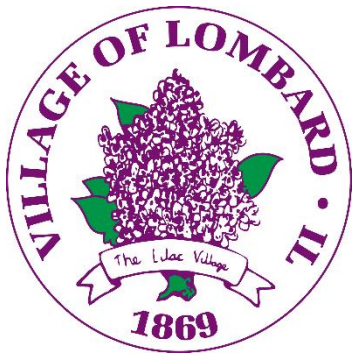


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VILLAGE OF LOMBARD



VILLAGE OF LOMBARD

FEASIBILITY ANALYSIS FOR A JOINT
PUBLIC SAFETY FACILITY EXPANSION



SUBMITTED TO:

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**SECTION 1
EXECUTIVE SUMMARY**



Lombard Fire Station 45



Lombard Police Department



*Area between Village Hall and
Police Station*

Project Understanding

The Village of Lombard would like to study the feasibility of creating a joint public safety facility for the Police and Fire Departments at the Municipal Campus where the Village Hall, Police, and Public Works are currently located. An analysis by the Fire Department has identified a longer than desired emergency medical service (EMS) and Fire Department response time in the central part of the Village, in other words, a response gap. The Municipal Campus is located within the portion of the Village with the response gap.

Placing a fire station on the Municipal Campus site will address the response gap. The Police Department is currently operating out of a facility that is more than 50 years old and has many operational deficiencies due to a lack of space. If it is possible to expand the existing police station and add a fire station on the site, creating a joint public safety facility, this would address both issues.

If it not feasible to place both a centrally located fire station and expand the police station, the Village would like to know how large of a site parcel is required for a fire or police station, and feasibility of other potential sites as identified during the course of the study.

Methodology

For the feasibility study, a project team consisting of representatives from the Fire, Police, and Public Works Departments and FGM Architects (FGMA) was established to review the progress of the work as it progressed. At every project update and critical review point, representatives from each department were present to understand the issues and provide feedback. Through the project team, each department gained a thorough understanding of the facility needs and worked collaboratively on solutions.

To begin this analysis, the space needs requirements for both the central fire station, Fire Department administration, and Police Department needed to be identified. The space needs requirements are summarized in a spreadsheet called space needs programs.

Once the space needs requirements were identified for both the new central fire station and the Police Department, a combined program for a joint public safety facility was developed. The combined program takes into consideration shared building spaces including fitness areas, facilities maintenance areas, and mechanical and electrical spaces.

An existing condition review of the police station was performed to understand the condition of the building and to determine the remaining life cycle of building components and systems. The corrective work required was then incorporated into the budgeting of potential solutions utilizing the existing building.

Conceptual solutions were then developed addressing the needs of each department on the Municipal Campus site. Solution explorations were made in

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the form of conceptual site plans and building sketches. Conceptual plans are diagrammatic in nature and illustrate graphically potential solutions.

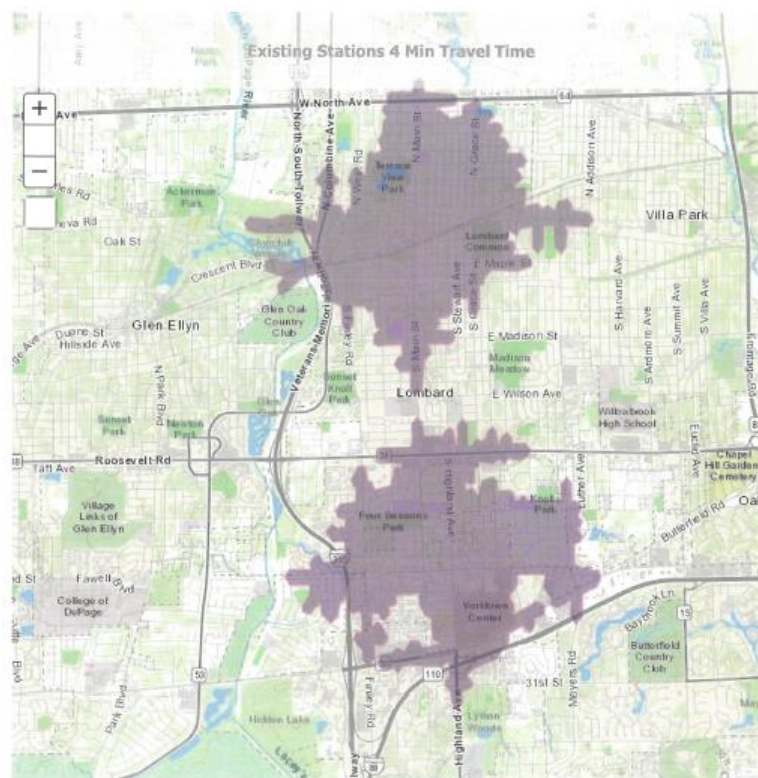
When the conceptual site and floor plan layouts were completed, budgets were developed for the project. The initial budgets developed provide for a quality facility appropriate for the use with and appearance that will be complementary to the Village.

For sustainable design features, the Village did not state intention to pursue a sustainable building certification such as the United States Green Building Council’s LEED Certification, so this was not included in any project budget.

For more detailed information regarding the methodology of this analysis, see Section 2 - Project Understanding and Methodology.

Central Fire Station Space Needs Requirements

The Lombard Fire Department has identified a longer than desired emergency medical service (EMS) and Fire Department response time in the central part of the Village - a response gap. To address this issue, the department requires a new centrally located fire station in the center of the Village. The Municipal Campus is located within the portion of the Village with the response gap.



Fire and EMS response map showing gap in center of village

SECTION 1
EXECUTIVE SUMMARY

Two central fire station space needs programs were generated. One for the long range plans of the Fire Department and a second that identifies the minimum needs of a central station. The fire administration space needs were also analyzed. The summary of the space requirements is as follows.

Central Fire Station Space Needs Program for Optimum Needs

17,032 sq. ft. of space was identified to be needed to be optimum by the Fire Department. This program includes housing 9 firefighters, a Battalion Chief and (4) double deep apparatus bays.

Reduced Central Fire Station Space Needs Program Addressing Minimal Needs

13,365 sq. ft. of space was identified to be needed by the Fire Department to meet the minimum requirements for a central fire station. This program includes housing 8 firefighters, a Battalion Chief and reduces the program to (3) double deep apparatus bays that are 15' less in depth.

For additional information, see Sections 4.1 - Summary of Analysis and 4.2 - Space Needs Program

Fire Station 45 Fire Department Administration Space Needs Requirements

Currently Fire Station 45 houses the Fire Department administration and it is considerably undersized. The initial intent of this study was to co-locate fire administration in the joint public safety facility. Another option discussed was to locate Fire Department administration in the lower level of the Village Hall where it once was located. That space was not analyzed to see if could meet the current needs. The final location of the Fire Department administration will need to be determined but if the Central Fire Station is ultimately located where the current police station stands then it would be our recommendation to locate Fire Department administration within the new central fire station. Ultimately, the fire administration belongs in the central part of the Village.

Fire Department Administration Space Needs

7,030 sq. ft. of space was identified to be needed by the Fire Department to facilitate its current administration and training functions.

For additional information, see Sections 4.1 - Summary of Analysis and 4.2 - Space Needs Program

Central Fire Station Site Area Requirements

After establishing the space needs requirements of the central fire station, parking, and site requirements, it is possible to estimate the lot size required if the station were to be located on a different site from the Municipal Campus.

The following is a summation of the minimum lot size requirements assuming the fire station is located within a Residential Zoning District.

**SECTION 1
EXECUTIVE SUMMARY**

**Central Fire Station Site Requirements
Optimum Needs**

1.92 acres minimum

**Reduced Central Fire Station Site Requirements
Minimum Needs Only**

1.66 acres minimum

For additional information, see Section 4.3 - Recommended Site Area for Central Fire Station.

Fire Station 45 Proposed Renovation Review

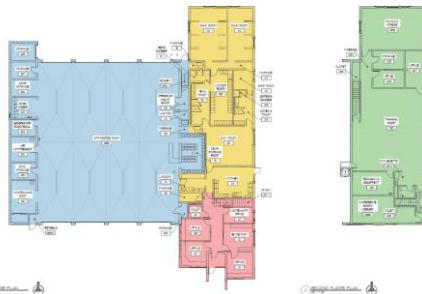
As part of this assessment, the Village requested FGMA to review the previously completed conceptual planning to renovate Fire Station 45 if the Fire Department administration were to be relocated. The conceptual plans indicated a small addition be added to the front of the building.

We do not believe an addition will be necessary. Based on the 2021 study, removing administration will correct many of the "Priority Level 1" deficiencies. The areas that are opened up when the Fire Department administration leaves can be used as workspaces for the fire station operations.

If minimal work is done within the station, then an elevator and reconfigured stairs may be avoided but ideally it is a public building, and this work should be completed. Also, per the previous report, we agree that the bunkrooms and bathrooms are in need of updating and some reconfiguration.

Overall, the station is in need of a refresh but with administration removed the budget indicated in the previous report will be reduced.

For additional information, see Section 4.4 - Fire Station 45 Proposed Renovation Review.



Existing floor plan for Fire Station 45



Previously developed concept solution for Station 45 renovation if Administration were to relocate

**SECTION 1
EXECUTIVE SUMMARY**



Evidence storage as at capacity



Archive records storage



Water damage from drainage issues

Police Department Space Needs Requirements

The Lombard Police Department currently has authorized strength of 68 sworn police officers and 16 civilian employees. Future staff capacity has been factored into the space needs analysis for long term (30+ years) planning. During the course of this study, it became clear that the existing building is working against the Police Department. Not only is the building too small, but the design of the building is negatively affecting the Police Department’s operations.

Two space needs programs were generated. One for the long term needs of the Police Department and a second that addresses the most critical needs. The summary of the space requirements is as follows.

Police Department Space Needs Program for Long Term Needs

The space needs analysis finds that 47,294 sq. ft. of space is optimum for the long term needs of the Police Department to operate effectively. The existing police station is only 23,401 sq.ft. This means the department is currently operating with a 23,893 sq.ft. deficit.

Police Department Space Needs Program Addressing Critical Needs Only

If the Village were to only address the most critical space deficiencies, which includes patrol, investigations, evidence, training, and locker Room Spaces, the space required is 37,416 sq.ft. While reducing the size of the police station would alleviate the most critical current needs, it does not address the long term needs of the Police Department.

For additional information on why additional space is required and detailed information about the space needs requirements, see Sections 5.1 - Summary of Analysis, 5.2 – Space and Operational Issues, and 5.3 – Space Needs Program

Police Department Existing Facility Review

The Lombard Police Station was originally constructed in 1973. The first-floor level is approximately 16,000 square feet with the lower level approximately 7,400 square feet, for a total of 23,400 square feet.

One of the impetuses behind this study is the fact that the Police Department has outgrown the existing building and is looking to expand. While the building is well maintained, it is 50 years old and does not meet the current code and accessibility requirements of a modern police facility.

Site Drainage

The site has had significant water issues in the past. Significant water damage was noted in the electrical room located in the basement along the west side of the building. The existing electrical transformer located at the west side shows signs of previous water damage. It was noted that work has been performed to remediate the water issues in this area.

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EXECUTIVE SUMMARY**



Deteriorated flashing at skylights



Non-ADA compliant toilet room



Old technology range ventilation

Building Envelope

The facility is a steel framed structure with a combination of storefront glazing and precast concrete panels. The majority of the exterior precast appears to be in good condition.

The exterior metal siding and soffit located on the south elevation above the storefront is damaged and is in poor condition.

The roof is a flat roof constructed of bar joists with metal decking, insulation, and a modified bitumen roof system. In general, the roof is performing adequately and there were no obvious areas of damage, however the membrane flashings located at most of the equipment curbs and penetrations appear to be original and are at the end of their useful life.

Accessibility Issues

Since the building was constructed, accessibility requirements have changed with the Americans with Disabilities Act and the Illinois Accessibility Code. The accessibility guidelines mandate that all public facilities in the State of Illinois are to be designed, constructed, or altered to assure equal accessibility to all members of society. If any type of building renovation were to occur, accessibility violations would need to be addressed. The violations range from minor issues to larger problems that would require significant renovation work

Building Issues

Overall, the interior of the building has been well maintained and appears in good condition. However, due to the building's age there are some problems that come with an aging building. Additionally, areas of the building have been renovated to meet the changing needs of the Police Department. During the building assessment review some areas were observed to be in violation of the current building codes or best practices.

Mechanical System Review

The existing structures of both the Village Hall and Police Station, though aged, appear to be in very good serviceable condition. Some equipment was replaced as part of the 2008 renovation. Unfortunately, the mechanical systems for both facilities are either at the end of their expected service life or are in need of modernization in terms of zoning, control, and/or efficiency.

The firing range was recently renovated; however the renovation was limited to interior range accessories and the make-up air unit. The majority of the HVAC equipment serving the firing range appears to be original. Even with the new make-up air unit, the range does not meet the current standards for air circulation

Electrical System Review

The main electrical service is a single main 1200 ampere 208/120V three-phase four-wire service with a three-section main switchboard. All normal power distribution, panelboards and mechanicals are powered from this service. The

**SECTION 1
EXECUTIVE SUMMARY**



Electrical service with sandbags to keep water away

switchboard is original to building construction with a number of upgrades and minor improvements apparent. The switchboard appears to have suffered long-term water damage and is surrounded by sandbags to keep water away from the equipment. This service will not be adequate if there are any major renovations and/or additions to the facility which would alter and increase the connected loads. The typical expected useful service life of electrical service gear is approximately 40 years maximum.

The existing branch circuit panelboards for the facility vary in age, type, and condition, ranging from the original construction in the 70's to newer additions for the dedicated UPS computer power. The typical expected useful service life of an electrical panelboard is approximately 40 years maximum. The existing panels appear to be in fair condition overall with the original 1970's panelboards nearing the end of their useful service life

The generator was recently installed exterior to the building to replace the original generator set which was housed within the north garage area. The typical expected useful service life of diesel back-up generator set is approximately 25 years maximum.

The lighting fixtures and system throughout the facility are of varying age, condition, and type. The majority of the interior fixtures are four lamp T8 tube type fluorescent lamped troffer fixtures with some twist-in socket incandescent lamp type fixtures. All the fixtures appear to be nearing the end of their useful service life.

The exterior lighting fixtures are a combination of older shoebox type pole lighting fixtures with a few updated LED lighting fixtures

The building has a central electronic fire alarm system installed. The typical expected useful service life of a central electronic fire alarm system is approximately 15 years maximum. This fire alarm system is discontinued, and the system and devices are nearing the end of their typical service life.

The voice and data systems within the building are adequate and functional for the current application and in fair condition overall.

Structurally, The Police Stations consists of a one-story steel framed structure with a partial basement. The roof and floor framing consist of steel bar joists supported on structural steel beams and columns. The building envelope is a combination of storefront glazing and non-load bearing precast panels. The basement walls are cast-in-place concrete. There was no indication of distress or damage to the existing structure or cladding which might affect the feasibility of completing the proposed renovations.

For additional information about the existing conditions of the building, see Section 5.4 – Existing Facility Review.



Older fluorescent lighting fixtures



Older fire alarm and phone wiring

**SECTION 1
EXECUTIVE SUMMARY**

Police Station Site Area Requirements

With the space needs requirements of the police station, parking, and site established, it is possible to estimate the lot size required if the Village were to relocate the station to a new site. The following is a summation of the minimum lot size requirements assuming a police station located in a business district.

One Story Options

If the police station can be designed as a one story building, this is ideal as it will function best because all divisions will have the best opportunity to have the most functional relationships with each other. Furthermore, the size of the building is smaller as there is no need for vertical circulation with elevators and stairs.

**Police Station Site Requirements – One Story
Optimum Size to Meet Long Term Needs 3.89 acres minimum**

**Police Station Site Requirements – One Story
Reduced Size to Address Critical Space Deficiencies 3.48 acres minimum**

Two Story Options

Two story options for a police station reduce the site area requirements, which for the Village of Lombard may be an important consideration given the Village is mostly built out.

**Police Station Site Requirements – Two Story
Optimum Size to Meet Long Term Needs 3.31 acres minimum**

**Police Station Site Requirements – Two Story
Reduced Size to Address Critical Space Deficiencies 3.00 acres minimum**

For additional information, see Section 5.5 - Recommended Site Area for Central Fire Station.

Joint Public Safety Facility Summary

As stated in Project Goals, the primary goal of the analysis is to determine if a joint public safety building will fit on the Municipal Campus. This will take advantage of the existing police station building and parking on the site. The location of the Municipal Campus is also ideal for the central fire station.

Joint Public Safety Facility Space Needs Requirements

Utilizing the space needs programs for the central fire station and police station, a combined program for a joint public safety facility was developed. By combining the facilities, space requirements may be reduced by potentially

**SECTION 1
EXECUTIVE SUMMARY**



Concept for Joint Public Safety Facility on Municipal Campus

sharing space for lobbies, meeting/training rooms, and building support spaces, including mechanical and electrical rooms. Furthermore, parking requirements can be reduced as shift overlap parking and public parking can also be shared.

Joint Public Safety Facility with Police, Fire Department Administration and Central Fire Station Program for Optimum Needs

65,432 sq. ft. of space needed is optimally needed by the Fire and Police Departments to meet the long term needs for both.

This would require an addition of approximately 42,031 sf onto the existing police station. If it is desired to connect the public safety facility onto the Village hall, this will require additional space for the connecting “link.”

To meet minimum requirements for a joint public safety facility, the programmatic area would be reduced by approximately 13,000 sq.ft. for a total of 52,432 sq. ft., or an addition of approximately 29,000 sq.ft. to the existing police station.

Joint Public Safety Facility with Police and Fire Department Administration Program for Optimum Needs

This option assumes the central fire station will be located in a different location but brings the Fire Department administration to the Municipal Campus. 49,305 sq. ft. of space needed to meet optimum requirements. This would require an addition of 25,904 to the existing police station. If it is desired to connect the public safety facility onto the Village hall, this will require additional space for the connecting “link.”

To meet minimum requirements for a joint public safety facility, the programmatic area would be reduced by approximately 9,000 sq.ft. for a total of 40,305 sq. ft., or an addition of approximately 16,904 sq.ft. to the existing police station.

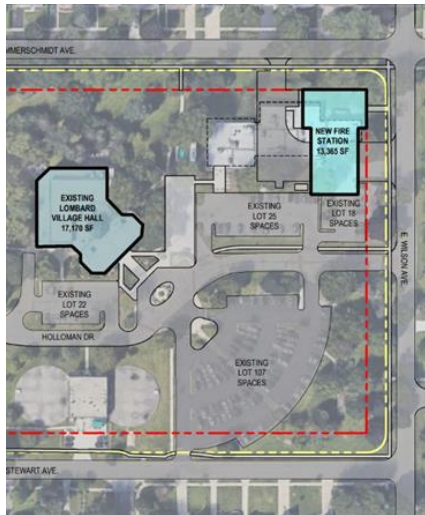
For additional information regarding a joint public safety facility, see Sections 6.1 – Summary and 6.2 – Space Needs Program.

Conceptual Solutions

Upon completion of the space needs analysis for each component of this study, Conceptual Site and Building Planning Diagrams have been developed to determine if the existing Municipal Campus site can accommodate the necessary addition(s) or if one department will need to be relocated to another site. The solutions identified explore if it is possible to expand the existing police station and add a fire station on the site, creating a joint public safety facility, to address both issues.

Several conceptual solutions were studied to provide the necessary information to help the Village determine the best solution to meet their needs. The results of the conceptual solutions are discussed in Section 7.

**SECTION 1
EXECUTIVE SUMMARY**



New Central Fire Station on Municipal Campus

Recommended Options

Early on in this study, it was determined that it would be difficult to accommodate a Joint Public Safety Facility on the existing Municipal Campus site and meet the needs of all the departments. The need for additional parking was also a concern.

Alternate sites were studied to determine if there was another location near the Municipal Campus to accommodate a new central fire station to eliminate the response gap. None of the sites studied addressed the needs of the Fire Department without other impacts within the Village.

Additionally, several concepts were explored to address the needs of the Police Department on the Municipal Campus site. Concepts ranged from adding space and renovating the existing, to demolishing a portion and adding a larger addition, to demolishing the entire existing facility and building new, utilizing all or part of the existing structure.

During the course of this study and review of all the proposed concepts and site test fits with staff, it is recommended that the best solution for the Village would be as follows:

- Relocate the police station to another site within the Village. The location of the Police Department is not as critical for response as the fire station would be.
- Build a new Central Fire Station on the Municipal Campus. This addresses the needs of the Fire Department and resolves the service gap issue.

For additional information regarding recommended solutions, see Sections 7.4 – Recommendations.

Conceptual Budgets

As part of this study, FGM has provided conceptual budgets to implement the recommended projects. For the attached summaries, the Total Project Budget includes the cost of construction, fees, and soft costs for each of the options.

Costs are based on a summer 2024 construction start for the police station and a Q3 2025 construction start for the central fire station. Budgets will need to be escalated for inflation as required annually after that time frame. Cost ranges have been provided as design work is no actual design work has been performed.

Conceptual Project Budgets

Conceptual project budgets were developed for the following options:

- New Reduced Central Fire Station on the Municipal Campus
- New Police Station on New Site
- New Reduced Police Station on New Site

**SECTION 1
EXECUTIVE SUMMARY**

New Reduced Central Fire Station on the Municipal Campus

This budget includes demolition of the existing police station. Note that the construction start date has been identified as Q3 2025 as a new police station would need to be constructed prior to the construction of the new central fire station beginning. If construction were to start at a later date, the budgets will need to be adjusted for inflation.

Item	Low	High
Construction Budget	\$8,836,108	\$9,415,273
Owner Purchased Items (FF&E, etc.)	\$225,000	\$267,000
Fees and Soft Costs	\$1,018,250	\$1,116,375
Total Project Budget	\$10,079,357	\$10,798,648

New Police Station on a New Site

This budget assumes a new police station on a new site that is ready for construction. Note that the construction start date has been identified as Q3 2024. If construction were to start at a later date, the budgets will need to be adjusted for inflation. Two budgets were developed, one for the full program meeting the long term needs of the Police Department, and a reduced program addressing the most critical needs.

New Police Station on a New Site – Long Term Needs

Item	Low	High
Construction Budget	\$34,757,058	\$36,225,207
Owner Purchased Items (FF&E, etc.)	\$805,000	\$875,000
Fees and Soft Costs	\$2,398,423	\$2,544,312
Total Project Budget	\$37,960,482	\$39,674,520

New Police Station on a New Site – Reduced

Item	Low	High
Construction Budget	\$27,497,570	\$28,682,810
Owner Purchased Items (FF&E, etc.)	\$705,000	\$775,000
Fees and Soft Costs	\$2,237,830	\$2,376,797
Total Project Budget	\$30,440,400	\$31,834,607

In the recommendations for the police station, it was mentioned that an adaptive reuse could also be explored. If an existing building could be found that is suitable for a police station, it has been FGMA’s experience that this could save 15% - 25% of the cost of construction depending on the existing condition of the building to be converted.

For additional information regarding the conceptual budgets, see Sections 7.5 – Budgets for Recommended Options.

SECTION 1
EXECUTIVE SUMMARY

This study is to be utilized as a starting point and is intended to provide the Village with the necessary information to make an informed decision on which direction should be taken to address the operational issues of the Fire Department and the space needs issues of the Police Department.

Once the space needs are approved and the Village is ready to move forward, FGM Architects is prepared to assist the Village of Lombard with the next steps.

SECTION 2 PROJECT UNDERSTANDING AND METHODOLOGY

Overview of Study Process

For over 30 years, FGM Architects (FGMA) has provided consulting and architectural design services for municipal projects including city and Village halls, police stations, fire stations, and public works facilities. FGMA brings a vast amount of knowledge and understanding to each of the projects included in this analysis and understands that each Village has its own unique challenges and goals. Therefore, there is no cookie-cutter project or client, and we must work with staff members from each department to understand their operational issues.

The Village of Lombard would like to study the feasibility of creating a joint public safety facility for the Police and Fire Departments at the Municipal Campus where the Village Hall, Police, and Public Works are currently located. An analysis by the Fire Department has identified a longer than desired emergency medical service (EMS) and Fire Department response time in the central part of the Village, in other words, a response gap. The Municipal Campus is located within the portion of the Village with the response gap.

Placing a fire station on the Municipal Campus site will address the response gap. The Police Department is currently operating out of a facility that is more than 50 years old and has many operational deficiencies due to a lack of space. If it is possible to expand the existing police station and add a fire station on the site, creating a joint public safety facility, this would address both issues.

If it not feasible to place both a centrally located fire station and expand the police station, the Village would like to know how large of a site parcel is required for a fire or police station, and feasibility of other potential sites as identified during the course of the study.

The result of this assessment is to provide information that can be utilized by the Village for long term fiscal planning.

Methodology

For the feasibility study, a project team consisting of representatives from the Fire, Police, and Public Works Departments and FGM Architects (FGMA) was established to review the progress of the work as it progressed. At every project update and critical review point, representatives from each department were present to understand the issues and provide feedback. Through the project team, each department gained a thorough understanding of the facility needs and worked collaboratively on solutions.

Analysis of Space Needs and Identification of Deficiencies

FGMA obtained information for this study through data and documents provided and through a series of interviews and discussions with staff. The information provided included:

Fire Station

General Information

**SECTION 2
PROJECT UNDERSTANDING
AND METHODOLOGY**

- Fire Station 45 Space Needs Assessment by Tria Architecture dated April 22, 2021.
- Facility Needs Assessment Study by PSA Dewberry dated October 13, 2008

Staff Interviews

The interviews consisted of meetings with individuals and groups representing all of the Fire Department and included the following:

New Central Fire Station and Fire Station 45 Improvements

- Fire Chief
- Deputy Fire Chief
- Battalion Chief

Police Station**General Information**

- Existing Building Drawings
- Facility Needs Assessment Study by PSA Dewberry dated October 13, 2008
- Staff Organization Chart

Staff Interviews

The interviews consisted of meetings with individuals and groups representing all of the divisions of the Police Department and included the following:

Police Department Operations Overview

- Police Chief
- Deputy Police Chief, Patrol

Administration, Records, Administrative Sergeant, Administrative Assistant, Accreditation manager, Crime Analysis, Property and Evidence, IT, and Facility Maintenance

- Deputy Chief, Administration
- Records Supervisor
- Administrative Sergeant

Patrol Lieutenants and Sergeants

- Patrol Lieutenants
- Patrol Sergeants

Patrol and CSO's

- Patrol Officers and CSO's

Honor Guard

- Lieutenant
- Sergeant

**SECTION 2
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AND METHODOLOGY**

Quartermaster

- Lieutenant

Bicycle Patrol

- Lieutenant

Fitness Facility

- Patrol Staff

Traffic Unit

- Traffic Sergeant

Investigations

- Investigations Lieutenant
- Investigations Sergeant

Investigations Digital Forensics and Evidence Technicians

- Detective
- Detective

Front Desk Clerks

- Clerk

Training

- Police Chief
- Training Lieutenant

Range Master / Armorer, M.E.R.I.T., SWAT

- Lieutenant
- Range Officer

FGMA toured the existing police station and Fire Station 45 and observed how staff members operate within it to gain further insight into operational issues and space needs requirements.

For the police station, all information was gathered and then analyzed to determine each divisions space needs requirements that need to be addressed. The analysis was then summarized into a projection of space requirements called a Program Statement. The Program Statement for the Police Department is located later in this section.

For the police station, operational deficiencies were identified and are discussed in this section of the report.

For the new central fire station, information gathered was used to generate a projection of space requirements for optimum and minimum requirements.

SECTION 2 PROJECT UNDERSTANDING AND METHODOLOGY

For Fire Station 45, discussions on how the space can be reconfigured within the station if the Fire Department Administration were to be relocated were documented.

Once the space needs requirements were identified for both the new central fire station and the Police Department, a combined program for a joint public safety facility was developed. The combined program takes into consideration shared building spaces including fitness areas, facilities maintenance areas, and mechanical and electrical spaces.

While this study was performed in a very collaborative manner with staff members, FGMA consistently reviewed space requests and operating assumptions to ensure that the recommended space size allotments reflect accurate needs.

Existing Conditions Review

The primary goal of reviewing the existing conditions of the police station is to understand the condition of the building to determine and remaining life cycle of building components and systems. Any corrective work required can then be incorporated into the budgeting of potential solutions utilizing the existing building. FGMA's team, including architects, mechanical, and electrical engineers reviewed the existing drawings and conducted field surveys of the existing building to determine the overall general condition. The field surveys were conducted in conjunction with Village facilities maintenance staff familiar with the building and provided valuable insight into maintenance requirements and issues.

Conceptual Solution Development

The Village requested potential solutions to be developed as part of this assessment.

FGMA developed conceptual solutions addressing the needs of each department on the Municipal Campus site. For potential new facilities, the size of the property has been identified. Solution explorations in the form of conceptual site plan and building sketches. Conceptual plans are diagrammatic in nature and illustrate graphically potential solutions.

Budgeting Methodology

When the conceptual site and floor plan layouts were completed, budgets were developed for the project. The initial budgets developed provide for a quality facility appropriate for the use with and appearance that will be complementary to the Village.

For sustainable design features, the Village did not state intention to pursue a sustainable building certification such as the United States Green Building Council's LEED Certification, so this was not included in any project budget.

FGMA has an extensive database of cost information and used cost per square

**SECTION 2
PROJECT UNDERSTANDING
AND METHODOLOGY**

foot estimates as the budgeting methodology for the conceptual budgets. To verify budgets, FGMA consults with local area builders. Because no actual design work has been performed, a budget range is provided for construction costs as well as a Total Project Budget.

