



VILLAGE OF SCHAUMBURG PUBLIC SAFETY BUILDING AND VILLAGE HALL NEEDS ASSESSMENT STUDY – PHASE 1

EXECUTIVE SUMMARY

AGENDA

COMMISSION

BACKGROUND

STUDY METHODOLOGY

CURRENT CONDITIONS

PUBLIC SAFETY BUILDING STUDY

VILLAGE HALL STUDY

FINDINGS, CONCLUSIONS, AND
RECOMMENDATIONS





COMMISSION

Williams Architects and McClaren, Wilson, Lawrie, Inc. have been retained by the Village of Schaumburg to conduct a facility space needs assessment study for the Village Hall and Police Department. The study will consider the facility space needed to accommodate current and future staffing profiles, along with supporting operations required to respond to the unique needs of the Village of Schaumburg.

The Village has commissioned the Consultant team to complete the following tasks:

- Assess the space needed to accommodate evolving staff profiles.
- Assess the space needed to accommodate operational functions.
- Assess the space needed to accommodate vehicles and equipment.
- Assess the value of Alternative Work Environments to future planning.

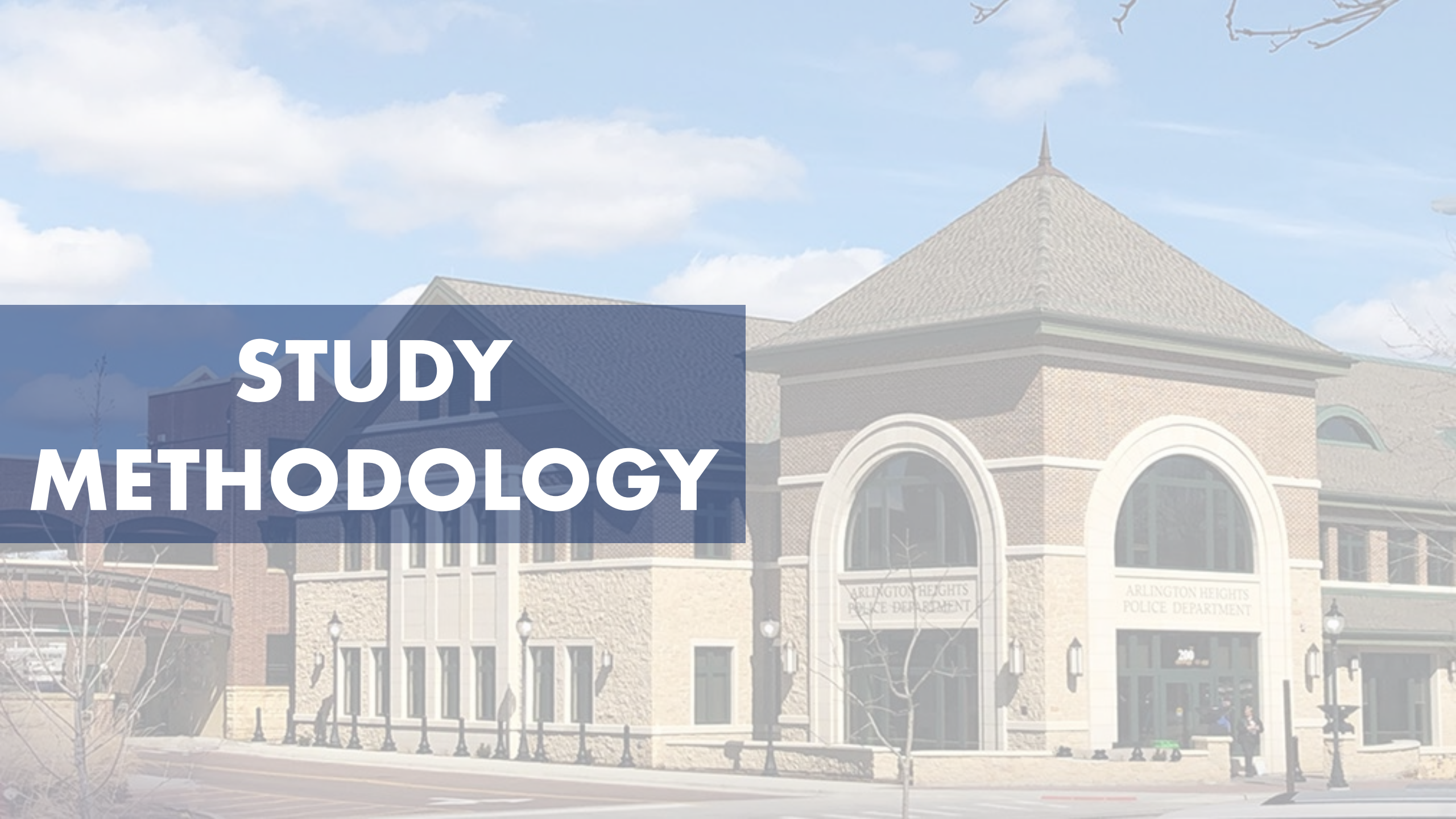
This report documents the findings of the work completed to date.



BACKGROUND

Police operations are currently accommodated in the Martin J. Conroy Police Center at 1000 W. Schaumburg Road. The building has a total area of 74,780 square feet on two levels. Originally constructed and occupied in 1976, the building has been expanded through two significant additions: one in 1989 and another in 2003. Additionally, several interior renovation and improvement projects have been completed to better facilitate growing and evolving police operations and the increasing maintenance issues inherent to a 46-year-old building. The building has served the police department well through the attentive care and ongoing stewardship of the Village.

Village Hall operations are currently accommodated in the Robert O. Atcher Municipal Center at 101 Schaumburg Ct, Schaumburg, IL 60193. It is a 2-level building with a main level and basement with a total building area of 41,628 SF. Originally constructed and occupied in 1973, with an addition in 1983, the basement was initially an unfinished space built-out over the years as Village services and staff have increased. The Village's main servers and support personnel have been incorporated into this facility as the Village has enhanced its services through technology. The building has been well maintained but is expected to require ever-increasing repair expenditures in the years ahead.



STUDY METHODOLOGY

OVERALL PLANNING METHOD

- 1. DETERMINE WHAT YOU HAVE**
- 2. ESTIMATE WHAT YOU NEED**
- 3. INVESTIGATE OPTIONS TO
GET FROM WHAT YOU HAVE
TO WHAT YOU NEED**
- 4. SELECT OPTION THAT BEST
MEETS YOUR GOALS**

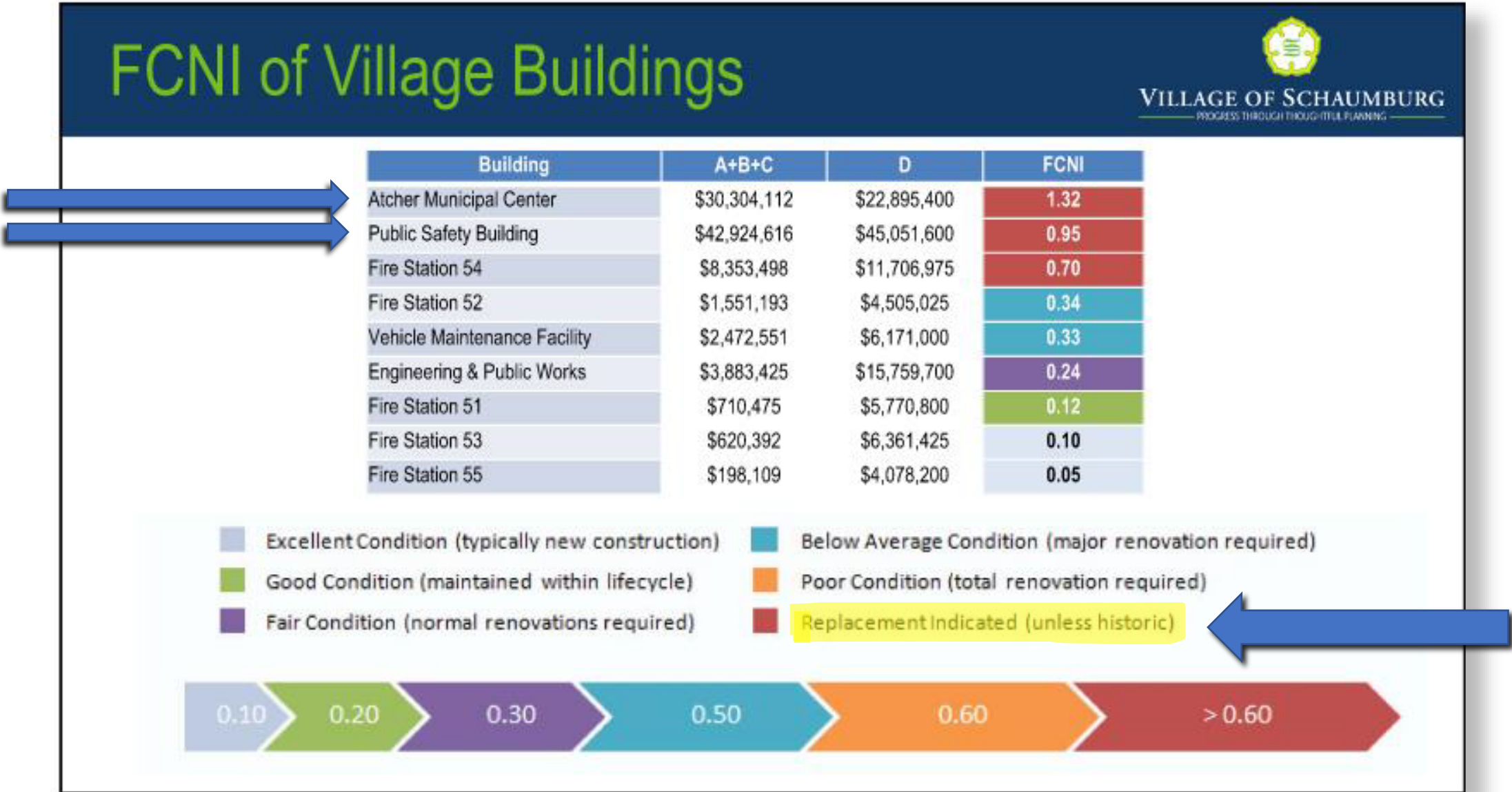
Both facilities were originally built in the mid 1970's when the following were current:

- Village population was approximately 40,000. Now is 78,723 with a daytime population of 150,000
- Village Hall size: 41,364 SF
 - ✓ Village Hall has a lot joined with the Prairie Arts Center
 - ✓ Current parking for Staff and Public at the Village Hall site has a total 132 stalls.
- Police Station size: 61,178 SF with 6,178 SF Garage and 6,624 SF Call Center. Total: 74,780 SF
 - ✓ Police Station has had 2 additions in 1989 and 2003 (call center)
 - ✓ Current Parking Areas at Police Station include:
 - ✓ Staff Parking (62 Spaces), Public Parking Area (148 Spaces), and Indoor / Garage Parking (16 Spaces +2 Vehicle Exam Spaces)

- There was no internet, no cell phones, no computers being used for Village services
- All work was done by hand or with typewriters. All information was stored on paper
- Gasoline was 59 cents a gallon
- Building Heating, Ventilation and Air Conditioning systems were typically about 60% efficient

*Consider how things have changed in the last 50 years and
how much things will change in the next 50*

Existing Conditions Study from 2019 Results



Operational Review:

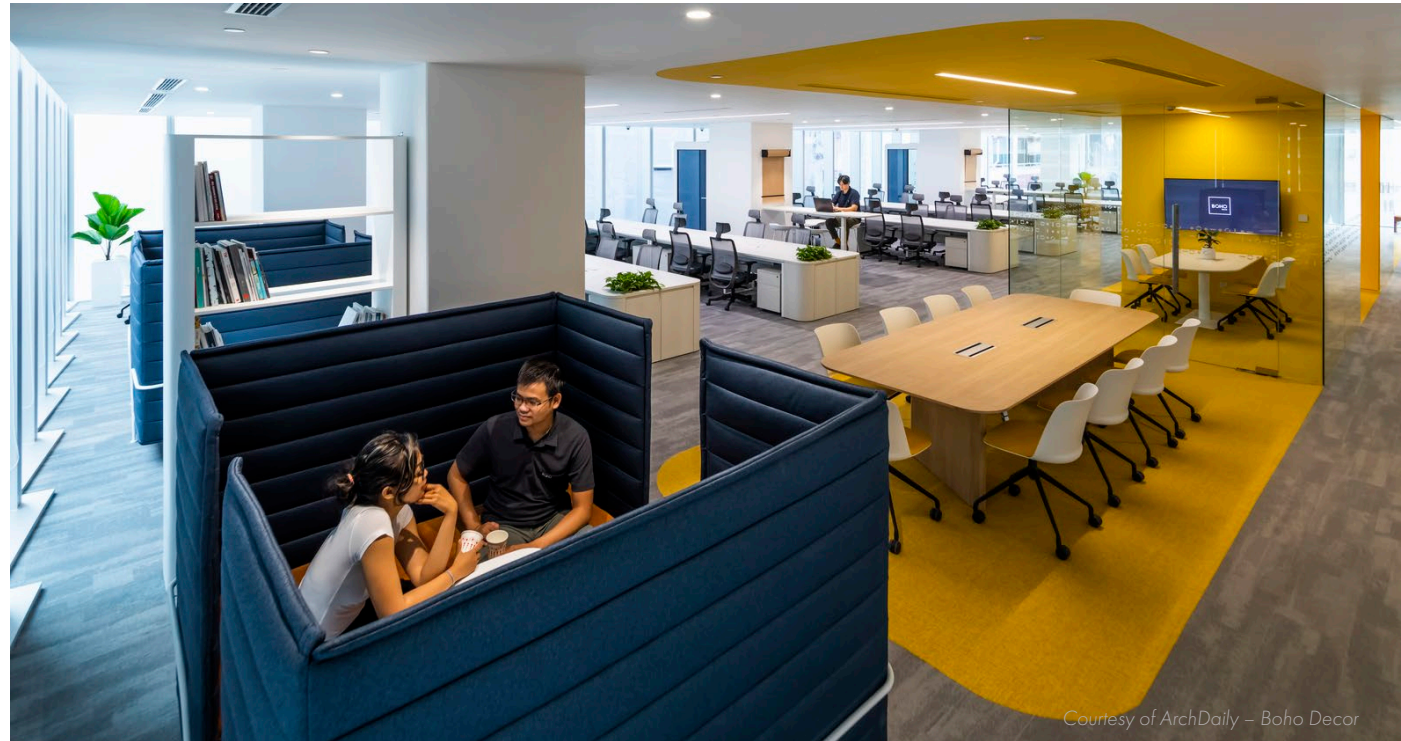
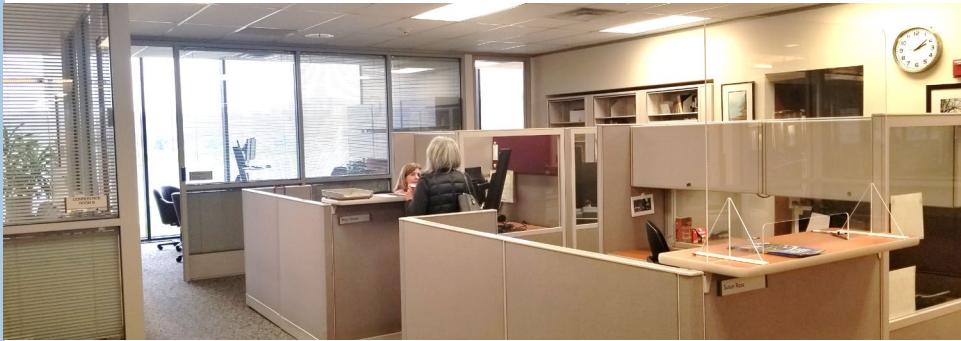
- Police Station
 - Given the evolution of time, building is experiencing issues of functional obsolescence.
 - ✓ Sizes of spaces deficient
 - ✓ Poor adjacencies between units within the building resulting in inefficiencies in adaptation
 - ✓ No cross-pollination opportunities because of silo-effect divisions
 - ✓ Best practices for policing have changed
 - ✓ Scope of services provided by Police has expanded
 - ✓ Public visitor accommodations inadequate
 - ✓ Police Training is under accommodated
 - ✓ Undersized work areas
 - Site presents security and safety concerns
 - ✓ Staff required to park their personal vehicles in public lot
 - ✓ Best practices today separate lots of staff and public

Operational Review:

- Village Hall
 - Significant staff, public use and critical equipment are located in the basement
(other village halls constructed in the past 20 plus years do not house staff in their basements)
 - ✓ Basement was not designed for these uses
 - ✓ No daylight opportunities anywhere
 - ✓ I.T. equipment housed under wet zones (bathrooms) above
 - ✓ Staff report pests and water issues
 - Most zones are overcrowded
 - Significant security risks
 - ✓ Board room design traps elected officials
 - ✓ Poor screening for adjudication use
 - ✓ Public can access many staff areas
 - ✓ Staff required to share and/or move through public zones
 - ✓ Shared parking areas for staff, elected officials and visitors
 - Some departments' staff and/or storage spaces are not contiguous
 - Village provided services have significantly expanded
 - Services provided using changed practices and methods

