



Lake in the Hills Police Station Space Needs Assessment Update



Presented by:

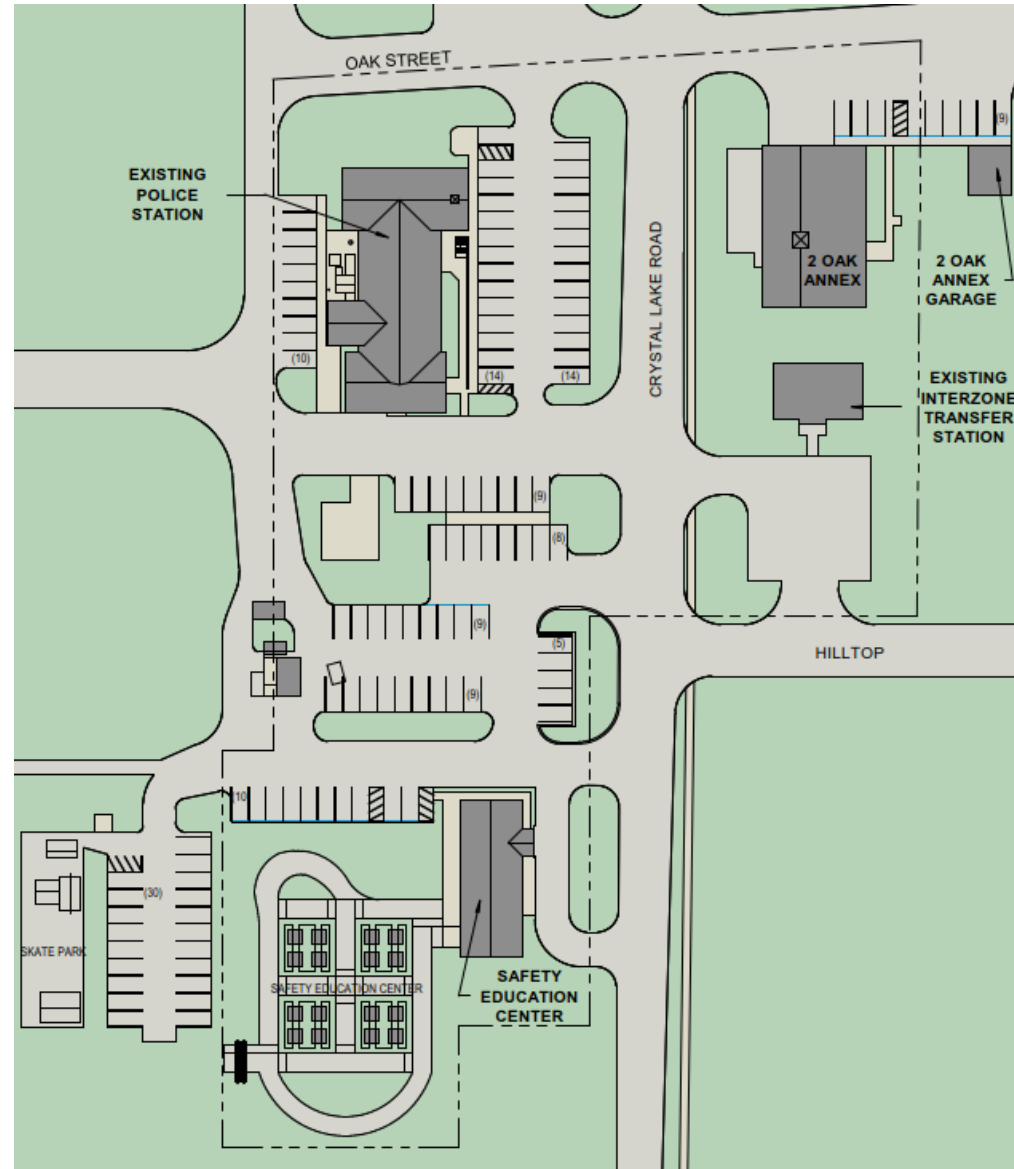
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Designer

November 12, 2019

The Lake in the Hills Police Department currently occupies 17,642 square feet of space in four different structures

- Existing Police Station 12,162 sq.ft.
- Safety Education Center (SEC) 2,400 sq.ft.
- 2 Oak Annex 2,552 sq.ft.
- 2 Oak Annex Garage 528 sq.ft.

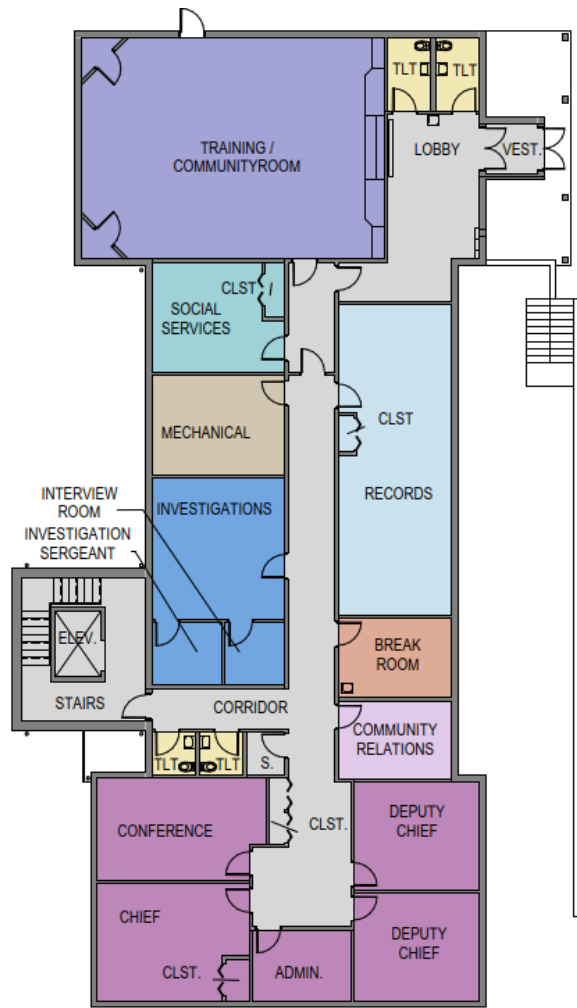




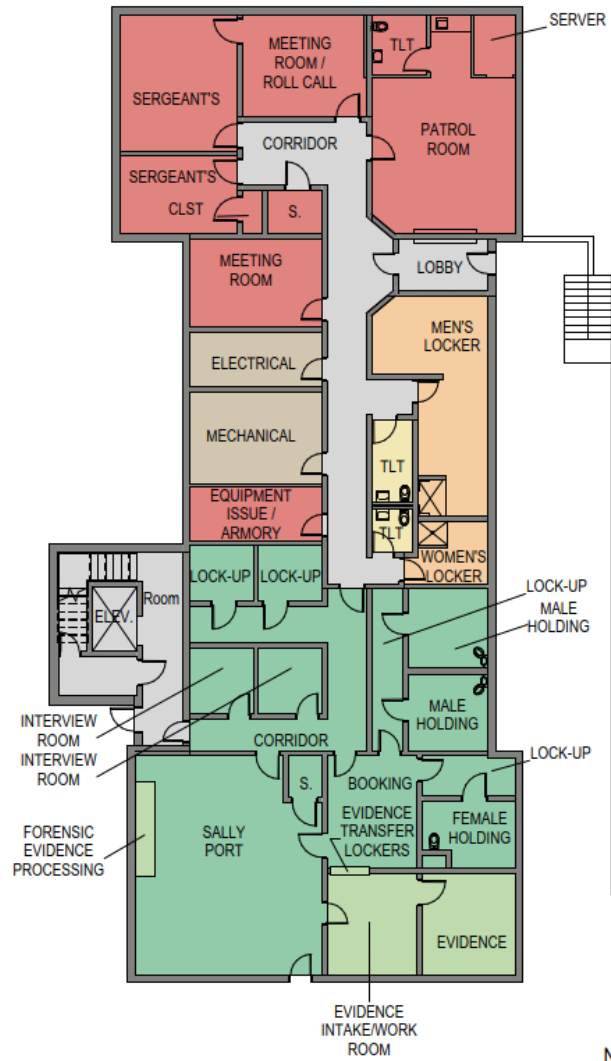
Police Station History

- Originally designed as a combined Village Hall and Police Station in 1992
- After Village Hall was relocated in 2002, the building was renovated for Police Department
- In 2017, the Lake in the Hills 911 dispatch center closed and the space was taken over by the Patrol Division

