



October 18, 2022

TO: Public Safety & Transportation Committee

THROUGH: Scott Niehaus, Village Manager

FROM: Carl Goldsmith, Director of Public Works 

SUBJECT: Feasibility Study Analysis and Space Needs Assessment for a Joint Public Safety Facility Expansion Project

Included in the 2022 CIP are funds to conduct a feasibility study and a space needs analysis to evaluate current and future needs of the Lombard Police Department and Fire Department Administration Headquarters. The purpose of the study is to assess the current conditions and anticipated needs of both departments. These facilities were constructed in the mid 1970's and were designed at a time when both the population of the Village and number of personnel for each department were significantly less than today. As a result, each facility is not able to meet the current demands of the departments.

Lombard Police Department

The Police Department current operations occupies approximately 14,662 sf within the Police Department building. The Police Department had previously used the COPS Center located at 32 Yorktown Mall Drive Yorktown Mall for training and meetings. The COPS Center is approximately 3,000 sf and is no longer be available to the Village due to the redevelopment of the site.

Lombard Fire Department

The Department responds to emergency and nonemergency incidents out of two fire stations that are staffed 24 hours a day by sworn full-time firefighter/paramedics. Fire Station 45 (Headquarters) is located at 50 East St. Charles Road. Fire Station 44 is located at 2020 South Highland Avenue. The minimum daily staffing of both stations combined is sixteen (16) personnel.

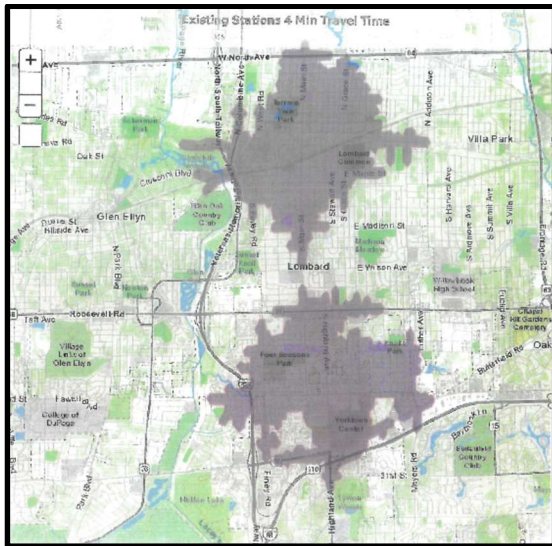
The Fire Department current operations occupies approximately 21,282 sf within the two (2) stations:

Station 44: 2020 S. Highland Avenue	9,225 sf
Station 45: 50 E. St. Charles Road	12,057 sf

This analysis will build off of previous studies conducted by the Village to determine what options are available to meet the current needs of the community. The Village completed a Village-Wide Space Needs Analysis in 2008, which identified the need for expanded facilities to address staffing

and operational needs. Additionally, the Village conducted a Space Needs Analysis in 2019 to evaluate Fire Station 45. That study revealed the need for modifications to the station to accommodate additional locker rooms, bunk room and common areas for fire personnel. The study also identified improvements to the facility to improve the workspace for administrative personnel. Since the time the Station 45 analysis was concluded, the Village has determined that there is an operational deficiency in the response time to a central portion of Lombard and wishes to address this service level as part of the facility improvement program.

The impetus for the Fire Department to have a presence in the central portion of town is due to a “gap” in the target response time of four minutes. Based upon data from the Fire Department, there is an area of town, generally located along Wilson Avenue, that has a response time that exceeds the stated goal of four minutes. The heat map and summary of calls chart below provide a summary of the response times.



2021 Average Number of LFD Calls with Travel Time Greater than 4 Minutes

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
0	11	6	6	6	5	4	11	49
1	9	4	7	5	4	7	4	40
2	4	5	3	2	5	6	12	37
3	5	5	6	4	5	7	8	40
4	8	7	2	4	2	3	2	28
5	6	12	6	6	6	4	7	47
6	4	6	9	8	8	10	4	49
7	9	8	9	10	5	7	3	51
8	8	5	9	9	10	7	6	54
9	12	16	19	12	13	10	5	87
10	6	12	19	15	22	12	11	97
11	12	8	18	7	10	11	5	71
12	12	8	15	11	8	18	8	80
13	9	9	10	13	16	12	5	74
14	5	6	21	15	16	20	18	101
15	9	7	16	13	3	10	8	66
16	10	7	17	18	10	19	13	94
17	11	7	3	18	15	14	5	73
18	10	10	8	9	16	20	23	96
19	4	11	7	12	11	7	13	65
20	12	9	9	10	11	14	9	74
21	8	8	5	2	7	5	8	43
22	10	5	7	7	9	10	13	61
23	9	4	7	6	11	6	9	52
Grand Total	203	185	238	222	228	243	210	1529

