

# Village of Mount Prospect Mount Prospect Police Department

Architectural Services for the New Police Headquarters

**SUBMITTED TO**

**Mr. Mark Rysavy**  
*Deputy Director,  
Building & Inspection Services*

**Village of Mount Prospect**  
50 South Emerson Street  
Mount Prospect, Illinois 60056  
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**SUBMITTED BY**

**Mr. Raymond Lee, AIA, LEED AP**  
*Principal  
Principal-in-Charge*

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March 28, 2018

Mr. Mark Rysavy  
Deputy Director, Building & Inspection Services  
Village of Mount Prospect  
50 South Emerson Street  
Mount Prospect, Illinois 60056

*Re: Architectural Services for the New Police Headquarters*

Dear Mr. Rysavy,

It is with great excitement that we submit our proposal for Architectural Services for the Village of Mount Prospect Police Department New Police Headquarters. Having recently completed the Police Station Space Needs Study, we are very familiar with this project and hope that, during the study process, we have demonstrated our expertise, creativity and commitment to achieving the goals of the Village of Mount Prospect. We sincerely wish to continue our relationship by assisting the Village in designing a new police station for your community. Through our response to your Request for Proposal, we want to again illustrate what we do best – design police stations.

**FGM's Police Team is Second to None** – The team that worked on your feasibility study will continue to serve on this project and includes Ray Lee as Principal-in-Charge, Jason Estes as Project Manager, and Louise Kowalczyk as Project Designer. These three individuals have over 50 years combined experience in the planning and design of police stations and will lead the Village through the process.

**FGM is a Leader in Police Station Design** – As a leader in police station design, we understand the issues of having a facility that is not only welcoming to the public but also secure. We advocate current police station design principles and we are very familiar with CALEA Standards for law enforcement agencies, municipal lockup design and best practice design standards for police facilities. Our continued passion for law enforcement and its changing trends keeps our experience fresh and relevant. We recognize the critical importance of safety and security which is clearly reflected in all of our designs.

**FGM has Relevant Police Station Experience** – Our experience is both current and relevant to your project. Not only have we worked for many similar size Police Departments on similar size projects, we also have a lot of experience with adaptive reuse projects converting existing buildings into police stations, including three extremely similar projects involving former manufacturing/warehouse facilities. We know how to “stretch your dollar” and work cohesively with the Village, Police Department, and Construction Manager to design a police station that will serve the long term needs of your community.

We believe that the combination of the strengths listed above makes FGM Architects uniquely qualified to become your partner for this project. We highly value our previous working relationship with the Village, Police Department and in the community, having worked on many projects over the years including: Fire Station 12 Renovation, New Fire Station 14, Emergency Operations Center, Public Works Addition, Community Connections Resource Center, Mount Prospect Historical Society Central School Restoration, and several projects for the Mount Prospect Public Library.

We acknowledge the receipt of your emails dated between March 8<sup>th</sup> and March 22<sup>nd</sup>, 2018. A copy of each email has been included in the submittal package as per your request.

We sincerely look forward to the possibility of working with the Village of Mount Prospect again on this exciting project. Thank you for the opportunity to reintroduce FGM with our current and, dare we say, exciting qualifications. As always, if you have any questions about our Proposal or to further discuss your Project or our qualifications please contact us. We look forward to hearing from you.



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Brian Wright, AIA, LEED AP  
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Tab 1

*Introduction*



INTRODUCTION

# FGM Architects works with people and institutions that serve others and impact lives.

At FGM, we call ourselves a “community-based” architecture firm. That is, our practice is dedicated to enhancing communities through environments that make up the landscape of our daily lives. Over our 70-year history as a business—and through our work with countless municipalities—we have honed a set of values that have at their core commitment, integrity and people.

These values guide everything we do.

The design of police stations is an art in itself, whether stand alone or as a part of a public safety facility. When designing a police station, the importance lies in hiring an expert in public safety facilities versus your local general architect.

FGM is a specialty firm that partners with communities to plan, design and construct public safety facilities. Each of our design solutions uniquely suits our client’s needs and takes their operations to the next level of excellence. **We’ve found that how we work with our clients is just as important as what we design.**

We believe in face-to-face communication, listening, and observing how users interact with their environment.

Our team is committed to delivering world-class design that is aligned with your scope, schedule and budget. Because we work with publicly-funded organizations, we understand that the people we serve extend well

beyond those we report to on a daily basis. As such, one of the most important things we do is involving stakeholders in every step of a project. The end result is a design solution backed by solid consensus; everyone has participated in its creation and understands the logic of the planning process. We help lead this process and act as a trusted advisor, providing our clients the information and technical advice they need to make decisions quickly and confidently.

**At the end of the day, it’s the client’s mission that determines project priorities.** To achieve this, we have to be a partner. We bring a balanced, common-sense design approach that considers all aspects of a building, not just the aesthetic.

**We bring our years of experience in successfully designing public safety buildings to your project, making sure that you look good and don’t forget anything. We get you thinking about new and better ways to do your job.**

**With the sophistication of public safety buildings, the guidance of a partner like FGM is imperative to lead you through the process and design a building that meets all of your needs.**



## GROUPS WE SUPPORT

- Illinois Municipal League
- Illinois Association of Chiefs of Police
- International Association of Chiefs of Police
- American Public Works Association
- Illinois City Managers Association



## MUNICIPAL-MINDED

We understand that working with local government involves balancing the interests of elected officials with the needs of municipal staff and the demands of a community that may question the need to spend tax dollars on a capital project.

We begin with the end in mind starting with a carefully crafted project goal statement that captures your goals and defines how the project's success will be measured upon completion. This critical first step unifies everyone involved and facilitates important design decisions along the way.

**From there, we develop innovative practical solutions as we help our clients select the right choices for both the project and their community.**

As a firm, we structure our services to minimize the risks associated with building projects, including capital cost risk, operating cost risk and potential disruption of operations.

No project is ever a one-off. We fully expect to be with our clients and designs for years to come. We are proud that we've worked with some communities for decades and know that the small projects can have just as profound an impact on our client's experience as multimillion-dollar ones.

FGM's qualifications are enhanced by our core purpose, mission and values. **They are the cornerstones for how we manage our company**, support the needs of our clients and support the professional development of our associates. Our history and our approach to projects is based on these values.

### CORE PURPOSE

FGM exists to enhance communities by creating quality environments.

### MISSION

We provide architecture, planning and interiors services to a diverse clientele by assembling an integrated professional team who develops strong relationships and works collaboratively with the client to meet the client's present and future needs.

### VALUES

#### **Commitment to Our Clients:**

We build long-term relationships by providing quality design and service that meets our clients' needs, values and interests.

#### **Commitment to the People of FGM:**

We offer opportunity for quality professional life and support for quality personal life to all.

**Ethical Conduct:** We bring integrity, respect, fairness and honesty to all our relationships.

**Commitment to FGM:** We apply sustainable business practices. These include responsible fiscal management, market diversity and development of future leaders.

**PRINCIPAL OFFICERS OF THE FIRM**

**John Ochoa, AIA**  
CEO

**John C. Dzarowski, AIA**  
President

**Timothy E. Kwiatkowski, AIA**  
Executive Vice President  
and Southern Region Managing Director

**August F. Battaglia, FAIA**  
Executive Vice President  
and Design Director

**James G. Woods, AIA, ALEP, LEED AP**  
Executive Vice President  
and PK-12 Practice Leader

**Joseph P. Chronister, AIA, LEED AP**  
Executive Vice President  
and Higher Ed Practice Leader

**Andrew J. Jasek, AIA**  
Executive Vice President  
and Northern Region Managing Director

**NUMBER OF STAFF IN ILLINOIS**

FGM provides services in four practice areas: municipal, PK-12 education, higher education and federal, with locations in Illinois and Missouri. The proposed Village of Mount Prospect Police project team works out of the Oak Brook office.

<b>Oak Brook Employees</b>	<b>47</b>
Chicago Employees	5
O'Fallon Employees	11

**ORGANIZATIONAL CHART**

Please find the organizational chart on page 19.

**ESTIMATED FEE INCOME**

Please find our estimated fee income for professional services in 2018 on page 8.

**PROJECT HISTORY**

Please find our project history for the past 5 years on page 37.

**LIST OF SIMILAR PROJECTS**

Please find our list of similar projects performed by the firm on page 39.

**DATE COMPANY WAS FOUNDED**

1945

**GENERAL NATURE OF WORK EXPERIENCE**

FGM has been in continuous operation since 1945. FGM is a professional service firm with an emphasis on service. Our projects respond to the goals of our clients, the context of their sites, the environment that sustains them and the communities they serve.

FGM provides services in four practice areas: municipal, PK-12 education, higher education and corporate.

We practice architecture, interior design and landscape architecture.

**Our projects touch all aspects of community life—learning, work, protecting and playing.**

## FIRM EXPERTISE

Developing a successful police station will benefit greatly from a firm with proven expertise.

You are preparing to make a significant outlay of funds and in return you deserve to work with a specialist who walks you confidently through every step of the process. With you, we will develop a functional, practical plan to remodel your police station that is not only on budget and on schedule but is inviting, makes staff safety a priority, is functional, environmentally sustainable, low maintenance and uniquely suits your community's needs. FGM has worked hard to develop and deliver a reputation for just that.

As a firm dedicated to serving communities, we want to highlight to the Village of Mount Prospect Police the specialized areas of practice offered by our municipal team. FGM's municipal practice is a dedicated group of individuals who focus on your type of project.

The specialties most relevant to your project include:

**POLICE STATION DESIGN:** FGM is a leader in police station design in Illinois. FGM offers in-house police station design expertise with over 25 years of experience specializing in police station design in a nationally recognized practice with over 130 local, state and national police projects

**SUSTAINABLE DESIGN:** FGM believes in sustainable design and incorporates "green building" features into every project we design.

We have over 24 United States Green Building Council LEED Accredited Professionals on staff. We designed the first LEED Gold police station in the United States with eight additional completed LEED Gold and two LEED Silver public safety projects.

**RESILIENT DESIGN:** This specialized area of practice is multi-faceted and involves designing facilities for ability to prepare and plan for, absorb, recover from and more successfully adapt to adverse events. This includes designing for natural hazards, such as tornadoes and man made threats which includes active shooter situations.

Other specialized areas of practice offered by our municipal team include:

**VILLAGE HALL DESIGN**

**FIRE STATION AND FIRE TRAINING FACILITY DESIGN**

**PUBLIC WORKS FACILITY DESIGN**

**RECREATION FACILITY PLANNING AND DESIGN**

(includes Community Centers, Golf Course Clubhouses, Aquatic Centers and Parks)

We are passionate about municipal design. For all our specialties, we work hard to stay current on trends which we believe helps us to advise our clients to make the best possible decisions for their projects.





## POLICE EXPERTS

### TRUSTED LEADERS IN PUBLIC SAFETY DESIGN

FGM is a specialty firm that partners with communities to plan, design and construct public safety facilities.

**Each of our design solutions uniquely suits each department’s needs and takes their operations to the next level of excellence.** Our project specialists work closely with your command staff and division supervisors to lead you through the design process.

We bring our years of experience in successfully designing public safety buildings to your project, making sure that you look good, don’t forget anything and get you thinking about new and better ways to do your job.

Police officer safety is very important to us; we understand the distinct levels of security within a police station and its 24/7 operation. We have worked with both very small communities and those with over 290-person sworn police departments. We have designed a multitude of police stations, emergency operation centers and 911 facilities. Our first project was the conversion of Maine North High School into a state-of-the-art facility for the Illinois State Police in 1990. Since then, we have been privileged to work with more than 65 police departments.

Our experience includes:

- Over two decades of experience specializing in police station design nationally recognized practice with over 100 local, state and national police projects
- Over 60 police consulting projects including existing conditions analyses, space needs studies, preliminary design, site selection and feasibility studies
- First LEED Gold police station in the United States with seven additional completed LEED Gold public safety projects
- Projects totaling over 970,000 sf and \$225 million in construction

## POLICE STATION DESIGN

### DYNAMIC SOLUTIONS TO EVOLVING PUBLIC SAFETY TRENDS AND LOGISTICS

**When designing a police station, it is important to hire a police expert versus your local generalist architect.** Public safety buildings are too sophisticated not to rely on the guidance of a partner like FGM who can lead you through the process.

The design of a state-of-the-art police station is an ever evolving process. FGM’s goal is to bring a greater depth of knowledge to our next project by learning something new from each department we work with and each successful station we complete.

**We not only learn through actual project experience but also by probing chiefs thoughts, studying development in law enforcement strategies and brainstorming new solutions.** Some elements of good police station design are tried and true; like officer safety, making the public feel comfortable by utilizing CPTED (Crime Prevention Through Environmental Design) design guidelines, understanding the multiple levels of station security, creating a functional path through the building for a patrol officer from the start of his/her shift to the conclusion as well as navigating through Department of Corrections and CALEA standards.

There are other items that are evolving, like the sophistication of evidence processing and handling—including safely and permanently storing the vast array of items connected with a case. The technology used in law enforcement has grown and finding effective ways to transport and store these tools in the vehicles and facility has become increasingly creative. Prisoner processing for high crime communities, juvenile offenders, suburban and rural areas each brings its own challenges and finding an operationally effective way to design the path from sally port to processing to lockup and bond out is critical.

**SUSTAINABLE DESIGN**

# FGM is committed to preserving the environment through sustainable design and energy conservation.

We have invested in training to educate our team to value the importance of sustainability which is then incorporated into the planning, design and construction of each of our projects.

**Our team has 21 employees who are LEED Accredited Professionals and FGM is also a member of the U.S. Green Building Council.** This accreditation recognizes expertise in green building and Leadership in Energy and Environmental Design (LEED). The focus on the environment and the incorporation of sustainable design and energy conservation principles is integral to our design process.

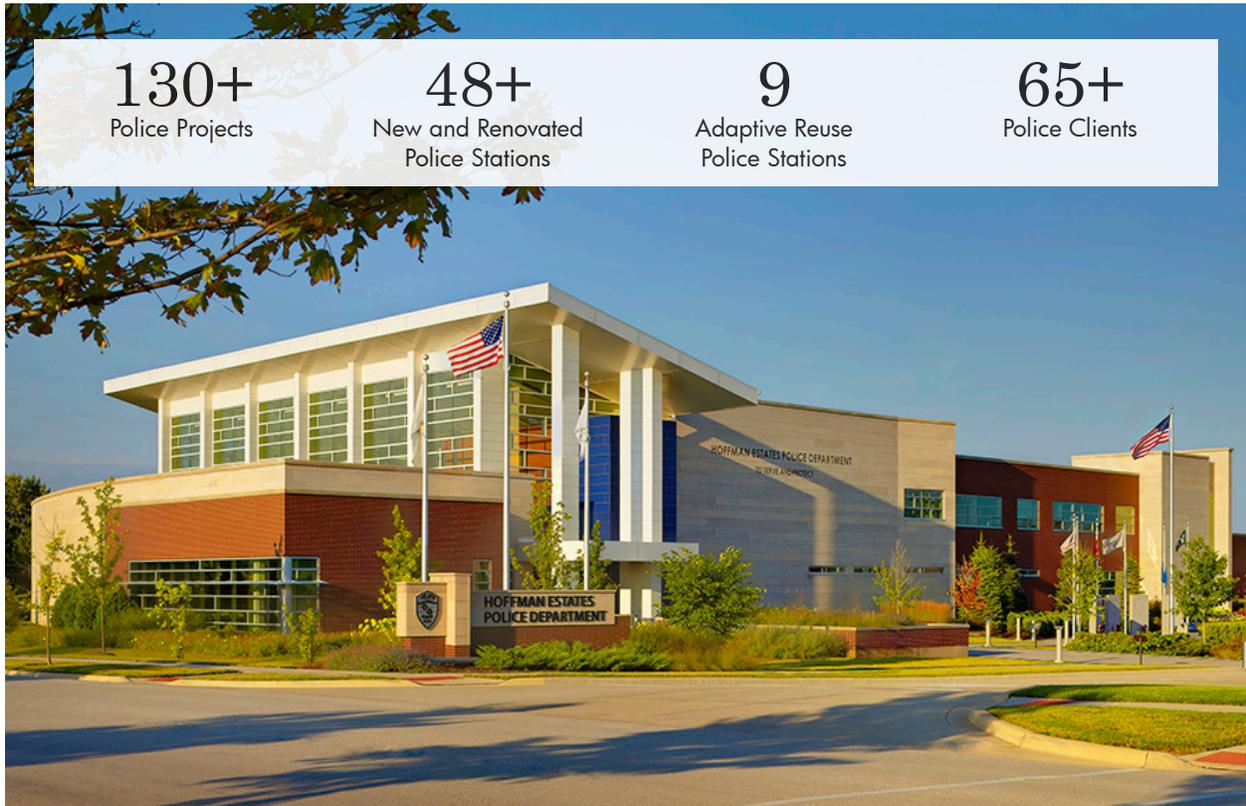
We have invested in training to educate our team to value the importance of sustainability which is then incorporated into the planning, design and construction of each of our projects. The focus on the environment and the incorporation of sustainable design and energy conservation principles is integral to our design process. These practices contribute to the development of healthy, safe, energy-efficient facilities.

Our project team has extensive experience with both the design and commissioning of LEED certified projects. FGM has completed 20 LEED certified projects including the recently Silver certified University of Chicago Lab Schools Gordon Parks Arts Hall project. The project team will prepare all the required design strategies, scorecards, documentation and submittals to the USGBC for certification.



