

# Oak Park Police Department Space Needs Analysis

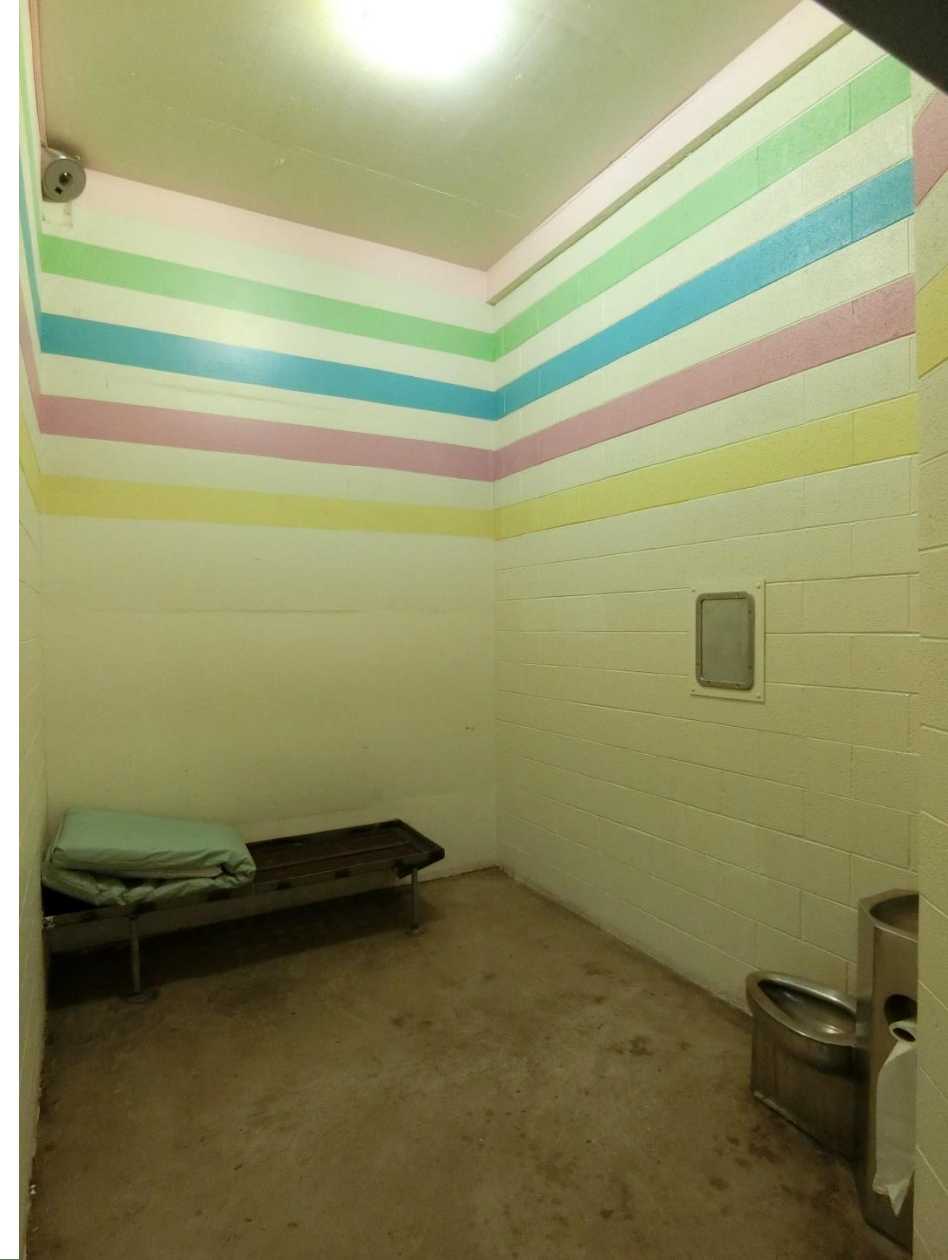


Presented by:

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1. Study Timeline
2. Project Understanding
3. Project Goals
4. Analysis of Space Needs
5. Building History
6. Existing Condition Analysis
7. Conceptual Solutions and Budgets
8. Budget Summary
9. Discussion



# Presentation Overview

# Study Timeline

- November 2018 – The Village hired FGM Architects, Inc. to perform a needs assessment for the Police Department.
- November 25, 2019 – FGMA presented a report of their findings to the Village Board.
- February 18, 2020 – the Village Board approved a contract with FGMA to begin Schematic Design Services based on further direction of the preferred option.
- COVID-19 Pandemic - No option identified for schematic design engineering.
- In June of 2022 – The BerryDunn study identified the Police Station as a important emergent issue. Staff provided the Village Manager and Village Board an update on the current state of the proposed Police Station Improvement project.
- November 17, 2022 - Staff was directed to reengage FGM Architects to evaluate additional possible conceptual options and update the costs for the existing option, as the original numbers were generated in late 2019.
- April 24, 2023 – the Village Board approved an amendment to as existing architectural services to evaluate further design options for the Police Station project.

