

Oak Park Police Department Space Needs Analysis

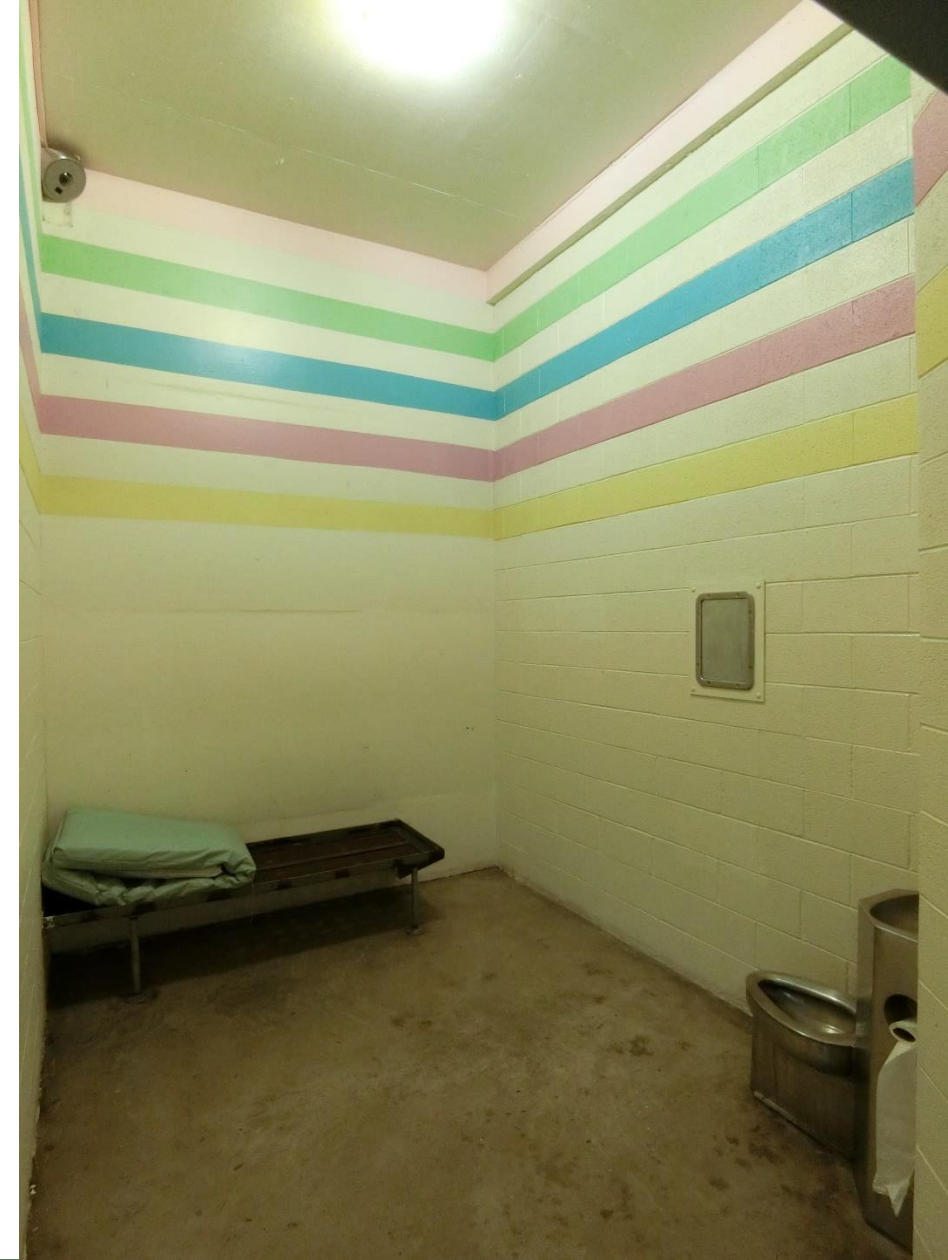


Presented by:

Ray Lee, AIA, LEED AP
Principal-in-Charge / Programmer

Louise Kowalczyk, AIA, LEED AP
Project Designer

1. Project Understanding
2. Project Goals
3. Analysis of Space Needs
4. Project History
5. Existing Condition Analysis
6. Conceptual Solutions
7. Conceptual Budgets
8. Recommendation



Presentation Overview

The goal of this study is to provide the Village with information on how to best solve its facility needs for the next 30+ years

- The existing police station is in the basement of the Oak Park Civic Center which was originally constructed in 1975
- There are numerous operational, space, safety and security, and system issues
- Many of the building systems are approaching their “end of life”

Project Understanding

The work of this study includes:

- Analysis of Space Needs Requirements of the Police Department
- Review the Condition of the Existing Building
- Develop Conceptual Solutions
- Prepare Conceptual Budgets