**SUSTAINABLE PROCESS**

We work with our clients early in the process to set environmental goals that are reasonable, practical and meet the budget. On every project, whether or not LEED Certification is pursued, we incorporate green solutions which achieve healthy indoor environments and high performance systems. Green design does not need to cost more but is dependent upon the choices made during the design process. We analyze the first cost vs. life cycle operational costs of systems such as mechanical, electrical or exterior envelope systems. We understand that as stewards of your institution, we need to help you make the best decisions for today as well as future decades.



<p><b>130+</b> Police Projects</p>	<p><b>48+</b> New and Renovated Police Stations</p>	<p><b>9</b> Adaptive Reuse Police Stations</p>	<p><b>65+</b> Police Clients</p>
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## POLICE CLIENTS

### ILLINOIS

Mount Prospect Police Department  
 Addison Police Department  
 Arlington Heights Police Department  
 Bellwood Police Department  
 Bensenville Police Department  
 Broadview Police Department  
 Buffalo Grove Police Department  
 Burr Ridge Police Department  
 Carol Stream Police Department  
 Cary Police Department  
 Chicago Heights Police Department  
 Des Plaines Police Department  
 Edwardsville Police Department  
 Effingham Police Department  
 Elk Grove Village Police Department  
 Fox Lake Police Department  
 Fox River Grove Police Department  
 Franklin Park Police Department  
 Glen Carbon Police Department  
 Glendale Heights Police Department  
 Glenview Police Department  
 Harwood Heights Police Department

Highland Park Police Department  
 Hoffman Estates Police Department  
 Itasca Police Department  
 Illinois State Police  
 Kenosha Police Department  
 Kildeer Police Department  
 Lake in the Hills Police Department  
 Lakemoor Police Department  
 Lake Forest Police Department  
 Lincoln Police Department  
 Lincolnshire Police Department  
 Manhattan Police Department  
 Matteson Police Department  
 McHenry Police Department  
 Morton Grove Police Department  
 Mundelein Police Department  
 New Lenox Police Department  
 Northbrook Police Department  
 Northwestern University Police  
 Oakbrook Terrace Police Department  
 Oakwood Hills Police Department  
 Orland Park Police Department  
 Palatine Police Department

Park Ridge Police Department  
 Round Lake Police Department  
 Rockford Police Department  
 Roxana Police Department  
 Schaumburg Police Department  
 Skokie Police Department  
 Streamwood Police Department  
 St. Charles Police Department  
 South Barrington Police Department  
 Tower Lakes Police Department  
 Wauconda Police Department  
 Waukegan Police Department  
 Wheaton Police Department  
 Wilmette Police Department  
 Winfield Police Department  
 Winnetka Police Department  
 Woodridge Police Department

### MISSOURI

Cape Girardeau Police Department  
 Farmington Police Department  
 St. Francois County 911

### MINNESOTA

Duluth Police Department

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**ESTIMATED FEE INCOME FOR PROFESSIONAL SERVICES IN 2018**

## FGM Architects has been in continuous operation since 1945.

The CEO of FGM has been with the firm for over 30 years and our board of directors has an average of 17 years' experience with the firm. Through strong management and careful stewardship of the business, FGM has been profitable each year for the past 30+ years.

We have a strong and focused mission statement, culture and core values.

FGM is in the top quartile of AE firms for financial strength as measured in the Annual Statement Studies published by The Risk Management Association (RMA). FGM holds professional liability insurance to cover financial exposure and proactively manages our project risk by carefully assessing owner relationships, educating staff, and utilizing a proactive project management system and an integrated quality control process.

**FGM's estimated fee income for professional services for 2018 is \$17.4 million.**

Please contact our financial references for additional information about FGM's financial wherewithal to complete your project.

**Wintrust Commercial Banking**

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**M.G. Welbel & Associates, A Risk Strategies Company**

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Tab 2

*Project Understanding*



PROJECT UNDERSTANDING

A dedicated and passionate team of professionals will lead the Village of Mount Prospect Police to project success.

It starts with listening. Tell us your expectations and we will make sure that they are understood. Our commitment to the Village of Mount Prospect Police is that we will be available to service your needs.

Part of our process is to select a dedicated team for the Village of Mount Prospect Police that will be committed to your municipality and all projects.



## PROJECT UNDERSTANDING

The Village of Mount Prospect would like an Architectural Design Firm, specializing in the design of police stations in Illinois, to provide complete design and construction services for a new police station in an adaptive reuse of a former warehouse/printing factory located at 799 Biermann Court in Mount Prospect.

FGM has worked on many adaptive reuse projects for police stations and this building is an ideal candidate. The police station will be approximately 81,000 to 85,000 sf in size, including 55 indoor parking spaces.

The adaptive reuse of 799 Biermann Court for conversion into a police station will include the following items:

- The overall intent is to utilize as much of the existing building and sitework as possible.
- The main building entry will be located off Kensington Road. This will require removal of a berm along the road and new vehicle entry drives.
- The building is approximately 103,000 sf in size on a 5.5 acre site, which is greater than what is required in the program developed by FGM Architects in 2017. Part of the north and northwest sections of the building will be removed to provide space for access drives and parking.
- A new façade will be provided where sections of the building have been removed.
- The sitework may include provisions for additional parking for CVS which is located immediately adjacent to the west.
- The sitework will include new sidewalks along Kensington Road.
- A new drive-thru Sally Port addition will be provided.
- A portion of the existing parking lot will be fenced to provide secure staff parking.

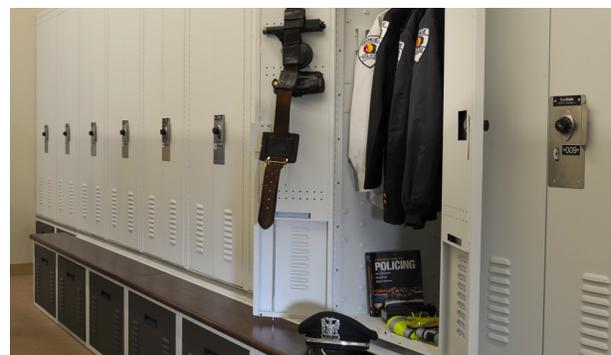
After working with the Mount Prospect Police Department on Space Needs Analyses in 2006 and 2017, **FGM has an in-depth understanding of the operations of the Mount Prospect Police Department and the obstacles their current station presents. We have a thorough understanding of the project's goals.**

The Village also has identified the following goals for the project:

- The Village would like the project to be designed in a cost-effective manner while considering overall life cycle costs.
- The functionality of the building design is critical. Design considerations need to address how to improve working conditions and increase communication and collaboration opportunities.
- The Village would like to demonstrate its commitment to sustainable buildings.
- The building design needs to be adaptable to changes in technology.

The anticipated construction budget is approximately \$22M which includes building and sitework construction costs and contingencies. The Village has selected Construction Management as the project delivery method and the selected architectural firm will be required to work closely and collaborate with the selected construction management company.

FGM's Scope of Work and Project Approach for the project is outlined on the following pages.



**SCOPE OF WORK AND PROJECT APPROACH**

From having completed the work on the Space Needs Analysis, we have a very good understanding of this project and the goals of the Village of Mount Prospect.

We understand that the Village is seeking a full service proposal for the Architectural and Engineering work to implement an adaptive reuse project to place the police station at 799 Biermann Court. This includes Architecture, Interior Design, Structural, Mechanical, Electrical (including low voltage and data systems), Plumbing and Fire Protection Engineering, Security Consulting (including CCTV and door access controls), Audio Visual Design, and Landscape Design Services.

We understand FGM is to coordinate our work with Civil Engineering and Furniture design services which are being provided by the Village.

Furthermore, we understand our services will be delivered in a single phase, without multiple bid packages.

These services can be enumerated as follows:

- Preliminary Design (Schematic Design)
- Design Development
- Construction Documents
- Construction Administration (including Bidding and Project Closeout)

In providing these services, FGM will be responsible for coordinating the services of consultants required throughout the project. A detailed description of each element of our services follows:

- PROJECT KICK-OFF MEETING**
- SCHEMATIC DESIGN**
- DESIGN DEVELOPMENT**
- CONSTRUCTION DOCUMENT PHASE**
- CONSTRUCTION PHASE**
- PROVISION OF SERVICES**

**PROJECT KICK-OFF MEETING**

This first phase of the design process is critical to the future success of both of the projects. It is here the decisions that are made will have the greatest impact on land use, functionality, adaptability and economy.

**Task 1:** To begin this phase, we will meet with the stakeholder groups to gather and confirm existing information and confirm the vision (goals and objectives) for the project. When the study was performed, many elements of the vision were identified. It is only prudent to confirm the goals and objectives moving forward with implementation of the project to ensure we are all moving in the same direction. Our process leads to engagement of stakeholders throughout all stages of the design.

**Task 2:** With the Construction Manager, we will develop initial overall project schedule for design and construction.



**SCHEMATIC DESIGN**



## SCHEMATIC DESIGN

Upon completion of the Project Kick-Off Meeting with the Village of Mount Prospect, we shall proceed with Schematic Design. As we have already provided to the Village some preliminary concepts, we have a good start in the Schematic Design Phase and can begin immediately in the development of the overall design

**Task 1:** Field verify existing building conditions. We understand that any existing drawings may be limited. FGM utilized laser scanning equipment to document existing conditions. This will provide us with an accurate base condition drawings.

**Task 2:** Conduct tours of previously constructed police facilities in the Chicago area for Village staff, and elected officials to discuss relative merits of each facility and they may or may not apply to the design of Mount Prospect's new police station.

**Task 3:** Site analyses will be performed to address zoning, site restrictions, easements, site circulation, existing buildings, landscape and site design, parking and site utilities. We will meet with agencies having jurisdiction over the project and all local utility companies to ensure coordination and compliance with all requirements.

**Task 4:** Prepared Schematic Design for the new police station. The Schematic Design will include floor plans, site plans and building elevations. A series of meetings will be held with the Project Team and Construction Manager throughout the schematic design phase to build a consensus for the design of the police station.

**Task 5:** At key intervals to be identified by the Project Team, FGM will present initial design to the Village Board to seek feedback and consensus. We have included presentations to the Village Board and/or Committee of the Whole, as well as two public open houses to present the initial design.

**Task 6:** Upon confirmation of a preferred schematic design, final documentation preparation will include plans, supporting data – goals and objectives, site analyses and program.

**Task 7:** Upon confirmation of the selected schematic design option, we will develop an outline description of the building and site improvements.

The outline description will include:

- Project description
- Site plan indicating all major site improvements
- Typical architectural building plans and elevations
- Non-typical architectural building plans
- Typical structural foundation and framing plans
- Mechanical and electrical system descriptions and diagrams
- Mechanical and electrical equipment locations
- Complete area tabulations indicating gross and usable areas
- Zoning and code requirement summaries
- Architectural rendering(s) of the building exterior(s)

**Task 8:** Assist the Construction Manager in preparation of Schematic Design Budget for the entire project.

**Task 9:** In conjunction with the Construction Manager, review the project for Value Engineering Alternatives.

**Task 10:** We will review alternative options for such major building systems as the exterior envelope and HVAC distribution system. These studies shall be suitable for obtaining preliminary construction cost pricing and life cycle and operation costs to determine the appropriate systems for the building.

**Task 11:** Conduct a Sustainability review with the stakeholders to review the goals regarding energy efficiency and sustainability.

**Task 12:** A preliminary building code review will be prepared.

**Task 13:** Prepare documentation suitable for public meetings, government reviews and cost estimating. Attend meetings as required to present documentation.

**Task 14:** Obtain Village of Mount Prospect approval to proceed into Design Development.

DESIGN DEVELOPMENT





## DESIGN DEVELOPMENT

The intent of this phase is to refine and further define all design elements of the project. Coordination of all the building systems is addressed and materials and finishes for the exterior and all public spaces are selected. Building standards for meeting rooms, offices, roll call, locker rooms, patrol, investigations, evidence, etc. are developed. Space finishes and materials, where required, are selected.

**Task 1:** Based on the approved schematic design documents and any adjustments authorized by the Village of Mount Prospect to program or budget, we will prepare design development documents consisting of drawings and other documents to fix and describe the size, location and character of each element of the entire project pertaining to architectural, landscape, structural, mechanical and electrical systems and materials.

**Task 2:** Conduct meetings with the Project Team during the design development phase with all current planning groups, consultants and Construction Manager to confirm that the design development documentation is in compliance with the established schematic design direction and to obtain additional information required for the greater level of detail provided by Design Development documentation.

**Task 3:** Coordinate design work with Village’s civil engineer.

**Task 4:** Develop initial furniture layouts in conjunction with Village’s furniture designer. FGM believes developing initial furniture and equipment layouts early provides for a better overall design as spaces can still be relatively easily manipulated to accommodate identified needs.

**Task 5:** Determine low voltage, data, security, and audio/visual equipment requirements.

**Task 6:** Determine initial interior finish materials and color palate for the project.

**Task 7:** Prepare outline building specifications for the project. This will include information for all major building elements.

**Task 8:** Assist the Construction Manager with the preparation of a cost estimate.

**Task 9:** In conjunction with the Construction Manager, review the project for Value Engineering Alternatives.

**Task 10:** Present the project to the Village Board and/or Committee of the Whole.

**Task 11:** Obtain Village of Mount Prospect approval to proceed into Construction Documents.



## CONSTRUCTION DOCUMENT PHASE

## CONSTRUCTION DOCUMENT PHASE

The Construction Documents serve to communicate to the Village of Mount Prospect and Construction Manager the work required to complete the project including: quantities of materials and equipment, relationships of materials and systems and quality.

**Task 1:** Upon approval of the design development document phase, and based on the selected alternative system studies, we shall prepare complete construction documents. The construction documents shall consist of complete contract drawings and specifications. FGM will assist the Construction Manager and Village in preparation of the general conditions, instructions to bidders and other necessary documents.

**Task 2:** FGM will provide progress review documents at 50%, 80% and 100% completion for Village and Construction Manager reviews and approvals. During the Construction Document Phase, FGM utilizes a file management system allowing team members access to the latest documents which are updated on a periodic basis.

**Task 3:** Conduct meetings with the Project Team and all planning groups, consultants and Construction Manager as required to obtain necessary information and approvals to complete the Construction Documents.

**Task 4:** Coordinate our work with the Village’s civil engineering and furniture design consultant.

**Task 5:** Quality Control Review: FGM has a quality control program that provides both continuous quality monitoring during project design with a strictly enforced system of periodic review. All of our projects are reviewed extensively prior to being released for Bidding.

**Task 6:** FGM will assist the Village of Mount Prospect and the Construction Manager in filing the required documents for building permit approval of authorities having jurisdiction over the project.

**Task 7:** With the Construction Manager, present the final plans and budgets to the Village Board and/or Committee of the Whole.

**Task 8:** Obtain Village of Mount Prospect approval to proceed into the Construction Phase and bid the project.



CONSTRUCTION PHASE



## CONSTRUCTION PHASE

The Construction Administration phase will be given our full attention to assure that the projects are completed expeditiously and, in the manner intended.

**Task 1:** Assist the Village and Construction Manager in bidding the project. FGM will attend a pre-bid meeting, respond to requests for information from bidding, and prepare and issue addenda as required.

**Task 2:** Upon receipt of bids, assist the Construction Manager to determination lowest qualified bidders. Review of a bidder's qualification usually proceeds on two levels. From an objective standpoint, information can be gathered reflecting the contractor's or subcontractor's previous experience, financial stability, equipment ownership, organization, etc. by requiring submission of a qualification statement (such as AIA Document A305). Equally important, however, is an assessment of the contractor's or subcontractor's workmanship, efficiency, responsiveness and other more subjective attributes, which cannot be determined by reviewing the standard qualification statement. Here FGM relies on many years of experience in the local construction industry and its special knowledge of municipal building projects.

**Task 3:** Acting as the Village's advocate, we will provide administration of the construction contract including advising and consulting with the Village of Mount Prospect and the Construction Manager; meeting with governing agencies; forwarding all Village instructions to the Construction Manager; review of shop drawings, samples and other submissions of the trade contractors; interpreting

the documents for the trade contractors; issuing certifications of payment and certificates of substantial completion and review and issuing change orders.

**Task 4:** FGM shall assist the Construction Manager when requested to answer requests for information (RFI's).

**Task 5:** We will provide an average of one site visit per week for on-site observation and for construction meetings Owner and Construction Manager.

**Task 6:** When the project is substantially complete, we shall prepare and coordinate punch lists of items requiring remedial work or replacement, collect and deliver to the Village of Mount Prospect written warranties and other related documents.

**Task 7:** FGM will assist the Construction Manager as requested to ensure proper system start up procedures are followed and building commissioning has been completed.

**Task 8:** Provide punch list follow up reviews and assist Construction Manager as required to obtain final Certificate of Occupancy.

**Task 9:** Ten months after substantial completion of the project, with Construction Manager, observe building architectural and MEP/FP systems. Prepare a defects list. Assist Construction Manager in the coordination, review and approval of all corrective action under the warranties.

## PROVISION OF SERVICES

### Services to be provided by FGM in-house include:

- Architecture
- Interior Design
- Landscape Architecture
- Services to be provided by FGM's consultants include:
  - Structural Engineering
  - Mechanical Engineering
  - Electrical Engineering (including low voltage and data system design)
  - Plumbing Engineering
  - Fire Protection Engineering
  - Security Consulting (CCTV and Door Access Controls)
  - Audio/Visual Consulting
  - Building Commissioning

### Services to be provided by the Village or Construction Manager includes:

- Civil Engineering
- Construction Phase Testing
- Environmental Consultant (if required)
- Furniture Design and Procurement



Tab 3

*Proposed Schedule*



**PROPOSED PROJECT SCHEDULE**

# Our proposed project schedule for the New Police Headquarters for the Village of Mount Prospect Police Department is outlined below.

