



# Hanover Park Fire Station 16

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Design and Budget Update

August 18, 2022 | Village of Hanover Park

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PROJECT OVERVIEW

<b>LOCATION</b>	VILLAGE OF HANOVER PARK SCHICK ROAD ADJACENT TO THE POPLAR CREEK PUBLIC LIBRARY
<b>SITE SIZE</b>	APPROXIMATELY 3.3 ACRES
<b>PARKING</b>	8 VISITOR 12 STAFF
<b>TOTAL BUILDING SQUARE FOOTAGE</b>	14,301
<b>NUMBER OF STORIES</b>	ONE

### Hanover Park Fire Station No. 16

With an aging Fire Station No. 2 which was struggling to meet the needs of modern fire fighting services, the Village of Hanover Park along with the Fire Department made the decision to create a new facility to support 21st needs. This new station was to accommodate modern and future sized apparatus vehicles, provide expected levels of privacy in bunk rooms and changing areas, support physical fitness and mental wellness, and provide diverse training opportunities, none of which was present at the existing Station No. 2 facility.

A site was chosen to the north and west of Station No. 2 which provides a more advantageous emergency response framework and a more prominent presence to the community. The larger property also supports expanded apparatus bays, space for public and staff support, and on-site training options with a planned future department storage building.



**MAINTAIN THE STATION PROJECT BUDGET AS ESTABLISHED BY THE VILLAGE LEADERSHIP**

**INTRODUCE SPACES WHICH ARE ADAPTABLE AND EXPANDABLE TO ALLOW FOR FUTURE MODIFICATIONS**

**FOSTER A CIVIC CONNECTION BETWEEN THE NEW FIRE STATION FACILITY AND THE COMMUNITY AND NEIGHBORS**

**SUPPORT THE PHYSICAL, MENTAL, AND CULTURAL HEALTH AND WELLNESS OF USERS THROUGH SPECIFIC ELEMENTS**

**CREATE A MISSION FOCUSED STATION WHICH SUPPORTS FIRE STAFF PRIORITIES WITH LOW MAINTENANCE BURDERS FOR BUILDING AND SITE**

**PROVIDE A WORKPLACE ENVIRONMENT WHICH IS FUTURE FACING AND IS TECHNOLOGICALLY SUPPORTED AND PRODUCTIVE**

**COMMUNICATE PROGRESS IN PUBLIC SAFETY SERVICES THROUGH THE OUTWARD IMAGE OF THE STATION AND PROCESSES FOR OPERATIONS**

**INCLUDE BUILDING PERFORMANCE WITH SUSTAINABILITY METRICS AROUND ENERGY AND WATER USE AND MATERIAL DURABILITY**

**PLAN FOR OR ACCOMMODATE ALL FIRE DEPARTMENT STORAGE NEEDS FOR ALL OPERATIONAL GOALS AND PROGRAMS**

**INCORPORATE INFRASTRUCTURE OPPORTUNITIES AND APPROPRIATE REDUNDANCIES TO BE RESILIENT**

Critical Success Factors were established from the outset of the station design process in a formal kick-off meeting with representation from the Village of Hanover Park leadership, the Hanover Park Fire Department, the Dewberry design team and consultants, and the R.C. Wegman Construction Company team. Awarded as a Design-Build effort, the combined team is committed to mutually beneficial outcomes for the fire department and the entire community.