## Study History

# 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”

# 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



# Goals Identified by the Project Team

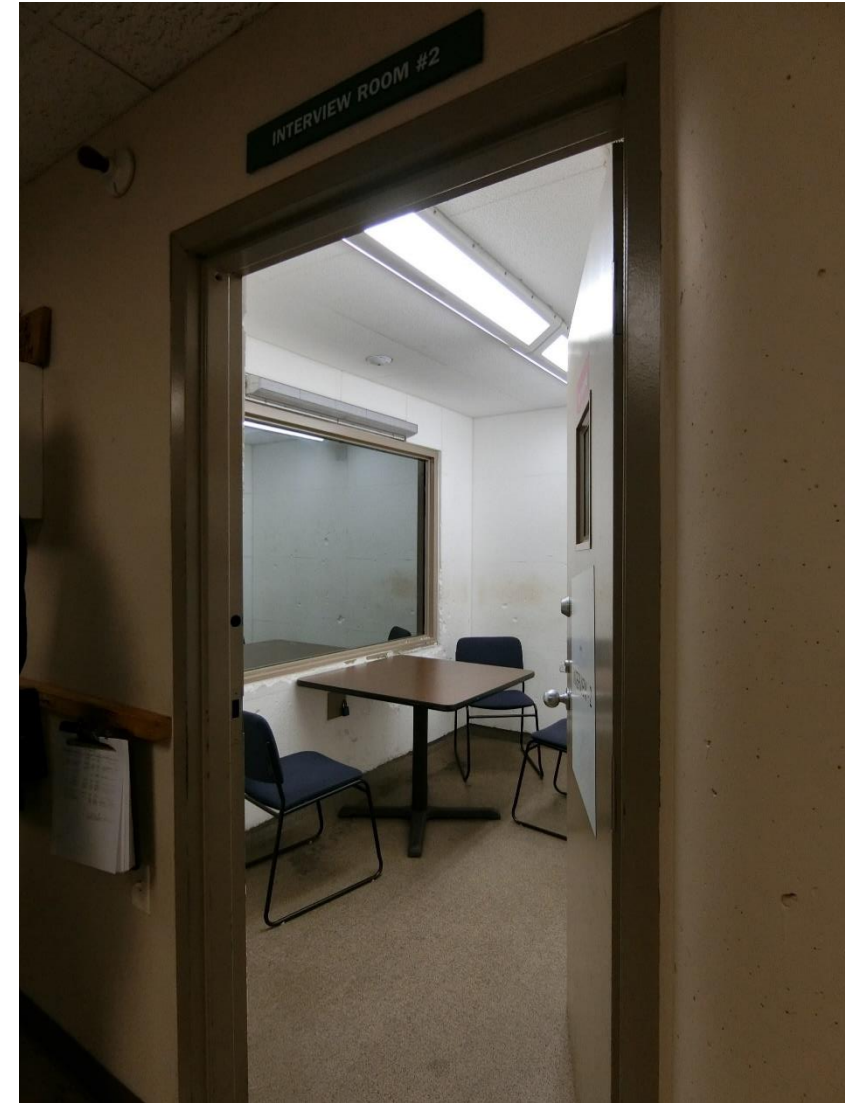
1. Present options to the Village including renovation with an addition, and new construction
2. The Police Station is open 24 hours and needs to be welcoming for all
3. Address safety and security concerns for staff, visitors, and detainees
4. Plan for the Police Station to be a safe-haven for child 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

