



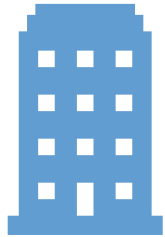
New Police Facility

Monday, April 15, 2024

Agenda

- Introduction
- Need for a New Facility
- Exploration Process
- 1925 Field Court Building and Site
- Purchase Sale Agreement Details
- Due Diligence
 - Whole Building and Site Assessment
 - Space Needs Analysis

Need for a Modern Police Facility



Public Safety Building
constructed in 1960s for
both police and fire



Current building and site
**does not adequately
accommodate** personnel,
vehicles, and equipment for
both departments

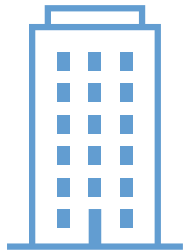


New police facility
designed to
accommodate **modern
police practices**,
technology, training, and
equipment

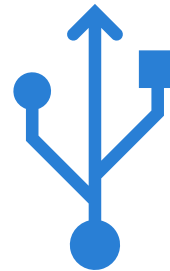
Challenges / Opportunities

- Training space
- Evidence storage and processing areas
- Investigative support areas
- Social services
- Private office space and meeting spaces
- Entrance for offenders (“Sally Port”)
- Locker room and workforce support areas

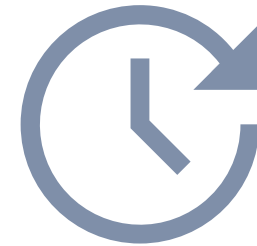
A Modern Police Facility



Large enough to meet the current needs of police employees and the community



Equipped with state-of-the-art design, technology, and equipment



Adaptable to future trends and space needs

Exploration Process to Date



Focused on areas that could accommodate **specialized needs** of police facility



Studied **recently constructed** police facilities



Research costs associated with **land acquisition, new construction and adaptive reuse** of existing buildings

Benefits of Adaptive Reuse

Significant cost savings

Unprecedented availability of
office buildings

More environmentally
sustainable than new
construction

1925 Field Court

- Built in 2008
- Three stories
- 98,304 sq ft
- Space for future growth
- 66 underground parking spaces
- Proximity to Route 60 and Municipal Services

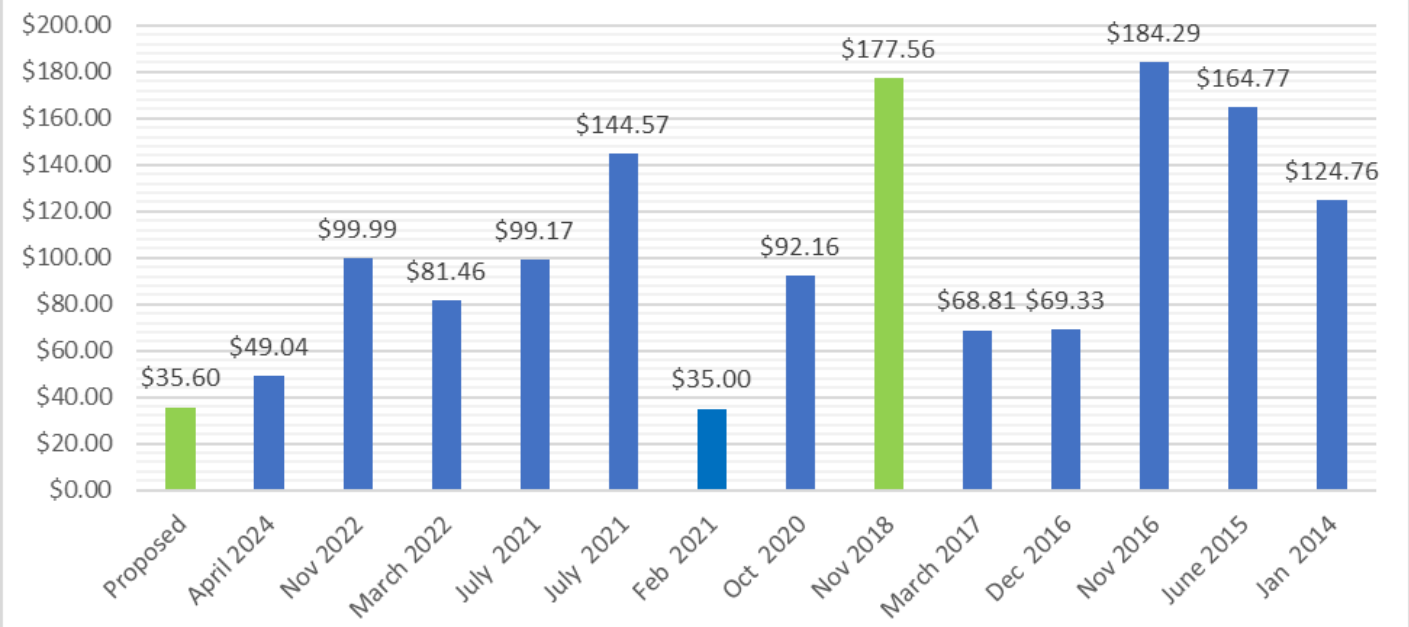


Purchase Sale Agreement

- **Purchase Price:** \$3.5 million due at closing
- **Examination Period:** 90-day window for due diligence with a City option to extend that period an additional 30 days
- **Closing Date:** 60 days after examination period
- **Right to Terminate**