Project Understanding

Goals Identified by the Project Team

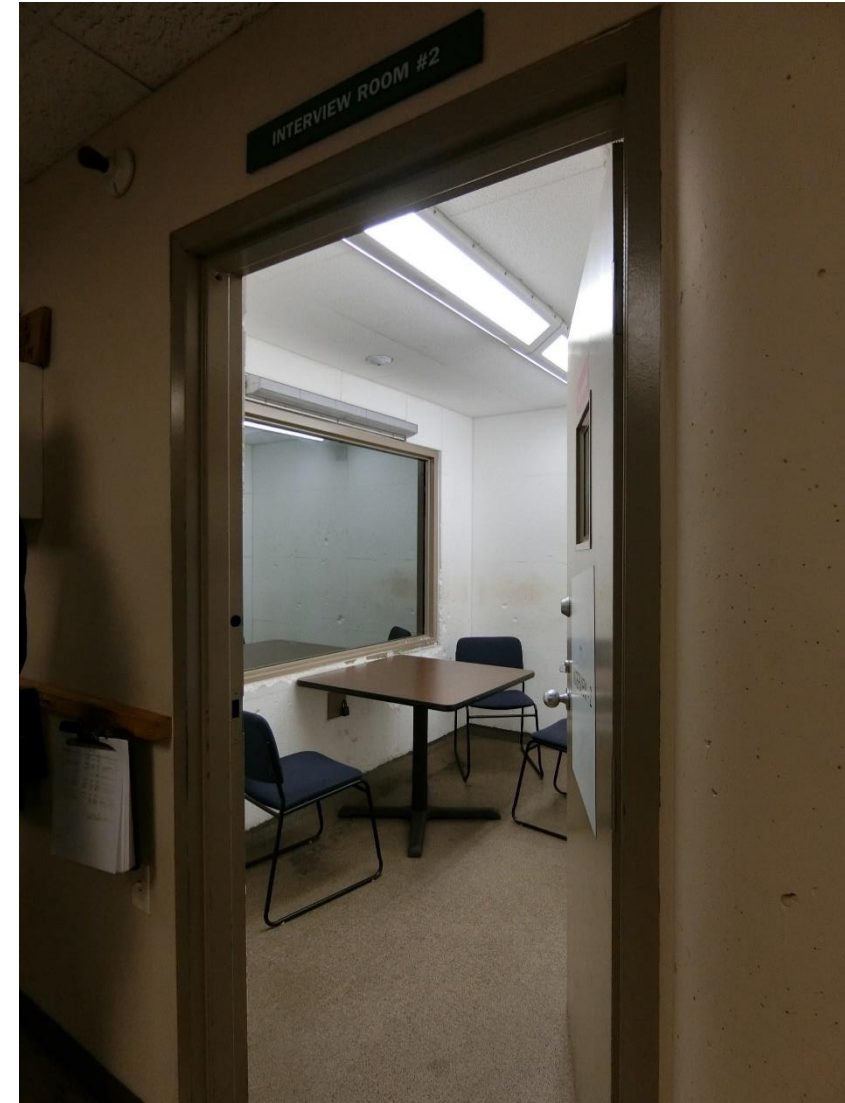
1. Present options to the Village including renovation with an addition, and new construction
2. The Police Station is open 24 hours and needs to be welcoming for all
3. Address safety and security concerns for staff, visitors, and detainees
4. Plan for the Police Station to be a safe-haven for child drop off/surrenders
5. Use the Police Department's guiding principles and core values to guide recommendations
6. Provide community space and space for outside agency cooperation

Goals Identified by the Project Team

7. Plan for sustainability as it is important to the Village
8. Provide spaces for officer wellness
9. Provide a firing range that permits varied training
10. Technology must be flexible to accommodate present and future needs
11. Provide proper evidence storage and evidence processing facilities
12. Addressing computer crimes needs to be at the forefront of future spaces required

The analysis finds that 78,112 sq. ft. of space is necessary for the Police Department to operate effectively

- The existing Police Station is 35,688 sq.ft.
- Modest staff growth of 4-6 officers and 1-2 civilian positions have been included
- 112 parking spaces are required
- The Police Department has had to adapt procedures to work around building deficiencies



Analysis of Space Needs

Parking Requirements

Peak Demand Requirements:

- 112 spaces for Police Department vehicles and staff
- 121 spaces for Village Hall vehicles and staff
- 55 parking spaces for public parking (visitors)
- 288 Total Parking Spaces Required

158 Total Parking spaces are available on current site



Analysis of Space Needs

Methodology

- Reviewed existing information
- Met with Police Department and Village staff members: 27 interviews over seven days time
- Observed how staff operates
- Experience
 - Code Requirements
 - Legal Requirements
 - Best Practices



Analysis of Space Needs

Major Factors Why More Space is Required

- Police operations have changed since the building was constructed in 1975.
- Many spaces in the police station are inadequate and require additional space.
- Meeting accessibility requirements will require additional space.