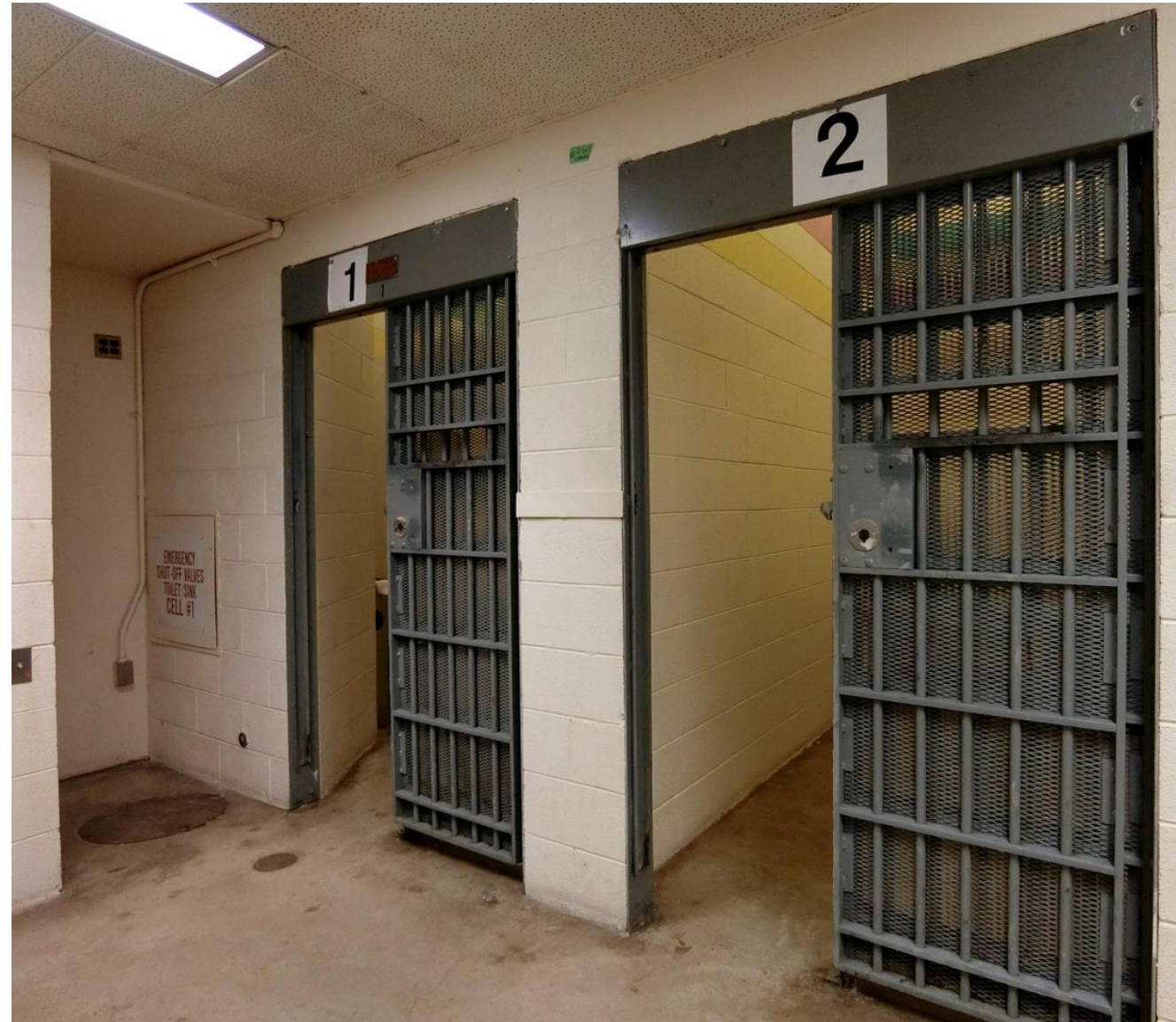
- Computer Forensics



## 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