Date Sold	Address	Square Feet	Amount of Sale
Proposed	1925 W Field Ct	98,304	\$ 3,500,000.00
April 2024	1955 W Field Ct	59,130	\$ 2,900,000.00
Nov 2022	275 N Field Dr	197,527	\$ 19,750,000.00
March 2022	300 N Field Dr	139,915	\$ 11,397,500.00
July 2021	150 N Field Dr	121,000	\$ 12,000,000.00
July 2021	100 N Field Dr	105,000	\$ 15,180,000.00
Feb 2021	1955 W Field Ct	59,130	\$ 2,069,550.00
Oct 2020	1900 W Field Ct	465,308	\$ 42,885,000.00
Nov 2018	1925 W Field Ct	98,304	\$ 17,455,188.00
March 2017	1 N Field Ct	109,000	\$ 7,500,000.00
Dec 2016	300 N Field Dr	139,915	\$ 9,700,000.00
Nov 2016	100 N Field Dr	105,000	\$ 19,350,000.00
June 2015	1955 Field Ct	59,130	\$ 9,742,875.00
Jan 2014	100 Field Drive	105,000	\$ 13,100,000.00

Conway Park Sale Per Square Foot

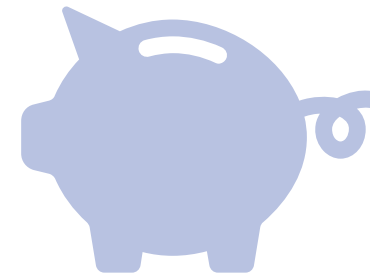


By comparison, in 2022 the Village of Rosemont purchased 9501 Technology Blvd in Rosemont, a 121,000 square foot building for \$13 million or approximately \$107 per square foot, for adaptive reuse as a new police station.

Unique Opportunity



Aligns with commitment to
financial stewardship and
environmental sustainability



Investing today will result in **long-term savings** in the future

Next Steps



April 15, 2024

City Council Action:

- Consider approval of Purchase Sale Agreement (PSA)
- Consider approval of RFP contract awards



July 2024

City Council Action:

- Consider purchasing the property

Due Diligence Period

- Space Needs Analysis
- Whole Building and Site Assessment
- Phase 1 Environmental Site Assessment



April - July 2024

Requests for Proposals: Due Diligence



Whole Building and Site
Assessment



Space Needs Analysis

Whole Building and Site Assessment



Structure of
the building



Various
building
systems



Elevators



Life safety
components



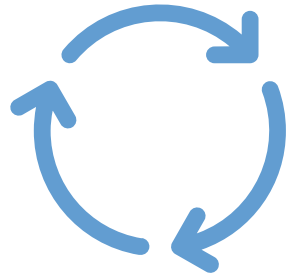
Environmental
conditions

Whole Building and Site Assessment

Building and Site Assessment Proposals	
<i>Firm Name</i>	<i>Cost of Study</i>
Concord Group	\$19,950
Cordogan Clark	\$22,000
CTLGroup	\$25,000
Dewberry Architects	\$67,140

Council Action: Authorize the City Manager to enter into a contract with Concord Group for a whole building and site assessment at 1925 Field Court Department in the amount of \$19,950 plus a \$5,000 contingency for a total of \$24,950.

Space Needs Assessment



Understand **operations, needs,** and the **deficiencies** of the current space



Framework for developing plans for buildout of the interior space
identifying **essential** spaces, desirable “**should haves,**” and “**nice to haves**”

Space Needs Analysis

Police Headquarters - Space Needs Analysis

<i>Firm Name</i>	<i>Cost of Study</i>
FGM Architects	\$24,400
Dewberry Architects	\$36,360
Larson & Darby Group	\$40,450
Cordogan Clark	\$66,000

Council Action: Authorize the City Manager to enter into a contract with FGM Architects for a Space Needs Analysis for the Police Department in the amount of \$24,400 plus a \$6,100 contingency for a total of \$30,500.

Council Action

By motion:

1. Approve a Resolution approving and authorizing the execution of a Purchase and Sale Agreement with DP West Lake at Conway to acquire the Real Property at 1925 Field Court for the purchase price of \$3,500,000 with a 90 day due diligence period and authorizing payment of an earnest money deposit in the amount \$100,000.
2. Authorize the City Manager to enter into a contract with FGM Architects for a Space Needs Analysis for the Police Department in the amount of \$24,400 plus a \$6,100 contingency for a total of \$30,500.
3. Authorize the City Manager to enter into a contract with Concord Group for a whole building and site assessment at 1925 Field Court in the amount of \$19,950 plus a \$5,000 contingency for a total of \$24,950.
4. Authorize an advance from FY2025 funding to cover work completed, if any, prior to May 1, 2024.

Questions?