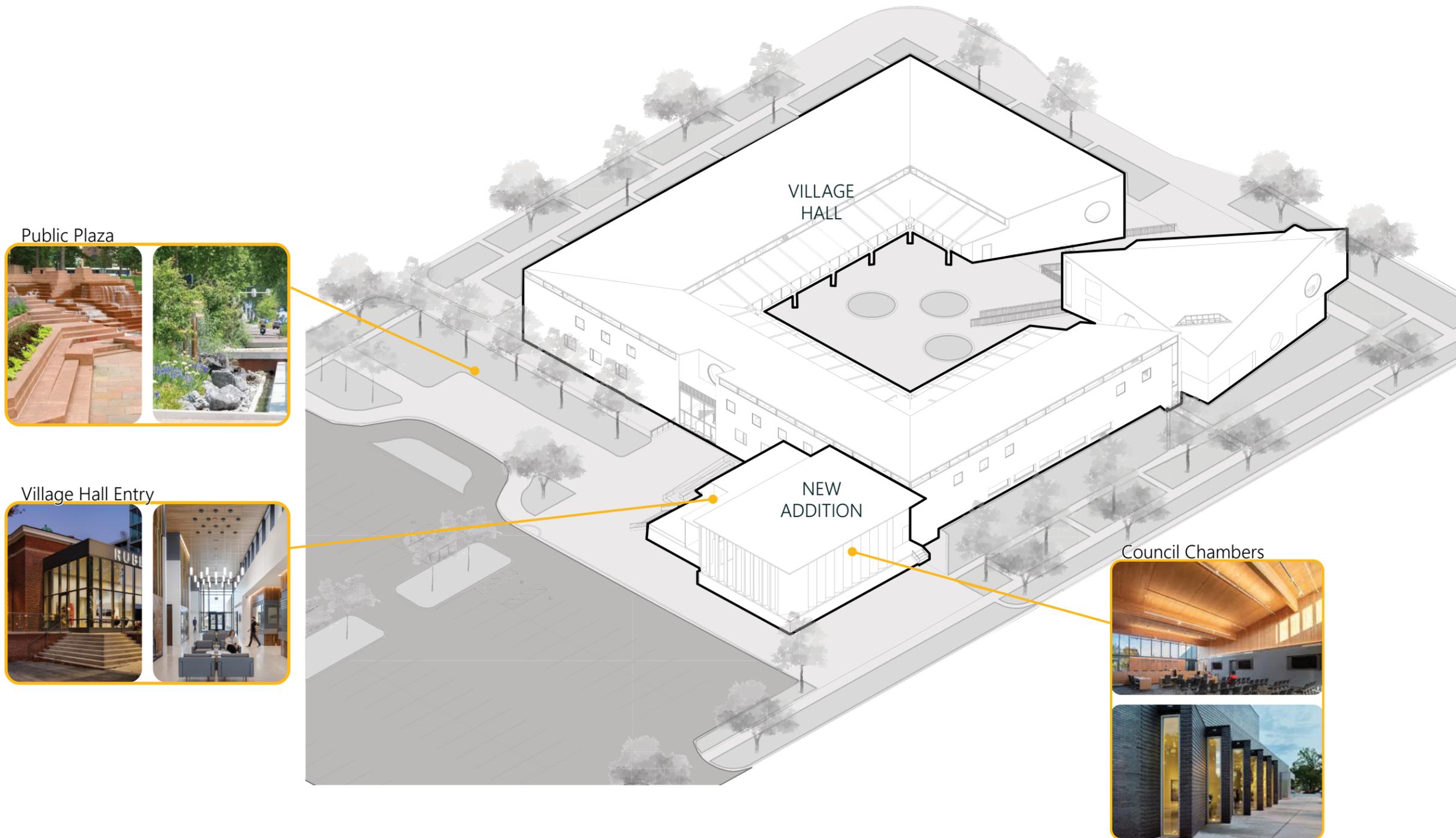
MEZZANINE LEVEL

**LEGEND**

- STAFF (green square)
- STAFF CIRCULATION (light green square)
- PUBLIC (pink square)
- PUBLIC CIRCULATION (light pink square)
- SUPPORT (grey square)



# COUNCIL CHAMBERS ADDITION AXONOMETRIC VIEW



# 2.4

## VILLAGE HALL ESTIMATED CONSTRUCTION COSTS

The preliminary cost estimates for both design concepts have been developed with pricing that reflects anticipated market conditions, including escalation through the fourth quarter of 2027, which is the projected start of construction.