**SECTION 3
PROJECT GOALS****Project Goals**

For every project, it is important to establish clear goals which will be utilized to guide the direction of the solutions and decisions throughout the project. The following goals were identified by Village staff.

The Village of Lombard is seeking a solution to improve emergency medical service (EMS) and Fire Department response time in the central part of the Village and solve operational deficiencies the Police Department has with their station. The Village has identified a potential solution of a creating a joint public safety facility with both a central fire station and police station on the existing Municipal Campus.

The primary goal of the analysis is to determine if a joint public safety building can be accommodated at the Municipal Campus. If a joint public safety building will not work at the Municipal Campus, the Village would like to know how large a parcel will be required to accommodate either a central fire station or a police station.

The financial impact will be of critical importance, so budgets will be required for all options identified.

For sustainability goals, the Village does not intend to pursue a sustainable building certification such as the United States Green Building Council's LEED Certification but would like inclusion of any "low hanging fruit."

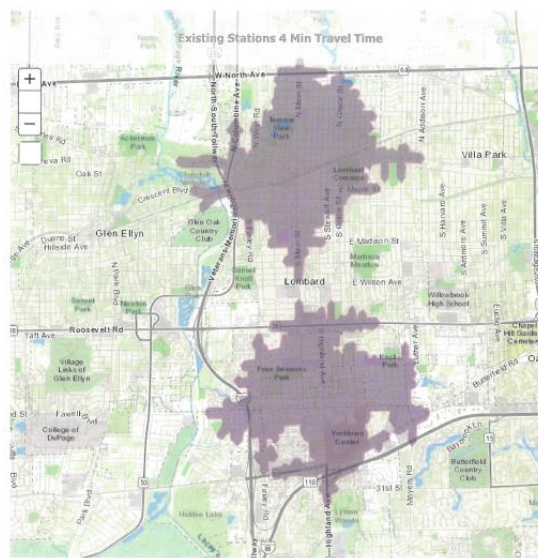
**SECTION 4
CENTRAL FIRE STATION
FIRE STATION 45**

Summary of Analysis

The Lombard Fire Department has identified a longer than desired emergency medical service (EMS) and Fire Department response time in the central part of the Village - a response gap. To address this issue, the department requires a new centrally located fire station in the center of the Village. The Municipal Campus is located within the portion of the Village with the response gap.

Two central fire station programs were generated. One for the long range plans of the Fire Department and a second that identifies the minimum needs of a central station. The fire administration space needs were also analyzed.

Currently Fire Station 45 houses the Fire Department administration and it is considerably undersized. A previous 2021 study considered putting on an addition to Station 45, but the current space needs would not be accommodated at that location. The initial intent of this study was to co-locate fire administration in the joint public safety facility. Another option discussed was to locate Fire Department administration in the lower level of the Village Hall where it once was located. That space was not analyzed to see if could meet the current needs. The final location of the Fire Department administration will need to be determined but if the Central Fire Station is ultimately located where the current police station stands then it would be our recommendation to locate fire administration within the new central fire station. Ultimately, the fire administration belongs in the central part of the Village.



Current Village response map indicating central gap

**SECTION 4.2
CENTRAL FIRE STATION
FIRE ADMINISTRATION
SPACE NEEDS PROGRAMS**

Space Needs Programs

Following this page are the Central Fire Station Space Needs Programs referenced in this section.

**Central Fire Station Space Needs
Program for Optimum Needs**

Pages 1-3

This program identifies 17,032 sq. ft. of space needed to be optimum by the Fire Department. This program includes housing 9 firefighters, a Battalion Chief and (4) double deep apparatus bays.

**Reduced Central Fire Station Space Needs
Program Addressing Minimal Needs**

Pages 1-3

This program identifies 13,365 sq. ft of space needed by the Fire Department to meet the minimum requirements for a central fire station. This program includes housing 8 firefighters, a Battalion Chief and reduces the program to (3) double deep apparatus bays that are 15' less in depth.

Fire Department Administration Space Needs

Pages 1-3

This program identifies 7.030 sq. ft of space needed by the Fire Department to facilitate its current administration and training functions.

Village of Lombard

Central Fire Station

Space Needs Program

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
A.	PUBLIC AREAS					
1.0	Entry Vestibule				80	
2.0	Lobby				75	
3.0	Public Restroom				70	(1) single user toilet room
4.0	Fire Station Public Areas Sub-Total			-	225	
5.0	Circulation, Wall, and Mechanical Shaft Space				70	
6.0	FIRE STATION PUBLIC AREAS TOTAL				295	
B.	RESIDENTIAL					
1.0	Dayroom - 10				650	Greatroom concept
2.0	Kitchen - 10				250	(3) fridges, (4) pantries
3.0	Dining Room - 10				200	
4.0	Bunkrooms - 8	5	8		540	90 SF - bed, nightstand, linen locker
5.0	Locker Room Area				480	Open area for 30 lockers
6.0	Single User Toilet Rooms				440	Provide (4) rooms, each with toilet, sink and shower
7.0	Batallion Chief's Quarters	3	3			
8.0	Office				120	
9.0	Bunk				90	
10.0	Toilet Room				110	
11.0	Lieutenant's Office	3	3		250	(3) desks and file cabinets
12.0	Watch Office				275	Workstations, mailboxes, copier, battery charging - adjacent to bay
13.0	Study/Library				125	(2) workstations
14.0	Quiet Room				100	Room for family visits
15.0	Fitness Room				750	Equipment, cardio, stretching area
16.0	Janitor Closet/Supplies				50	Mop basin, cleaning supplies
17.0	Residential Laundry				96	(2) sets of washer and dryer, counter, sink
18.0	Vending/Ice Machine				25	Area for vending machine
19.0	Residential Sub-Total	11	14	-	4,551	
20.0	Circulation, Wall, and Mechanical Shaft Space				1,638	
21.0	RESIDENTIAL TOTAL				6,189	
C.	APPARATUS AREA					

Village of Lombard

Central Fire Station

Space Needs Program

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
1.0	Apparatus Bays				6,290	(2) - 85'x 20' Bays on ends (2) - 85'x17' Bays in middle
2.0	Hose Tower				300	
3.0	Hose Storage				75	12 to 14' long 4 tier racks
4.0	Turnout Gear				480	(30) - 2'x2' open grid lockers - each firefighter has 2 sets of gear
5.0	Clean EMS Storage				50	
6.0	Decon Room				250	Extractor, dryer, gear drying cabinet, laundry tub, decon shower
7.0	SCBA Room				175	Bottle storage and O2 storage also
8.0	Shop/ Workroom				200	Tool bench, tools, grinder, slop sink
9.0	General Bay Storage				125	Storage - Shelving, Technical Rescue Storage
10.0	Toilet Room				70	
11.0	Seasonal Storage				100	Shovels, snow blower, flammable cabinet
12.0	Apparatus Area Sub-Total			-	8,115	
13.0	Circulation, Wall, and Mechanical Shaft Space				1,298	
14.0	APPARATUS AREA TOTAL				9,413	
D.	SUPPPORT / STORAGE					
1.0	Mechanical Room				300	Sized in conjunction with Shared Building Spaces Below
2.0	Electrical Service				200	
3.0	I.T. Room				125	2 racks - cameras, remote access, alerting, phones, etc.
4.0	Water Service/Sprinkler				75	
5.0	Quartermaster Storage				100	
6.0	General Station Storage				100	
7.0	Stairs				-	assumed single story
8.0	Elevator				-	assumed single story
9.0	Emergency Generator				-	Whole station, located outside, natural gas
10.0	Support / Storage Sub-Total			-	900	
11.0	Circulation, Wall, and Mechanical Shaft Space				234	
12.0	SUPPORT / STORAGE TOTAL				1,134	
	TOTAL STAFFING	11	14			
E.	FIRE DEPARTMENT SPACES SUB-TOTAL				17,032	

Village of Lombard Central Fire Station

Space Needs Program - Reduced

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
A.	PUBLIC AREAS					
1.0	Entry Vestibule				80	80
2.0	Lobby				75	75
3.0	Public Restroom				70	70 (1) single user toilet room
4.0	Fire Station Public Areas Sub-Total			-	225	225
5.0	Circulation, Wall, and Mechanical Shaft Space				70	70
6.0	FIRE STATION PUBLIC AREAS TOTAL				295	295
B.	RESIDENTIAL					
1.0	Dayroom - 10 (Reduced to 9)				650	600 Greatroom concept
2.0	Kitchen - 10 (Reduced to 9)				250	225 (3) fridges, (4) pantries
3.0	Dining Room - 10 (Reduced to 9)				200	175
4.0	Bunkrooms - 8 (Reduced by 1)	5	8		540	450 90 SF - bed, nightstand, linen locker (reduced by 1 since BC has bunk below)
5.0	Locker Room Area				480	432 Open area for 30 lockers (Reduced has 27 lockers)
6.0	Single User Toilet Rooms				440	330 Provide (4) rooms, each with toilet, sink and shower (Eliminate 1 shower room)
7.0	Batallion Chief's Quarters	3	3			
8.0	Office				120	120
9.0	Bunk				90	90
10.0	Toilet Room				110	110
11.0	Lieutenant's Office	3	3		250	250 (3) desks and file cabinets
12.0	Watch Office				275	250 Workstations, mailboxes, copier, battery charging - adjacent to bay
13.0	Study/Library				125	100 (2) workstations
14.0	Quiet Room				100	75 Room for family visits
15.0	Fitness Room				750	700 Equipment, cardio, stretching area
16.0	Janitor Closet/Supplies				50	50 Mop basin, cleaning supplies
17.0	Residential Laundry				96	96 (2) sets of washer and dryer, counter, sink
18.0	Vending/Ice Machine				25	25 Area for vending machine
19.0	Residential Sub-Total	11	14	-	4,551	4,078
20.0	Circulation, Wall, and Mechanical Shaft Space				1,638	1,468
21.0	RESIDENTIAL TOTAL				6,189	5,546
C.	APPARATUS AREA					
1.0	Apparatus Bays				6,290	3,990 (2) - 85'x 20' Bays on ends (2) - 85'x17' Bays in middle (Reduce to 3 bays that are 70' deep)
2.0	Hose Tower				300	200 Decrease size

Village of Lombard Central Fire Station

Space Needs Program - Reduced

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing			Sq.Ft.		Notes	
		Current	Future	Existing	Required	Reduced		
3.0	TOTAL PARKING REQUIRED				22	22	parking spaces	
G.	OUTDOOR SPACES							
1.0	Trash Enclosure				150	150		
2.0	Generator Enclosure				250	250		
3.0	Transformer Enclosure				100	100		
4.0	Covered Patio				100	100	Patio with grill	
5.0	OUTDOOR SPACES REQUIRED				600	600		
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Village of Lombard

Fire Department Administration

Space Needs Program

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.	Notes
		Current	Future	Required	
A.	TRAINING				
1.0	Entry Vestibule		-	80	
2.0	Public Lobby		-	500	Display case for memorabilia
3.0	Training Classroom/ Meeting Room		-	1,500	Training for 50 people - small coat area - divideable
4.0	Training Storage		-	200	Table/chair and equipment storage
5.0	Training Kitchenette		-	25	Counter with sink, coffee, microwave and storage
6.0	A/V Closet		-	50	Audio visual equipment for room
7.0	Public Restrooms		-	500	Male and Female public toilets
8.0	Training Sub-Total		-	2,855	
9.0	Circulation Space			428	
10.0	TRAINING TOTAL		-	3,283	
B.	ADMINISTRATION				
1.0	Chief Office	1	1	250	Table for 4-6 w/ closet, 2 side chairs
2.0	Deputy Chief Office	1	1	200	Table for 4 w/ closet, 2 side chairs
3.0	Deputy Chief Office	1	1	200	Table for 4 w/ closet, 2 side chairs
4.0	Administrative Coordinator	1	1	150	Chief secretary - Lead position
5.0	Administrative Assistant	1	1	120	Part time position
6.0	EMS Office			120	
7.0	Training Office			120	
8.0	Open Office			144	(4) - 6x6 workstations (the pit)
9.0	Small Waiting Area			100	(2) chairs and waiting area
10.0	Conference Room			325	Conference table for 10 to 12 - credenza
11.0	Workroom			125	Copy - Mailboxes - Supply storage
12.0	Secure File Storage			100	
13.0	Admin Toilet Rooms			160	(2) single user toilets - 80s.f. each
14.0	Break Room			150	Table, Refrigerator, Sink, Microwave, Coffee Area
15.0	Administration Sub-Total			2,264	
16.0	Circulation Space			566	
17.0	ADMINISTRATION TOTAL			2,830	

Village of Lombard
Fire Department Administration
Space Needs Program

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.01

Room / Area / Space	Staffing		Sq.Ft. Required	Notes
	Current	Future		
TOTAL STAFFING	5	5		
C. FIRE ADMINISTRATION SPACES SUB-TOTAL			6,113	
D. GROSSING FACTOR (15%)			917	Wall, shaft, and mechanical space
E. FIRE ADMINISTRATION SPACES TOTAL			7,030	
F. PARKING REQUIREMENTS				Surface parking
1.0 Staff Parking			10	(8-10) spaces required
2.0 Visitors, Community, and Training Room Parking			2	(more required for training function)
3.0 TOTAL PARKING REQUIRED			12	parking spaces
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SECTION 4.3
CENTRAL FIRE STATION
RECOMMENDED SITE AREA

Recommended Site Area

After establishing the space needs requirements of the central fire station, parking, and site requirements, it is possible to estimate the lot size required.

The following is a summation of the minimum lot size requirements assuming an open space requirement of 50% of the lot. These lot coverage amounts will typically meet requirements for a fire station located within a Residential Zoning District.

Central Fire Station Site Requirements

Optimum Needs

1.92 acres minimum

This is the site requirement for a 17,032 sq. ft. fire station with space for (9) firefighters, a Battalion Chief, and (4) double deep apparatus bays.

Reduced Central Fire Station Site Requirements

Minimum Needs Only

1.66 acres minimum

This is the site requirement for a 13,365 sq. ft fire station for (8) firefighters, a Battalion Chief, and (3) double deep apparatus bays that are 15' less in depth that the station above.

For this option, the site requirements were verified by generating a generic "optimum" site plan diagram.

Following this page are the Central Fire Station Site Calculations and the generic "optimum site plan diagram for the Reduced Central Fire Station

Village of Lombard Central Fire Station

FGMAARCHITECTS

July 17, 2023

Site Area Requirements for One Story Fire Station

FGM Project No. 22-3439.01

A. LOT SIZE REQUIREMENTS FOR CENTRAL FIRE STATION		Notes	
1.0	Zoning Assumptions		
2.0	Maximum impervious area allowed	50%	Minimum open space of 50% required in R2 Residential Districts
3.0	Programmatic size of Fire Station	17,032	
4.0	Parking Spaces Required	22	Stalls required
B. SITE AREA REQUIREMENTS		Sq.Ft.	
1.0	Assumed Footprint of Building	18,735	Allows for building design form
2.0	Parking, Walkway and Drives		
3.0	Parking Lot Size	7,150	Allow 325 sq.ft. per space
4.0	Walkways	1,073	Allow for 15% of parking lot area in walks
5.0	Apparatus Bay Aprons	7,800	Allow for width of bays x 50' front and rear
6.0	Drives	2,860	Allow for 40% of parking lot area in drives
7.0	Miscellaneous Outdoor Spaces	600	From program areas
8.0	SUB-TOTAL BUILDING AND PAVED AREAS	38,217	
C. RECOMMENDED LOT SIZE			
1.0	Stormwater Detention	9,554	Assume 25% of Building and Paved Areas (impervious area)
2.0	Site size to meet lot coverage requirements	57,326	Allows for 50% open site area
3.0	LOT SIZE SUB-TOTAL	66,880	
4.0	Site Irregularity Factor (25%)	16,720	Allowance for site proportion variations for setbacks
C.	TOTAL MINIMUM RECOMMENDED LOT SIZE	83,600	Sq.Ft.
D.	MINIMUM RECOMMENDED SITE ACERAGE	1.92	Acres
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Village of Lombard

Central Fire Station - Reduced

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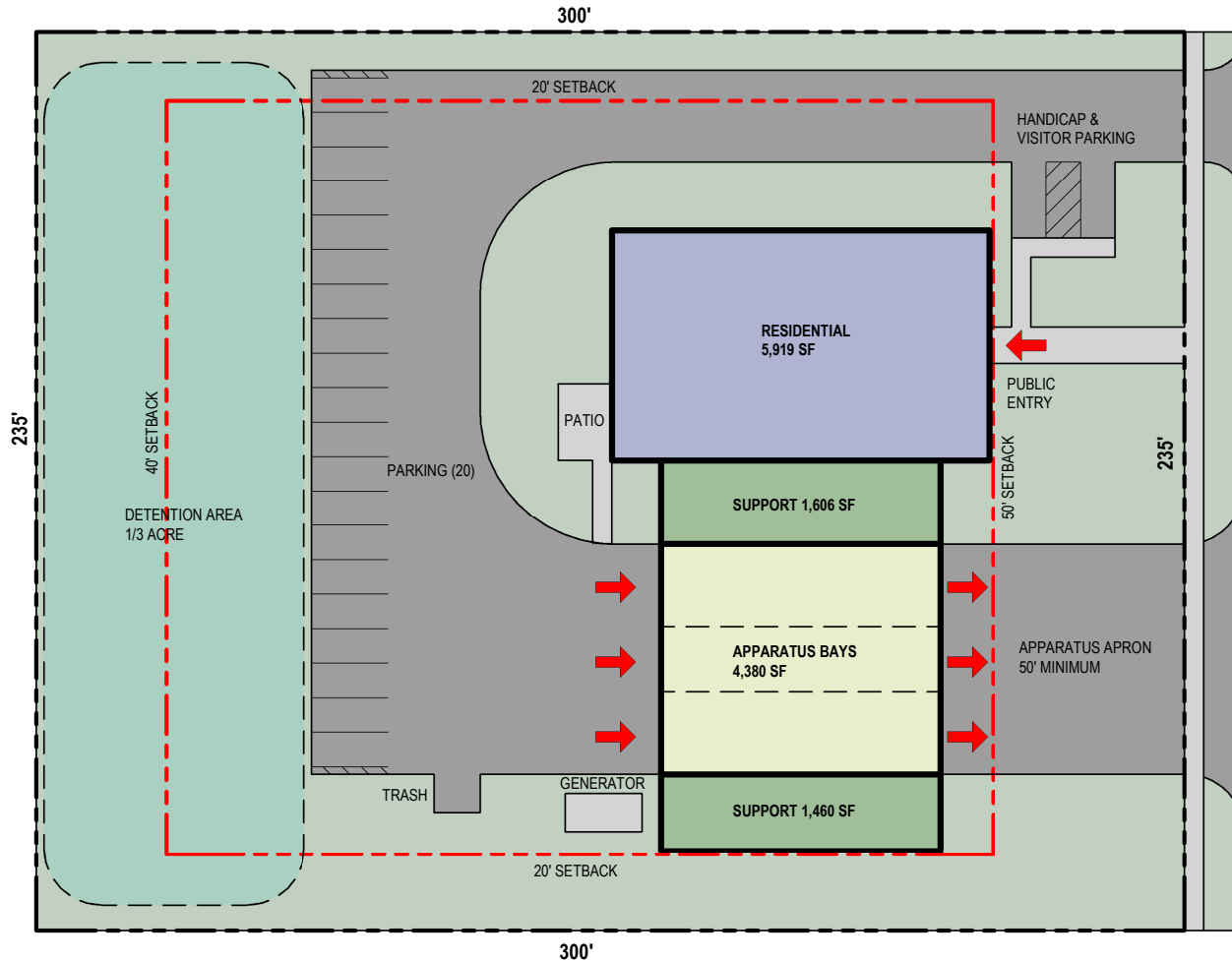
July 17, 2023

Site Area Requirements for One Story Fire Station

FGM Project No. 22-3439.01

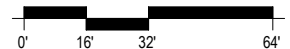
A. LOT SIZE REQUIREMENTS FOR CENTRAL FIRE STATION		Notes	
1.0	Zoning Assumptions		
2.0	Maximum impervious area allowed	50%	Minimum open space of 50% required in R2 Residential Districts
3.0	Programmatic size of Fire Station	13,365	
4.0	Parking Spaces Required	22	Stalls required
B. SITE AREA REQUIREMENTS		Sq.Ft.	
1.0	Assumed Footprint of Building	14,701	Allows for building design form
2.0	Parking, Walkway and Drives		
3.0	Parking Lot Size	7,150	Allow 325 sq.ft. per space
4.0	Walkways	1,073	Allow for 15% of parking lot area in walks
5.0	Apparatus Bay Aprons	6,000	Allow for width of bays x 50' front and rear
6.0	Drives	3,575	Allow for 50% of parking lot area in drives
7.0	Miscellaneous Outdoor Spaces	600	From program areas
8.0	SUB-TOTAL BUILDING AND PAVED AREAS	33,099	
C. RECOMMENDED LOT SIZE			
1.0	Stormwater Detention	8,275	Assume 25% of Building and Paved Areas (impervious area)
2.0	Site size to meet lot coverage requirements	49,648	Allows for 50% open site area
3.0	LOT SIZE SUB-TOTAL	57,922	
4.0	Site Irregularity Factor (25%)	14,481	Allowance for site proportion variations for setbacks
C.	TOTAL MINIMUM RECOMMENDED LOT SIZE	72,403	Sq.Ft.
D.	MINIMUM RECOMMENDED SITE ACERAGE	1.66	Acres
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LOMBARD CENTRAL FIRE STATION STUDY



MINIMUM SITE REQUIREMENT	
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TOTAL AREA	70,500 SQFT
TOTAL ACREAGE	1.6 ACRES



SITE PLAN DIAGRAM - IDEAL

**SECTION 4.4
FIRE STATION 45
PROPOSED RENOVATION
REVIEW**

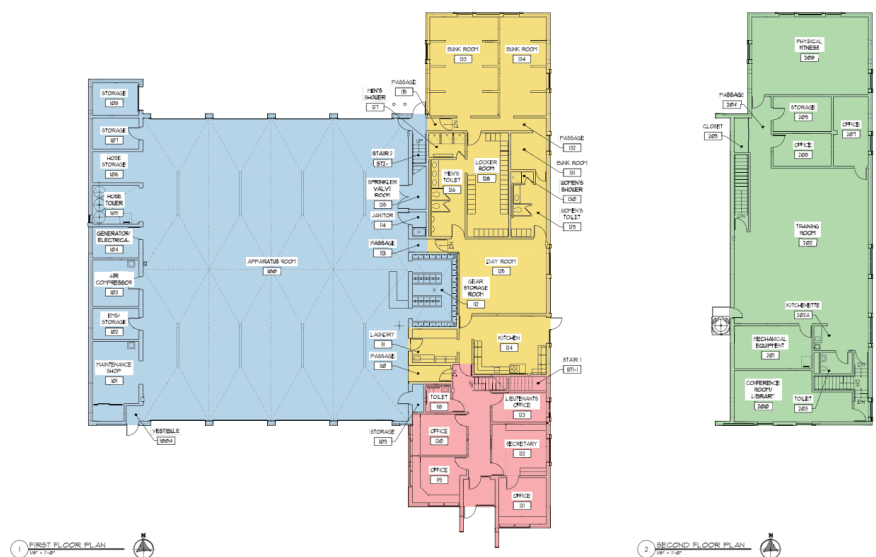


Analysis of Renovation

If the Fire Department administration were to vacate Station 45 and move to the central location, we do not believe an addition will be necessary. Based on the 2021 study completed, removing administration will correct many of the “Priority Level 1” deficiencies. The areas that are opened up when administration leaves can be used as workspaces for the fire station operations.

If minimal work is done within the station, then an elevator and reconfigured stairs may be avoided but ideally it is a public building, and this work should be completed. Also, per the previous report, we agree that the bunkrooms and bathrooms are in need of updating and some reconfiguration.

Overall, the station is in need of a refresh but with administration removed the budget indicated in the previous report will be reduced.



**SECTION 5
POLICE STATION**



**SECTION 5.1
POLICE STATION
SUMMARY OF ANALYSIS**



Main entry of police station



Shared parking lot for staff and visitors



Staff entrance is not secure

Summary of Analysis

The Lombard Police Department currently has authorized strength of 68 sworn police officers and 16 civilian employees. Future staff capacity has been factored into the space needs analysis for long term (30+ years) planning. The additional capacity includes space for 5 additional sworn officers and 3 civilian positions.

During the course of this study, it became clear that the existing building is working against the Police Department. Not only is the building too small, but the design of the building is negatively affecting the Police Department’s operations.

The space needs analysis finds that 47,294 sq. ft. of space is optimum for the long term needs of the Police Department to operate effectively. The existing police station is only 23,401 sq.ft. This means the department is currently operating with a 23,893 sq.ft. deficit.

If the Village were to only address the most critical space deficiencies, which includes patrol, investigations, evidence, training, and locker Room Spaces, the space required is 37,416 sq.ft. While reducing the size of the police station would alleviate the most critical current needs, it does not address the long term needs of the Police Department.

There are several reasons why additional space is required. They can be categorized into three main areas.

1. Police Operations have Changed: There are spaces that do not exist for modern policing.
2. Existing Spaces are Inadequate: Many spaces are no longer adequate to meet current needs. As policing has changed, workspaces no longer meet operational requirements.
3. Accessibility Requirements have Changed: As accessibility requirements evolve, many areas require additional space to meet Federal and State laws.

The issues of space and other issues will be discussed further in this section below.

In addition to space issues, the building also fails in the following areas:

1. Safety and Security: The site is not secure. Staff parking, police vehicle parking, and the staff entries are not secured from the public which is a safety concern for both civilian and sworn personnel.
2. Operations: The building is designed in a segregated, compartmentalized manner. This negatively affects communication and sharing of information

**SECTION 5.1
POLICE STATION
SUMMARY OF ANALYSIS**

throughout the department. The sharing of information throughout the department is critical for effective policing. When all the workspaces are behind closed doors, this becomes more difficult.



Main entrance lobby

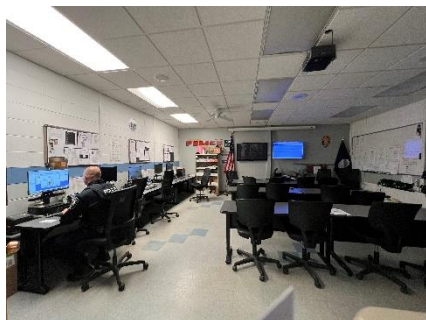


Citizen report / meeting rooms in lobby

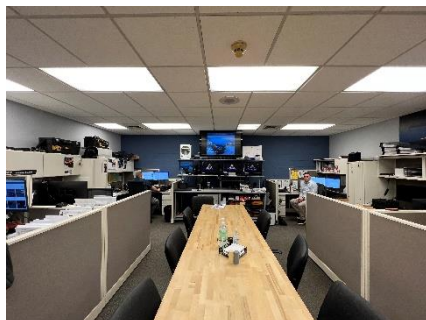


Main corridor in police station

**SECTION 5.2
POLICE STATION
SPACE AND OPERATIONAL
ISSUES**



Combined roll call and report room



Investigations Bureau



Traffic unit workspace

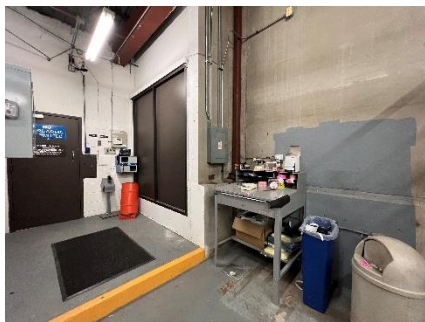
Space and Operational Issues

Currently, the existing building does not have enough space and is not designed in a manner that allows the Police Department to operate effectively. There are many reasons why the building does not function as an effective police station. The reasons can be classified into three major categories as follows:

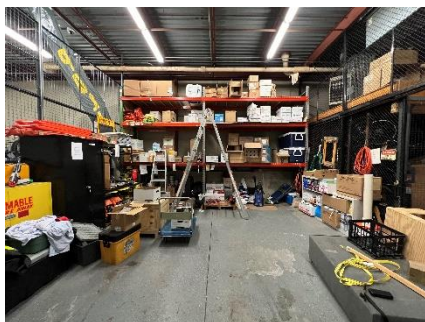
1. **Police Operations Changed** dramatically since the building was originally designed in 1973 and constructed in 1974. Since that time, there have been many operational changes in policing including statutory (legal), technological, and procedural changes. Examples of areas affected by these changes include:
 - **Parking Issues:** It is now common to have secure parking for department and staff personal vehicles. This poses a potential security and safety issue, and it has been noted by many staff members that pedestrians are often walking through staff parking and drives.