Analysis of Space Needs

Police operations have changed

- Evidence Processing
- Evidence Storage



Analysis of Space Needs

Police operations have changed

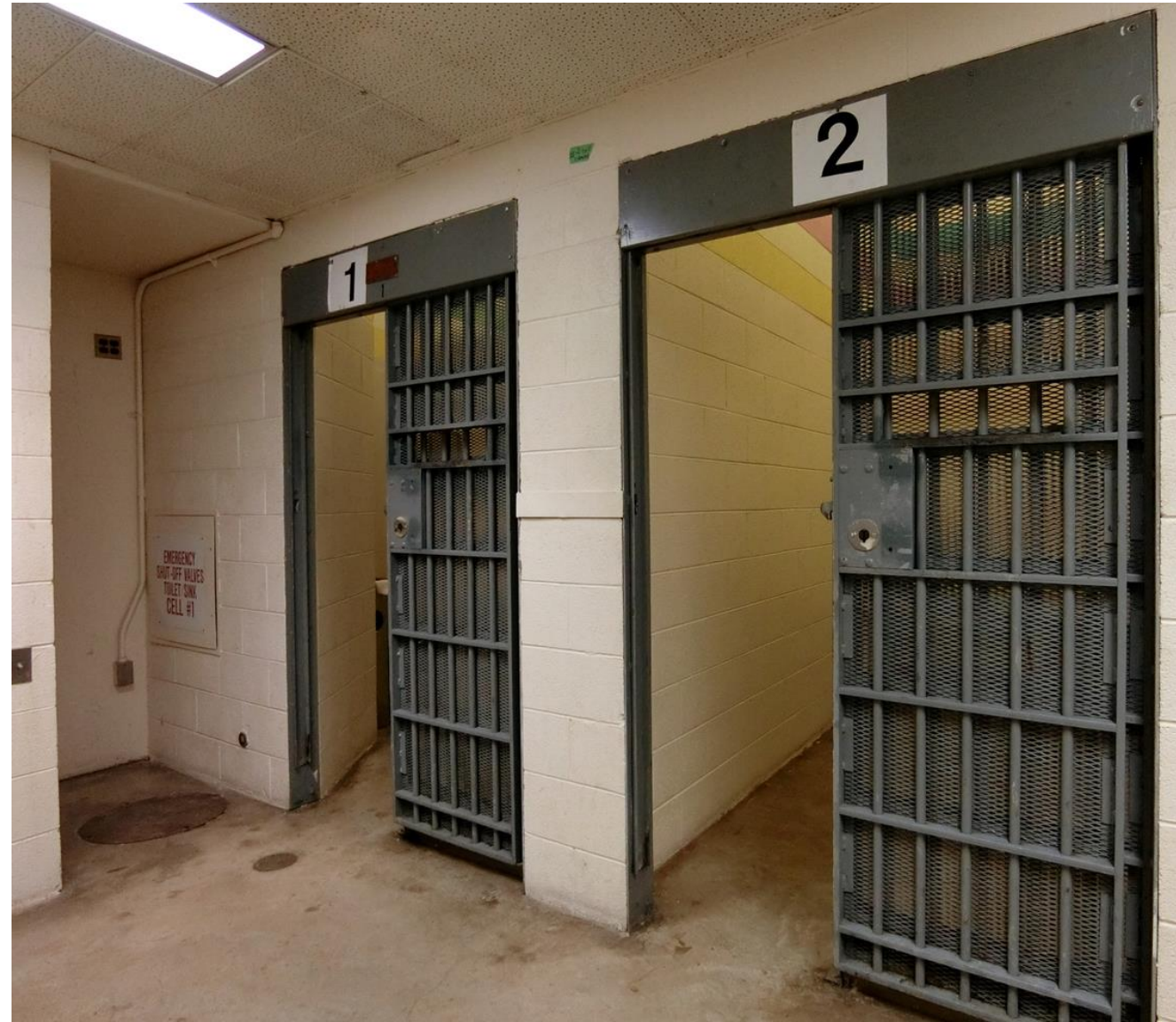
- Computer Forensics



Analysis of Space Needs

Police operations have changed

- Safety and Security
 - Booking Room Access
 - Holding Cells
 - Detainee Processing



