

9-18-2023 Transportation Committee Meeting Attachment 1

Archimages

- Agenda:
- Process
 - Concepts
 - Cost Opinion
 - Next Steps

Public Safety Facility

Franklin County, Illinois

September 18, 2023



Preliminary Space Program Document:

Franklin County Public Safety Facility - No. 123706

July 19, 2023



Archimages

Shared / Existing Area

Name
Entry / Vestibule
Lobby/Circulation
Public Restrooms / Circulation

Type **Size**

Comments

Secure Access (Public / Staff)
Phones, Vending, Waiting, PSAP Service Window Access
Access to Jail, Sheriff's Offices

Administration / Support Staff

Name
EM Director
Chief of Staff
Deputy Director 1
Deputy Director 2
Bullpen Area, files

Type **Size**

Comments

4-6 person conference area, 1 bunk space
1 bunk space
1 bunk space
1 bunk space
4 - 6'x6' Workstations (Flex Use)

Design Concepts:

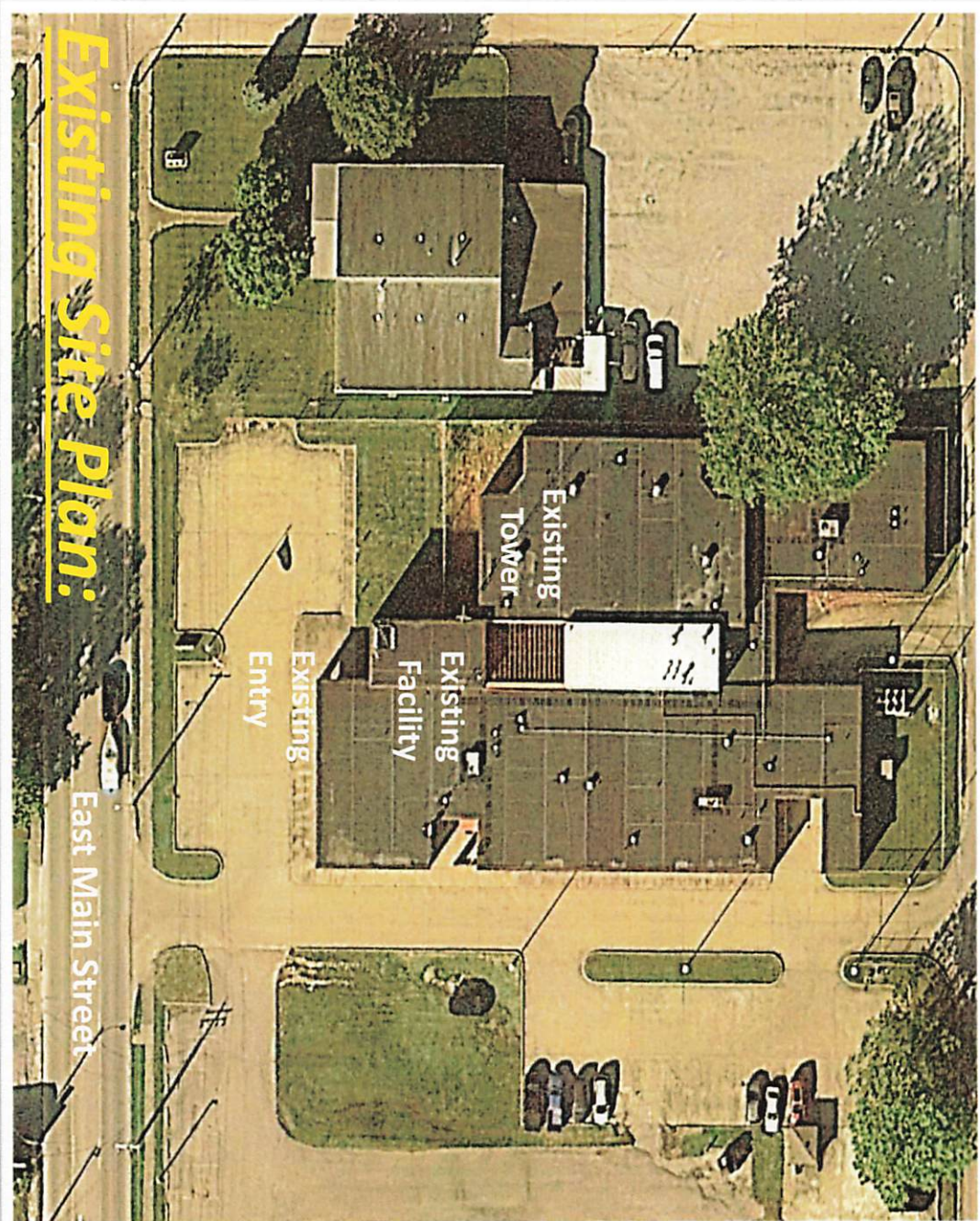
Space Programming Process

- Existing Facility Conditions
- Existing Shared Spaces
- Dispatch – EM – Training/EOC
- Industry Standards vs. FC Needs
- Current Size vs. Future Growth
- Code - Site – Budget Constraints

(3) Revisions
(6,500 SF to 5,700 SF)

Archimages





Existing Site Plan:

Design Concepts:

