



City of Geneva Facilities Master Plan June 23, 2025

fgma
FGMA ARCHITECTS

Image courtesy of the Geneva History Museum

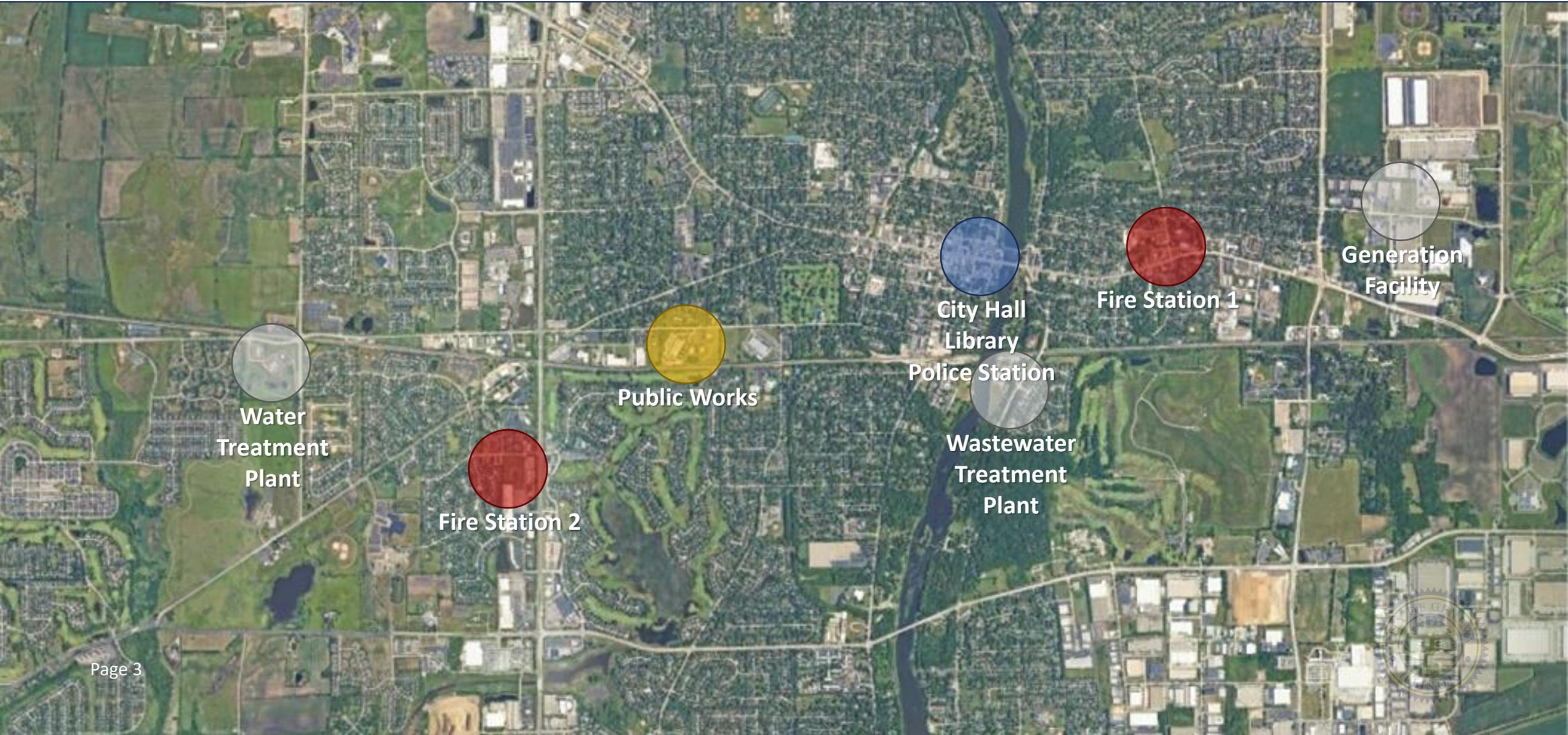


Agenda

- Goals | What is Being Solved
- Methodology
- What We Heard
- Opportunities and Constraints
- Options for Consideration
- Preliminary Costs
- Next Steps



City of Geneva Facilities Master Plan



Why are we here?