Patrol vehicles are parked in an open parking lot with staff and public parking. This leaves the vehicles exposed to the elements as well as to vandalism. Today’s patrol vehicles contain equipment that is very costly and sensitive to extreme temperatures. Furthermore, garage storage will reduce the wear and tear on vehicles from the extreme weather we have been experiencing and prolong their service life. As police vehicles continue to evolve and become more sophisticated, it is important to protect them. We recommend the police fleet be stored indoors or at a minimum provided with covered parking.
 - **Training Spaces:** The amount of mandatory training required of police officers is increasing. State and Federal laws now require specific training on an annual, bi-annual, and tri-annual basis and includes annual use of force and scenario-based training utilizing both simulator and live-fire methodologies. Training spaces need to provide greater flexibility for different types of training programs, including classroom, defensive tactics, simulator, and live fire scenario-based training.
 - **Officer Wellness:** Spaces that promote mental and physical wellness have been of great importance in the past ten years. Research has shown that police officers are negatively affected by the stress of their jobs which includes early onset dementia and shorter lifespans. To help promote wellness, spaces that promote stress relief, physical fitness, and camaraderie and now included in modern police facilities. The spaces include specially designed quiet rooms for destressing, physical fitness facilities, break areas, and common space that allows for interaction with peers.
 - **Holding Facility Issues:** The sally port, booking room, male cells, and interview rooms are for the most part as designed when the building

SECTION 5.2
POLICE STATION
SPACE AND OPERATIONAL
ISSUES



Entrance to booking from Sally Port and drug testing station



Garage storage and evidence vehicle processing garage



Evidence technician's lab space

was first constructed in 1974.

When the police station Lockup area was originally constructed in 1974, arrest procedures were much simpler and procedures such as Live scan fingerprinting, which is used to capture fingerprints electronically, was considered new technology and not widely used. As booking procedures changed with technology, more space became necessary.

Detainees are released through the sally port or patrol entry after bonding out. This procedure requires officers to escort a detainee through operational areas of the police station to be released. Modern police stations have separate prisoner release and bond out areas, which release away from staff and public spaces.

- Evidence Technicians Workspace: The existing workspace is very small and severely limits the capabilities of the Police Department. The need for scientific analysis of evidence continues to increase, and as processing of evidence becomes more sophisticated, significantly more space is required for items such as a fuming chamber, fume hood, drug testing stations, and photography workstations.
- Evidentiary Vehicle Processing. This is an area where a vehicle can be securely processed for latent fingerprints, searched, and photographed. The current area is within the police garage, which is vacated when needed for processing. In a modern police station this would be a separate room which is more secure and designed for evidentiary vehicle processing.
- Evidence and Property Storage: Statutory changes have greatly increased the length of time that evidence must be kept; in some cases, evidence is now required to be kept forever. The increased retention requirements mean that Police Departments take in much more evidence on an annual basis than they are allowed to dispose of. The Lombard Police Department is running out of evidence storage space.
- Computer Forensics: When the existing police station was constructed, computer/cybercrime was unheard of. The current space where this work is performed is at an open workstation within Investigations. The work is considered evidentiary, so by best practices should be a separate secure space. It is also small with no additional space for emerging technology. The growth of cybercrime has been growing rapidly with damages expected to exceed \$10.5 trillion globally by 2025. Policing is adapting with increasing use of specialized computers and equipment for data recovery, crime analysis, and on-line crime issues, which requires additional space.

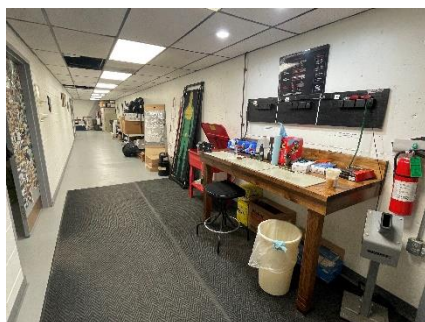
SECTION 5.2
POLICE STATION
SPACE AND OPERATIONAL
ISSUES



Patrol Lieutenants and Sergeants workspace



Locker Room

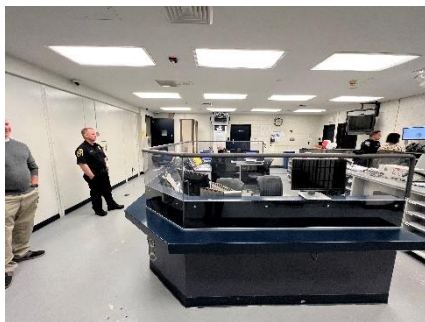


Weapons cleaning and maintenance located in hallway

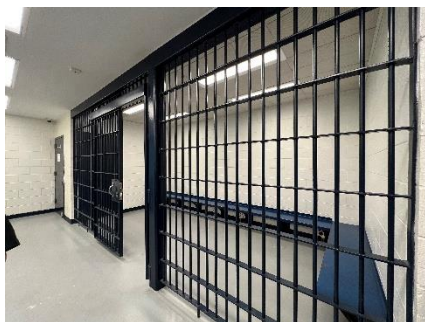
2. There are many **Inadequate Spaces**. These include the following:

- Staff Work Areas: Many of the staff work areas, including patrol and investigations have been outgrown and the existing spaces are now inadequate.
- Storage throughout the facility is an issue. With more community outreach programs and specialty equipment being utilized, more storage, properly designed, is required to support these functions.
- Locker Rooms: The men's and women's locker rooms have reached maximum capacity and the department has significantly outgrown them. Both the number and size of lockers are inadequate to accommodate uniforms, boots, and equipment currently issued for officers. There is also no dedicated storage space for larger items including duty bags and tactical gear.
- Defensive Tactics Training: The Defensive Tactics training area is located in an area of the basement which is too small to accommodate the training requirements of the Police Department. This area should have padded walls without obstructions for safety during training exercises.
- Firing Range: The Firing Range is an older 20' wide x 25 yard range which is insufficient in its width to accommodate recently mandated scenario training activities using vehicles and other props. There is a limited amount of sound control within the range. The ventilation system is an older design using 100% exhaust and appears to have been retrofitted in the 1990's to allow for tactical (down range) training.
- Weapons Cleaning and Maintenance: This takes place in the corridor outside the firing range. Ideally, this takes place within a room where ventilation can be controlled as weapons cleaning involves use of solvents and so an accidental discharge can be contained.
- Training Room: There is no dedicated training room in the police station. The department has recently been using an old retail space for training but has recently lost access to that space. Due to the increase in mandated training, it is ideal for a Police Department to have a training room which can also be used for community engagement events.
- Sally Port: A Sally Port is a secure garage used for safe transfer of detainees from a vehicle to the lockup area. Access to the Booking Area from the Sally Port has a step, which can be unsafe when transferring a detainee. The sally port lacks the ability to accommodate multiple vehicles. It also lacks a "drive through"

**SECTION 5.2
POLICE STATION
SPACE AND OPERATIONAL
ISSUES**



Booking room – note steel cell construction to left which do not allow sound separation



Mass arrest / holding cell with bars



Interview rooms located off main hallway

capability, requiring a vehicle to back out into a traffic drive.

- **Holding / Lockup Facility Issues**
Corridors leading to the holding cells are very narrow at 4'-0" wide. officers need to have enough space to allow use of defensive tactics when necessary to safely restrain a detainee.

Cells are older steel cells. The existing cells have open steel bar cell fronts and doors which were retrofitted with wire mesh to reduce potential ligature risk (suicide by hanging). Since the cells have open fronts, sound / noise separation is not possible. Being able to isolate detainees so they can't talk to each other can be very important.

- **Interview Rooms:** The interview rooms located across the hall from Investigations are problematic. The interview rooms are located off the main hallway of the police station and are not soundproof, so discussions can be heard from within and outside the room. If an interviewee requires the use of a toilet room, there is not one easily accessible.
- **Roll Call and Report Writing** takes place within a shared room, which can be very disruptive for both functions. To further add to the congestion, officer mail and body cameras are kept in this room.

3. **Accessibility Requirements** have changed: The existing building was designed at a time when accessibility was not a significant concern. Laws governing the accessibility requirements have since been enacted, including the Illinois Accessibility Code, which has been in effect since 1997, and the Americans with Disabilities Act (ADA) adopted in 1990 (with subsequent revisions). These laws require more space for accessible routes (entries, corridors, and stairways), workspaces, support spaces (toilet and locker rooms), and even accessible holding cells.

Many rules govern when compliance with accessibility standards is required. Generally, if a space is renovated, including any change in flooring, such as a carpet replacement, it is required to be brought into compliance with the Illinois Accessibility Code. Non-compliance with the requirements can subject the Village to a lawsuit by the U.S. Department of Justice or the Illinois Attorney General, who has been aggressively enforcing compliance on municipalities.

**SECTION 5.3
POLICE STATION
SPACE NEEDS PROGRAMS**

Space Needs Programs

Following this page are the Police Department Space Needs Programs referenced in this section.

**Police Department Space Needs
Program for Long Term Needs**

Pages 1-11

This program identifies 47,294 sq. ft. of space is optimum for the long term needs of the Police Department (30+ years) to operate effectively.

**Police Department Space Needs
Program Addressing Critical Needs Only**

Pages 1-11

This program identifies 37,416 sq.ft of space is required if the Village were to only address the most critical space deficiencies, which includes patrol, investigations, evidence, training, and locker Room Spaces and does not address the long term needs of the Police Department.

Note that Space Needs Programs attempt to compare the size of existing space to the space required. In many cases, it is difficult to provide an “apples to apples” comparison because many spaces accommodate more than one function in the existing building. Therefore, we suggest using the space comparison as a general comparison only.

Village of Lombard

Police Department

Space Needs Program - Long Term Needs

FGMA ARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		A. PUBLIC ENTRY / PUBLIC ACCESS AREAS				
1.0	Entry Vestibule			67	80	
2.0	Lobby			683	400	Provide seating for (8)
3.0	Citizen Report Rooms			136	100	
4.0	Public Fingerprinting Alcove			-	10	Incorporate into Report Room above
5.0	Citizen Report / Social Worker Room			182	120	
6.0	Storage Room			15	10	Incorporate into Report Room above
7.0	Training / Community Meeting Room			-	1,400	Seating for (40) in training tables and chairs
8.0	Credenza Storage Counter			-	100	To support Training Room above
9.0	Audio/Visual Equipment			-	15	
10.0	Storage Room			-	150	
11.0	Public Toilets			112	425	Men's: 2 toilets, 2 urinals and 2 lavs. Women's: 3 Toilets and 2 lavs.
12.0	Public Entry / Public Access Areas Sub-Total			1,195	2,810	
13.0	Circulation, Wall, and Mechanical Shaft Space				843	
14.0	PUBLIC ENTRY / PUBLIC ACCESS AREAS TOTAL				3,653	
B. FRONT DESK						Integrate with Records
1.0	Full Time Clerks	1	1			Integrate with Records workstations in future
2.0	Part Time Clerks	1	1			Integrate with Records workstations in future
3.0	Counter Positions			177	120	Provide (2) service windows with privacy partitions, package pass-through
4.0	Workstations			-	-	Integrate into Records
5.0	Camera Monitor Center			-	-	Integrate into counter position area
6.0	Supplies / Handouts			-	-	Integrate into counter position area
7.0	Police Reception Sub-Total	2	2	177	120	
8.0	Circulation, Wall, and Mechanical Shaft Space				42	
9.0	POLICE RECEPTION TOTAL				162	
C. RECORDS DIVISION						
1.0	Records Supervisor Workstation	1	1	122	80	Open workstation within Records
2.0	Property Clerk	1	1		-	Office area is located below in Evidence and Property
3.0	Records Clerks Open Office	4	5		560	(7) "L" shaped workstations (includes (2) workstations for front desk staff)
4.0	Records Files				140	(8) 42" lateral files - immediate access records for (2) years

Village of Lombard

Police Department

Space Needs Program - Long Term Needs

FGMARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
5.0	Mobile Video Review Workstations		2	1,486	150	(2) "L" shaped workstations in open office setting, provide some privacy
6.0	Flexible Workstation				-	Use Front Desk Counter Positions
7.0	Conference Room				150	Seating for (4-6), convertible in future to office
8.0	Support Spaces					
9.0	Public Counter Positions				-	Included in Front Desk above
10.0	Copy/Workroom				120	Copy area with shredder, work counters, fax, storage cabinets
11.0	Storage Closet				15	
12.0	Safe				10	
13.0	Lockers				35	Provide double tier lockers (10) openings total for valuables
14.0	Long Term Records			750	750	Currently have approximately 500 bankers boxes
15.0	Records Division Sub-Total	6	9	2,358	1,860	
16.0	Circulation, Wall, and Mechanical Shaft Space				651	
17.0	RECORDS DIVISION TOTAL				2,511	
D.	POLICE ADMINISTRATION					
1.0	Administrative Waiting Area				80	Waiting area with (4) seats
2.0	Administrative Assistant's Workstation	1	1	372	300	"L" Shaped workstation with transaction top
3.0	Administrative Assistant's Workstation (PT)	1	1		300	"L" Shaped workstation with transaction top
4.0	Secure Files					Lateral files (16) 36" drawers
5.0	Administrative / Major Case Conference Room			346	600	Seating for (20) at table with additional seating on side, shared use
6.0	Coat Closet				15	
7.0	Chief of Police Office	1	1	293	250	"U" shaped workstation with conference table for (6), files, bookshelves
8.0	Closet			-	10	
9.0	Deputy Chief of Patrol	1	1	165	165	"U" shaped workstation with (3) guest chairs, files
10.0	Closet			-	10	
11.0	Deputy Chief of Administration	1	1	160	165	"U" shaped workstation with (3) guest chairs, files
12.0	Closet			-	10	
13.0	Conference Room			-	210	Seating for (6), locate between D.C.'s offices
14.0	Administrative Sergeant	1	1	-	150	
15.0	Closet			-	10	
16.0	Accreditation Office	1	1	-	150	"U" shaped workstation with (2) guest chairs, files
17.0	Closet			-	10	
18.0	Administrative Storage Closet			-	15	

Village of Lombard

Police Department

Space Needs Program - Long Term Needs

FGMA ARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		19.0	Copier / Workroom / Supplies			
20.0	Coffee Area			-	60	
21.0	Toilet Rooms			-	140	(2) single user toilet rooms
22.0	Police Administration Sub-Total	7	7	1,336	2,430	
23.0	Circulation, Wall, and Mechanical Shaft Space				851	
24.0	POLICE ADMINISTRATION TOTAL				3,281	
E. PATROL DIVISION						
1.0	Patrol Lieutenant (3) required	3	3	600	300	(3) Large "L" shaped workstations
2.0	Patrol Sergeants Workstations	6	6		400	(6) "L" shaped workstations
3.0	Storage Closet				80	
4.0	Patrol Conference Room			-	120	Seating for (4)
5.0	Patrol Officers	38	38			
6.0	Community Service Officers	4	4			
7.0	Equipment Issue					
8.0	Charging Area			44	40	Charging and docking area for body cams and battery chargers
9.0	Patrol Equipment			25	64	Area for Beat Kits, shields, and equipment
10.0	Drone Storage			-	15	
11.0	Duty Bag Storage			-	170	Provide(54) three-tier lockers for duty bags near patrol entry
12.0	Report Writing			514		
13.0	Officer Desks				210	(5) 6' desks with privacy partitions
14.0	Photocopy/FAX/Printer				40	
15.0	Mail Slots				40	Provide mail slots for Patrol
16.0	Roll Call /Briefing Room				450	Seating for (15)
17.0	Storage				15	
18.0	Soft Interview Room			-	-	Share with Investigations below
19.0	Interview Rooms			-	-	Share with Investigations below
20.0	K-9 Storage			-	15	For storage of training equipment
21.0	Patrol Division Sub-Total	51	51	1,183	1,959	
22.0	Circulation, Wall, and Mechanical Shaft Space				686	
23.0	PATROL DIVISION TOTAL				2,645	

Village of Lombard Police Department

Space Needs Program - Long Term Needs

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		F. TRAFFIC AND ACCIDENT RECONSTRUCTION				
1.0	Traffic Sergeant's Workstation		1	104	290	"U" shaped workstation (can be with open office workstations below)
2.0	Open Office Workstations	2	2			(2) "L" shaped workstations, (1) file cabinet
3.0	Conference Room			-	-	Need access to conference room
4.0	Equipment Storage Closet			-	-	See garage storage below
5.0	Traffic and Accident Reconstruction Sub-Total	2	3	104	290	
6.0	Circulation, Wall, and Mechanical Shaft Space				102	
7.0	TRAFFIC AND ACCIDENT RECONSTRUCTION TOTAL				392	
G. INVESTIGATIONS DIVISION						
1.0	Administrative Secretary	1	1		56	"L" shaped workstations, (1) file cabinet
2.0	Lieutenant's Office				150	"U" shaped workstation with (2) guest chairs, files
3.0	Closet				10	
4.0	Sergeants' Office	1	2		150	"U" shaped workstation with (2) guest chairs, files
5.0	Closet				10	
6.0	Conference Room				210	Seating for (6), locate between Lt. and Sgt's office
7.0	Detectives / Juvenile Officers	9	12			
8.0	Detective / School Resource Officer	1	1			
9.0	Investigations Open Office					
10.0	Investigations Workstations			1,102	960	(12) "L" shaped workstations in open office setting
11.0	Flexible Work Area					
12.0	Open Work Table				280	Collaboration table for (8)
13.0	Temporary Secure Storage				10	Temporary evidence storage
14.0	Investigations Conference Room / Major Case				-	Share with Administrative Conference Room
15.0	Computer Forensics				150	Counters for (3) workstations, lockers w/ data connections, server
16.0	Storage				15	Secure storage
17.0	Copy / Workroom				100	
18.0	Kitchenette				60	Coffee, microwave, full size refrigerator
19.0	Storage Closet				15	
20.0	Secure Juvenile Files					
21.0	Secure Files				35	(2) lateral file cabinets
22.0	Interview Rooms					
23.0	Soft Interview / Juvenile Interview			-	120	(1) soft interview room

Village of Lombard Police Department

Space Needs Program - Long Term Needs

FGMARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		24.0	Suspect Interview			
25.0	Toilet Room			-	70	Single user toilet room
26.0	A/V Monitor Control Room			-	60	Alcove for monitoring interviews within Investigations Open Office
27.0	Investigations Division Sub-Total	12	16	1,281	2,861	
28.0	Circulation, Wall, and Mechanical Shaft Space				1,001	
29.0	INVESTIGATIONS DIVISION TOTAL				3,862	
H. EVIDENCE TECHNICIANS						
1.0	Evidence Garage					
2.0	Vehicle Processing Bay				560	Single processing bay
3.0	Emergency Eyewash / Shower				25	Locate in processing bay above
4.0	Evidentiary Vehicle Storage				-	Shared with processing bay above
5.0	Drying Cabinets				150	Provide space for (2) double drying cabinets and 8' layout area
6.0	Drug Testing Area				80	Worktable for drug testing, provide drug chamber and exhaust
7.0	Large Item Evidence Storage				240	For storage of large items, locate off vehicle processing bay
8.0	Temporary Evidence Storage				10	Locker space to store items prior to processing
9.0	Forensic Processing Lab			180		
10.0	Fuming Chamber				30	
11.0	Dusting / Fume Hood				30	
12.0	Refrigerators				15	
13.0	Worktables and Counters				150	
14.0	Workstations				90	(2) 6" workstation with computers, one will be used for photography
15.0	Computer Forensics				-	Located in Investigations above
16.0	Equipment Storage Room				64	
17.0	Evidence Technicians Sub-Total			180	1,444	
18.0	Circulation, Wall, and Mechanical Shaft Space				505	
19.0	EVIDENCE TECHNICIANS TOTAL				1,949	
I. EVIDENCE AND PROPERTY						
1.0	Property Custodian Office				150	"U" shaped workstation with (2) guest chairs, files
2.0	Evidence Packaging			72		Work area with computer workstation
3.0	In-Process Evidence Temporary Storage				100	Evidence return lockers

Village of Lombard

Police Department

Space Needs Program - Long Term Needs

FGMA ARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
4.0	Worktable and Barcoding				100	Large counter, storage for supplies, sink
5.0	Evidence Drop Lockers					(3) sets pass-thru lockers
6.0	Large Item Evidence Storage				-	Located off evidence garage above
7.0	Property Room					
8.0	Intake Area / Work Area				60	Work Area with sink
9.0	Property Custodian Workstation				40	6' desk with (1) 4-drawer letter file
10.0	General Evidence				1,000	Assumes a growth rate of 3.5% for 30 years
11.0	Open Floor			407	80	Area to sort evidence and hold carts, etc.
12.0	Valuables Vault				20	
13.0	Narcotics Storage				64	100% exhaust ventilation
14.0	Firearms Storage				128	
15.0	Refrigerated Storage				40	Space for refrigerator and freezer
16.0	Destruction Holding Area				20	Area with shelving
17.0	Bike Storage				-	See Warm Storage below
18.0	Secure Storage Shed				-	See Outdoor Spaces Below
19.0	Seized Vehicles/Impound				-	Located offsite at impound lot
20.0	Evidence and Property Sub-Total				1,782	
21.0	Circulation, Wall, and Mechanical Shaft Space				535	
22.0	EVIDENCE AND PROPERTY TOTAL				2,317	
J.	DETAINEE PROCESSING / HOLDING					
1.0	Sally Port			580	900	(2) car sally port
2.0	Vestibule Area			66	50	
3.0	Prisoner Search and Personal Effects Lockers				80	Include sorting counters and double tiered lockers
4.0	Processing Area				500	
5.0	Fingerprint Area			793	-	Included in Processing Area above
6.0	Sobriety Testing				80	Work area for Breathalyzers
7.0	Booking Station				-	Included in Processing Area above
8.0	Live Scan Area				-	Included in Processing Area above
9.0	Toilet			38	80	
10.0	Mass Arrest Cell			136	120	Holding capabilities for (6)
11.0	Detention Cells			400	700	(6) Cells total, including (2) Accessible Cells and (2) showers
12.0	In-Custody Interview Room			65	100	Hard interview room

Village of Lombard

Police Department

Space Needs Program - Long Term Needs

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
13.0	Attorney/Client Room			-	70	
14.0	Bond Out Vestibule			-	140	Vestibule for release of detainees
15.0	Janitors Closet			-	40	
16.0	Detention Storage			-	80	
17.0	Detainee Processing / Holding Sub-Total			2,078	2,940	
18.0	Circulation, Wall, and Mechanical Shaft Space				1,176	
19.0	DETAINEE PROCESSING / HOLDING TOTAL				4,116	
K.	I.T. SUPPORT					
1.0	I.T. Workspace				80	Work counters
2.0	Server Room				170	Space for up to (4) server racks, UPS, clean agent fire suppression
3.0	Server Room HVAC				50	Room for dedicated CRAC unit
4.0	Storage Area				20	Equipment storage
5.0	IDF Closets				140	Allowance for networking closets
6.0	I.T. Support Sub-Total				460	
7.0	Circulation, Wall, and Mechanical Shaft Space				161	
8.0	I.T. SUPPORT TOTAL				621	
L.	TRAINING					
1.0	Training Office			-	320	(5) 6' desks with conference table in the middle for planning / collaboration
2.0	Training Room			-	-	See Public Entry / Public Access Areas above
3.0	Simulator Training Room			-	-	Scenario based training will take place in DT or Training Room
4.0	Defensive Tactics Room			-	-	Included in Locker / Fitness areas below
5.0	Firing Range					
6.0	Control Room			151	80	Range control room
7.0	Tactical Firing Range			1,808	2,200	25 yard range x 20' wide (similar to existing)
8.0	Range Mechanical			432	400	Assume equipment located inside building
9.0	Range Staging and Weapons Maintenance			48	220	Staging and (2) weapons cleaning stations with sinks, eyewash, parts washer
10.0	Target Storage			-	150	
11.0	Cleaning Equipment and Casing Storage			-	100	
12.0	Armorer's Work Area			-	120	Area for (2) armorers to work
13.0	Armory Storage			96	150	Ammunition and weapons storage

Village of Lombard

Police Department

Space Needs Program - Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		14.0	M.E.R.I.T. / SWAT Storage Closet			
15.0	Toilet Room (nearby)			-	-	Included in toilet room allowance below
16.0	Training Sub-Total			2,535	3,755	
17.0	Circulation, Wall, and Mechanical Shaft Space				1,127	
18.0	TRAINING TOTAL				4,882	
M. SOCIAL SERVICES						
1.0	Counseling Room			-		Use interview room in Lobby
2.0	Social Services Sub-Total			-		
3.0	Circulation, Wall, and Mechanical Shaft Space					
4.0	SOCIAL SERVICES TOTAL					
N. STAFF SUPPORT AREAS						
1.0	Lunchroom with Kitchenette			449	850	Breakroom with varied seating for (16)
2.0	Quiet Rooms - (2) required			-	200	Multi-purpose rooms
3.0	Quartermaster Storage			248	80	15'x2' deep shelving
4.0	Honor Guard Storage			-	60	Storage for flags, equipment and uniforms
5.0	Closet Allowance				100	Allowances for closets throughout the building
6.0	Staff Toilets Allowance			110	400	Allowance for toilet rooms throughout the building
7.0	Staff Support Areas Sub-Total			807	1,690	
8.0	Circulation, Wall, and Mechanical Shaft Space				592	
9.0	STAFF SUPPORT AREAS TOTAL				2,282	
O. LOCKER / FITNESS AREAS - SHARED						
1.0	Male Locker Room					
2.0	Male Lockers			583	1,350	Provide (75) 24" wide lockers
3.0	Toilet/Sinks/Shower Areas			247	420	(3) toilets, (3), urinals, (4) lavs, (2) showers
4.0	Female Locker Room					
5.0	Female Lockers			171	500	Provide (25) 24" wide lockers
6.0	Toilet/Sinks/Shower Areas			143	200	(2) toilets, (2) lavs, (1) shower
7.0	Gender Neutral Locker Room					

Village of Lombard

Police Department

Space Needs Program - Long Term Needs

FGMA ARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
Q.	LOADING / FACILITY MAINTENANCE					
1.0	Facility Maintenance Office / Workspace				250	Workshop area with workstation
2.0	Facility Maintenance Supplies			464	150	
3.0	Central Custodial Storage Space				150	
4.0	Janitor's Closet Allowance			55	100	For janitorial storage throughout the building
5.0	Receiving Area				-	Delivery area
6.0	Delivery Storage Room				150	For temporary holding of deliveries
7.0	General Building Storage				400	
8.0	Loading/Facility Maintenance Sub-Total			519	1,200	
9.0	Circulation, Wall, and Mechanical Shaft Space				420	
10.0	LOADING / FACILITY MAINTENANCE TOTAL				1,620	
R.	MECHANICAL AND ELECTRICAL SPACES					
1.0	Emergency Generator				-	Locate outside
2.0	Mechanical Room(s)				500	Plumbing and Fire Protection Equipment (assume roof top HVAC equipment)
3.0	Electrical Room				400	
4.0	Voice and Data Incoming Service Room				50	
5.0	Mechanical and Electrical Spaces Sub-Total			-	950	
6.0	Circulation, Wall, and Mechanical Shaft Space				285	
7.0	MECHANICAL AND ELECTRICAL SPACES TOTAL				1,235	
	TOTAL STAFFING	80	88			
T.	ONE STORY BUILDING OPTION AREA REQUIRED				45,294	
U.	TWO LEVEL BUILDING OPTION					
1.0	Multi-Floor Factor (Two Story Concept)				2,000	Assume (2) floors at 1,000 sq.ft. per floor
2.0	TWO STORY BUILDING OPTION AREA REQUIRED			23,401	47,294	
C.	BUILDING ADDITION AREA REQUIRED				23,893	

Village of Lombard

Police Department

Space Needs Program - Reduced

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.			Notes
		Current	Future	Existing	Required	Reduced	
A.	PUBLIC ENTRY / PUBLIC ACCESS AREAS						
1.0	Entry Vestibule			67	80	80	
2.0	Lobby			683	400	400	Provide seating for (8)
3.0	Citizen Report Rooms			136	100	100	
4.0	Public Fingerprinting Alcove			-	10	10	Incorporate into Report Room above
5.0	Citizen Report / Social Worker Room			182	120	120	
6.0	Storage Room			15	10	10	Incorporate into Report Room above
7.0	Training / Community Meeting Room			-	1,400	1,400	Seating for (40) in training tables and chairs
8.0	Credenza Storage Counter			-	100	100	To support Training Room above
9.0	Audio/Visual Equipment			-	15	15	
10.0	Storage Room			-	150	150	
11.0	Public Toilets			112	425	425	Men's: 2 toilets, 2 urinals and 2 lavs. Women's: 3 Toilets and 2 lavs.
12.0	Public Entry / Public Access Areas Sub-Total			1,195	2,810	2,810	
13.0	Circulation, Wall, and Mechanical Shaft Space				843	843	
14.0	PUBLIC ENTRY / PUBLIC ACCESS AREAS TOTAL				3,653	3,653	
B.	FRONT DESK						Integrate with Records
1.0	Full Time Clerks	1	1				Integrate with Records workstations in future
2.0	Part Time Clerks	1	1				Integrate with Records workstations in future
3.0	Counter Positions			177	120	120	Provide (2) service windows with privacy partitions, package pass-through
4.0	Workstations			-	-	-	Integrate into Records
5.0	Camera Monitor Center			-	-	-	Integrate into counter position area
6.0	Supplies / Handouts			-	-	-	Integrate into counter position area
7.0	Police Reception Sub-Total	2	2	177	120	120	
8.0	Circulation, Wall, and Mechanical Shaft Space				42	42	
9.0	POLICE RECEPTION TOTAL				162	162	
C.	RECORDS DIVISION						
1.0	Records Supervisor Workstation	1	1	122	80	80	Open workstation within Records
2.0	Property Clerk	1	1		-	-	Office area is located below in Evidence and Property
3.0	Records Clerks Open Office	4	5		560	560	(7) "L" shaped workstations (includes (2) workstations for front desk staff)
4.0	Records Files				140	140	(8) 42" lateral files - immediate access records for (2) years
5.0	Mobile Video Review Workstations		2				(2) "L" shaped workstations in open office setting, provide some privacy
6.0	Flexible Workstation				-	-	Use Front Desk Counter Positions
7.0	Conference Room			149	150	150	Seating for (4-6), convertible in future to office