Analysis of Space Needs

Inadequate spaces

- Sally Port



Analysis of Space Needs

Inadequate spaces

- Booking Room



Analysis of Space Needs

Inadequate spaces

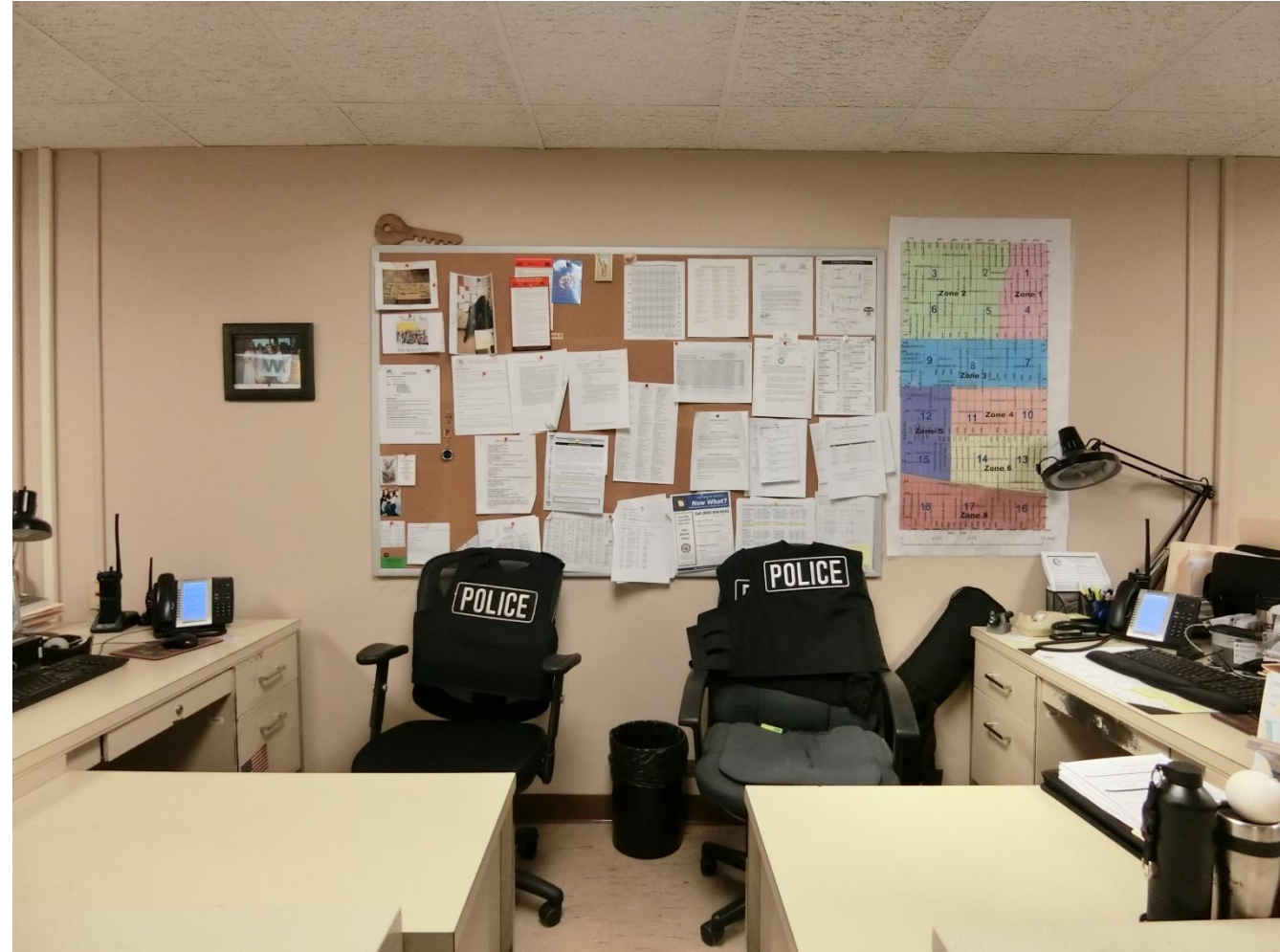
- Locker Rooms



Analysis of Space Needs

Accessibility Requirements

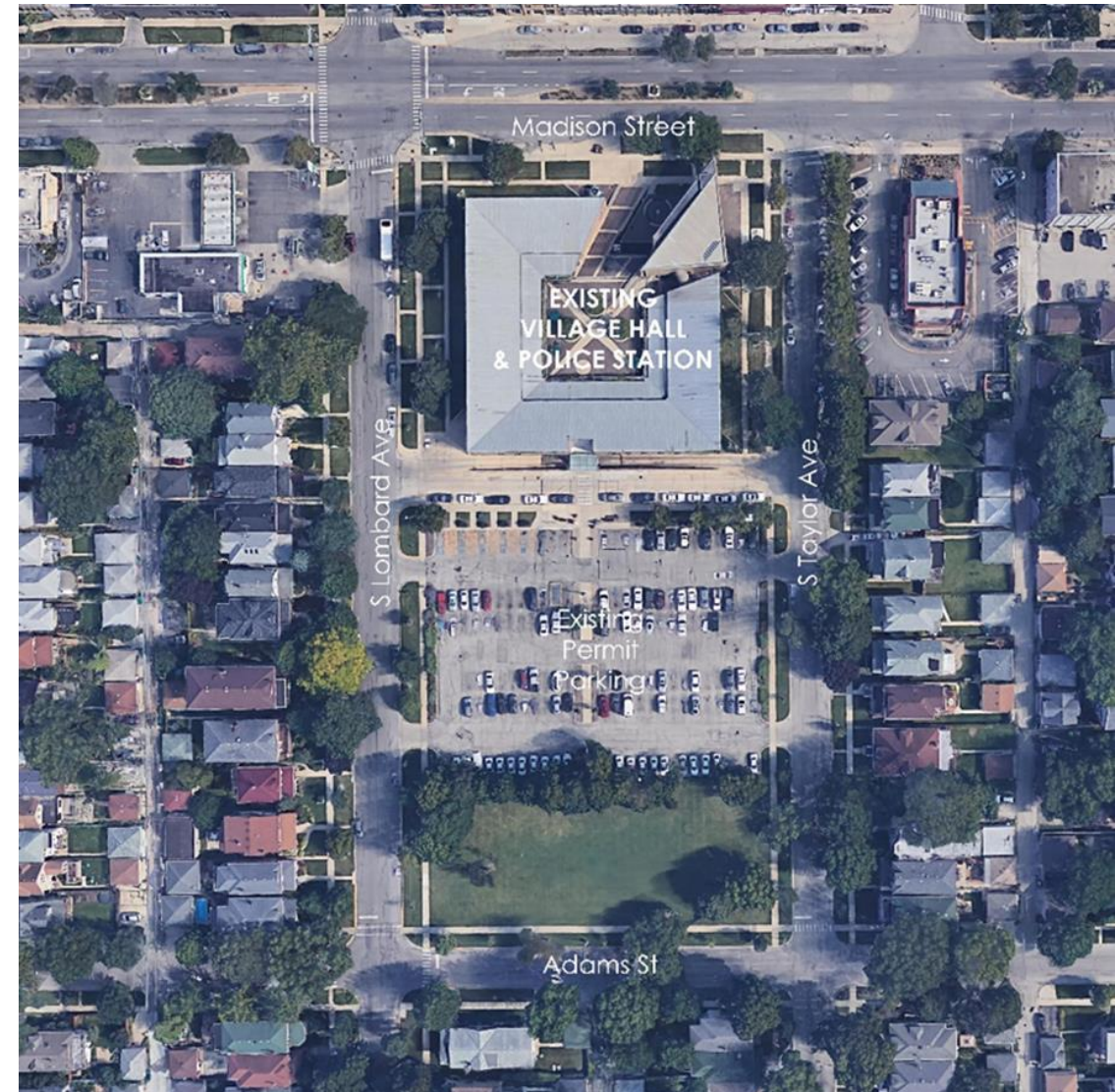
- Accessible Routes
- Service Counters
- Toilet Rooms
- Locker Rooms
- Workspace