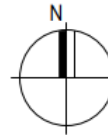
Existing Police Station



First Floor



Lower Level



Police Station
Area: 12,162 sq.ft

Existing Police Station

Our Findings Show the Police Department Requires:

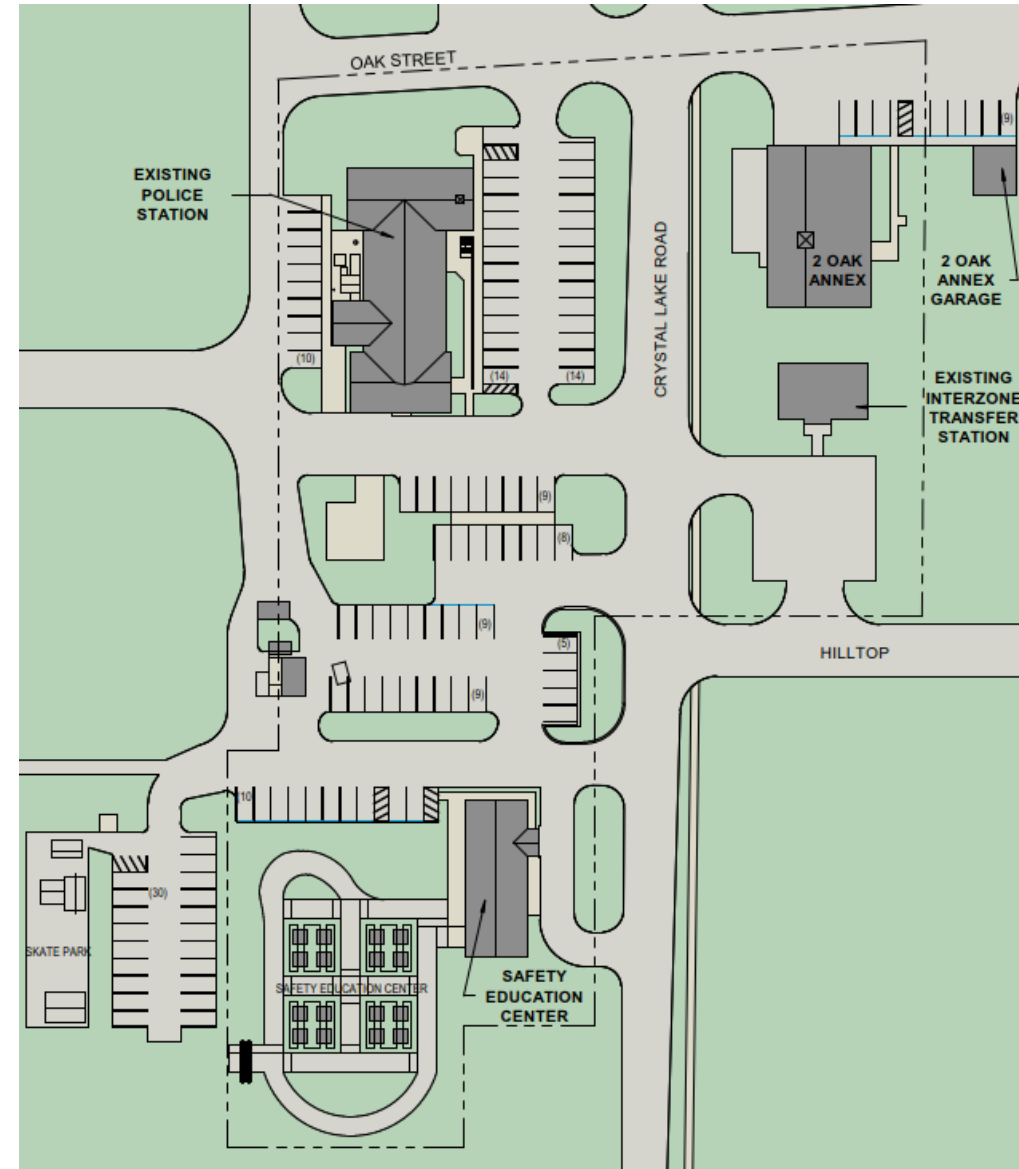
- 35,704 sq.ft. to meet the long term needs of the Police Department
- 53 Police and Staff Parking Spaces
- 40 Visitor Parking Spaces

The Department is currently using 17,542 sq.ft. and 87 parking spaces

		Sq. Ft.		Notes
		Existing	Current	
Village of Lake in the Hills				
Police Department				
Space Needs Program				
FGM ARCHITECTS				
June 12, 2019				
FGM #: 19-2668.01				
	Room/Area/Space			
A.	PUBLIC ENTRY / PUBLIC ACCESS AREAS			
1.0	Entry Vestibule	119	80	Existing Sq. Ft. includes both upper and lower levels
2.0	Lobby		300	Provide seating for (4-6)
3.0	Information Kiosk	264	40	Area for information / service kiosk
4.0	Report Writing Rooms			Incorporate into one of the Citizen Report Rooms above
5.0	Small Report Room	-	100	Seating for (4)
6.0	Large Report Room	-	250	Seating for (6-8)
7.0	Displays	-	12	Display cases
8.0	Public Toilets (2) required	78	128	Single user toilets off the lobby
9.0	Public Entry / Public Access Areas Sub-Total	461	910	
10.0	Circulation, Wall, and Mechanical Shaft Space	204	319	
11.0	PUBLIC ENTRY / PUBLIC ACCESS AREAS TOTAL	665	1,229	
B.	COMMUNITY/TRAINING ROOM			
1.0	Training Room Lobby	-	400	Allow for Training Room to be isolated from Public Lobby
2.0	Training Room / Community Room	1,016	1,200	Seating for (40) people in classroom format, dividable
3.0	Audio/Visual Equipment	-	25	Closet for Audio/Visual Equipment
4.0	Storage	37	80	General storage
5.0	Table and Chair Storage	-	150	
6.0	Credenza Storage Counter	-	100	Long counter w/storage cabinets for Community/Training Room
7.0	Kitchenette	-	150	To support Community/Training room functions
8.0	Community/Training Room Toilets	-	450	Men's: 2 toilets, 2 urinals and 2 lavs. Women's: 3 Toilets and 2 lavs.
9.0	Community/Training Room Sub-Total	1,053	2,555	
10.0	Circulation, Wall, and Mechanical Shaft Space	467	894	
11.0	COMMUNITY/TRAINING ROOM TOTAL	1,520	3,449	
C.	POLICE ADMINISTRATION			
1.0	Chief of Police Office	257	225	Desk, credenza, soft seating area, small conf. table, bookcases
2.0	Closet	17	12	
3.0	Deputy Chief - Patrol Services	221	185	"U" shaped workstation, (2) guest seats, lateral file
4.0	Closet	-		
5.0	Deputy Chief - Support Services	221	185	"U" shaped workstation with "P" top or conf. table for (4), lateral file
6.0	Closet	-	10	
9.0	Administrative Assistant's Office		120	"U" shaped workstation
12.0	Secure Files/Administrative Storage	120	100	Allow for (3) 4-drawer 42" wide lateral files and (7) 4-drawer letter files