This schedule, in our experience, will allow time for Village Staff and Board level reviews and public input as outlined in the Request for Proposals dated March 7, 2018. The schedule will be confirmed as part of the Kick-Off Meeting. Because FGM completed the space needs study for the project, we have a very good understanding of the project and can begin design work immediately upon project award. If the Village would like to expedite the schedule, it is possible, but we would like to discuss the assumptions allowed for Owner reviews and approval meetings.

**ANTICIPATED PROJECT AWARD DATE**

**May 1, 2018**

Projected Project Start Date Pre-Meeting Preparation and

**SCHEDULE PROJECT KICK OFF MEETING**

**May 2, 2018**

**PROJECT KICK OFF MEETING**

**Week of May 2, 2018**

Confirm project goals, project schedule and meeting dates

**SCHEMATIC DESIGN**

**May 2 – July 10, 2018**

Develop Schematic Design of Headquarters Police Station

- **Village Board Meeting: June 5, 2018**  
Present initial plans and to Village Board for comment and input
- **Schematic Design Cost Estimate: June 18 –22, 2018**  
With Construction Manager, develop Schematic Design Budget
- **Village Board Meeting: June 26, 2018**  
Present final schematic design to Village Board.  
Request permission to begin Design Development





**DESIGN DEVELOPMENT**

**June 26 – September 18, 2018**

Develop approved Schematic Design to further refine and develop all aspects of the project

- **Cost Estimate: September 3 –14, 2018**  
Assist Construction Manager to develop Design Development Budget
- **Village Board Meeting: September 18, 2018**  
Present final schematic design to Village Board. Request permission to begin Design Development

**CONSTRUCTION DOCUMENTS**

**September 19, 2018 – January 8, 2019**

Preparation of plans, specifications and permitting work.

- **50% CD Cost Estimate: October 29 – November 16, 2018**  
Assist Construction Manager to develop 50% Construction Document Budget
- **Submit for Building Permit: December 14, 2018**  
Submit plans for building permit review.
- **Village Board Meeting: January 8, 2019**  
Present final plans and cost estimates to Village Board and request permission to bid the project.

**CONSTRUCTION ADMINISTRATION**

**January 9, 2019 – May 31, 2020**

Includes Bidding and Contract Negotiations, Construction Administration, and Project Closeout Services

- **Bidding and Contract Negotiation: January 9 – March 8, 2019**  
Soliciting sub-contractor bids, bid review, bid award, and contract negotiations
- **Construction Begins: March 11, 2019**  
Anticipated construction period is 12 months
- **Substantial Completion: March 6, 2020**  
Project is substantially complete, occupancy permit is received and Punch List for corrective work required is developed
- **Furniture Fixtures and Equipment Installation: March 9 – April 20, 2020**  
Installation of furniture and equipment setup

**POLICE OPERATIONS BEGIN**

**April 20, 2020**

Police Operations begin in new Headquarters

**FINAL COMPLETION**

**June 12, 2020**

Completion of Punch List

Tab 4

*Project Team and Organization Chart*



**PROJECT TEAM AND ORGANIZATIONAL CHART**



Village of Mount Prospect  
Mount Prospect Police Department

**PRINCIPAL-IN-CHARGE**

**Mr. Raymond K. Lee**, AIA, CSI, LEED AP

**PROJECT MANAGER**

**Mr. Jason Estes**, AIA

**PROJECT DESIGNER**

**Ms. Louise Kowalczyk**, AIA, LEED AP

**PROJECT ARCHITECT**

**Ms. Beth Cerny**, AIA

**LANDSCAPE ARCHITECT**

**Mr. Steve Welter**, PLA, LEED AP BD+C

**CONSULTANTS**

**Consolidated Consulting Engineers ( CCE )**

*MEP Engineering*

**McCluskey Engineering Corporation**

*Structural Engineering*

**Correct Electronics, Inc.**

*Security Consulting*

**Prasino Engineering, LLC.**

*Commissioning Consultant*

Effective communications are at the heart of any successful team effort or good client relationship. **Our team prides itself on our ability to carefully plan and implement your project.**

Tab 5

*Project Team Resumes*



**PROJECT TEAM RESUMES**

FGM will provide the Village of Mount Prospect and Mount Prospect Police Department with a qualified team of experts who will strive to deliver your project on time and on budget.

We offer you individuals with a proven record of experience who are **committed to ensuring that your study will be of a highly distinctive quality.**

FGM has developed a principal-led team dedicated to the Village of Mount Prospect and the Mount Prospect Police Department. We anticipate that this team will work together for all phases of the project.

The following pages include resumes of the FGM team. Our municipal experts work with communities throughout Illinois, Missouri and Wisconsin. Our team brings value to our clients' projects, as well as experience, talent and a superior level of communication. With a wide range of previous project involvement, these individuals offer expertise in areas varying in detail with regard to municipal facilities.



**PROJECT ROLE**

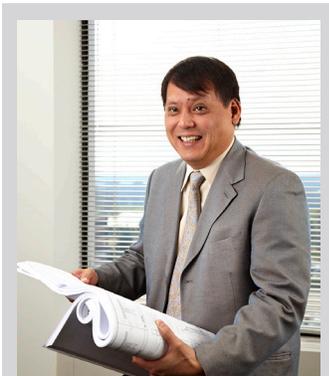
Ray will serve the Village of Mount Prospect Police Department as the Principal-in-Charge.

**EDUCATION**

BS in Architectural Studies, University of Illinois at Chicago, 1985

**CERTIFICATIONS**

Licensed Architect Illinois, Missouri & Wisconsin, 1990, 2013 & 2017  
 Crime Prevention Through Environment Design (CPTED) Certified Practitioner  
 LEED AP  
 NCARB Certification



Ray has worked with local municipal governments and those who lead them for more than 30 years.

**CONTACT RAY**

630.574.8711 phone  
 rayl@fgmarchitects.com

**THOUGHT LEADERSHIP**

- American Institute of Architects
- ASIS International (Security)
- Cal EMA Safety Assessment Program Disaster Service Worker Volunteer
- Construction Specification Institute
- DuPage County Chiefs of Police Association
- Illinois Association of Park Districts
- Illinois Association of Police Chiefs
- Illinois Park and Recreation Association
- International Association of Chiefs of Police
- Lake County Chiefs of Police Association
- National Recreation & Parks Association
- North Suburban Association of Chiefs of Police
- U.S. Green Building Council

**RAYMOND K. LEE, AIA, CSI, LEED AP**

**PRINCIPAL / PRINCIPAL-IN-CHARGE**

Ray specializes in the programming, planning, design and construction of public safety and municipal facilities. He is recognized for his deep understanding of police, fire, and 911 operations which greatly benefits the organizations he works with. Ray also has an outstanding knowledge of resilient design focusing on best practices for safety and security from man-made threats and natural disasters.

**SELECT EXPERIENCE**

**VILLAGE OF MOUNT PROSPECT**

Mount Prospect, Illinois  
 Police, EOC, Fire & Public Works  
 FACILITIES STUDY  
 Police & Fire Department SPACE NEEDS STUDY

**VILLAGE OF ADDISON**

Addison, Illinois  
 Police Communication Center RENOVATION  
 911 Communication Center NEW

**VILLAGE OF ARLINGTON HEIGHTS**

Arlington Heights, Illinois  
 Police Station EXTERIOR RENOVATION  
 Police Station FEASIBILITY STUDY (2015)

**VILLAGE OF BENSENVILLE**

Bensenville, Illinois  
 Police Station FEASIBILITY & SPACE NEEDS STUDY  
 Police Station NEW

**VILLAGE OF BROADVIEW**

Broadview, Illinois  
 Police Station SPACE NEEDS STUDY  
 Village Hall and Police Station and 911  
 ADDITION & RENOVATION

**VILLAGE OF BUFFALO GROVE**

Buffalo Grove, Illinois  
 Police Station Interview Room RENOVATION

**CITY OF CAPE GIRARDEAU**

Cape Girardeau, Missouri  
 Police Station SPACE NEEDS STUDY

**VILLAGE OF CAROL STREAM**

Carol Stream, Illinois  
 Police Evidence Storage SPACE NEEDS STUDY

**CITY OF CHICAGO HEIGHTS**

Chicago Heights, Illinois  
 911 Center MASTER PLAN  
 911 Center INTERNAL RELOCATION & RENOVATION

**CITY OF DES PLAINES**

Des Plaines, Illinois  
 Police Station SPACE NEEDS ANALYSIS

**CITY OF DULUTH**

Duluth, Minnesota  
 Police Station NEW

**CITY OF EDWARDSVILLE**

Edwardsville, Illinois  
 Public Safety Facility (PD/FD)  
 SPACE NEEDS STUDY

**CITY OF ELMHURST**

Elmhurst, Illinois  
 Police Station SPACE NEEDS STUDY

**CITY OF FARMINGTON**

Farmington, Missouri  
 Police Station FEASIBILITY STUDY  
 Library, City Hall, Police Station, Civic Center, Senior Center, & Aquatic Center FEASIBILITY STUDY

**VILLAGE OF FRANKLIN PARK**

Franklin Park, Illinois  
 Police Station SPACE NEEDS STUDY  
 Police Station NEW

**VILLAGE OF GLENDALE HEIGHTS**

Glendale Heights, Illinois  
 Police Station NEW  
 Civic Center RENOVATION

## RAYMOND K. LEE, AIA, CSI, LEED AP

### VILLAGE OF GLENVIEW

Glenview, Illinois  
Police Station *SPACE NEEDS STUDY*

### CITY OF HIGHLAND PARK

Highland Park, Illinois  
Police Station *SPACE NEEDS STUDY*  
Police Station *NEW*

### VILLAGE OF HOFFMAN ESTATES

Hoffman Estates, Illinois  
Police Station *SITE & COST STUDY*

### ILLINOIS STATE POLICE

Des Plaines, Illinois  
District Chicago HQ  
*ADAPTIVE REUSE/MAJOR RENOVATION*

### VILLAGE OF ITASCA

Itasca, Illinois  
Police Station *SPACE NEEDS STUDY*

### KENOSHA JOINT SERVICES

Kenosha, Wisconsin  
Shooting Range *NEW*

### LAKE FOREST FD

Lake Forest, Illinois  
PSB FD Locker Room *RENOVATION STUDY*

### CITY OF McHENRY

McHenry, Illinois  
Municipal Campus *Space Needs Study*  
Police 911 Communication Center & Administration *RENOVATION*  
Police Department Conceptual Planning *STUDY*  
Civic Center Reception Area *RENOVATION*

### VILLAGE OF MANHATTAN

Manhattan, Illinois  
Police Department/Village Hall  
*ADAPTIVE REUSE*

### VILLAGE OF MATTESON

Matteson, Illinois  
Village Hall Board Room & Police Station *RENOVATION*

### VILLAGE OF MUNDELEIN

Mundelein, Illinois  
Police Station *SPACE NEEDS STUDY*  
Police Station *NEW*  
Reception Desk *SECURITY RENOVATION*  
Public Safety Building (PD/FD)  
*SPACE NEEDS STUDY*

### VILLAGE OF MORTON GROVE

Morton Grove, Illinois  
Police Station *FEASIBILITY ANALYSIS*

### VILLAGE OF NEW LENOX

New Lenox, Illinois  
Police Station *NEW*

### NORTHWESTERN UNIVERSITY

Evanston, Illinois  
Police Station *ADAPTIVE REUSE/MAJOR RENOVATION*

### VILLAGE OF ORLAND PARK

Orland Park, Illinois  
Police Station *ADAPTIVE REUSE/MAJOR RENOVATION*

### VILLAGE OF PALATINE

Palatine, Illinois  
Police, Fire, Village Hall & Public Works  
*FACILITIES STUDY*

### CITY OF PARK RIDGE

Park Ridge, Illinois  
Police Station *SPACE NEEDS STUDY*  
City Hall & Police *MASTER PLAN*

### CITY OF RACINE

Racine, Wisconsin  
Public Safety Building (PD/FD)  
*SPACE NEEDS STUDY*

### CITY OF ROCKFORD

Rockford, Illinois  
Police Department *SPACE NEEDS ANALYSIS*  
District Police Station No. 1 *NEW*  
District Police Station No. 2  
*ADAPTIVE REUSE/MAJOR HISTORICAL RENOVATION*  
District Police Station No. 3  
*ADAPTIVE REUSE/MAJOR RENOVATION*

### VILLAGE OF ROXANA

Roxana, Illinois  
Village Hall, Police & Fire  
*FACILITY ASSESSMENT & MASTER PLAN*

### VILLAGE OF SCHAUMBURG

Schaumburg, Illinois  
Police 911 Communications Center *NEW*  
Police Station Cell *RENOVATION*  
Police Station HVAC Analysis *STUDY*

### VILLAGE OF SKOKIE

Skokie, Illinois  
Police Station *ADAPTIVE REUSE/MAJOR RENOVATION*

### CITY OF ST. CHARLES

St. Charles, Illinois  
Police Station *SPACE NEEDS STUDY & SITE STUDIES*  
Police Station *NEW*

### VILLAGE OF SOUTH BARRINGTON

South Barrington, Illinois  
Police Station *DESIGN ASSISTANCE*

### VILLAGE OF STREAMWOOD

Streamwood, Illinois  
Police Station *SPACE NEEDS STUDY*  
Police Station *NEW*

### CITY OF WAUKEGAN

Waukegan, Illinois  
Police Department *SPACE NEEDS & DESIGN STUDY*

### CITY OF WHEATON

Wheaton, Illinois  
Police Department Firing Range  
*RENOVATION*

### VILLAGE OF WILMETTE

Wilmette, Illinois  
911 Regional Dispatch Expansion  
Study *FEASIBILITY STUDY*

### VILLAGE OF WOODRIDGE

Woodridge, Illinois  
Police Station with 911 Communication Center *EXPANSION/RENOVATION DESIGN*

### VILLAGE OF BROADVIEW

Broadview, Illinois  
Village Hall & Police Station  
*SPACE NEEDS STUDY*  
Village Hall & Police Station  
*ADDITION & REMODELING*

### VILLAGE OF CLARENDON HILLS

Clarendon Hills, Illinois  
Village Wide (VH/PW/FD/Train Station)  
*FACILITIES STUDY*

### CITY OF COUNTRYSIDE

Countryside, Illinois  
City Hall & Police Station  
*SPACE NEEDS STUDY (2016)*

### ELK GROVE VILLAGE

Elk Grove Village, Illinois  
Administration & Public Safety Complex (VH/PD/FD) *NEW & RENOVATION*  
Council Chambers *RENOVATION*

**PROJECT ROLE**

Jason will serve the Village of Mount Prospect Police Department as the Project Manager.

**EDUCATION**

BS in Architecture, Illinois Institute of Technology, 1997

**CERTIFICATIONS**

Licensed Architect Illinois, 2006  
NCARB Certification



Jason has worked with local municipal governments and those who lead them for more than 20 years.

**CONTACT JASON**

630.574.8714 phone  
jasone@fgmarchitects.com

**THOUGHT LEADERSHIP**

American Institute of Architects  
Illinois Association of Fire Protection Districts  
Illinois Fire Chiefs Association  
Kane County Fire Chiefs  
National Council of Architectural Registration Boards

**JASON ESTES, AIA**  
**PRINCIPAL / PROJECT MANAGER**

Jason has a vast amount of experience working on public safety projects including police, fire and 911. He is skilled in the design of new facilities as well as the addition and remodeling of existing facilities. Jason’s in-depth technical knowledge of municipal facilities, together with his leadership abilities, has resulted in successful projects with admiration from clients and accolades and award recognition.

