

City of Geneva Police Station Program Verification & Conceptualization November 17, 2025



Image courtesy of the Geneva History Museum

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fgma
FGMARCHITECTS

Agenda

- Facilities Master Plan Recap
- Program Verification
- Concept Design
- Preliminary Costs
- Preliminary Schedule
- Next Steps



Overarching Goals

- Build consensus on a master plan strategy
- Creative and thoughtful solutions
- Consistency across departments
- Safe and secure environments
- Comfortable and effective workspaces
- Complete the plan as soon as possible
- Maintain services and operations throughout implementation
- Maintain historic character
- Remain a good steward with a focus on the environment
- Support other developments



Facilities Master Plan Summary

- Fire Department:
 - Capital improvements to Fire Station 1
 - Provide New Fire Station 2
- City Hall /Library: Provide Additions and Renovations to Existing Facilities
- Public Works: Provide Significant Capital Improvements to Existing Facilities
- Police Department: Provide New South Street Station



Police Station Options

- **Facilities Master Plan:**
 - Reviewed Dozens of Sites
 - Focused on City-Owned Properties
 - Cost Effective
 - Minimizes Schedule Impact
 - Less Complicated
 - Test Fit Plans for New Facilities
- **Program Verification & Conceptualization:**
 - Confirmed Program Requirements
 - Conceptual Floor Plans
 - Conceptual Exterior Images

NEW DIAGONAL PARKING



New Police Station on South Street

- 45,000 SF to 60,000 SF Police Station
 - Right-Sized Facilities
 - Indoor Parking
 - Indoor Firing Range
- Other Improvements
 - Roadway and Access Improvements
 - Security Improvements

Geneva Public Works Department



Design Considerations | Stewardship



Celebrate the past...



Look forward to the future...

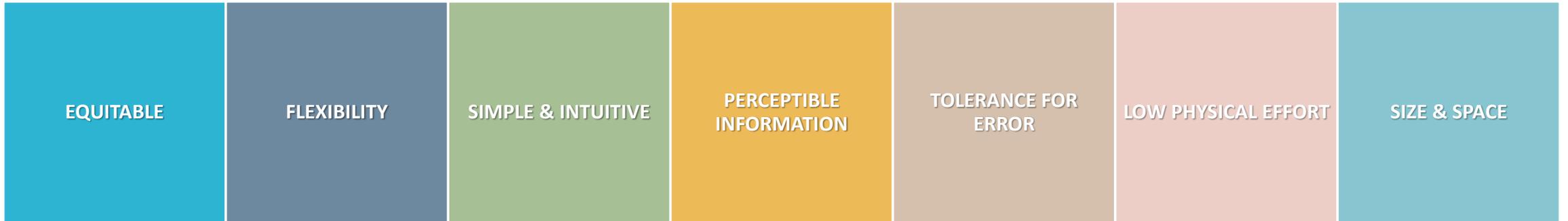


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Design Considerations | Universal Design