- Being a historic community has its challenges, with some infrastructure dating back two centuries.
- The significant infrastructure challenges makes it harder to provide the level of service the community expects.
- Safety, security, and accessibility is challenged by the existing conditions.
- Morale is negatively impacted, making it difficult to attract and retain quality staff.



Capital Improvements Summary

Police Department

- Constructed in Phases – 1915, 1953, 1987 and 2002
- Infrastructure and Space Needs

City Hall

- Constructed in 1912
- Significant Accessibility, Infrastructure and Space Needs

Library

- Constructed in Phases – 1908, 1938, 1986 and 1998
- Vacant Since 2020
- Accessibility and Infrastructure Needs



Capital Improvements Summary

Fire Station 1

- Constructed in 2002
- Infrastructure and Space Needs

Fire Station 2

- Constructed in 1993 to a Residential Standard
- Significant Infrastructure and Space Needs

Public Works

- Constructed in 1987 and Expanded in 1997
- Infrastructure, Accessibility, Security, Safety and Space Needs



Overarching Goals

- Build consensus on a master plan strategy or group of strategies
- Provide creative and thoughtful solutions
- Provide consistency across departments
- Recognize the need to maintain services and operations throughout implementation



Methodology

- Review of Record Documents
- Review of Previous Needs Assessments
- Tours of Existing Facilities
- City Council Surveys
- Meetings and Interviews with Key Stakeholders
- Collaboration with Strategic Plan Update
- Coordination with City Engagement Process
- Development of Options and Costs
- Recommendations



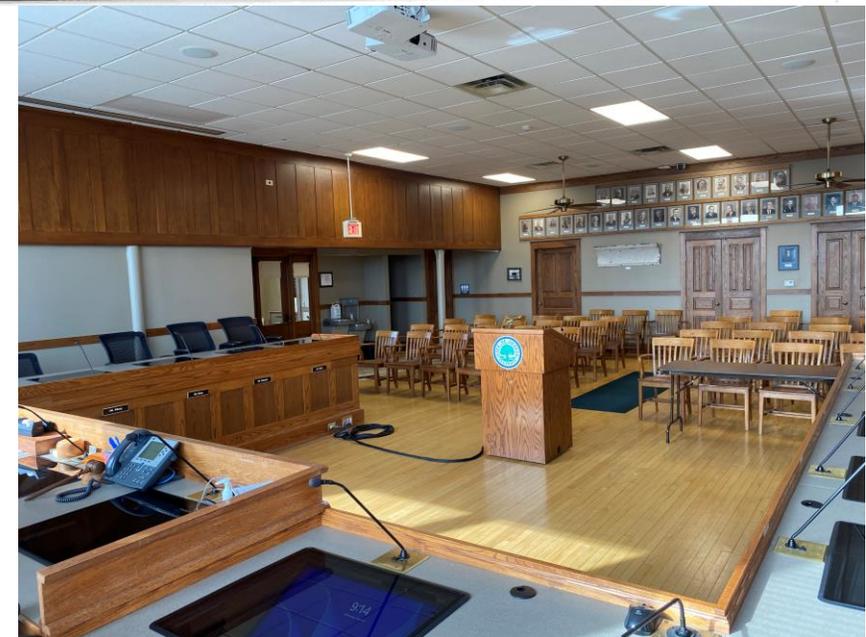
What We Heard

- Immediate need for a new Police Station
- Modernization and infrastructure improvements at other City facilities
- Provide safe, secure, accessible and effective work environments
- Complete the plan as soon as possible
- Support other developments
- Remain a good steward with a focus on the environment
- Maintain historic character of City facilities



Opportunities and Constraints

- Reviewed dozens of sites with focused on **City-Owned properties**
 - Cost Effective
 - Minimizes Schedule Impact
 - Less Complicated
- **Space Needs Analysis & Test Fit Site Plans for New and/or Renovated Facilities**
 - Must-Do
 - Should-Do
 - Nice-To-Do