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Existing	Sq.Ft.		Notes
		Current	Future		Required	Reduced	
8.0	Support Spaces			1,700			
9.0	Public Counter Positions				-	-	Included in Front Desk above
10.0	Copy/Workroom				120	120	Copy area with shredder, work counters, fax, storage cabinets
11.0	Storage Closet				15	15	
12.0	Safe				10	10	
13.0	Lockers				35	35	Provide double tier lockers (10) openings total for valuables
14.0	Long Term Records			750	750	750	Currently have approximately 500 bankers boxes
15.0	Records Division Sub-Total	6	9	2,358	1,860	1,860	
16.0	Circulation, Wall, and Mechanical Shaft Space				651	651	
17.0	RECORDS DIVISION TOTAL				2,511	2,511	
D. POLICE ADMINISTRATION							
1.0	Administrative Waiting Area				80	80	Waiting area with (4) seats
2.0	Administrative Assistant's Workstation	1	1	372	300	300	"L" Shaped workstation with transaction top
3.0	Administrative Assistant's Workstation (PT)	1	1				"L" Shaped workstation with transaction top
4.0	Secure Files						Lateral files (16) 36" drawers
5.0	Administrative / Major Case Conference Room			346	600	500	Seating for (20) at table with additional seating on side, shared use
6.0	Coat Closet				15	15	
7.0	Chief of Police Office	1	1	293	250	250	"U" shaped workstation with conference table for (6), files, bookshelves
8.0	Closet			-	10	10	
9.0	Deputy Chief of Patrol	1	1	165	165	160	"U" shaped workstation with (3) guest chairs, files
10.0	Closet			-	10	10	
11.0	Deputy Chief of Administration	1	1	160	165	160	"U" shaped workstation with (3) guest chairs, files
12.0	Closet			-	10	10	
13.0	Conference Room			-	210	210	Seating for (6), locate between D.C.'s offices
14.0	Administrative Sergeant	1	1	-	150	150	
15.0	Closet			-	10	10	
16.0	Accreditation Office	1	1	-	150	150	"U" shaped workstation with (2) guest chairs, files
17.0	Closet			-	10	10	
18.0	Administrative Storage Closet			-	15	15	
19.0	Copier / Workroom / Supplies			-	80	80	
20.0	Coffee Area			-	60	60	
21.0	Toilet Rooms			-	140	140	(2) single user toilet rooms
22.0	Police Administration Sub-Total	7	7	1,336	2,430	2,320	
23.0	Circulation, Wall, and Mechanical Shaft Space				851	812	
24.0	POLICE ADMINISTRATION TOTAL				3,281	3,132	

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Sq.Ft.			Notes
		Current	Future	Existing	Required	Reduced	
E. PATROL DIVISION							
1.0	Patrol Lieutenant (3) required	3	3		300	300	(3) Large "L" shaped workstations
2.0	Patrol Sergeants Workstations	6	6	600	400	400	(6) "L" shaped workstations
3.0	Storage Closet				80	80	
4.0	Patrol Conference Room			-	120	-	Seating for (4)
5.0	Patrol Officers	38	38				
6.0	Community Service Officers	4	4				
7.0	Equipment Issue						
8.0	Charging Area			44	40	40	Charging and docking area for body cams and battery chargers
9.0	Patrol Equipment			25	64	64	Area for Beat Kits, shields, and equipment
10.0	Drone Storage			-	15	15	
11.0	Duty Bag Storage			-	170	170	Provide(54) three-tier lockers for duty bags near patrol entry
12.0	Report Writing						
13.0	Officer Desks				210	210	(5) 6' desks with privacy partitions
14.0	Photocopy/FAX/Printer			514	40	40	
15.0	Mail Slots				40	40	Provide mail slots for Patrol
16.0	Roll Call /Briefing Room				450	450	Seating for (15)
17.0	Storage				15	15	
18.0	Soft Interview Room			-	-	-	Share with Investigations below
19.0	Interview Rooms			-	-	-	Share with Investigations below
20.0	K-9 Storage			-	15	15	For storage of training equipment
21.0	Patrol Division Sub-Total	51	51	1,183	1,959	1,839	
22.0	Circulation, Wall, and Mechanical Shaft Space				686	644	
23.0	PATROL DIVISION TOTAL				2,645	2,483	
F. TRAFFIC AND ACCIDENT RECONSTRUCTION							
1.0	Traffic Sergeant's Workstation		1	104	290	200	"U" shaped workstation (can be with open office workstations below)
2.0	Open Office Workstations	2	2				(2) "L" shaped workstations, (1) file cabinet
3.0	Conference Room			-	-	-	Need access to conference room
4.0	Equipment Storage Closet			-	-	-	See garage storage below
5.0	Traffic and Accident Reconstruction Sub-Total	2	3	104	290	200	
6.0	Circulation, Wall, and Mechanical Shaft Space				102	70	
7.0	TRAFFIC AND ACCIDENT RECONSTRUCTION TOTAL				392	270	

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Sq.Ft.			Notes
		Current	Future	Existing	Required	Reduced	
G.	INVESTIGATIONS DIVISION						
1.0	Administrative Secretary	1	1		56	56	"L" shaped workstations, (1) file cabinet
2.0	Lieutenant's Office				150	150	"U" shaped workstation with (2) guest chairs, files
3.0	Closet				10	10	
4.0	Sergeants' Office	1	2		150	150	"U" shaped workstation with (2) guest chairs, files
5.0	Closet				10	10	
6.0	Conference Room				210	210	Seating for (6), locate between Lt. and Sgt's office
7.0	Detectives / Juvenile Officers	9	12				
8.0	Detective / School Resource Officer	1	1				
9.0	Investigations Open Office						
10.0	Investigations Workstations						
11.0	Flexible Work Area			1,102	960	960	(12) "L" shaped workstations in open office setting
12.0	Open Work Table				280	280	Collaboration table for (8)
13.0	Temporary Secure Storage				10	10	Temporary evidence storage
14.0	Investigations Conference Room / Major Case				-	-	Share with Administrative Conference Room
15.0	Computer Forensics				150	150	Counters for (3) workstations, lockers w/ data connections, server
16.0	Storage				15	15	Secure storage
17.0	Copy / Workroom				100	100	
18.0	Kitchenette				60	60	Coffee, microwave, full size refrigerator
19.0	Storage Closet				15	15	
20.0	Secure Juvenile Files						
21.0	Secure Files				35	35	(2) lateral file cabinets
22.0	Interview Rooms						
23.0	Soft Interview / Juvenile Interview			-	120	120	(1) soft interview room
24.0	Suspect Interview			179	400	400	(4) suspect interview rooms
25.0	Toilet Room			-	70	70	Single user toilet room
26.0	A/V Monitor Control Room			-	60	60	Alcove for monitoring interviews within Investigations Open Office
27.0	Investigations Division Sub-Total	12	16	1,281	2,861	2,861	
28.0	Circulation, Wall, and Mechanical Shaft Space				1,001	1,001	
29.0	INVESTIGATIONS DIVISION TOTAL				3,862	3,862	
H.	EVIDENCE TECHNICIANS						
1.0	Evidence Garage						
2.0	Vehicle Processing Bay				560	-	Single processing bay
3.0	Emergency Eyewash / Shower				25	-	Locate in processing bay above

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Sq.Ft.		Notes	
		Current	Future	Existing	Required		Reduced
4.0	Evidentiary Vehicle Storage				-	-	Shared with processing bay above
5.0	Drying Cabinets				150	150	Provide space for (2) double drying cabinets and 8' layout area
6.0	Drug Testing Area				80	80	Worktable for drug testing, provide drug chamber and exhaust
7.0	Large Item Evidence Storage				240	150	For storage of large items, locate off vehicle processing bay
8.0	Temporary Evidence Storage				10	-	Locker space to store items prior to processing
9.0	Forensic Processing Lab			180		180	
10.0	Fuming Chamber				30	-	
11.0	Dusting / Fume Hood				30	-	
12.0	Refrigerators				15	-	
13.0	Worktables and Counters				150	-	
14.0	Workstations				90	-	(2) 6" workstation with computers, one will be used for photography
15.0	Computer Forensics				-	-	Located in Investigations above
16.0	Equipment Storage Room				64	-	
17.0	Evidence Technicians Sub-Total			180	1,444	560	
18.0	Circulation, Wall, and Mechanical Shaft Space				505	196	
19.0	EVIDENCE TECHNICIANS TOTAL				1,949	756	
I. EVIDENCE AND PROPERTY							
1.0	Property Custodian Office				150	150	"U" shaped workstation with (2) guest chairs, files
2.0	Evidence Packaging			72			Work area with computer workstation
3.0	In-Process Evidence Temporary Storage				180	180	Evidence return lockers
4.0	Worktable and Barcoding						Large counter, storage for supplies, sink
5.0	Evidence Drop Lockers						(3) sets pass-thru lockers
6.0	Large Item Evidence Storage				-	-	Located off evidence garage above
7.0	Property Room						
8.0	Intake Area / Work Area				60		Work Area with sink
9.0	Property Custodian Workstation				40		6' desk with (1) 4-drawer letter file
10.0	General Evidence				1,000		Assumes a growth rate of 3.5% for 30 years
11.0	Open Floor				80	600	Area to sort evidence and hold carts, etc.
12.0	Valuables Vault			407	20		
13.0	Narcotics Storage				64		100% exhaust ventilation
14.0	Firearms Storage				128		
15.0	Refrigerated Storage				40		Space for refrigerator and freezer
16.0	Destruction Holding Area				20		Area with shelving
17.0	Bike Storage				-	-	See Warm Storage below
18.0	Secure Storage Shed				-	-	See Outdoor Spaces Below

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Sq.Ft.		Notes	
		Current	Future	Existing	Required		Reduced
19.0	Seized Vehicles/Impound				-	-	Located offsite at impound lot
20.0	Evidence and Property Sub-Total				1,782	930	
21.0	Circulation, Wall, and Mechanical Shaft Space				535	279	
22.0	EVIDENCE AND PROPERTY TOTAL				2,317	1,209	
J. DETAINEE PROCESSING / HOLDING							
1.0	Sally Port			580	900	900	(2) car sally port
2.0	Vestibule Area			66	50	50	
3.0	Prisoner Search and Personal Effects Lockers				80		Include sorting counters and double tiered lockers
4.0	Processing Area				500		
5.0	Fingerprint Area				-		Included in Processing Area above
6.0	Sobriety Testing			793	80	793	
7.0	Booking Station				-		Included in Processing Area above
8.0	Live Scan Area				-		Included in Processing Area above
9.0	Toilet			38	80	80	
10.0	Mass Arrest Cell			136	120	136	Holding capabilities for (6)
11.0	Detention Cells			400	700	200	(6) Cells total, including (2) Accessible Cells and (2) showers
12.0	In-Custody Interview Room			65	100	65	Hard interview room
13.0	Attorney/Client Room			-	70	-	
14.0	Bond Out Vestibule			-	140	-	Vestibule for release of detainees
15.0	Janitors Closet			-	40	-	
16.0	Detention Storage			-	80	-	
17.0	Detainee Processing / Holding Sub-Total			2,078	2,940	2,224	
18.0	Circulation, Wall, and Mechanical Shaft Space				1,176	890	
19.0	DETAINEE PROCESSING / HOLDING TOTAL				4,116	3,114	
K. I.T. SUPPORT							
1.0	I.T. Workspace				80	80	Work counters
2.0	Server Room				170	170	Space for up to (4) server racks, UPS, clean agent fire suppression
3.0	Server Room HVAC				50	50	Room for dedicated CRAC unit
4.0	Storage Area				20	20	Equipment storage
5.0	IDF Closets				140	140	Allowance for networking closets
6.0	I.T. Support Sub-Total				460	460	
7.0	Circulation, Wall, and Mechanical Shaft Space				161	161	
8.0	I.T. SUPPORT TOTAL				621	621	

Village of Lombard

Police Department

Space Needs Program - Reduced

FGMARCHITECTS

July 17, 2023

FGM Project No. 22-3439.00

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
L.	TRAINING					
1.0	Training Office			-	320	- (5) 6' desks with conference table in the middle for planning / collaboration
2.0	Training Room			-	-	- See Public Entry / Public Access Areas above
3.0	Simulator Training Room			-	-	- Scenario based training will take place in DT or Training Room
4.0	Defensive Tactics Room			-	-	- Included in Locker / Fitness areas below
5.0	Firing Range					
6.0	Control Room			151	80	151 Range control room
7.0	Tactical Firing Range			1,808	2,200	1,808 25 yard range x 20' wide (similar to existing)
8.0	Range Mechanical			432	400	432 Assume equipment located inside building
9.0	Range Staging and Weapons Maintenance			48	220	48 Staging and (2) weapons cleaning stations with sinks, eyewash, parts washer
10.0	Target Storage			-	150	-
11.0	Cleaning Equipment and Casing Storage			-	100	-
12.0	Armorer's Work Area			-	120	- Area for (2) armorers to work
13.0	Armory Storage			96	150	96 Ammunition and weapons storage
14.0	M.E.R.I.T. / SWAT Storage Closet			-	15	- Storage closet for equipment
15.0	Toilet Room (nearby)			-	-	- Included in toilet room allowance below
16.0	Training Sub-Total			2,535	3,755	2,535
17.0	Circulation, Wall, and Mechanical Shaft Space				1,127	761
18.0	TRAINING TOTAL				4,882	3,296
M.	SOCIAL SERVICES					
1.0	Counseling Room			-	-	- Use interview room in Lobby
2.0	Social Services Sub-Total			-	-	-
3.0	Circulation, Wall, and Mechanical Shaft Space					
4.0	SOCIAL SERVICES TOTAL					-
N.	STAFF SUPPORT AREAS					
1.0	Lunchroom with Kitchenette			449	850	450 Breakroom with varied seating for (16)
2.0	Quiet Rooms - (2) required			-	200	200 Multi-purpose rooms
3.0	Quartermaster Storage			248	80	248 15'x2' deep shelving
4.0	Honor Guard Storage			-	60	- Storage for flags, equipment and uniforms
5.0	Closet Allowance				100	- Allowances for closets throughout the building
6.0	Staff Toilets Allowance			110	400	300 Allowance for toilet rooms throughout the building

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Sq.Ft.		Notes	
		Current	Future	Existing	Required		Reduced
7.0	Staff Support Areas Sub-Total			807	1,690	1,198	
8.0	Circulation, Wall, and Mechanical Shaft Space				592	419	
9.0	STAFF SUPPORT AREAS TOTAL				2,282	1,617	
O. LOCKER / FITNESS AREAS - SHARED							
1.0	Male Locker Room						
2.0	Male Lockers			583	1,350	1,350	Provide (75) 24" wide lockers
3.0	Toilet/Sinks/Shower Areas			247	420	420	(3) toilets, (3), urinals, (4) lavs, (2) showers
4.0	Female Locker Room						
5.0	Female Lockers			171	500	500	Provide (25) 24" wide lockers
6.0	Toilet/Sinks/Shower Areas			143	200	200	(2) toilets, (2) lavs, (1) shower
7.0	Gender Neutral Locker Room						
8.0	Locker Area			-	90	-	Provide (5) 24" wide lockers
9.0	Toilet/Sinks/Shower Areas			-	120	-	(1) toilets, (1) lavs, (1) shower
10.0	Fitness Area				1,200	1,567	Room for 10-15 people at one time. Include 4'x15' turf area
11.0	Defensive Tactics Training Room			1,567	900		Mat Room
12.0	Storage Room			64	180	64	Storage for DT and training equipment
13.0	Auxiliary Locker Room			-	300	-	Changing and toilet facility for Village staff use
14.0	Locker/Fitness Areas Sub-Total			2,775	5,260	4,101	
15.0	Circulation, Wall, and Mechanical Shaft Space				1,578	1,230	
16.0	LOCKER / FITNESS AREAS TOTAL				6,838	5,331	
P. WARM STORAGE / MAINTENANCE - SHARED							
1.0	Vehicle Garage						
2.0	Evidence Van			-	300	-	Ford 350 Transit Van
3.0	Trailer Storage			-	810	-	(3) spaces for traffic safety trailer and (2) speed boards
4.0	Utility Vehicle Storage				270		(1) gator
5.0	Future Traffic Vehicle??				270		With portable scales
6.0	Patrol Vehicles??						
7.0	Bike Patrol				250		Storage for (6) bicycles, bike racks, equipment, lockers
8.0	Vehicle Maintenance Equipment				20		
9.0	Equipment Storage						
10.0	Traffic Secure Storage Closet				8		Conditioned storage for Total Station
11.0	Traffic and Parking Enforcement Storage			908	240	908	Traffic control equipment storage
12.0	CSO Equipment Storage				50		10' of deep storage shelving

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Sq.Ft.		Notes	
		Current	Future	Existing	Required		Reduced
13.0	Washer/Dryer				80		
14.0	Mop Sink Basin				25		
15.0	Animal Cage Storage				25		
16.0	Kennels / Animal Holding				20	Provide caged kennel with flushing floor drain	
17.0	Bike (property) Storage				180	Storage for 30-40 bicycles	
18.0	Warm Storage Sub-Total			908	2,548	908	
19.0	Circulation, Wall, and Mechanical Shaft Space				382	136	
20.0	WARM STORAGE TOTAL				2,930	1,044	
Q. LOADING / FACILITY MAINTENANCE							
1.0	Facility Maintenance Office / Workspace				250	250	Workshop area with workstation
2.0	Facility Maintenance Supplies			464	150	150	
3.0	Central Custodial Storage Space				150	150	
4.0	Janitor's Closet Allowance			55	100	80	For janitorial storage throughout the building
5.0	Receiving Area				-	-	Delivery area
6.0	Delivery Storage Room				150	-	For temporary holding of deliveries
7.0	General Building Storage				400	200	
8.0	Loading/Facility Maintenance Sub-Total			519	1,200	830	
9.0	Circulation, Wall, and Mechanical Shaft Space				420	291	
10.0	LOADING / FACILITY MAINTENANCE TOTAL				1,620	1,121	
R. MECHANICAL AND ELECTRICAL SPACES							
1.0	Emergency Generator				-	-	Locate outside
2.0	Mechanical Room(s)				500	500	Plumbing and Fire Protection Equipment (assume roof top HVAC equipment)
3.0	Electrical Room				400	400	
4.0	Voice and Data Incoming Service Room				50	50	
5.0	Mechanical and Electrical Spaces Sub-Total			-	950	950	
6.0	Circulation, Wall, and Mechanical Shaft Space				285	285	
7.0	MECHANICAL AND ELECTRICAL SPACES TOTAL				1,235	1,235	
	TOTAL STAFFING	80	88				
T. ONE STORY BUILDING OPTION AREA REQUIRED					45,294	35,416	

Village of Lombard

Police Department

Space Needs Program - Reduced

	Room / Area / Space	Staffing		Sq.Ft.		Notes	
		Current	Future	Existing	Required		Reduced
U. TWO LEVEL BUILDING OPTION							
1.0	Multi-Floor Factor (Two Story Concept)				2,000	2,000	Assume (2) floors at 1,000 sq.ft. per floor
2.0	TWO STORY BUILDING OPTION AREA REQUIRED			23,401	47,294	37,416	
C. BUILDING ADDITION AREA REQUIRED							
					23,893	14,015	
V. PARKING REQUIREMENTS							
1.0	Police Department Secure Staff Parking					42	Surface parking At afternoon shift change
2.0	Secure Parking for Police Vehicles					36	At shift changes
3.0	Apparatus Parking During Training					4	Allow for (4) pcs of apparatus (11'x 45')
4.0	Village Hall Staff Parking					40	
5.0	Village Hall Assigned Vehicles					10	
6.0	Community and Training Room Parking					60	Assume (30) spaces for each room. Also assumed no overlap with Board Room
7.0	Visitor Parking					6	
8.0	TOTAL PARKING REQUIRED					198	parking spaces
				183			Existing parking spaces
W. OUTDOOR SPACES							
1.0	Plaza Entrance					500	With seating
2.0	Trash Enclosure					300	
3.0	Generator Enclosure					400	
4.0	Transformer Enclosure					150	
5.0	Outdoor Staff Area					200	
6.0	Secure Storage Shed					150	For homeless personal effects and flammable storage cabinets
7.0	OUTDOOR SPACES REQUIRED					1,700	
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**SECTION 5.4
POLICE STATION
EXISTING FACILITY REVIEW**

Introduction

One of the impetuses behind this study is the fact that the Police Department has outgrown the existing building and is looking to expand. While the building is well maintained, it is 50 years old and does not meet the current code and accessibility requirements of a modern police facility.

Therefore, as part of this study, a review of the building’s current condition identified many specific issues that need to be addressed.

Existing Building Condition Analysis

The Lombard Police Station was originally constructed in 1973. The building is a one-story steel and precast concrete structure with a partial basement. The first-floor level is approximately 16,000 square feet with the lower level approximately 7,400 square feet, for a total of 23,400 square feet.

Site and Parking

The Police Station is located at the northwest corner of the Lombard Municipal Complex. The municipal complex is approximately 15.5 acres and includes the Police Station, Village Hall, and Public Works. The Police Station is bordered by a residential neighborhood to the north and west and the Lombard Village Hall and parking lot to the south and east.

The current site provides 184 parking stalls serving both the Village Hall and Police Station. There is a designated parking lot for police vehicles comprised of 18 parking stalls.



Aerial map of Municipal Complex



Aerial map of Police Station



View of main entrance



Transformer & retaining wall

Site Drainage

The site has had significant water issues in the past. The west side of the site is sloping into the building and create leaks along the west side of the building. Significant water damage was noted in the electrical room located in the basement along the west side of the building. The existing electrical transformer located at the west side shows signs of previous water damage. A small retaining wall has been built around the transformer and it was noted that work has been performed to remediate the washout occurring in this area and leaking into the electrical room below.

Building Envelope

The facility is a steel framed structure with a combination of storefront glazing and precast concrete panels. The majority of the exterior precast appears to be in good condition.

The exterior metal siding and soffit located on the south elevation above the storefront is damaged and is in poor condition. It appears the bottom trim piece is damaged and the vertical siding slats are sliding out.



Damaged siding at west side

The roof is a flat roof constructed of bar joists with metal decking, insulation, and a modified bitumen roof system. In general, the roof is performing adequately and there were no obvious areas of damage. The wall and parapet flashings appear to be newer and in good condition, however the membrane flashings located at most of the equipment curbs and penetrations appear to be original and are at the end of their useful life.



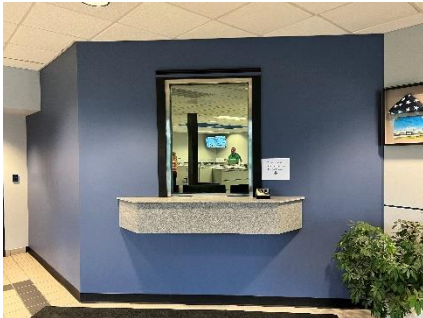
Deteriorated flashing at roof curbs



Deteriorated flashing at skylights



Repaired roof flashing



Police Lobby front desk

Accessibility

Since the building was constructed, accessibility requirements have changed with the Americans with Disabilities Act and the Illinois Accessibility Code. The accessibility guidelines mandate that all public facilities in the State of Illinois are to be designed, constructed, or altered to assure equal accessibility to all members of society. If any type of building renovation were to occur, accessibility violations would need to be addressed. The violations range from minor issues to larger problems that would require significant renovation work. Below is a summary of violations reviewed during the building assessment:

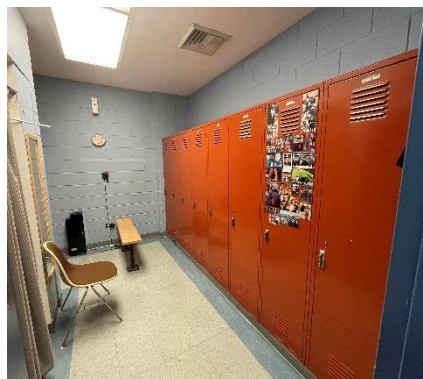
- The front desk window and counter at the public lobby are too high and not accessible. The countertop projects more than 4” into the clear floor space. Any object between 27” and 80” above the finished floor shall not protrude more than 4” as it cannot be detected by a cane.
- The guardrails at both staircases are too low and ladder style. The existing guardrail is 2’-9” tall, per IBC, guardrails should not be less than 42” in height. Handrails are required to be within 34” to 38” above the finished surface and are not permitted to be on top of the guardrail. Handrails should be continuous between flights of stairs. The existing handrails and guardrails should be replaced with new, compliant railings.
- There are no accessible lockers or benches within the Men’s and Women’s Locker rooms. Per the American with Disabilities Act (ADA) at least 5% of the lockers provided should be ADA accessible. Each locker room is required to have at least one ADA compliant bench for changing.



Non-ADA compliant guardrail



Inaccessible lockers and benches in locker room



Inaccessible lockers and benches in locker room

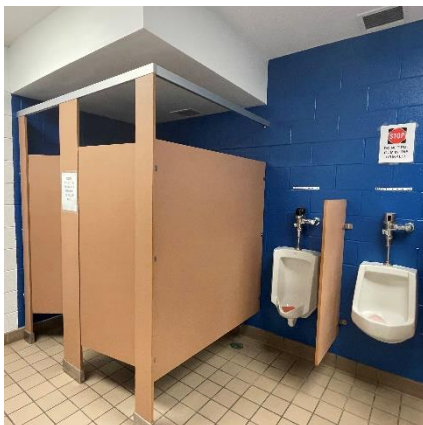


Non-ADA compliant toilet room

- The Men’s locker room contains two showers and two water closets. Neither showers nor water closets are ADA accessible. Per code at least one shower and one of the toilets should be ADA accessible.
- The Women’s locker room contains one shower and two water closets. Neither shower nor water closets are ADA accessible. Per code the shower and one water closet should be ADA accessible.
- Most of the toilet rooms within the existing building were noted as not being ADA accessible. If a renovation were to occur the Village may be required to bring each toilet room into compliance.



Non-ADA compliant toilet room



Non-ADA compliant toilets within men’s locker room



Non-ADA compliant showers within men’s locker rooms



Non-ADA compliant showers within women’s locker rooms



Roof hatch too close to roof edge.

Building Issues

Overall, the interior of the building has been well maintained and appears in good condition. However, due to the building's age there are some problems that come with an aging building. Additionally, areas of the building have been renovated to meet the changing needs of the Police Department. During the building assessment review some areas were observed to be in violation of the current building codes or best practices.

- The roof hatch is located too close to the roof edge. A minimum of 6'-0" clearance should be provided between any rooftop opening and the edge of the roof. The existing roof hatch is located approximately 6" from the roof edge.
- The evidence storage room does not have sufficient ventilation. This allows fumes from the drug storage area to travel throughout the rest of the police station.
- The existing firing range was recently renovated with new interior finishes; however, an existing floor drain was left in place. This drain should be removed and capped to prevent lead contamination from entering the sanitary system.
- The gun cleaning area is located in a hallway outside of the firing range. There is no dedicated exhaust in this area to remove fumes from chemicals that are being used to clean the weapons.



Insufficient ventilation in Evidence Storage room



Renovated Firing Range



Floor drain in Firing Range



Gun cleaning area within hallway



Bars at front of holding cell



Converted fitness area



Converted fitness area



File boxes stored too close to ceiling

- Cells fronts and doors are older style bars that have been covered with wire mesh to reduce hazards and ligature (hanging) issues. They do not provide any sound separation.
- The basement was converted to a fitness room. There was no modification to the existing mechanical system to provide additional airflow and ventilation for this space.
- Files and boxes are being stored within 24" of ceiling.
- The building does not have an automatic sprinkler system.

**SECTION 5.4
EXISTING CONDITION REVIEW
– MECHANICAL**



Existing air handler



Ductless split units



Ductless split unit

Mechanical Assessment

The Village Hall was last Renovated in 1995 and utilizes all electric HVAC equipment. Using electricity for heat typically has a higher operational cost than natural gas. Currently the electric heat rate is separately metered, and paid for by the Village, as opposed to the general power requirements, which are paid through the franchise agreement. If the Village were to switch to natural gas equipment in the future, there would be no penalty for switching to gas heat in lieu of the current electric system.

The current HVAC system consists of several air handlers with remote condensing units. Zoning is handled by Variable Air Volume (VAV) boxes located throughout the building. The building utilizes both Carrier and AAON equipment with a Johnson Metasys control system. Equipment is replaced on an as-needed basis.

The Police Station was originally constructed in the early 70's. In 2008 a renovation removed the original space heating boiler along with other indoor mounted air handlers and hot water heating coils. Despite the renovation, the current HVAC system still operates similarly to its original installation. Units are replaced on an as-needed basis. The building is zoned for heating and cooling by individual rooftop mounted gas-fired A/C units of constant volume. There is no central control system, instead each individual rooftop unit is controlled by a local thermostat installed within the area it serves.

There are two ductless split units installed outside near the mechanical vent. One unit serves the server room that was built within the existing mechanical room. Supplemental electric duct mounted coils and baseboard heaters were installed in 2008 to help zone the perimeter office spaces. This system is not an efficient means of zoning but was the only option available that could utilize the existing single zone, gas fired, air conditioning rooftop unit to support several spaces.

The current rooftop units were installed during the 2008 renovation. The units are standard gas-fired rooftop units with air conditioning. It is likely they do not have a hot-gas re-heat option, as it was not widely specified or available in 2008. These units did allow for a de-humidification option that was most likely included at the time.