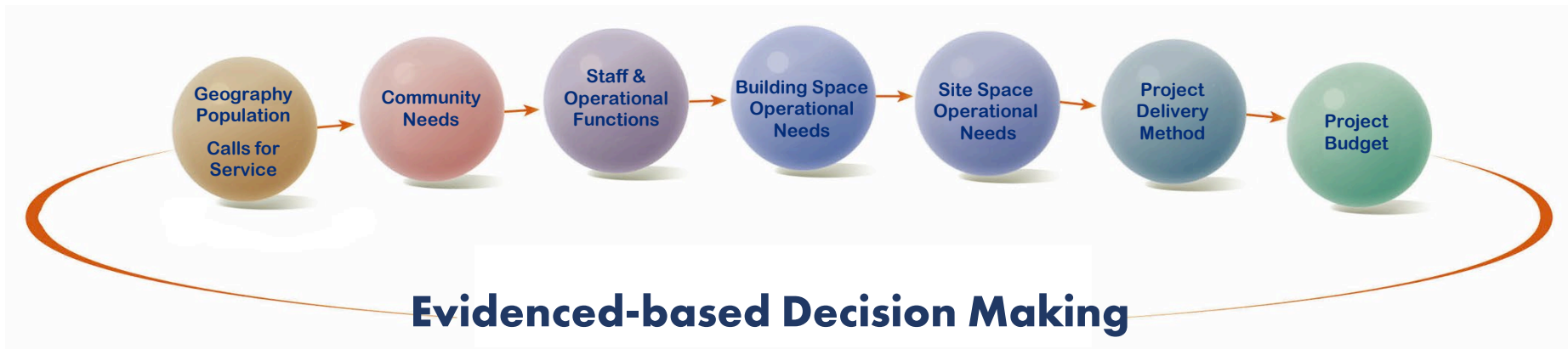
Operational Review:

- Village Hall
 - Alternate Work Environments:
 - ✓ This approach to providing workspaces was investigated as part of this needs assessment to determine if the size of Village Hall would be materially different than if the more traditional approach was used. While some types of these workspaces could potentially enhance the work environment and efficiency of staff, no material change to the recommended building size would occur.



Process

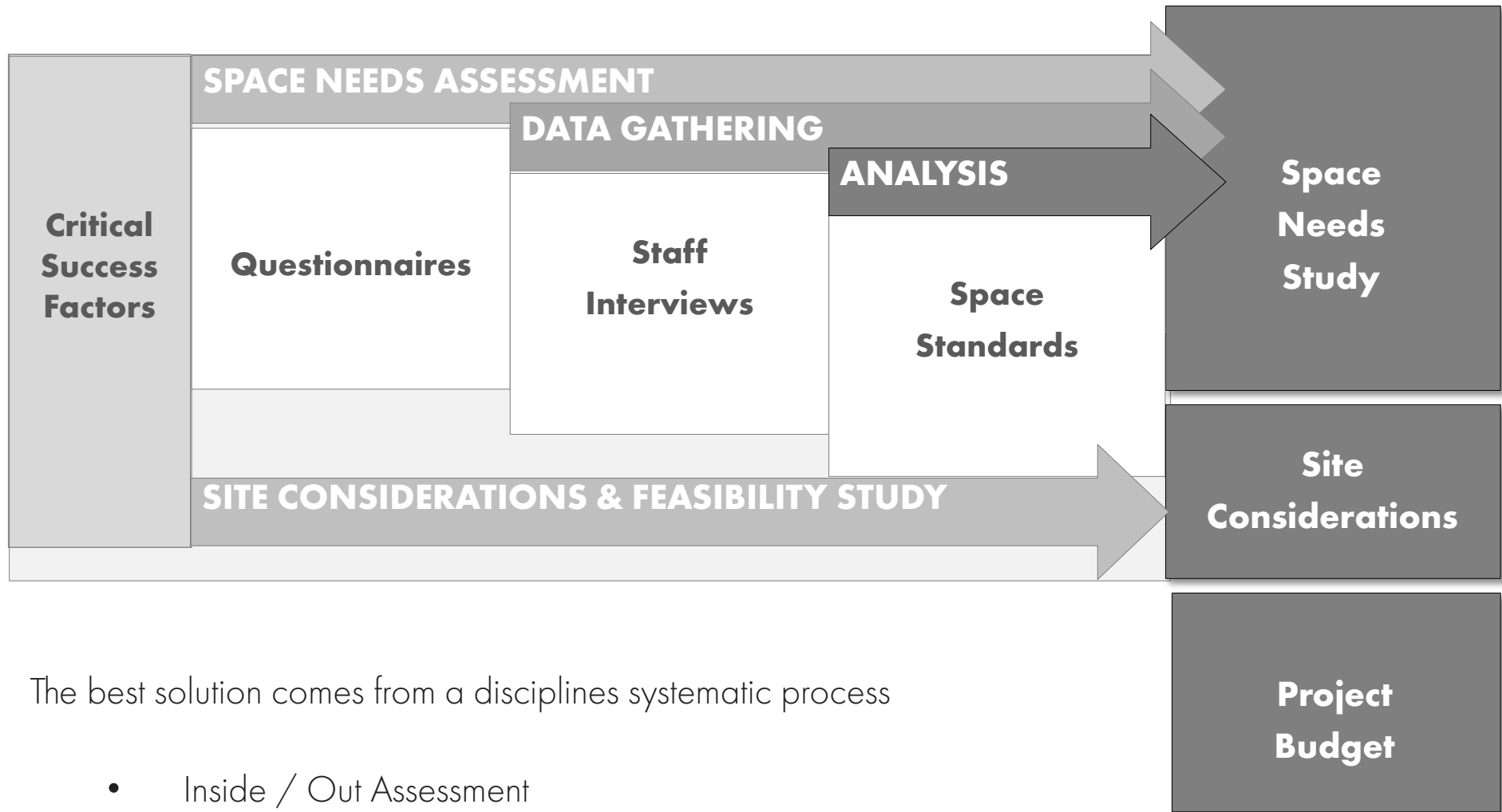
- When do Prevailing Questions have adequate answers?
 - Disciplines rational study methodology
 - Enable 'Data-Informed' decision making



A deliberate process has been followed to achieve well-substantiated recommendations for the Space Needs Assessment portion of the project. This process includes four parts as follows:

- Past, current, and future trends of the Village that would affect the Village provided services
- Documentation of past and present staffing levels, and potential future staffing were reviewed
- Questionnaires were distributed and completed by Village Hall and Police staff in each department and/or working division
- Interviews were conducted on-site with staff in each department/division. Existing conditions and current workspaces were reviewed in person with staff to listen to their concerns and better understand the demands of current Village Hall and Police operations

WHAT YOU NEED



The best solution comes from a disciplines systematic process

- Inside / Out Assessment
- Operations, Efficiency & Effectiveness
- Village Hall and Police Facility Planning Best Practices

“Inside/Out + Bottom-up” Space Needs Assessment

- Department by Department, Division by Division, Unit by Unit
 - Document existing space being used
 - Request staff to complete unit specific questionnaires
 - Interview staff in their current workspace
 - Focus on staff duties, function and operational needs
 - ✓ (No square-foot spatial area questions)
 - Staff work areas need supporting spaces to be effective

Compare with other similar size agencies

- Tour example facilities with Police and Village Staff
- Similar size community and/or building size
- Recently designed and constructed
- Recognized for best practices and design quality
- Questionnaires to neighboring communities

3 Police Facility precedents



OSWEGO



ARLINGTON HEIGHTS



MOUNT PROSPECT

3 Village Hall precedents



WHEELING



GLENVIEW



PALATINE



PUBLIC SAFETY BUILDING STUDY

PUBLIC SAFETY BUILDING STUDY



McClaren, Wilson + Lawrie, Inc.



Dean Roberts, AIA

Senior Principal

- 40+ years of experience
- Justice facility planning since 1985
- Police facility planning since 1991
- 175+ police project commissions
- Small, medium & large police agencies
- Frequent conference speaker & lecturer

From
Peoria, Illinois
to
Saskatoon,
Saskatchewan CAN

Architects in Public
Safety



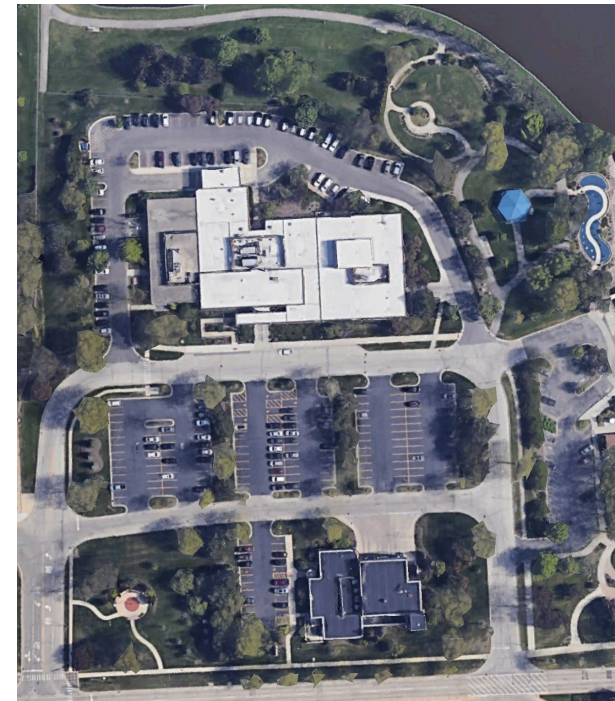
PREVAILING QUESTIONS

1. How much building & vehicle parking space do you have now?
2. How much building space & parking is needed in the future?