**SELECT EXPERIENCE**

**VILLAGE OF MOUNT PROSPECT**

Mount Prospect, Illinois  
Police & Fire Department *SPACE NEEDS STUDY*

**VILLAGE OF ADDISON**

Addison, Illinois  
Police Department Consolidated Dispatch Center *NEW*

**DuPAGE PUBLIC SAFETY COMMUNICATIONS (DU-COMM)**

Glendale Heights, Illinois  
Back-Up Dispatch Facility *SPACE NEEDS STUDY*  
Renovation Work *MISCELLANEOUS SMALL PROJECTS*

**CITY OF ELMHURST**

Elmhurst, Illinois  
Police Station *SPACE NEEDS STUDY*

**VILLAGE OF GLENDALE HEIGHTS**

Glendale Heights, Illinois  
Police Station *NEW*  
Civic Center *RENOVATION*

**KENCOM PUBLIC SAFETY DISPATCH**

Yorkville, Illinois  
Kencom *RENOVATION*  
911 Dispatch Center *RENOVATION*

**VILLAGE OF CLARENDON HILLS**

Clarendon Hills, Illinois  
Village Wide (VH/PW/FD/Train Station)  
*FACILITIES STUDY*

**CITY OF PARK RIDGE**

Park Ridge, Illinois  
City Hall & Police *MASTER PLAN*

**VILLAGE OF EAST DUNDEE**

East Dundee, Illinois  
Police & Village Hall *SPACE NEEDS ANALYSIS*  
East Dundee Summit School VH/Police

**CITY OF RACINE**

Racine, Wisconsin  
Public Safety Building (PD/FD)  
*SPACE NEEDS STUDY*

**VILLAGE OF GLENDALE HEIGHTS**

Glendale Heights, Illinois  
Police Station & 911 Dispatch Center  
*NEW*

**ADDISON FPD**

Addison, Illinois  
HQ Station No. 1 *RENOVATION*  
Station No. 2 *ADDITION & RENOVATION*

**ARLINGTON HEIGHTS FD**

Arlington Heights, Illinois  
Station No. 4 *ADDITION & RENOVATION*  
Station No. 3 *ADDITION & RENOVATION*

**BARTLETT FPD**

Bartlett, Illinois  
District-wide *FACILITY SPACE NEEDS ANALYSIS*  
Station No. 2 *RENOVATION*  
Station No. 2 *STUDY*

**BRAIDWOOD FD**

Braidwood, Illinois  
HQ Station *ADDITION & RENOVATION*

**CARBONDALE FD**

Carbondale, Illinois  
Station No. 2 *NEW*

\*Project completed while Jason was affiliated with another firm

JASON ESTES, AIA

**BRISTOL KENDALL FPD**

Yorkville, Illinois

Station No. 2 *NEW*

Station No. 3 *NEW*

Station No. 1 Administrative

*SPACE NEEDS STUDY*

Station No. 1 Bunk Room *RENOVATION*

Station No. 1 Dayroom/Kitchen

*RENOVATION*

Station No. 1 Pavement Replacement

*RENOVATION*

Station No. 1 Flooring Replacement

*RENOVATION*

**DIXON RURAL FPD**

Dixon, Illinois

Station No. 1 *STUDY*

**EAST DUNDEE FPD**

East Dundee, Illinois

HQ Station *SPACE NEEDS STUDY*

HQ Station *NEW*

**ELBURN & COUNTRYSIDE FPD**

Elburn, Illinois

HQ Station *NEW*

Station No. 1 *SPACE NEEDS STUDY*

Station No. 2 *NEW*

Station No. 3 *STUDY*

**ELGIN FD**

Elgin, Illinois

Department Wide *FACILITY SPACE NEEDS STUDY*

Station No. 6 *NEW*

Station No. 7 *NEW*

Station No. 8 *FEASIBILITY STUDY*

Station No. 8 *PLANNING & PROGRAMMING*

**ELK GROVE VILLAGE FD**

Elk Grove Village, Illinois

Station No. 10 *NEW*

Station No. 8.5 *NEW*

**ELMHURST FD**

Elmhurst, Illinois

Station No. 2 *SPACE NEEDS STUDY*

Station No. 2 *NEW*

**HARLEM-ROSCOE FPD**

Roscoe, Illinois

Station No. 1 *SPACE NEEDS ANALYSIS*

Station No. 1 *ADDITION & RENOVATION*

Station No. 2 *ADDITION & RENOVATION*

Station No. 3 *ADDITION & RENOVATION*

**FOREST VIEW FD**

Forest View, Illinois

HQ Station *SPACE NEEDS STUDY*

HQ Station *NEW*

**FRANKFORT FPD**

Frankfort, Illinois

Station No. 4 *NEW*

Station No. 5 *NEW*

Station No. 1 *ADMINISTRATION STUDY*

**GENESEO FPD**

Geneseo, Illinois

HQ Station *ADDITION & RENOVATION*

**GENEVA FD**

Geneva, Illinois

HQ Station *SPACE NEEDS STUDY*

HQ Station *NEW*

Station No. 2 *NEW*

**GENOA-KINGSTON FPD**

Genoa, Illinois

HQ Station *FEASIBILITY STUDY*

**GLENVIEW FD**

Glenview, Illinois

Station No. 13 East Lake *NEW*

Station No. 14 The Glen *NEW*

**ILLINOIS FIRE SAFETY ALLIANCE (IFSA)**

Mt. Prospect, Illinois

IFSA *FACILITY STUDY*

**KNOLLWOOD FPD**

Lake Bluff, Illinois

HQ Station *SPACE NEEDS ANALYSIS*

**LA VISTA FD**

La Vista, Nebraska

Department *SPACE NEEDS STUDY*

Station No. 2 *NEW*

**LIMESTONE FPD**

Peoria, Illinois

District Wide *SPACE NEEDS STUDY*

Central Station *NEW*

Station No. 2 *ADDITION/RENOVATION*

Station No. 4 *ADDITION/RENOVATION*

Station No. 5 *RENOVATION*

**LOCKPORT TOWNSHIP FPD**

Lockport, Illinois

HQ Station No. 6 *NEW*

Station No. 4 *NEW*

**OSWEGO FPD**

Oswego, Illinois

Central Station *NEW*

**PLAINFIELD FPD**

Plainfield, Illinois

Administration Campus *MASTER PLAN*

HQ Campus *NEW*

Administration & Training Facility *NEW*

Station No. 2 *NEW*

Maintenance Facility *NEW*

Station No. 3 *NEW*

Station No. 4 *NEW*

Station No. 1 *NEW*

**PLEASANTVIEW FPD**

La Grange Highlands, Illinois

Station No. 2 *STUDY*

Station No. 2 *ADDITION & RENOVATION*

Station No. 3 *RENOVATION*

District-wide *SPACE NEEDS ANALYSIS*

**SYCAMORE FD**

Sycamore, Illinois

Station No. 2 *NEW*

**WEST CHICAGO FPD**

West Chicago, Illinois

Station No. 2 *NEW*

Station No. 3 *NEW*

Station No. 1 *RENOVATION*

**VILLAGE OF WEST DUNDEE**

West Dundee, Illinois

Public Safety Building No. 2 *NEW*

**WINFIELD FPD**

Winfield, Illinois

District-wide *FACILITY STUDY*

Station No. 2 *STUDY*

District-wide *SITE STUDY*

**VILLAGE OF CLARENDON HILLS**

Clarendon Hills, Illinois

Village Wide (VH/PW/FD/Train Station)

*FACILITIES STUDY*

**STREAMWOOD PUBLIC WORKS**

Streamwood, Illinois

Roof *REPLACEMENT*

**PROJECT ROLE**

Louise will serve the Village of Mount Prospect Police Department as the Project Designer.

**EDUCATION**

BS in Architecture, University of Illinois at Chicago, 1985

**CERTIFICATIONS**

Licensed Architect Illinois, 1989  
LEED AP



Louise has worked with local municipal governments and those who lead them for more than 22 years.

**CONTACT LOUISE**

630.574.8713 phone  
louisek@fgmarchitects.com

**THOUGHT LEADERSHIP**

- Association of Licensed Architects
- American Institute of Architects
- Illinois Park and Recreation Association
- Northern Suburban Association of Chiefs of Police
- Women in Leisure Services
- U.S. Green Building Council

**LOUISE G. KOWALCZYK, AIA, LEED AP**

**PRINCIPAL / PROJECT DESIGNER**

Louise has experience in the design and construction of police stations, fire service and municipal projects. She has outstanding planning and design talents, particularly in developing unique, attractive exterior building elevations and interior color and material schemes. Functionality and facility longevity are always top priorities in her designs.

**SELECT EXPERIENCE**

**VILLAGE OF MOUNT PROSPECT**

Mount Prospect, Illinois  
Fire Department *FACILITIES STUDY*  
Police, EOC, Fire & Public Works

*FACILITIES STUDY*

Police & Fire Department *SPACE NEEDS STUDY*

**VILLAGE OF ADDISON**

Addison, Illinois  
911 Communication Center *NEW*  
Addison Consolidated Dispatch Center

*NEW*

**VILLAGE OF ARLINGTON HEIGHTS**

Arlington Heights, Illinois  
Police Station *FEASIBILITY STUDY (2015)*

**VILLAGE OF BENSENVILLE**

Bensenville, Illinois  
Police Station *FEASIBILITY & SPACE NEEDS STUDY*  
Police Station *NEW*

**VILLAGE OF BROADVIEW**

Broadview, Illinois  
Police Station *SPACE NEEDS STUDY*  
Village Hall and Police Station and 911  
*ADDITION & RENOVATION*

**CITY OF CAPE GIRARDEAU**

Cape Girardeau, Missouri  
Police Station *SPACE NEEDS STUDY*

**CITY OF CHICAGO HEIGHTS**

Chicago Heights, Illinois  
911 Center *MASTER PLAN*  
911 Center *INTERNAL RELOCATION & RENOVATION*

**NORTHWESTERN UNIVERSITY**

Evanston, Illinois  
Police Station & 911 Dispatch Center  
*ADAPTIVE REUSE/MAJOR RENOVATION*

**VILLAGE OF HARWOOD HEIGHTS**

Harwood Heights, Illinois  
Police Station & 911 Dispatch Center  
*ADAPTIVE REUSE*  
Police Station & Village Hall *ADAPTIVE REUSE*

**CITY OF DES PLAINES**

Des Plaines, Illinois  
Police Station *SPACE NEEDS ANALYSIS*  
911 Communications  
Center *EXPANSION & RENOVATION*

**CITY OF DULUTH**

Duluth, Minnesota  
Police Station *NEW*

**CITY OF ELMHURST**

Elmhurst, Illinois  
Police Station *SPACE NEEDS STUDY*

**VILLAGE OF FRANKLIN PARK**

Franklin Park, Illinois  
Police Station *NEW*

**VILLAGE OF GLENDALE HEIGHTS**

Glendale Heights, Illinois  
Police Station *NEW*

**VILLAGE OF ORLAND PARK**

Orland Park, Illinois  
Police Station *ADAPTIVE REUSE/MAJOR RENOVATION*  
Police Back Up Dispatch & Emergency  
Operations Center *STUDY*

## LOUISE KOWALCZYK, AIA, LEED AP

### VILLAGE OF GLENVIEW

Glenview, Illinois

Police Station *SPACE NEEDS STUDY*

Police Station *NEW*

Police Station Range Upgrades

*RENOVATION*

### CITY OF LINCOLN

Lincoln, Illinois

Police Department *ADAPTIVE REUSE*

### CITY OF HIGHLAND PARK

Highland Park, Illinois

Police Station & 911 Dispatch Center

*NEW*

### VILLAGE OF MORTON GROVE

Morton Grove, Illinois

Police Station *FEASIBILITY ANALYSIS*

### VILLAGE OF NEW LENOX

New Lenox, Illinois

Police Station *NEW*

### VILLAGE OF PALATINE

Palatine, Illinois

Police Station *NEW*

### CITY OF ROCKFORD

Rockford, Illinois

District Police Station No. 1 *NEW*

District Police Station No. 2

*ADAPTIVE REUSE/MAJOR HISTORICAL RENOVATION*

District Police Station No. 3

*ADAPTIVE REUSE/MAJOR RENOVATION*

### VILLAGE OF SKOKIE

Skokie, Illinois

Police Station & 911 Dispatch Center

*ADAPTIVE REUSE/MAJOR RENOVATION*

### CITY OF ST. CHARLES

St. Charles, Illinois

Police Station *SPACE NEEDS STUDY & SITE STUDIES*

### VILLAGE OF STREAMWOOD

Streamwood, Illinois

Police Station *NEW*

### CITY OF WAUKEGAN

Waukegan, Illinois

Police Department *SPACE NEEDS & DESIGN STUDY*

### VILLAGE OF MAYWOOD

Maywood, Illinois

Train Station Warming Shelter *RENOVATION*

### VILLAGE OF CLARENDON HILLS

Clarendon Hills, Illinois

Village Wide (VH/PW/FD/Train Station)

*FACILITIES STUDY*

### CITY OF COUNTRYSIDE

Countryside, Illinois

City Hall & Police Station

*SPACE NEEDS STUDY (2016)*

### CITY OF EDWARDSVILLE

Edwardsville, Illinois

Public Safety Facility (PD/FD)

*SPACE NEEDS STUDY*

Public Safety Facility (PD/FD) *NEW*

### ELK GROVE VILLAGE

Elk Grove Village, Illinois

Administration & Public Safety Complex

(VH/PD/FD) *NEW & RENOVATION*

### VILLAGE OF GLENDALE HEIGHTS

Glendale Heights, Illinois

Police Station & 911 Dispatch Center

*NEW*

Civic Center *RENOVATION*

### CITY OF HIGHWOOD

Highwood, Illinois

City Hall, Police Department & Library

*RENOVATION STUDY*

### VILLAGE OF LAKEMOOR

Lakemoor, Illinois

Village Hall/Police Station

*SPACE NEEDS STUDY*

Village Hall/Police Station *NEW*

### TOWN OF LEDGEVIEW

Ledgeview, Wisconsin

Town Hall & Fire Station No. 1

*FEASIBILITY STUDY*

Town Hall & Fire Station No. 1 *NEW*

### VILLAGE OF MANHATTAN

Manhattan, Illinois

Village Hall/Police Department/Fire

Department *SPACE NEEDS STUDY*

Police Department/Village Hall

*ADAPTIVE REUSE*

### VILLAGE OF MATTESON

Matteson, Illinois

Village Hall Board Room & Police

Station *RENOVATION*

### CITY OF McHENRY

McHenry, Illinois

Municipal Campus *SPACE NEEDS STUDY*

### CITY OF OAKBROOK TERRACE

Oakbrook Terrace, Illinois

City Facilities *CONCEPTS*

### CITY OF PARK RIDGE

Park Ridge, Illinois

City Hall & Police *MASTER PLAN*

### CITY OF RACINE

Racine, Wisconsin

Public Safety Building (PD/FD)

*SPACE NEEDS STUDY*

### VILLAGE OF ROXANA

Roxana, Illinois

Village Hall, Police & Fire

*FACILITY ASSESSMENT & MASTER PLAN*

Administration Building, Fire & Police

Center *NEW*

### CITY OF DES PLAINES/NORTH SUBURBAN EMERGENCY COMMUNICATIONS CENTER

Des Plaines, Illinois

911 Communications Center

*EXPANSION & RENOVATION*

### HARLEM-ROSCOE FPD

Roscoe, Illinois

Station No. 1 & 911 Dispatch Center

*ADDITION & RENOVATION*

### VILLAGE OF NORTHBROOK

Northbrook, Illinois

Police Station & 911 Dispatch Center

*EXPANSION/RENOVATION*

**PROJECT ROLE**

Beth will serve the Village of Mount Prospect Police Department as the Project Architect.

**EDUCATION**

Master of Architecture, University of Minnesota, 2005  
 BS in Architecture, University of Minnesota, 2002

**CERTIFICATIONS**

Licensed Architect Illinois, 2012  
 NCARB Certification



Beth has worked with local municipal governments and those who lead them for more than 13 years.

**CONTACT BETH**

630.574.8725 phone  
 bethc@fgmarchitects.com

**THOUGHT LEADERSHIP**

American Institute of Architects  
 National Council of Architectural Registration Boards

**ELIZABETH CERNY, AIA**

**ASSOCIATE / PROJECT ARCHITECT**

Beth offers talent, passion and dedication to each project she touches. She is an adept problem solver and a skilled collaborator in the design process, working closely with the project team to help ensure that each client’s project goals are incorporated into the design. She has more than 13 years experience specializing in the design of public safety and municipal facilities. As a key member of your project team, Beth will see your project through from conception until final completion.

**SELECT EXPERIENCE**

**VILLAGE OF MOUNT PROSPECT**

Mount Prospect, Illinois  
 Police & Fire Department *SPACE NEEDS STUDY*

**VILLAGE OF ADDISON**

Addison, Illinois  
 Police Department Consolidated Dispatch Center *NEW*

**VILLAGE OF BROADVIEW**

Broadview, Illinois  
 Police Station *SPACE NEEDS STUDY*  
 Village Hall and Police Station and 911  
*ADDITION & RENOVATION*

**CITY OF CAPE GIRARDEAU**

Cape Girardeau, Missouri  
 Police Station *SPACE NEEDS STUDY*

**CITY OF DeKALB\***

DeKalb, Illinois  
 Police Facility *SPACE NEEDS STUDY\**  
 Police Facility *NEW\**

**CITY OF ELMHURST**

Elmhurst, Illinois  
 Police Station *SPACE NEEDS STUDY*

**VILLAGE OF HANOVER PARK\***

Hanover Park, Illinois  
 Police Station *NEW\**

**TOLLESON POLICE DEPARTMENT\***

Tolleson, Arizona  
 Police & Court Facility *NEW\**

**VILLAGE OF DOWNERS GROVE\***

Downers Grove, Illinois  
 Village Hall, Police, Fire & Public Works *FACILITY NEEDS ASSESSMENT\**

**VILLAGE OF GLEN ELLYN\***

Glen Ellyn, Illinois  
 Village Hall & Police  
*FACILITY NEEDS ASSESSMENT\**

**VILLAGE OF HANOVER PARK\***

Hanover Park, Illinois  
 Village Hall & Police  
*FACILITY NEEDS ASSESSMENT\**

**KENOSHA JOINT SERVICES (SHERIFF AND POLICE)**

Kenosha, Wisconsin  
 Shooting Range *NEW*

**VILLAGE OF LOMBARD\***

Lombard, Illinois  
 Village Hall, Police, Fire & Public Works *FACILITY NEEDS ASSESSMENT\**

**CITY OF RACINE**

Racine, Wisconsin  
 Public Safety Building (PD/FD)  
*SPACE NEEDS STUDY*

**VILLAGE OF ROMEOVILLE\***

Romeoville, Illinois  
 Village Hall & Police Facility *NEW\**

\*Project completed while Beth was affiliated with another firm

**ELIZABETH CERNY, AIA**

**CITY OF WEST CHICAGO\***

*West Chicago, Illinois*

City Hall *MASTER PLAN\**

Police Facility *FACILITY NEEDS ASSESSMENT\**

**CITY OF WICHITA FALLS\***

*Wichita Falls, Kansas*

City Hall & Police *FACILITY NEEDS ASSESSMENT\**

**ELK GROVE VILLAGE FD**

*Elk Grove Village, Illinois*

Station No. 10 *NEW*

Station No. 8.5 *NEW*

**HARLEM-ROSCOE FPD**

*Roscoe, Illinois*

Station No. 2 *ADDITION & RENOVATION*

Station No. 3 *ADDITION & RENOVATION*

**LOCKPORT TOWNSHIP FPD**

*Lockport, Illinois*

Station No. 1 *NEW*

**ROMEOVILLE FIRE DEPARTMENT\***

*Romeoville, Illinois*

Station No. 8 *NEW\**

911 Dispatch Center *NEW\**

**VILLAGE OF HANOVER PARK\***

*Hanover Park, Illinois*

Police Firing Range *NEW\**

**VILLAGE OF ROMEOVILLE\***

*Romeoville, Illinois*

Police Firing Range *NEW\**

**CITY OF WHEATON\***

*Wheaton, Illinois*

Police Department Firing Range

*RENOVATION\**

**VILLAGE OF BARTLETT\***

*Bartlett, Illinois*

Public Works *FACILITY NEEDS ASSESSMENT\**

**DEPARTMENT OF DEFENSE\***

*Indianapolis, Indiana*

Major Emmet J. Bean Center

*UPGRADE & REMODEL\**

Major Emmet J. Bean Center Roof

Renewable Energy *UPGRADES\**

Major Emmet J. Bean Center DOD

Security *UPGRADES\**

**DEPARTMENT OF CORRECTIONS & REHAB\***

*Stockton, California*

California Health Care Facility

*DESIGN BUILD PROPOSAL FOR NEW FACILITY\**

**PROJECT ROLE**

Steve will serve as the Landscape Architect for the Village of Mount Prospect Police Department.