### CORE ADDITION CONCEPT:

This concept proposes a minimal entry addition to create a clear, accessible entrance, relocates the Council Chambers to an expanded Room 101, and includes targeted interior and site upgrades to improve circulation, security, and functionality.

### COUNCIL CHAMBERS ADDITION CONCEPT:

This concept proposes a new, fully accessible Council Chambers addition, while providing expanded meeting and public functions on the first floor and improving circulation, accessibility, and overall operational efficiency.

### FUTURE COST IMPACT:

Construction costs are subject to escalation over time due to inflation, labor rate increases, and material price volatility. If the project experiences delays, these factors can significantly impact the overall budget. Based on current escalation projections, construction costs are expected to rise approximately 5.5% after one year, 12.5% after three years, and 21% after five years. This means that postponing the project could result in substantially higher construction expenses, reducing the overall value of the investment and potentially affecting the project scope or quality to remain within budget.

CORE ADDITION CONCEPT	
Village Hall Renovation	\$ 18,120,000
Village Hall Addition	\$ 2,290,000
Site Improvements	\$ 1,570,000
Furniture	\$ 1,970,000
Courtyard Envelope Improvement <sup>1</sup>	\$ 733,000
<b>TOTAL</b>	<b>\$ 24,683,000</b>

COUNCIL CHAMBERS ADDITION CONCEPT	
Village Hall Renovation	\$ 16,840,000
Village Hall Addition	\$ 5,150,000
Site Improvements	\$ 1,570,000
Furniture	\$ 1,970,000
Courtyard Envelope Improvement <sup>1</sup>	\$ 733,000
<b>TOTAL</b>	<b>\$ 26,263,000</b>

<sup>1</sup> Assumes \$1M from Appropriations is applied to this scope of work

FUTURE COST			
Construction Start	Anticipated Escalation	Core Addition Concept	Council Chambers Addition Concept
2027	-	\$ 24,683,000	\$ 26,263,000
2028	5.5%	\$ 26,040,565	\$ 27,707,465
2030	12.5%	\$ 27,768,375	\$ 29,545,875
2032	21%	\$ 29,866,430	\$ 31,778,230

### INCLUSIONS:

The following are included in cost of this estimate:

- Escalation (Q1 2027) (6.1%)
- General Conditions/Bond/Insurance (15%)
- Contractor Fees (6%)
- Design Contingency (15%)

### Scope:

- Deferred maintenance, including roof and exterior wall repairs
- HVAC system updates
- Electrical upgrades, including lighting, fire alarm systems, and controls
- Demolition associated with the removal of the Police Department
- Accessibility improvements, including relocation of the Council Chambers and site work to provide accessible routes
- Life Safety upgrades
- Office reconfiguration to address HIPPA compliance and security requirements

### EXCLUSIONS:

The following are excluded from the cost of this estimate:

- Professional Design Fees (8- 10%)
- Testing Fees (2%)
- Owner Contingencies/Scope Changes (5%)
- Construction Contingency (10%)
- Premium Time / Restrictions on Contractor Working Hours
- Premium Costs For Any Local WBE/MBE Participation Requirements
- Finance and Legal Charges
- Land Acquisition Costs
- Contaminated Soil Removal
- Temporary Facilities
- Equipment (Owner Furnished/Installed)
- Artwork (1%)

# 3 POLICE DEPARTMENT

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The Police Department will be relocated to a new facility at 11 Madison, establishing a dedicated site separate from the Village Hall. The new location remains in close proximity to the Village Hall, maintaining operational connectivity between the two entities. Positioned along major arterial streets, the site offers improved accessibility for police operations while reducing vehicular traffic through the residential streets surrounding the existing Village Hall.

# 3.1

## SITE STRATEGIES

### STREETScape:

The streetscape design follows the established rhythm of both Madison Street and Austin Boulevard, preserving existing trees and light poles wherever possible. Two new trees are added in the front of the removed driveways along Madison Street, with curbed planters provided at their bases to reinforce the overall uniformity and streetscape continuity.