Analysis of Space Needs

Oak Park Civic Center

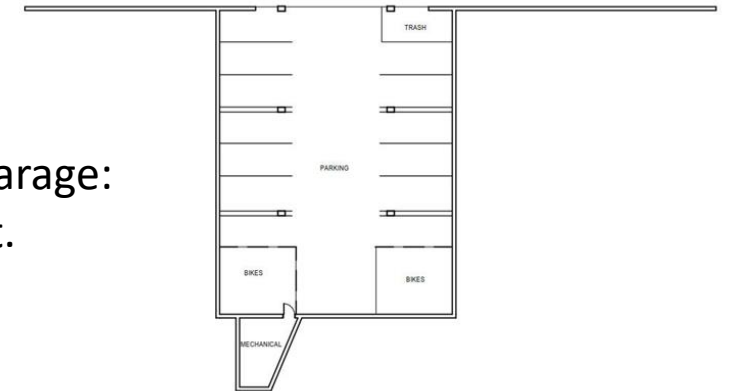
- Designed by Harry Weese & Associates in 1973
- Construction Completed in 1975
- The building is 76,506 sq.ft.
- The Police Department is in the basement and occupies 35,688 sq.ft.
- In 2014, the Civic Center was added to the National Register of Historic Places



Project History

Oak Park Civic Center

- Since the building was constructed, only minor improvements have been made
- the existing facility is not ideal in terms of interior space, work flow and parking



Police Area
including Garage:
35,668 sq.ft.

Project History

Summary of Findings

- There are numerous accessibility issues
- Building Code issues were observed
- HVAC systems are inefficient and do not heat or cool properly
- Plumbing fixtures are newer, but hot and cold water lines are galvanized piping
- Electrical systems are in fair condition, but some systems are nearing end of service life
- Light fixtures were replaced in 2011
- Structural assessment shows the building is generally in good condition

Existing Condition Analysis

Methodology

- Reviewed existing information
 - Existing Drawings
 - Prior Studies
- FGM Team conducted field surveys
 - Architects
 - Structural Engineers
 - Mechanical/Electrical/Plumbing Engineers
- Met with Village Facilities Maintenance Staff



Existing Condition Analysis

Budgets for Items to be Addressed

Item	Low	High
Urgent Items	\$69,000	\$105,000
Required Items	\$3,356,500	\$5,306,000
Recommended Items	<u>\$1,643,600</u>	<u>\$2,708,000</u>
Total	\$5,069,100	\$8,119,000

The budgets only address fixing the existing Police Station

Potential Options

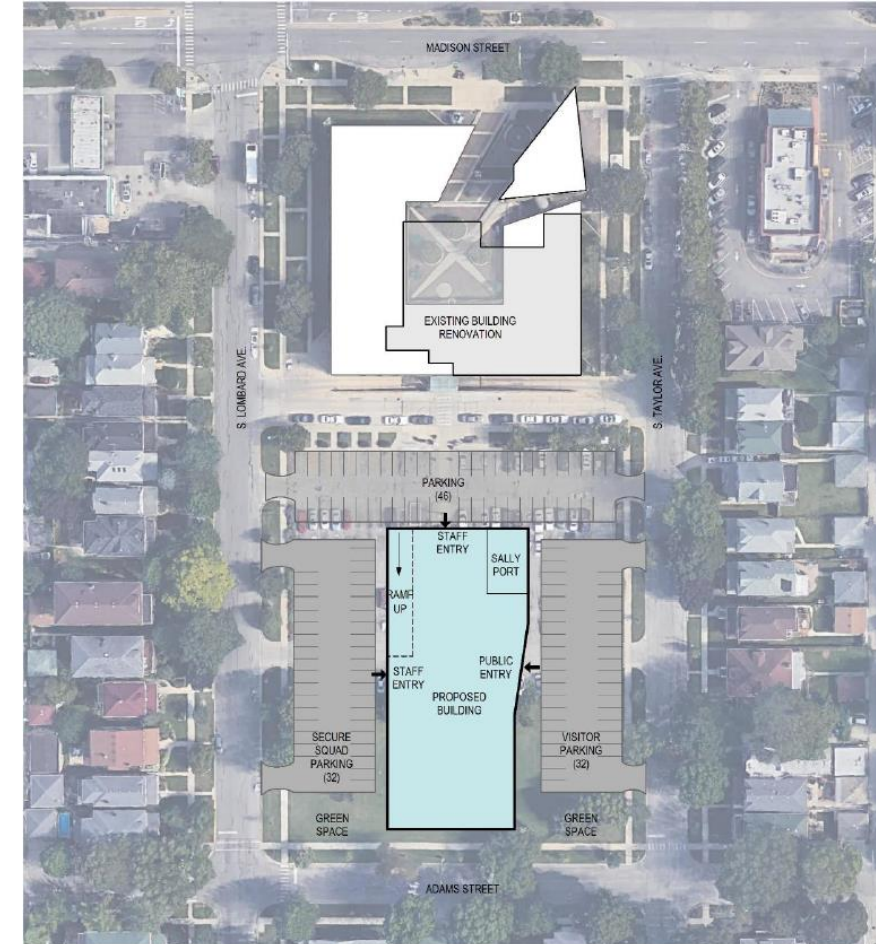
1. Renovate the basement and build a police station addition on the existing Civic Center site
2. Build a new police station somewhere else in the Village
3. Renovate the existing basement areas occupied by the Police Department
4. Keep the existing building as is - this will not correct any of the space or operational deficiencies