EXISTING BUILDING

EXISTING BUILDING ANALYSIS

- Original Building: Occupied 1976
- Addition #1: Occupied 1989 (East side of building)
- Addition #2: Occupied 2003 (West side of building)
 - ✓ includes current 311 / NWCDS Center.
- Current Building Areas
 - ✓ Main building - 61,978 gross square feet
 - ✓ Police garage - 6,178 gsf
 - ✓ NWCDS + 311 Call Center - 6,624 gsf74,780 gsf
- Current Parking Areas
 - ✓ Staff Parking Area- 62 Spaces
 - ✓ Public Parking Area- 148 Spaces
 - ✓ Indoor/ Garage Parking- 16 Spaces (+ 2 Vehicle Exam Spaces)



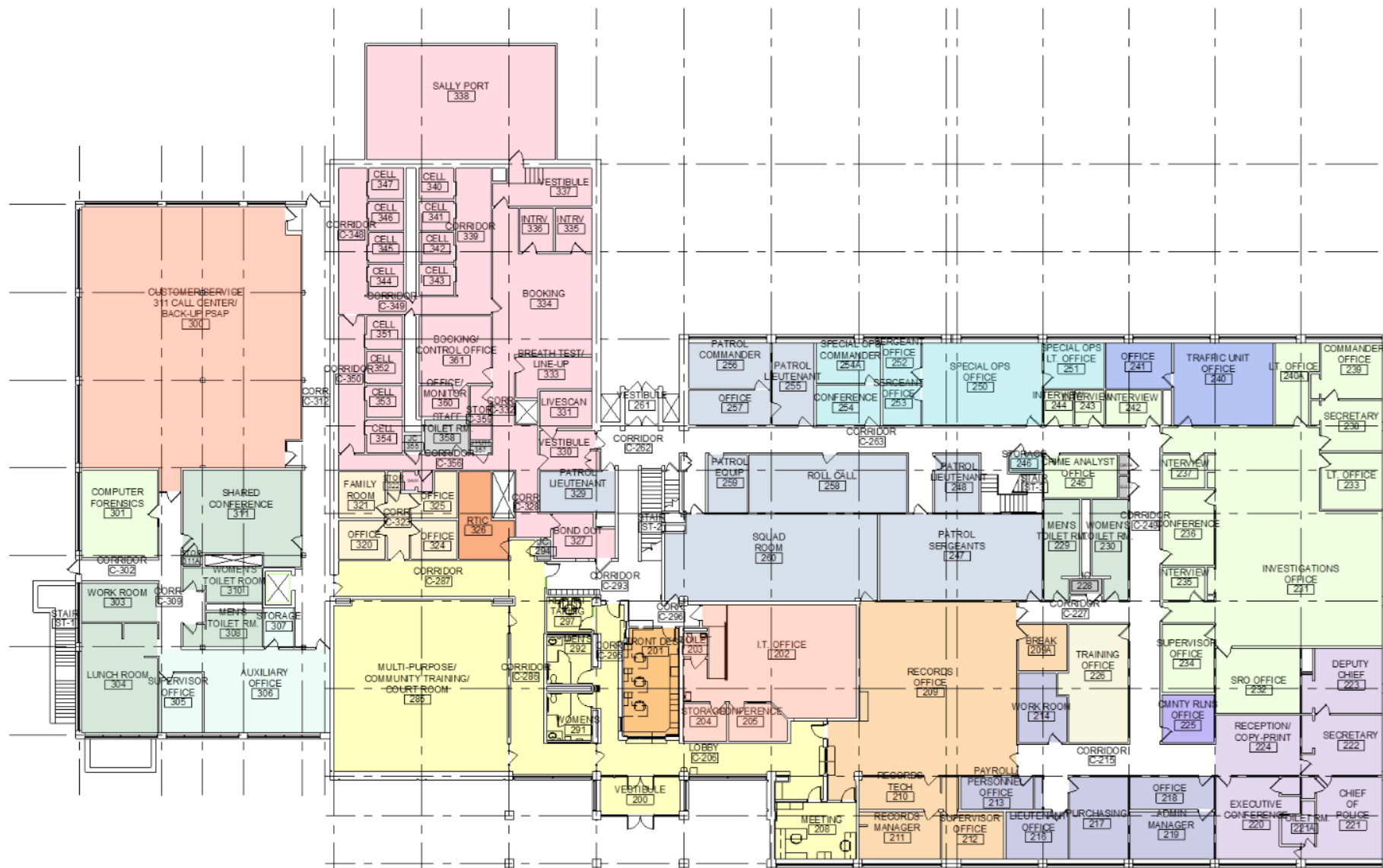
EXISTING BUILDING

- **Building Deficiencies**
 - ✓ Best practices for policing have changed
 - ✓ Scope of services provided by PD has expanded
 - ✓ Public visitor accommodations inadequate
 - ✓ Police Training is under accommodated
 - ✓ Unit/division adjacencies are inefficient
 - ✓ Undersized work areas
- **Site Deficiencies**
 - ✓ Quantity of parking for visitors, PD staff and FD staff is insufficient
 - ✓ Clear separation of non-secure and secure parking areas is needed
- **Are there compelling reasons we should expand or build new?**

EXISTING BUILDING

LEGEND

- PUBLIC ACCESS SPACES
- FRONT DESK
- RECORDS SECTION
- INFORMATION TECHNOLOGY
- REAL TIME INFORMATION CENTER
- SOCIAL SERVICES
- COMMUNITY RELATIONS
- ADMINISTRATION DIVISION
- OFFICE OF THE CHIEF
- TRAINING
- INVESTIGATIONS DIVISION
- SPECIAL OPERATIONS DIVISION
- TRAFFIC UNIT
- AUXILIARY
- PATROL DIVISION
- ARRESTEE PROCESSING
- STAFF SUPPORT SPACES
- BUILDING SUPPORT SPACES
- CUSTOMER SERVICE CALL CENTER

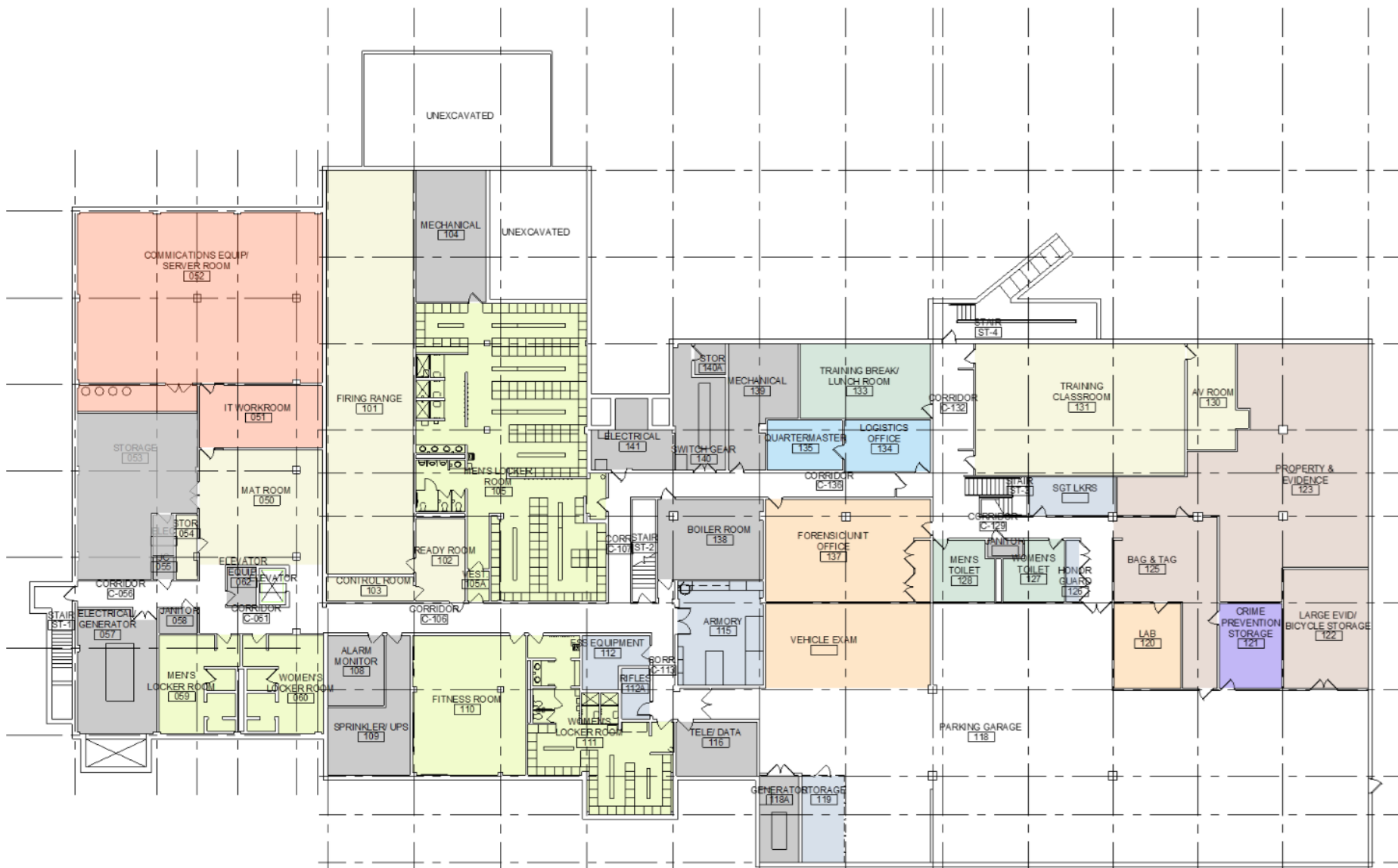


FIRST FLOOR PLAN

EXISTING BUILDING

LEGEND

- TRAINING SPACES
- LOCKER ROOMS & FITNESS
- PATROL SUPPORT SPACES
- FORENSIC UNIT SPACES
- PROPERTY & EVIDENCE SPACES
- LOGISTICS / QUARTERMASTER
- COMMUNITY RELATIONS SPACES
- STAFF SUPPORT SPACES
- BUILDING SUPPORT SPACES
- 311 CALL CENTER/ BACK-UP PSAP