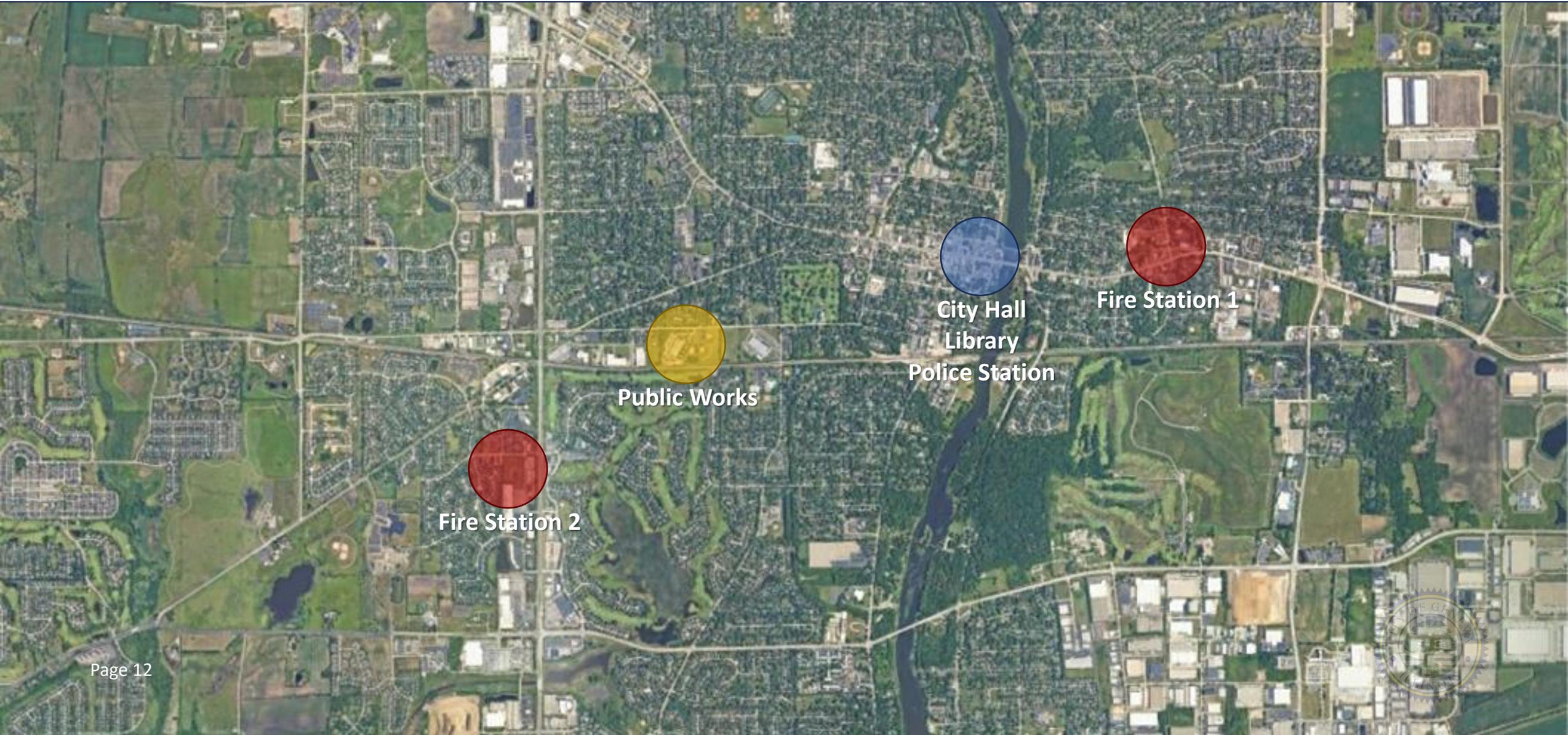


Program Summary

Facility	Existing Program	Proposed Program Must-Do	Delta
Police Station	21,500 SF	45,000 SF	<ul style="list-style-type: none"> • Right-Sized Facilities - Evidence • Option for Indoor Parking • Option Indoor Firing Range
City Hall	10,200 SF	20,000 SF	<ul style="list-style-type: none"> • Right-Sized Council Chambers • Additional Meeting Rooms • Finance Part of City Hall
Fire Station 1	24,600 SF	24,600 SF	<ul style="list-style-type: none"> • Interior Renovations • Health, Life Safety improvements • Exterior Improvements
Fire Station 2	7,300 SF	20,800 SF	<ul style="list-style-type: none"> • Apparatus Bays • Staff Space • Support Space
Public Works	104,000 SF	149,800 SF	<ul style="list-style-type: none"> • Meeting Rooms • Break Room and Locker Rooms • Outdoor Storage



City of Geneva Facilities Master Plan



Downtown | City Hall, Library and Police



Police Station

Opportunities:

- City-Owned Sites Available for Development

Challenges:

- Does Not Meet Programmatic Needs
 - Training Spaces
 - Indoor Parking
- Does Not Meet Operational Needs
 - Sallyport
 - Offices and Meeting Space
- Significant MEP / Infrastructure improvements



Downtown | Police Department

Options Considered:

- Redevelopment of Existing Site