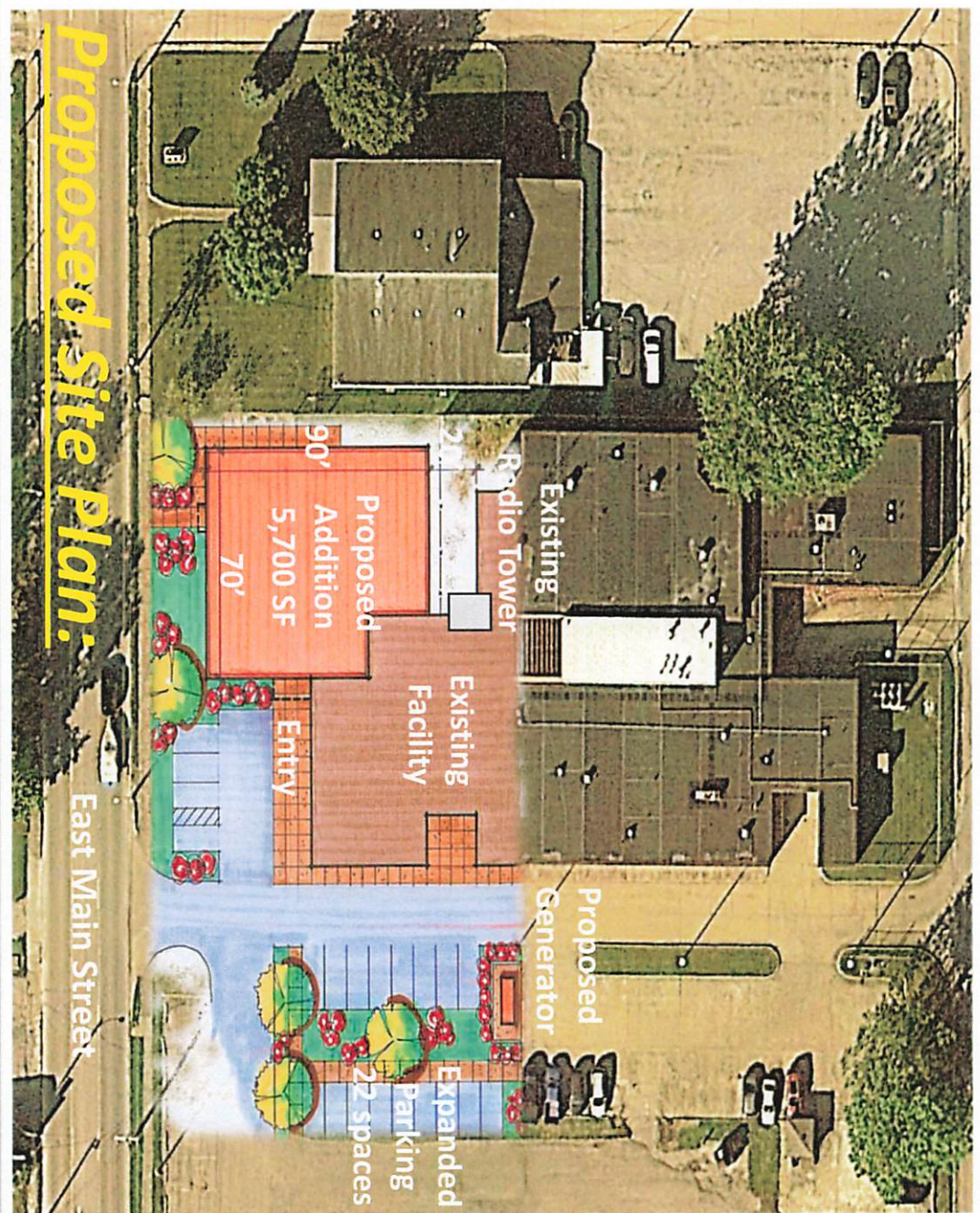
Site Planning Process

- Program Requirements
- Infrastructure/Utilities
- Access/Circulation/Pk'g.
- Entry (Public vs. Staff)
- Architectural Context
- Phasing/Operations
- Survey Process Underway
- Local Criteria:

- Zoning (B1)
- Set - Backs
- Water quality
- Permit Process

Archimages





Design Concepts:

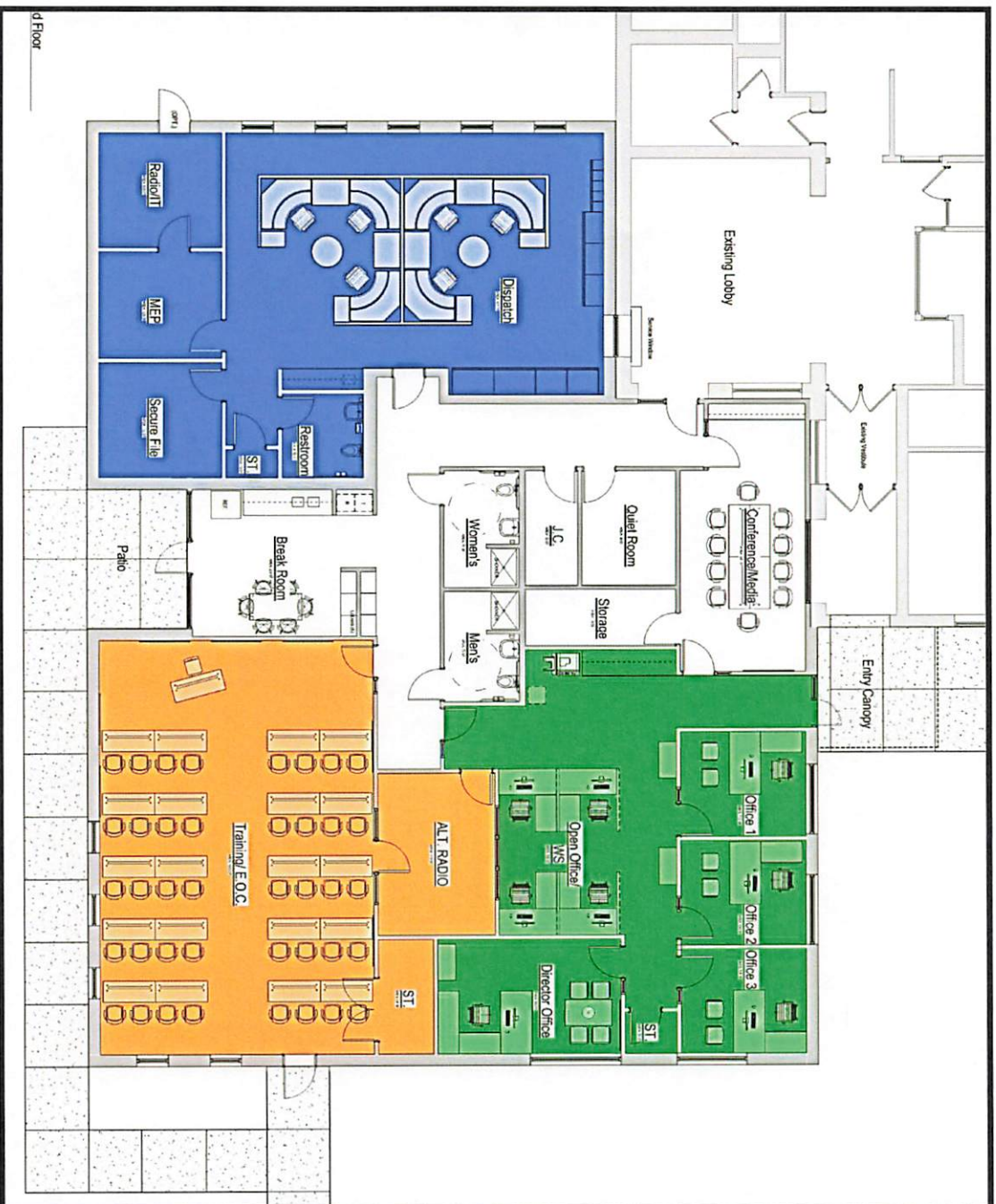
Site Planning Process

- Program Requirements
- Infrastructure/Utilities
- Access/Circulation/Pk'g.
- Entry (Public vs. Staff)
- Architectural Context
- Phasing/Operations
- Survey Process Underway
- Local Criteria:

- Zoning (B1)
- Set - Backs
- Water quality
- Permit Process

Archimages





Design Concepts:

Floor Planning Process

- Maximize function, efficient size.