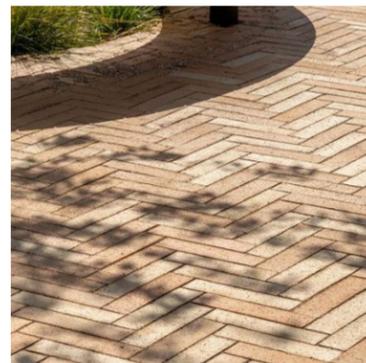
### SURFACE PARKING:

The proposed parking lot remains in its existing location. New asphalt pavement, new ornamental metal fences, and perimeter landscaping are provided as enhancements and to ensure compliance with the Oak Park Zoning Ordinance. New concrete seatwalls are added along the north edge to accommodate short-term stays and to provide protection at the northeast corner. Bollards are placed at the end of the parking lot entry drive for additional security along the adjacent façade.

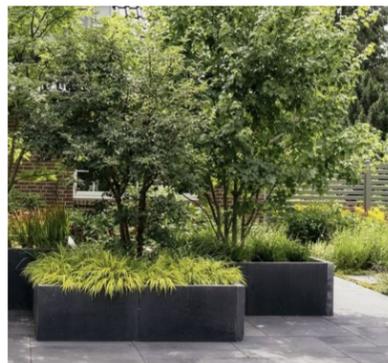
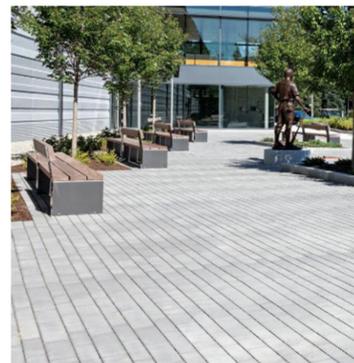
### BACK-OF-HOUSE AREA:

Service and support functions are consolidated at the southeast corner of the site, providing space for maintenance vehicles and a screened trash enclosure to maintain a clean and organized appearance.

### PRECEDENT IMAGES:



DECORATIVE PAVEMENT



ORNAMENTAL PLANTING



SEATING WITH WOOD TOP



BOLLARD

# ENGINEERING AND SUSTAINABILITY

## BUILDING SYSTEMS:

### Electrical

- The electrical system will be designed to meet current national, state, and local codes, with durable materials, modern safety standards, and energy-efficient equipment throughout the building.
- The building will receive a 480V, three-phase utility service with a main electrical switchboard, surge protection, and ample spare capacity to support current needs and future growth.
- A large on-site diesel generator will provide emergency power to most building systems, supported by automatic transfer switches, fuel storage for extended outages, and space for a temporary portable generator if needed.
- Advanced lighting controls, load-shedding strategies, and a building-wide energy metering system will track and manage electricity use, helping reduce peak demand and support LEED requirements.
- All interior and exterior lighting uses LED fixtures with occupancy sensors, daylight dimming, and scheduling controls to improve comfort, safety, and energy savings.
- The electrical design includes electric vehicle charging, rooftop solar panels, lightning protection, grounding systems, and provisions for future technology and communications needs.

### Mechanical, Fire Protection, and Plumbing

- The building will use an all-electric, energy-efficient HVAC system, with a preferred geothermal ground-source heat pump plant that provides heating, cooling, and heat recovery year-round, supported by modern air-handling and ventilation systems.
- Fresh air is delivered through a dedicated outside air system with energy recovery, while variable air volume systems and zone controls allow spaces to be individually conditioned for comfort and efficiency.
- A digital building automation system monitors temperatures, airflow, and system performance, optimizing energy use, maintaining comfort, and identifying equipment issues early.

- The entire facility is protected by code-compliant fire sprinkler and standpipe systems, including specialized systems for parking areas, server rooms, and evidence storage, all coordinated with fire alarm and monitoring systems.
- The building includes reliable domestic water, sanitary, storm, and foundation drainage systems, with water-efficient fixtures, booster pumps, and hot water generation tied into the geothermal system.
- Systems are designed to meet current codes, reduce water and energy use, protect critical areas, and support long-term durability and operational reliability.