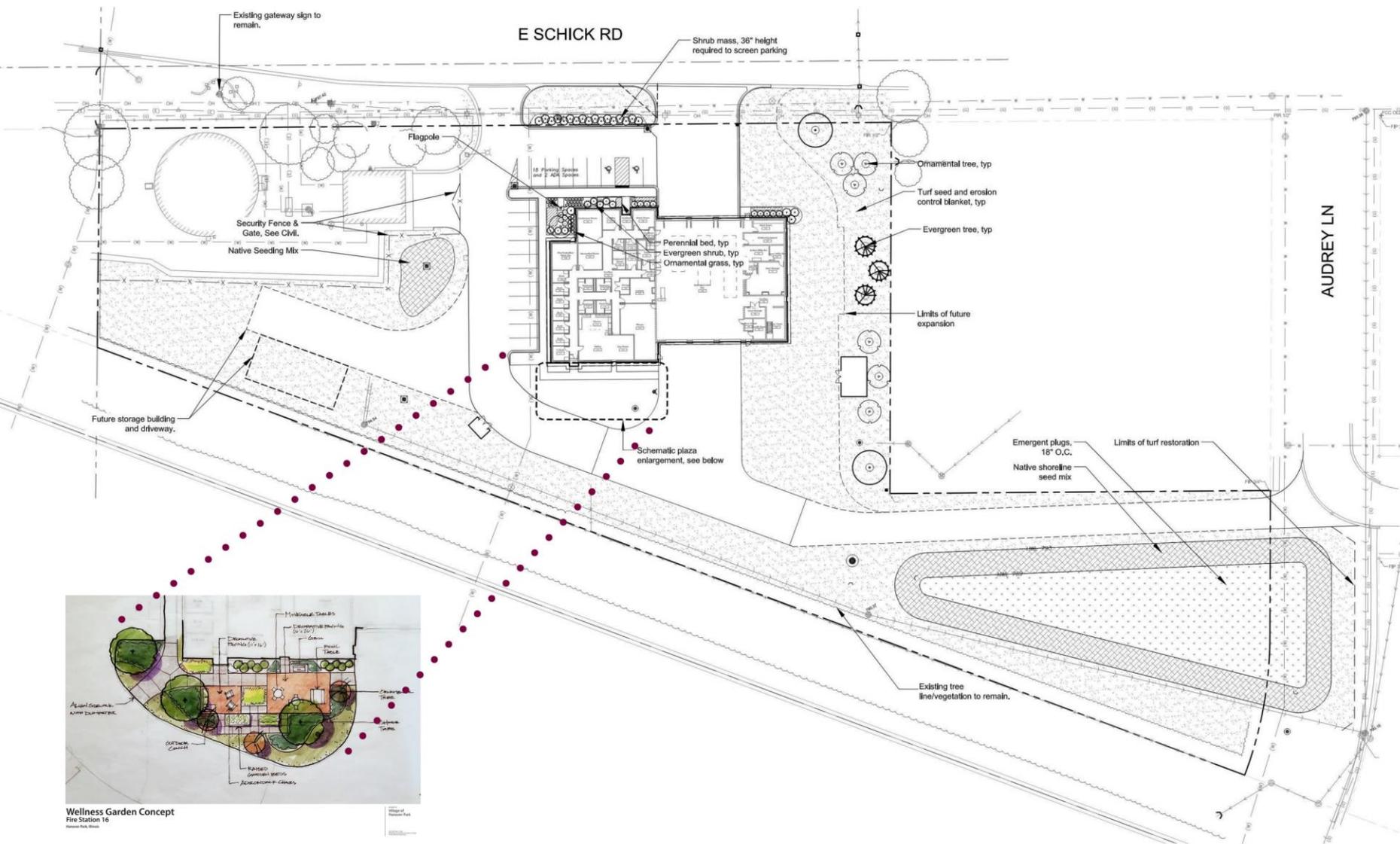
These established Critical Success Factors serve as a governing benchmark throughout the design process to ensure ongoing decisions are made to support long-terms goals and initiatives.

The sequence of images on the following pages depict the design evolution through multiple strategic approaches, floor plan layouts, and expressions of style to achieve the correct balance between functional elements, image, and cost.

# **CRITICAL SUCCESS FACTORS**







Resolved in a compact T-shaped form, the station design is placed as far north as possible while leaving sufficient space for a functional front apparatus apron. This approach permits high visibility to the public from Schick Road, plenty of site circulation space for large vehicle access and training, and preserves a south facing outdoor space for firefighter wellness.

## SITE PLANNING

Best practice principles for fire station design are considered for every aspect of the functional planning and operational layout.