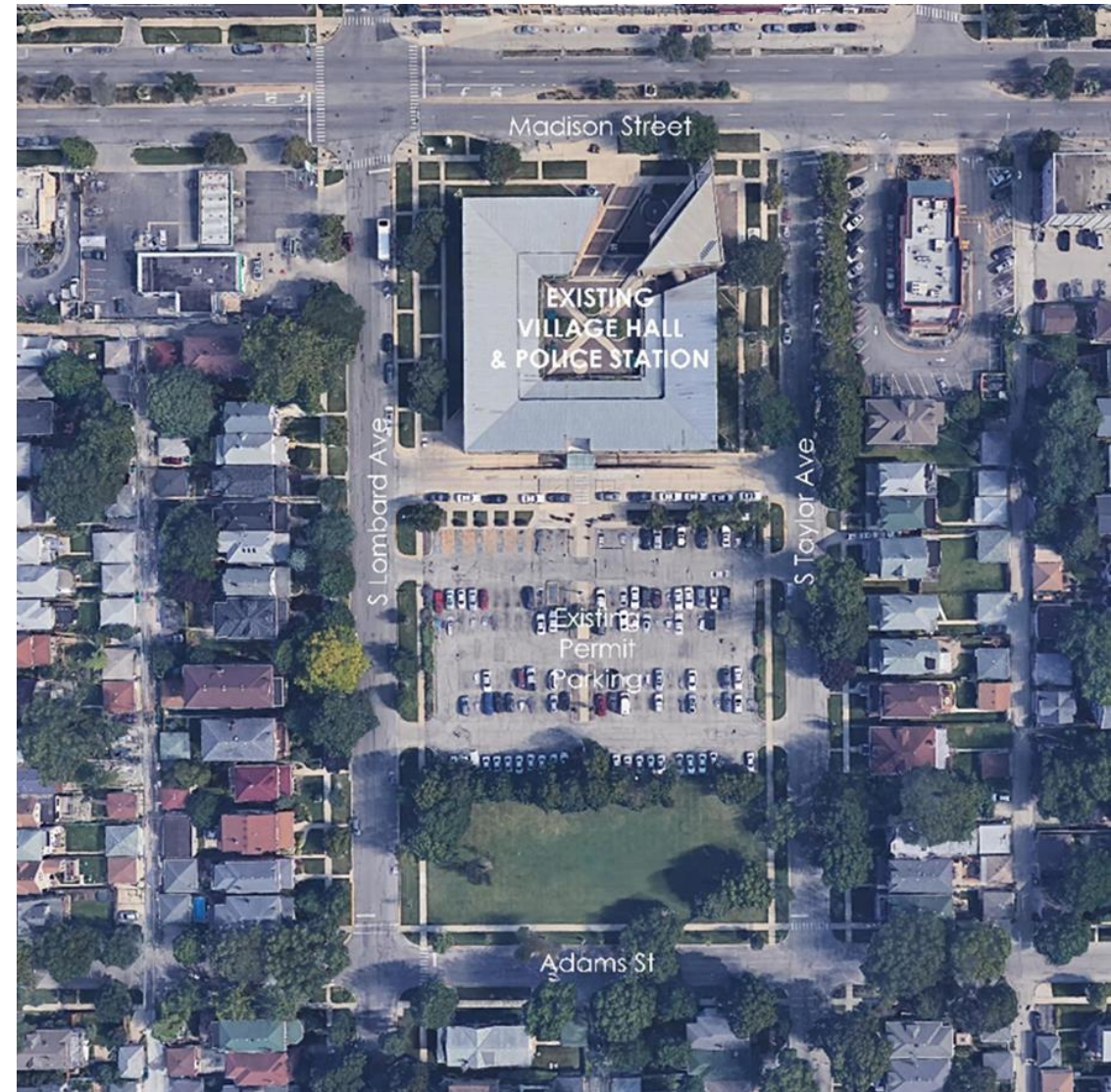
- Accessible Routes
- Service Counters
- Toilet Rooms
- Locker Rooms
- Workspace