Conceptual Solutions

Option 1

Renovate the basement and build a police station addition on the existing Civic Center site

Meets the long term space needs of the Police Department



Conceptual Solutions

FGM ARCHITECTS

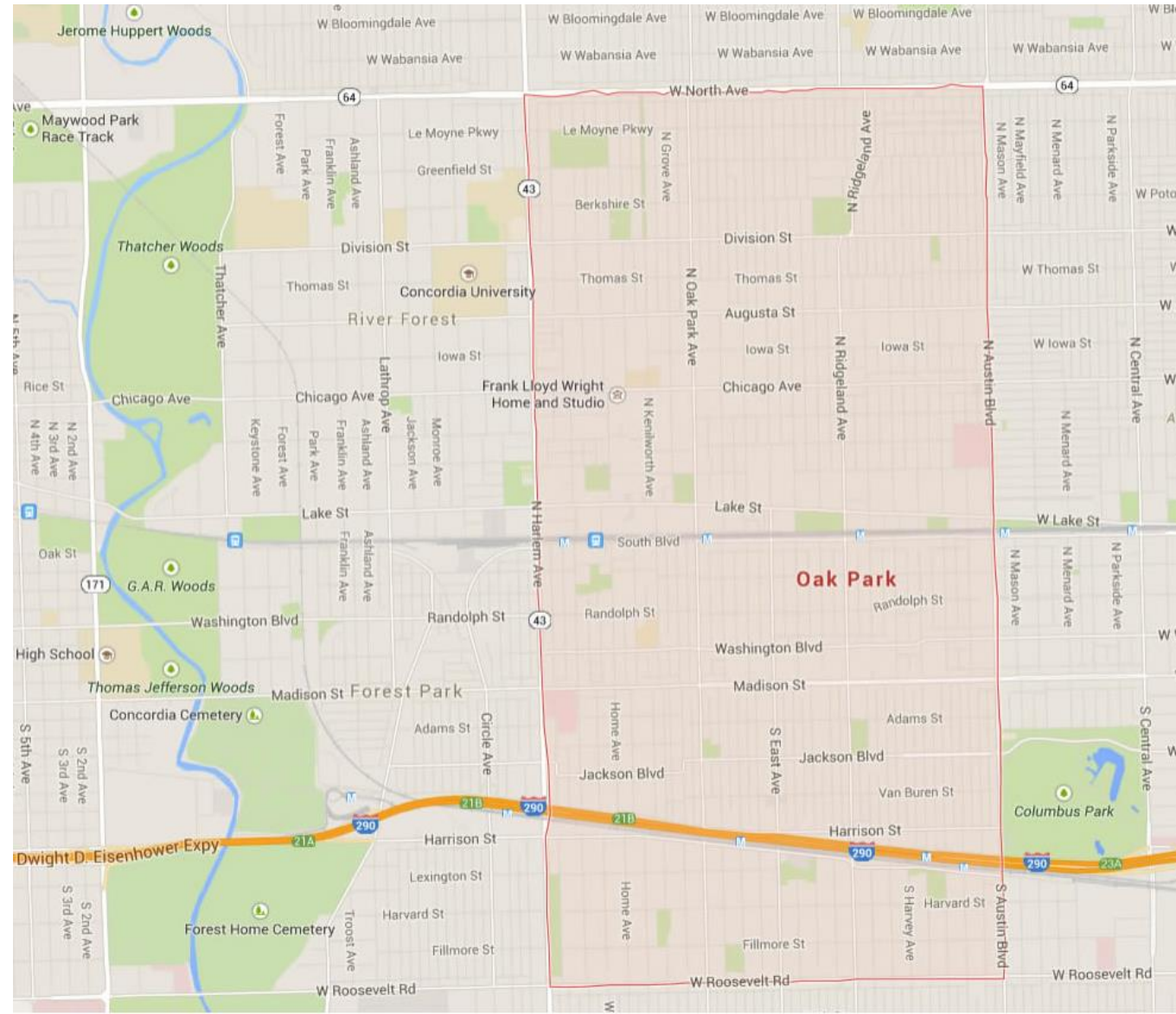


FGM exists to enhance communities by creating quality environments

Option 2 Build a new police station somewhere else in the Village

1. Will require a site of 3.44 acres

**Meets the long term space
needs of the Police
Department**



Conceptual Solutions

FGM ARCHITECTS



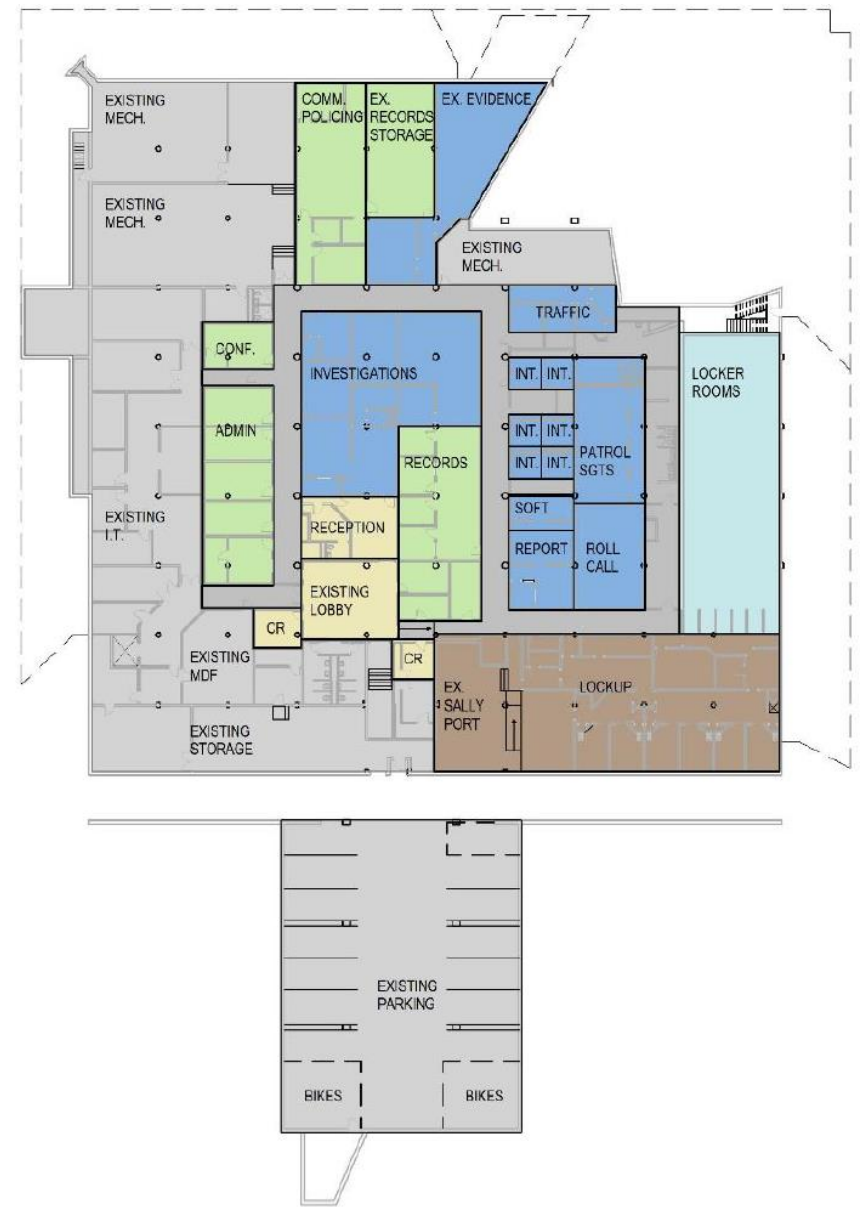
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Option 3

Renovate the existing basement areas occupied by the Police Department

1. Does not address space issues

Does not meet the long term space needs of the Police Department



Conceptual Solutions

Why Police Stations Cost More Than Other Buildings

- Code Requirements
 - Critical Facility Structural Requirements; i.e.: 120 mph winds vs 90 mph
 - Critical Operations Power Systems: Emergency backup power and protected power systems (surge and lighting protection)
 - Lockup and Holding Cell construction is costly
- Must be designed for 365/24/7 use
- Evidence Specialties are costly
- High level of security is required
- Significant amount of audio/visual/recording equipment is required

Conceptual Budgets

Components of a Budget