**EDUCATION**

BS in Landscape Architecture  
The Ohio State University, 1982

**CERTIFICATIONS**

Licensed Landscape Architect, Illinois, 1992  
LEED AP BD+C



Steve has worked with local municipal governments and those who lead them for more than 34 years.

**CONTACT STEVE**

630.574.8736 phone  
stevevw@fgmarchitects.com

**THOUGHT LEADERSHIP**

American Society of Landscape Architects (ASLA)  
Forest Park Chamber of Commerce & Development  
The Morton Arboretum  
The Chicago Botanical Garden  
U.S. Green Building Council

**STEVE W. WELTER, PLA, LEED AP BD+C**  
**LANDSCAPE ARCHITECT**

Steve will strive to successfully blend the qualities of the natural environment with the needs of the client. Whether the client requires design for new construction, enhancement of existing landscapes or full renovation, he provides the guidance, knowledge and creative design that will allow them to attain their objectives. Ultimately, your economic requirements for this project will determine the most suitable land-use plan. Balancing these requirements with the site's resources and limitations requires careful planning, market understanding and land-use sensitivity.

**SELECT EXPERIENCE**

**VILLAGE OF ADDISON**

Addison, Illinois  
911 Communication Center *NEW*  
Village Hall *NEW*  
HQ Station No. 1 *NEW*  
HQ Station No. 1 *RENOVATION*  
Station No. 2 *ADDITION & RENOVATION*  
Station No. 3 *NEW*

**VILLAGE OF BENSENVILLE**

Bensenville, Illinois  
Police Station *FEASIBILITY & SPACE NEEDS STUDY*  
Police Station *NEW*

**VILLAGE OF NEW LENOX**

New Lenox, Illinois  
Police Station *NEW*

**HARLEM-ROSCOE FPD**

Roscoe, Illinois  
911 Dispatch Center *ADDITION & RENOVATION*  
Station No. 1 *SPACE NEEDS ANALYSIS*  
Station No. 1 *ADDITION & RENOVATION*  
Station No. 2 *ADDITION & RENOVATION*  
Station No. 3 *ADDITION & RENOVATION*

**VILLAGE OF LAKEMOOR**

Lakemoor, Illinois  
Village Hall/Police Station *NEW*

**CITY OF LINCOLN**

Lincoln, Illinois  
Police Department *ADAPTIVE REUSE*

**CITY OF OAKBROOK TERRACE**

Oakbrook Terrace, Illinois  
City Facilities *CONCEPTS*

**VILLAGE OF RIVER FOREST**

River Forest, Illinois  
Municipal Building *RENOVATION*

**VILLAGE OF ARLINGTON HEIGHTS**

Arlington Heights, Illinois  
Village Hall *NEW*  
Station No. 4 *ADDITION & RENOVATION*  
Station No. 3 *ADDITION & RENOVATION*  
Station No. 2 *NEW*  
Station No. 1 *NEW*

**VILLAGE OF HODGKINS**

Hodgkins, Illinois  
Village Hall *DESIGN*

**VILLAGE OF LAKE IN THE HILLS**

Lake in the Hills, Illinois  
Village Hall *NEW*

**ALGONQUIN-LAKE IN THE HILLS FPD**

Lake in the Hills, Illinois  
HQ Station *NEW*  
Station No. 2 *NEW*

**FLORISSANT VALLEY FPD**

Florissant, Missouri  
House No. 1/Admin *NEW*  
House No. 2 *NEW*  
Administration Building *SITE STUDIES*

\*Project completed while Steve was affiliated with another firm

**CONSULTANTS**

We make it a practice to enlist only those consultants who have demonstrated exceptional performance, especially in public safety experience.

FGM is a professional architectural design firm. In order to integrate other discipline firms into our team of professionals, we are extremely meticulous and particular as to how firms are selected to work on our projects. We have longstanding relationships with many of the consultants with whom we work, some going back over 40 years.

We understand the importance of selecting the appropriate experts for your village.

The experts we have selected complete our public safety facilities according to a high standard and client expectation.

We have provided listings of the consultants with whom we have worked and/or are currently working with on a variety of projects.

We have a long working relationship with each of these consultants and are a tried and proven team.

**Each team has a variety of expertise in varying project types and we propose to work with the Village of Mount Prospect Police to discuss the best team to deliver engineering services to meet the needs of your project.**

**MEP ENGINEERING**

**Consolidated Consulting Engineers**

212 South Milwaukee Avenue  
Wheeling, Illinois 60067  
847.215.0690 phone  
cceng.net

**STRUCTURAL ENGINEERING**

**McCluskey Engineering Corporation**

1887 High Grove Lane  
Naperville, Illinois 60540  
630.717.5335 phone  
mclcluskeyeng.com

**SECURITY CONSULTING**

**Correct Electronics, Inc.**

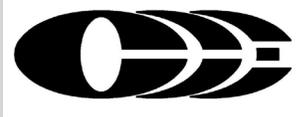
1807 South Washington Street,  
Suite 110  
Chicago, Illinois 60606  
630.689.1190 phone

**COMMISSIONING AGENT**

**Prasino Engineering, LLC**

747 East Boughton Road  
Suite 208  
Bolingbrook, Illinois 60440  
630.800.4579 phone  
prasinoeng.com





**CONTACT CONSOLIDATED CONSULTING ENGINEERS**

212 South Milwaukee Avenue  
 Wheeling, Illinois 60067  
 847.215.0690 phone  
 cceng.net

**MEP ENGINEERING EXPERTISE**

Consolidated Consulting Engineers has been deeply involved in the municipal sector in both renovation and new projects. They understand the differences between municipalities and where they are with respect to their budgets and goals.

Their engineers are familiar with the wide range of mechanical and electrical systems, which make up this sector and the codes and standards by which the various occupancies are required to meet. Above all, they understand who will be using the facilities and who will be maintaining the facilities. Every system they design must be safe, comfortable and reliable for the end users.

**CONSOLIDATED CONSULTING ENGINEERS**

**MEP ENGINEERING**

The professional service Consolidated Consulting Engineers offers encompasses a wide range of mechanical and electrical engineering. It is their goal to provide each of their clients with a complete environmental balance of ventilation, air conditioning, plumbing and electrical systems that is not only the best possible option within your economic and energy saving limitations, but one that is also an integral and compatible part of the architectural design.

**SELECT EXPERIENCE**

**VILLAGE OF MOUNT PROSPECT**

Mount Prospect, Illinois  
 Fire Station 14  
 Public Works *ADDITION*  
 Emergency Operations Center *ADDITION*

**VILLAGE OF BENSENVILLE**

Bensenville, Illinois  
 Police Station *NEW*

**CITY OF DES PLAINES/NORTH SUBURBAN EMERGENCY COMMUNICATIONS CENTER**

Des Plaines, Illinois  
 911 Communications Center *EXPANSION & RENOVATION*

**ELK GROVE VILLAGE**

Elk Grove Village, Illinois  
 Administration & Public Safety Complex (VH/PD/FD) *NEW & RENOVATION*

**VILLAGE OF FRANKLIN PARK**

Franklin Park, Illinois  
 Police Station *NEW*

**VILLAGE OF GLENDALE HEIGHTS**

Glendale Heights, Illinois  
 Police Station *NEW*  
 Civic Center *RENOVATION*

**VILLAGE OF GLENVIEW**

Glenview, Illinois  
 Police Station *NEW*

**CITY OF HIGHLAND PARK**

Highland Park, Illinois  
 Police Station *NEW*

**VILLAGE OF HOFFMAN ESTATES**

Hoffman Estates, Illinois  
 Police Station *NEW*

**VILLAGE OF LAKEMOOR**

Lakemoor, Illinois  
 Village Hall/Police Station *NEW*

**VILLAGE OF MANHATTAN**

Manhattan, Illinois  
 Police Department/Village Hall *ADAPTIVE REUSE*

**VILLAGE OF MATTESON**

Matteson, Illinois  
 Village Hall Board Room & Police Station *RENOVATION*

**VILLAGE OF MUNDELEIN**

Mundelein, Illinois  
 Police Station *NEW*

**VILLAGE OF NEW LENOX**

New Lenox, Illinois  
 Police Station *NEW*

**VILLAGE OF PALATINE**

Palatine, Illinois  
 Police Station *NEW*

**VILLAGE OF SKOKIE**

Skokie, Illinois  
 Police Station *ADAPTIVE REUSE/MAJOR RENOVATION*

**CITY OF ST. CHARLES**

St. Charles, Illinois  
 Police Station *SPACE NEEDS STUDY & SITE STUDIES*  
 Police Station *NEW*



**CONTACT McCLUSKEY  
ENGINEERING  
CORPORATION**

1887 High Grove Lane  
Naperville, Illinois 60540  
630.717.5335 phone  
mccluskeyeng.com

**STRUCTURAL ENGINEERING  
EXPERTISE**

McCluskey Engineering Corporation offers preparation of contract structural documents for new construction or remodeling of existing structures, consultation of construction methods including cost comparisons and value engineering and evaluation of existing structures or distressed conditions.

McCluskey also provides the structural design and shop drawing preparation for the precast concrete industry.

**McCLUSKEY ENGINEERING CORPORATION**  
**STRUCTURAL ENGINEERING**

McCluskey Engineering Corporation was founded in 1988 to provide a wide range of structural engineering design and consulting services to architects, contractors and owners. The extensive experience of the firm’s principal and key staff members allows McCluskey to offer a full range of engineering services.

**SELECT EXPERIENCE**

**VILLAGE OF MOUNT PROSPECT**

Mount Prospect, Illinois  
Public Works Building *ADDITIONS*  
Fire Station No. 12 & 14

**VILLAGE OF ADDISON**

Addison, Illinois  
New 911 Communication Center *NEW*

**VILLAGE OF BENSENVILLE**

Bensenville, Illinois  
Police Station *NEW*

**CITY OF CHICAGO HEIGHTS**

Chicago Heights, Illinois  
911 Center *MASTER PLAN*

**ELK GROVE VILLAGE**

Elk Grove Village, Illinois  
Administration & Public Safety Complex  
(VH/PD/FD) *NEW & RENOVATION*

**VILLAGE OF FRANKLIN PARK**

Franklin Park, Illinois  
Police Station *NEW*

**VILLAGE OF GLENDALE HEIGHTS**

Glendale Heights, Illinois  
Police Station & 911 Dispatch Center

**VILLAGE OF HOFFMAN ESTATES**

Hoffman Estates, Illinois  
Police Station *NEW*

**KENOSHA JOINT SERVICES**

Kenosha, Wisconsin  
Shooting Range *NEW*

**VILLAGE OF LAKEMOOR**

Lakemoor, Illinois  
Village Hall/Police Station *NEW*

**LAKE COUNTY**

Libertyville, Illinois  
Dept. of Transportation Facility *EXPANSION*

**VILLAGE OF MANHATTAN**

Manhattan, Illinois  
Police Department/Village Hall

**VILLAGE OF MATTESON**

Matteson, Illinois  
Police Station *ADDITION*

**MICHIGAN CITY POLICE DEPARTMENT**

Michigan City, Indiana  
Police Station *STUDY*

**VILLAGE OF NEW LENOX**

New Lenox, Illinois  
Police Station *NEW*

**VILLAGE OF ORLAND PARK**

Orland Park, Illinois  
Police Station *ADAPTIVE REUSE*

**VILLAGE OF PALATINE**

Palatine, Illinois  
Police Station *NEW*

**CITY OF ROCKFORD**

Rockford, Illinois  
Police Department *SPACE NEEDS ANALYSIS*  
District Police Station No. 1 *NEW*  
District Police Station No. 2 *ADAPTIVE REUSE*  
District Police Station No. 3 *ADAPTIVE REUSE*

**VILLAGE OF SKOKIE**

Skokie, Illinois  
Police Station *ADAPTIVE REUSE*

**NORTHWESTERN UNIVERSITY**

Evanston, Illinois  
University Police *ADAPTIVE REUSE*



**CONTACT CORRECT ELECTRONICS**

1807 South Washington Street  
Suite 110  
Naperville, Illinois 60565  
630.689.1190 phone

**SECURITY CONSULTING EXPERTISE**

Correct Electronics, Inc. provides services for electronic security systems services, detention doors, hardware and equipment, design, contract development and construction administrative services.

**CORRECT ELECTRONICS, INC.**

**SECURITY CONSULTING**

Correct Electronics specializes in providing security consulting to Police Departments. Correct Security’s goal is to provide cost effective, total security solutions that provide a seamless integration of security electronics and security hardware.

**SELECT EXPERIENCE**

**VILLAGE OF ADDISON**

Addison, Illinois  
New 911 Communication Center *NEW*

**CITY OF AURORA**

Aurora, Illinois  
Police Station *NEW*

**VILLAGE OF BENSENVILLE**

Bensenville, Illinois  
Police Station *NEW*

**VILLAGE OF BOURBONNAIS**

Bourbonnais, Illinois  
Police Station *NEW*

**CITY OF CRYSTAL LAKE**

Crystal Lake, Illinois  
Police Station *NEW*

**ELK GROVE VILLAGE**

Elk Grove Village, Illinois  
Administration & Public Safety Complex  
(VH/PD/FD) *NEW & RENOVATION*

**VILLAGE OF FRANKLIN PARK**

Franklin Park, Illinois  
Police Station *NEW*

**VILLAGE OF GLENCOE**

Glencoe, Illinois  
Police Station *NEW*

**VILLAGE OF GLENDALE HEIGHTS**

Glendale Heights, Illinois  
Police Station *NEW*

**VILLAGE OF GLENVIEW**

Glenview, Illinois  
Police Station *NEW*

**VILLAGE OF GRAYSLAKE**

Grayslake, Illinois  
Police Station *NEW*

**VILLAGE OF HARWOOD HEIGHTS**

Harwood Heights, Illinois  
Police Station & Village Hall *ADAPTIVE REUSE*

**CITY OF HIGHLAND PARK**

Highland Park, Illinois  
Police Station *NEW*

**VILLAGE OF HOFFMAN ESTATES**

Hoffman Estates, Illinois  
Police Station *NEW*

**VILLAGE OF LAKEMOOR**

Lakemoor, Illinois  
Village Hall/Police Station *NEW*

**VILLAGE OF MANHATTAN**

Manhattan, Illinois  
Police Department/Village Hall  
*ADAPTIVE REUSE*

**VILLAGE OF NEW LENOX**

New Lenox, Illinois  
Police Station *NEW*

**VILLAGE OF PALATINE**

Palatine, Illinois  
Police Station *NEW*

**VILLAGE OF ROUND LAKE**

Round Lake, Illinois  
Police & Public Works Facility *NEW*

**VILLAGE OF SCHAUMBURG**

Schaumburg, Illinois  
Police 911 Communications Center *NEW*

**VILLAGE OF SKOKIE**

Skokie, Illinois  
Police Station & 911 Dispatch Center  
*ADAPTIVE REUSE/MAJOR RENOVATION*  
Village Hall *RENOVATION*  
Public Works *RENOVATION*  
Fire Department *RENOVATION*



**PRASINO ENGINEERING, LLC**  
 747 East Boughton Road  
 Suite 208  
 Bolingbrook, Illinois 60440  
 630.800.4579 phone  
 prasinoeng.com

**COMMISSIONING EXPERTISE**  
 Prasino Engineering, LLC has international experience, specializing in Mission Critical, K-12 Education, Healthcare, Higher Education, Government, Industrial, Commercial, Waste Water, and Food Service. The firm is owned and operated by licensed Professional Engineers with over 35 years of industry experience.

**PRASINO ENGINEERING, LLC**

**COMMISSIONING CONSULTANT**

Prasino Engineering, LLC is a consulting engineering firm with an integrated approach in which the firm closely interacts with Owners, Architects, Contractors and Inspectors to provide a cohesive solution. The firm offers commissioning, retro-commissioning, design, design/build, energy analysis, master planning, facility assessments, drawing review, code analysis, construction services, and AutoCAD/Revit services.