Beyond ADA | Universal Design Principals



Design Considerations | Health & Well-Being

Beyond LEED | WELL Building Standards



AIR



WATER



NOURISHMENT



LIGHT



FITNESS



COMFORT



MIND

Design Considerations | Safety & Security

Threats and Hazards

- Natural
- Man Made



CBS NEWS
CHICAGO

HEAVY STORM DAMAGE AFTER POSSIBLE TORNADO
GENEVA

11:04 AM

GLEN ELLYN

WED  34°

THU  48°

FRI  51°

SAT  62°

SUN  72°

MON  65°



Design Considerations | Resiliency

- Sustainability
- Durability
- Maintainability
- Flexibility



Economic



Environmental

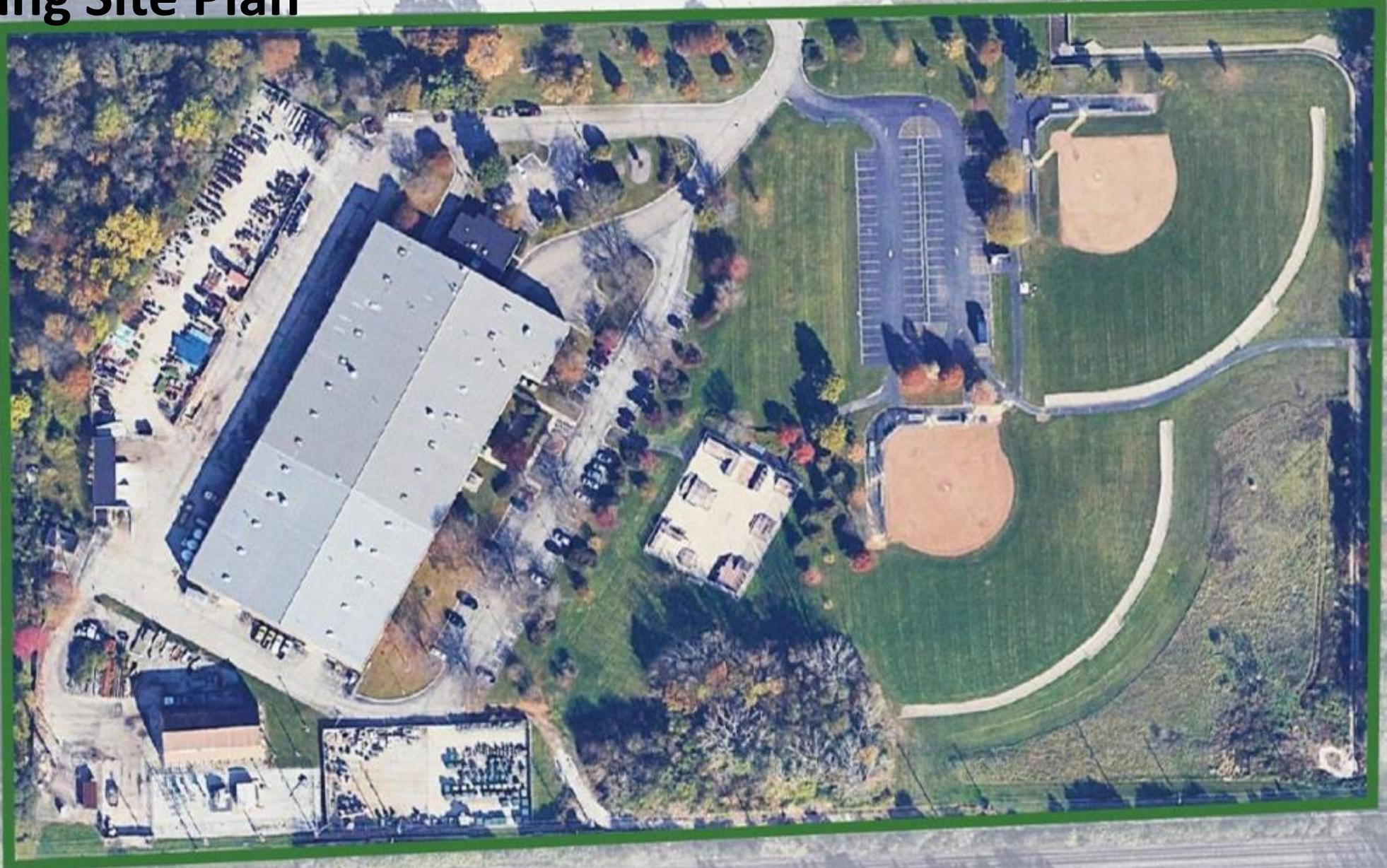


Society

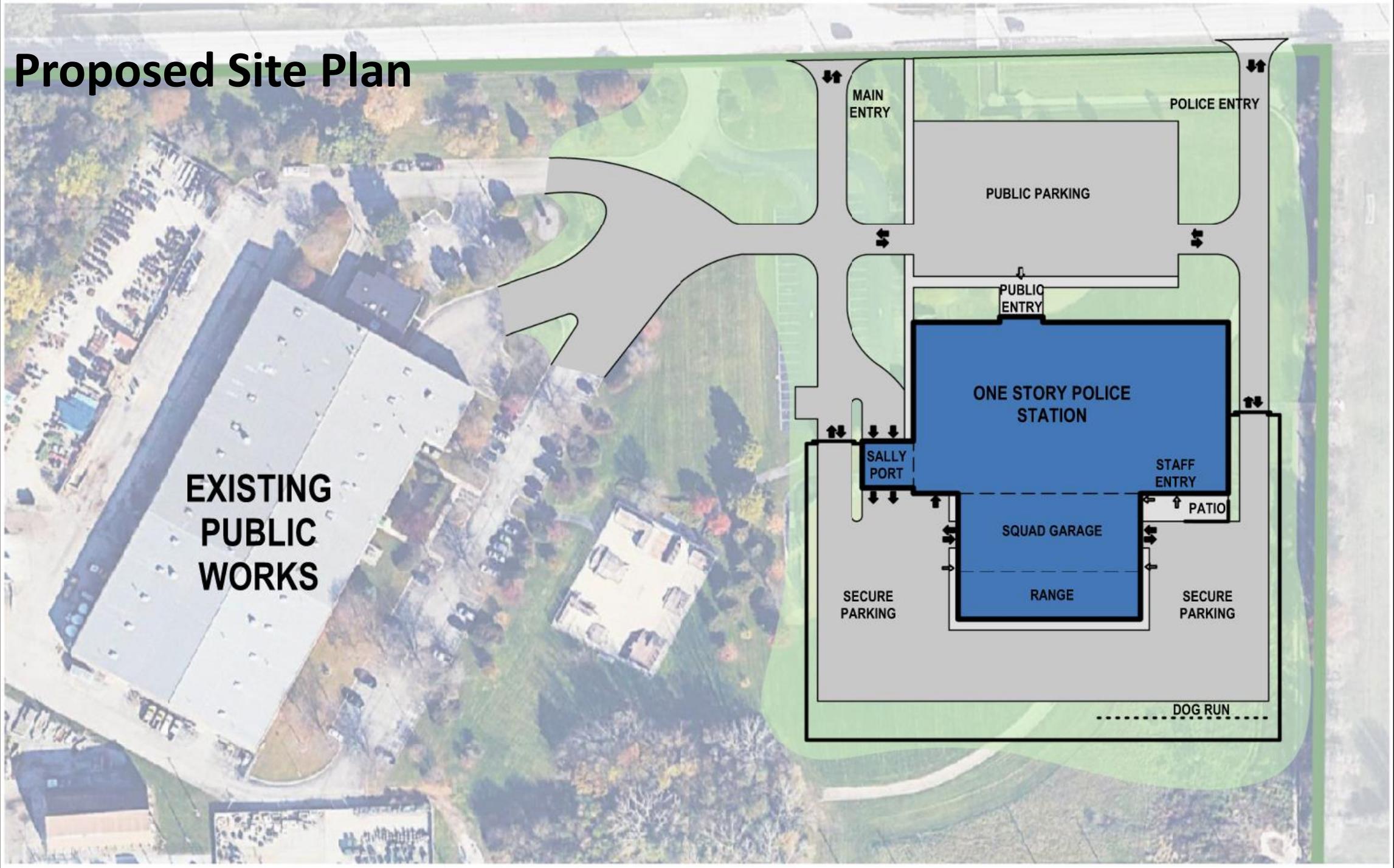
Program Summary

Facility	Existing Program	Base Scope	Alternate 1	Alternate 2
Entry, Training, Community Room	564 SF	3,960	3,960	3,960
Records / Reception	1,058	1,495	1,495	1,495
Administration / Command	2,616	2,130	2,130	2,130
Patrol	1,534	2,385	2,385	2,385
Investigations / Detective	622	2,670	2,670	2,670
Social Services	161	1,070	1,070	1,070
Evidence Processing and Property Storage	1,463	2,199	2,199	2,199
Detention / Holding Facility	1,678	4,100	4,100	4,100
Training and Wellness	569	2,775	4,000	8,000
Staff Support	2,477	4,580	4,580	4,580
Warm Storage / Indoor Parking	1,642	4,250	3,700	6,500
Building Systems and Maintenance	951	2,515	2,515	2,515
Grossing Factor (Circulation, Restrooms, etc.)	6,165	10,871	13,671	16,271
TOTAL	21,500	45,000	56,200	67,400