The firing range was recently renovated; however the renovation was limited to interior range accessories and the make-up air unit. The majority of the HVAC equipment serving the firing range appears to be original. The make-up air unit serving the firing range was replaced, however it only provides 3,600 CFM of fresh air out of the 9,500 CFM total circulated air. The remaining 5,900 CFM or 62% is re-circulated air. The filtered exhaust on the roof and the re-circulation unit located in the basement appear to be original. Even with the new make-up air unit, the range does not meet the current standards for air circulation.



Existing rooftop units

Potential Connecting Link to Village Hall

If a connecting link is to be part of a new public safety facility addition, it is recommended that the new link should include space for a new natural gas feed, hot water heating plant. The plant should be sized large enough to serve both the current Village Hall and Police Station. This would allow the existing Village Hall to be converted from electric heat to natural gas.

Installation of the plant may be phased; the first consideration would be to convert the Village Hall from all electric to gas fueled heat. Space should be allocated on the roof for a gas-fired roof top air handler that can serve the new link as well as space for an air-cooled chiller to serve both existing facilities in the future.

The new link should be independent of either existing structure. Utility services should be obtained from dedicated new service entrances, including gas, electric, and water, including fire protection water service. The services should be designed so that they could be increased in the future to back-feed the existing Village Hall and Police Station as renovations for each facility take place. Additionally, given the age and degradation of the existing Police Station electrical service, the existing transformer will be blocked from utility access by the new link. It is recommended that the existing Police Station service be re-fed with a new electrical service that will feed the new link.

Conclusion

The existing structures of both the Village Hall and Police Station, though aged, appear to be in very good serviceable condition. Unfortunately, the mechanical systems for both facilities are either at the end of their expected service life or are in need of modernization in terms of zoning, control, and/or efficiency.

**SECTION 5.4
EXISTING CONDITION REVIEW
– ELECTRICAL**



Exterior transformer



Main electrical service

Main Electrical System

There is one main electrical service for the Police Station supplied via a pad mounted Commonwealth Edison transformer located in the depressed area on the west side of the building. The secondaries appear to feed underground into the lower-level basement service room where the service switchboard is located. The transformer appears to have a history of stormwater washout issues and is noticeably out of level and askew. It was observed on site that the water shedding at the transformer/service entrance is being controlled and regularly maintained.

The main electrical service is a single main 1200 ampere 208/120V three-phase four-wire service with a three-section main switchboard. All normal power distribution, panelboards and mechanicals are powered from this service. The switchboard is original to building construction with a number of upgrades and minor improvements apparent. The switchboard appears to have suffered long-term water damage and is surrounded by sandbags to keep water away from the equipment. The switchboard cabinet has holes corroded through the switchboard side and bottom of the incoming CT section, the switchboard appears to be in overall poor condition due to the corrosion damage and slightly undersized for the application. It was noted that the water infiltration at the service entrance is being controlled.

The overall electrical capacity of the maximum nominal 80% load rated main service is slightly undersized for the facility at the current size and usage. This service will not be adequate if there are any major renovations and/or additions to the facility which would alter and increase the connected loads.

At a minimum it is recommended replacing the corroded switchboard tubs. Routine maintenance, including infrared scanning of all electrical service and distribution feeders, and lug torque check of all cable connections at the service board and all downstream equipment should be performed. The typical expected useful service life of electrical service gear is approximately 40 years maximum.

Electrical Distribution and Panelboards

The main distribution for the facility is the second and third sections of the main service switchboard located in the lower-level electrical room. Secondary distribution consists of approximately twelve additional branch circuit panelboards for power spread located throughout the Police Station.

The existing branch circuit panelboards for the facility vary in age, type, and condition, ranging from the original construction in the 70's to newer additions for the dedicated UPS computer power. Most of the panelboards appear to be standard off the shelf three-phase, four-wire thermal trip circuit breaker types. The typical expected useful service life of an electrical panelboard is approximately 40 years maximum. The existing panels appear to be in fair condition overall with the original 1970's panelboards nearing the end of their useful service life.



Electrical panels

The branch circuitry associated with the panelboards and the associated loads upon visual inspection and existing drawings appear to be mostly copper wiring. It could be possible that due to the construction type and specific age of the building some aluminum wiring may have been utilized in the original construction.

Back-up Generator Systems

There is a full building back-up diesel generator system installed for the facility. The generator is a Cummins Power emergency power unit installed on grade at the north side of the facility. The generator includes a manual double throw transfer gear and twist-loc roll-up generator connection box with distribution and branch panelboards installed in the main electrical room in the lower level. The generator was recently installed exterior to the building to replace the original generator set which was housed within the north garage area. The typical expected useful service life of diesel back-up generator set is approximately 25 years maximum.



Police Department generator

There is a second diesel generator set located on the south side of the Police Department. This generator was also recently installed and services the Village Hall building. If a link or addition the the police station were to be located to the south of the building, this generator would need to be relocated.

The transfer switches consist of a main power automatic switch for the main power transfer and a second automatic transfer switch for the IT room UPS system back-up power supply as well as a manually operated transfer switch at the exterior generator location which allows for transfer between the installed back-up generator set and a temporary roll-up generator set. All of the transfer switches appear to be in overall fair condition.



Village Hall generator

UPS Systems

There is a single cabinet Eaton uninterruptable power supply system installed within the lower-level server room which backs-up the installed IT racks within that room. The local critical equipment appears to have standalone rack mounted back-up power supplies provided. The typical expected useful service life of central UPS systems is approximately 15 years maximum.

Lighting Systems

The lighting fixtures and system throughout the facility are of varying age, condition, and type. The majority of the interior fixtures are four lamp T8 tube type fluorescent lamped troffer fixtures with some twist-in socket incandescent lamp type fixtures. All the fixtures appear to be nearing the end of their useful service life. Replacing the existing fluorescent fixtures with new LED based technology fixtures in all areas would provide additional energy savings and would better meet current energy conservation code requirements for lighting wattage density installation. The typical useful service life of interior electrical

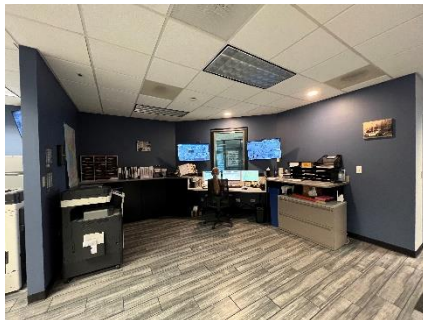


UPS System

lighting fixtures is approximately 20 years maximum.

Occupancy/vacancy sensor controls are installed in some areas; however, most areas still have standard manual wall switch controls. Providing additional occupancy/vacancy sensors to cover all areas would provide additional energy savings and would better meet current energy conservation code requirements for automatic lighting control.

The existing emergency exit signs and battery back-up emergency lighting throughout the facility are of varying age, condition, and type. The typical existing battery back-up emergency lighting fixtures and exit signs appear to be in overall fair condition.



Existing troffer light fixtures

The exterior lighting fixtures are a combination of older shoebox type pole lighting fixtures with a few updated LED lighting fixtures. Providing additional LED exterior lighting upgrades along with photocell and automatic occupancy sensor controls would provide additional energy savings and would better meet current energy conservation code requirements for automatic lighting control. The typical useful service life of exterior electrical lighting fixtures is approximately 20 years maximum.

Fire Alarm Systems

The building has a central electronic fire alarm system installed. The system appears to be a basic Fire-Lite MS-9200 fire alarm system with a wireless radio alarm communicator. The main system panel appears to be in overall fair condition, however, many of the installed fire alarm initiation and alarm devices appear to be older and at the end of their expected useful service life. The device coverage and installation locations appear to be in conformance with typical NFPA code requirements under which it was originally installed. However the system is lacking proper coverage and devices typically required by current modern fire alarm system design and codes. The typical expected useful service life of a central electronic fire alarm system is approximately 15 years maximum. This fire alarm system is discontinued, and the system and devices are nearing the end of their typical service life. A complete fire alarm system upgrade is recommended along with necessary upgrades to meet current codes and standards.



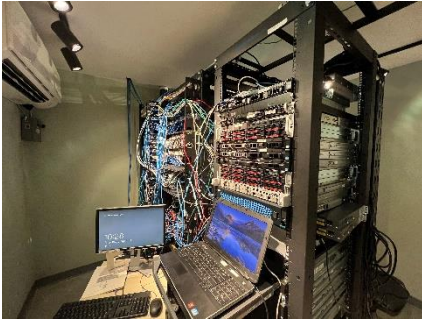
Existing exterior light fixtures

Voice and Data Systems

The voice and data systems within the building are adequate and functional for the current application and in fair condition overall. The telephone system is a fairly modern voice over IP system. The systems appear to be somewhat cramped and under cooled in a closet centered in the lower-level electrical room. There is a distinct damp sewer gas smell within the server room. Typical expected useful service life of electronic telecommunications systems and equipment is approximately 7 years. It is recommended that a larger, properly ventilated, and cooled server room be provided. Along with upgrading to a



Fire alarm and phone system



IT Racks in server room

complete modern Cat6A cabling plant and infrastructure throughout may be of benefit to the overall future facility infrastructure functionality.

**SECTION 5.4
EXISTING CONDITION REVIEW
– STRUCTURAL**



Exterior precast concrete wall



Exterior precast concrete wall



Sally Port / Garage structure

Structural Conditions

The Police Stations consists of a one-story steel framed structure with a partial basement. The roof and floor framing consist of steel bar joists supported on structural steel beams and columns. The building envelope is a combination of storefront glazing and non-load bearing precast panels. The basement walls are cast-in-place concrete.

Adjacent to the Police Station is a one-story Village Hall with a partial basement. Based upon review of the existing drawings, the Village Hall is a steel framed structure with non-load bearing precast cladding. The Village hall will be affected by one of the proposed additions to the police station.

There was no indication of distress or damage to the existing structure or cladding which might affect the feasibility of completing the proposed renovations. However, precautions should be taken to ensure that the proposed renovations do not negatively affect the existing structure.

Interior Renovations

The proposed interior renovations to the existing building do not appear to affect the existing structural framing. If the current occupancy categories are maintained, then there should be no revision to the minimum loading requirements as required by code for essential facilities.

If new mechanical equipment or other apparatus is proposed to be hung or supported from the existing structure, it is recommended that the framing members be analyzed for adequacy. Miscellaneous reinforcement of the existing structure may be required to increase the structural capacity of the existing framing to support the proposed loads.

Potential Fire Department Apparatus Bay Addition

The existing sally port / garage superstructure is isolated from the rest of the police station. If the existing Sally Port is demolished and replaced with a larger fire station apparatus bay, the demolition of the existing Sally Port / garage would be straightforward with little impact on the remaining building.

Due to the basement in the adjacent structure, the foundations for a new apparatus bay would be required to meet the bottom of existing basement footings. The foundations can step up to meet a traditional frost-depth footing at regular intervals to reduce/avoid additional excavation. As an alternative, a full basement under the apparatus bay may be a cost-effective solution to increase interior floor area/space for future growth of the police/ambulance facility.

The current roof of the existing sally port / garage is higher than that of the rest of the police station. If a similar roof elevation is used for the new apparatus bay, there should be no detrimental effect to the existing roof structure.



West elevation of Apparatus Bay

However, if a taller apparatus bay is proposed, an analysis of the existing roof structure will be required to ensure that the existing roof can handle the increased snow loads caused by the higher roof volume. In the event that the existing framing does not provide enough structural capacity to support the new loads, miscellaneous reinforcement of the existing roof structure would be required.

Based on the existing topography and potential configuration/access to the proposed apparatus bay, site retaining walls may also be required in the final design.



View of Village Hall from Police

Potential Connecting Link to Village Hall

Part of this analysis was to examine the construction and condition of the existing police station and Village hall construction in order to determine if a new connecting link would be possible. Without a full structural analysis, it is not possible to comment on the excess structural capacity either building maintains so as to support additional loads created by the new link addition. It is recommended that the new link be structurally isolated from both existing buildings.

For the purposes of structural design, it will be important to clearly define the function of the link. Any addition to the police station will be considered an essential facility triggering a more stringent structural loading criteria compared to an addition to the Village hall. To be conservative it is recommended to consider the addition a part of the police station to avoid any future discrepancies.



Existing grade at Village Hall

The proposed link to the Village Hall is planned to occur at a location where there is an existing basement at the Police Station. The foundations for the new link would be required to meet the bottom of existing basement footings. Due to a large grading difference in the site's topography, constructing the link addition with a full basement may be a cost-effective method of maximizing useable area by reducing the need to import structural fill while also providing natural daylighting to the basement space.



Potential link connection to Village Hall

It has also been proposed to increase the number of stories above grade for the link addition. If designed as a structurally isolated segment, the link could be increased in overall building height. However, once the roof elevation of the link rises above the elevations of either police station or Village hall, an additional snowdrift at the existing framing will be created. After an appropriate analysis, if the existing framing does not have a structural capacity in excess of the new loads, miscellaneous reinforcement of the existing roof structure would be required.

**SECTION 5.5
POLICE STATION
RECOMMENDED SITE AREA**

Recommended Site Area

After establishing the space needs requirements of the police station, parking, and site requirements, it is possible to estimate the lot size required if the Village were to relocate the station to a new site.

The following is a summation of the minimum lot size requirements assuming an open space requirement of 10% of the lot. These lot coverage amounts will typically meet requirements for a police station located in a business district.

One Story Options

If the police station can be designed as a one story building, this is ideal as it will function best because all divisions will have the best opportunity to have the most functional relationships with each other. Furthermore, the size of the building is smaller as there is no need for vertical circulation with elevators and stairs.

**Police Station Site Requirements – One Story
Optimum Size to Meet Long Term Needs 3.89 acres minimum**

This is the site requirement for a 45,294 sq. ft police station. This size identifies the space requirements to meet the long term needs of the Police Department.

**Police Station Site Requirements – One Story
Reduced Size to Address Critical Space Deficiencies 3.48 acres minimum**

This is the site requirement for a 37,416 sq. ft police station. This will address the most critical space deficiencies, which includes patrol, investigations, evidence, training, and locker Room Spaces.

Two Story Options

Two story options for a police station reduce the site area requirements, which for the Village of Lombard may be an important consideration given the Village is mostly built out.

**Police Station Site Requirements – Two Story
Optimum Size to Meet Long Term Needs 3.31 acres minimum**

This is the site requirement for a 47,294 sq. ft police station. This size identifies the space requirements to meet the long term needs of the Police Department.

**Police Station Site Requirements – Two Story
Reduced Size to Address Critical Space Deficiencies 3.00 acres minimum**

This is the site requirement for a 37,416 sq. ft police station. This will address the most critical space deficiencies, which includes patrol, investigations,

SECTION 5.5
POLICE STATION
RECOMMENDED SITE AREA

evidence, training, and locker Room Spaces.

Following this page are the Police Station Site Calculations showing in detail how the needed site areas were derived.

Village of Lombard

Police Station

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July 17, 2023

Site Area Requirements for One Story Police Station

FGM Project No. 22-3439.01

A. LOT SIZE REQUIREMENTS FOR POLICE STATION		Notes	
1.0	Zoning Assumptions		
2.0	Maximum impervious area allowed	10%	Minimum open space of 10% required in Business District
3.0	Programmatic size of Police Station	45,294	
4.0	Parking Spaces Required	118	Stalls required
B. SITE AREA REQUIREMENTS		Sq.Ft.	
1.0	Assumed Footprint of Building	49,824	Allows for building design form
2.0	Parking, Walkway and Drives		
3.0	Parking Lot Size	38,350	Allow 325 sq.ft. per space
4.0	Walkways	3,835	Allow for 15% of parking lot area in walks
5.0	Drives	11,505	Allow for 30% of parking lot area in drives
6.0	Miscellaneous Outdoor Spaces	1,000	Allowance
7.0	SUB-TOTAL BUILDING AND PAVED AREAS	104,514	
C. RECOMMENDED LOT SIZE			
1.0	Stormwater Detention	26,128	Assume 25% of Building and Paved Areas (impervious area)
2.0	Site size to meet lot coverage requirements	114,965	Allows for 10% open site area
3.0	LOT SIZE SUB-TOTAL	141,093	
4.0	Site Irregularity Factor (20%)	28,219	Allowance for site proportion variations for setbacks
C. TOTAL MINIMUM RECOMMENDED LOT SIZE		169,312	Sq.Ft.
D. MINIMUM RECOMMENDED SITE ACERAGE		3.89	Acres
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Village of Lombard

Police Station

FGMAARCHITECTS

July 17, 2023

Site Area Requirements for One Story Police Station - Reduced

FGM Project No. 22-3439.01

A. LOT SIZE REQUIREMENTS FOR POLICE STATION			Notes
1.0	Zoning Assumptions		
2.0	Maximum impervious area allowed	10%	Minimum open space of 10% required in Business District
3.0	Programmatic size of Police Station	35,416	
4.0	Parking Spaces Required	118	Stalls required
B. SITE AREA REQUIREMENTS		Sq.Ft.	
1.0	Assumed Footprint of Building	38,958	Allows for building design form
2.0	Parking, Walkway and Drives		
3.0	Parking Lot Size	38,350	Allow 325 sq.ft. per space
4.0	Walkways	3,835	Allow for 15% of parking lot area in walks
5.0	Drives	11,505	Allow for 30% of parking lot area in drives
6.0	Miscellaneous Outdoor Spaces	1,000	Allowance
7.0	SUB-TOTAL BUILDING AND PAVED AREAS	93,648	
C. RECOMMENDED LOT SIZE			
1.0	Stormwater Detention	23,412	Assume 25% of Building and Paved Areas (impervious area)
2.0	Site size to meet lot coverage requirements	103,012	Allows for 10% open site area
3.0	LOT SIZE SUB-TOTAL	126,424	
4.0	Site Irregularity Factor (20%)	25,285	Allowance for site proportion variations for setbacks
C. TOTAL MINIMUM RECOMMENDED LOT SIZE		151,709	Sq.Ft.
D. MINIMUM RECOMMENDED SITE ACERAGE		3.48	Acres
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Village of Lombard

Police Station

FGMAARCHITECTS

July 17, 2023

Site Area Requirements for Two Story Police Station

FGM Project No. 22-3439.01

A. LOT SIZE REQUIREMENTS FOR POLICE STATION		Notes	
1.0	Zoning Assumptions		
2.0	Maximum impervious area allowed	10%	Minimum open space of 10% required in Business District
3.0	Programmatic size of Police Station	47,294	
	Warm Storage Garage	2,930	
4.0	Parking Spaces Required	118	Stalls required
B. SITE AREA REQUIREMENTS		Sq.Ft.	
1.0	Assumed Footprint of Building	34,437	Allows for building design form
2.0	Parking, Walkway and Drives		
3.0	Parking Lot Size	38,350	Allow 325 sq.ft. per space
4.0	Walkways	3,835	Allow for 15% of parking lot area in walks
5.0	Drives	11,505	Allow for 30% of parking lot area in drives
6.0	Miscellaneous Outdoor Spaces	1,000	Allowance
7.0	SUB-TOTAL BUILDING AND PAVED AREAS	89,127	
C. RECOMMENDED LOT SIZE			
1.0	Stormwater Detention	22,282	Assume 25% of Building and Paved Areas (impervious area)
2.0	Site size to meet lot coverage requirements	98,040	Allows for 10% open site area
3.0	LOT SIZE SUB-TOTAL	120,322	
4.0	Site Irregularity Factor (20%)	24,064	Allowance for site proportion variations for setbacks
C. TOTAL MINIMUM RECOMMENDED LOT SIZE		144,386	Sq.Ft.
D. MINIMUM RECOMMENDED SITE ACERAGE		3.31	Acres
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Village of Lombard

Police Station

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July 17, 2023

Site Area Requirements for Two Story Police Station - Reduced

FGM Project No. 22-3439.01

A. LOT SIZE REQUIREMENTS FOR POLICE STATION		Notes	
1.0	Zoning Assumptions		
2.0	Maximum impervious area allowed	10%	Minimum open space of 10% required in Business District
3.0	Programmatic size of Police Station	37,416	
	Warm Storage Garage	1,044	
4.0	Parking Spaces Required	118	Stalls required
B. SITE AREA REQUIREMENTS		Sq.Ft.	
1.0	Assumed Footprint of Building	25,843	Allows for building design form
2.0	Parking, Walkway and Drives		
3.0	Parking Lot Size	38,350	Allow 325 sq.ft. per space
4.0	Walkways	3,835	Allow for 15% of parking lot area in walks
5.0	Drives	11,505	Allow for 30% of parking lot area in drives
6.0	Miscellaneous Outdoor Spaces	1,000	Allowance
7.0	SUB-TOTAL BUILDING AND PAVED AREAS	80,533	
C. RECOMMENDED LOT SIZE			
1.0	Stormwater Detention	20,133	Assume 25% of Building and Paved Areas (impervious area)
2.0	Site size to meet lot coverage requirements	88,586	Allows for 10% open site area
3.0	LOT SIZE SUB-TOTAL	108,719	
4.0	Site Irregularity Factor (20%)	21,744	Allowance for site proportion variations for setbacks
C. TOTAL MINIMUM RECOMMENDED LOT SIZE		130,463	Sq.Ft.
D. MINIMUM RECOMMENDED SITE ACERAGE		3.00	Acres
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SECTION 6
JOINT PUBLIC SAFETY
FACILITY

Joint Public Safety Facility Summary

As stated in Project Goals, the primary goal of the analysis is to determine if a joint public safety building will fit on the Municipal Campus. This will take advantage of the existing police station building and parking on the site. The location of the Municipal Campus is also ideal for the central fire station.

This option also provides the potential for connecting the facility to the Village hall, which would be more convenient for the community and allow for shared usage of meeting rooms and training spaces. A further benefit is possible if the Fire Department administration would be relocated to the Municipal Campus. By doing so, all department heads would be on the campus.

Conceptual solutions for creating a joint public safety facility are located in Section 7.



Aerial Image of Municipal Campus

**SECTION 6
JOINT PUBLIC SAFETY
FACILITY**

Space Needs Programs

Utilizing the space needs programs for the central fire station and police station, a combined program for a joint public safety facility was developed. By combining the facilities, space requirements may be reduced by potentially sharing space for lobbies, meeting/training rooms, and building support spaces, including mechanical and electrical rooms. Furthermore, parking requirements can be reduced as shift overlap parking and public parking can also be shared.

**Joint Public Safety Facility with Police, Fire
Department Administration and Central Fire Station
Program for Optimum Needs**

Pages 1-15

This program identifies 65,432 sq. ft. of space needed to be optimum by the Fire and Police Departments to meet the long term needs for both.

For a joint public safety facility, this would require an addition of approximately 42,031 sf onto the existing police station. If it is desired to connect the public safety facility onto the Village hall, this will require additional space for the connecting "link."

To meet minimum requirements for a joint public safety facility, the programmatic area would be reduced by approximately 13,000 sq.ft. for a total of 52,432 sq. ft., or an addition of approximately 29,000 sq.ft. to the existing police station.

**Joint Public Safety Facility with Police and
Fire Department Administration
Program for Optimum Needs**

Pages 1-15

This program assumes the central fire station will be located in a different location but brings the Fire Department administration to the Municipal Campus. The space required identifies 49,305 sq. ft. of space needed to meet optimum requirements. This would require an addition of 25,904 to the existing police station. If it is desired to connect the public safety facility onto the Village hall, this will require additional space for the connecting "link."

To meet minimum requirements for a joint public safety facility, the programmatic area would be reduced by approximately 9,000 sq.ft. for a total of 40,305 sq. ft., or an addition of approximately 16,904 sq.ft. to the existing police station.

Following this page are the Joint Public Safety Facility Space Needs Programs referenced in this section.

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
I. SHARED PUBLIC SPACES						
A. PUBLIC ENTRY / PUBLIC ACCESS AREAS						
1.0	Entry Vestibule			67	80	
2.0	Lobby			683	400	Provide seating for (8)
3.0	Citizen Report Rooms			136	100	
4.0	Public Fingerprinting Alcove			-	10	Incorporate into Report Room above
5.0	Citizen Report / Social Worker Room			182	120	
6.0	Storage Room			15	10	Incorporate into Report Room above
7.0	Training / Community Meeting Room			-	1,750	Seating for (50) in training tables and chairs
8.0	Credenza Storage Counter			-	100	To support Training Room above
9.0	Audio/Visual Equipment			-	15	
10.0	Storage Room			-	200	
11.0	Public Toilets			112	425	Men's: 2 toilets, 2 urinals and 2 lavs. Women's: 3 Toilets and 2 lavs.
12.0	Public Entry / Public Access Areas Sub-Total			1,195	3,210	
13.0	Circulation, Wall, and Mechanical Shaft Space				963	
14.0	PUBLIC ENTRY / PUBLIC ACCESS AREAS TOTAL				4,173	Shared Public Space Total
II. POLICE DEPARTMENT SPACES						
A. FRONT DESK						
1.0	Full Time Clerks	1	1			Integrate with Records
2.0	Part Time Clerks	1	1			Integrate with Records workstations in future
3.0	Counter Positions			177	120	Provide (2) service windows with privacy partitions, package pass-through
4.0	Workstations			-	-	Integrate into Records
5.0	Camera Monitor Center			-	-	Integrate into counter position area
6.0	Supplies / Handouts			-	-	Integrate into counter position area
7.0	Police Reception Sub-Total	2	2	177	120	
8.0	Circulation, Wall, and Mechanical Shaft Space				42	
9.0	POLICE RECEPTION TOTAL				162	
B. RECORDS DIVISION						
1.0	Records Supervisor Workstation	1	1	122	80	Open workstation within Records

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.		Notes	
		Current	Future	Existing	Required		
2.0	Property Clerk	1	1	1,486	-	Office area is located below in Evidence and Property	
3.0	Records Clerks Open Office	4	5		560	(7) "L" shaped workstations (includes 2) workstations for front desk staff)	
4.0	Records Files				140	(8) 42" lateral files - immediate access records for (2) years	
5.0	Mobile Video Review Workstations		2			(2) "L" shaped workstations in open office setting, provide some privacy	
6.0	Flexible Workstation				-	Use Front Desk Counter Positions	
7.0	Conference Room				150	Seating for (4-6), convertible in future to office	
8.0	Support Spaces						
9.0	Public Counter Positions				-	Included in Front Desk above	
10.0	Copy/Workroom				120	Copy area with shredder, work counters, fax, storage cabinets	
11.0	Storage Closet				15		
12.0	Safe				10		
13.0	Lockers				35	Provide double tier lockers (10) openings total for valuables	
14.0	Long Term Records				750	750	Currently have approximately 500 bankers boxes
15.0	Records Division Sub-Total	6	9		2,358	1,860	
16.0	Circulation, Wall, and Mechanical Shaft Space				651		
17.0	RECORDS DIVISION TOTAL				2,511		
C. POLICE ADMINISTRATION							
1.0	Administrative Waiting Area				80	Waiting area with (4) seats	
2.0	Administrative Assistant's Workstation	1	1	372	300	"L" Shaped workstation with transaction top	
3.0	Administrative Assistant's Workstation (PT)	1	1		300	"L" Shaped workstation with transaction top	
4.0	Secure Files						Lateral files (16) 36" drawers
5.0	Administrative / Major Case Conference Room			346	600	Seating for (20) at table with additional seating on side, shared use	
6.0	Coat Closet				15		
7.0	Chief of Police Office	1	1	293	250	"U" shaped workstation with conference table for (6), files, bookshelves	
8.0	Closet			-	10		
9.0	Deputy Chief of Patrol	1	1	165	165	"U" shaped workstation with (3) guest chairs, files	
10.0	Closet			-	10		
11.0	Deputy Chief of Administration	1	1	160	165	"U" shaped workstation with (3) guest chairs, files	
12.0	Closet			-	10		
13.0	Conference Room				210	Seating for (6), locate between D.C.'s offices	
14.0	Administrative Sergeant	1	1	-	150		
15.0	Closet			-	10		

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		16.0	Accreditation Office	1	1	
17.0	Closet			-	10	
18.0	Administrative Storage Closet			-	15	
19.0	Copier / Workroom / Supplies			-	80	
20.0	Coffee Area			-	60	
21.0	Toilet Rooms			-	140	(2) single user toilet rooms
22.0	Police Administration Sub-Total	7	7	1,336	2,430	
23.0	Circulation, Wall, and Mechanical Shaft Space				851	
24.0	POLICE ADMINISTRATION TOTAL				3,281	
	D. PATROL DIVISION					
1.0	Patrol Lieutenant (3) required	3	3	600	300	(3) Large "L" shaped workstations
2.0	Patrol Sergeants Workstations	6	6		400	(6) "L" shaped workstations
3.0	Storage Closet				80	
4.0	Patrol Conference Room			-	120	Seating for (4)
5.0	Patrol Officers	38	38			
6.0	Community Service Officers	4	4			
7.0	Equipment Issue					
8.0	Charging Area			44	40	Charging and docking area for body cams and battery chargers
9.0	Patrol Equipment			25	64	Area for Beat Kits, shields, and equipment
10.0	Drone Storage			-	15	
11.0	Duty Bag Storage			-	170	Provide(54) three-tier lockers for duty bags near patrol entry
12.0	Report Writing			514		
13.0	Officer Desks				210	(5) 6' desks with privacy partitions
14.0	Photocopy/FAX/Printer				40	
15.0	Mail Slots				40	Provide mail slots for Patrol
16.0	Roll Call /Briefing Room				450	Seating for (15)
17.0	Storage				15	
18.0	Soft Interview Room				-	-
19.0	Interview Rooms			-	-	Share with Investigations below
20.0	K-9 Storage			-	15	For storage of training equipment
21.0	Patrol Division Sub-Total	51	51	1,183	1,959	
22.0	Circulation, Wall, and Mechanical Shaft Space				686	
23.0	PATROL DIVISION TOTAL				2,645	