- Construction Budget
 - Site and Building Costs (meeting prevailing wage laws)
 - Price Escalations
 - Design and Construction Contingencies
- Owner purchased items include furniture, equipment, computers, telephones, telephone and radio boosters, etc.
- Fees and Other Soft Costs include architectural and engineering fees, surveys, soil testing, building commissioning, moving costs, etc.
- Owner Contingencies

Conceptual Budgets

Option 1 Budget: Renovate Existing and Build New Addition on Civic Center

Item	Low	High
Construction Budget	\$37,100,007	\$39,057,418
Owner Purchased Items (FF&E, etc.)	\$1,046,000	\$1,208,000
Fees and Soft Costs	\$2,821,500	\$3,036,732
Owner Contingency	<u>\$386,750</u>	<u>\$424,473</u>
Total Project Budget	\$41,354,258	\$43,726,623

Meets the long term space needs of the Police Department

Option 2 Budget: Build a new police station somewhere else in the Village

Item	Low	High
Construction Budget	\$38,289,921	\$40,204,417
Owner Purchased Items (FF&E, etc.)	\$1,046,000	\$1,208,000
Fees and Soft Costs	\$2,898,845	\$3,111,287
Owner Contingency	<u>\$394,484</u>	<u>\$431,929</u>
Total Project Budget	\$42,629,251	\$44,955,633

Budget does not include land acquisition costs

Meets the long term space needs of the Police Department

Option 3 Budget: Renovate the existing basement areas occupied by the Police Department