Existing Site Plan



Proposed Site Plan



**EXISTING
PUBLIC
WORKS**

MAIN ENTRY

POLICE ENTRY

PUBLIC PARKING

PUBLIC ENTRY

ONE STORY POLICE STATION

SALLY PORT

STAFF ENTRY

PATIO

SQUAD GARAGE

RANGE

SECURE PARKING

SECURE PARKING

DOG RUN

Proposed Floor Plan – Base Scope



Proposed Floor Plan – Base Scope + Alternate 1



Proposed Floor Plan – Base Scope + Alternate 2



Design Options



Cream Brick



Ironspot Brick

Option 1 – Cream Brick



Option 1 - Cream Brick



Option 1 - Cream Brick



Option 1 – Cream Brick | Additional Views



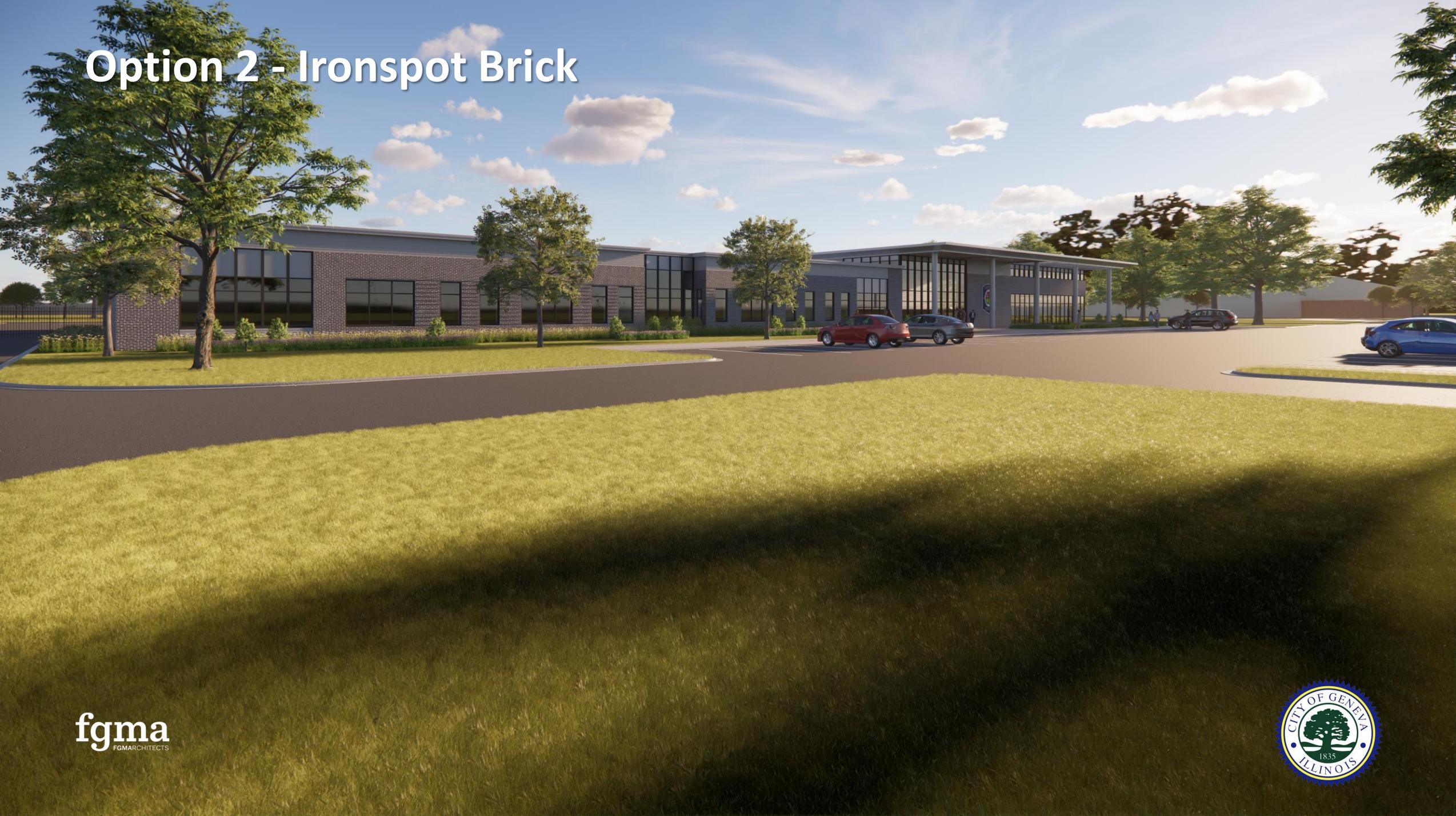
Option 1 – Cream Brick | Daylighting



Option 2 - Ironspot Brick



Option 2 - Ironspot Brick



Option 2 - Ironspot Brick



Option 2 – Ironspot Brick | Daylighting



Option 2 – Ironspot Brick | Additional Views



Elevation



Corner



Site Entry



Office Wing

Design Options



Cream Brick



Ironspot Brick



Potential Alternates – Indoor Parking



Potential Alternates – Covered Parking



Potential Alternates – Indoor Parking