- Several Privately Owned Sites
- Several City-Owned Sites

NEW DIAGONAL PARKING



South Street | New Police Station

Program:

- 45,000 SF Police Station
 - Records & Administration
 - Patrol & Investigations
 - Evidence Processing & Storage
 - Training Spaces
 - Staff Support
 - Detention
- Alternate for Indoor Parking for Police Vehicles
- Alternate for Indoor Firing Range



Downtown | Opportunities

Parcel for Sale for Redevelopment:

- 60,245 SF

Options for Redevelopment:

- Private Mixed-Use Development
- New Downtown Parking Structure with 200 – 300 Spaces

NEW DIAGONAL PARKING



City Hall and Library



City Hall and Library

Opportunities:

- Downtown Location for City Services
- Ample Space Available
- Maintains Historic Character

Challenges:

- Too Much Space
- Historic Buildings Do Not Meet Current Codes
 - Accessibility
 - Energy Codes
 - Storm Shelter
- MEP / Infrastructure improvements



City Hall and Library

Program:

- Accessible Spaces
- Right-Sized Council Chambers
- Additional Meeting Spaces
- Incorporate Finance Department



City Hall and Library | Options

- Historic City Hall Building Remains in Each Option
- Various Options for Adaptive Reuse of Existing Library Building
- Addition of 20 Parking Spaces on James Street – In Progress!