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
E. TRAFFIC AND ACCIDENT RECONSTRUCTION						
1.0	Traffic Sergeant's Workstation		1	104	290	"U" shaped workstation (can be with open office workstations below)
2.0	Open Office Workstations	2	2			(2) "L" shaped workstations, (1) file cabinet
3.0	Conference Room			-	-	Need access to conference room
4.0	Equipment Storage Closet			-	-	See garage storage below
5.0	Traffic and Accident Reconstruction Sub-Total	2	3	104	290	
6.0	Circulation, Wall, and Mechanical Shaft Space				102	
7.0	TRAFFIC AND ACCIDENT RECONSTRUCTION TOTAL				392	
F. INVESTIGATIONS DIVISION						
1.0	Administrative Secretary	1	1	1,102	56	"L" shaped workstations, (1) file cabinet
2.0	Lieutenant's Office				150	"U" shaped workstation with (2) guest chairs, files
3.0	Closet				10	
4.0	Sergeants' Office	1	2		150	"U" shaped workstation with (2) guest chairs, files
5.0	Closet				10	
6.0	Conference Room				210	Seating for (6), locate between Lt. and Sgt's office
7.0	Detectives / Juvenile Officers	9	12			
8.0	Detective / School Resource Officer	1	1			
9.0	Investigations Open Office					
10.0	Investigations Workstations				960	(12) "L" shaped workstations in open office setting
11.0	Flexible Work Area				280	Collaboration table for (8)
12.0	Open Work Table				10	Temporary evidence storage
13.0	Temporary Secure Storage				-	Share with Administrative Conference Room
14.0	Investigations Conference Room / Major Case				150	Counters for (3) workstations, lockers w/ data connections, server
15.0	Computer Forensics				15	Secure storage
16.0	Storage				100	
17.0	Copy / Workroom				60	Coffee, microwave, full size refrigerator
18.0	Kitchenette				15	
19.0	Storage Closet				35	(2) lateral file cabinets
20.0	Secure Juvenile Files					
21.0	Secure Files					
22.0	Interview Rooms					

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
23.0	Soft Interview / Juvenile Interview			-	120	(1) soft interview room
24.0	Suspect Interview			179	400	(4) suspect interview rooms
25.0	Toilet Room			-	70	Single user toilet room
26.0	A/V Monitor Control Room			-	60	Alcove for monitoring interviews within Investigations Open Office
27.0	Investigations Division Sub-Total	12	16	1,281	2,861	
28.0	Circulation, Wall, and Mechanical Shaft Space				1,001	
29.0	INVESTIGATIONS DIVISION TOTAL				3,862	
	G. EVIDENCE TECHNICIANS					
1.0	Evidence Garage					
2.0	Vehicle Processing Bay				560	Single processing bay
3.0	Emergency Eyewash / Shower				25	Locate in processing bay above
4.0	Evidentiary Vehicle Storage				-	Shared with processing bay above
5.0	Drying Cabinets				150	Provide space for (2) double drying cabinets and 8' layout area
6.0	Drug Testing Area				80	Worktable for drug testing, provide drug chamber and exhaust
7.0	Large Item Evidence Storage				240	For storage of large items, locate off vehicle processing bay
8.0	Temporary Evidence Storage				10	Locker space to store items prior to processing
9.0	Forensic Processing Lab			180		
10.0	Fuming Chamber				30	
11.0	Dusting / Fume Hood				30	
12.0	Refrigerators				15	
13.0	Worktables and Counters				150	
14.0	Workstations				90	(2) 6" workstation with computers, one will be used for photography
15.0	Computer Forensics				-	Located in Investigations above
16.0	Equipment Storage Room				64	
17.0	Evidence Technicians Sub-Total			180	1,444	
18.0	Circulation, Wall, and Mechanical Shaft Space				505	
19.0	EVIDENCE TECHNICIANS TOTAL				1,949	
	H. EVIDENCE AND PROPERTY					
1.0	Property Custodian Office				150	"U" shaped workstation with (2) guest chairs, files
2.0	Evidence Packaging			72		Work area with computer workstation
3.0	In-Process Evidence Temporary Storage				100	Evidence return lockers

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
4.0	Worktable and Barcoding					Large counter, storage for supplies, sink
5.0	Evidence Drop Lockers					(3) sets pass-thru lockers
6.0	Large Item Evidence Storage				-	Located off evidence garage above
7.0	Property Room			407		
8.0	Intake Area / Work Area				60	Work Area with sink
9.0	Property Custodian Workstation				40	6' desk with (1) 4-drawer letter file
10.0	General Evidence				1,000	Assumes a growth rate of 3.5% for 30 years
11.0	Open Floor				80	Area to sort evidence and hold carts, etc.
12.0	Valuables Vault				20	
13.0	Narcotics Storage				64	100% exhaust ventilation
14.0	Firearms Storage				128	
15.0	Refrigerated Storage				40	Space for refrigerator and freezer
16.0	Destruction Holding Area				20	Area with shelving
17.0	Bike Storage			-	See Warm Storage below	
18.0	Secure Storage Shed			-	See Outdoor Spaces Below	
19.0	Seized Vehicles/Impound			-	Located offsite at impound lot	
20.0	Evidence and Property Sub-Total				1,782	
21.0	Circulation, Wall, and Mechanical Shaft Space				535	
22.0	EVIDENCE AND PROPERTY TOTAL				2,317	
I. DETAINEE PROCESSING / HOLDING						
1.0	Sally Port			580	900	(2) car sally port
2.0	Vestibule Area			66	50	
3.0	Prisoner Search and Personal Effects Lockers			793	80	Include sorting counters and double tiered lockers
4.0	Processing Area				500	
5.0	Fingerprint Area				-	Included in Processing Area above
6.0	Sobriety Testing				80	Work area for Breathalyzers
7.0	Booking Station				-	Included in Processing Area above
8.0	Live Scan Area				-	Included in Processing Area above
9.0	Toilet			38	80	
10.0	Mass Arrest Cell			136	120	Holding capabilities for (6)
11.0	Detention Cells			400	700	(6) Cells total, including (2) Accessible Cells and (2) showers
12.0	In-Custody Interview Room			65	100	Hard interview room
13.0	Attorney/Client Room			-	70	

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
14.0	Bond Out Vestibule			-	140	Vestibule for release of detainees
15.0	Janitors Closet			-	40	
16.0	Detention Storage			-	80	
17.0	Detainee Processing / Holding Sub-Total			2,078	2,940	
18.0	Circulation, Wall, and Mechanical Shaft Space				1,176	
19.0	DETAINEE PROCESSING / HOLDING TOTAL				4,116	
J.	I.T. SUPPORT					
1.0	I.T. Workspace				80	Work counters
2.0	Server Room				170	Space for up to (4) server racks, UPS, clean agent fire suppression
3.0	Server Room HVAC				50	Room for dedicated CRAC unit
4.0	Storage Area				20	Equipment storage
5.0	IDF Closets				140	Allowance for networking closets
6.0	I.T. Support Sub-Total				460	
7.0	Circulation, Wall, and Mechanical Shaft Space				161	
8.0	I.T. SUPPORT TOTAL				621	
K.	TRAINING					
1.0	Training Office			-	320	(5) 6' desks with conference table in the middle for planning / collaboration
2.0	Training Room			-	-	See Public Entry / Public Access Areas above
3.0	Simulator Training Room			-	-	Scenario based training will take place in DT or Training Room
4.0	Defensive Tactics Room			-	-	Included in Locker / Fitness areas below
5.0	Firing Range					
6.0	Control Room			151	80	Range control room
7.0	Tactical Firing Range			1,808	2,200	25 yard range x 20' wide (similar to existing)
8.0	Range Mechanical			432	400	Assume equipment located inside building
9.0	Range Staging and Weapons Maintenance			48	220	Staging and (2) weapons cleaning stations with sinks, eyewash, parts washer
10.0	Target Storage			-	150	
11.0	Cleaning Equipment and Casing Storage			-	100	
12.0	Armorer's Work Area			-	120	Area for (2) armorers to work
13.0	Armory Storage			96	150	Ammunition and weapons storage
14.0	M.E.R.I.T. / SWAT Storage Closet			-	15	Storage closet for equipment
15.0	Toilet Room (nearby)			-	-	Included in toilet room allowance below

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

FGMAARCHITECTS

July 17, 2023

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
16.0	Training Sub-Total			2,535	3,755	
17.0	Circulation, Wall, and Mechanical Shaft Space				1,127	
18.0	TRAINING TOTAL				4,882	
L.	SOCIAL SERVICES					
1.0	Counseling Room			-	-	Use interview room in Lobby
2.0	Social Services Sub-Total			-	-	
3.0	Circulation, Wall, and Mechanical Shaft Space				-	
4.0	SOCIAL SERVICES TOTAL				-	
M.	STAFF SUPPORT AREAS					
1.0	Lunchroom with Kitchenette			449	850	Breakroom with varied seating for (16)
2.0	Quiet Rooms - (2) required			-	200	Multi-purpose rooms
3.0	Quartermaster Storage			248	80	15'x2' deep shelving
4.0	Honor Guard Storage			-	60	Storage for flags, equipment and uniforms
5.0	Closet Allowance				100	Allowances for closets throughout the building
6.0	Staff Toilets Allowance			110	400	Allowance for toilet rooms throughout the building
7.0	Staff Support Areas Sub-Total			807	1,690	
8.0	Circulation, Wall, and Mechanical Shaft Space				592	
9.0	STAFF SUPPORT AREAS TOTAL				2,282	
N.	LOCKER / FITNESS AREAS - SHARED					
1.0	Male Locker Room					
2.0	Male Lockers			583	1,350	Provide (75) 24" wide lockers
3.0	Toilet/Sinks/Shower Areas			247	420	(3) toilets, (3), urinals, (4) lavs, (2) showers
4.0	Female Locker Room					
5.0	Female Lockers			171	500	Provide (25) 24" wide lockers
6.0	Toilet/Sinks/Shower Areas			143	200	(2) toilets, (2) lavs, (1) shower
7.0	Gender Neutral Locker Room					
8.0	Locker Area			-	90	Provide (5) 24" wide lockers
9.0	Toilet/Sinks/Shower Areas			-	120	(1) toilets, (1) lavs, (1) shower
10.0	Fitness Area			1,567	-	See Shared Building Spaces Below

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
11.0	Defensive Tactics Training Room			1,707	-	See Shared Building Spaces Below
12.0	Storage Room			64	-	See Shared Building Spaces Below
13.0	Auxiliary Locker Room			-	-	See Shared Building Spaces Below
14.0	Locker/Fitness Areas Sub-Total			2,775	2,680	
15.0	Circulation, Wall, and Mechanical Shaft Space				804	
16.0	LOCKER / FITNESS AREAS TOTAL				3,484	
O.	WARM STORAGE / MAINTENANCE - SHARED					
1.0	Vehicle Garage					
2.0	Evidence Van			-	300	Ford 350 Transit Van
3.0	Trailer Storage			-	810	(3) spaces for traffic safety trailer and (2) speed boards
4.0	Utility Vehicle Storage				270	(1) gator
5.0	Future Traffic Vehicle				270	With portable scales
6.0	Patrol Vehicles?					
7.0	Bike Patrol				250	Storage for (6) bicycles, bike racks, equipment, lockers
8.0	Vehicle Maintenance Equipment				20	
9.0	Equipment Storage					
10.0	Traffic Secure Storage Closet				8	Conditioned storage for Total Station
11.0	Traffic and Parking Enforcement Storage				240	Traffic control equipment storage
12.0	CSO Equipment Storage				50	10' of deep storage shelving
13.0	Washer/Dryer				80	
14.0	Mop Sink Basin				25	
15.0	Animal Cage Storage				25	
16.0	Kennels / Animal Holding				20	Provide caged kennel with flushing floor drain
17.0	Bike (property) Storage				180	Storage for 30-40 bicycles
18.0	Warm Storage Sub-Total			908	2,548	
19.0	Circulation, Wall, and Mechanical Shaft Space				382	
20.0	WARM STORAGE TOTAL				2,930	
P.	POLICE DEPARTMENT SPACES SUB-TOTAL				35,432	

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

FGMAARCHITECTS

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	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		III. FIRE DEPARTMENT				
A. TRAINING						
1.0	Entry Vestibule				-	See Shared Public Spaces Above
2.0	Public Lobby				-	See Shared Public Spaces Above
3.0	Training Classroom / Meeting Room				-	See Shared Public Spaces Above
4.0	Training Storage				-	See Shared Public Spaces Above
5.0	Training Kitchenette				-	See Shared Public Spaces Above
6.0	A/V Closet				-	See Shared Public Spaces Above
7.0	Public Restrooms				-	See Shared Public Spaces Above
8.0	Training Sub-Total			-	-	
9.0	Circulation, Wall, and Mechanical Shaft Space				-	
10.0	TRAINING TOTAL				-	
B. ADMINISTRATION						
1.0	Chief Office	1	1		250	Table for 4-6 w/ closet, 2 side chairs
2.0	Deputy Chief Office	1	1		200	Table for 4 w/ closet, 2 side chairs
3.0	Deputy Chief Office		1		200	Table for 4 w/ closet, 2 side chairs
4.0	Administrative Coordinator	1	1		150	Chief secretary - Lead position
5.0	Administrative Assistant	0.5	0.5		120	Part time position
6.0	EMS Office				120	
7.0	Training Office				120	
8.0	Open Office				144	(4) - 6x6 workstations (the pit)
9.0	Small Waiting Area				100	(2) chairs and waiting area
10.0	Conference Room				325	Conference table for 10 to 12 - credenza
11.0	Workroom				125	Copy - Mailboxes - Supply storage
12.0	Secure File Storage				100	
13.0	Admin Toilet Room				160	(2) single user toilets - 80s.f. each
14.0	Break Room				150	Table, Refrigerator, Sink, Microwave, Coffee Area
15.0	Administration Sub-Total	3.5	4.5	-	1,104	
16.0	Circulation, Wall, and Mechanical Shaft Space				386	
17.0	ADMINISTRATION TOTAL				1,490	

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
C.	FIRE STATION PUBLIC AREAS					
1.0	Entry Vestibule				64	
2.0	Lobby				64	
3.0	Public Restroom				70	(1) single user toilet room
4.0	Fire Station Public Areas Sub-Total			-	198	
5.0	Circulation, Wall, and Mechanical Shaft Space				59	
6.0	FIRE STATION PUBLIC AREAS TOTAL				257	
D.	RESIDENTIAL					
1.0	Dayroom - 10				650	Greatroom concept
2.0	Kitchen - 10				250	(3) fridges, (4) pantries
3.0	Dining Room - 10				200	
4.0	Bunkrooms - 9	5	8		540	90 SF - bed, nightstand, linen locker
5.0	Locker Room Area				480	Open area for 30 lockers
6.0	Single User Toilet Rooms				440	Provide (4) rooms, each with toilet, sink and shower
7.0	Batallion Chief's Quarters	3	3			
8.0	Office				120	
9.0	Bunk				90	
10.0	Toilet Room				110	
11.0	Lieutenant's Office	3	3		250	(3) desks and file cabinets
12.0	Watch Office				275	Workstations, mailboxes, copier, battery charging - adjacent to bay
13.0	Study/Library				125	(2) workstations
14.0	Quiet Room				100	Room for family visits
15.0	Fitness Room				-	In Shared Building Spaces below
16.0	Janitor Closet/Supplies				50	Mop basin, cleaning supplies
17.0	Residential Laundry				96	(2) sets of washer and dryer, counter, sink
18.0	Vending/Ice Machine				25	Area for vending machine
19.0	Residential Sub-Total	11	14	-	3,801	
20.0	Circulation, Wall, and Mechanical Shaft Space				1,330	
21.0	RESIDENTIAL TOTAL				5,131	

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
E.	APPARATUS AREA					
1.0	Apparatus Bays				6,290	(2) - 85'x 20' Bays on ends (2) - 85'x17' Bays in middle
2.0	Hose Tower				300	
3.0	Hose Storage				75	12 to 14' long 4 tier racks
4.0	Turnout Gear				480	(30) - 2'x2' open grid lockers - each firefighter has 2 sets of gear
5.0	Clean EMS Storage				50	
6.0	Decon Room				250	Extractor, dryer, gear drying cabinet, laundry tub, decon shower
7.0	SCBA Room				175	Bottle storage and O2 storage also
8.0	Shop/ Workroom				200	Tool bench, tools, grinder, slop sink
9.0	General Bay Storage				125	Storage - Shelving, Technical Rescue Storage
10.0	Toliet Room				70	
11.0	Seasonal Storage				100	Shovels, snow blower, flammable cabinet
12.0	Apparatus Area Sub-Total				8,115	
13.0	Circulation, Wall, and Mechanical Shaft Space				1,217	
14.0	APPARATUS AREA TOTAL				9,332	
F.	SUPPPORT / STORAGE					
1.0	Mechanical Room				200	Sized in conjunction with Shared Building Spaces Below
2.0	Electrical Service				80	Sub-Panel
3.0	I.T. Room				125	2 racks - cameras, remote access, alerting, phones, etc.
4.0	Water Service/Sprinkler				-	In Shared Building Spaces below
5.0	Quartermaster Storage				100	
6.0	General Station Storage				100	
7.0	Stairs				-	assumed single story
8.0	Elevator				-	assumed single story
9.0	Emergency Generator				-	Whole station, located outside, natural gas
10.0	Support / Storage Sub-Total				605	
11.0	Circulation, Wall, and Mechanical Shaft Space				151	
12.0	SUPPORT / STORAGE TOTAL				756	
C.	FIRE DEPATMENT SPACES SUB-TOTAL				16,968	

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
IV.	SHARED BUILDING SPACES					
A.	LOCKER / FITNESS AREAS - SHARED					
1.0	Fitness Area				1,500	Room for 10-15 people at one time. Include 4'x15' turf area
2.0	Defensive Tactics Training Room				900	Mat Room
3.0	Storage Room				180	Storage for DT and training equipment
4.0	Auxiliary Locker Room			-	300	Changing and toilet facility for Village staff use
5.0	Locker/Fitness Areas Sub-Total			-	2,880	
6.0	Circulation, Wall, and Mechanical Shaft Space				864	
7.0	LOCKER / FITNESS AREAS TOTAL				3,744	
B.	LOADING / FACILITY MAINTENANCE					
1.0	Facility Maintenance Office / Workspace				250	Workshop area with workstation
2.0	Facility Maintenance Supplies			464	150	
3.0	Central Custodial Storage Space				150	
4.0	Janitor's Closet Allowance			55	100	For janitorial storage throughout the building
5.0	Receiving Area				-	Delivery area
6.0	Delivery Storage Room				150	For temporary holding of deliveries
7.0	General Building Storage				400	
8.0	Loading/Facility Maintenance Sub-Total			519	1,200	
9.0	Circulation, Wall, and Mechanical Shaft Space				420	
10.0	LOADING / FACILITY MAINTENANCE TOTAL				1,620	
C.	MECHANICAL AND ELECTRICAL SPACES					
1.0	Emergency Generator				-	Locate outside
2.0	Mechanical Room(s)				600	Plumbing and Fire Protection Equipment (assume roof top HVAC equipment)
3.0	Electrical Room				500	
4.0	Voice and Data Incoming Service Room				50	
5.0	Mechanical and Electrical Spaces Sub-Total			-	1,150	
6.0	Circulation, Wall, and Mechanical Shaft Space				345	
7.0	MECHANICAL AND ELECTRICAL SPACES TOTAL				1,495	

Village of Lombard

Police, Fire Administration and Fire Station

FGMAARCHITECTS

July 17, 2023

Space Needs Program - Joint Public Safety Facility Long Term Needs

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
D.	SHARED BUILDING SPACES SUB-TOTAL				6,859	
V.	SUMMARY OF SPACE NEED REQUIREMENTS					
A	SPACE					
1.0	Spared Public Spaces				4,173	
2.0	Police Department Spaces				35,432	
3.0	Fire Department Spaces				16,968	
4.0	Shared Building Spaces				6,859	
5.0	TOTAL SPACE NEEDS REQUIREMENTS				63,432	One story building
	TOTAL STAFFING	94.5	106.5			
B.	MULTI LEVEL BUILDING FACTOR					
1.0	Multi-Floor Factor (Two Story Concept)				2,000	Assume (2) floors at 1,000 sq.ft. per floor
2.0	TWO STORY BUILDING OPTION AREA REQUIRED			23,401	65,432	Two story building
C.	BUILDING ADDITION AREA REQUIRED				42,031	
VI.	SITE REQUIREMENTS					
A	PARKING REQUIREMENTS					Surface parking
1.0	Police Department Secure Staff Parking				42	At afternoon shift change
2.0	Secure Parking for Police Vehicles				36	At shift changes
3.0	Fire Department Secure Parking				30	(8-10) required for administration and (20) for staff at shift change
4.0	Apparatus Parking During Training				-	Assumed apparatus parking on apron of apparatus bay
5.0	Village Hall Staff Parking				40	
6.0	Village Hall Assigned Vehicles				10	
7.0	Community and Training Room Parking				60	Assume (30) spaces for each room. Also assumed no overlap with Board Room
8.0	Visitor Parking				6	

Village of Lombard

Police, Fire Administration and Fire Station

Space Needs Program - Joint Public Safety Facility Long Term Needs

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		9.0	TOTAL PARKING REQUIRED			
				183		Existing parking spaces
B	OUTDOOR SPACES					
1.0	Plaza Entrance				500	With seating
2.0	Trash Enclosure				450	
3.0	Generator Enclosure				400	
4.0	Transformer Enclosure				150	
5.0	Outdoor Staff Area				200	
6.0	Covered Patio at Fire Station				100	
7.0	Secure Storage Shed				150	For homeless personal effects and flammable storage cabinets
8.0	OUTDOOR SPACES REQUIRED				1,950	
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Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
I. SHARED PUBLIC SPACES						
A. PUBLIC ENTRY / PUBLIC ACCESS AREAS						
1.0	Entry Vestibule			67	80	
2.0	Lobby			683	400	Provide seating for (8)
3.0	Citizen Report Rooms			136	100	
4.0	Public Fingerprinting Alcove			-	10	Incorporate into Report Room above
5.0	Citizen Report / Social Worker Room			182	120	
6.0	Storage Room			15	10	Incorporate into Report Room above
7.0	Training / Community Meeting Room			-	1,750	Seating for (50) in training tables and chairs, dividable
8.0	Credenza Storage Counter			-	100	To support Training Room above
9.0	Audio/Visual Equipment			-	15	
10.0	Storage Room			-	200	
11.0	Public Toilets			112	425	Men's: 2 toilets, 2 urinals and 2 lavs. Women's: 3 Toilets and 2 lavs.
12.0	Public Entry / Public Access Areas Sub-Total			1,195	3,210	
13.0	Circulation, Wall, and Mechanical Shaft Space				963	
14.0	PUBLIC ENTRY / PUBLIC ACCESS AREAS TOTAL				4,173	Shared Public Space Total
II. POLICE DEPARTMENT SPACES						
A. FRONT DESK						
1.0	Full Time Clerks	1	1			Integrate with Records
2.0	Part Time Clerks	1	1			Integrate with Records workstations in future
3.0	Counter Positions			177	120	Provide (2) service windows with privacy partitions, package pass-through
4.0	Workstations			-	-	Integrate into Records
5.0	Camera Monitor Center			-	-	Integrate into counter position area
6.0	Supplies / Handouts			-	-	Integrate into counter position area
7.0	Police Reception Sub-Total	2	2	177	120	
8.0	Circulation, Wall, and Mechanical Shaft Space				42	
9.0	POLICE RECEPTION TOTAL				162	
B. RECORDS DIVISION						
1.0	Records Supervisor Workstation	1	1	122	80	Open workstation within Records

Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		16.0	Accreditation Office	1	1	
17.0	Closet			-	10	
18.0	Administrative Storage Closet			-	15	
19.0	Copier / Workroom / Supplies			-	80	
20.0	Coffee Area			-	60	
21.0	Toilet Rooms			-	140	(2) single user toilet rooms
22.0	Police Administration Sub-Total	7	7	1,336	2,430	
23.0	Circulation, Wall, and Mechanical Shaft Space				851	
24.0	POLICE ADMINISTRATION TOTAL				3,281	
D. PATROL DIVISION						
1.0	Patrol Lieutenant (3) required	3	3	600	300	(3) Large "L" shaped workstations
2.0	Patrol Sergeants Workstations	6	6		400	(6) "L" shaped workstations
3.0	Storage Closet				80	
4.0	Patrol Conference Room			-	120	Seating for (4)
5.0	Patrol Officers	38	38			
6.0	Community Service Officers	4	4			
7.0	Equipment Issue					
8.0	Charging Area			44	40	Charging and docking area for body cams and battery chargers
9.0	Patrol Equipment			25	64	Area for Beat Kits, shields, and equipment
10.0	Drone Storage			-	15	
11.0	Duty Bag Storage			-	170	Provide(54) three-tier lockers for duty bags near patrol entry
12.0	Report Writing			514		
13.0	Officer Desks				210	(5) 6' desks with privacy partitions
14.0	Photocopy/FAX/Printer				40	
15.0	Mail Slots				40	Provide mail slots for Patrol
16.0	Roll Call /Briefing Room				450	Seating for (15)
17.0	Storage			-	15	
18.0	Soft Interview Room			-	-	Share with Investigations below
19.0	Interview Rooms			-	-	Share with Investigations below
20.0	K-9 Storage			-	15	For storage of training equipment
21.0	Patrol Division Sub-Total	51	51	1,183	1,959	
22.0	Circulation, Wall, and Mechanical Shaft Space				686	
23.0	PATROL DIVISION TOTAL				2,645	

Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
E. TRAFFIC AND ACCIDENT RECONSTRUCTION						
1.0	Traffic Sergeant's Workstation		1	104	290	"U" shaped workstation (can be with open office workstations below)
2.0	Open Office Workstations	2	2			(2) "L" shaped workstations, (1) file cabinet
3.0	Conference Room			-	-	Need access to conference room
4.0	Equipment Storage Closet			-	-	See garage storage below
5.0	Traffic and Accident Reconstruction Sub-Total	2	3	104	290	
6.0	Circulation, Wall, and Mechanical Shaft Space				102	
7.0	TRAFFIC AND ACCIDENT RECONSTRUCTION TOTAL				392	
F. INVESTIGATIONS DIVISION						
1.0	Administrative Secretary	1	1	1,102	56	"L" shaped workstations, (1) file cabinet
2.0	Lieutenant's Office				150	"U" shaped workstation with (2) guest chairs, files
3.0	Closet				10	
4.0	Sergeants' Office	1	2		150	"U" shaped workstation with (2) guest chairs, files
5.0	Closet				10	
6.0	Conference Room				210	Seating for (6), locate between Lt. and Sgt's office
7.0	Detectives / Juvenile Officers	9	12			
8.0	Detective / School Resource Officer	1	1			
9.0	Investigations Open Office					
10.0	Investigations Workstations				960	(12) "L" shaped workstations in open office setting
11.0	Flexible Work Area				280	Collaboration table for (8)
12.0	Open Work Table				10	Temporary evidence storage
13.0	Temporary Secure Storage				-	Share with Administrative Conference Room
14.0	Investigations Conference Room / Major Case				150	Counters for (3) workstations, lockers w/ data connections, server
15.0	Computer Forensics				15	Secure storage
16.0	Storage				100	
17.0	Copy / Workroom				60	Coffee, microwave, full size refrigerator
18.0	Kitchenette				15	
19.0	Storage Closet				35	(2) lateral file cabinets
20.0	Secure Juvenile Files					
21.0	Secure Files					
22.0	Interview Rooms					

Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		23.0	Soft Interview / Juvenile Interview			
24.0	Suspect Interview			179	400	(4) suspect interview rooms
25.0	Toilet Room			-	70	Single user toilet room
26.0	A/V Monitor Control Room			-	60	Alcove for monitoring interviews within Investigations Open Office
27.0	Investigations Division Sub-Total	12	16	1,281	2,861	
28.0	Circulation, Wall, and Mechanical Shaft Space				1,001	
29.0	INVESTIGATIONS DIVISION TOTAL				3,862	
G. EVIDENCE TECHNICIANS						
1.0	Evidence Garage					
2.0	Vehicle Processing Bay				560	Single processing bay
3.0	Emergency Eyewash / Shower				25	Locate in processing bay above
4.0	Evidentiary Vehicle Storage				-	Shared with processing bay above
5.0	Drying Cabinets				150	Provide space for (2) double drying cabinets and 8' layout area
6.0	Drug Testing Area				80	Worktable for drug testing, provide drug chamber and exhaust
7.0	Large Item Evidence Storage				240	For storage of large items, locate off vehicle processing bay
8.0	Temporary Evidence Storage				10	Locker space to store items prior to processing
9.0	Forensic Processing Lab			180		
10.0	Fuming Chamber				30	
11.0	Dusting / Fume Hood				30	
12.0	Refrigerators				15	
13.0	Worktables and Counters				150	
14.0	Workstations				90	(2) 6" workstation with computers, one will be used for photography
15.0	Computer Forensics				-	Located in Investigations above
16.0	Equipment Storage Room				64	
17.0	Evidence Technicians Sub-Total			180	1,444	
18.0	Circulation, Wall, and Mechanical Shaft Space				505	
19.0	EVIDENCE TECHNICIANS TOTAL				1,949	
H. EVIDENCE AND PROPERTY						
1.0	Property Custodian Office				150	"U" shaped workstation with (2) guest chairs, files
2.0	Evidence Packaging			72		Work area with computer workstation
3.0	In-Process Evidence Temporary Storage				100	Evidence return lockers

Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
4.0	Worktable and Barcoding					Large counter, storage for supplies, sink (3) sets pass-thru lockers
5.0	Evidence Drop Lockers					
6.0	Large Item Evidence Storage				-	Located off evidence garage above
7.0	Property Room			407		
8.0	Intake Area / Work Area				60	Work Area with sink
9.0	Property Custodian Workstation				40	6' desk with (1) 4-drawer letter file
10.0	General Evidence				1,000	Assumes a growth rate of 3.5% for 30 years
11.0	Open Floor				80	Area to sort evidence and hold carts, etc.
12.0	Valuables Vault				20	
13.0	Narcotics Storage				64	100% exhaust ventilation
14.0	Firearms Storage				128	
15.0	Refrigerated Storage				40	Space for refrigerator and freezer
16.0	Destruction Holding Area				20	Area with shelving
17.0	Bike Storage				-	See Warm Storage below
18.0	Secure Storage Shed				-	See Outdoor Spaces Below
19.0	Seized Vehicles/Impound				-	Located offsite at impound lot
20.0	Evidence and Property Sub-Total				1,782	
21.0	Circulation, Wall, and Mechanical Shaft Space				535	
22.0	EVIDENCE AND PROPERTY TOTAL				2,317	
I. DETAINEE PROCESSING / HOLDING						
1.0	Sally Port			580	900	(2) car sally port
2.0	Vestibule Area			66	50	
3.0	Prisoner Search and Personal Effects Lockers			793	80	Include sorting counters and double tiered lockers
4.0	Processing Area				500	
5.0	Fingerprint Area				-	Included in Processing Area above
6.0	Sobriety Testing				80	Work area for Breathalyzers
7.0	Booking Station				-	Included in Processing Area above
8.0	Live Scan Area				-	Included in Processing Area above
9.0	Toilet			38	80	
10.0	Mass Arrest Cell			136	120	Holding capabilities for (6)
11.0	Detention Cells			400	700	(6) Cells total, including (2) Accessible Cells and (2) showers
12.0	In-Custody Interview Room			65	100	Hard interview room
13.0	Attorney/Client Room			-	70	

Village of Lombard

Police and Fire Department Administration

FGMAARCHITECTS

July 17, 2023

Space Needs Program

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
14.0	Bond Out Vestibule			-	140	Vestibule for release of detainees
15.0	Janitors Closet			-	40	
16.0	Detention Storage			-	80	
17.0	Detainee Processing / Holding Sub-Total			2,078	2,940	
18.0	Circulation, Wall, and Mechanical Shaft Space				1,176	
19.0	DETAINEE PROCESSING / HOLDING TOTAL				4,116	
J.	I.T. SUPPORT					
1.0	I.T. Workspace				80	Work counters
2.0	Server Room				170	Space for up to (4) server racks, UPS, clean agent fire suppression
3.0	Server Room HVAC				50	Room for dedicated CRAC unit
4.0	Storage Area				20	Equipment storage
5.0	IDF Closets				140	Allowance for networking closets
6.0	I.T. Support Sub-Total				460	
7.0	Circulation, Wall, and Mechanical Shaft Space				161	
8.0	I.T. SUPPORT TOTAL				621	
K.	TRAINING					
1.0	Training Office			-	320	(5) 6' desks with conference table in the middle for planning / collaboration
2.0	Training Room			-	-	See Public Entry / Public Access Areas above
3.0	Simulator Training Room			-	-	Scenario based training will take place in DT or Training Room
4.0	Defensive Tactics Room			-	-	Included in Locker / Fitness areas below
5.0	Firing Range					
6.0	Control Room			151	80	Range control room
7.0	Tactical Firing Range			1,808	2,200	25 yard range x 20' wide (similar to existing)
8.0	Range Mechanical			432	400	Assume equipment located inside building
9.0	Range Staging and Weapons Maintenance			48	220	Staging and (2) weapons cleaning stations with sinks, eyewash, parts washer
10.0	Target Storage			-	150	
11.0	Cleaning Equipment and Casing Storage			-	100	
12.0	Armorer's Work Area			-	120	Area for (2) armorers to work
13.0	Armory Storage			96	150	Ammunition and weapons storage
14.0	M.E.R.I.T. / SWAT Storage Closet			-	15	Storage closet for equipment
15.0	Toilet Room (nearby)			-	-	Included in toilet room allowance below

Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
16.0	Training Sub-Total			2,535	3,755	
17.0	Circulation, Wall, and Mechanical Shaft Space				1,127	
18.0	TRAINING TOTAL				4,882	
L. SOCIAL SERVICES						
1.0	Counseling Room			-	-	Use interview room in Lobby
2.0	Social Services Sub-Total			-	-	
3.0	Circulation, Wall, and Mechanical Shaft Space				-	
4.0	SOCIAL SERVICES TOTAL				-	
M. STAFF SUPPORT AREAS						
1.0	Lunchroom with Kitchenette			449	850	Breakroom with varied seating for (16)
2.0	Quiet Rooms - (2) required			-	200	Multi-purpose rooms
3.0	Quartermaster Storage			248	80	15'x2' deep shelving
4.0	Honor Guard Storage			-	60	Storage for flags, equipment and uniforms
5.0	Closet Allowance				100	Allowances for closets throughout the building
6.0	Staff Toilets Allowance			110	400	Allowance for toilet rooms throughout the building
7.0	Staff Support Areas Sub-Total			807	1,690	
8.0	Circulation, Wall, and Mechanical Shaft Space				592	
9.0	STAFF SUPPORT AREAS TOTAL				2,282	
N. LOCKER / FITNESS AREAS - SHARED						
1.0	Male Locker Room					
2.0	Male Lockers			583	1,350	Provide (75) 24" wide lockers
3.0	Toilet/Sinks/Shower Areas			247	420	(3) toilets, (3), urinals, (4) lavs, (2) showers
4.0	Female Locker Room					
5.0	Female Lockers			171	500	Provide (25) 24" wide lockers
6.0	Toilet/Sinks/Shower Areas			143	200	(2) toilets, (2) lavs, (1) shower
7.0	Gender Neutral Locker Room					
8.0	Locker Area			-	90	Provide (5) 24" wide lockers
9.0	Toilet/Sinks/Shower Areas			-	120	(1) toilets, (1) lavs, (1) shower
10.0	Fitness Area			1,567	-	See Shared Building Spaces Below

Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
11.0	Defensive Tactics Training Room			1,507	-	See Shared Building Spaces Below
12.0	Storage Room			64	-	See Shared Building Spaces Below
13.0	Auxiliary Locker Room			-	-	See Shared Building Spaces Below
14.0	Locker/Fitness Areas Sub-Total			2,775	2,680	
15.0	Circulation, Wall, and Mechanical Shaft Space				804	
16.0	LOCKER / FITNESS AREAS TOTAL				3,484	
O.	WARM STORAGE / MAINTENANCE - SHARED					
1.0	Vehicle Garage					
2.0	Evidence Van			-	300	Ford 350 Transit Van
3.0	Trailer Storage			-	810	(3) spaces for traffic safety trailer and (2) speed boards
4.0	Utility Vehicle Storage				270	(1) gator
5.0	Future Traffic Vehicle??				270	With portable scales
6.0	Patrol Vehicles??					
7.0	Bike Patrol				250	Storage for (6) bicycles, bike racks, equipment, lockers
8.0	Vehicle Maintenance Equipment				20	
9.0	Equipment Storage					
10.0	Traffic Secure Storage Closet				8	Conditioned storage for Total Station
11.0	Traffic and Parking Enforcement Storage				240	Traffic control equipment storage
12.0	CSO Equipment Storage				50	10' of deep storage shelving
13.0	Washer/Dryer				80	
14.0	Mop Sink Basin				25	
15.0	Animal Cage Storage				25	
16.0	Kennels / Animal Holding				20	Provide caged kennel with flushing floor drain
17.0	Bike (property) Storage				180	Storage for 30-40 bicycles
18.0	Warm Storage Sub-Total			908	2,548	
19.0	Circulation, Wall, and Mechanical Shaft Space				382	
20.0	WARM STORAGE TOTAL				2,930	
P.	POLICE DEPARTMENT SPACES SUB-TOTAL				35,432	

Village of Lombard

Police and Fire Department Administration

Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		III. FIRE DEPARTMENT ADMINISTRATION AND TRAINING				
A. TRAINING						
1.0	Entry Vestibule				-	See Shared Public Spaces Above
2.0	Public Lobby				-	See Shared Public Spaces Above
3.0	Training Classroom / Meeting Room				-	See Shared Public Spaces Above
4.0	Training Storage				-	See Shared Public Spaces Above
5.0	Training Kitchenette				-	See Shared Public Spaces Above
6.0	A/V Closet				-	See Shared Public Spaces Above
7.0	Public Restrooms				-	See Shared Public Spaces Above
8.0	Training Sub-Total				-	
9.0	Circulation, Wall, and Mechanical Shaft Space				-	
10.0	TRAINING TOTAL				-	
B. ADMINISTRATION						
1.0	Chief Office	1	1		250	Table for 4-6 w/ closet, 2 side chairs
2.0	Deputy Chief Office	1	1		200	Table for 4 w/ closet, 2 side chairs
3.0	Deputy Chief Office		1		200	Table for 4 w/ closet, 2 side chairs
4.0	Administrative Coordinator	1	1		150	Chief secretary - Lead position
5.0	Administrative Assistant	0.5	0.5		120	Part time position
6.0	EMS Office				120	
7.0	Training Office				120	
8.0	Open Office				144	(4) - 6x6 workstations (the pit)
9.0	Small Waiting Area				100	(2) chairs and waiting area
10.0	Conference Room				325	Conference table for 10 to 12 - credenza
11.0	Workroom				125	Copy - Mailboxes - Supply storage
12.0	Secure File Storage				100	
13.0	Admin Toilet Room				160	(2) single user toilets - 80s.f. each
14.0	Break Room				150	Table, Refrigerator, Sink, Microwave, Coffee Area
15.0	Administration Sub-Total	3.5	4.5		1,104	
16.0	Circulation, Wall, and Mechanical Shaft Space				386	
17.0	ADMINISTRATION TOTAL				1,490	

Village of Lombard
Police and Fire Department Administration
Space Needs Program

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
C.	FIRE DEPARTMENT SPACES SUB-TOTAL				1,490	
IV.	SHARED BUILDING SPACES					
A.	LOCKER / FITNESS AREAS - SHARED					
1.0	Fitness Area				1,200	Room for 10-15 people at one time. Include 4'x15' turf area
2.0	Defensive Tactics Training Room				900	Mat Room
3.0	Storage Room				180	Storage for DT and training equipment
4.0	Auxiliary Locker Room			-	300	Changing and toilet facility for Village staff use
5.0	Locker/Fitness Areas Sub-Total			-	2,580	
6.0	Circulation, Wall, and Mechanical Shaft Space				774	
7.0	LOCKER / FITNESS AREAS TOTAL				3,354	
B.	LOADING / FACILITY MAINTENANCE					
1.0	Facility Maintenance Office / Workspace				250	Workshop area with workstation
2.0	Facility Maintenance Supplies			464	150	
3.0	Central Custodial Storage Space				150	
4.0	Janitor's Closet Allowance			55	100	For janitorial storage throughout the building
5.0	Receiving Area				-	Delivery area
6.0	Delivery Storage Room				150	For temporary holding of deliveries
7.0	General Building Storage				400	
8.0	Loading/Facility Maintenance Sub-Total			519	1,200	
9.0	Circulation, Wall, and Mechanical Shaft Space				420	
10.0	LOADING / FACILITY MAINTENANCE TOTAL				1,620	
C.	MECHANICAL AND ELECTRICAL SPACES					
1.0	Emergency Generator				-	Locate outside
2.0	Mechanical Room(s)				500	Plumbing and Fire Protection Equipment (assume roof top HVAC equipment)
3.0	Electrical Room				400	
4.0	Voice and Data Incoming Service Room				50	
5.0	Mechanical and Electrical Spaces Sub-Total			-	950	
6.0	Circulation, Wall, and Mechanical Shaft Space				285	

Village of Lombard

Police and Fire Department Administration

FGMAARCHITECTS

July 17, 2023

Space Needs Program

FGM Project No. 22-3439.01

	Room / Area / Space	Staffing		Sq.Ft.		Notes
		Current	Future	Existing	Required	
		7.0	MECHANICAL AND ELECTRICAL SPACES TOTAL			
D.	SHARED BUILDING SPACES SUB-TOTAL				6,209	
V.	SUMMARY OF SPACE NEED REQUIREMENTS					
A	SPACE					
1.0	Spared Public Spaces				4,173	
2.0	Police Department Spaces				35,432	
3.0	Fire Department Administration Spaces				1,490	
4.0	Shared Building Spaces				6,209	
5.0	TOTAL SPACE NEEDS REQUIREMENTS				47,305	One story building
	TOTAL STAFFING	83.5	92.5			
B.	MULTI LEVEL BUILDING FACTOR					
1.0	Multi-Floor Factor (Two Story Concept)				2,000	Assume (2) floors at 1,000 sq.ft. per floor
2.0	TWO STORY BUILDING OPTION AREA REQUIRED			23,401	49,305	Two story building
C.	BUILDING ADDITION AREA REQUIRED				25,904	
VI.	SITE REQUIREMENTS					
A	PARKING REQUIREMENTS					Surface parking
1.0	Police Department Secure Staff Parking				42	At afternoon shift change
2.0	Secure Parking for Police Vehicles				36	At shift changes
3.0	Fire Department Secure Parking				10	(8-10) required
4.0	Apparatus Parking During Training				4	Allow for (4) pcs of apparatus (11'x 45')

SECTION 7
CONCEPTUAL SOLUTIONS**Conceptual Solutions Summary**

The goal of this analysis is to study the feasibility of creating a joint public safety facility for the Police and Fire Departments at the Municipal Campus where the Village Hall, Police, and Public Works are currently located. An analysis by the Fire Department identified a longer than desired emergency medical service (EMS) and Fire Department response time in the central part of the Village, in other words, a response gap.

The Municipal Campus is located within the portion of the Village with the response gap. Placing a fire station on the Municipal Campus site would address the response gap.

The Police Department is currently operating out of a facility that is more than 50 years old and has many operational deficiencies due to a lack of space.

Upon completion of the space needs analysis for each component of this study, Conceptual Site and Building Planning Diagrams have been developed to determine if the existing Municipal Campus site can accommodate the necessary addition(s) or if one department will need to be relocated to another site. The solutions identified explore if it is possible to expand the existing police station and add a fire station on the site, creating a joint public safety facility, to address both issues.

If, during the course of the study, it is determined that it is not feasible to place both a centrally located fire station and expand the police station on the current site, size requirements for a site parcel that would be required for a fire or police station have been provided, as well as test fits for the feasibility of other potential sites as identified during the course of the study.

Several conceptual solutions were studied to provide the necessary information to help the Village determine the best solution to meet their needs. The result of this assessment will allow the Village to determine long-term fiscal planning needs.

SECTION 7.1
JOINT PUBLIC SAFETY
OPTIONS REVIEW**Joint Public Safety Facility Summary**

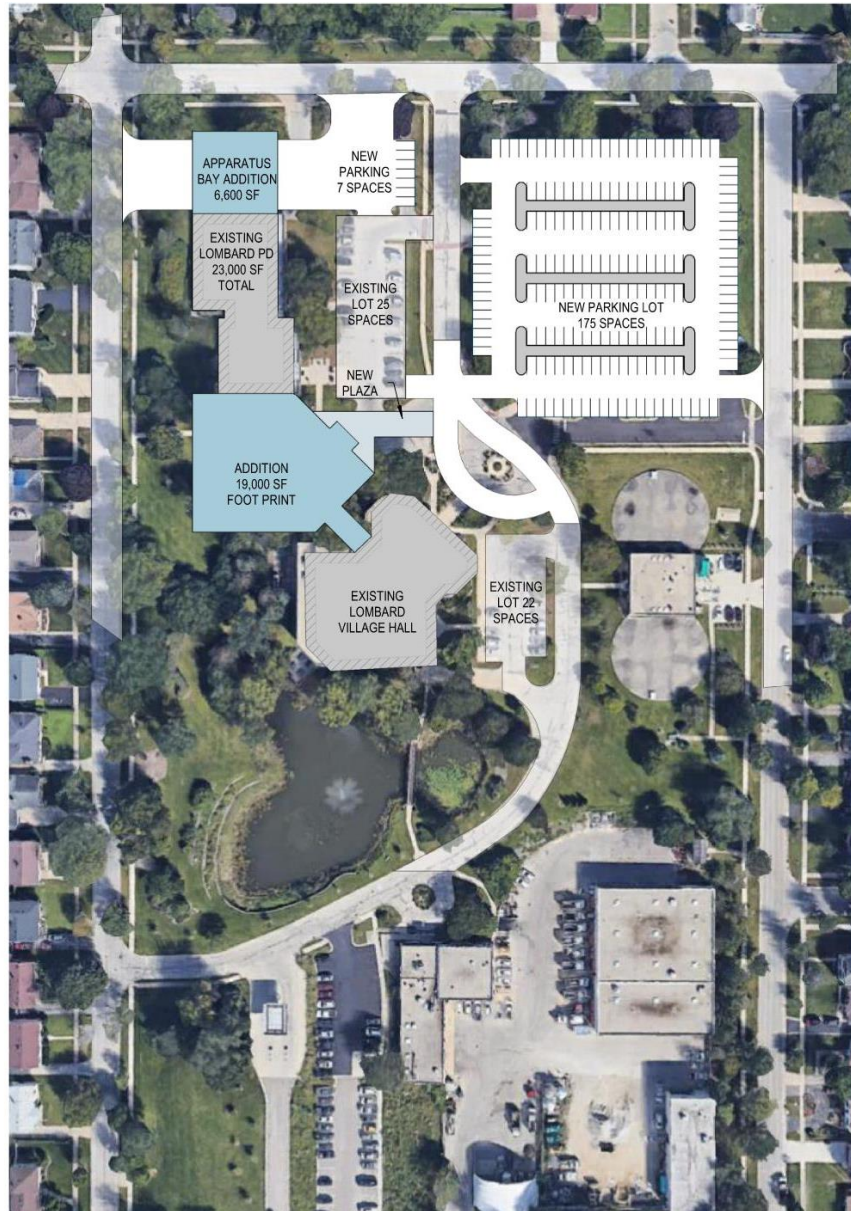
To determine if a Joint Public Safety Facility is feasible on the existing Municipal Campus site, FGMA developed conceptual site diagrams showing how the campus and the Police Department could be reconfigured to accommodate the facility based on the amount of space identified in the space needs analysis. The Joint Public Safety Facility would accommodate Police and Fire operations and would connect to the Village Hall.

To achieve a Joint Public Safety Facility on the current site, a 19,000 square foot addition connecting the existing police station to the Village Hall is shown maximizing the available site between the buildings. The addition would need to accommodate new Police Department functions identified in the space needs, a new shared public entry and lobby, and fire administration. In order to accommodate the needs identified, an addition of 21,045 square feet (14,015 for PD + 7,030sf for Fire Admin+ Connection) would be required. The existing Police Department spaces would be reconfigured and renovated to accommodate the remainder of the department's programmatic needs. At the north side of the Police Station, the existing Sallyport would need to be demolished to allow for another addition that would accommodate the proposed fire apparatus bay to house emergency response vehicles. The maximum size of this addition is 6,600 square feet. The site will not accommodate a full central fire station in combination with the Police Department.

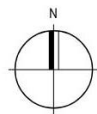
Additionally, to accommodate the needs of a Joint Public Safety Facility, additional parking would be required on the site that already has a shortage of available parking. The conceptual site diagram shows that reconfiguring the existing radial parking lot would be necessary to accommodate the additional required parking. By reconfiguring the lot, 175 spaces can be accommodated compared to the existing 107 spaces. However, reconfiguring and rebuilding the existing park lot would be very costly and disruptive to Village operations.

See Site Diagram on the following page.

SECTION 7.1
JOINT PUBLIC SAFETY
OPTIONS REVIEW



1 | SITE PLAN
1" = 100'-0"



SECTION 7.2 CENTRAL FIRE STATION OPTIONS REVIEW

Central Fire Station Options Summary

To meet the needs of a new Central Fire Station, several sites near the Municipal Campus were identified and studied, as well as the Campus site.

Given the space needs identified, it was determined that a site of 1.6 acres with suggested minimum dimensions would be required. A site diagram was developed showing the ideal minimum site size and how it might be configured to accommodate a 13,365 square foot station (reduced program) with a drive-through Apparatus Bay.

Sites located on S. Fairfield Ave and on E. Madison St. at Madison Meadows Park were initially identified to be studied.

The S. Fairfield Ave. site is located to the southeast of the Municipal Campus. Because of the dimensions of this property, it cannot accommodate a drive through Apparatus Bay. Vehicles would need to back in from the apron and be parked double deep.

The E. Madison St. site is located to the northeast of the Municipal Campus site, at the northwest corner of Madison Meadow Park. Two options were studied for this site based on a desire to minimize vehicle headlights shining into adjacent residential properties. The second option locates the Apparatus Bay apron at the intersection of S. Edgewood Ave. however this utilizes a larger portion of the property but would allow the community garden to remain. Use of this site would require an agreement with the Park District.

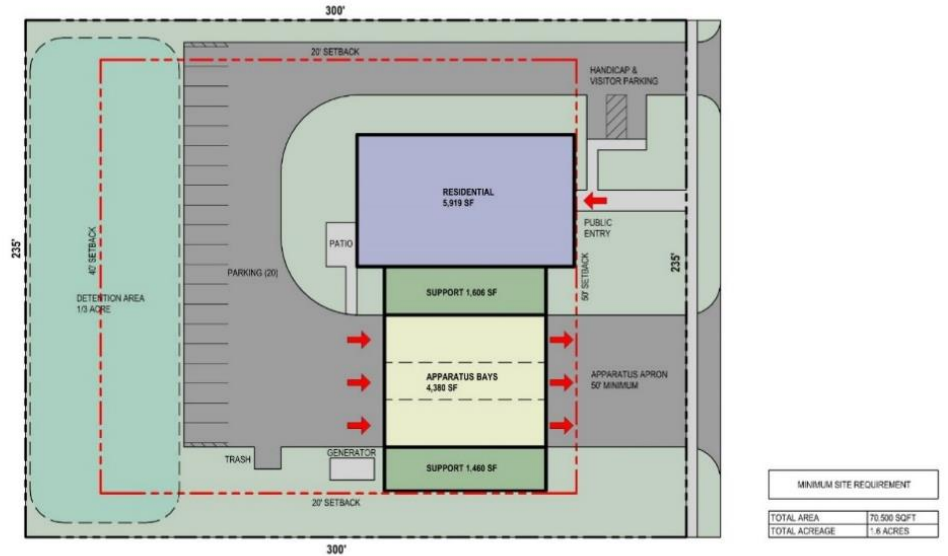
Additional potential sites were identified at the corner of E. Central Ave. and Hammerschmidt Ave. at the southwest corner of the municipal site, and on S. Stewart Ave, between Central and Edward. The Central and Hammerschmidt site is very tight but can accommodate the new station. Headlights from vehicles pulling into or out of the Apparatus Bay would, however, conflict with the residences across the street. Two options were studied on the Stewart Ave site. Neither allowed for a drive-through Apparatus Bay. One option egressed on to Central, but rather close to the intersection, and the other onto Stewart.

The concept diagrams show that a new Central Fire Station could be constructed on the potential sites identified, however none of these proved to be adequate to truly meet the long-term needs of the department.

The Municipal Campus was also evaluated, and if the Police Station is relocated provides adequate space for a new and functional Central Fire Station.

See Site Diagrams on the following pages, including:

- Ideal Site Diagram
- S. Fairfield Ave.
- E. Madison St. (2 Diagrams)
- Central Ave. and Hammerschmidt Ave.
- Stewart Ave. between Central and Edward (2 Diagrams)
- Municipal Campus



SITE PLAN DIAGRAM - IDEAL

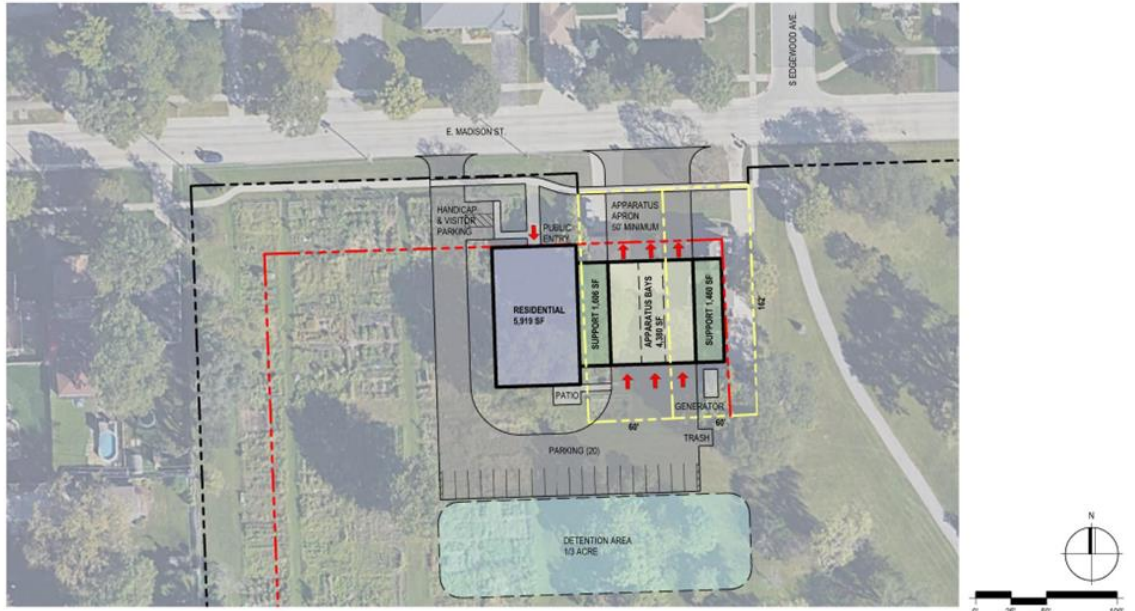
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FAIRFIELD AVENUE SITE

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MADISON MEADOWS SITE

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MADISON MEADOWS SITE

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HAMMERSCHMIDT AVE. SITE
(Central Avenue and Hammerschmidt Avenue)

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E CENTRAL AVE. SITE
(Stewart Avenue 1)

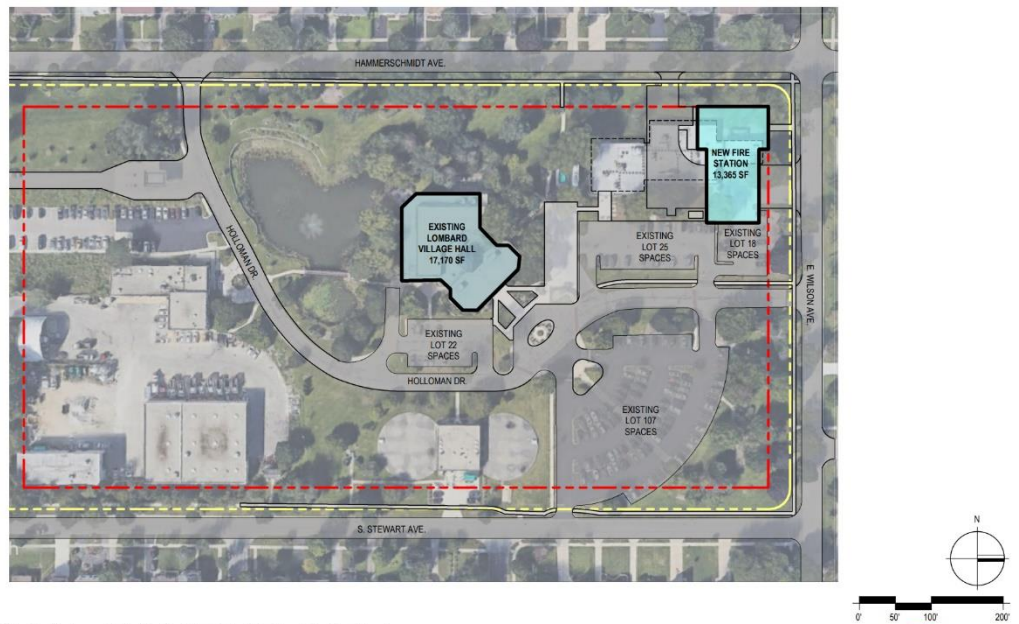
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S STEWART AVE. SITE
(Stewart Avenue 2)

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MUNICIPAL CAMPUS SITE

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**SECTION 7.3
POLICE STATION OPTIONS
REVIEW
CONCEPTS 1 AND 2****Police Station Options Summary**

To meet the needs of the Police Department, as determined by the space needs analysis, several concepts were studied including adding onto the existing station and renovating existing space, as well as new construction on the existing campus site. Rebuilding the Police Station elsewhere in the Village on a completely different site was also considered as the location within the Village is not as critical as it is for a fire station.