Site and Parking Issues

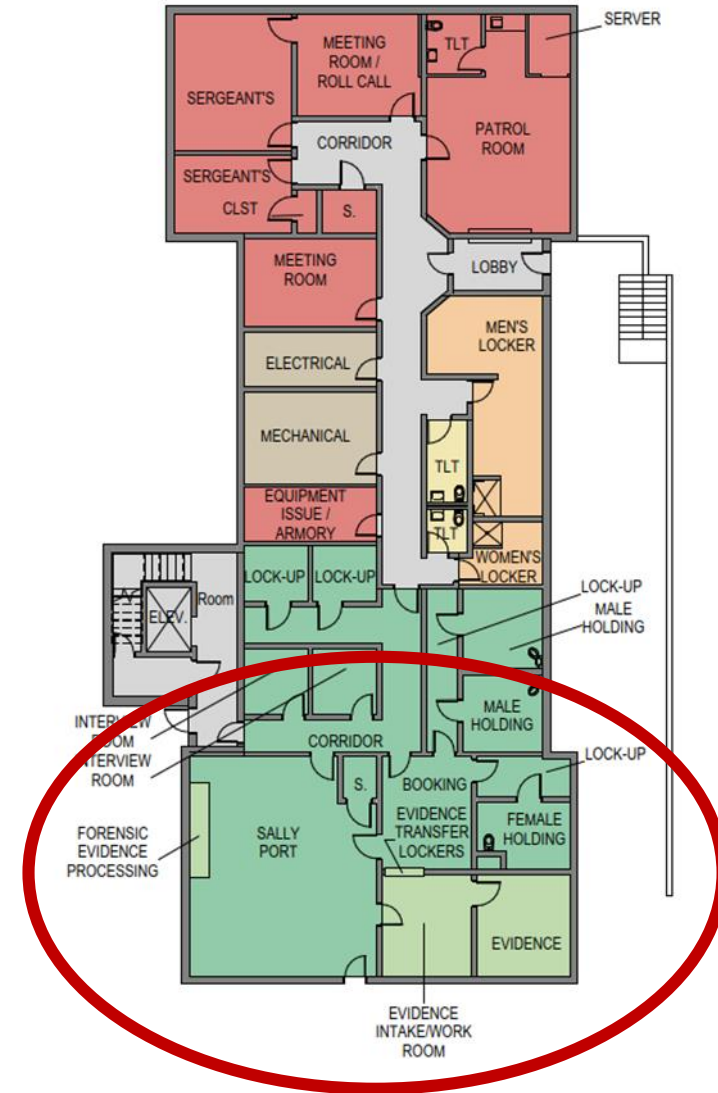
- There is not enough parking when there are training and Community events
- Police vehicles, staff, and public parking are all comingled
- There is no secure Police and Staff Parking
- Parking on a hill is difficult for visitors
- Upper and lower entries are confusing
- Parking lot drives are cut-throughs into the neighborhood



Space and Functional Issues

Evidence Processing & Storage Issues

- More evidence storage space is required
- Legally, Police Departments are to retain evidence for long periods of time, in some cases, forever.
- Evidence intake processing is too small, working conditions are very difficult



Space and Functional Issues

Evidence Processing & Storage Issues

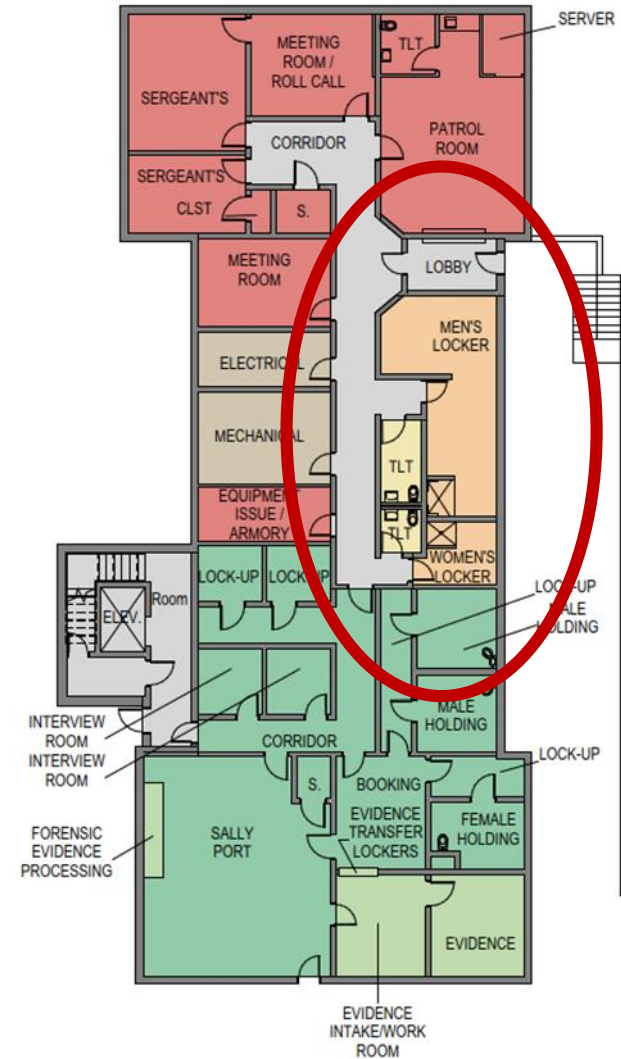
- Evidence processing and identification work is performed in the sally port
- Photography of evidence is performed on the floor of the sally port
- There is no dedicated evidence packaging space
- Evidence locker access is located in booking



Space and Functional Issues

Locker Room Issues

- Locker rooms are located off public hallway
- Toilets are located outside the locker rooms
- Toilets are shared with public
- Toilets rooms do not meet current accessibility codes



Space and Functional Issues

Locker Room Issues

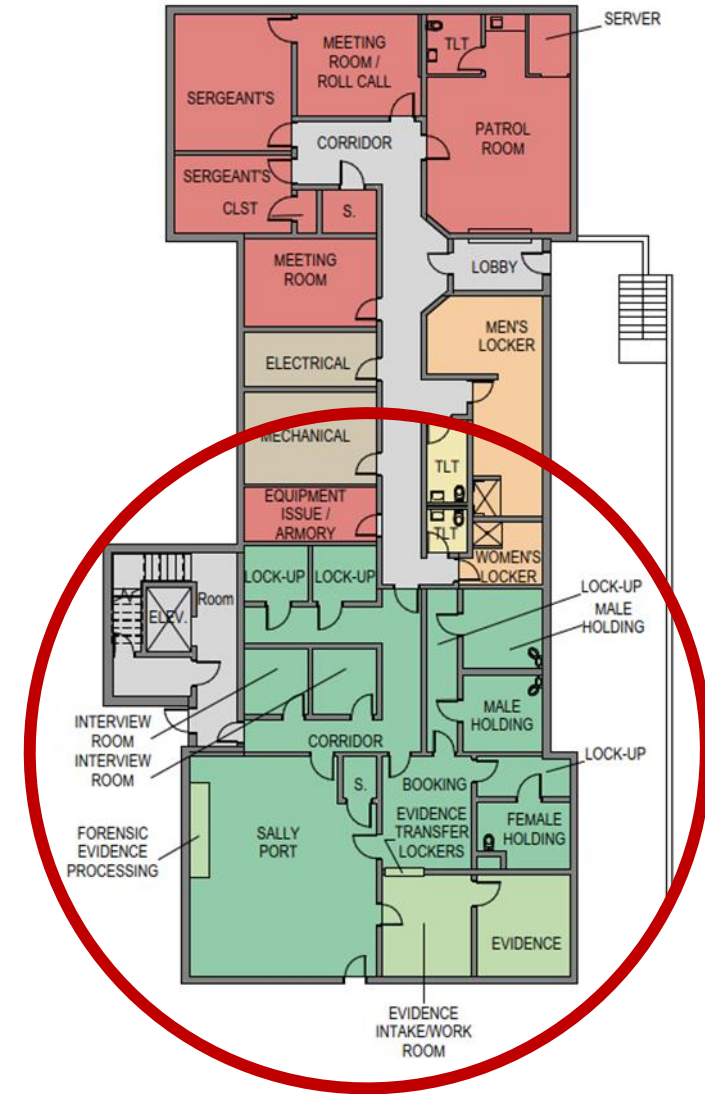
- Locker are too small to store gear properly
- There are not enough lockers