**SELECT EXPERIENCE**

**CICERO SCHOOL DISTRICT 99**

*Cicero, Illinois*  
 Warren Park  
 Summer 2017 Evaluations  
 Sherlock Elementary School

**J. STERLING MORTON SCHOOL DISTRICT 201**

*Cicero, Illinois*  
 Morton High School Administration Building

**CHICAGO PUBLIC SCHOOLS**

*Chicago, Illinois*  
 Electrical Assessments

**ADVOCATE HEALTHCARE LUTHERAN GENERAL**

*Park Ridge, Illinois*  
 ED & Surgery Expansion  
 Park Ridge Chiller  
 Rooftop Unit  
 Data Center

**PALOS COMMUNITY HOSPITAL**

*Palos Heights, Illinois*  
 Power Quality Analysis

**PRESENCE ST. JOSEPH**

*Chicago, Illinois*  
 Generator Paralleling Switchgear

**BMO HARRIS - ILLINOIS**

Tier II Data Center

**BMO HARRIS - WISCONSIN**

Tier III Data Center

**BMO HARRIS - NEW YORK**

Tier III Data Center

**SPINNING WHEEL RESTAURANT**

Restaurant Renovation

**HUB GROUP**

*Oak Brook, Illinois*  
 Disaster Recovery

**TEAM TECHNOLOGIES**

*Batavia, Illinois*  
 Data Center

**PANDUIT**

*Romeoville, Illinois*  
 Disaster Recovery  
 Romeoville Relocation  
 Orland Park iPDU  
 Romania iPDU  
 Warehouse

**UNITY TEMPLE**

*Oak Park, Illinois*

**FIRM EXPERIENCE**

The greatest benefit the FGM team can bring to the Village of Mount Prospect Police Department is to ensure that your needs are translated into reality.

Our experience brings value to your project. We provide quality design that responds to the functional and aesthetic requirements of each project.

**We consistently deliver projects that are reflective of the high level of energy and creativity of our team.**

We have the leadership expertise to oversee the schedule, budget, communication and management issues involved in projects.

The projects we have highlighted on the following pages are just a few of the solutions FGM has provided to our clients to meet their special and unique needs.





**ADAPTIVE REUSE POLICE STATIONS**

Our experience includes many adaptive reuse police station projects. Several of these projects are very similar to this project which involves converting former manufacturing/warehouse facilities into a police station.

**BENSENVILLE POLICE DEPARTMENT**

*Bensenville, Illinois*

Adaptive reuse of a former manufacturing facility which was abandoned for several years

**HARWOOD HEIGHTS POLICE DEPARTMENT**

*Harwood Heights, Illinois*

Adaptive reuse of a former manufacturing facility

**LINCOLN POLICE DEPARTMENT**

*Lincoln, Illinois*

Adaptive reuse of a former school

**MANHATTAN POLICE DEPARTMENT**

*Manhattan, Illinois*

Adaptive reuse of a former retail space (drug store)

**NORTHWESTERN UNIVERSITY POLICE**

*Evanston, Illinois*

Adaptive reuse of a former administration facility for the United Methodist Church

**ORLAND PARK POLICE DEPARTMENT**

*Orland Park, Illinois*

Adaptive reuse of a former printing facility/carpet and tile warehouse

**ROCKFORD POLICE DISTRICT NO. 2**

*Rockford, Illinois*

Adaptive reuse and historical preservation of former Swedish School and medical clinic

**ROCKFORD POLICE DISTRICT NO. 3**

*Rockford, Illinois*

Adaptive reuse of a former U.S. Post Office facility

**SKOKIE POLICE DEPARTMENT**

*Skoie, Illinois*

Adaptive reuse of a former soft drink bottling plant



**PROJECT HISTORY FOR THE PAST 5 YEARS**

The following is our police project experience for the past five years.

**ARLINGTON HEIGHTS POLICE DEPARTMENT**

Arlington Heights, Illinois

Police Station

*FEASIBILITY STUDY & SPACE NEEDS ANALYSIS*

**BENSENVILLE POLICE DEPARTMENT**

Bensenville, Illinois

Police Station *FEASIBILITY & SPACE NEEDS ANALYSIS*

Police Station *NEW*

**BROADVIEW POLICE DEPARTMENT**

Broadview, Illinois

Police Station *SPACE NEEDS STUDY*

Village Hall, 911 Center and

Police Station *RENOVATION AND ADDITION*

**CITY OF CAPE GIRARDEAU**

Cape Girardeau, Missouri

Police Station *SPACE NEEDS STUDY*

**CITY OF COUNTRYSIDE**

Countryside, Illinois

City Hall & Police Station *SPACE NEEDS STUDY*

**CITY OF EDWARDSVILLE**

Edwardsville, Illinois

Public Safety Facility (PD/FD)

*SPACE NEEDS STUDY*

Public Safety Facility (PD/FD) *NEW*

**FARMINGTON POLICE DEPARTMENT**

Farmington, Missouri

Police Station *FEASIBILITY STUDY*

Police Station *RENOVATION*

**CITY OF EFFINGHAM**

Effingham, Illinois

Police, 911 Dispatch Center & Emergency Operations Center *STUDY*

Police, 911 Dispatch Center & Emergency Operations Center *NEW*

**ELMHURST POLICE DEPARTMENT**

Elmhurst, Illinois

Police Station *SPACE NEEDS STUDY*

**FRANKLIN PARK POLICE DEPARTMENT**

Franklin Park, Illinois

Police Station *NEW*

**CITY OF HIGHWOOD**

Highwood, Illinois

City Hall, Police Department & Library

*RENOVATION STUDY*

**KENOSHA JOINT SERVICES**

Kenosha, Wisconsin

Firing Range *STUDY AND RENOVATION*

**CITY OF KINLOCH**

Kinloch, Missouri

City Hall & Police Station *NEW*

**CITY OF MCHENRY**

McHenry, Illinois

Municipal Campus *SPACE NEEDS STUDY*

Police Administration & 911 Center

*RENOVATION*

Police Station *PLANNING STUDY*

**CITY OF LAKE FOREST**

Lake Forest, Illinois

Public Safety Building (PD/FD)

Lobby and Police Records *RENOVATION*

**VILLAGE OF LAKEMOOR**

Lakemoor, Illinois

Village Hall/Police Station

*SPACE NEEDS STUDY*

Village Hall/Police Station *NEW*

**CITY OF LINCOLN**

Lincoln, Illinois

Fire Department/Police Department

*MASTER PLAN*

City Hall & Police Department

*CONCEPTUAL PLANNING STUDY*

Police Department *ADAPTIVE REUSE*

**MANHATTAN POLICE DEPARTMENT**

Manhattan, Illinois

Police Department/Village Hall

*ADAPTIVE REUSE*

**MORTON GROVE POLICE DEPARTMENT**

Morton Grove, Illinois

Police Station *MASTER PLAN*

**MUNDELEIN POLICE DEPARTMENT**

Mundelein, Illinois

Reception Desk *SECURITY RENOVATION*



**POLICE EXPERIENCE 2013 - 2018**

**VILLAGE OF MOUNT PROSPECT**

Mount Prospect, Illinois

Police, EOC, Fire & Public Works

*FACILITIES STUDY*

Police and Fire Department

*SPACE NEEDS STUDY*

Police Station *CONCEPTUAL DESIGN STUDY*

**NEW LENOX POLICE DEPARTMENT**

New Lenox, Illinois

Police Station *NEW*

**NORRIDGE POLICE DEPARTMENT**

Norridge, Illinois

Police Station *SPACE NEEDS STUDY*

**NORTHWESTERN UNIVERSITY**

Evanston, Illinois

Police Station *ADAPTIVE REUSE/MAJOR RENOVATION*

**CITY OF PARK RIDGE**

Park Ridge, Illinois

City Hall and Police Department

*MASTER PLAN STUDY*

**CITY OF RACINE**

Racine, Wisconsin

Police and Fire Department

*SPACE NEEDS STUDY*

**VILLAGE OF ROXANA**

Roxana, Illinois

Village Hall, Police & Fire

*FACILITY ASSESSMENT & MASTER PLAN*

Village Hall, Police & Fire *NEW*

**ROCKFORD POLICE DEPARTMENT**

Rockford, Illinois

Police Department *SPACE NEEDS ANALYSIS*

District Police Station No. 1 *NEW*

District Police Station No. 2

*ADAPTIVE REUSE/MAJOR RENOVATION*

District Police Station No. 3

*ADAPTIVE REUSE/MAJOR RENOVATION*

**VILLAGE OF SHILOH**

Shiloh, Illinois

Village Hall and Police Station

*SPACE NEEDS STUDY*

**SOUTH BARRINGTON POLICE DEPARTMENT**

South Barrington, Illinois

Police Station *DESIGN ASSISTANCE*

**ST. CHARLES POLICE DEPARTMENT**

St. Charles, Illinois

Police Station *SPACE NEEDS STUDY & SITE STUDIES*

Police Station *NEW*

**VILLAGE OF TOWER LAKES**

Tower Lakes, Illinois

Village Hall & Police Station

*SPACE NEEDS STUDY*

**CITY OF WHEATON**

Wheaton, Illinois

Police Department Firing Range

*RENOVATION*

**BENSENVILLE POLICE & EMERGENCY MANAGEMENT HEADQUARTERS**



The Village of Bensenville first turned to FGM for a space needs study and test fit for its police department facilities. The evaluation found that the existing public safety building was deficient in size and had code issues. FGM determined that the village’s facility needs were 36,000 sf and the team weighed three different locations the village had earmarked for potential new sites.

**HIGHLIGHTS**  
**Project Role** Architect of Record  
**Located** in Bensenville, Illinois  
**Size** 45,697 sf  
**Completed** Spring 2015  
**Estimated Cost** \$12,152,800  
**Actual Cost** \$12,426,992  
**LEED** Gold certified

Ultimately, the village opted for an existing 46,000 sf manufacturing building that had been vacant since 1998. Due to the success of the study, the village worked with FGM to create the schematic design of the new police headquarters.

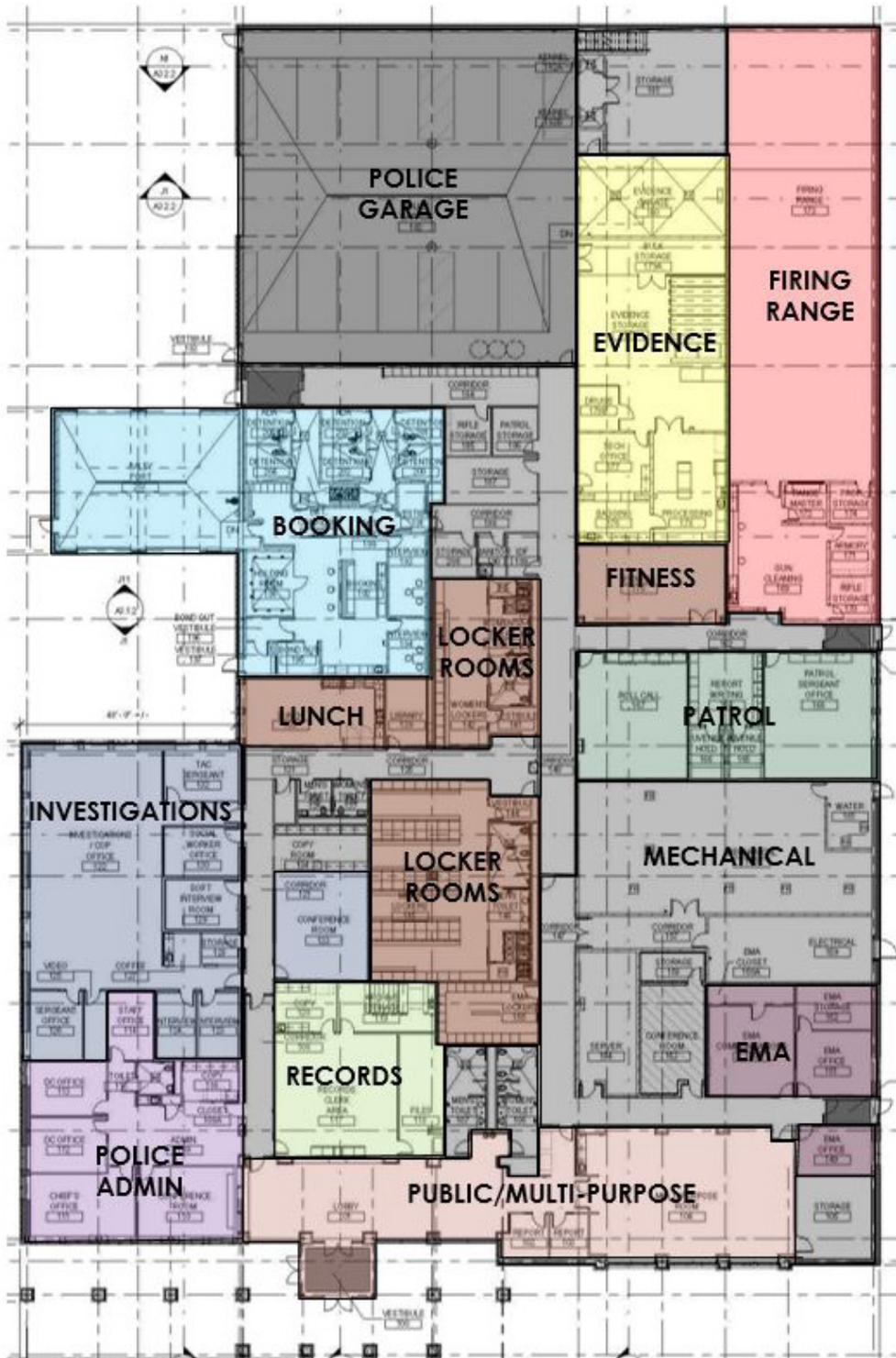
The abandoned manufacturing building at 345 East Green Street was an unattractive community element that would benefit the community were it repurposed.

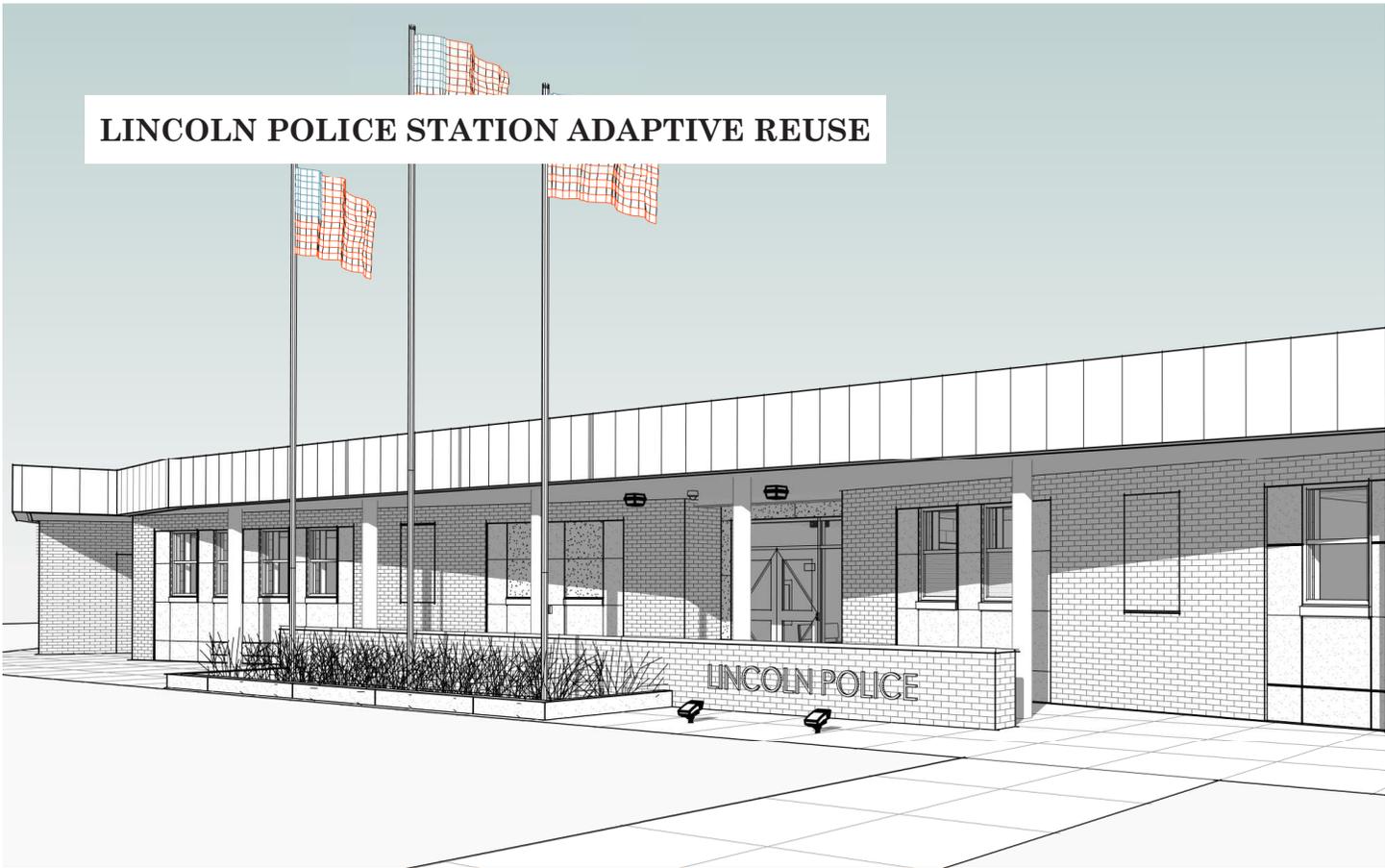
**The adaptive reuse project consisted of a complete renovation, creating a community-centric and user-friendly building.**

The new state-of-the-art headquarters addresses its numerous functional and operational issues. The headquarters is ADA compliant, allows reports to be taken in private and provides for a safer environment for officers, prisoners and the general public. It is designed to facilitate modern and professional police investigations, operations and training, and includes a large multipurpose room, allowing for more interaction with the public at meetings. The headquarters also serves as a fully equipped Emergency Operations Center.