- Growth potential (staff, technology).
- Secure environment (limited access).
- ICC 500 Dispatch Separation.
- (3) Program Areas
- Dispatch / Training (EOC) / EM
- Shared support/common areas.
- Maintain Dispatch Lobby access.
- Vendor Coordination (ongoing)
- Gross Square Footage – 5,700 sf

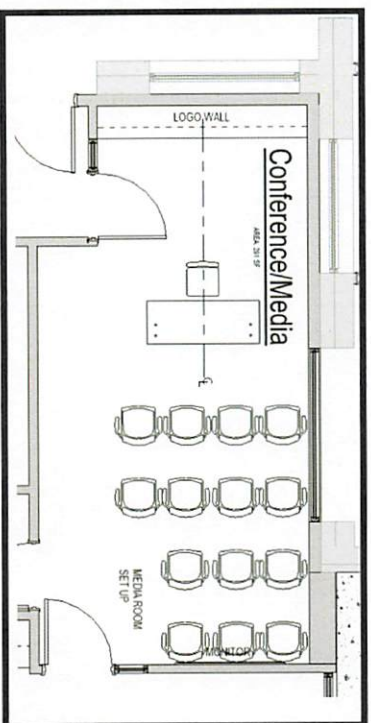
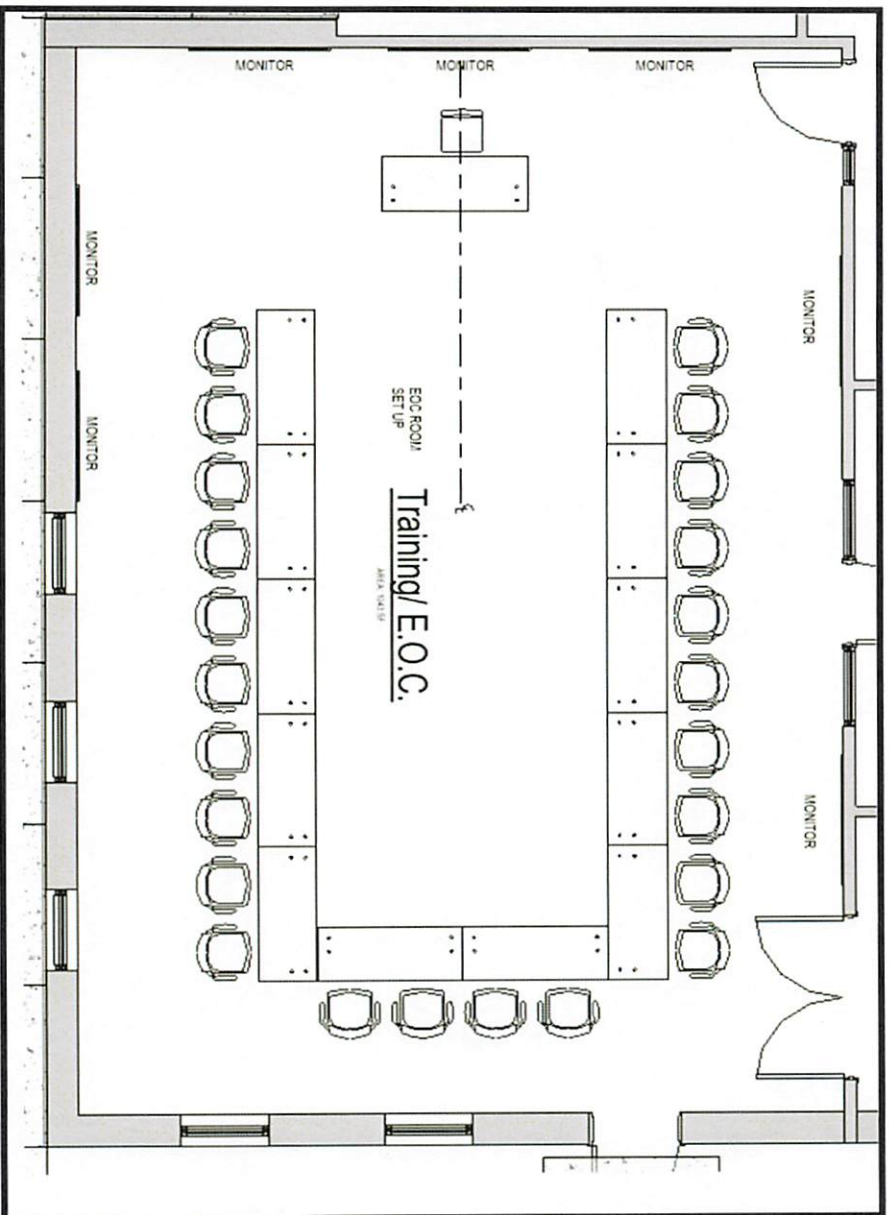
Archimages



