



# VILLAGE OF ARLINGTON HEIGHTS

## Police Station Study



January 20, 2015

- 1. Project Status Update**
- 2. Review project's overarching Goals**
- 3. Answers to Questions that were requested to be answered as part of this study**
- 4. Review of Proposed Concept**
- 5. Summary**

- A. Space Needs Interviews Completed**
- B. Program Verification Work Completed**
- C. Review of Existing Building and Site Completed**
- D. “Test Fits” of Police Station on Municipal Campus Completed**
- E. Development of Concept Plans in Progress**
- F. Upcoming Work:**
  - 1. Review of potential offsite storage locations
  - 2. Analysis for temporarily facilities for Police Department during construction
  - 3. Project Budgeting and Cost Analysis

- 1. The primary goal of this part of the process is to determine whether a new police station meeting modern day standards can feasibly be developed upon the existing municipal campus.**
2. Develop a cost effective solution that maximizes the budget and is not “overdone”. The budget should be less than what was proposed in 2010 which is believed to be too high.
3. Understand this is a utilitarian building and is used 24 hours a day, 7 days a week and needs to stand up to the wear and tear necessary for a police station.
4. Ensure duplicity is taken advantage of. Spaces can be shared with the Village Hall if it can be done effectively, i.e. if the building is connected to the Village Hall. Share functional spaces for various functions to the greatest extent possible.

5. Develop a solution that is secure. Safety of the officers is paramount. This issue supersedes cost.
6. Complement the architecture already on the campus, remembering that it is a police station, in a cost effective way. The building needs to be presentable from all sides and the front needs to be complementary to the exiting Village Hall and Fire Station.
7. Make sure the police department has a highly functional building where they can do their job efficiently.
8. Design the police station to be flexible for future changes.
9. Provide adequate workout facilities dedicated to the Police Department.

10. Provide a firing range within the police station that is safe, functional and meets the needs of the department.
11. Evaluate the site for maximum benefit and efficiency. The solution should utilize the entire site. Nothing is to be taken as sacred.
12. Covered parking should be provided for marked patrol vehicles.
13. Maximize the size of the parking garage.
14. Explore sustainable and environmentally friendly components at no extra cost and/or explore grant funding sources.

## QUESTIONS THAT MUST BE ANSWERED

1. Is the space needs study completed in 2010 still valid based on changes in employment and policing methodology?

Many of the spaces previously identified are still valid, but there were a number of updates that were made due to changes in police methodology, were extraneous or were missing from the program

Overall, the program was **reduced by over 3,800 square feet**

# QUESTIONS THAT MUST BE ANSWERED

## Programmatic Changes

### Patrol Bureau

By sharing workspace, we reduced this area by over 800 sq.ft.

### Evidence Collection

Eliminated dedicated area and reduced by 300 sq.ft.

### Canine

Removed 400 sq.ft. of dedicated workspace



# QUESTIONS THAT MUST BE ANSWERED

## Programmatic Changes

Traffic Bureau

Added 480 sq.ft. of workspace

Support Bureau

Department reorganization  
reduced space by over 600  
sq.ft.

Evidence Property  
Management

Removed 378 sq.ft. of  
duplicated workspace



# QUESTIONS THAT MUST BE ANSWERED

## Programmatic Changes

Firing Range Management and Training

Added 628 sq.ft. of workspace for training simulator

I.D./Lockup

Added 380 sq.ft. due to regulation changes

Records Bureau

Reorganized and removed 500 sq.ft. of workspace



# QUESTIONS THAT MUST BE ANSWERED

## Programmatic Changes

Criminal Investigations

Reorganized and added 80 sq.ft. of workspace

Community Services

Combined spaces and saved 370 sq.ft. of space

Staff Support Areas

Added 1,225 sq.ft. for a Multi-Purpose/Backup EOC



# QUESTIONS THAT MUST BE ANSWERED

## Programmatic Changes

### Locker/Fitness Areas

Adjusted locker size for Police use and added in missing Training Space which added 1,400 sq.ft.