## 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





# 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

# Police Station Repairs

1. Many issues with existing basement space
2. Repair budget are for items identified in the study over the next 10 years
3. Does not address operational issues



## Conceptual Solutions

# Police Station Repairs

Repair / Correct deficiencies identified in the report in basement areas occupied by the Police Department

	Low	High
Construction Budget	\$8,900,000	\$14,200,000
<u>Soft Costs and Fees</u>	<u>\$960,000</u>	<u>\$1,500,000</u>
<b>Total Project Budget</b>	<b>\$9,860,000</b>	<b>\$15,700,000</b>

# Village Hall Repairs

Repair / Correct deficiencies in existing building occupied by the Village Hall (does not address space issues)

\*High Level Conceptual Budgeting

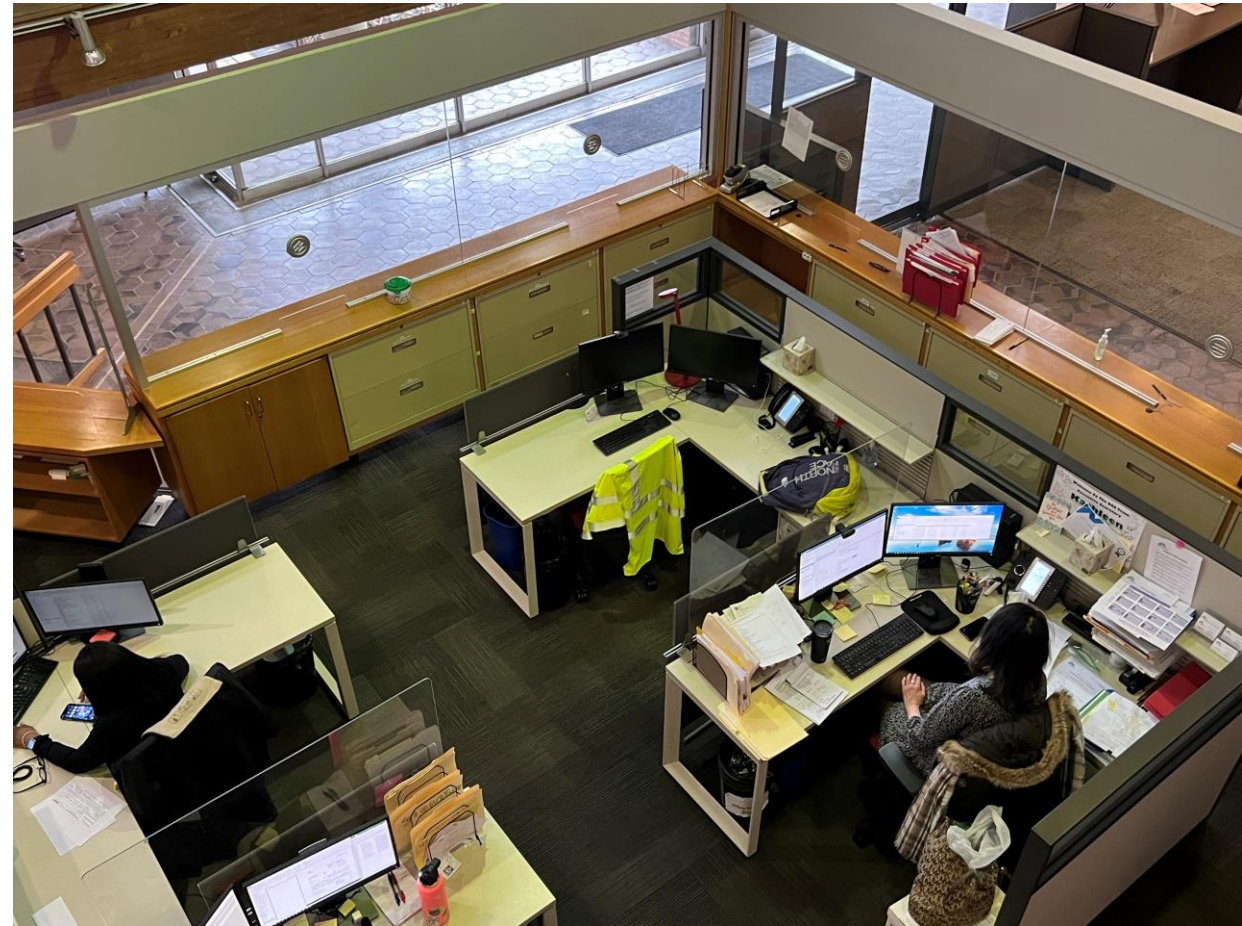
	Low	High
Construction Budget	\$13,000,000	\$15,200,000
<u>Soft Costs and Fees</u>	<u>\$1,300,000</u>	<u>\$1,600,000</u>
<b>Total Project Budget</b>	<b>\$14,300,000</b>	<b>\$16,800,000</b>