**This project is LEED Gold certified.**

# BENSENVILLE POLICE & EMERGENCY MANAGEMENT HEADQUARTERS





LINCOLN POLICE STATION ADAPTIVE REUSE

The City of Lincoln Police Department operated in a building leased to them by the county. The department had outgrown the space and the building posed myriad deficiencies including co-mingling of staff and visitors presenting both safety and privacy concerns, a cramped lobby with no discernible entrance, a lack of parking, an inefficient operational layout and rising repair and maintenance costs.

**HIGHLIGHTS**

- Project Role** Architect of Record
- Located** in Lincoln, Illinois
- Size** 13,589 sf
- Completed** May 2018 (estimated)
- Estimated Cost** \$2,813,000

After a thorough space needs analysis, FGM made recommendations for a new station that would meet the department’s needs today and in the future. A former school in Lincoln was identified as a potential location for the new station and FGM conducted a test fit of the site. The former school and site was selected by the City of Lincoln.

Benefits of adapting the existing school included being in a good location within the city, proximity to major streets, room for public parking, an annex lot for squad parking as well as the space needed within the building to accommodate the planned 14,000 sf police station. There is also a playground on the existing site, which will remain.

The new station gives the City of Lincoln precisely what it wneeded – a new home for the police department with the space needed, increased operational efficiency and a prominent location within the community as well as a very cost effective solution.

# LINCOLN POLICE STATION ADAPTIVE REUSE





MANHATTAN POLICE STATION ADDITION & RENOVATION

In 2008, FGM completed a thorough space needs analysis of all of the village's municipal facilities. In 2013, the village decided to move forward with the renovation of an existing building to house a 6,000 sf police station with an 850 sf addition.

The renovation was part of the village's long-term plans to update their public safety facilities.

FGM's ability to effectively program spaces with challenging parameters was key to FGM's selection.

**HIGHLIGHTS**

- Project Role** Architect of Record
- Located** in Manhattan, Illinois
- Size** 850 sf addition  
6,000 sf renovation
- Completed** April 2015
- Estimated Cost** \$2,072,813
- Actual Cost** \$2,054,048



NORTHWESTERN UNIVERSITY POLICE STATION

Northwestern University’s (NU) Police Department had outgrown its former facilities. Working out of a residential home that had been converted into a station, the tight space made servicing the Big 10 school (with regular football games, noteworthy speakers, diplomats and politicians) difficult. Therefore, the NU Police Department realized it was in need of a larger, more professional space from which to operate.

**HIGHLIGHTS**  
**Project Role** Architect of Record  
**Located** in Evanston, Illinois  
**Size** 58,000 sf  
**Completed** March 2013  
**Estimated Cost** \$5,000,000  
**Actual Cost** \$5,180,199

The police department was allocated space alongside the Office of Alumni Relations and Development (which occupies roughly 58,000 sf) in an early 20<sup>th</sup> century storage building the university wanted to convert.

**With the goal of creating a professional facility that also commanded a community presence, FGM was approached due, in part, to how impressed NU’s Police Department had been with the nearby Skokie Police Station FGM had completed.**

Working closely with both NU’s Police Department and University Facilities, FGM sought to create a dynamic, functional and professional looking design that met the police department’s needs.

The design process took the mechanical and spatial limitations of the allocated site into consideration to deliver a final design that was both aesthetically pleasant and within budget.

The completed station features a state-of-the-art communications center, a command suite, administrative offices, field services, suspect processing, an evidence room, a garage and a prominent entry-way that boldly announces the department’s presence within the community.

# NORTHWESTERN UNIVERSITY POLICE STATION





ORLAND PARK POLICE STATION STUDY & CONVERSION

The Village of Orland Park wanted to develop an environmentally sustainable renovation of an existing warehouse building within the municipal campus and to provide space and growth for the large police department.

The existing warehouse, with its tall structure, afforded for tremendous overhead value, which was coupled with floor to ceiling windows to create wonderful spaces with natural light. The large footprint of the existing building allowed for a highly efficient layout on a single level.

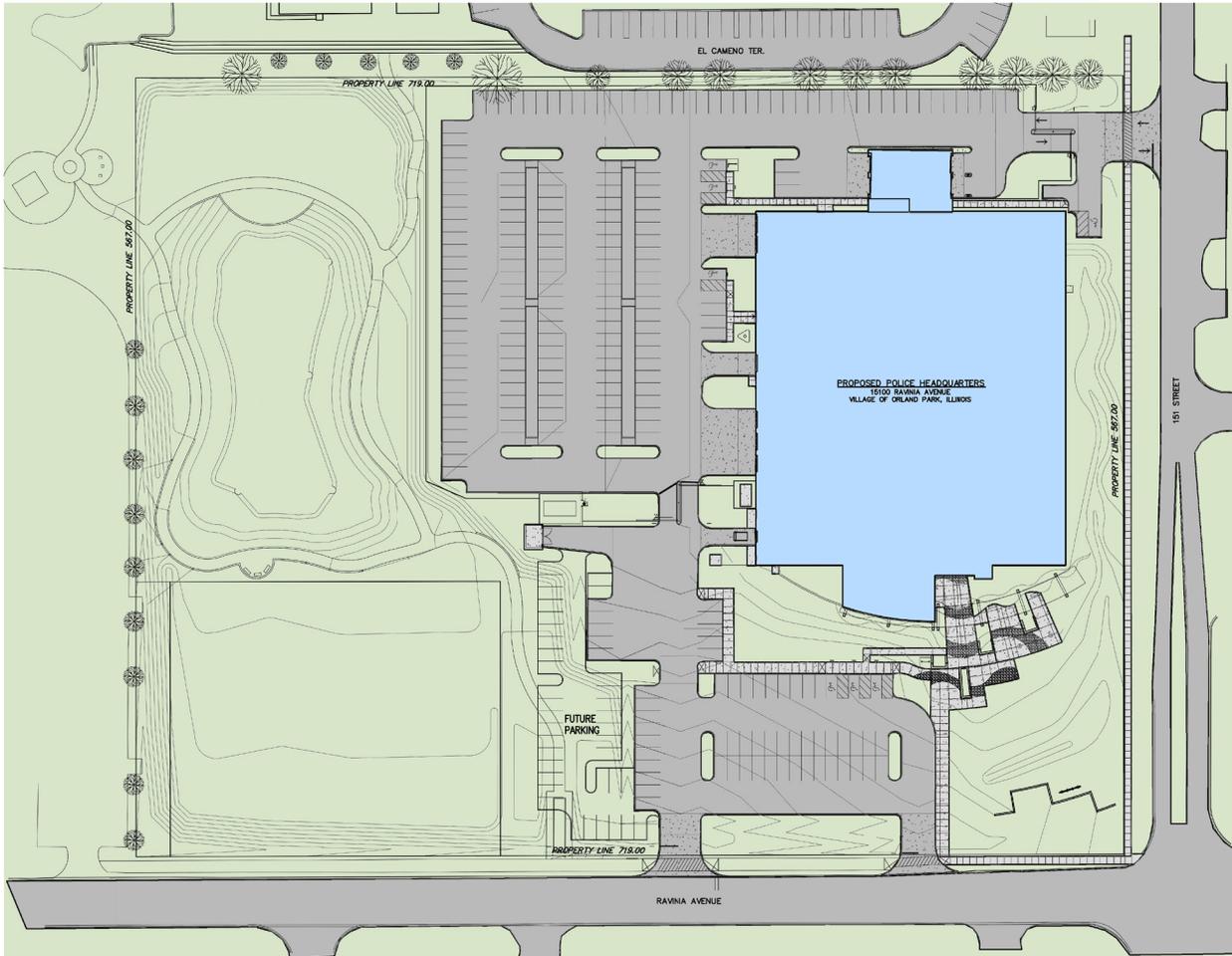
A number of environmentally sustainable design strategies were employed, including savings in energy, water and materials, leading to LEED Gold certification, the first in the U.S. for police stations.

This project is LEED Gold certified.

**HIGHLIGHTS**

- Project Role** Architect of Record
- Located** in Orland Park, Illinois
- Size** 93,175 sf
- Completed** March 2007
- Estimated Cost** \$12,544,650
- Actual Cost** \$12,544,650
- LEED** Gold certified

# ORLAND PARK POLICE STATION STUDY & CONVERSION





**ROCKFORD POLICE DEPARTMENT  
DISTRICT STATION NO. 2**

The City of Rockford is one of Illinois' largest metropolitan areas with a robust police force that operated out of one centralized facility. Rockford Police covers a 65-mile radius area and they determined that a district station approach would best support the community-policing philosophy of the department.

**HIGHLIGHTS**  
**Project Type** Adaptive Reuse  
**Project Role** Design Architect  
**Location** Rockford, Illinois  
**Size** 41,570 sf  
**Completed** January 2017  
**Estimated Cost** \$8,300,000  
**Actual Cost** \$7,918,281

FGM completed a study to evaluate the logistics of moving from one centralized department to three district stations.

A historic elementary school that was closed by the school district is the new home of the District 2 station. The adaptive reuse of the 29,800 sf building, located centrally within District 2, provided the best option to develop the new station.

The three-story building (including a basement) was completely renovated and a 2,200 sf addition was added to accommodate district command, patrol, investigations, temporary holding, temporary evidence storage and support spaces. The renovated facility includes a renovated

gymnasium space which is used for meetings and community outreach events. A new elevator and stairs were placed in the addition to ensure accessibility to the entire building. 112 sworn officers will serve the community from the District 2 station.

The historic nature of the building required that all original interior partitions remain in place. Windows were replaced and updated.

The adaptive reuse and renovation of the District 2 station has helped the department more evenly disperse officers throughout the city. Shorter responses to calls, better community integration and, ultimately, a reduction in crime are the goals of the decentralized model.

# ROCKFORD POLICE DEPARTMENT DISTRICT STATION NO. 2





**ROCKFORD POLICE DEPARTMENT  
DISTRICT STATION NO. 3**

The City of Rockford is one of Illinois' largest metropolitan areas with a robust police force that operated out of one centralized facility. Rockford Police covers a 65-mile radius area and they determined that a district station approach would best support the community-policing philosophy of the department.

**HIGHLIGHTS**  
**Project Type** Adaptive Reuse  
**Project Role** Design Architect  
**Located** in Rockford, Illinois  
**Size** 32,500 sf  
**Completed** January 2017  
**Estimated Cost** \$5,600,000  
**Actual Cost** \$4,966,000

FGM completed a study to evaluate the logistics of moving from one centralized department to three district stations.

A former United States Post Office building is the new home of the District 3 station. The adaptive reuse of the 32,500 sf building, located centrally within District 3, provided the best option to develop the new station.

The one-story building was completely renovated and includes spaces for the public, police department administration, district command, investigations, patrol, temporary holding, temporary evidence storage and support spaces.

The facility also has a training center for the department. 59 sworn officers will serve the community from the District 3 station.

The adaptive reuse and renovation of the District 3 station has helped the department more evenly disperse officers throughout the city. Shorter responses to calls, better community integration and, ultimately, a reduction in crime are the goals of the decentralized model.

# ROCKFORD POLICE DEPARTMENT DISTRICT STATION NO. 3



SKOKIE POLICE NEEDS ANALYSIS & POLICE STATION



In transforming their existing police station, a nondescript industrial space, the Village of Skokie wanted to reuse as much of the existing building as possible. With the initial goal of achieving LEED Silver certification, the village envisioned an environmentally responsible station that welcomes the public, respects Skokie’s history and promotes interdepartmental interaction.

**The team’s design solution reused or recycled all of the previous building.**

Although the new station footprint is smaller than the original structure, existing columns and roof planks were repurposed to create deep overhangs and a parking garage. Interior courtyards provide public areas for employees and visitors to gather.

Surrounding the courtyards are glass corridors which contribute to the open plan and filtration of natural light into the building’s interior spaces. Smart sustainability measures positioned the new station to exceed the village’s goal and receive LEED Gold certification.

**This project is LEED Gold certified.**

**HIGHLIGHTS**  
**Project Role** Architect of Record  
**Located** in Skokie, Illinois  
**Size** 79,300 sf  
**Completed** October 2010  
**Estimated Cost** \$21,054,229  
**Actual Cost** \$21,756,486  
**LEED** Gold certified

# SKOKIE POLICE NEEDS ANALYSIS & POLICE STATION



## EDWARDSVILLE SPACE NEEDS STUDY & PUBLIC SAFETY FACILITY



**The City of Edwardsville commissioned FGM to perform a space needs, feasibility and master plan study in preparation for a combined police and fire headquarters.**

Both the city's police and fire departments had outgrown their facilities.

### HIGHLIGHTS

**Project Role** Architect of Record  
**Located** in Edwardsville, Illinois  
**Size** 51,500 sf  
**Completed** October 2017  
**Estimated Cost** \$11,890,000  
**Actual Cost** \$11,965,000

Using the information the study produced, a new combined headquarters station was designed to be located just south of downtown, which allows the departments to be operational during construction. The new 51,500 sf facility houses the full police department and the fire department's administration and primary fire house functions.

A major challenge with any combined building is to design for shared space to save cost while also providing the appropriate separation of the departments for security and privacy. To accomplish this, the lobby, community room and fitness room were designed as shared spaces and logically centered between the departments with access controlled doors.

The final plan allows for both departments to cohabitate while maintaining privacy.

The public enters into an inviting two-story space which directs people to either the police or fire departments. The facility has a large training room which also serves as an emergency operation center and community room. The room is dividable to host several different events simultaneously, saving the city money.

A major consideration for the city was that the facility had to be consistent with the overall historic architectural character of the buildings in the downtown area.

## ELK GROVE VILLAGE ADMINISTRATION & PUBLIC SAFETY COMPLEX



**The village wanted a building that was inviting to the public and environmentally sustainable.**

Portions of the existing village hall/police station were demolished and a new village administration space and a police station were constructed in its place.

The new complex includes a 25-yard shooting range, indoor underground parking, holding facilities, training/emergency operations center, a local cable television studio and administration space. A separate bond-out area adjacent to the sally port, but removed from the public entry, puts safety first by keeping released detainees away from the public entrance.

This facility received LEED Gold certification with over 13,000 sf of green roof, 21% of recycled materials and plumbing fixtures that reduce water usage by 41%.

**This project is LEED Gold certified.**

**HIGHLIGHTS**

- Project Role** Architect of Record
- Located** in Elk Grove, Illinois
- Size** 106,000 sf
- Completed** April 2009
- Estimated Cost** \$24,000,000
- Actual Cost** \$21,200,000
- LEED** Gold certified

**ELK GROVE VILLAGE ADMINISTRATION & PUBLIC SAFETY COMPLEX**



## FRANKLIN PARK POLICE STATION



The new Village of Franklin Park Police Station is a LEED Gold facility that provides the village a strong civic presence.

**The facility design began with establishing programmatic goals to alleviate some of the functional and operational issues experienced in their previous station, which was located on a different site.**

### HIGHLIGHTS

**Project Role** Architect of Record  
**Located** in Franklin Park, Illinois  
**Size** 36,700 sf  
**Completed** August 2013  
**Estimated Cost** \$11,258,284  
**Actual Cost** \$13,514,752  
**LEED** Gold certified

This new police station addresses recent changes to policing, such as evidence retention requirements. With a growing community of over 19,800 residents, 43 full-time sworn officers and 26 auxiliary personnel, the new station was designed to serve the police department for the next 50 years.

Exterior building materials include brick, precast concrete and metal panels. Responsibly forested wood doors, recycled carpet and low VOC paint and stain are used in the interior.

The public is welcomed into an open lobby and community/adjudication room, which is strategically removed from police functions and prisoner areas so both officer and public safety is never compromised.

Bond-out occurs on the opposite side of the building from the public areas and the sallyport allows arrestees to be directly transported into the booking and detention areas as to avoid public and private areas, further assuring officer and public safety.

**This project is LEED Gold certified.**

# FRANKLIN PARK POLICE STATION





**GLENDALE HEIGHTS POLICE STATION**

**The combined police station and village hall was experiencing rapid growth which led to space issues.**

In addition, the village wanted to have a new “look” for the building and relocate the main entrance to the west side of the building.

**HIGHLIGHTS**

- Project Role** Architect of Record
- Located** in Glendale Heights, Illinois
- Size** 40,000 sf
- Completed** January 2013
- Estimated Cost** \$12,385,760
- Actual Cost** \$11,836,172

The design created a new facade along the west side of the station where the new entrance is located and blended the new addition into the existing building.

Included in this station are a range, lock-up, a training room, a small garage for a mobile command vehicle and dispatch. In addition to the expansion, the design called for a renovation to some of the existing building for improved evidence storage and lab facilities.

# GLENDALE HEIGHTS POLICE STATION



## HIGHLAND PARK POLICE STATION



After completing a space needs study and existing building conditions analysis for the City of Highland Park, it was determined that an additional 19,533 sf was needed to meet current operational needs and future requirements of the police department.

**Based on the existing building condition study, the village decided to replace the existing building rather than add the additional square footage.**

This new station was built on an extremely tight existing site between two major streets and needed to remain operational throughout the project.

The building is a two-story structure with a mezzanine and communications tower. To create a more cohesive design, some elements such as the limestone panels continue from the exterior to the interior. A formal plaza with ceremonial flags creates a strong civic presence for public visitors. The station was demolished and built in phases to keep the department fully operational throughout construction.