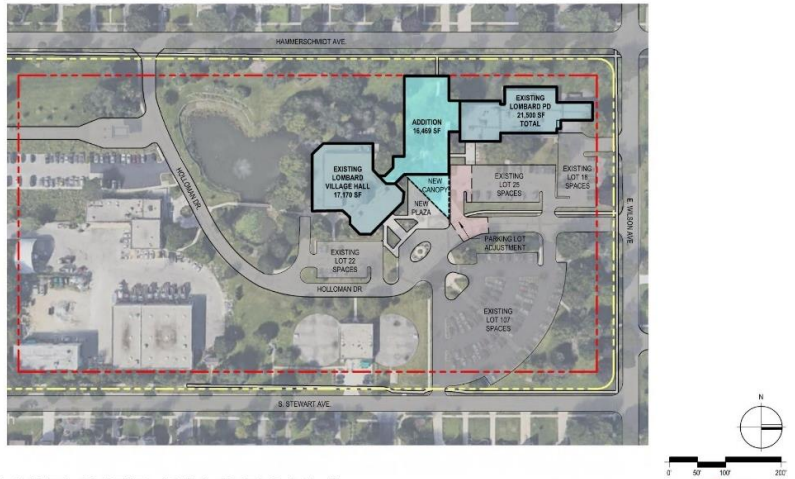
The space needs analysis identified the need for 35,416 square feet (reduced) and the existing station has 23,401 square feet including a main level and lower level, resulting in a minimum of 14,015 sf of additional space being required.

The following options were studied:

Concepts 1 and 2 - Addition/Renovation

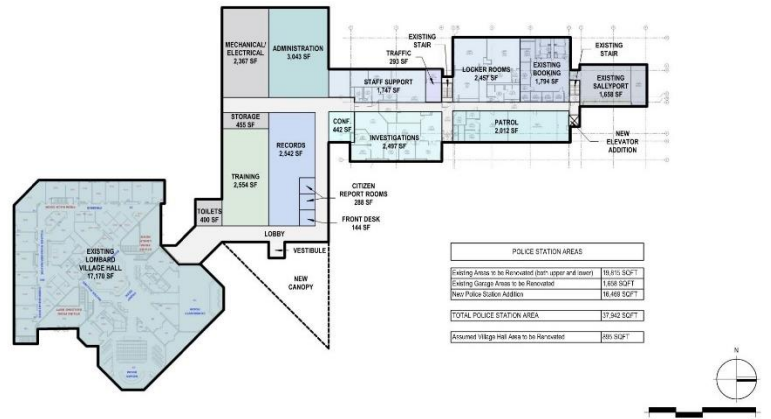
Both concepts explore an addition and renovation of the existing police station. The addition is proposed to connect the existing police station to the existing Village hall. This provides space for the programmatic requirements identified in the space needs analysis and allows for a new shared entrance to the Village Hall which would offer flexibility in sharing of meeting and training spaces. The existing PD would be reconfigured and renovated to better accommodate the requirements and improve flow and efficiency. Concept 2 also incorporates a basement which would connect to the existing PD lower level, offer additional storage space to the Village, and provide elevator access. Adjacent parking and drop off areas would be reconfigured to allow for a new shared entry plaza and canopy. See Site and Plan Diagrams on the following pages.

SECTION 7.3
POLICE STATION OPTIONS
REVIEW – CONCEPT 1



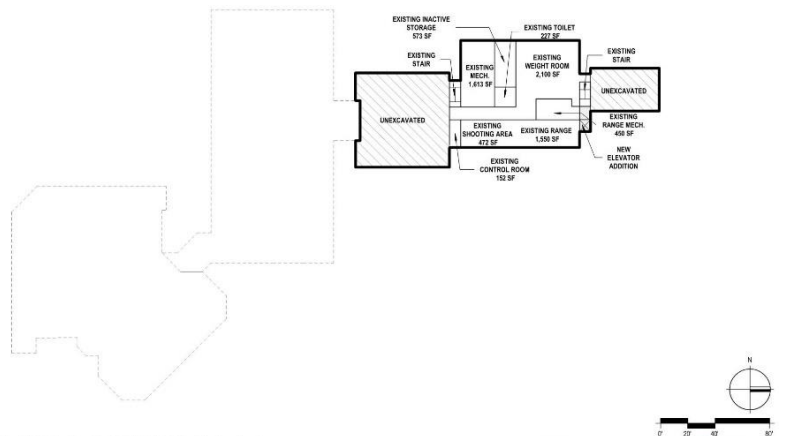
VH/POLICE SITE DIAGRAM 1

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VH/POLICE CONCEPT 1

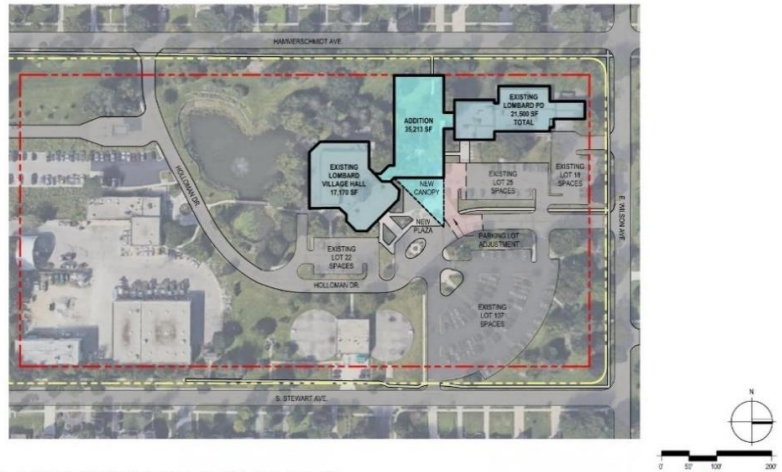
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VH/POLICE CONCEPT 1

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SECTION 7.3
POLICE STATION OPTIONS
REVIEW – CONCEPT 2



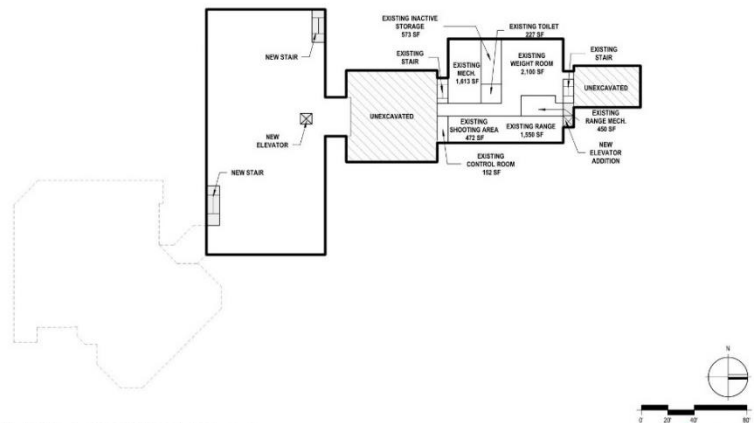
VH/POLICE SITE DIAGRAM 2

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VH/POLICE CONCEPT 2

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VH/POLICE CONCEPT 2

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SECTION 7.3
POLICE STATION OPTIONS
REVIEW – CONCEPTS 3 & 4

Concepts 3 and 4 - Expanded Addition/Renovation

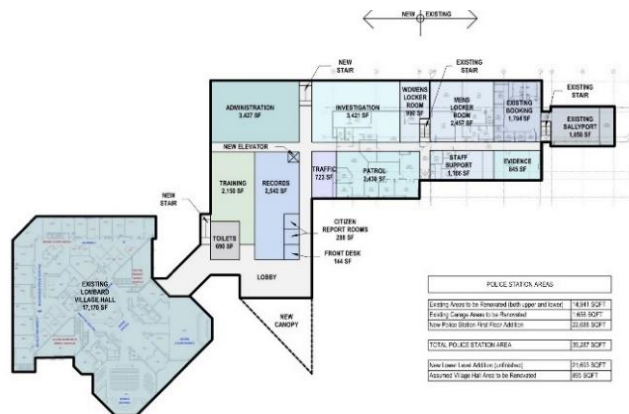
Both concepts explore partial demolition of the south end of the existing police station to allow for a larger addition and more flexibility in the layout. The addition in both options connects to the Village Hall and includes a basement for additional storage. The remaining existing portion of the station would be renovated. Adjacent parking and drop off areas would be reconfigured to allow for a new shared entry plaza and canopy. See Site and Plan Diagrams on the following pages.

SECTION 7.3
POLICE STATION OPTIONS
REVIEW – CONCEPT 3



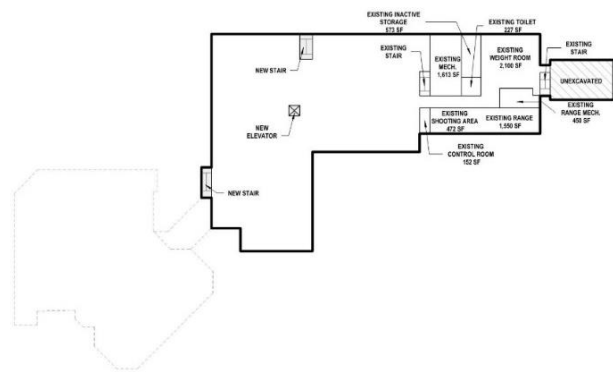
VH/POLICE SITE DIAGRAM 3

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VH/POLICE CONCEPT 3

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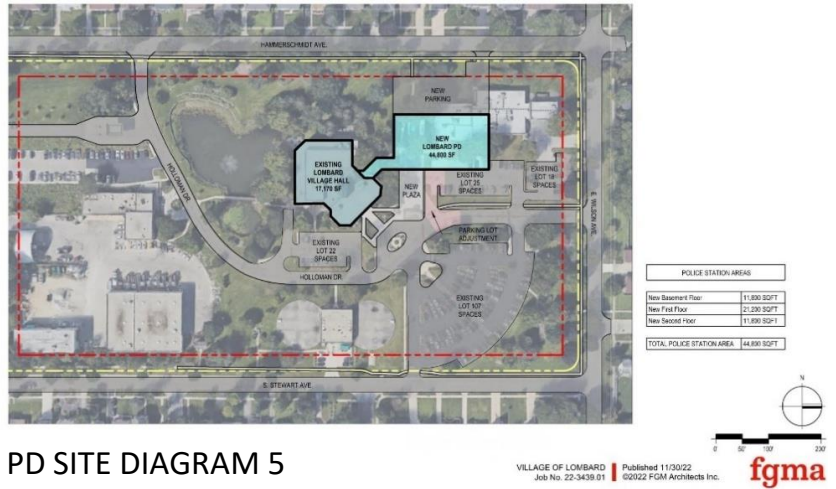
VH/POLICE CONCEPT 3

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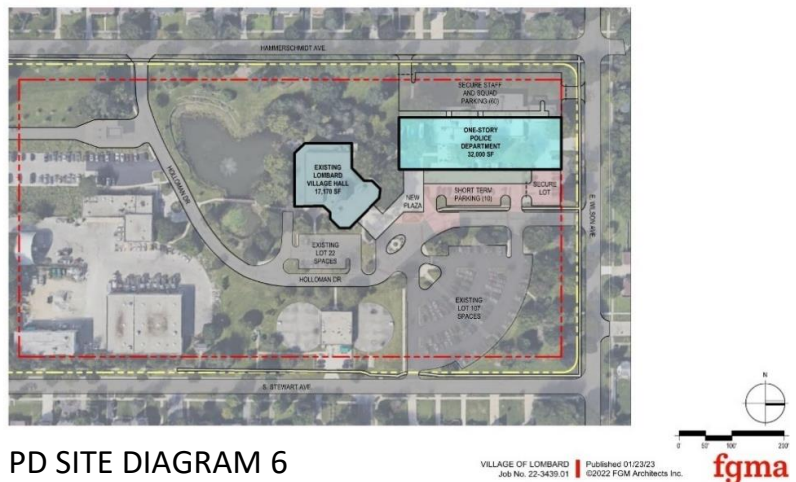
SECTION 7.3
POLICE STATION OPTIONS
REVIEW – CONCEPTS 5 & 6**Concepts 5 and 6 - New Construction.**

Both concepts explore construction of a new police station on the existing campus site. Concept 5 depicts a one-story facility of 44,800 square feet to accommodate the programmatic requirements with a connection to the Village Hall. Adjacent parking and drop off areas would be reconfigured to allow for a new shared entry plaza. Concept 6 depicts a reduced facility of 32,000 square feet. Program elements were either reduced in size or eliminated to meet this square footage and a reduced budget number. Floor plan diagrams were not developed for these concepts, however, as with new construction, there is more flexibility for a functional layout when existing conditions do not have to be accommodated. These solutions require that the department be temporarily relocated during construction. See Site Diagrams on the following page.

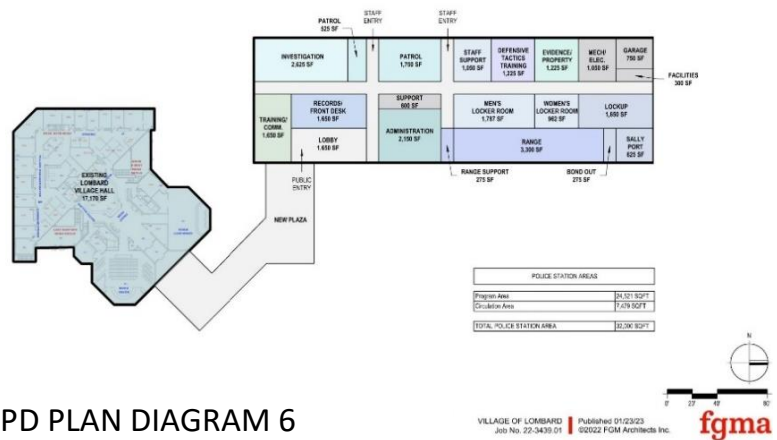
SECTION 7.3
POLICE STATION OPTIONS
REVIEW - CONCEPTS 5 & 6



PD SITE DIAGRAM 5



PD SITE DIAGRAM 6



PD PLAN DIAGRAM 6

**SECTION 7.4
RECOMMENDATIONS**



New Central Fire Station on Municipal Campus

Recommendations

Early on in this study, it was determined that it would be difficult to accommodate a Joint Public Safety Facility on the existing Municipal Campus site and meet the needs of all the departments. The need for additional parking was also a concern.

Based on this assessment, alternate sites were studied to determine if there was another location near the Municipal Campus to accommodate a new central fire station to eliminate the response gap. Although several sites were explored, none seemed to truly address the long-term needs of the Fire Department without other impacts within the Village.

Additionally, several concepts were explored to address the needs of the Police Department on the Municipal Campus site. Concepts ranged from adding space and renovating the existing, to demolishing a portion and adding a larger addition, to demolishing the entire existing facility and building new, utilizing all or part of the existing structure.

During the course of this study and review of all the proposed concepts and site test fits with staff, it is recommended that the best solution for the Village would be as follows:

- Relocate the police station to another site within the Village. The location of the Police Department is not as critical for response as the fire station would be. New construction can be explored offsite, or an adaptive reuse of an existing building could be considered. Additionally, by constructing a new station, the department would only need to move once and would not require any temporary accommodation, which could be costly.
- Build a new Central Fire Station on the Municipal Campus site as shown in Section 7.2. This addresses the needs of the Fire Department and resolves the service gap issue. The Village has identified that they would pursue a reduced size central fire station at this time. Fire administration could also be accommodated in the existing Village hall or as part of the new central fire station if desired.

See Conceptual Project Budgets for the recommended options in the next section of this report.

**SECTION 7.5
BUDGETS FOR
RECOMMENDED
OPTIONS**

Budget Summary

As part of this study, FGM has provided conceptual budgets to implement the recommended projects. For the attached summaries, the Total Project Budget includes the cost of construction, fees, and soft costs for each of the options.

Costs are based on a quality municipal structure that will be serviceable for 30+ years assuming an appearance and use of materials that are complimentary to other municipal facilities in the Village of Lombard.

For sustainable design features, the Village did not state intention to pursue a sustainable building certification such as the United States Green Building Council’s LEED Certification, so this was not included in any project budget.

Costs are based on a summer 2024 construction start. Budgets will need to be escalated for inflation as required annually after that time frame. Cost ranges have been provided as design work is no actual design work has been performed.

Budgeting Methodology

FGMA has an extensive database of cost information and used cost per square foot estimates as the budgeting methodology for the conceptual budgets. To verify budgets, FGMA consults with local area builders. Because no actual design work has been performed, a budget range is provided for construction costs as well as a Total Project Budget.

Conceptual Project Budgets

Conceptual project budgets were developed for the following options:

- New Reduced Central Fire Station on the Municipal Campus
- New Police Station on New Site
- New Reduced Police Station on New Site

New Reduced Central Fire Station on the Municipal Campus

This budget includes demolition of the existing police station. Note that the construction start date has been identified as Q3 2025 as a new police station would need to be constructed prior to the construction of the new central fire station beginning. If construction were to start at a later date, the budgets will need to be adjusted for inflation.

Item	Low	High
Construction Budget	\$8,836,108	\$9,415,273
Owner Purchased Items (FF&E, etc.)	\$225,000	\$267,000
Fees and Soft Costs	\$1,018,250	\$1,116,375
Total Project Budget	\$10,079,357	\$10,798,648

**SECTION 7.5
BUDGETS FOR
RECOMMENDED
OPTIONS**

New Police Station on a New Site

This budget assumes a new police station on a new site that is ready for construction. Note that the construction start date has been identified as Q3 2024. If construction were to start at a later date, the budgets will need to be adjusted for inflation. Two budgets were developed, one for the full program meeting the long term needs of the Police Department, and a reduced program addressing the most critical needs.

New Police Station on a New Site – Long Term Needs

Item	Low	High
Construction Budget	\$34,757,058	\$36,225,207
Owner Purchased Items (FF&E, etc.)	\$805,000	\$875,000
<u>Fees and Soft Costs</u>	<u>\$2,398,423</u>	<u>\$2,544,312</u>
Total Project Budget	\$37,960,482	\$39,674,520

New Police Station on a New Site – Reduced

Item	Low	High
Construction Budget	\$27,497,570	\$28,682,810
Owner Purchased Items (FF&E, etc.)	\$705,000	\$775,000
<u>Fees and Soft Costs</u>	<u>\$2,237,830</u>	<u>\$2,376,797</u>
Total Project Budget	\$30,440,400	\$31,834,607

In the recommendations for the police station, it was mentioned that an adaptive reuse could also be explored. If an existing building could be found that is suitable for a police station, it has been FGMA’s experience that this could save 15% - 25% of the cost of construction depending on the existing condition of the building to be converted.

See the detailed budgets following this section for additional cost information.

Village of Lombard
New Fire Station on Municipal Campus

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July 17, 2023

Conceptual Budget for New Single Story Fire Station - Reduced

FGMA#: 22-3439.01

	Item	Quantity	Unit	Cost/Unit		Cost		Remarks
				Low	High	Low	High	
1.0	Single Story Addition and Renovations							
1.1	Demolition	21,500	SF	\$ 15	\$ 20	\$ 322,500	\$ 430,000	Demolition of existing police station
1.2	New Fire Station	13,365	SF	\$ 480	\$ 505	\$ 6,415,200	\$ 6,749,325	
1.3	CONSTRUCTION SUB-TOTAL					\$ 6,737,700	\$ 7,179,325	Assumes construction start in Q3 of 2025
2.0	Escalation (assumed 6.5% for 2023, 4% for 2024, 4% for 2025, 3.5% for 2026)					\$ 1,295,125	\$ 1,380,014	Assumes midpoint of construction in Q1 2026
3.0	TOTAL CONSTRUCTION COSTS					\$ 8,032,825	\$ 8,559,339	
4.0	DESIGN & CONSTRUCTION CONTINGENCY (10%)					\$ 803,283	\$ 855,934	Design and construction contingency
5.0	SINGLE STORY FIRE STATION CONSTRUCTION BUDGET					\$ 8,836,108	\$ 9,415,273	
6.0	Allowances for Items to be Purchased by the Owner							
6.1	Furniture and Furnishings					\$ 175,000	\$ 200,000	
6.2	Window Treatments					\$ 20,000	\$ 25,000	
6.3	Computer Systems					\$ -	\$ -	By Owner
6.4	Telephone System					\$ -	\$ -	By Owner
6.5	Wireless Network System					\$ 5,000	\$ 10,000	
6.6	Wireless Telephone Boosters/Amplifiers					\$ 20,000	\$ 25,000	
6.7	Maintenance/Janitorial Equipment					\$ 5,000.00	\$ 7,000	
6.8	Total Allowances for Items to be Purchased by the Owner					\$ 225,000	\$ 267,000	
7.0	Allowances for Owner Soft Costs							
7.1	Architectural and Engineering Fees					\$ 795,250	\$ 847,375	See note 9.4 below
7.2	Furniture Design and Procurement Consulting					\$ 20,000	\$ 25,000	Design and procurement
7.3	CM Pre-Construction Fee					\$ 45,000	\$ 50,000	
7.4	Surveys					\$ 14,000	\$ 16,000	
7.5	Geotechnical Testing					\$ 14,000	\$ 16,000	
7.6	Material Testing During Construction					\$ 20,000	\$ 25,000	
7.7	Building Commissioning					\$ 50,000	\$ 60,000	
7.8	Printing Costs					\$ 5,000	\$ 7,000	
7.9	Utility Company Charges (Electric, Gas, Telephone)					\$ 25,000	\$ 30,000	
7.10	Building Permit Fees					\$ 30,000	\$ 40,000	Assumed some fees will be waived
7.11	Total Allowances for Owner Soft Costs					\$ 1,018,250	\$ 1,116,375	

Village of Lombard
New Fire Station on Municipal Campus

Conceptual Budget for New Single Story Fire Station - Reduced

	Item	Quantity	Unit	Cost/Unit		Cost		Remarks
				Low	High	Low	High	
8.0	TOTAL PROJECT BUDGET					\$ 10,079,357	\$ 10,798,648	
9.0	Notes:							
9.1	Project Budgets are based on historical cost information and current construction inflation estimates.							
9.2	Project Budgets do not include any hazardous material abatement or environmental remediation work.							
9.3	Project Budgets are based on Q3 2025 construction start date. Costs must be increased for additional escalation afterwards.							
9.4	Architecture and engineering fees includes civil, structural, MEPFP engineering, landscape architecture, audio visual and security consulting.							
9.5	Project Budgets do not include legal fees or financing costs.							
9.6	Construction Costs are based utilizing a Construction Management project delivery method.							
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Village of Lombard

New Police Station

FGMA ARCHITECTS

July 17, 2023

Conceptual Budget for New Two Level Police Station

FGMA#: 22-3439.01

Item	Quantity	Unit	Cost/Unit		Cost		Remarks	
			Low	High	Low	High		
1.0	New Two Level Police Station							
1.1	New Police Station	47,294	SF	\$ 580	\$ 605	\$ 27,430,520	\$ 28,612,870	
1.2	CONSTRUCTION SUB-TOTAL					\$ 27,430,520	\$ 28,612,870	Assumes construction start in Q3 of 2024
2.0	Escalation (assumed 6.5% for 2023, 4% for 2024, 4% for 2025)					\$ 4,166,806	\$ 4,346,409	Assumes midpoint of construction in Q2 2025
3.0	TOTAL CONSTRUCTION COSTS					\$ 31,597,326	\$ 32,959,279	
4.0	DESIGN & CONSTRUCTION CONTINGENCY (10%)					\$ 3,159,733	\$ 3,295,928	Design and construction contingency
5.0	TWO LEVEL POLICE STATION TOTAL CONSTRUCTION BUDGET					\$ 34,757,058	\$ 36,255,207	
6.0	Allowances for Items to be Purchased by the Owner							
6.1	Furniture and Furnishings					\$ 700,000	\$ 750,000	
6.2	Window Treatments					\$ 40,000	\$ 50,000	
6.3	Computer Systems					\$ -	\$ -	By Owner
6.4	Telephone System					\$ -	\$ -	By Owner
6.5	Wireless Network System					\$ 25,000	\$ 30,000	
6.6	Wireless Telephone Boosters/Amplifiers					\$ 40,000	\$ 45,000	
6.7	Maintenance/Janitorial Equipment					\$ -	\$ -	By Owner
6.8	Total Allowances for Items to be Purchased by the Owner					\$ 805,000	\$ 875,000	
7.0	Allowances for Owner Soft Costs							
7.1	Architectural and Engineering Fees					\$ 2,085,423	\$ 2,175,312	See note 9.5 below
7.2	Furniture Design and Procurement Consulting					\$ 40,000	\$ 50,000	Design and procurement
7.3	CM Pre-Construction Fee					\$ 70,000	\$ 80,000	
7.4	Surveys					\$ 14,000	\$ 16,000	
7.5	Geotechnical Testing					\$ 14,000	\$ 16,000	
7.6	Material Testing During Construction					\$ 25,000	\$ 30,000	
7.7	Building Commissioning					\$ 70,000	\$ 80,000	
7.8	Printing Costs					\$ 5,000	\$ 7,000	
7.9	Utility Company Charges (Electric, Gas, Telephone)					\$ 25,000	\$ 30,000	
7.10	Building Permit Fees					\$ 50,000	\$ 60,000	Assumed some fees will be waived
7.11	Total Allowances for Owner Soft Costs					\$ 2,398,423	\$ 2,544,312	

Village of Lombard
New Police Station

Conceptual Budget for New Two Level Police Station

	Item	Quantity	Unit	Cost/Unit		Cost		Remarks
				Low	High	Low	High	
				8.0	TOTAL PROJECT BUDGET			
9.0	Notes:							
9.1	Project Budgets are based on historical cost information and current construction inflation estimates.							
9.2	Project Budgets do not include land acquisition, hazardous material abatement or environmental remediation work.							
9.3	Project Budgets are based on Q2 2024 construction start date. Costs must be increased for additional escalation afterwards.							
9.4	Architecture and engineering fees includes civil, structural, MEPFP engineering, landscape architecture, audio visual and security consulting.							
9.5	Project Budgets do not include legal fees or financing costs.							
9.6	Construction Costs are based utilizing a Construction Management project delivery method.							
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Village of Lombard

New Police Station

FGMA ARCHITECTS

July 17, 2023

Conceptual Budget for New Two Level Police Station - Reduced

FGMA#: 22-3439.01

Item	Quantity	Unit	Cost/Unit		Cost		Remarks
			Low	High	Low	High	
1.0 New Two Level Police Station							
1.1 New Police Station	37,416	SF	\$ 580	\$ 605	\$ 21,701,280	\$ 22,636,680	
1.2 CONSTRUCTION SUB-TOTAL					\$ 21,701,280	\$ 22,636,680	Assumes construction start in Q3 of 2024
2.0 Escalation (assumed 6.5% for 2023, 4% for 2024, 4% for 2025)					\$ 3,296,511	\$ 3,438,602	Assumes midpoint of construction in Q2 2025
3.0 TOTAL CONSTRUCTION COSTS					\$ 24,997,791	\$ 26,075,282	
4.0 DESIGN & CONSTRUCTION CONTINGENCY (10%)					\$ 2,499,779	\$ 2,607,528	Design and construction contingency
5.0 TWO LEVEL POLICE STATION TOTAL CONSTRUCTION BUDGET					\$ 27,497,570	\$ 28,682,810	
6.0 Allowances for Items to be Purchased by the Owner							
6.1 Furniture and Furnishings					\$ 600,000	\$ 650,000	
6.2 Window Treatments					\$ 40,000	\$ 50,000	
6.3 Computer Systems					\$ -	\$ -	By Owner
6.4 Telephone System					\$ -	\$ -	By Owner
6.5 Wireless Network System					\$ 25,000	\$ 30,000	
6.6 Wireless Telephone Boosters/Amplifiers					\$ 40,000	\$ 45,000	
6.7 Maintenance/Janitorial Equipment					\$ -	\$ -	By Owner
6.8 Total Allowances for Items to be Purchased by the Owner					\$ 705,000	\$ 775,000	
7.0 Allowances for Owner Soft Costs							
7.1 Architectural and Engineering Fees					\$ 1,924,830	\$ 2,007,797	See note 9.5 below
7.2 Furniture Design and Procurement Consulting					\$ 40,000	\$ 50,000	Design and procurement
7.3 CM Pre-Construction Fee					\$ 70,000	\$ 80,000	
7.4 Surveys					\$ 14,000	\$ 16,000	
7.5 Geotechnical Testing					\$ 14,000	\$ 16,000	
7.6 Material Testing During Construction					\$ 25,000	\$ 30,000	
7.7 Building Commissioning					\$ 70,000	\$ 80,000	
7.8 Printing Costs					\$ 5,000	\$ 7,000	
7.9 Utility Company Charges (Electric, Gas, Telephone)					\$ 25,000	\$ 30,000	
7.10 Building Permit Fees					\$ 50,000	\$ 60,000	Assumed some fees will be waived
7.11 Total Allowances for Owner Soft Costs					\$ 2,237,830	\$ 2,376,797	

Village of Lombard

New Police Station

Conceptual Budget for New Two Level Police Station - Reduced

Item	Quantity	Unit	Cost/Unit		Cost		Remarks
			Low	High	Low	High	
			8.0	TOTAL PROJECT BUDGET			
9.0	Notes:						
9.1	Project Budgets are based on historical cost information and current construction inflation estimates.						
9.2	Project Budgets do not include land acquisition, hazardous material abatement or environmental remediation work.						
9.3	Project Budgets are based on Q2 2024 construction start date. Costs must be increased for additional escalation afterwards.						
9.4	Architecture and engineering fees includes civil, structural, MEPFP engineering, landscape architecture, audio visual and security consulting.						
9.5	Project Budgets do not include legal fees or financing costs.						
9.6	Construction Costs are based utilizing a Construction Management project delivery method.						
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This study is to be utilized as a starting point and is intended to provide the Village with the necessary information to make an informed decision on which direction should be taken to address the operational issues of the Fire Department and the space needs issues of the Police Department.

Once the space needs are approved and the Village is ready to move forward, FGM Architects is prepared to assist the Village of Lombard with the next steps.