



Village of Mount Prospect **Press Release**

VILLAGE BOARD TO CONSIDER PROPERTY PURCHASE FOR NEW POLICE HEADQUARTERS

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At the Tuesday, March 6 Mount Prospect Village Board meeting, the Board will consider a proposal to purchase the property located at 799 Biermann Court in the Kensington Business Center for use as a new Police Headquarters. The proposed purchase and sale agreement being considered by the Village Board indicates a purchase price of \$5,120,431.

The Village has been taking steps to evaluate the condition and suitability of the existing Fire/Police Headquarters at 112 E. Northwest Hwy since 2007. The Village Board made this project a Top Priority of the Village's Strategic Plan. In 2016, FGM Architects was retained to complete a review of the existing public safety building and determine current space needs for the Police and Fire Departments. Police Department personnel and FGM architects presented the severe limitations of the existing Police Department facility at the Committee of the Whole Meeting on November 28, 2017.

"The space issues, design problems and deteriorating conditions have been an ongoing dilemma for the Police Department for the last decade," said Village Manager Michael Cassady. "The Space Needs Study really brought these issues to light and helped illustrate the inadequate conditions that our police personnel have been dealing with for many years," Cassady said. "Since our review at the Committee of the Whole, we have been evaluating multiple locations to construct or renovate a property to accommodate a new Police Headquarters. We believe we have identified a significant value proposition in renovating the building at 799 Biermann Court," Cassady said.

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The Space Needs Study, which is available on the Village website (www.mountprospect.org/SpaceNeedsStudy), highlights many issues with the existing building, which was built in 1993, regarding lack of space as well as lack of parking. Several of the concerns related to space issues identify need in areas such as information technology, meeting space and training areas, the safety of officers in handling prisoners and safe separation between victims and offenders. The study notes an anticipated Police Department space need of 81,000 square feet. The current portion of the Public Safety Building devoted to the Police Department is 33,416 square feet. In addition to the lack of space and design flaws, there are significant maintenance expenses (currently reserved in the Community Investment Plan at \$1,313,000), many of which have been deferred while the feasibility of a new facility has been studied.

The Biermann Court location meets the largest number of needs identified in the Space Needs Study in relation to site area and location. In addition, 799 Biermann Court is an existing building in very good condition, with an appropriate size and layout, creating an opportunity for adaptive reuse. Built in 1982, the 103,126 square foot building has been well maintained and has adequate space for current police operations as well as room for potential growth.

“The property at 799 Biermann Court allows flexibility in design which will allow for barrier free communication, modern training facilities and efficient and safe layout for everyday processes - all of which have been identified as key components to a successful Police Headquarters,” said Police Chief John Koziol. “Policing has changed dramatically over the past 25 years, particularly in areas such as forensics and investigation of serious felonies. It has become a must for a police facility to be able to have its own large forensic processing area as well as an evidence garage that can accommodate an evidentiary vehicle delivered by a flatbed. The constant video recording of interviews of serious felons and even line ups is now required. This entails having multiple rooms wired with the latest state of the art video recording technology,” stated Koziol.

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Preliminary construction cost estimates provided in the Space Needs Study for a completely new Police Station of this size were in the range of \$32 million dollars, not including land purchase, furniture, equipment, or design fees. By performing an adaptive reuse of the existing building at 799 Biermann Court, the Village expects the construction costs to be in the range of \$22 million dollars. This estimated savings of \$10 million will be realized through the reuse of the existing building structure and electrical, plumbing and mechanical systems. If the project is approved, construction is estimated to take between 12-15 months, with a ground breaking taking place in late 2018 or early 2019.

The purchase contract contains a forty-five (45) day due diligence period, which includes a clause that allows the Village to terminate the contract at the Village Board's discretion. During this period the Village will complete environmental studies and work to relocate an existing tenant. The due diligence period offers several public meetings for stakeholders to learn about the project. If the property acquisition is approved by the Board on March 6, RFPs for architectural services and a construction manager will be released March 7 with submittals expected back before the end of March. The results of this process will be presented to the Board on April 10 at the Committee of the Whole meeting.

Village staff has been working on a funding plan for the purchase and construction of 799 Biermann Court. "We have developed a financing strategy that allows for the issuance of new debt and refinancing of existing debt to eliminate any increase to the property tax levy," Cassady stated. "A planned use of surplus reserves and use of capitalized interest will allow us to maintain level debt service," Cassady said.

The Village takes pride in keeping this process open and transparent. There will be several opportunities for the public to learn more about the project and provide feedback to staff and the Village Board, should they choose to move forward with the acquisition of the site.

Tentative Upcoming Dates/Public Meetings

March 6 – Village Board meeting – Consider acquisition

March 7 – RFPs released for Architectural Services and Construction Manager

March 27 – Public Open House at 799 Biermann Court

April 3 – Village Board Meeting – Financing Plan presented for approval

April 10 - Committee of the Whole – Resident Feedback, RFP results discussion

April 17 – Second Reading of Financing plan

April 18 – Bond sale

The Space Needs report is available on the Village’s web site at

www.mountprospect.org/SpaceNeedsStudy. This page will be updated regularly with the latest information.

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