Design Concepts:

Alternative plan layouts

- Conference / Media Room
- Training / Alt. EOC



Archimages

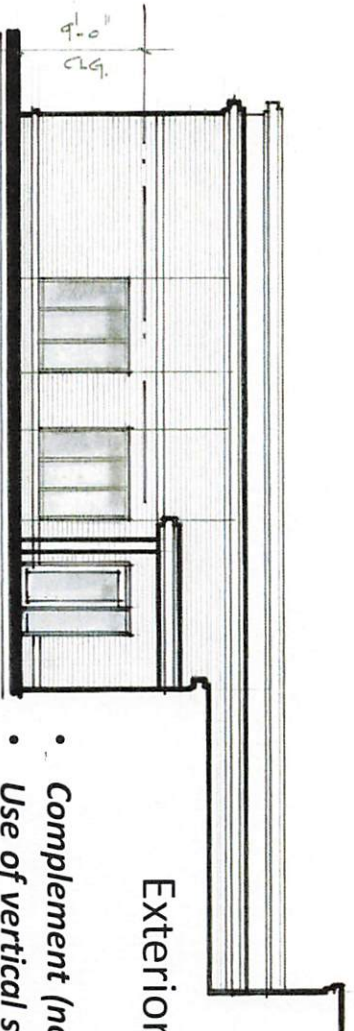




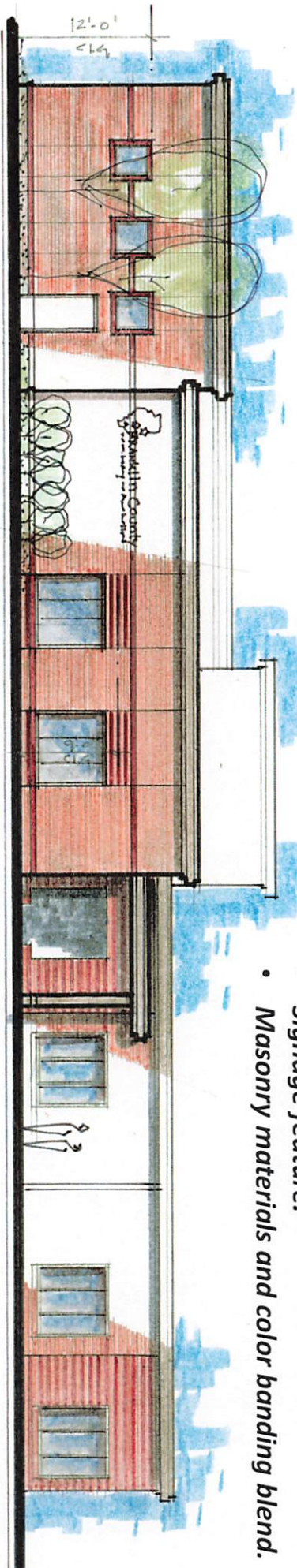
Design Concepts:

Exterior Design Process