### HIGHLIGHTS

**Project Role** Architect of Record  
**Located** in Highland Park, Illinois  
**Size** 47,651 sf  
**Completed** August 2006 phase 1  
June 2007 phase 2  
**Estimated Cost** \$9,607,065  
**Actual Cost** \$9,911,487

# HIGHLAND PARK POLICE STATION





## HOFFMAN ESTATES POLICE STATION

**The biggest challenge with the design of the Hoffman Estates Police Station was to design a cost-effective facility with civic presence that incorporated sustainable building techniques and a highly prominent public portion of the police station that would welcome the community.**

The new station has an expansive green roof to mitigate storm water run-off and keep the building cool during the summer months.

A private roof top patio for the officers' use is an amenity highlight.

A resource center adjacent to the lobby space serves the community in a variety of ways—from blood drives to after-school programs. The lobby, with a high ceiling and ample natural light, has a graphic mural of the police department interacting with citizens and a kiosk with scrolling news, notes and events.

**This project is LEED Gold certified.**

### HIGHLIGHTS

- Project Role** Architect of Record
- Located** in Hoffman Estates, Illinois
- Size** 77,800 sf
- Completed** July 2010
- Estimated Cost** \$21,415,000
- Actual Cost** \$21,200,000
- LEED** Gold certified

# HOFFMAN ESTATES POLICE STATION



## LAKEMOOR VILLAGE HALL & POLICE STATION SPACE NEEDS STUDY & MUNICIPAL CENTER



**The Village of Lakemoor outgrew its existing municipal facilities and looked to FGM to spearhead the space needs study for the police department and village hall.**

The police station facility had been torn down and the department was working in a temporary space.

### HIGHLIGHTS

**Project Role** Architect of Record

**Located** in Lakemoor, Illinois

**Size** 17,000 sf

**Completed** October 2016

**Estimated Cost** \$5,500,000

**Actual Cost** \$5,516,756

The village was in need of upgrades to public facilities and wanted to retool the look and feel of Lakemoor's public spaces.

After FGM assessed the department's specific issues, Lakemoor chose FGM to plan and build new municipal facilities to accomplish these goals for the village.

Another goal for the village was envisioning the look of the building and assisting them in creating a new brand for the village.

The combination of a village hall and police station poses a different set of challenges for the FGM team in balancing the uses and needs of both of these spaces. FGM's municipal experience helped the village re-envision this public space and plan for the future.

# LAKEMOOR VILLAGE HALL & POLICE STATION SPACE NEEDS STUDY & MUNICIPAL CENTER





**MCHENRY 911 & POLICE STATION RENOVATION**

The City of McHenry had previously completed a space needs analysis and master plan to renovate their municipal center which included the city hall and police station.

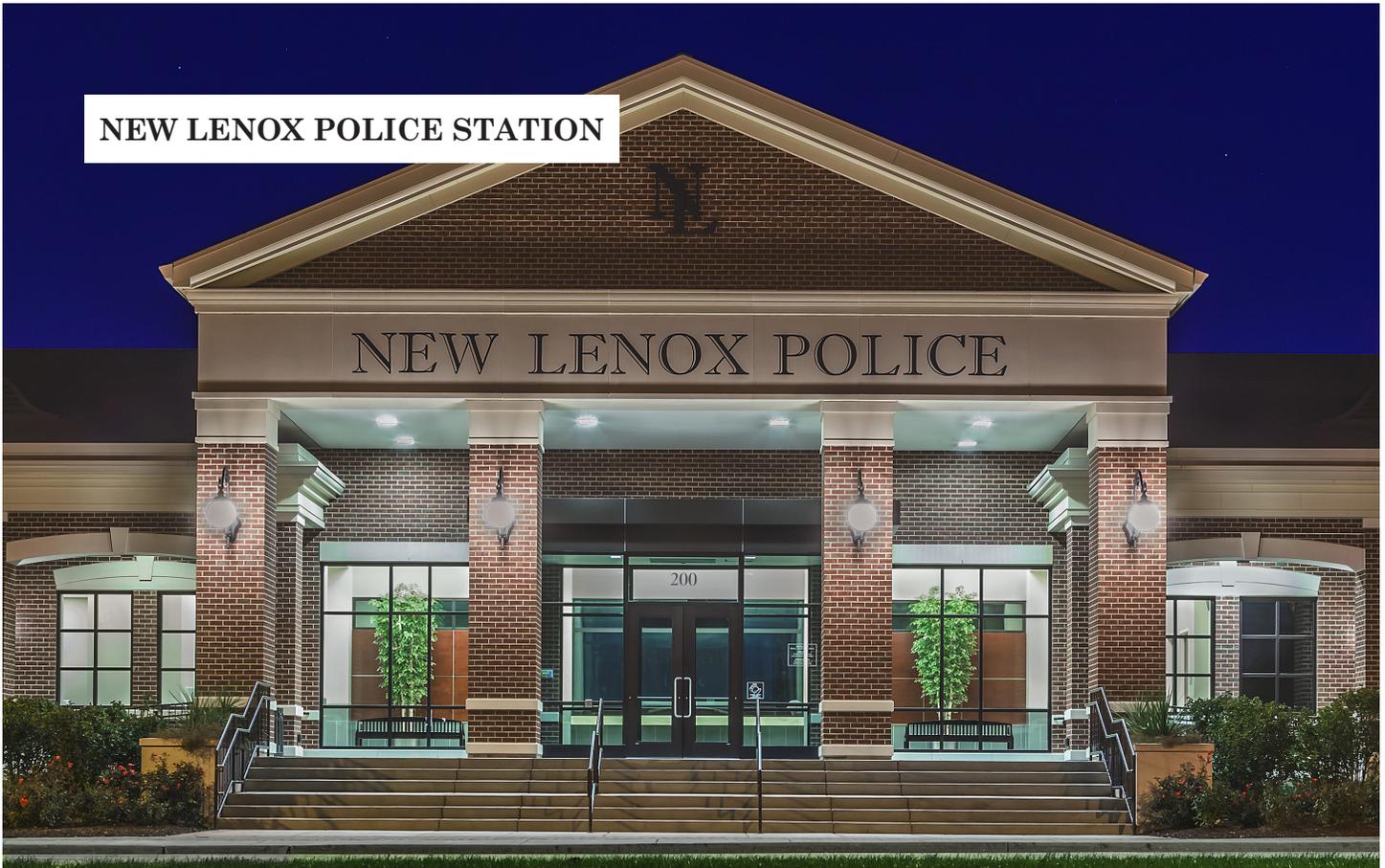
This was the second phase of the implementation of the master plan and addressed the needs of the police department which were driven by the 911 consolidation efforts of McHenry County.

**HIGHLIGHTS**  
**Project Role** Architect of Record  
**Located** in McHenry, Illinois  
**Size** 6,100 sf  
**Completed** March 2017  
**Estimated Cost** \$1,297,101  
**Actual Cost** \$1,295,087

The City of McHenry was selected to be one of three regional dispatch agencies in McHenry County. To accommodate the additional agencies to be dispatched, the 911 center needed to be enlarged to accommodate nine dispatch positions. To make space for the 911 center expansion, the police department administration was relocated to the second floor of the municipal center building and included much needed conference room and office space.

FGM provided full architectural and engineering services including network infrastructure and audio-visual design.





**NEW LENOX POLICE STATION**

**After the success of FGM’s work to design and construct the Village of New Lenox’s village hall, the village hired FGM again in the fall of 2012, this time to design the new Police Station.**

FGM worked with both the village and police team on the programming and design.

**HIGHLIGHTS**

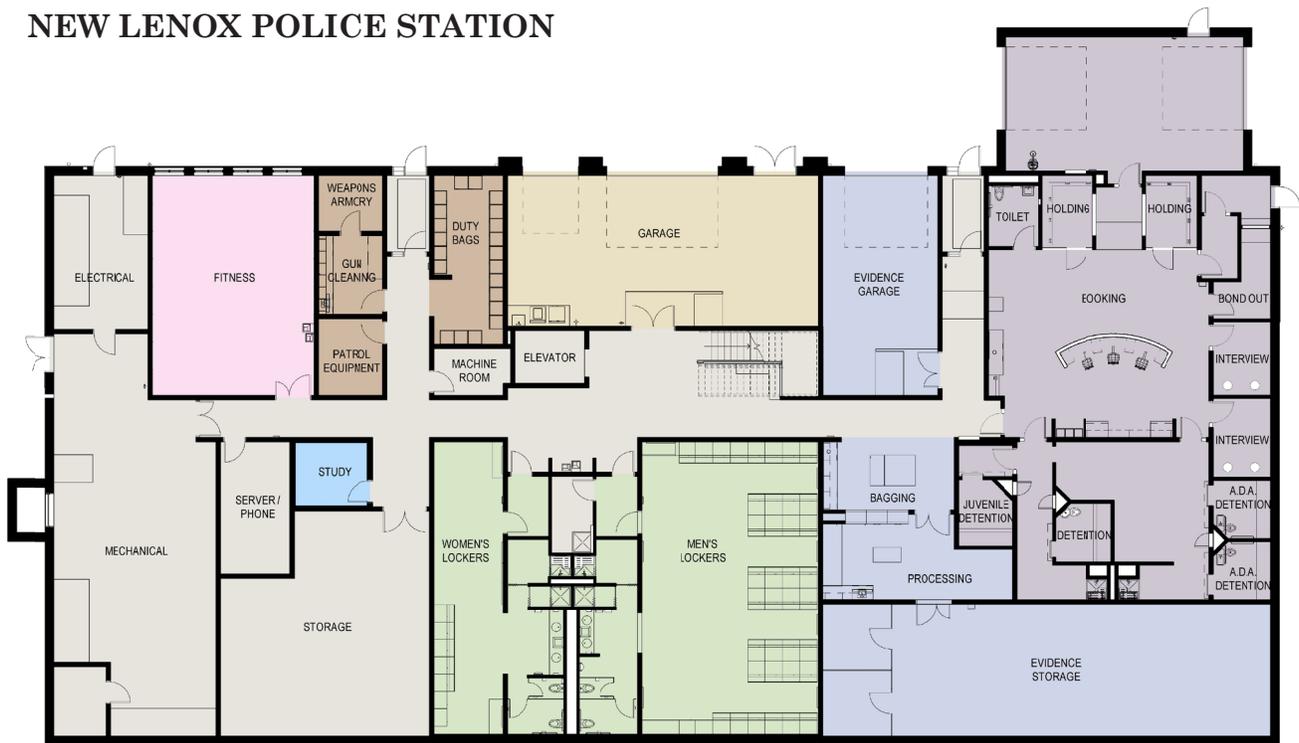
- Project Role** Architect of Record
- Located** in New Lenox, Illinois
- Size** 30,401 sf
- Completed** December 2014
- Estimated Cost** \$12,243,947
- Actual Cost** \$11,575,740

FGM was called on to make the design of the police station complementary to the design and aesthetics of the village hall.

FGM had the challenge of designing for future growth while also developing a seamless look for the building.

The village required the station have the “appropriate look” on New Lenox’s Veterans Parkway. This station’s proximity to the parkway makes it highly visible to the village as a whole, making the facility the backdrop of outdoor events and village functions held on Veterans Parkway.

# NEW LENOX POLICE STATION



Lower Level



Upper Level



**PALATINE VILLAGE WIDE FACILITIES STUDY & POLICE STATION IMPLEMENTATION**

The Village of Palatine commissioned a village wide facilities study which identified the long-term needs for the village hall, police, fire and public works departments. This police station project was implemented to address the needs identified by the study.

The Palatine Police Department had overcrowded facilities that were causing traffic congestion on a narrow residential street.

A site near a residential neighborhood a few blocks away became available and was the logical choice for the new police station.

**The design solution projects a professional, welcoming interior and exterior, reflective of a modern police department in a traditional suburban community.**

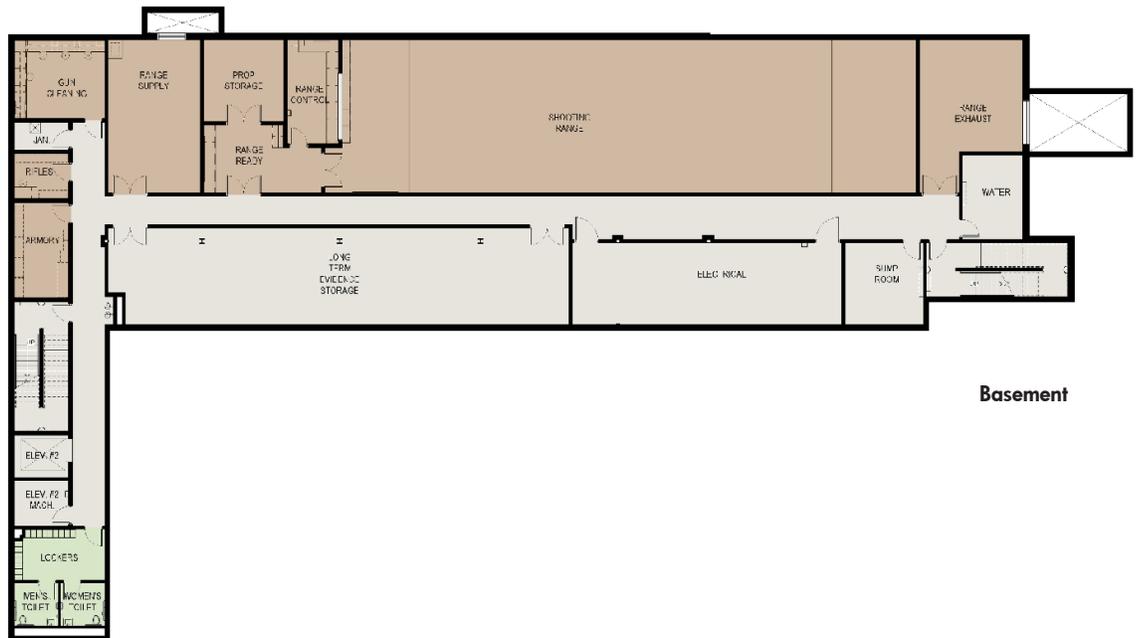
Soaring glass windows maximize natural light, while sustainable concepts and efficiencies minimize the building’s environmental impact. Friendly but secure, the new facility reflects the spirit of Palatine’s growing downtown area and the department’s progressive direction. By providing a landscape berm and privacy fence between the residents and the station, the village demonstrates its commitment to remaining a good neighbor.

**HIGHLIGHTS**

- Project Role** Architect of Record
- Located** in Palatine, Illinois
- Size** 90,700 sf
- Completed** February 2012
- Estimated Cost** \$19,600,000
- Actual Cost** \$20,304,000



# PALATINE VILLAGE WIDE FACILITIES STUDY & POLICE STATION IMPLEMENTATION



Basement



Second Floor





**ROCKFORD POLICE DEPARTMENT  
DISTRICT STATION NO. 1**

DISTRICT NO. 1 STATION, SOUTHEAST ELEVATION



DISTRICT NO. 1 STATION, NORTHWEST ELEVATION

The City of Rockford is one of Illinois' largest metropolitan areas with a robust police force that operated out of one centralized facility. Rockford Police covers a 65-mile radius area and they determined that a district station approach would best support the community-policing philosophy of the department.

**HIGHLIGHTS**

- Project Role** Design Architect
- Located** in Rockford, Illinois
- Size** 20,680 sf
- Completed** August 2017
- Estimated Cost** \$6,000,000
- Actual Cost** \$5,979,979

FGM completed a study to evaluate the logistics of moving from one centralized department to three district stations.

The first of the decentralized stations is Station No. 1. The new station supports the city's geo-policing initiative. Located within the district it serves, the new station includes a community room which the police department hopes the community will utilize and will help build community and trust between residents and the police.

In addition to district command, patrol, investigation, community services, crime reporting, temporary holding, temporary evidence storage and support spaces. 119 sworn officers will serve the community from the District 1 station.

This transition and the development of the District 1 station has helped the department more evenly disperse officers throughout the city. Shorter responses to calls, better community integration and, ultimately, a reduction in crime are the goals of the decentralized model.

# ROCKFORD POLICE DEPARTMENT DISTRICT STATION NO. 1



## STREAMWOOD POLICE STATION



**The Streamwood Police Department had significantly outgrown their existing station and with its poor condition, the village elected to replace it.**

The design of the new station was to also complement the design of the existing village hall which is located on the same municipal campus.

The new two-story police station was designed as part of a comprehensive re-design of the municipal campus site that also contains a village hall, veteran's memorial and community service garage. Some of the features of the station include a community/training room, large firing range and a 23-space indoor parking garage for police vehicles.

### HIGHLIGHTS

**Project Role** Architect of Record

**Located** in Streamwood, Illinois

**Size** 68,129 sf

**Completed** July 2007 phase 3

November 2007 phase 4

**Estimated Cost** \$11,541,072

**Actual Cost** \$11,270,800



Tab 6

*Project Proposal Form*



VILLAGE OF MOUNT PROSPECT  
PROJECT PROPOSAL FORM

We hereby agree to furnish to the Village, services as outlined in the accompanying proposal in accordance with provisions, instructions, and specifications of the Village. This form must be signed by an authorized agent of the Architect. If the Architect is a corporation, the corporate seal must be affixed.

The successful Architect will be required to agree to sign the Village contract and attached appendices (sexual harassment policy, tax liability, etc.).

The proposal shall be binding for ninety (90) days following the proposal due date.

My signature certifies that the Proposal as submitted complies with all terms and conditions as set forth in the Notice of Request for Qualifications for ARCHITECTURAL SERVICES FOR THE NEW POLICE HEADQUARTERS.

I/We certify that I/We am/are authorized to sign as an agent(s) of the firm:

*PLACE CORPORATE SEAL HERE*

By.....:   
Print Name.....: John Dzarnowski  
Position / Title .....: President  
Company Name .....: FGM Architects  
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