- **Safety Zones**

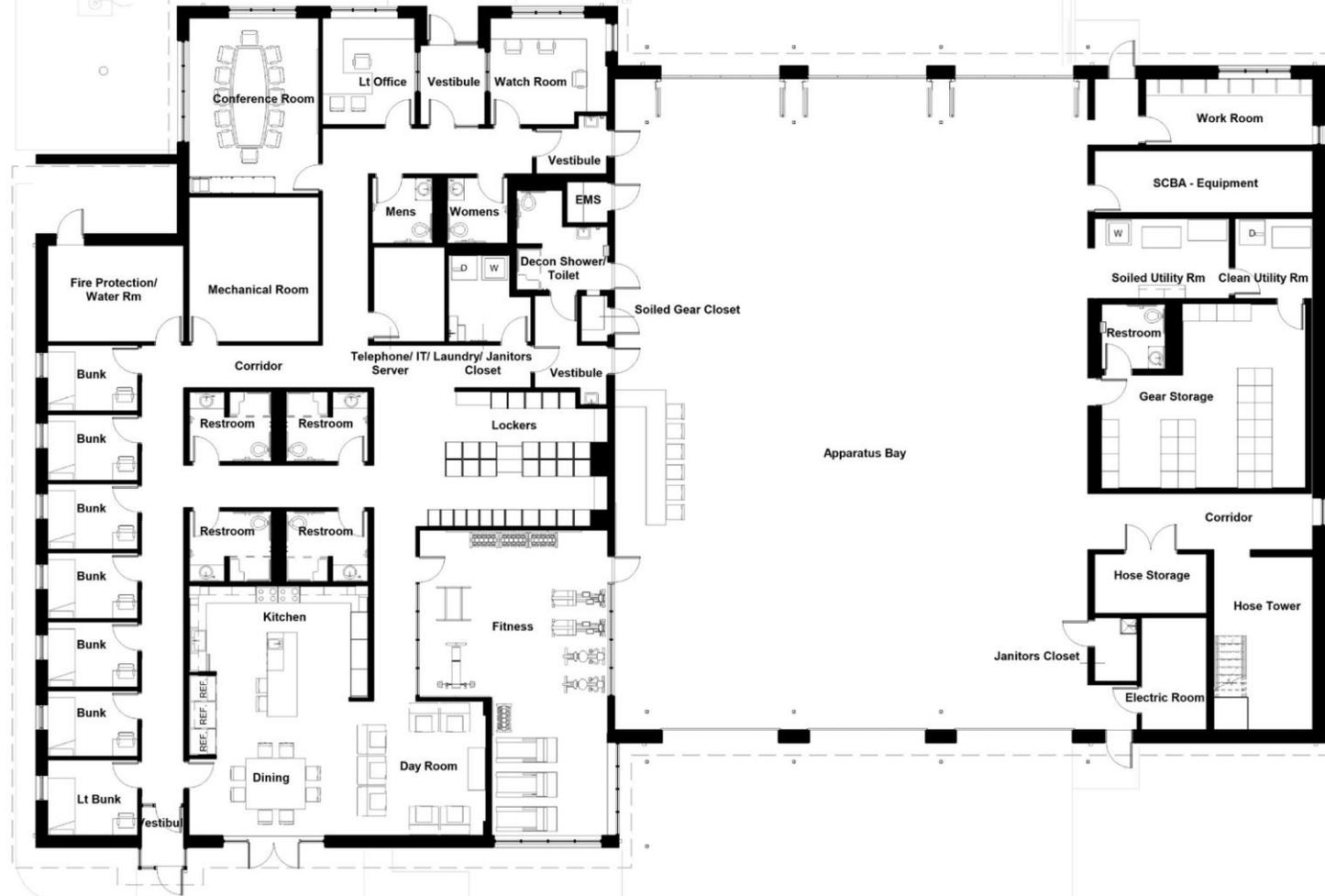
Every portion of the station is coded into red, yellow, or green zones to indicate the relative potential threat level to building users from cross-contamination of environmental materials related to fire service. A gradient is maintained where yellow zones buffer and provide opportunities to decontaminate and isolate red zones from green zones.

- **Response Time**

Every operational space in the station is measured for proximity to respond with access to apparatus bays and vehicles.

- **Wellness of Firefighters**

Ample amenities are provided to promote mental, physical, and well-being for firefighters. This includes a gradient of privacy from active areas to more private spaces for rest and contemplation, fitness specific areas centrally located between living areas and training spaces, and outdoor well-being patio space for decompression.