Space and Functional Issues

Holding Facility Issues

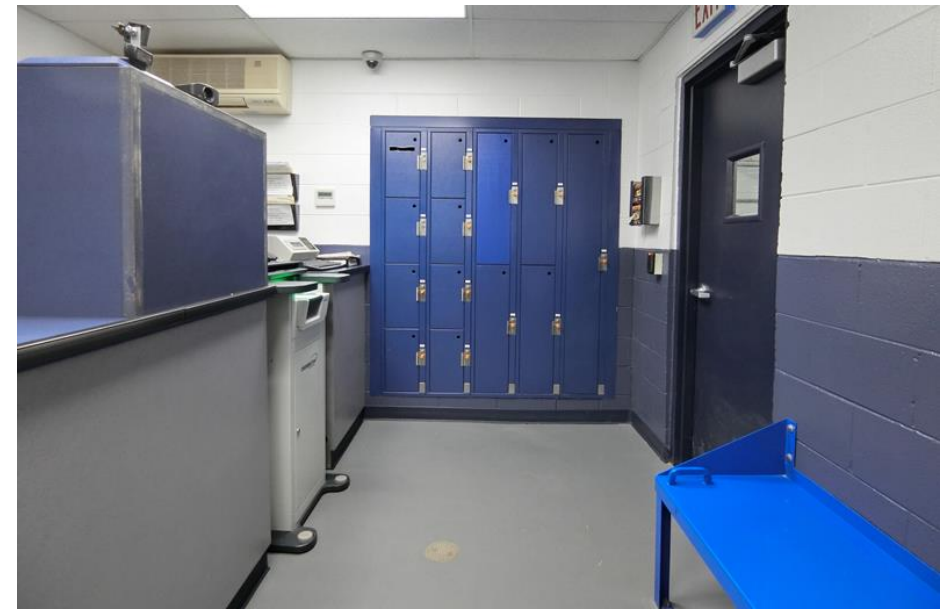
- Sally Port shares space with evidence processing
- Evidence transfer lockers are located in booking
- Staff has to travel through holding area to move between floors
- Corridors to access holding cells are very narrow



Space and Functional Issues

Holding Facility Issues

- Booking room is very small and there is not enough space for an officer to maneuver if a detainee becomes violent
- Can only process one prisoner at a time
- Holding cells are not anti-ligature (hanging) design



Space and Functional Issues

Potential Solutions

1. Renovate and add an addition to the existing Police Station
2. Build a new Police Station on the existing Police Station site
3. Renovate and add an addition to the existing Village Hall



Potential Solutions

Reuse Considerations

- Building was built in 1992 with a stair and elevator addition added in 2002
- Since 2002, no major work was performed on the building with exception of fixing a watermain break under the building



Can the Existing Building be Reused?

Reuse Considerations

- Current building codes will require the building to be updated to critical facility standards for structural loads (wind and seismic)
- Building will need to meet current energy and accessibility codes
- The building will require extensive remodeling / renovation to correct building infrastructure including plumbing and HVAC



Can the Existing Building be Reused?

Reuse Considerations

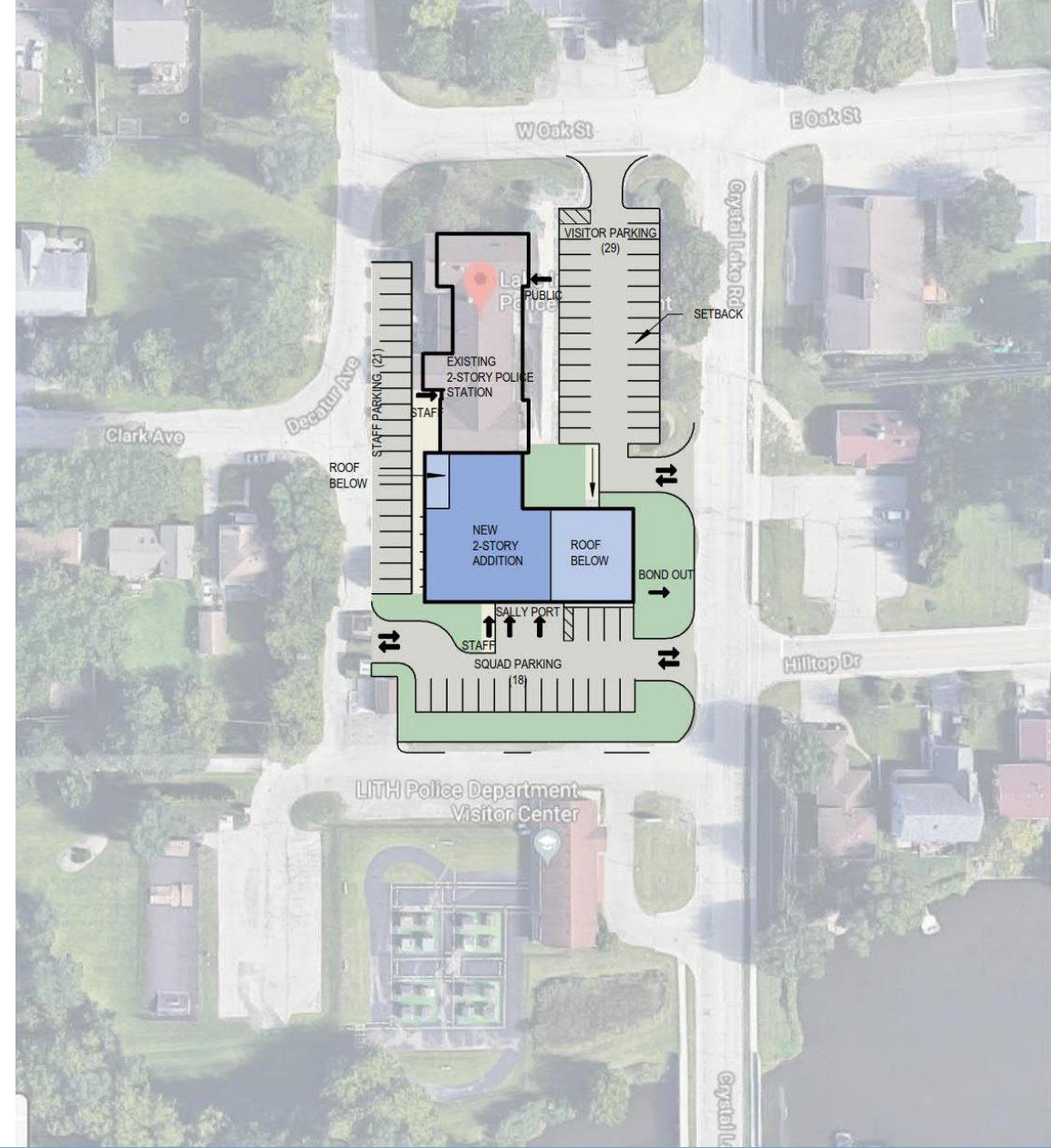
- The building will require major work and an addition to allow it to function as a modern police station
- Adding an addition will be difficult due to the configuration of the building



Can the Existing Building be Reused?

Renovation and Addition to Existing Building

- Addition Footprint is limited
- Parking requirements cannot be met
 - Visitor Parking is short 11 spaces
 - Department/Staff Parking is short 14 spaces



Can the Existing Building be Reused?

Renovation and Addition to Existing Building

- Approximately 9,700 sf of programmed area cannot be accommodated
- Use of the existing Annex and SEC spaces would need to continue



Can the Existing Building be Reused?

Renovation and Addition to Existing Building

What is missing?

- Meets Overall Programmatic Requirements NO
- Meets Parking Requirements NO
- Meets Security Requirements NO
- Improves key functional areas
(Locker Rooms, Evidence, lock Up) YES
- Eliminates Need for Remote Annex / SEC NO

Can the Existing Building be Reused?

Renovation and Addition to Existing Building

Additional Pros and Cons

- Training space does not meet need for capacity or security
- Public Lobby is inadequate to meet the need for report rooms and toilet facilities
- Warm Storage spaces must remain remote at the Annex
- Parking is inadequate
- Maintenance and Mechanical spaces are lacking
- Not expandable in future – all available site area is utilized
- Own existing property

Can the Existing Building be Reused?