### Low Voltage, Technology, and Security

- The building uses a combination of smart site design, controlled access, lighting, and electronic systems to create a safe environment, with increasing levels of protection from the site perimeter to sensitive interior spaces.
- Card-based access control, intrusion detection, video surveillance, intercoms, and emergency call stations are provided throughout the building to monitor activity, control entry, and support rapid response.
- All security and technology systems are monitored and managed from a dedicated Security Control Center, supported by trained staff, clear operating procedures, and 24/7 system availability.
- Critical security and technology systems are supported by emergency power, backup batteries, redundant equipment, and secure, climate-controlled rooms to ensure continuous operation during outages or emergencies.
- A structured cabling system connects data, voice, video, Wi-Fi, security, and building systems using industry standards, allowing the building to adapt to future technology needs without major upgrades.
- Dedicated server rooms, telecommunications rooms on each floor, and coordinated cable pathways provide safe, organized, and expandable infrastructure while minimizing disruption to building occupants.

# ENGINEERING AND SUSTAINABILITY

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## SUSTAINABILITY INITIATIVES:

- The new Police Department is designed as a fully electric facility in compliance with Oak Park's Electrification Ordinance, targeting at least a 60% reduction in operational greenhouse gas emissions through high-efficiency heat pump systems, energy recovery ventilation, and elimination of fossil fuels.
- The PD facility aims to approach Net Zero Energy performance by maximizing on-site solar power, including rooftop photovoltaic and solar canopies over parking areas, as budget allows.
- Despite a constrained site, the design prioritizes stormwater management, native and pollinator-friendly plantings, dark-sky compliant lighting, EV charging infrastructure, efficient water and energy use, and building features that support officer and staff wellness.

## STRUCTURAL:

- New construction designed to meet current building codes for an essential facility (Risk Category IV).
- Below-grade levels and parking garage constructed using precast concrete floor systems supported by reinforced concrete columns and foundations.
- Superstructure composed primarily of structural steel framing with concrete on metal deck floor systems.
- Lateral force-resisting system includes steel braced frames and reinforced concrete or masonry shear cores at stairs and elevators.
- Reinforced concrete storm shelter integrated within the basement level to meet ICC 500 requirements.
- Permanent earth retention systems required to support deep excavation adjacent to property lines.

## POLICE DEPARTMENT CONCEPT DESIGN

### SITE FEATURES:

- Police Department is relocated in entirety to 11 Madison Street
- Consolidates all Police program into one building with dedicated parking.
- Public parking is maintained on the east side of the site along S. Austin Blvd.
- Landscaping is provided along the streetscape of Madison Street and S. Austin Blvd.

### POLICE DEPARTMENT FEATURES:

- Renovation of an existing building, adding a new two-story addition and on-grade parking garage.
- The above grade parking is three levels high, and exclusively for Police vehicle parking and provides secure entry into the Police Department.
- A covered, secure court contains access to the Intake and Detention areas, as well as access to the parking garage.
- Public interface areas are accessed from a separate main entrance.
- Investigations, Admin, and Records are located on the second level.

### GUIDING DESIGN PRINCIPLES:

The guiding design principles below reflect priorities established through stakeholder and public input and inform the development of the concept design.

**Welcoming:** By reusing the existing building and carefully screening the parking deck, the project reinforces a welcoming, civic-oriented frontage along Madison Street.

**Community:** The main level of the Police Department includes two community meeting rooms and maintains a visible community presence by reusing the existing entrance from the former bank building.

**Work:** The combination of an existing structure and a new addition allows for efficient, modern office spaces that support streamlined workflows and contemporary Police Department operations

**Parking:** A three-level private parking garage is being provided to accommodate all police vehicles with some public off-street parking being provided along S. Austin Blvd.