# FUNCTIONAL PLANNING

The Design Solution establishes a connection to the existing Hanover Park Fire Station No. 15, the current central station in the network. This facility deploys a greater sense of vernacular rural scale and elements in a transitional style. A combination of gable and shed roof forms blend the building into the residential surroundings and selected masonry materials relate to municipal buildings which are adjacent on the site and present at the main village municipal complex.









**ESTIMATED Project Cost:  
Range: \$8,383,057 -  
\$8,725,121**

## PROJECT SCHEDULE

- JULY 2021: TEAM INTERVIEW
- OCTOBER 2021: DESIGN BUILD CONTRACT APPROVED
- NOVEMBER 2021: KICKOFF MEETING
- JANUARY - MARCH 2022: SCHEMATIC DESIGN PHASE
- MARCH 29 2022: 1ST BUDGET REVIEW
- APRIL-JULY 2022: DESIGN DEVELOPMENT PHASE
- AUGUST 9 2022: 2ND BUDGET REVIEW MEETING
- AUGUST-NOVEMBER 2022: CONSTRUCTION DOCUMENTS
- SEPTEMBER 2022: CIVIL DRAWINGS SUBMITTED FOR PERMIT
- NOVEMBER 15 2022: SUBMIT DRAWINGS FOR VILLAGE PERMIT
- JANUARY 9 2023: RESUBMIT DRAWINGS  
PROJECT OUT FOR PUBLIC BID
- FEBRUARY 16 2023: PRESENT GMP AT VILLAGE BOARD MEETING
- MARCH- DECEMBER 2023: CONSTRUCTION

Task Name	Duration	Start
Contract Negotiation	73 days	Wed 7/14/21
<b>Pre Design</b>	<b>31 days?</b>	<b>Tue 11/2/21</b>
Kick Off		Tue 11/2/21
Internal Kick-Off meeting	1 day	Fri 11/5/21
Programming	9 days	Tue 11/2/21
Programming Meeting 2	1 day	Tue 11/9/21
Concept Planning	16 days	Tue 11/9/21
Thanksgiving	2 days	Thu 11/25/21
Program Meeting 3	0 days	Tue 11/30/21
Charrette #2	5 days	Tue 11/30/21
<b>Schematic Design</b>	<b>76 days</b>	<b>Wed 12/15/21</b>
<b>Design Options</b>	<b>61 days</b>	<b>Wed 12/15/21</b>
Holiday Break	7 days	Thu 12/23/21
Meeting 1	1 day	Tue 1/11/22
Meeting 2 Exterior Options Review	1 day	Tue 1/25/22
Meeting 3 Exterior Materials	1 day	Tue 2/8/22
Meeting 4 Initial Furniture & MEP	1 day	Tue 2/22/22
Meeting 5 SD Design Review	1 day	Tue 3/8/22
<b>QAQC - Estimating</b>	<b>16 days</b>	<b>Tue 3/8/22</b>
100% SD Estimate	15 days	Tue 3/8/22
Final SD Design And Estimate Presentation	1 day	Tue 3/29/22
<b>Design Development</b>	<b>91 days</b>	<b>Tue 3/29/22</b>
<b>DD Design</b>	<b>76 days</b>	<b>Tue 3/29/22</b>
Meeting 1 Finishes	0 days	Mon 5/23/22
Meeting 2 Finishes	0 days	Tue 5/31/22
Meeting 3 MEP & Tech	0 days	Tue 6/14/22
Meeting 4 Millwork, Doors & Hardware	0 days	Tue 6/28/22
Meeting 5 DD Exterior Landscape & Civil	0 days	Tue 7/12/22
<b>QAQC - Estimate</b>	<b>16 days</b>	<b>Tue 7/12/22</b>
QAQC	5 days	Tue 7/12/22
100% DD Estimate	16 days	Tue 7/12/22
DD Review	1 day	Tue 8/2/22
<b>Construction Documents</b>	<b>76 days?</b>	<b>Tue 8/2/22</b>
<b>CD Design</b>	<b>74 days</b>	<b>Tue 8/2/22</b>
Meeting 1 Plan Updates and Exterior Design	0 days	Tue 8/23/22

# QUESTIONS?

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