Conclusion

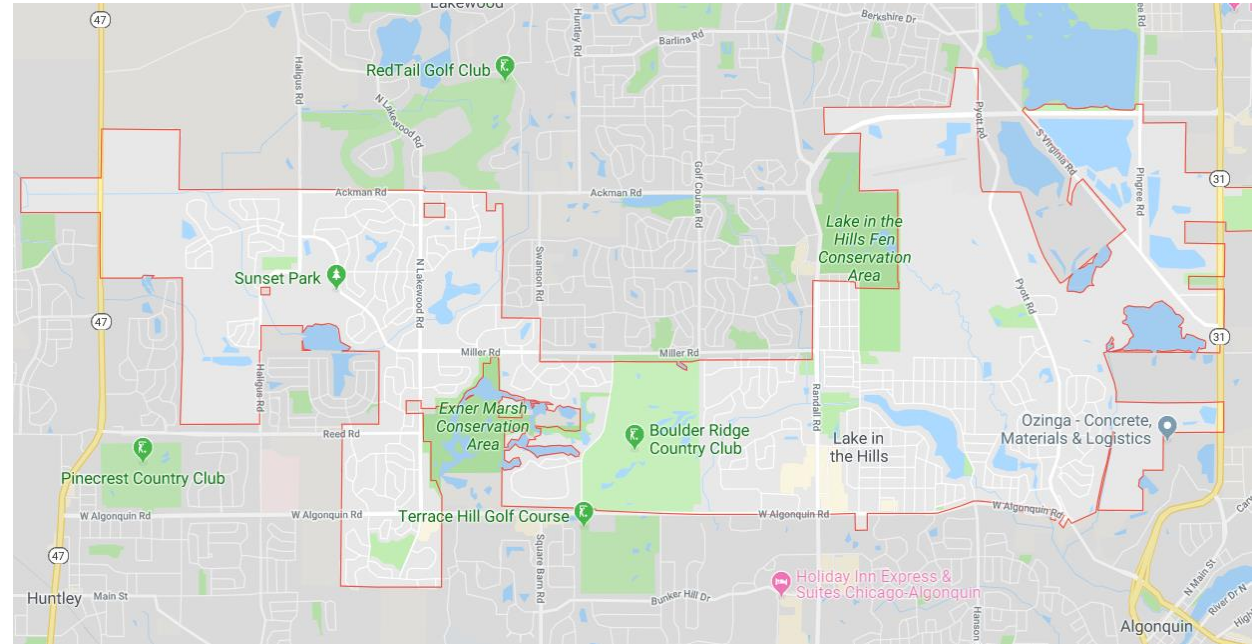
- We do not believe the Village will gain much value by attempting to reuse the existing building
- There is no room to expand to meet the Police Department's long term needs
- **This merely becomes a Stop Gap solution**



Can the Existing Building be Reused?

To answer the question if the existing site can be used for a new police station, we have to ask the following question:

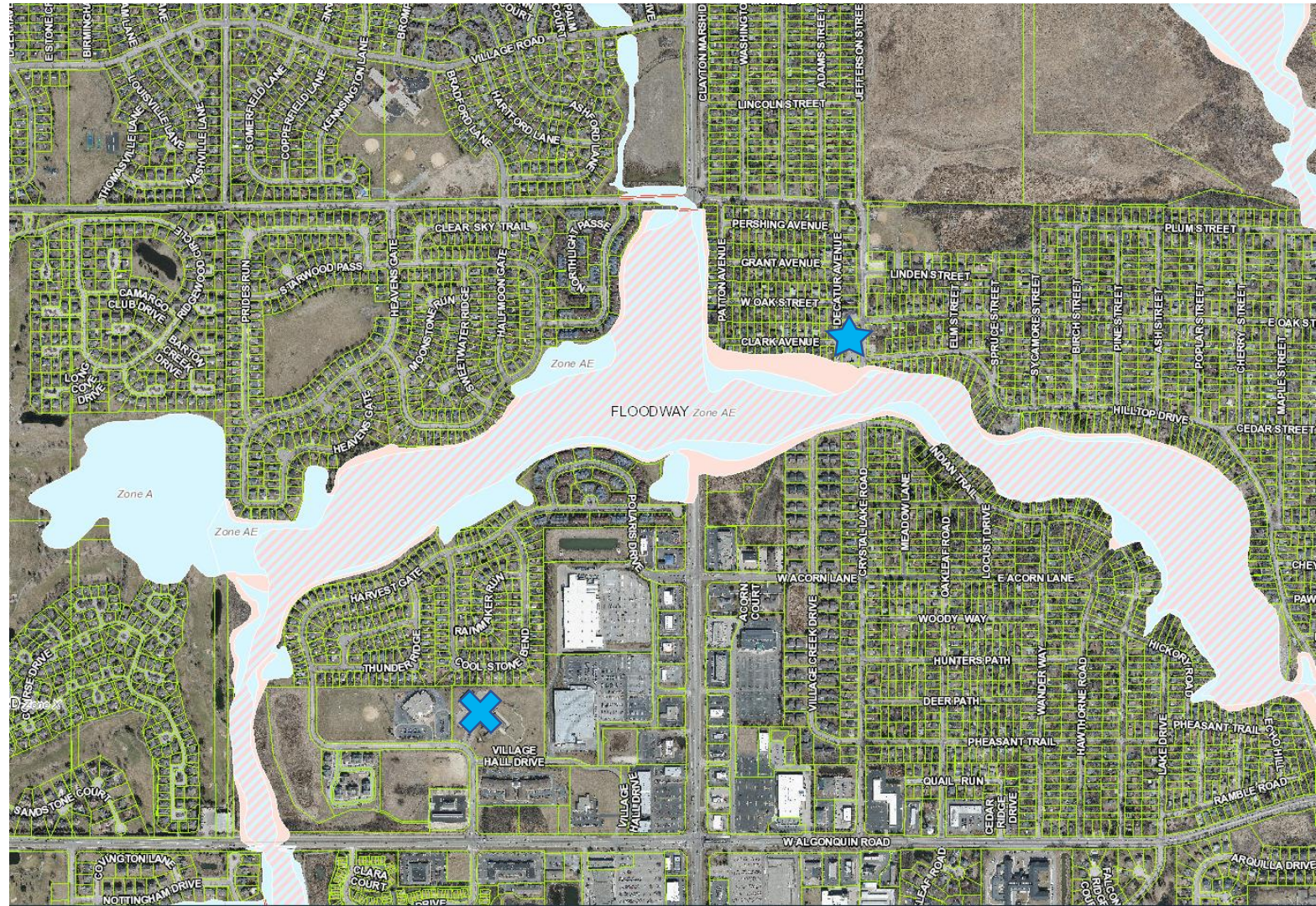
Is this the best location for a police station in Lake in the Hills?



Can the Existing Site be Used?

Police Station Location Issues

- Visibility to Public
- East-West and North-South access to Village
- Access through residential neighborhood
- Access during major storm events must be considered