### Warm Storage

Unnecessary space was eliminated resulting in a savings of 683 sq.ft.

### Records Bureau

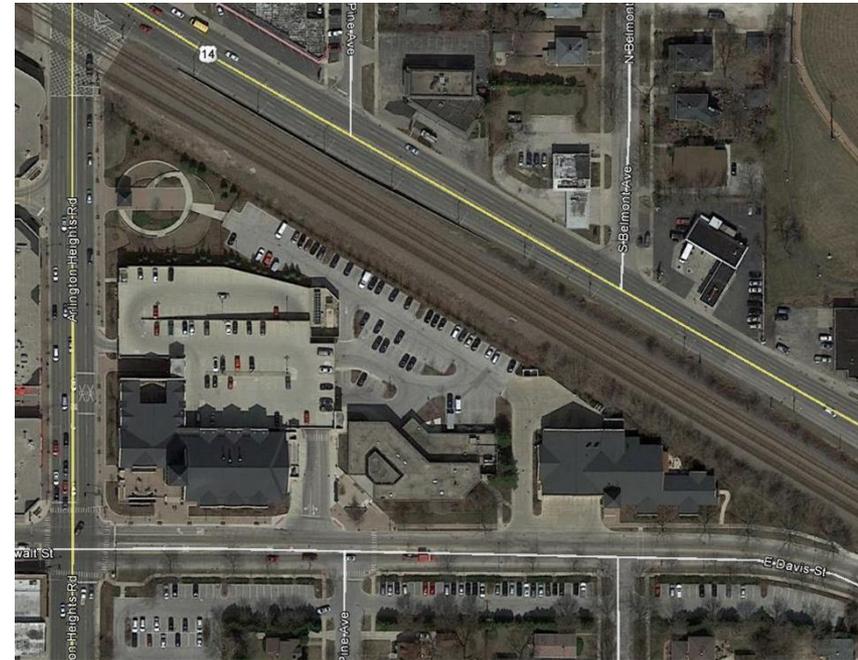
Removed 500 sq.ft. of workspace



# QUESTIONS THAT MUST BE ANSWERED

2. Will the Police Station fit on the Municipal Campus site in an effective and safe manner that will meet the needs of the Police Station, Village Hall, and Fire Station.

**Yes**, the police station will fit on the Municipal Campus and will meet the needs of the Village.



## QUESTIONS THAT MUST BE ANSWERED

3. What is the best option for providing a police station on the Municipal Campus?

a. Re-validate previous study conclusion of renovating and adding an addition onto the existing police station

We concur with the previous study, it is not a good option

b. Review utilizing portions of the existing Village Hall for police functions

This was discussed and we found that we do not need to utilize the Village Hall. We reviewed utilizing other Village Owned property which can be converted at a low cost.

## QUESTIONS THAT MUST BE ANSWERED

3. What is the best option for providing a police station on the Municipal Campus? (continued)
  - c. Tear down the existing police station and building new

This is the best option for this site

- d. Other options as identified during the course of the study

Other options were not reviewed as it was not necessary

# QUESTIONS THAT MUST BE ANSWERED

## Existing Building and Site Review

*Essentially, nothing has changed since the 2009 Study*

### Architectural Issues

Roof and windows are beyond their useful lives.

Facility is not handicap accessible.

Facility is not compliant with current codes.

Building finishes are marginal to deficient.



# QUESTIONS THAT MUST BE ANSWERED

## Existing Building and Site Review

Range is not up to current standards

Public vs. private areas are not secured

### Structural Issues

Facility is not an essential structure per code

Condition of certain floor slabs and foundation walls is marginal

Facility will not accept vertical expansion



# QUESTIONS THAT MUST BE ANSWERED

## Existing Building and Site Review

### Mechanical Issues

HVAC systems and controls are beyond their useful lives.