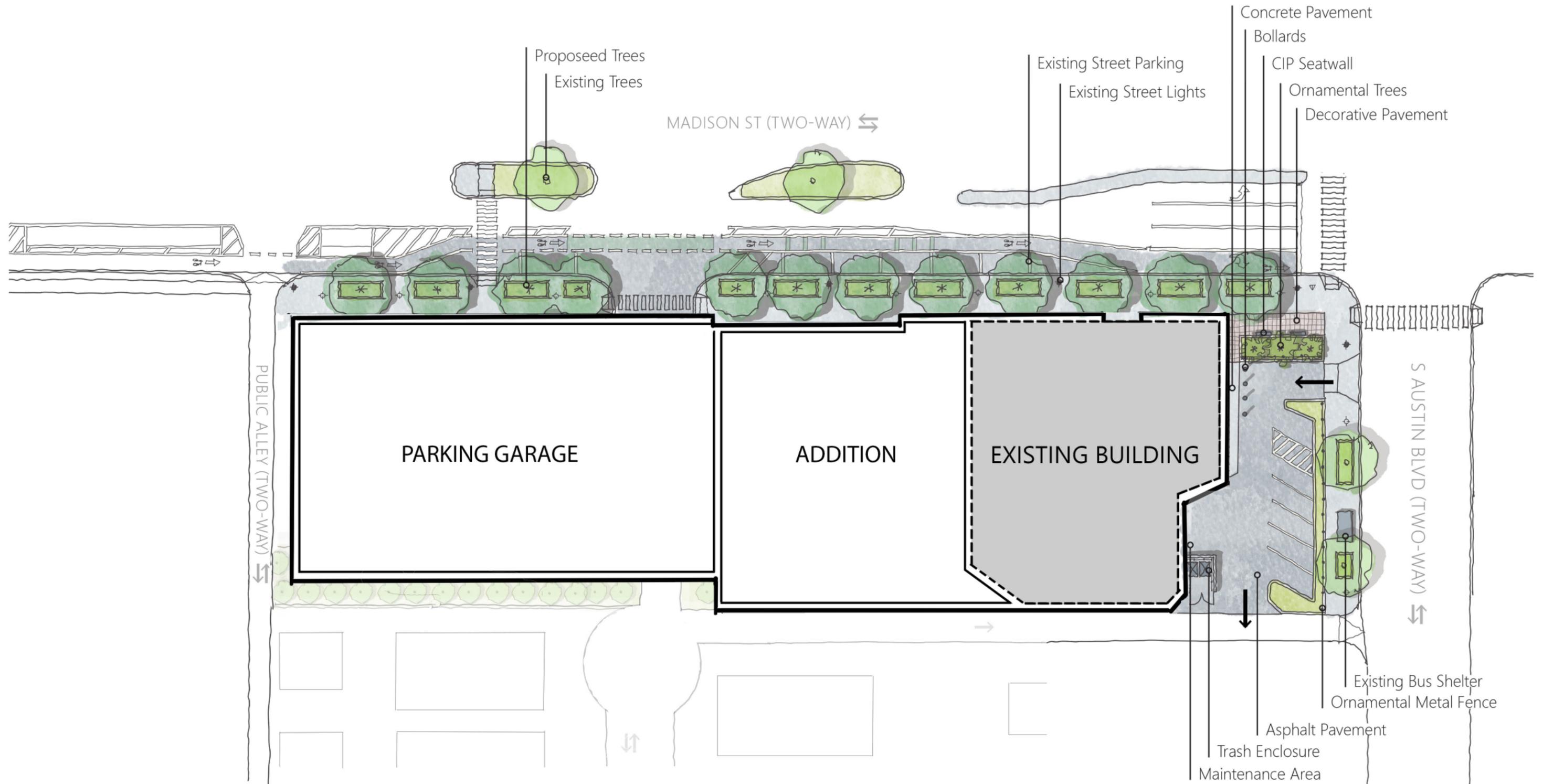
**Site:** Streetscape improvements along Madison Street and South Austin Boulevard include landscaping with a curated palette of low-maintenance, native, and adaptive plantings to create a soft, natural edge.

**Systems and Sustainability:** The project maximizes reuse of the existing building and incorporates solar and geothermal systems, aligning the Climate Ready Oak Park Plan.

**Policing:** Police Department consolidated under one roof, providing a new space that meets modern Standards for Policing. Through careful design considerations this new police department station can be a place of pride both for the policing unit and community.

**Structure:** The design of the building structure will provide structural upgrades of the existing building for use as a police station while incorporating an efficient structural framing system for the new addition and parking deck.