The hope is that modifications can be made to the existing Police Department that can accommodate the needs of both police and fire within a shared facility. There are many examples of recent municipal facility projects that incorporate multiple departments in a single facility. These facilities look to provide shared space when possible to avoid duplicating functions. Examples are training rooms, conference room and administrative support spaces/functions.

In accordance with Village and State requirements, the Village utilized a Qualification Based Selection process for the architect selection. The Village utilized a review panel comprised of police, fire and public works personnel to review the qualification statements provided by the architects and selected FGM Architects of Oak Brook as the most qualified firm to conduct the Feasibility Study Analysis and Space Needs Assessment for a Joint Public Safety Facility. The scope of the work effort, which is consistent with the Village’s Request for Qualifications includes the following.

- **Space Needs Study** - This work will identify the space needs requirements for a joint public safety facility expansion project on the Village’s municipal campus. Space needs

will also be identified for a stand-alone police station and central fire station in the event the facilities cannot be accommodated on the campus

- **Evaluation of Current Conditions at the Police Department** - FGMA will review the existing operations and identify operational issues including size, quality, and functionality of existing spaces.
- **Evaluation of Previous Space Needs Analysis and Renovation Design Work at Fire Station 45** - FGMA will meet with the Fire Department to discuss the space needs at Fire Station 45 using the previously generated space needs analysis completed April 22, 2021, as a guide.
- **Feasibility Studies** – Once FGMA completes the identification of space needs and opportunities and obstacles for utilizing the existing site and Police station as part of a solution, FGMA will develop conceptual solutions illustrating how the existing municipal campus site and police station can be reconfigured to accommodate a joint public safety facility.
- **Final Report and Presentation to the Village** - FGMA will prepare a report that contain all the information generated in the analysis. The report will contain an executive summary, detail of our methodology, space needs requirements findings, a synopsis of all options studied, budgets and recommendations.

The Village established a working group that meets and reviews the material presented by FGMA. This working group is comprised of the following Village personnel:

- Carl Goldsmith, Director of Public Works
- Police Chief Roy Newton
- Fire Chief Rick Sander
- Deputy Police Chief Joe Grage
- Deputy Fire Chief Ray Kickert
- Lieutenant Benny Ranallo
- Firefighter/Paramedic Gabe Suto

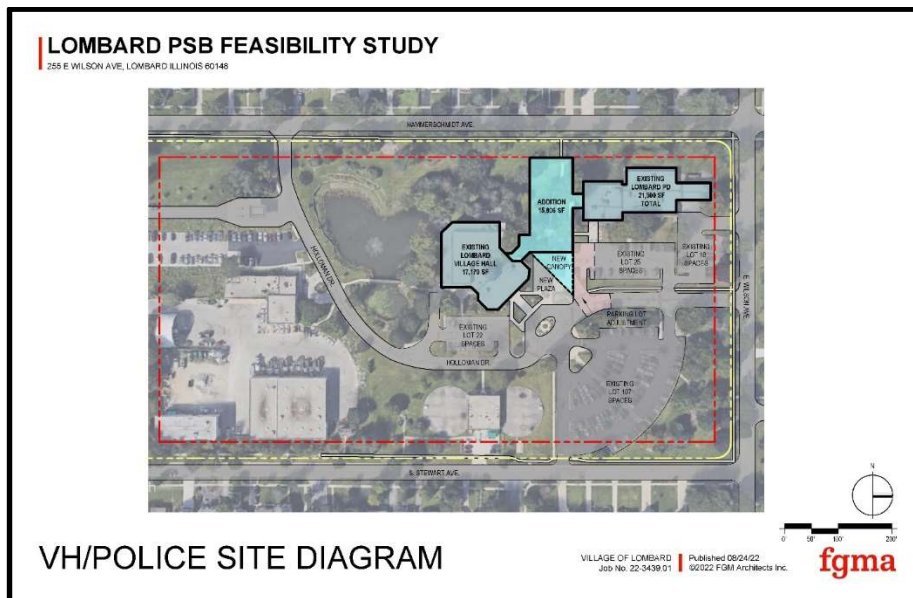
The working group has been meeting with FGMA to refine the space needs that was generated and to make decisions on the options presented by FGMA. The study has focused on providing an evaluation for three (3) projects, which build off of each other. The concepts being explored from a space needs, as well as budgetary perspective include the following:

1. Police and Fire Admin on the municipal campus
2. Police, Fire Admin, and the Central Fire Station on the municipal campus
3. Stand Alone Central Fire Station

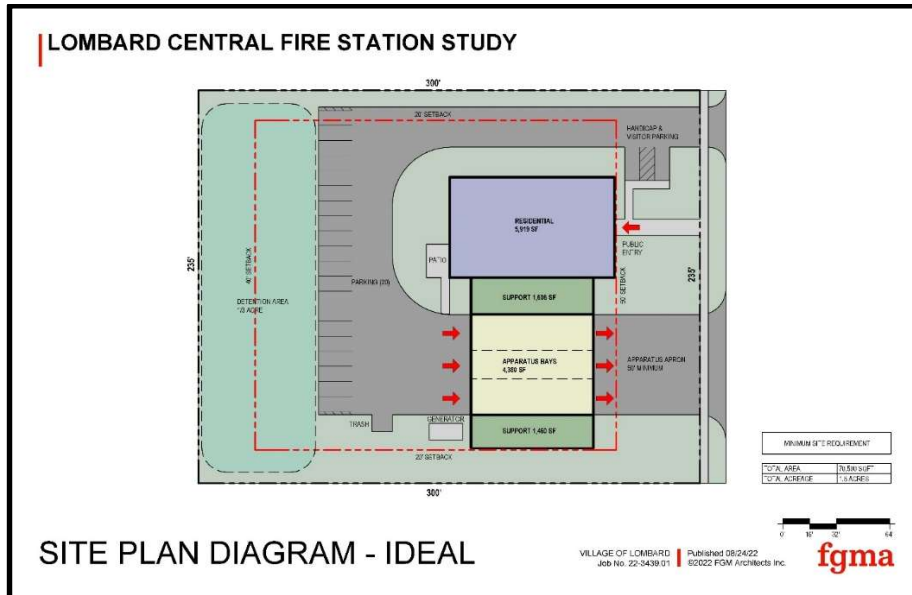
A summary of the FGMA assessment and evaluation to date can be found in the table below.

Concept #	Concept	Net Square Footage Addition	Additional Parking Spaces Required	Total Project Cost Estimates (includes soft cost)
1	Police and Fire Admin on the municipal campus	25,904	25	\$28,590,490 - \$30,335,326
2	Police, Fire Admin, and the Central Fire Station on the municipal campus	42,031	41	\$37,873,825 - \$39,895,586
3	Stand Alone Central Fire Station	17,032	22	\$9,151,586 - \$9,577,241

Based upon the efforts of FGMA, it has been determined that the Village Complex is not large enough to accommodate Concept 2. The Village has now turned its efforts on making improvements to the Police Facility to accommodate the needs for Police personnel and the training facility to accommodate both Police and Fire needs. The concept would bridge the Village Hall and Police Department and create a new shared public entrance to the buildings. As part of the ongoing effort to address space, the Village is exploring the opportunities to site a fire station in the central part of Lombard to address the coverage gap. These concepts are depicted in the images below and on the on the following page.



In order to address the space needs of the Fire Department, FGMA has refined the space program to reduce the size of the station. The concept station, as depicted below, would house an ambulance, ladder and Battalion Chief stationed at the central station. The station would be manned 24 hours and be designed to house up to 9 personnel. The Village is currently exploring locations and options for the station.



The Village will continue to refine the assessment and ultimately accept a series of recommendations from the Working Group and FGMA. These recommendations will then be used to move the project into final design phases and ultimately into construction. The funding for the project would come from the Village’s Building Reserve Fund.

This report is being presented to apprise the Public Safety & Transportation Committee of the status of the proposed facility project. Staff will be in attendance at the November 2, 2022 meeting to present this report and answer questions from the Committee.