Potential Alternates – Indoor Training Range



Potential Alternates – Indoor Training Range



Budget Strategy

Phase	Design Basis	Scope Definition	Level of Detail
Facilities Master Plan (Completed)	Based on historical costs, similar projects, and high-level assumptions.	Space needs and “Rough Order of Magnitude” sizing.	Broad cost per square foot and unit cost modeling.
Concept Estimate (Current)	Based on program data, site context and concept sketches.	Basic systems/structure and major program elements defined.	Based on program narrative and limited enclosure, structural and systems takeoffs.
Schematic Design	~30% design documents, key systems and layouts identified	General scope defined with preliminary quantities.	Trade-by-trade breakdowns with some assumptions included.
Design Development	~60% design documents, systems, finishes, and specifications defined.	Detailed quantities and product/material selections.	Detailed, trade-by-trade breakdowns with quantities and refined unit costs.

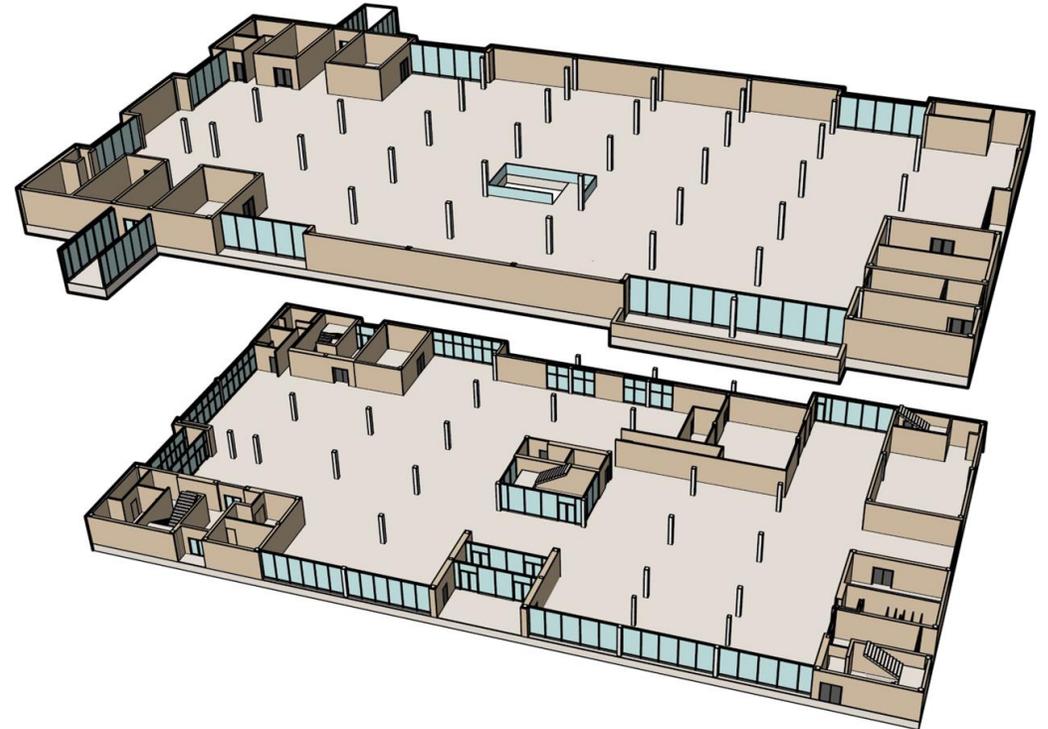
What's this Going to Cost?