# Additional Study Options

To prepare the additional study options, the space needs identified for the Village Hall is 50,030 square feet.

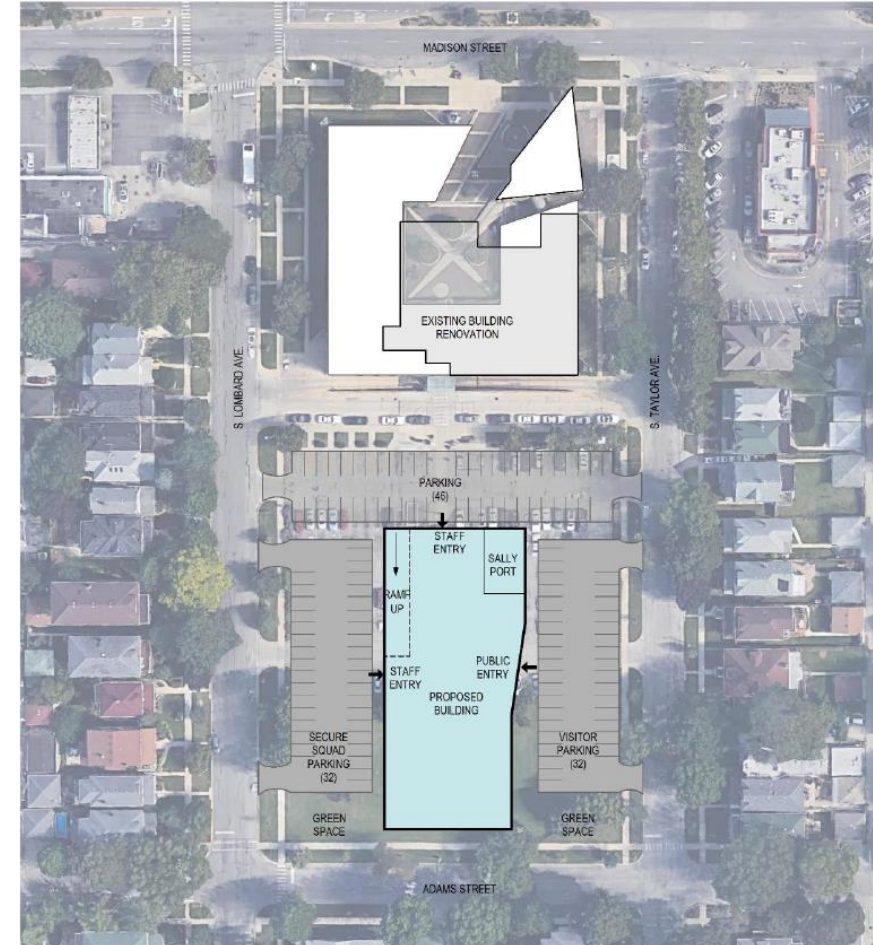
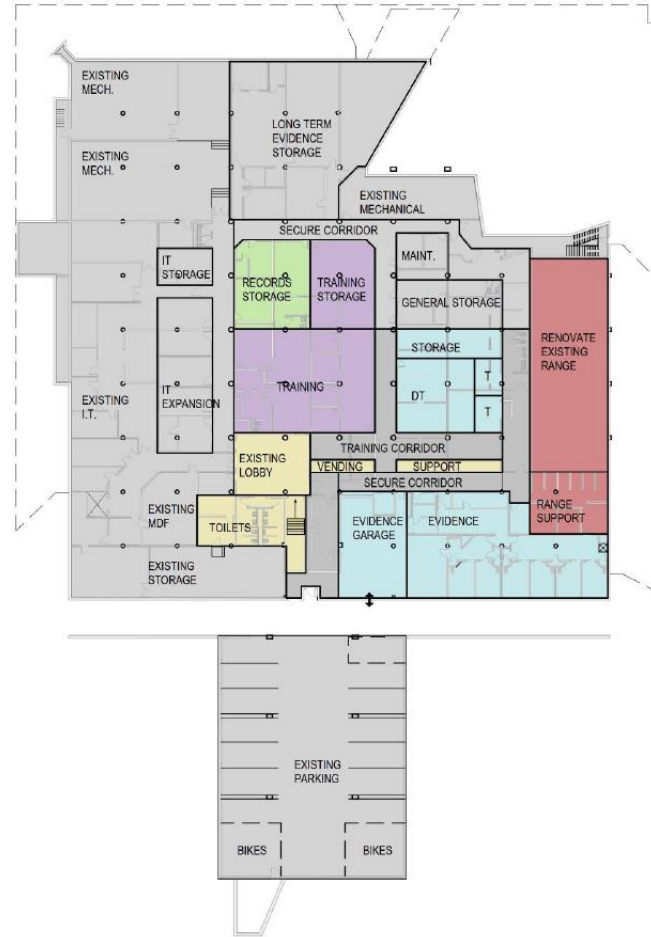
- The Village Hall currently occupies 40,818 square feet of space.
- 165 parking spaces are required which includes 35 spaces for visitors.