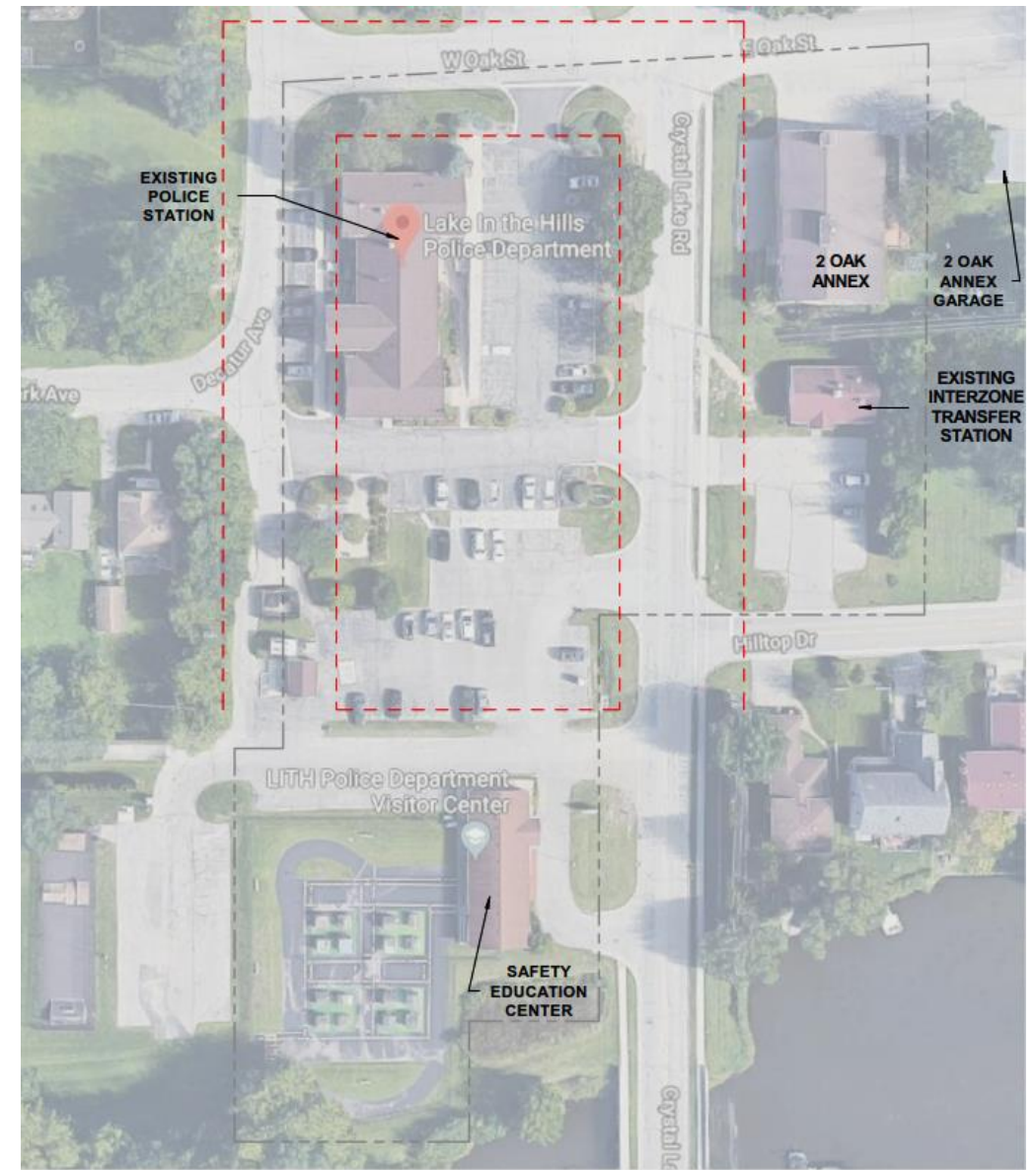


McHenry County Flood Map

Can the Existing Site be Used?

Concept 1 - Potential Solution Assumptions

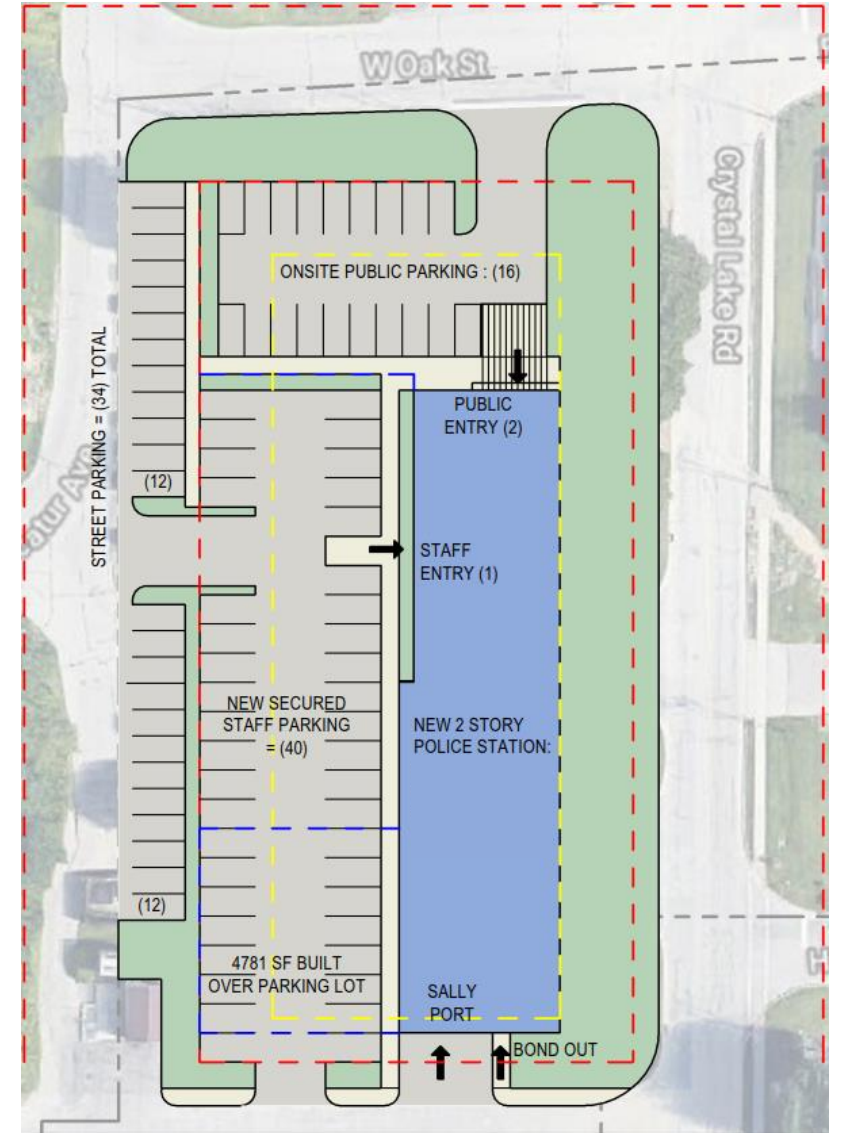
- Site boundaries are shown in red dotted line
- Existing police station to stay operational during construction
- Variations to zoning setbacks will be allowed



Can the Existing Site be Used?

New Building on Existing Site

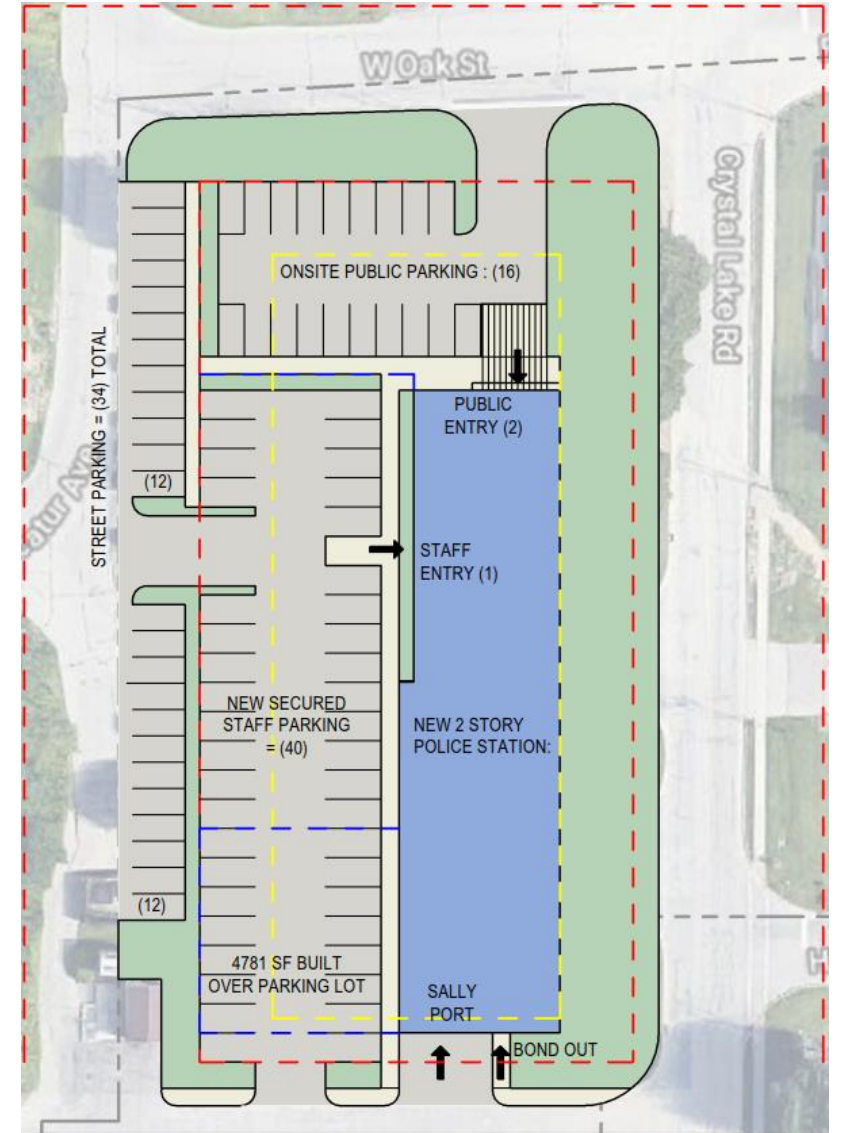
- Secured Staff/Department Parking is short
- Staff and Public Parking is on street
- Use of the existing Annex and SEC space continues



Can the Existing Site be Reused?