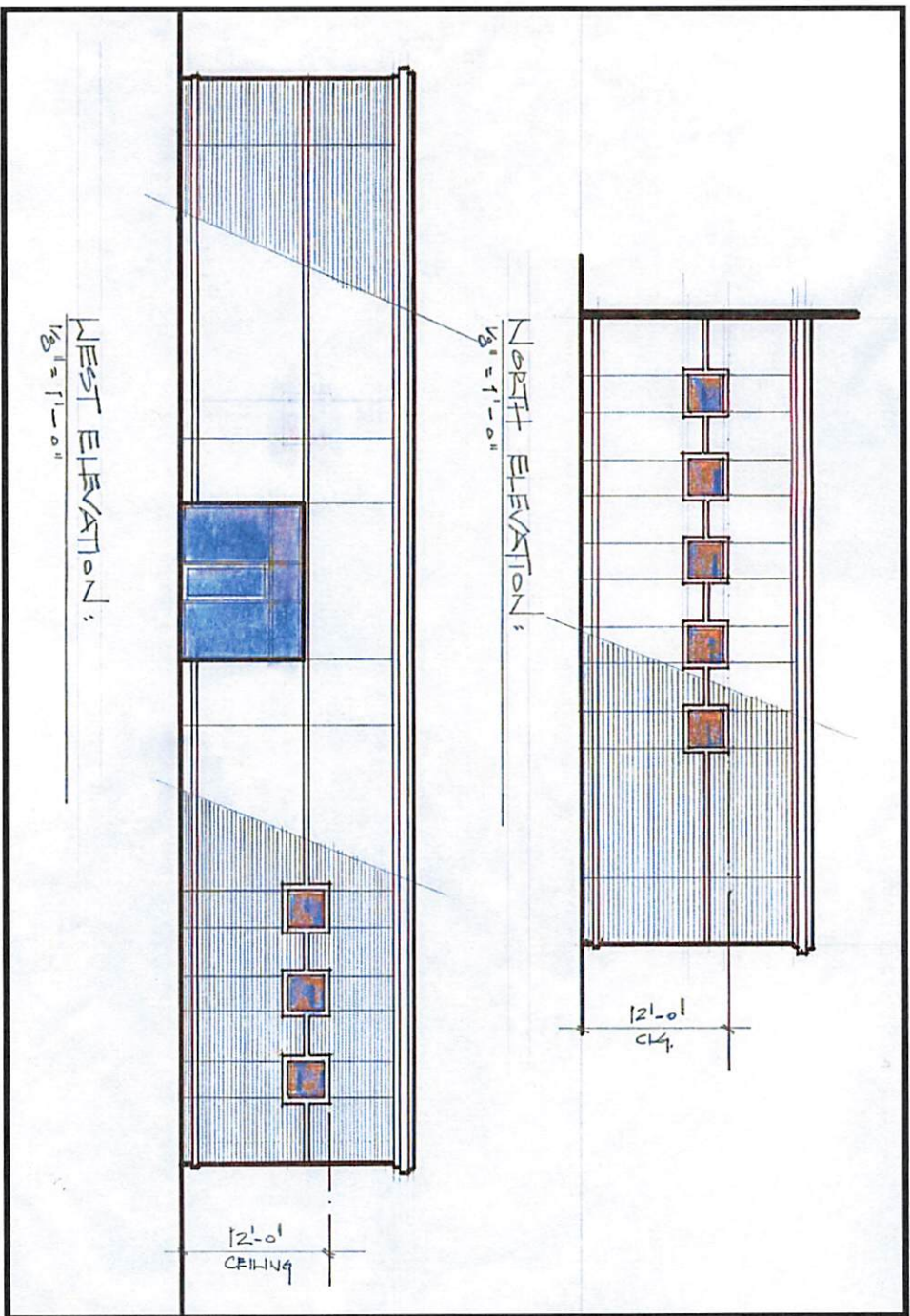
- Complement (not match) existing style.
- Use of vertical steps for massing interest and roof flashing performance.
- Canopy to highlight entry.
- Signage feature.
- Masonry materials and color banding blend.