HVAC systems have no extra capacity.

### Plumbing & Fire Protection

Plumbing systems have no extra capacity and lack backflow preventers.

Sprinklers are at a minimum in the facility.



## Pros and Cons of New Police Station on Municipal Campus

### Pros:

1. Remain on existing campus
2. New state of the art, code compliant facility
3. Fewest functional compromises
4. Construction and materials best suited for the function
5. Longevity of the solution
6. No land acquisition required

### Cons:

1. Cost of moving twice
2. Construction Logistics
3. Site Constraints

## Pros and Cons of Using Existing Building

### Pros:

1. Remain on existing campus
2. Reuses existing building
3. Improved functions
4. No land acquisition required

### Cons:

1. Low floor to floor heights: 12'-8" and 13'0"
2. Rear addition higher floor to floor heights due to sally port
3. Inflexibility of construction type does not allow for easy reconfiguration, functional compromises, compromised adjacencies
4. Cost prohibitive to upgrade the structure to "essential"

## Pros and Cons of Using Existing Building

### Cons:

5. Holding area does not meet current IDOC standards
6. Substandard evidence facilities
7. Low life cycle remaining on existing facility
8. Major building systems are beyond their useful life
9. Condition of the range
10. Roof and windows are beyond their useful life
11. Building is not handicap accessible
12. Life safety & general code violations
13. The effective age of the building is 93 years.
14. Architectural massing of addition/remodel
15. Cost approaches cost to build new
16. Cost of moving twice

# QUESTIONS THAT MUST BE ANSWERED

4. What are the best solutions for providing public, staff and police department parking?

Many parking studies were performed and we believe we have developed a good solution for the Village to consider



# QUESTIONS THAT MUST BE ANSWERED

5. What can be moved off site?  
Does offsite storage for police vehicles and equipment make sense?

We have identified approximately 1,500 sq.ft. of storage needs that can be located off site which includes Long Term Evidence Storage, Indoor Vehicle, and Equipment Storage.

Seized vehicles will also be located off site



# QUESTIONS THAT MUST BE ANSWERED

6. What is the best method for keeping long term evidence?

We are reviewing utilizing the Fire Academy Building which we believe will be most cost effective.

Relocate the existing high density evidence storage system to the Fire Academy Building



# QUESTIONS THAT MUST BE ANSWERED

7. Is a connection to the Fire Department beneficial?

No physical connection is necessary.

We are proposing utilizing the existing drive between the Police and Fire Station which aids operational efficiency for the Police Department



8. What will the various solutions for keeping the police station on the Municipal Campus cost?

At this point we are still working to complete the development of the concept phase of the study which included the budget development work

9. What will it cost to relocate the Police Department temporarily if the chosen solution keeps the police station on the Municipal Campus?

This is to be determined. We are working with Community Development Department on this issue and the cost will vary based on market conditions

