

Police Station Background Summary

Background

The existing Police building was constructed in 1978 (opened in 1979) and is located at 200 E. Sigwalt Avenue. Since then, the Police Department has grown to 139 full time employees. In 1996, the Village retained the services of an architectural firm to perform a Space Needs Study of municipal facilities for the Village. This study was subsequently updated on several occasions.

From the initial Space Study in 1996, there have been significant changes over the past 20 years in police operations and security needs. In 2006, the need to expand the existing garage for the Police building was noted. However, it was determined not to proceed with a piecemeal approach to addressing the Police Department needs. Due to increased space deficiencies, Police Forensics was moved to the fourth floor of Village Hall several years ago.

The existing 38,000 square foot Police facility is deteriorating and it no longer adequately serves the operational needs of a 24/7, 365 days a year Department. The building is in need of significant mechanical, electrical, and plumbing (MEP) repairs and replacement, just to maintain it as a serviceable building, in addition to its lack of overall space.

In 2010, a Space Needs Assessment of the Police Department and an evaluation of the Police facility was completed by consultants retained by the Village. The results of this study showed that the current Police facility is outdated and inadequate in size. The study recommended that a new 75,000 foot facility be built, which is comparable to other area Police facilities that have been recently constructed. For the past few years, a decision on how to approach the deteriorating Police facility has been postponed, first pending the outcome of the Police facility Needs Assessment Study, and then due to the recent recession.

By delaying the decision to move forward on constructing a new Police facility over the last few years, the Village is now in a good position to utilize a window of opportunity to finance most, if not all, of the costs of a new Police Station within our existing debt service level. During the past few years, the Village Board agreed to not spend an estimated \$8.78 million needed to just maintain the existing, outdated and inadequate Police facility. Instead, the Village decided to manage its existing resources, by utilizing this window of opportunity to conduct a conceptual review and feasibility study to begin to move forward with redevelopment of a new Police Station.

In 2014, the Village retained architectural services to prepare a feasibility study and update and revalidate to 2010 space needs. In September 2015 the Board accepted the feasibility study which determined that the building could be reduced in size from the 75,000 sq. ft. outlined in 2010 to approximately 70,000 sq. ft. Schematic concept plans were developed providing a "best fit" Police Station (option C) on the existing Municipal Campus.

Summary of why the Village is looking at a new Police Station

The following is a summary of existing Police Station deficits and why a new Police Station is needed.

- Current 38,000 square foot facility was opened in 1979 and is a 24/7 facility operating 365 days a year.
- Some of the shortcomings of the police station include the following:
 - Because of its 24/7 usage and 36 years since it was built – the station’s real age is 108 years.
 - Roof and windows are beyond their useful lives
 - Facility is not handicap accessible
 - Facility is not compliant with current codes
 - Private areas are not secured from public areas
 - HVAC system and controls are beyond their useful life
 - Sally Port (controlled entryway into Police Station) safety is not adequate
 - Holding cells do not meet current Illinois Dept. of Corrections standards
 - Security and surveillance are deficient
- Significant lack of space for a Police Department of its size
 - Capacity of facility is at maximum
 - Police Departments of similar or smaller size have substantially larger facilities e.g. Palatine 70,000 sq. ft.; Hoffman Estates 79,000 sq. ft.

More details are contained within the 2015 study and the Village’s web site.