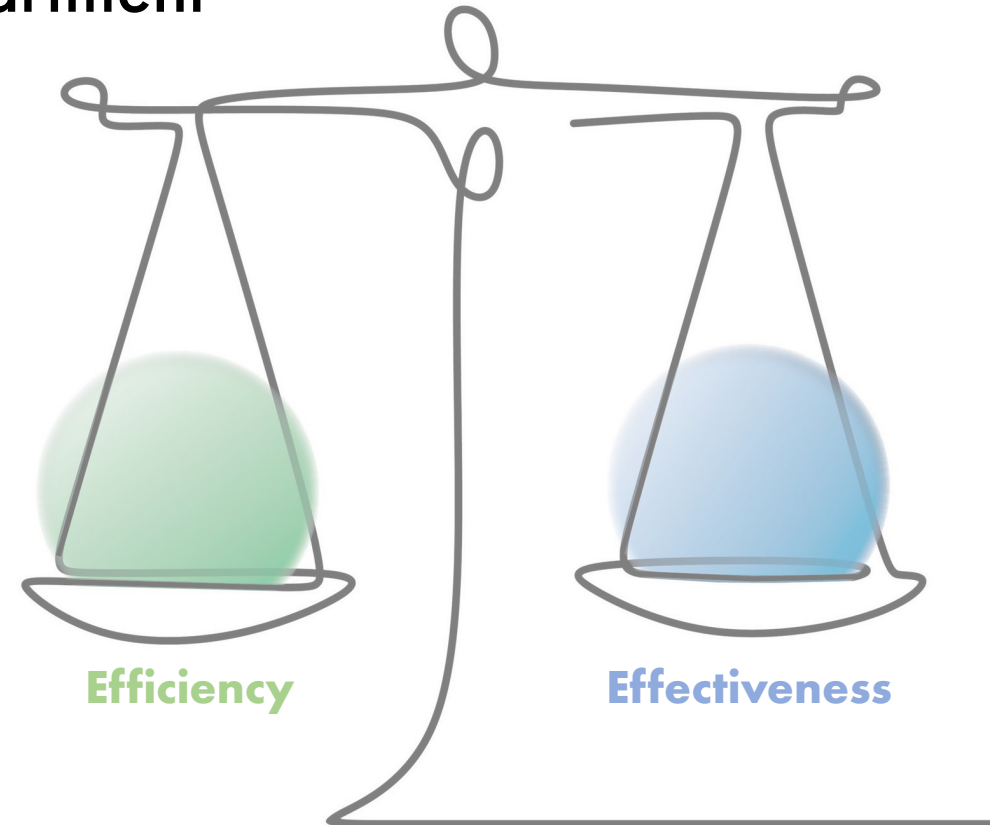
LOWER LEVEL FLOOR PLAN

DRIVERS OF GROWTH

- Calls-for-Service in the community
- + Other building-based customer services provided
- = Workload for the Police Department

Workload drives staff
Staff and their duties drive space

Efficiency and Effectiveness
Doing more with less



BUILDING ACCOMMODATIONS

What are the primary drivers of the need for increased space?

- **Best practices**
 - ✓ Training
 - ✓ Public Visitors / Customer Service / Front Desk
 - ✓ Social Services
 - ✓ RTIC
 - ✓ Police Garage
 - ✓ Partnership with allied agencies
- **Professional workspace**
 - ✓ Patrol
 - ✓ Special Operations
 - ✓ Traffic
- **Measures of success**
 - ✓ Inside/out space needs process
 - ✓ Importance of adjacencies
 - ✓ Operations, efficiency and effectiveness, best practices
 - ✓ Compare with other communities are doing
 - ✓ Space Needs - Bring it all together
 - ✓ Civic Architecture

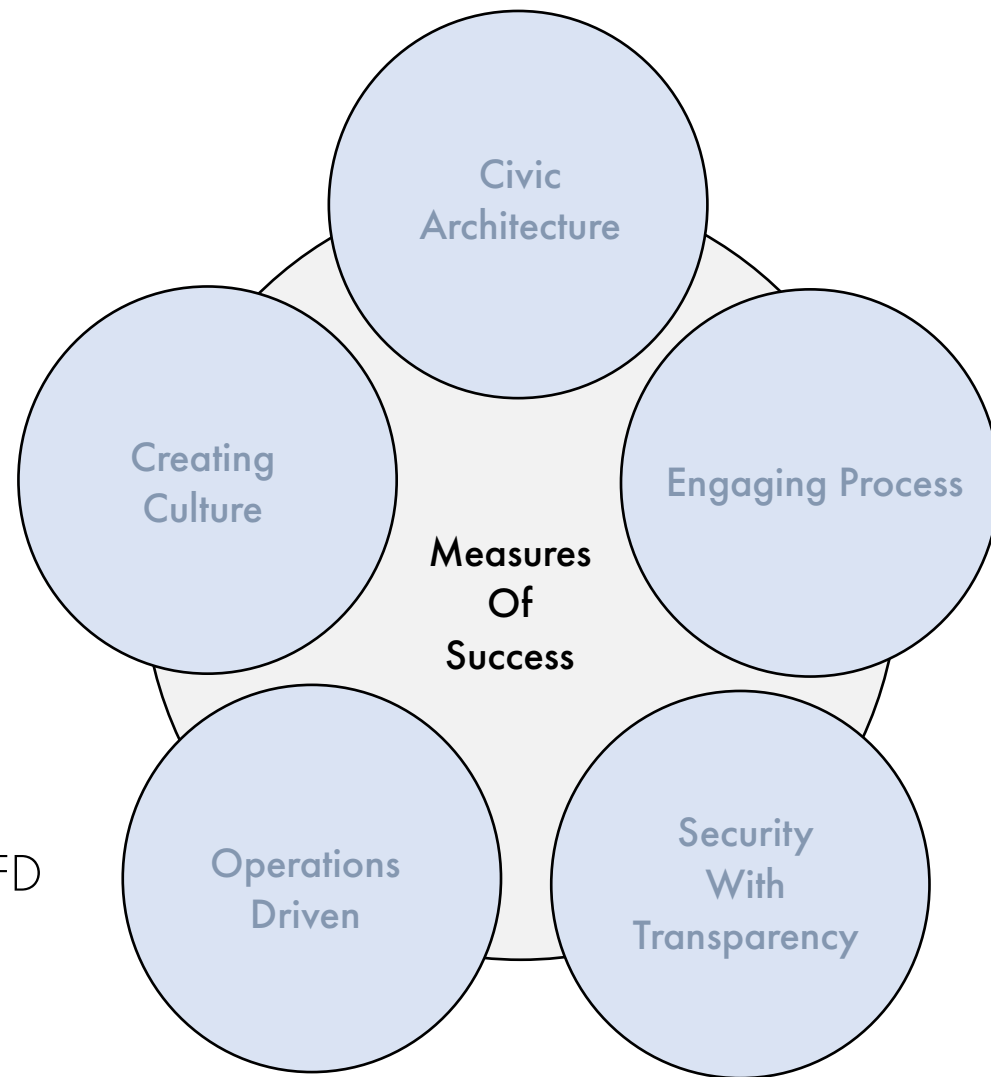
BUILDING ACCOMMODATIONS

2045 Building Accommodations

- ✓ Best practices for policing have changed
- ✓ Scope of PD services has expanded
- ✓ Public visitor accommodations inadequate
- ✓ Police Training is under accommodated
- ✓ Unit/division Adjacencies are inefficient
- ✓ Undersized work areas

Site Accommodations

- ✓ Quantity of parking for visitors, PD staff and FD staff is insufficient
- ✓ Clear separation of non-secure and secure parking areas is needed



BUILDING ACCOMMODATIONS

Importance of Adjacencies...