Pros and Cons

- The site is too small to support the required parking. Will the Village allow 34-37 street parking spaces?
- To maximize parking, the new police station will need to be long and linear, which may be less efficient
- Zoning variations will be required
- Stormwater detention will need to be underground or located offsite



Can the Existing Site be Reused?

New Building on Existing Site

What is missing?

- Meets Overall Programmatic Requirements YES
- Meets Parking Requirements NO
- Meets Security Requirements NO
- Improves key functional areas
(Locker Rooms, Evidence, lock Up) YES
- Eliminates Need for Remote Annex Storage NO

Can the Existing Site be Reused?

Concept 2 - Renovation and Addition to Village Hall Site

- The Village Hall site brings both functions under one roof
- Underutilized space can be used for Police Functions
- Village Hall operational issues can be addressed

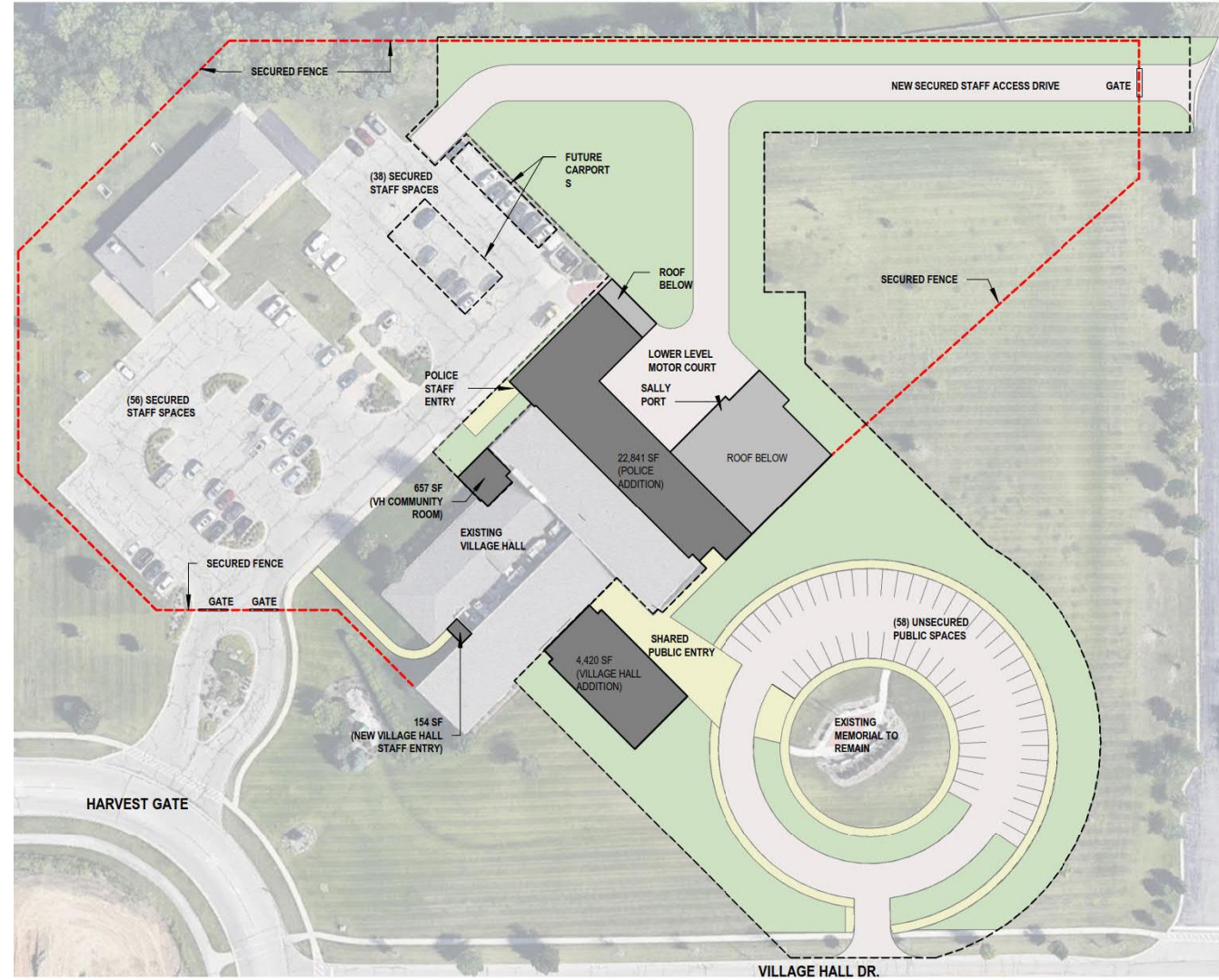


Can the Village Hall Site be Used?

Renovation and Addition to Village Hall Site

Site Plan

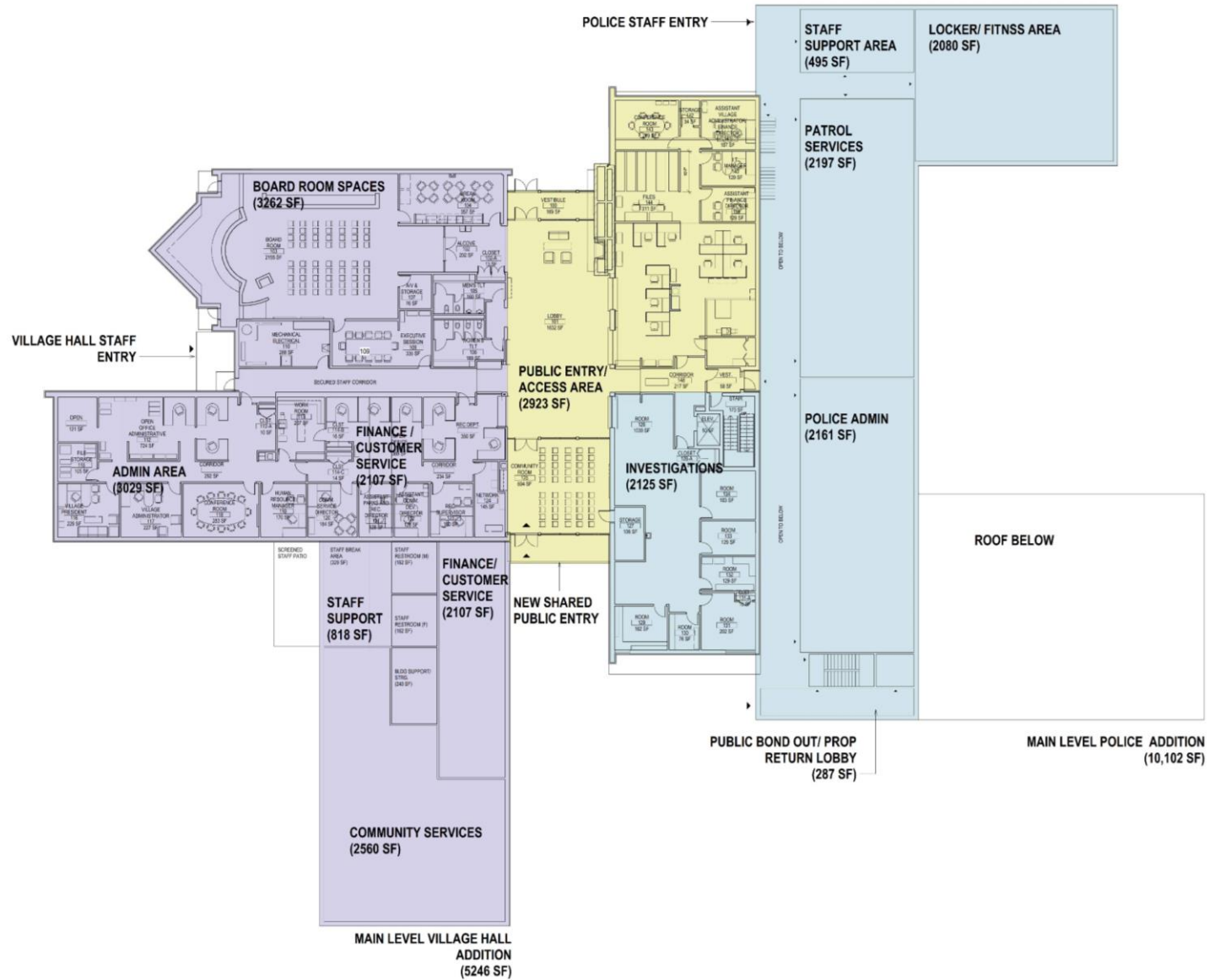
- Visitor parking needs are accommodated
- Secure parking is provided for Police and Village Hall staff
- Existing Memorial is integrated into the site design



Can the Village Hall Site be Used?