# Potential Options

1. Build a Police Station addition on the existing Civic Center site and renovate the basement (keep training functions in existing lower level)
2. Build an all-new stand-alone Police Station somewhere else in the Village
3. Build a new stand-alone Police Station somewhere else in the Village and renovate Village Hall on existing site
4. Rebuild a new combination Village Hall and Police Station on the existing site.

# Option 1 Build a Police Station addition on the existing Civic Center site and renovate the basement



# Conceptual Solutions

## Option 1 Budget

Build a Police Station addition on the existing Civic Center site and renovate the basement

	Low	High
Construction Budget (LEED Silver)	\$69,700,000	\$71,600,000
<u>Soft Costs and Fees</u>	<u>\$5,700,000</u>	<u>\$6,200,000</u>
<b>Total Project Budget</b>	<b>\$75,400,000</b>	<b>\$77,800,000</b>

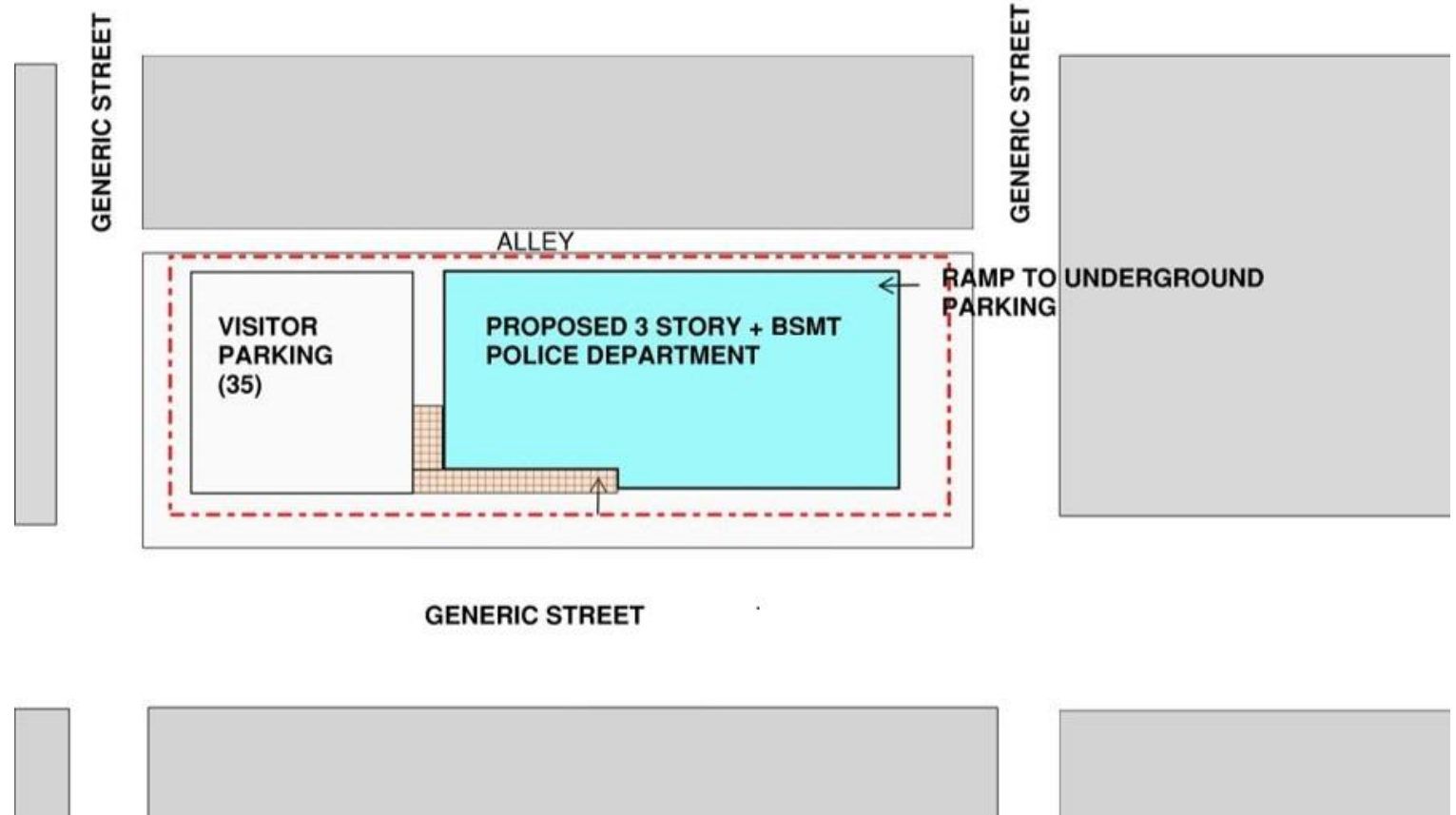
## Alternate Additional Costs

LEED Gold	\$3,700,000	\$3,900,000
Net Zero	\$4,800,000	\$5,100,000

# Option 2 Build a new Police Station somewhere else in the Village

Will require a site of 1.5 – 2.0  
acres

Parking will require further  
study



## Option 2 Budget

Build a new Police Station somewhere else in the Village.

Does not include renovation of existing basement space

	Low	High
Construction Budget (LEED Silver)	\$61,300,000	\$63,500,000
<u>Soft Costs and Fees</u>	<u>\$5,600,000</u>	<u>\$6,000,000</u>
<b>Total Project Budget</b> (Does not include land acquisition)	<b>\$66,900,000</b>	<b>\$69,500,000</b>