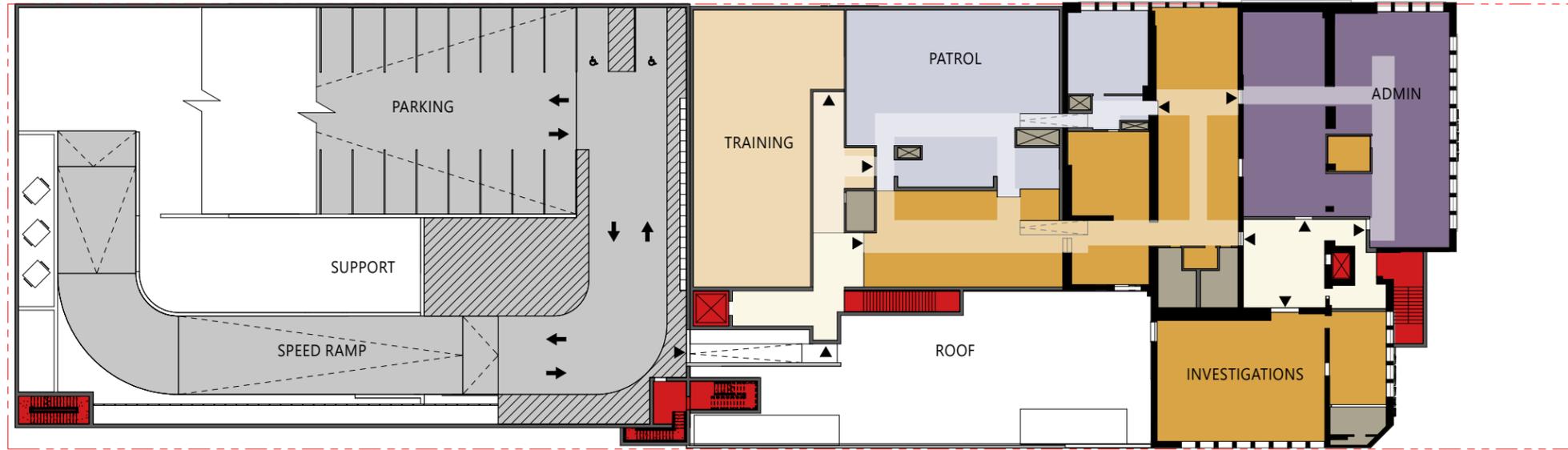
# POLICE DEPARTMENT SITE PLAN



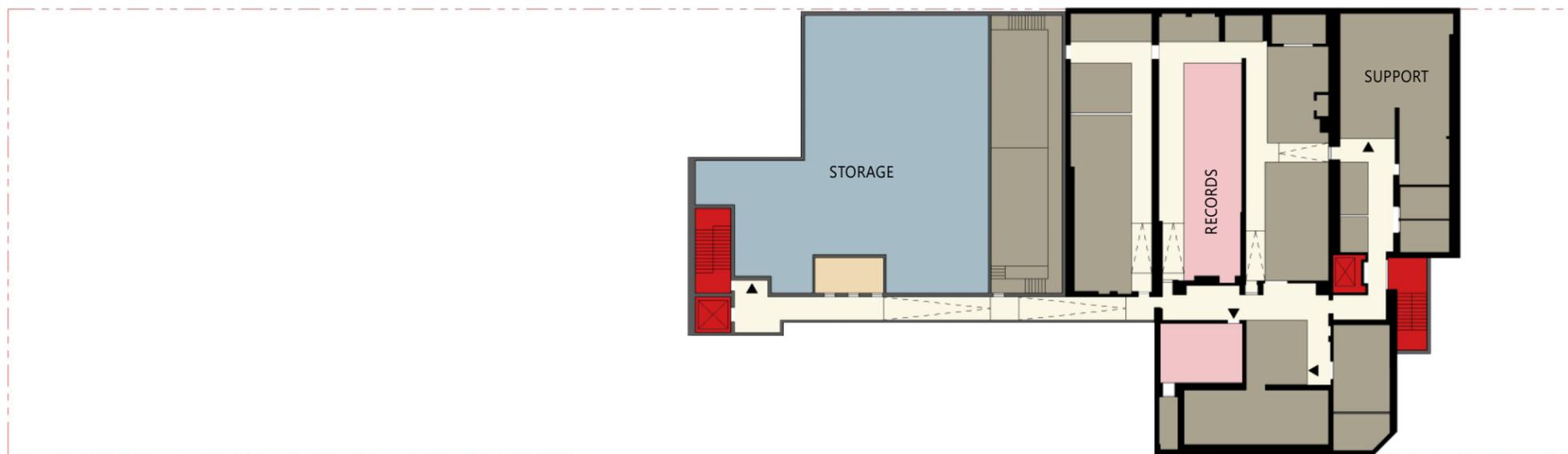
# POLICE DEPARTMENT: GROUND LEVEL PLAN



# POLICE DEPARTMENT: FLOOR PLANS



SECOND LEVEL



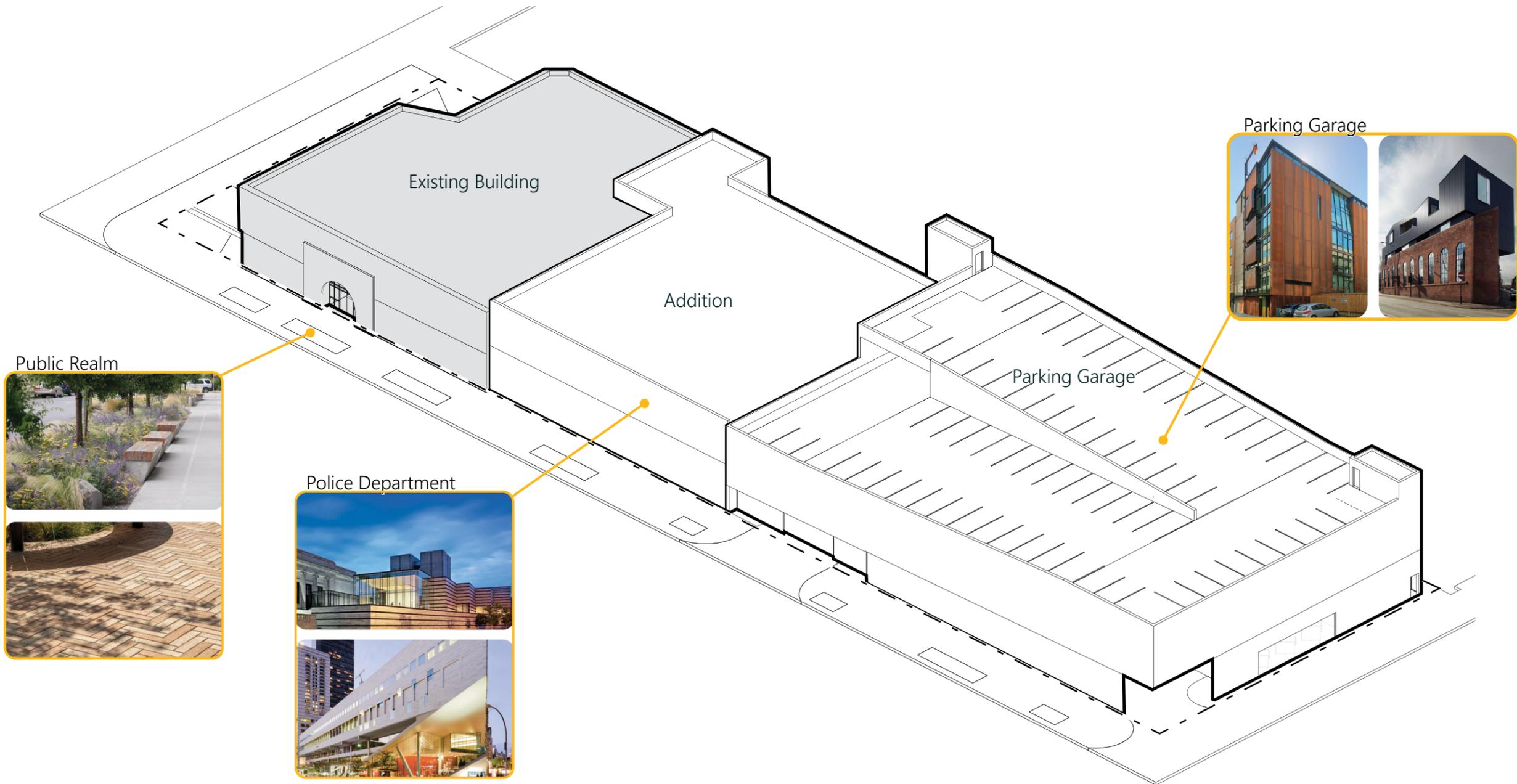
LOWER LEVEL

**LEGEND**

Light Green	COMMUNITY
Light Blue	PATROL
Medium Blue	INVESTIGATIONS
Pink	RECORDS
Dark Purple	ADMINISTRATION
Orange	TRAINING
Dark Grey	SUPPORT
Light Yellow	CIRCULATION
Light Grey	PARKING