10. How much will it cost to build a new police station on a new site?

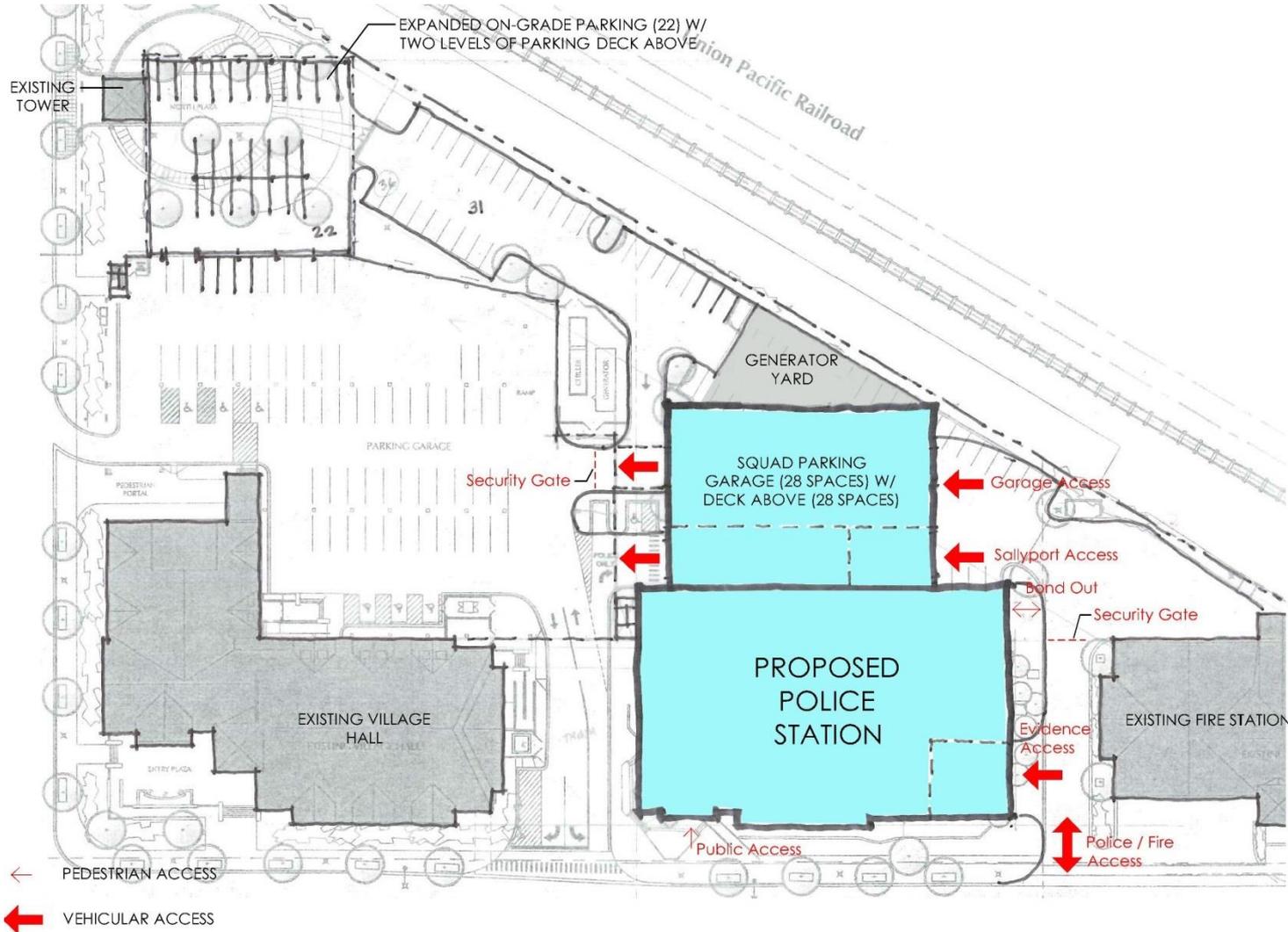
At this time, it is not necessary to develop this cost because the Police Station will fit on the Municipal Campus

## QUESTIONS THAT MUST BE ANSWERED

11. If the police station is moved to a new site, how much will it cost to demolish the existing police station and restore the site, or renovate the building for lease to another user?

At this time, it is not necessary to develop this cost because the Police Station will fit on the Municipal Campus