- Well planned adjacencies enhance efficiency and effectiveness of operation
- Improves Police Divisions ability to work collaboratively
- Facilitates teamwork between individuals, units and divisions
- Enables convenient and continuous communication among staff

POTENTIAL GROWTH AND SPACE NEEDED

A. Space allowances made for potential future changes

• Police Administration Division:	288 gross square feet (gsf)
• Patrol Division:	65 gsf
• Investigations Division:	384 gsf
• Real Time Information Center:	288 gsf
• Common Space:	<u>100 gsf</u>
	1,125 gsf

B. How much of space needs increase is attributable to future changes?

- 1,125 square feet of total = less than 2% of area to accommodate added staff.
- Most of space increase + new functions + right-size current staff space.

C. Other potential space considerations

- Village of Schaumburg 311 (*Study anticipates this moving to Village Hall*)
- Northwest Central Dispatch System (NWCDS)
- North Central Narcotics Task Force (NCNTF)

BUILDING SPACE AND PARKING NEED

Main Police Building.....	92,173 Sq.Ft.
Indoor Patrol Vehicle Parking.....	<u>17,335 Sq.Ft.</u>

Area Subtotal: 109,508 Sq.Ft.

Additional Potential Space Considerations

- NWCDS.....15,000 Sq.Ft. *
- NCNTF.....2,975 Sq.Ft

Area Subtotal: 17,975 Sq.Ft.

Parking Need

- | | |
|---------------------------------------|------------|
| • Public Parking- | 100 Spaces |
| • Operational / Secure Staff Parking- | 138 Spaces |
| • Indoor/ Garage Parking- | 35 Spaces |

*NWCDS space shown is the anticipated space needed for a short-term backup space to the main facility. Further consideration of alternate locations to accommodate additional backup stations is in discussion.

BRINGING IT ALL TOGETHER

STAFF, PARKING, AND BUILDING SPACE

SPACE NEEDS ASSESSMENT SUMMARY POLICE FACILITY																												
Milestones	Authorized 2022				Move-In 2025				+1 2035				+2 2045				Number of Parking Spaces To Meet Future Need			M +1 +2 Areas		Space Code	Current Facility	Move-In	+1	+2	Remarks	
	Staffing								Public	Fleet	Staff	Number of Spaces	Area Totals	Area Totals	Area Totals	Area Totals												
	SW		NS		SW		NS										SW		NS									
Sworn (SW) or Nonsworn (NS)	FTE	PT	FTE	PT	FTE	PT	FTE	PT	FTE	PT		PT	FTE	PT	FTE	PT												
Full-Time (FTE) or Part-Time (PT)																												
Public Access Areas																	95	0	0				3,575	6,060	6,060	6,060	Incl. Public Toilets, Stor, Kitch, Court Offices	
Front Desk																	0	0	0				345	599	599	599		
Police Administration Division	4	0	21	2	4	0	21	2	4	0	24	2	4	0	24	2												
Chief's Office	3		1		3		1		3		1		3		1		0	2	1				1,430	2,136	2,136	2,136		
Administration Division	0		4		0		4		0		4		0		4		0	0	4				1,060	1,136	1,136	1,168		
Records Section	0		14	0	0		14	0	0		14	0	0		14	0	0	0	14				2,130	2,605	2,605	2,605		
Training	1		1		1		1		1		1		1		1		0	1	2				5,500	12,851	12,851	12,851	Sim Rm, Range, Mat Rm, Sptt Spaces	
Information Technology (I.T.)	0		0	2	0		0	2	0		1	2	0		1	2	0	0	2				996	1,204	1,354	1,354	Includes Server Room	
Community Relations	0		1	0	0		1	0	0		3	0	0		3	0	0	3	3				558	550	630	630		
Special Operations Division	16	0	2	48	16	0	2	48	16	0	2	49	16	0	2	49												
Special Operations	10	0	0	0	10	0	0	0	10	0	0	0	10	0	0	0	0	10	8				1,025	1,970	1,970	1,970	Teaming Counter & Equip. Stor.	
Traffic Unit	5	0	2	0	5	0	2	0	5	0	2	0	5	0	2	0	0	7	7				580	1,870	1,870	1,870	Includes Warm & Cold Equip. Stor.	
Auxiliary Unit	1	0	0	48	1	0	0	48	1	0	0	49	1	0	0	49	0	4	9				740	860	940	940		
Patrol Division	78	0	6		78	0	6		82	0	11		84	0	11		0	22	20				4,010	4,659	4,693	4,922		
Investigations Division	20	0	7	6	20	0	7	6	23	0	9	6	25	0	9	6												
Investigations	20	0	7	6	20	0	7	6	23	0	9	6	25	0	9	6	0	17	33				4,040	6,609	6,829	7,049		
Evidence Management/ Storage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0				3,200	3,426	3,813	4,200		
Evidence Processing/ Lab	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				1,050	2,253	2,253	2,253	Larger Lab & Vehicle Exam Space	
Real Time Information Center	0		0	0	0		0	0	0		2	1	0		2	1	0	0	2				190	885	885	885	Includes 4-stations & Conference Room	
Human Services Division	0	0	6	1	0	0	7	1	0	0	7	1	0	0	7	1	4	0	8	0	0	0	460	1,838	1,838	1,838		
Locker Rooms - Fitness																				0	0	0		5,915	7,365	7,581	7,783	Additional Lockers, Larger Fitness Room
Staff Support Areas																				0	0	0		2,395	3,383	3,388	3,393	
Arrestee Processing																								4,800	5,737	5,737	5,737	
Building Support Areas																								3,520	3,496	3,496	3,496	
Subtotals	118	0	42	57	118	0	43	57	125	0	55	59	129	0	55	59	100	66	113				47,519	71,490	72,663	73,738	Department Gross	
Full-Time + Part-Time Staff Subtotals	118			99	118			100	125			114	129			114	100		173									
Full-Time Staff Total			217				218				239				243													
- Exterior Wall				7%																					5,004	5,086	5,162	Adjustment factor
- Circulation between work areas				9%																					6,434	6,540	6,636	Adjustment factor
- Stairs/ Elevators				3%																					2,145	2,180	2,212	Adjustment factor
- Structure/ MEP				6%																					4,289	4,360	4,424	Adjustment factor
Gross Area Totals																								61,978	89,363	90,829	92,173	Building Gross
PATROL GARAGE																											16,264	
- Exterior Wall				5%																							813	Adjustment factor
- Structure/ MEP				2%																						258	Adjustment factor	
Gross Area Totals																								6,178	16-Spaces		17,335	40-Spaces
NORTHWEST CENTRAL DISPATCH SYSTEM (NWCDS) BACKUP / 311 CALL CTR																												
• Call Center & Support Spaces	0		0		0		0		0		0		0		0		0	0	4				5,299			12,000	18 positions + tech support + staff support	
- Net-to Gross Factor				25%																				1,325		3,000	Adjustment factor	
Gross Area Totals																								6,624			15,000	Building Gross
MULTI-JURISDICTIONAL TASK FORCE																												
• North Central Narcotics Task Force	13		1		15		1		16		1		16		1		0	15	16				2,400	2,260	2,320	2,380		
- Net-to Gross Factor				25%																				600	565	580	595	Adjustment factor
Gross Area Totals																								3,000	2,825	2,900	2,975	Building Gross

VILLAGE HALL STUDY

ATCHER
CENTER



VILLAGE HALL BUILDING STUDY



Williams Architects



Mark Bushhouse, AIA, LEED

President

- 40+ years of experience
- Village Hall facility experience since 1991
- Police facility experience since 1990
- 140+ municipal project commissions
- Municipalities in 7 states
- Conference speaker & lecturer