# POLICE DEPARTMENT: AXONOMETRIC VIEW



# 3.3

## POLICE DEPARTMENT: ESTIMATED CONSTRUCTION COST

The preliminary cost estimate for the Police Department design option has been prepared to reflect anticipated market conditions, including projected escalation through the first quarter of 2027, the planned start of construction. The estimate encompasses renovation of the existing building, a new addition, and a three-story above-grade parking garage. The program includes a new firing range, training facilities, storm shelter, emergency operations center, and community space, in addition to the standard police program requirements. S Humphrey Avenue is proposed to be converted into a cul-de-sac to provide the secure police parking necessary for the facilities.

### FUTURE COST IMPACT:

Construction costs are subject to escalation over time due to inflation, labor rate increases, and material price volatility. If the project experiences delays, these factors can significantly impact the overall budget. Based on current escalation projections, construction costs are expected to rise approximately 5.5% after one year, 12.5% after three years, and 21% after five years. This means that postponing the project could result in substantially higher construction expenses, reducing the overall value of the investment and potentially affecting the project scope or quality to remain within budget.

POLICE DEPARTMENT CONCEPT		
New Police Department (renovation and addition)	\$	53,397,792
Secure Police Parking Garage	\$	8,419,074
Site Development	\$	1,939,774
<b>Total</b>	<b>\$</b>	<b>63,756,640</b>

FUTURE COST		
Construction Start	Anticipated Escalation	Police Department
2027	-	<b>\$ 63,756,640</b>
2028	5.5%	\$ 67,263,255
2030	12.5%	\$ 71,726,220
2032	21%	\$ 77,145,534

### INCLUSIONS:

The following are included in cost of this estimate:

- Escalation (Q1 2027) (6.1%)
- General Conditions/Bond/Insurance (15%)
- Contractor Fees (6%)
- Design Contingency (15%)

### EXCLUSIONS:

The following are excluded from the cost of this estimate:

- Professional Design Fees (8 - 10%)
- Testing Fees (2%)
- Owner Contingencies/Scope Changes (5%)
- Construction Contingency (10%)
- Premium Time / Restrictions on Contractor Working Hours
- Premium Costs For Any Local WBE/MBE Participation Requirements
- Finance and Legal Charges
- Land Acquisition Costs
- Contaminated Soil Removal
- Hazardous Material Abatement
- Temporary Facilities
- Equipment (Owner Furnished/Installed)
- Artwork (1%)

# 4 CONCLUSION

The concept designs presented in this report reflect priorities established through stakeholder input, balancing functionality, accessibility, and overall project vision. Two concepts have been developed at the direction of the Village Board.

## **CORE ADDITION CONCEPT:**

This concept proposes a minimal addition at the primary entry to create a clear, welcoming, and fully accessible entrance, including a public restroom, elevator, and access stair serving all levels. Landscape modifications address existing grade changes, and the Council Chambers are relocated to an expanded Room 101 to accommodate up to 150 occupants. The public service desk is positioned to create a secure interface between staff and visitors, while targeted interior upgrades improve occupant comfort, privacy, and operational efficiency.

## **COUNCIL CHAMBERS ADDITION CONCEPT:**

This concept proposes a new, fully accessible Council Chambers addition, allowing first-floor space to be reallocated for additional conference rooms and enhanced public amenities. The design improves public circulation, accessibility, and the organization of first-floor functions, supporting more efficient operations and overall functionality.

## **POLICE DEPARTMENT RELOCATION:**

The Police Department is relocated to a nearby site at 11 Madison to consolidate all functions into one building. The concept emphasizes operational efficiency, security, and functionality, providing secure public and staff interactions, streamlined circulation, and appropriately sized spaces for current and future needs.

Preliminary pricing has been developed based on current scope and assumptions, providing an order-of-magnitude estimate for planning and budgeting purposes. These figures are conceptual and will be refined as designs progress.

The next recommended step is to advance to the schematic design phase, where layouts, materials, and costs can be further detailed, ensuring alignment with project goals and budget expectations.