EAST ELEVATION.
1/8" = 1'-0"



SOUTH ELEVATION.
1/8" = 1'-0"



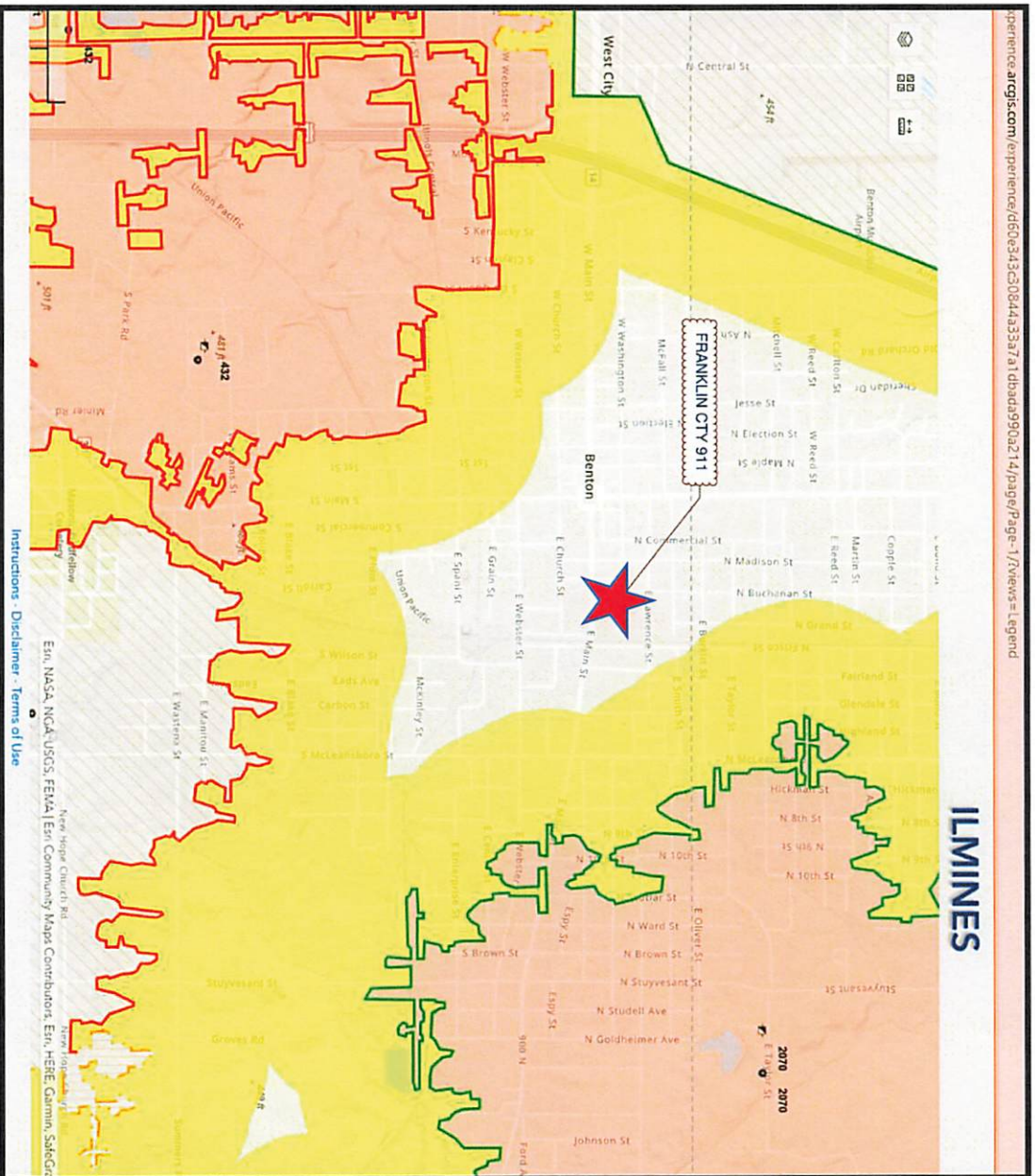
Design Concepts:

Exterior Design Process

- Clearstory natural light
- Minimize height and material Changes.
- Parapet as screening element for HVAC

Archimages





Design Concepts:

Structural Considerations

- **ICC 500 Criteria (Dispatch Only)**
 - **Essential Services Use**
 - **Hardened Construction**
 - **Redundant Ventilation**
- **Geotechnical Issues**
 - **Soils Type & Strength**
 - **Testing Proposal Process**
 - **Subsurface Mines**
- **Load Bearing Masonry Approach**
 - **ICC 500**
 - **Seismic Criteria**
 - **Lateral bracing requirements**

Archimages



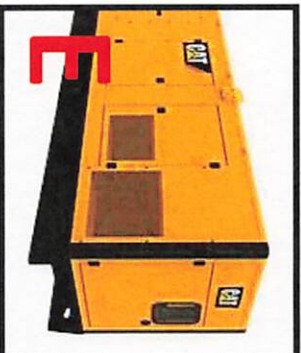


In Progress:
Interior / Exterior Materials

Design Concepts:

M.E.P. Systems Considerations

- Redundant HVAC Systems (Dispatch/IT)
 - RTU/VAV – Split System (IT)
- New E Power Generator
 - dual fuel – propane/natural gas
 - New facility capacity
 - Tap for temporary backup (NFPA 1225)
- Second Electrical Service (TBD)
- Existing Water Service
- Sewer connection Main Street
- Expand Access Control, CCTV Systems
- Coordination AV, Radio, Data



Archimages



Site Development	High	Medium	Low
• Utility / Infrastructure			
• Parking (new / demo)			
• Grading / Site Prep			
• Landscape / Screen Wall			
• Sidewalks / Curbing			
Total	\$24.00	\$22.00	\$20.00
Building Construction (Architectural / Structural)	High	Medium	Low
• Existing Demo / Patch			
• Foundations / Framing			
• Exterior Shell / Slab			
• Interior Finish			
• Canopies			
• Casework			
• Thermal & Moisture Protection			
Total	\$392.00	\$378.00	\$367.00
Engineering Systems	High	Medium	Low
• Mechanical			
• Electrical			
• Plumbing			
• Fire Protection			
• Low Voltage Rough In			
Total	\$171.00	\$157.00	\$143.00
Subtotal All Areas	High \$587.00	Medium \$557.00	Low \$530.00
General Conditions / Insurance (6%)	\$35.22	\$33.42	\$31.80
Overhead + Profit (4%)	\$23.48	\$22.28	\$21.20
Subtotal	\$645.70	\$612.70	\$583.00
Escalation Costs / Market (3%)	\$19.37	\$18.38	\$17.49
Construction / Design Contingency (8%)	\$51.66	\$49.02	\$46.64
Cost Opinion Total Range	\$716.73	\$680.10	\$647.13

Cost Opinion:

Construction Value vs. Total Project
 Current Bid Market Conditions
 Bidder Awareness / Timing
 Alternates

H - \$4,085,361.00
 M - \$3,876,570.00
 L - \$3,688,641.00
Size - 5,700 SF

N.I.C.

Soils / Environmental Remediation
 Furniture / Equipment / Signage
 Off site infrastructure extensions

Archimages





Next steps:

- Site Survey
- Geotechnical
- Civil Design
- Interior Design
- Construction Documents
- Bid Preparations



Archimages