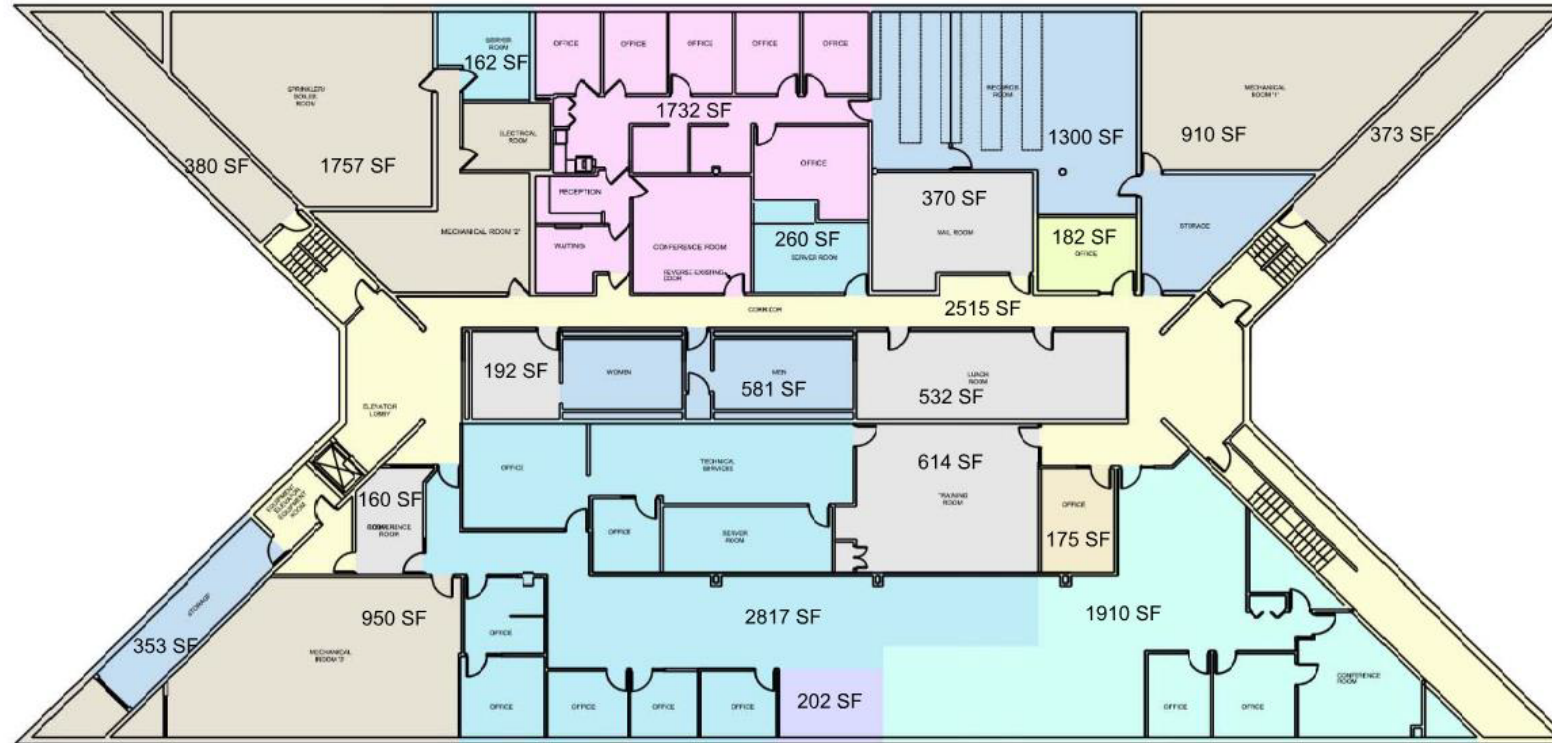
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2021-039
23 JULY 2022

EXISTING BUILDING



LEGEND OF DEPARTMENTS AND USAGES

CIRCULATION	TRANSPORTATION	ECONOMIC DEVELOPMENT	LEGAL
BFPC CLERK	IT DEPARTMENT	HUMAN RESOURCES	ELECTED OFFICIALS
FINANCE	SUPPORT SPACES	ADMINISTRATION	MECHANICAL
BOARD ROOM	COMMUNICATION & OUTREACH	COMMUNITY DEVELOPMENT	SHARED SPACES

* NET SQUARE FOOTAGES SHOWN AND ROUNDED, MAY DIFFER FROM GROSS SQUARE FOOTAGES FOUND IN OTHER DOCUMENTS



SPACE PROGRAM SUMMARY

STAFFING:

(full-, part-time and contracted, not including elected offices)

Current staff: 119

Exact staff growth is uncertain; however, estimated space needs incorporates less than 2% for potential growth.

BUILDING SIZE:

The existing building has a main level area of 22,102 SF and a basement area of 19,262 SF. **Total = 41,364 SF.**

The space program for the 2045 including potential growth estimates a total building size of: **60,190 SF**

Therefore, the overall size of the building would end up being 18,826 SF larger or an increase of 46%.

(The Video Equipment and Studio and the 311-call center are not included in these numbers and approximately **2,450 SF** would have to be added if the Village were to locate the video equipment and studio as well as the 311-call center in Village Hall.)

SPACE PROGRAM SUMMARY

COMPARISON TO SIMILAR AREA COMMUNITIES:

The municipalities listed below were queried as to their staffing levels and village hall size. On average, their village halls have **801 SF per person**. Schaumburg's village hall currently provides **306 SF** per person. The proposed building size and future staffing level would provide **474 SF** per person:

Arlington Heights, Bolingbrook, Des Plaines, Downers Grove, Evanston, Glenview, Hoffman Estates, Lombard, Mount Prospect, Orland Park, Palatine, Skokie, and Tinley Park.

Schaumburg has many of its staff, equipment and public service functions housed in the basement that has no daylight and is noted to have HVAC issues and water penetration problems. This is in stark contrast to basically all the modern village halls in the area that have no visitor servicing functions or staff working out of their basement except for building maintenance personnel.

SPACE PROGRAM SUMMARY

DEPARTMENT SIZE / AREAS OF USE COMPARE AS FOLLOWS:

Public & Elected Officials:

Existing: 8,158 SF
Proposed: 12,680 SF
Parking Requested: Staff: 9 Visitor: 30

General Government:

Existing: 3,097 SF
Proposed: 3,100 SF
Parking Requested: Staff: 10 Visitor: 6

Communications & Outreach:

Existing: 453 SF
Proposed: 830 SF OR 1,980 SF*
Parking Requested: Staff: 6 Visitor: 0

**If equipment & studio relocated to Village Hall*

Economic Development:

Existing: 740 SF
Proposed: 1,570 SF
Parking Requested: Staff: 6 Visitor: 1

Finance:

Existing: 3,969 SF
Proposed: 4,220 SF
Parking Requested: Staff: 24 Visitor: 10

Human Resources:

Existing: 1,972 SF
Proposed: 2,620 SF
Parking Requested: Staff: 8 Visitor: 3

Community Development:

Existing: 6,005 SF
Proposed: 8,060 SF
Parking Requested: Staff: 46 Visitor: 10

Information Technology:

Existing: 3,181 SF*
Proposed: 4,970 SF*
**Not including the 311 Call Center now at Police*
311 Call Center: 1,300 SF
Parking for IT: Staff: 18 Visitor: 2
Parking Call Center: Staff: 5 Visitor: 1

Transportation:

Existing: 2,175 SF
Proposed: 2,250 SF
Parking Requested: Staff: 8 Visitor: 2

Support Spaces:

Existing: 11,614 SF
Proposed: 19,890 SF
Parking Requested: Staff: 1 Visitor: 0

TOTAL PROPOSED PARKING:

Staff: 141 Visitor: 65

TOTAL EXISTING BUILDING AREA:

41,364 SF

TOTAL PROPOSED BUILDING AREA:

60,190 SF

62,640 SF*

**Area with Video, Studio & 311-Call Center*

TARGET SPACE NEEDS

Williams Architects

Architects
Planners500 Park Blvd., Suite 800, Itasca IL 60143
Williams@Williams-Architects.com 630.221.1212

VILLAGE HALL -TARGET SPACE PROGRAM - DRAFT 4

Summary

Village Hall & Police Planning Study Village of Schaumburg 26-May-22			Project # 2021-039 Revised : 15-Jul-22	
Zone	Description	Potential Range of Square Feet	Target Area	Video / 311 Call Ctr
100	Public & Elected Officials Common Area	6,240 - 9,150	8,620	0
		2,940 - 4,310	4,060	0
		9,180 - 13,460	12,680	0
200	General Government Common Area	1,825 - 2,185	2,105	0
		855 - 1,025	995	0
		2,680 - 3,210	3,100	0
300	Communications & Outreach Common Area	1,015 - 1,355	565	735
		475 - 635	265	415
		1,490 - 1,990	830	1,150
400	Economic Development Common Area	905 - 1,065	1,065	0
		425 - 505	505	0
		1,330 - 1,570	1,570	0
500	Finance Common Area	2,595 - 2,825	2,785	0
		1,335 - 1,455	1,435	0
		3,930 - 4,280	4,220	0
600	Human Resources Common Area	1,590 - 1,860	1,780	0
		750 - 880	840	0
		2,340 - 2,740	2,620	0
700	Information Technology Common Area	2,890 - 3,340	3,180	835
		1,630 - 1,880	1,790	465
		4,520 - 5,220	4,970	1,300
800	Community Development Common Area	4,890 - 5,320	5,160	0
		2,750 - 2,990	2,900	0
		7,640 - 8,310	8,060	0
900	Transportation Common Area	1,350 - 1,550	1,530	0
		640 - 730	720	0
		1,990 - 2,280	2,250	0
1000	Support Spaces Common Area	8,805 - 15,555	13,925	0
		3,775 - 6,665	5,965	0
		12,580 - 22,220	19,890	0
Net Programmed Square Foot Area		32,105 - 44,205	40,715	1,570
% of Gross Area that is Common Space		32.67% - 32.28%	32.36%	35.92%
Common Area [1]		15,575 - 21,075	19,475	880
Gross Square Feet (Building only)		47,680 - 65,280	60,190	2,450



OPD

FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

FINDINGS

- The existing Village Hall and Police Station will be at least 50 years old by the time any major improvements were to occur. Both have facility ratings from FCNI scale that indicate replacement is warranted
- The size, number of residents and daytime population of Schaumburg have significantly increased since the mid 1970's
- Schaumburg has also greatly increased the services provided to the community and accordingly the staffing levels have increased dramatically

