



Woodridge Police & Public Works Departments - One Plaza Drive

THE BUILDING

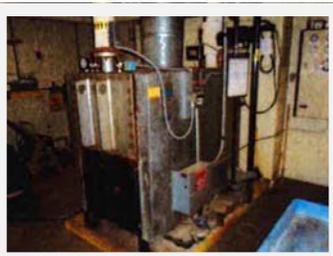
The Village of Woodridge Police and Public Works departments currently share a building located at 1 Plaza Drive in the Town Centre campus. Built in 1986, this 30-year-old facility is in need of major capital repairs. The cost of these repairs, along with changes in operational needs, state requirements for evidence storage, increased needs for material and vehicle storage, and several other factors led the Village to engage a consulting team consisting of architectural, engineering, and construction experts to evaluate the building options and Town Centre campus to address questions over whether to remodel or build a new building, and where a new building could be located.

THE EVALUATION

The space programming analysis and building assessment were undertaken by a consultant team led by Williams Architects with partners W. B. Olson Construction and W-T Engineering. Their findings were presented to members of the Village Board in August. The building analysis confirmed the need to replace building mechanical systems, the generator, the roof, and plumbing components in the building. The analysis conducted for Police and Public Works operations reviewed current and future operational space needs, employee counts, and vehicle counts to determine a recommended building and garage space. The consultants calculated that a range of 95,000 - 130,000 square feet was needed to meet the identified needs. The current building provides 40,674 square feet in building and garage space.

Part of the evaluation includes whether improvements or renovations made to the current building would trigger current State and Federal requirements for public buildings, including requirements associated with the Americans with Disabilities Act (ADA), the

Department of Corrections, or other agencies. These requirements need further assessment to determine applicability and associated costs, with the requirements having the potential to drive up the cost of remodeling as well as reduce the available space within the building. In addition, the analysis recommended a building and yard area of 9 –12 acres to accommodate staff operations. The current facility is located on a site that has just under 4 acres in building and yard area.



PROJECT STATUS

The needs of these departments and the condition of the building were evaluated on three other occasions starting in 2004. The current and critical need for major capital repairs, along with evolving changes in operational needs, has necessitated the most

recent evaluation. This evaluation will assist in examining the potential of accommodating identified needs on the Town Centre campus, along with associated costs. Preliminary concepts are under evaluation and are being refined. Concepts will be discussed at public meetings held throughout 2016. Comments regarding the project are invited and encouraged as the community evaluates this effort.



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An analysis of the facility located at One Plaza Drive confirmed the need to replace building mechanical systems, the generator, the roof, and plumbing components in the building. Current and future operational space needs, employee counts, and vehicle counts were also analyzed to determine recommended building and garage space for Police and Public Works operations as well as the recommended yard area for storage and operations.

OPERATIONAL CONDITIONS AT ONE PLAZA DRIVE

- The facility's space constraints and design, along with a limited yard area, impedes the daily operations of department personnel.
- The Police Department has converted storage closets to offices, faces challenges in storing evidence, and has staff share desks in order to save space.
- Limited space leads to meetings and trainings being held offsite. With adequate space, training sessions could be held onsite - saving \$10,000 in four years.
- Lack of on-site storage has necessitated the leasing of off-site storage totaling \$1 million over the last 10 years.
- By March 2018, the ILEPA will require the Village to house road salt in an enclosed building (salt dome). The current site cannot meet this requirement.
- Limited space for storing of equipment and vehicles inside increases maintenance costs and shortens vehicle life by 3 - 4 years.
- The lack of room for vehicle maneuvering creates conflicts between vehicles accessing materials and the Public Works garages.



Storing vehicles outdoors increases maintenance costs and shortens vehicle life by 3-4 years.

BUILDING CONDITIONS AT ONE PLAZA DRIVE

- HVAC air handling & condensing units, are beyond their useful life of 25 years.
- Village fueling tanks are past useful life and are being decommissioned, requiring commercial fuel purchases and adding \$25,000 to \$50,000 in cost per year.
- The emergency generator is 30 years old and requires extensive maintenance to ensure operation. It powers less than 40% of the building and is relied on to power the Village's Emergency Operations Center.
- Holding cells do not meet current Department of Corrections safety standards.
- Significant remodeling of the building may trigger state and federal requirements for public buildings, adding to the cost of remodeling or renovating.

The roof has deteriorated and leaks.



A complete replacement is necessary and is estimated to cost \$450,000.

\$2.7 Million

Cost to maintain facility without improvement over the next 4 years.