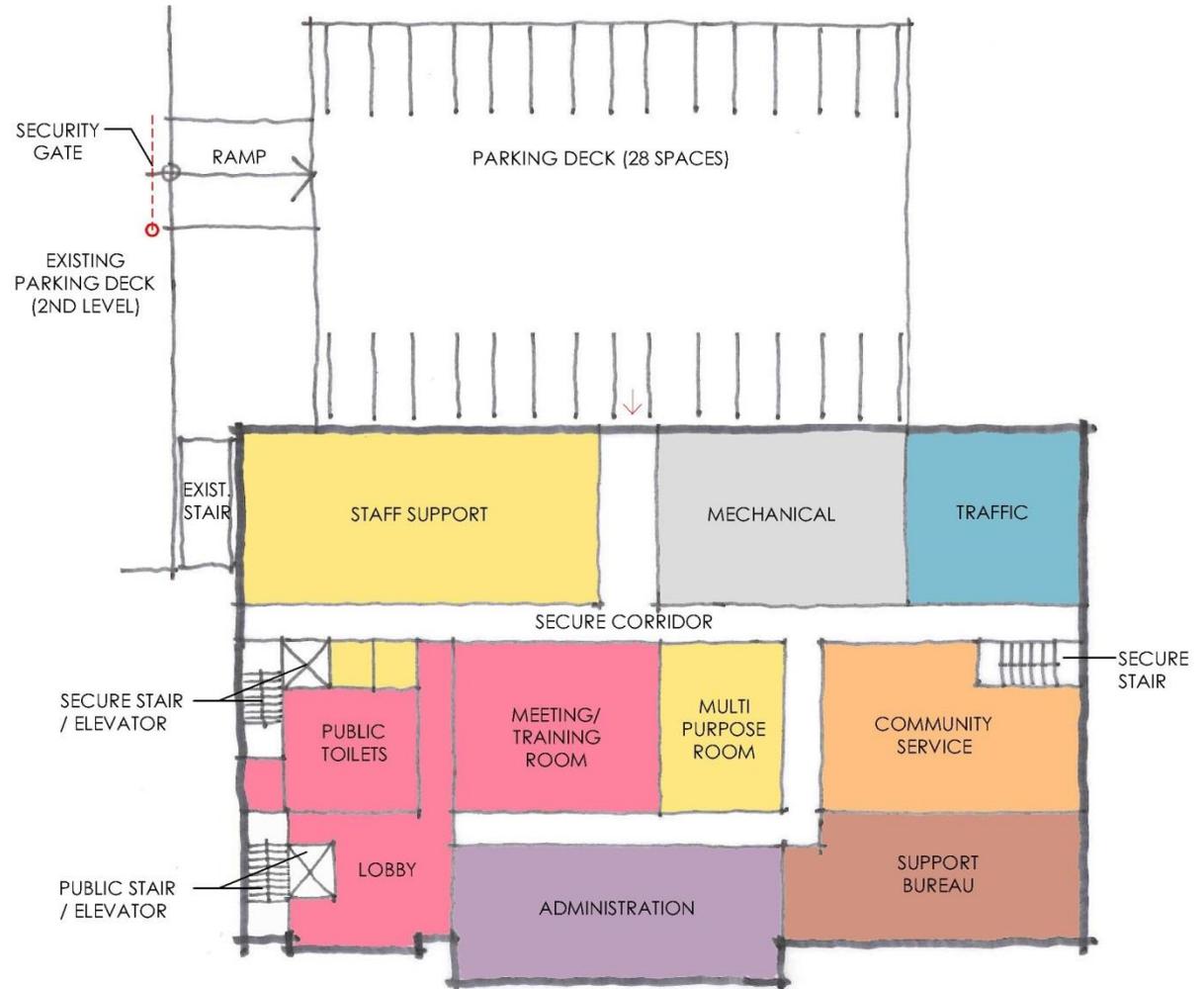
## Site Diagram



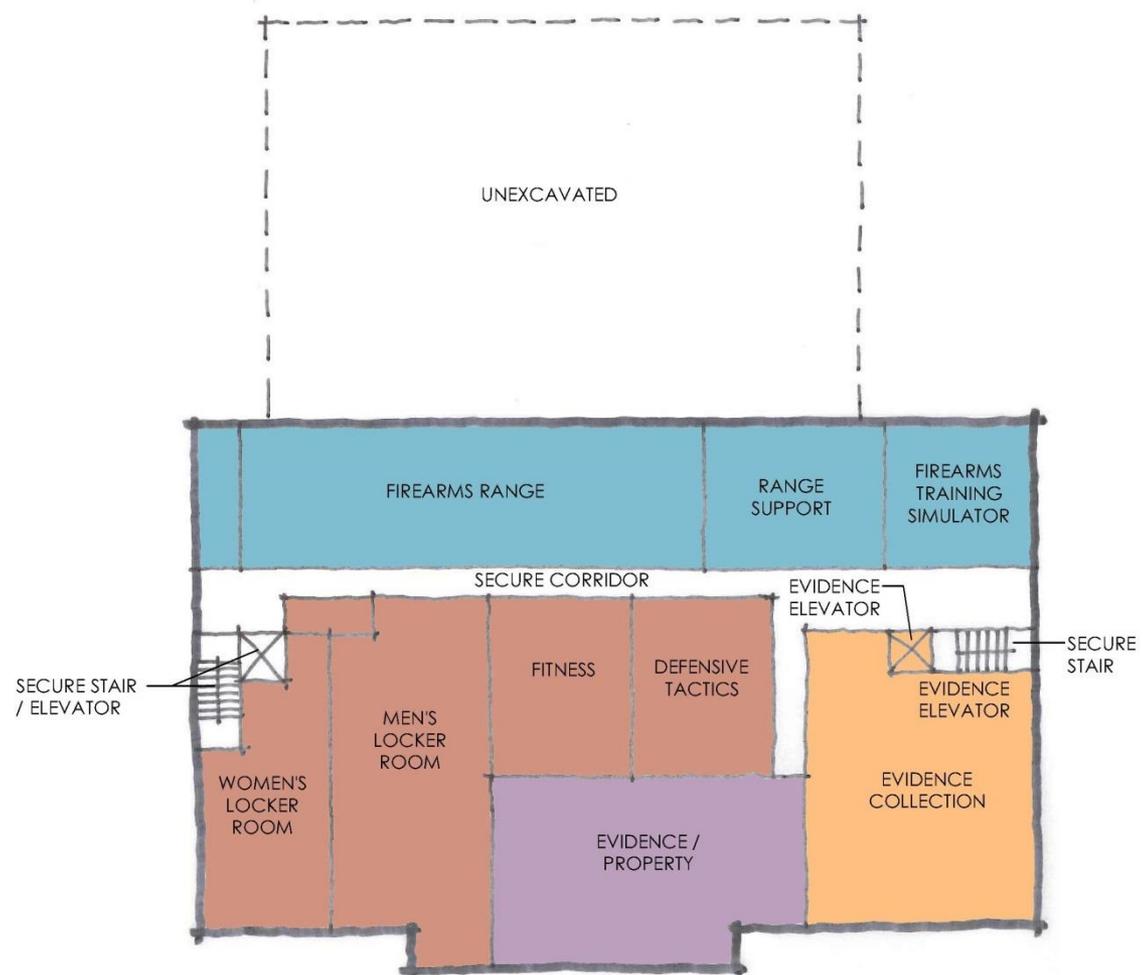
## First Floor Diagram (24,000 s.f. + 12,512 Garage & Sally Port)



## Second Floor Diagram (24,000 s.f.)



## Lower Level Diagram (24,000 s.f.)



## Existing Parking (437 Spaces)



# Parking Option 1 (473 Spaces)



## Parking Option 2 – w/Municipal Garage Expansion (517 Spaces)



- The space needs review shows that less space is required than indicated in the 2009 Study
- The Police Station will fit effectively on the Municipal Campus
- Parking required can fit on the Municipal Campus and can even be potentially increased in the future
- Can take advantage of existing Village owned assets for ancillary needs of the Police Department which will be less costly than providing them on the Municipal Campus



# QUESTIONS AND ANSWERS