Construction Costs (Hard Costs):

- Construction (Bricks and Mortar)
- General Conditions
- Insurance
- Escalation to Midpoint of Construction
- Construction Contingency

Owner's Costs (Soft Costs):

- Due Diligence
- Professional Fees
- Testing & Inspections
- Furniture, Fixtures and Equipment (FFE)
- Project Contingency



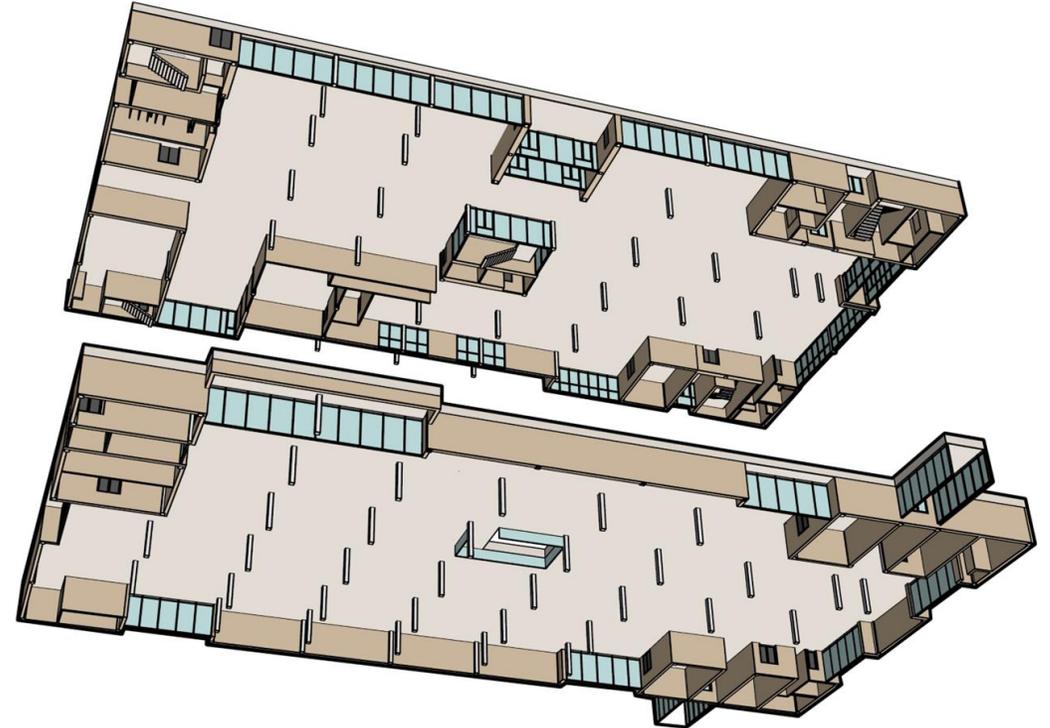
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Conceptual Cost Estimate