Item	Low	High
Construction Budget	\$9,397,698	\$10,113,804
Owner Purchased Items (FF&E, etc.)	\$641,000	\$743,000
Fees and Soft Costs	\$946,816	\$1,054,604
Owner Contingency	<u>\$158,782</u>	<u>\$179,760</u>
Total Project Budget	\$11,144,296	\$12,091,168

Does not meet the long term space needs of the Police Department

Option 4 Budgets: Leave Police Station As Is

Item	Low	High
Urgent Items	\$69,000	\$105,000
Required Items	\$3,356,500	\$5,306,000
Recommended Items	<u>\$1,643,600</u>	<u>\$2,708,000</u>
Total	\$5,069,100	\$8,119,000

Does not meet the long term space needs of the Police Department

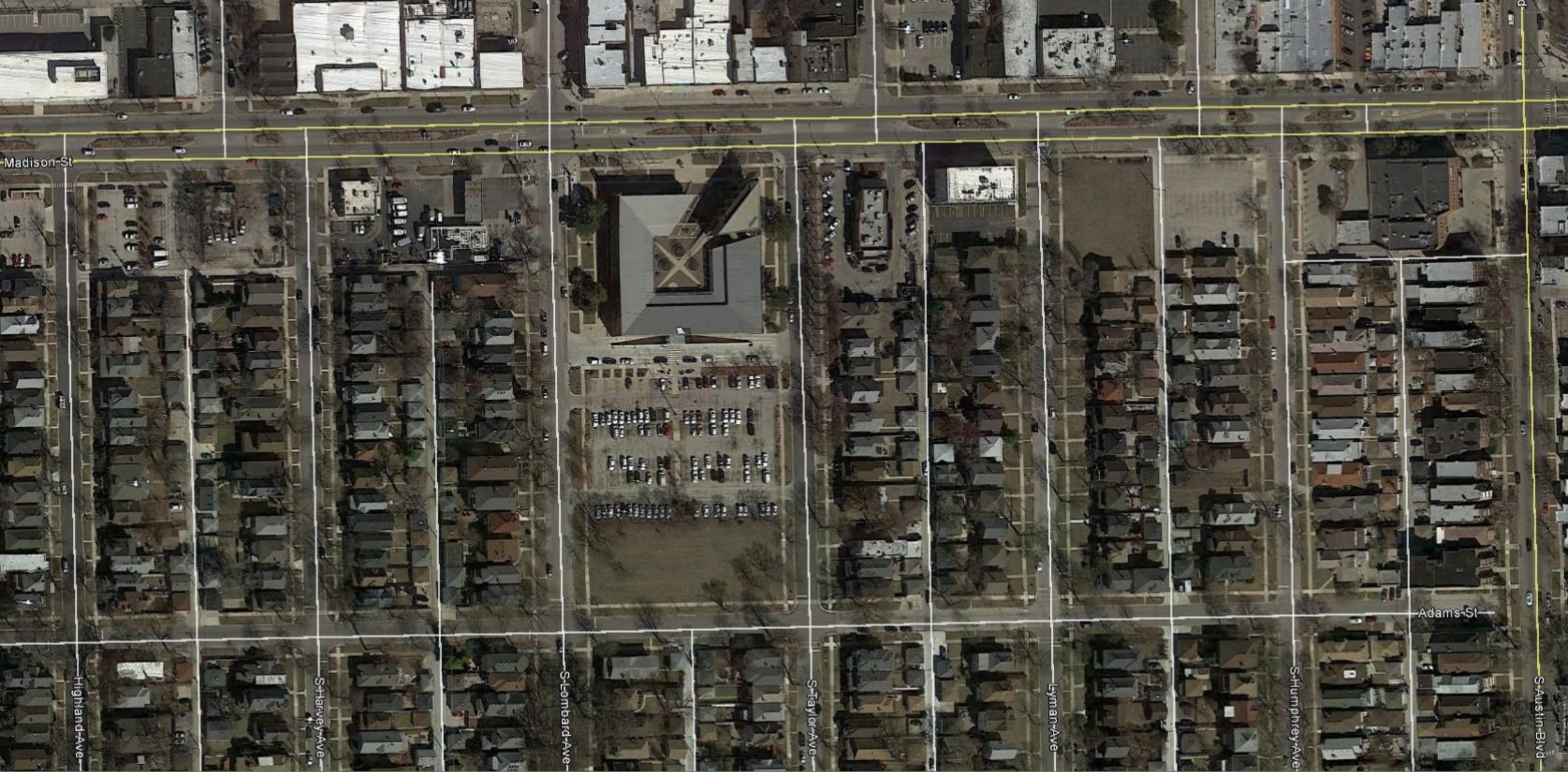
Total Budget Comparisons

	Low	High
Option 1: Renovate Existing and Build New Addition on Civic Center	\$41,354,258	\$43,726,623
Option 2: Build New (Does not include land costs)	\$42,629,251	\$44,955,633
Option 3: Remodel Existing	\$11,144,296	\$12,091,168
Option 4: Leave As Is	\$5,069,100	\$8,119,000

To meet long term needs and established goals, **FGM recommends the Village pursue either Option 1 – Renovating the existing Police Department and adding an addition on the Civic Center Site or Option 2 – Building a new Police Station.**



Recommendation



Questions

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