Renovation and Addition to Village Hall Site

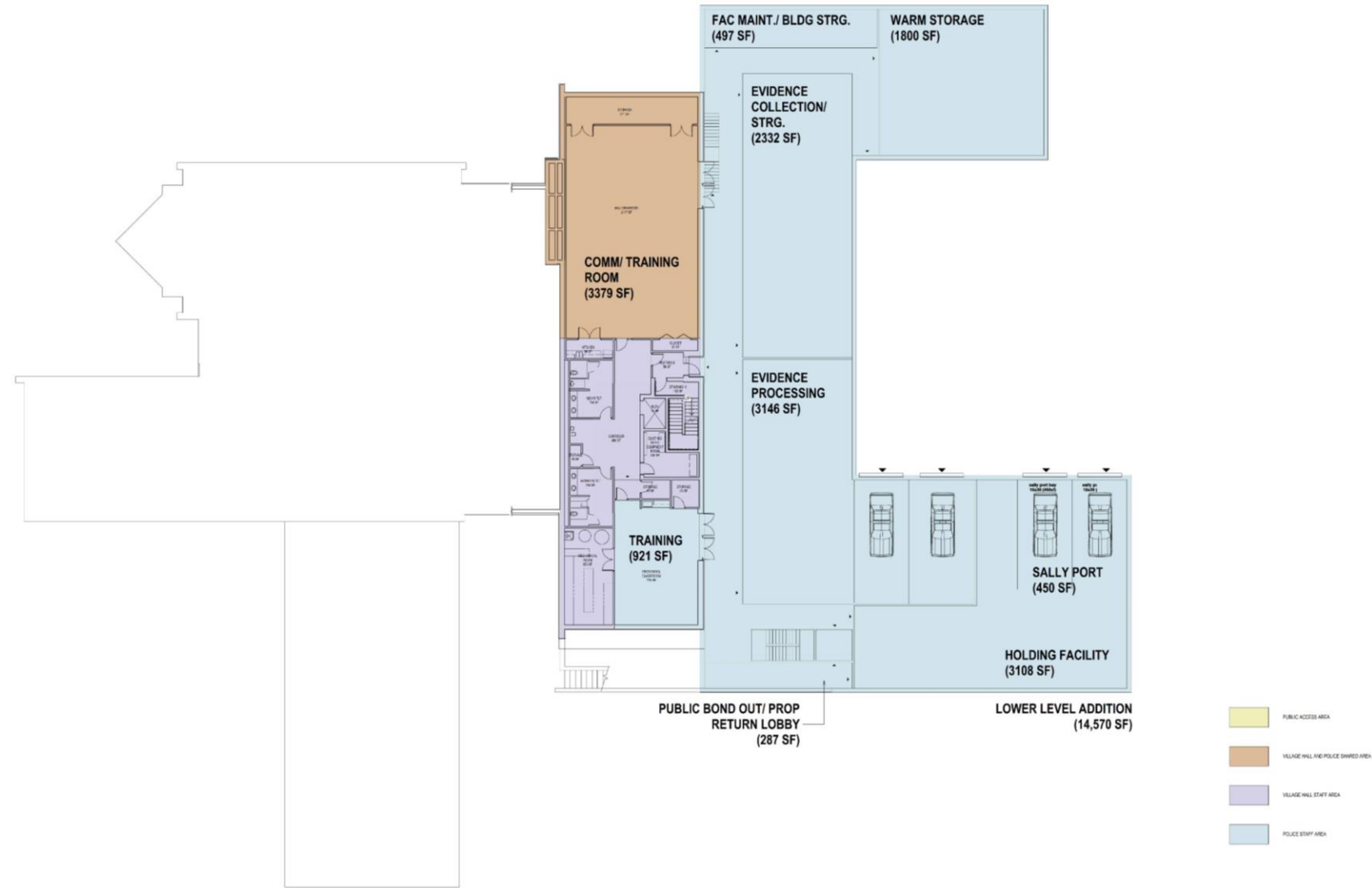
- Main Level accommodates all programmatic needs requiring public access for both the Village Hall and the Police Department



Can the Village Hall Site be Used?

Renovation and Addition to Village Hall Site

- Lower Level accommodates all programmatic needs requiring vehicular access and security



Can the Village Hall Site be Used?

Renovation and Addition to Village Hall Site

What is missing?

- Meets Overall Programmatic Requirements YES
- Meets Parking Requirements YES
- Meets Security Requirements YES
- Improves key functional areas
(Locker Rooms, Evidence, lock Up) YES
- Eliminates Need for Remote Annex Storage YES

Can the Village Hall Site be Used?

Renovation and Addition to Village Hall Site

Additional Pros and Cons

- Scalable – Can expand in the future
- Good synergy between Village Hall and Police functions
- Public Access areas are shared
- Improves overall security of Village Hall
- Own property

Can the Village Hall Site be Used?

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

Preliminary Budgets

Components of a Budget

- Construction Costs
 - Site and Building Costs must meet prevailing wage laws
 - Price Escalations
- Design and Construction Contingencies
- Soft Costs
 - Owner purchased items including, furniture, equipment, computers, telephones, telephone and radio boosters, etc.
 - Fees and Other Soft Costs including Architectural and Engineering fees, surveys, soil testing, commissioning, moving costs, etc.
- Owner Contingencies

Preliminary Budgets

Stop Gap Plan

Renovation and Addition to Existing Police Station

	Low	High
Total Construction Costs	\$ 9,556,407	\$ 10,181,569
Design & Construction Contingency	\$ 955,641	\$ 1,018,157
Fees and Soft Costs	\$ 1,505,084	\$ 1,713,975
Owner Contingency	<u>\$ 150,508</u>	<u>\$ 171,975</u>
Total Project Budget	\$ 12,645,461	\$ 13,594,178

Preliminary Budgets

Concept 1 Long Term Solution

New Police Station on Existing Site

	Low	High
Total Construction Costs	\$ 16,178,079	\$ 17,005,324
Design & Construction Contingency	\$ 1,617,808	\$ 1,700,532
Fees and Soft Costs	\$ 2,315,671	\$ 2,555,547
Owner Contingency	<u>\$ 231,567</u>	<u>\$ 255,547</u>
Total Project Budget	\$ 21,152,029	\$ 22,367,138

Preliminary Budgets

Concept 2 Long Term Solution

Renovation and Addition to Existing Village Hall

	Low	High
Total Construction Costs	\$ 15,079,118	\$ 16,103,242
Design & Construction Contingency	\$ 1,507,912	\$ 1,610,324
Fees and Soft Costs	\$ 2,492,898	\$ 2,756,653
Owner Contingency	<u>\$ 249,290</u>	<u>\$ 275,665</u>
Total Project Budget	\$ 19,329,217	\$ 20,745,885

Preliminary Budgets

Total Budget Comparisons

	Low	High
Stop Gap Plan Renovation/Addition to Police Station	\$ 12,645,461	\$ 13,594,178
Concept 1 Long Term Solution New Police Station on Existing Site	\$ 21,152,029	\$ 22,367,138
Concept 2 Long Term Solution Renovation/Addition to Village Hall	\$ 19,329,217	\$ 20,745,885

Preliminary Budgets

To meet long term needs and established goals, **FGM recommends the Village pursue the Concept 2 Long Term Solution to renovate and add an addition to existing Village Hall.**



Recommendation

The recommendation includes the following considerations:

- Meets the long term needs of the Police Department
- Reuse of existing building is a stop gap
- Site access
- Meets parking requirements
- Most cost effective long term solution
- Design for operational efficiency
- Addresses Village Hall operational issues



Recommendation



Questions

FGM ARCHITECTS

FGM exists to enhance communities by creating quality environments