Option	Concept	Size	Firing Range	Squad Parking Garage	Estimated Construction Cost	Estimated Soft Costs*	Estimated Total Project Cost**
1	Base Scope No Range, Small Garage	45,000 SF	Excluded	4-5 Vehicles	\$34,900,000	\$11,200,000	\$46,100,000
2	Base + Medium Garage	52,500 SF	Excluded	8-10 Vehicles	\$37,500,000	\$12,100,000	\$49,600,000
3	Base + Large Garage	60,000 SF	Excluded	22-24 Vehicles	\$40,000,000	\$12,900,000	\$52,900,000
4	Base + Small Range	48,800 SF	4 Lanes	4-5 Vehicles	\$37,900,000	\$12,200,000	\$50,100,000
5	Base + Large Range	52,500 SF	8 Lanes	4-5 Vehicles	\$40,900,000	\$13,100,000	\$54,000,000
6	Base + Medium Garage + Small Range	56,200 SF	4 Lanes	8-10 Vehicles	\$40,500,000	\$13,000,000	\$53,500,000
7	Base + Large Garage + Small Range	63,700 SF	4 Lanes	22-24 Vehicles	\$43,000,000	\$13,800,000	\$56,800,000
8	Base + Medium Garage + Large Range	60,000 SF	8 Lanes	8-10 Vehicles	\$43,500,000	\$14,000,000	\$57,500,000
9	Base + Large Garage + Large Range	67,400 SF	8 Lanes	22-24 Vehicles	\$45,900,000	\$14,800,000	\$60,700,000

* Soft costs include Design Fees, FF&E, Technology, Owner Contingency & Design Contingency

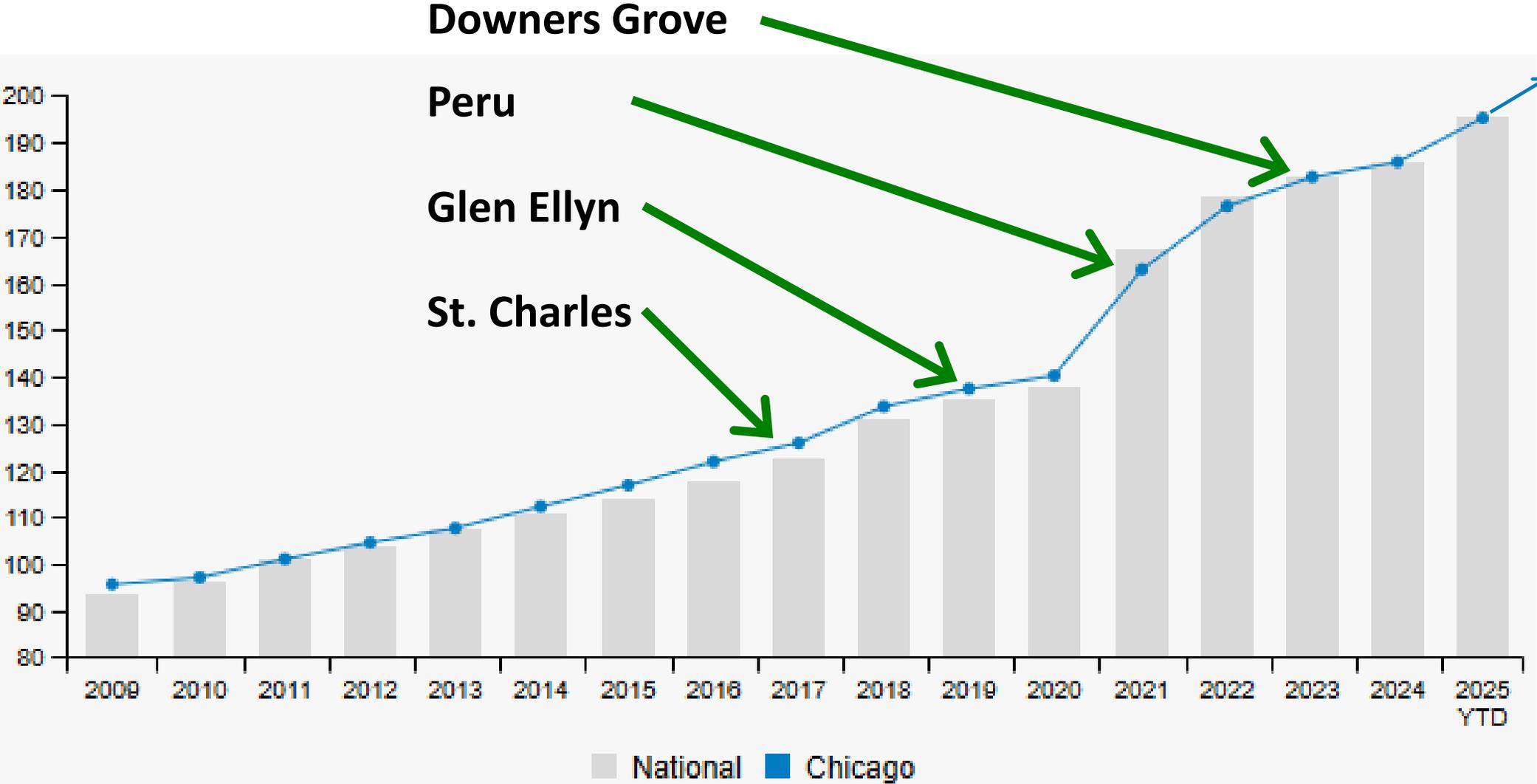
** Does not include demolition of existing police station in downtown