FINDINGS

- Citizen and employee expectations, best practices, methods of providing service, and technology used have all experienced fundamental changes
- Both facilities are considerably undersized to support the personnel and functions housed
- All the above are having a material impact on the safety, security, resiliency, efficiency, environmental cost, ability to attract and retain the best and brightest employees, and ultimately provide the best services for the community at the lowest cost

FINDINGS

VILLAGE HALL SUMMARY

TOTAL EXISTING BUILDING AREA:
41,364 SF

TOTAL PROPOSED BUILDING AREA:
60,190 SF

TOTAL BUILDING AREAS WITH ADDITIONAL
DEPARTMENTS TO CONSIDER:
62,640 SF*
**Area with Video,
Studio & 311-Call Center*

TOTAL FOR PARKING:
Staff: 141 Visitor: 65

POLICE STATION SUMMARY

TOTAL EXISTING BUILDING AREA:
74,780 SF

TOTAL PROPOSED BUILDING AREA:
109,508 SF

TOTAL BUILDING AREAS WITH ADDITIONAL
DEPARTMENTS TO CONSIDER:
127,483 SF*
**Area with NWCD & NCNTF*

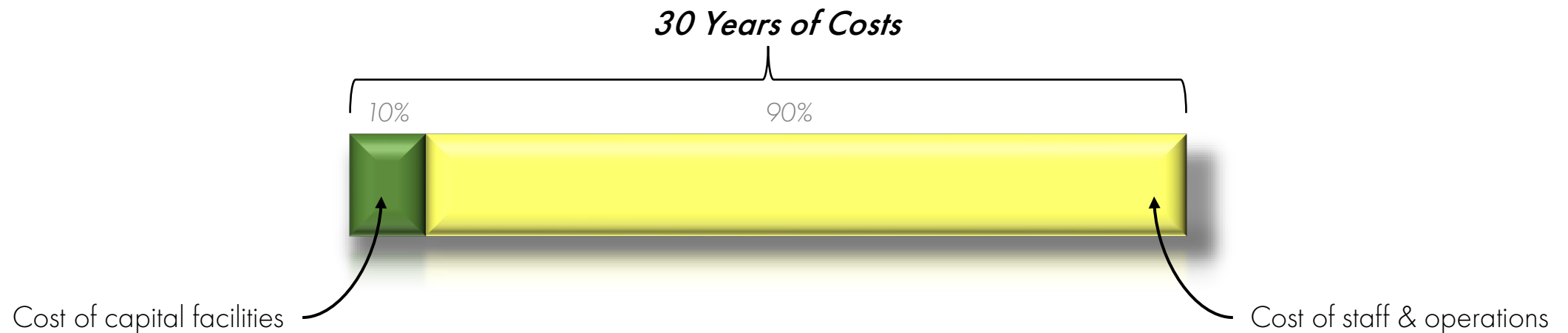
TOTAL FOR PARKING:
Public: 100 Secure: 138 Indoor: 35

CONCLUSIONS

The Village of Schaumburg needs to address the facility needs of its Village Hall and Public Safety Building

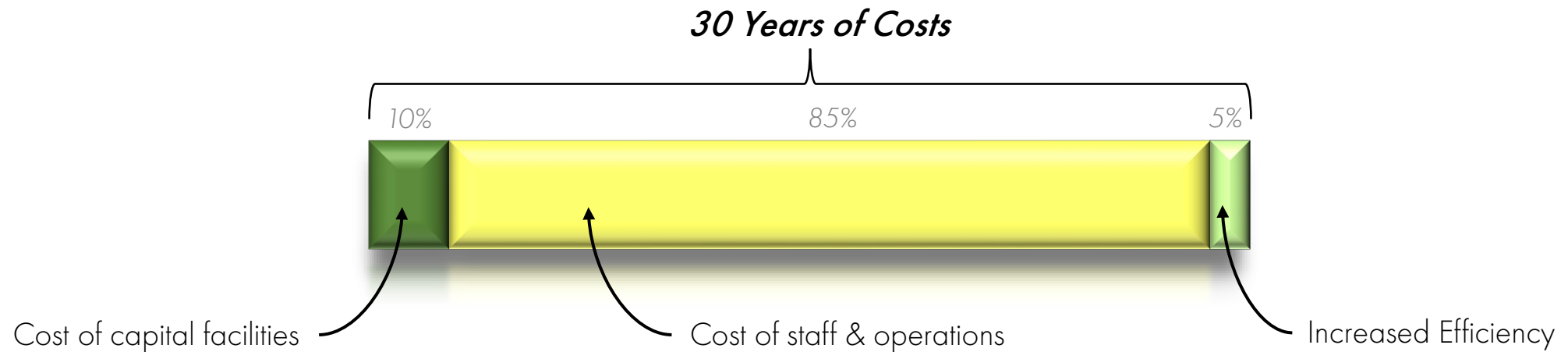
This will require major building changes and expenditures with a large capital cost

The Village is already committed to at least 90% of the overall cost to house and staff the Village Hall and Police Department over the next 30 years. This 90% comes from maintaining these aging facilities and paying the salaries and benefits of the people that work there. Therefore, providing new, long-term facilities that will materially improve the services to Schaumburg will be less than 10% of the total cost.



CONCLUSIONS

Providing new, long-term facilities that will materially improve the safety, security, resiliency, efficiency, and effectiveness. If investing in 10% Capital costs makes the 90% even 5% more efficient, the overall cost to the Village for this improved facility further reduces the cost impact on the Village.



RECOMMENDATIONS

The Village of Schaumburg consider the information, findings and conclusions provided and determine the next steps to address these needs.

These Steps could include investigating:

1. Options for remodeling / additions and/or new construction on the existing or an alternate site(s).
2. Required total budgets to design, construct and equip for the viable options.
3. Comparisons between the options and recommendations as to which option(s) best meet the Village's goals.

CIVIC ARCHITECTURE



Police Department
Parker
Colorado



Police Department
Arlington Heights
Illinois

CIVIC ARCHITECTURE

DISCOVERING YOUR VISION



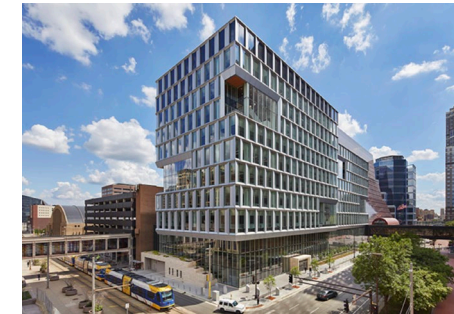
Lisle Village Hall, Lisle, IL



Carmel Clay Parks & Rec, IN



Municipal Center, Suffolk, VA



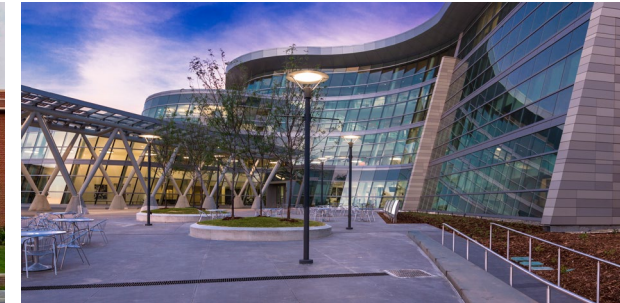
Minneapolis City Services, MN



Glenview Ice Arena, IL



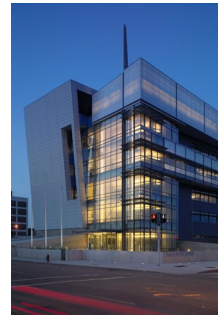
Police Headquarters, Franklin, TN



Salt Lake City Police Headquarters



Aurora Police HQ, IL



Erie Co, PSB



Lisle Police and Fire Station, Lisle, IL



Univ. Washington Police

CIVIC ARCHITECTURE

DISCOVERING YOUR VISION



VVPSTC, Apple Valley, CA



Seattle North District, WA



Carol Stream Police and Village Hall, Carol Stream, IL



Police Headquarters, Niagara Region, ON



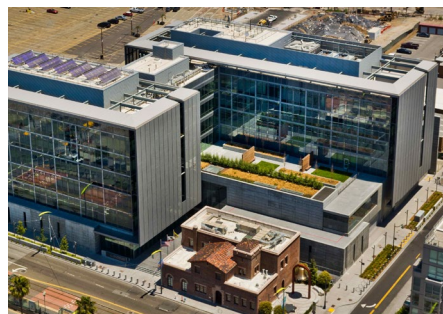
Police and Village Hall, Bartlett, IL



Carol Stream Parks and Rec



Barrington Village Hall, IL



San Francisco PS HQ, CA



Dallas PD HQ, TX



Lisle Police, Lisle, IL

OPEN DISCUSSION

Q&A!



VILLAGE OF SCHAUMBURG PUBLIC SAFETY BUILDING AND VILLAGE HALL NEEDS ASSESSMENT STUDY – PHASE 1

THANK YOU!

