



21st Century Police Headquarters Rises Out of the Heart of Darkness

When building a new police headquarters even the most trying economic circumstances can be overcome through collaboration and creativity.

The Village of Hanover Park sought to build a new police HQ that was envisioned as a solid step into the future and a gateway into town. However, this project moved forward concurrent to the start of the Great Recession. As a result, a fixed budget was approved by the elected officials, which did not allow for construction of a planned 28 car indoor squad garage or firing range, both of which were considered critical success factors for Chief David Webb.

Prioritizing important functional elements was a driving factor.

Needing to find a way to include these critical elements in the project and unwilling to compromise on basic police square footage, public interface, design excellence, or sustainability, and facing a new and disturbing marketplace – a new approach needed to be employed in order to conquer the budget set by others. Functional priorities can be set and preserved by a great process that creates a trusting relationship between owner, user, architect, and construction manager

Collaboration between architect and contractor can be highly advantageous.

A strong, trusting collaboration between owner, user, architect, and construction manager allowed the project to move forward confidently, albeit on a certain level of faith. By having the construction manager on board from the start of design allowed a bold fast tracked plan of multiple bid packages to be put in place. This was done initially to take best advantage of the available construction season, but ultimately, allowed our team to take advantage of a free-falling construction marketplace - issuing bid packages on seven different occasions to seize the best possible pricing for critical items, based on real time bid results on other projects with key subcontractors.

List methods for fast-tracking and maximizing the available marketplace.

Methods for fast-tracking include: Working faster - maintain a linear, more typical, design process but expedite each step. Concurrent work- construction begins before design is complete

The Architect's Problems with fast tracking: Expect more errors, More change orders It is not always safe to assume the client will save money by fast tracking the project. It takes coordination and being in tune with market conditions- along with the guts to place your bet, as a team, on the best bid date.