Comparable Projects

Project	Completion Year	Square Footage	Original Construction Cost	Construction Cost Adjusted for Escalation
Glen Ellyn Police	2016	30,400	\$13,400,000	\$20,300,000
St. Charles Police Dept.	2019	56,000	\$24,600,000	\$33,100,000
Countryside Municipal Complex	2019	34,500	\$19,100,000	\$25,700,000
Peru Public Safety Complex	2021	32,000	\$16,300,000	\$20,300,000
Downers Grove Civic Center	2024	80,900	\$53,500,000	\$59,100,000
Wilmette Police	Projected 2027	53,054	--	\$40,000,000
Libertyville Police	Projected 2027	49,500	--	\$37,000,000
Elmhurst Police	Projected 2027	54,000	--	\$45,000,000
Geneva Police	Projected 2027/2028	45,000	--	\$34,875,000

**Escalation calculated using ENR, RSMMeans and TBCI historical and forecasted values.*

Comparison Costs



Preliminary Schedule



Next Steps

- **Confirm Preferred Scheme**
 - Base Bid
 - Base Bid + Alternate 1
 - Base Bid + Alternate 2
- **Finalize Program Verification and Conceptualization Report**
 - Program Statement
 - Program Narrative
 - Concept Plans
 - Concept Images

Questions?



Cost Factors

General Cost Escalation & Market Forces

- Construction costs have increased 5–8% per year since 2019.
- Total escalation: \$1 in 2019 ≈ \$1.4–\$1.6 in 2026.
- Supply chain disruptions and higher interest rates have increased contractor overhead and bids.

Materials & Equipment

- Steel, concrete, mechanical/electrical systems have risen 40–60% since 2019.
- Specialized security and detention equipment is now more expensive and harder to source.
- Longer lead times create scheduling risk and escalation exposure.

Labor Market

- Historic trade labor shortages driving double-digit wage growth.
- Contractors include more contingency to retain skilled workers and manage risk.

Code, Design, and Technology Changes

- Energy, sustainability, and safety codes now stricter → higher mechanical, electrical, and envelope costs.
- Enhanced public safety and resilience standards: Secure public areas and flexible operations.
- Modern technology and security integration (CCTV, access control, evidence management) increases scope and cost.



Construction Outlook & Mitigation Tools

General Cost Escalation & Market Forces

- Consider early material purchasing or alternate suppliers to hedge against price increases.
- Alternates, options, and flexible design specifications to accommodate material substitutions.

Materials & Equipment

- Take advantage of bulk purchasing, direct procurement and other various “out of the box” procurement strategies when feasible to leverage volume pricing between multiple projects.
- Regular feedback from the Construction Manager to the Owner and Design Team during budget phases on what products and equipment are trending up and down in cost.

Labor Market

- Established Construction Managers are investing in training programs, apprenticeships, and recruitment of younger talent to make use of the best available talent.
- Leopardo’s bidding and procurement strategy advertises the project early during budgeting to gain attention of qualified subcontractors and vendors and has a vigorous review process to ensure labor is available during the construction phase.

Code, Design, and Technology Changes

- The volume of work that FGMA and Leopardo completes in the public space provides continuous updates to project scopes and documents to conform to the “latest and greatest” codes, design and technology updates which minimizes the risk of change orders, scope gaps, quality and/or building performance issues.