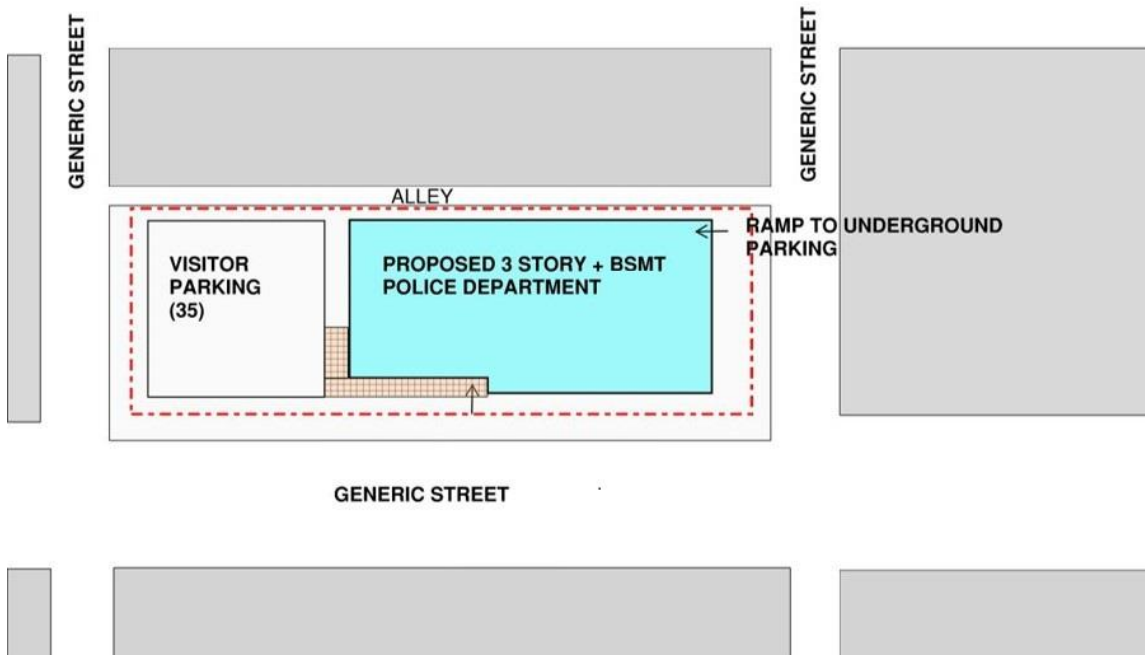
## Alternate Additional Costs

LEED Gold	\$3,300,000	\$3,500,000
Net Zero	\$4,400,000	\$4,500,000

# Option 3

## Build new Police Station somewhere else in Village and renovate Village Hall on existing Site

*VH will need to temporarily relocate*



## Option 3 Budget

Build new Police Station somewhere else in Village and renovate Village Hall on existing Site

Village Hall Construction Costs	Low	High
Construction Budget (LEED Silver)	\$47,300,000	\$49,800,000
<u>Soft Costs and Fees</u>	<u>\$4,600,000</u>	<u>\$4,900,000</u>
<b>Village Hall Project Budget</b>	<b>\$51,900,000</b>	<b>\$54,700,000</b>

## Alternate Additional Costs

LEED Gold	\$2,600,000	\$2,800,000
Net Zero	\$3,400,000	\$3,600,000

(further study will be required to see if this is possible)



## Option 3 Budget

Build new Police Station somewhere else in Village and renovate Village Hall on existing Site

Village Hall Total Project Budget	\$51,900,000	\$54,700,000
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Police Station Total Project Budget (Option 2)	\$66,900,000	\$69,500,000
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<b>Total Project Budget</b> (Does not include land acquisition)	<b>\$118,000,000</b>	<b>\$124,200,000</b>
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## Alternate Additional Costs

LEED Gold	\$5,900,000	\$6,300,000
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Net Zero (further study will be required to see if this is possible)	\$7,800,000	\$8,100,000
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## Option 3A Budget

Build new Police Station somewhere else in Village and rebuild Village Hall on existing Site

Village Hall Construction Costs	Low	High
Construction Budget (LEED Silver)	\$54,800,000	\$57,300,000
<u>Soft Costs and Fees</u>	<u>\$5,100,000</u>	<u>\$5,300,000</u>
<b>Village Hall Project Budget</b>	<b>\$55,900,000</b>	<b>\$62,600,000</b>
Alternate Additional Costs		
LEED Gold	\$3,000,000	\$3,100,000
Net Zero	\$3,900,000	\$4,100,000

## Option 3A Budget

Build new Police Station somewhere else in Village and rebuild Village Hall on existing Site

Village Hall Total Project Budget	\$55,900,000	\$62,600,000
Police Station Total Project Budget (Option 2)	\$66,900,000	\$69,500,000
<b>Total Project Budget</b> (Does not include land acquisition)	<b>\$122,800,000</b>	<b>\$132,100,000</b>
<b>Alternate Additional Costs</b>		
LEED Gold	\$6,300,000	\$6,600,000
Net Zero	\$8,300,000	\$8,600,000

# Option 4

## Rebuild new combined Village Hall and Police Station on existing site

*PD and VH will need to temporarily relocate*



Concept 1



Concept 2

## Option 4 Budget

Rebuild new combined Village Hall and Police Station on existing site

	Low	High
Construction Budget (LEED Silver)	\$122,600,000	\$127,400,000
<u>Soft Costs and Fees</u>	<u>\$10,200,000</u>	<u>\$10,700,000</u>
<b>VH and PD Project Budget</b>	<b>\$132,800,000</b>	<b>\$138,100,000</b>

## Alternate Additional Costs

LEED Gold	\$5,300,000	\$5,500,000
Net Zero (further study will be required to see if this is possible)	\$8,000,000	\$8,300,000

# Total Budget Summary

	Low	High
<b>Option 1:</b> Build Addition for Police on Existing Site and Renovate the Basement	<b>\$75,400,000</b>	<b>\$77,800,000</b>
<b>Option 2:</b> Build New Police Station on New Site <i>(Does not include land acquisition or existing building basement renovation)</i>	<b>\$66,900,000</b>	<b>\$69,500,000</b>
<b>Option 3:</b> Build new Police Station somewhere else and renovate Village Hall on existing Site <i>(Does not include land acquisition)</i>	<b>\$118,800,000</b>	<b>\$124,200,000</b>
<b>Option 3a:</b> Build new Police Station somewhere else and rebuild Village Hall on existing Site <i>(Does not include land acquisition)</i>	<b>\$122,800,000</b>	<b>\$132,100,000</b>
<b>Option 4:</b> Rebuild Village Hall and Police on Existing Site	<b>\$132,800,000</b>	<b>\$138,100,000</b>

# 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

# 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





# Discussion

FGM ARCHITECTS



FGM exists to enhance communities by creating quality