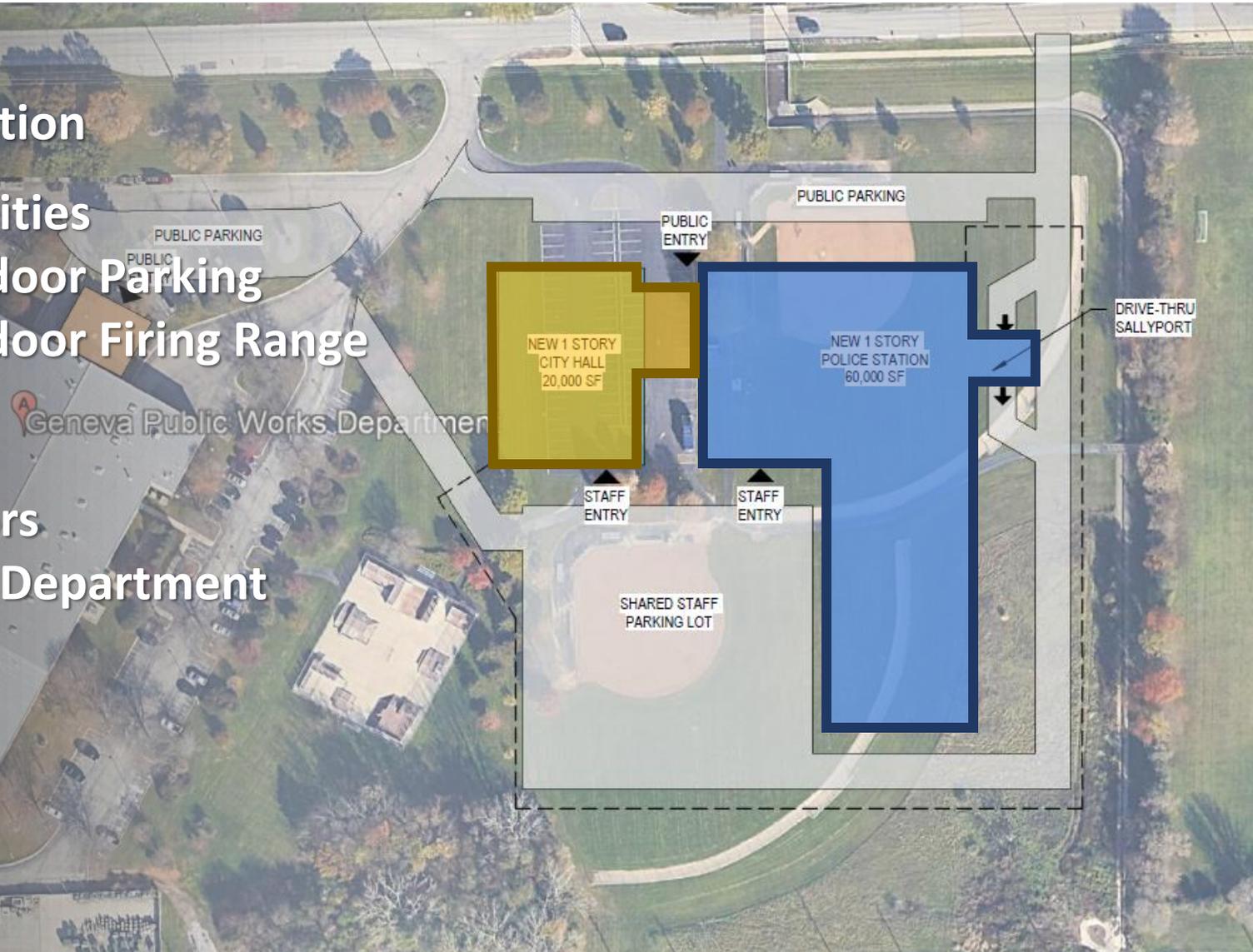
South Street | New City Hall and Police Station

45,000 SF Police Station

- Right-Sized Facilities
- Alternate for Indoor Parking
- Alternate for Indoor Firing Range

20,000 SF City Hall

- Council Chambers
- Offices for Each Department
- Meeting Rooms



New City Hall | Library Option 1

- Adaptive Reuse of Existing Library for City Hall Functions
- Renovate Existing City Hall for Other Community Uses

NEW DIAGONAL PARKING



New City Hall | Library Option 2

- Renovate Portion of Existing Library for City Hall Functions
- Add New Surface Parking to the North
- Renovate Existing City Hall for Other Community Uses

NEW DIAGONAL PARKING



New City Hall | Library Option 3

- New City Hall Addition to Replace Library
- Renovate Existing City Hall
- New Accessible Entrance and Civic Plaza
- Add New Surface Parking to the West

NEW DIAGONAL PARKING



New City Hall | Library Option 4

- Renovate Existing City Hall
- Restore Historic Portion of Existing Library
- New City Hall Addition with Accessible Entrances
- New Downtown Civic Plaza

NEW DIAGONAL PARKING



Fire Station 1 | Headquarters

Challenges:

- Decontamination area improvements
- Privacy improvements in sleeping quarters
- Enclosed Access to Lower Level
- MEP / Infrastructure improvements
- No Storm Shelter

Opportunities:

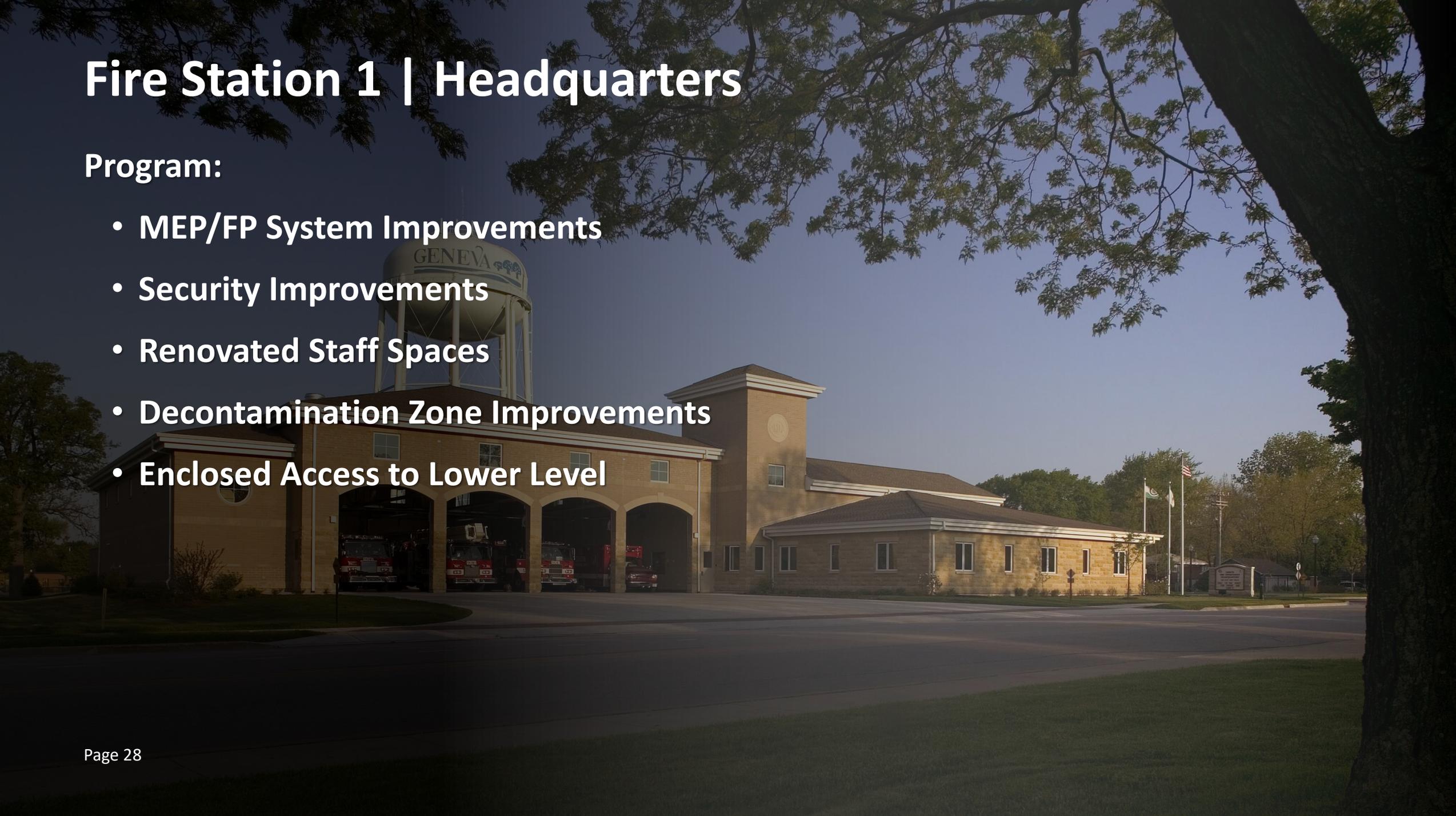
- Building in very good condition
- Minimum additional space required to meet space needs



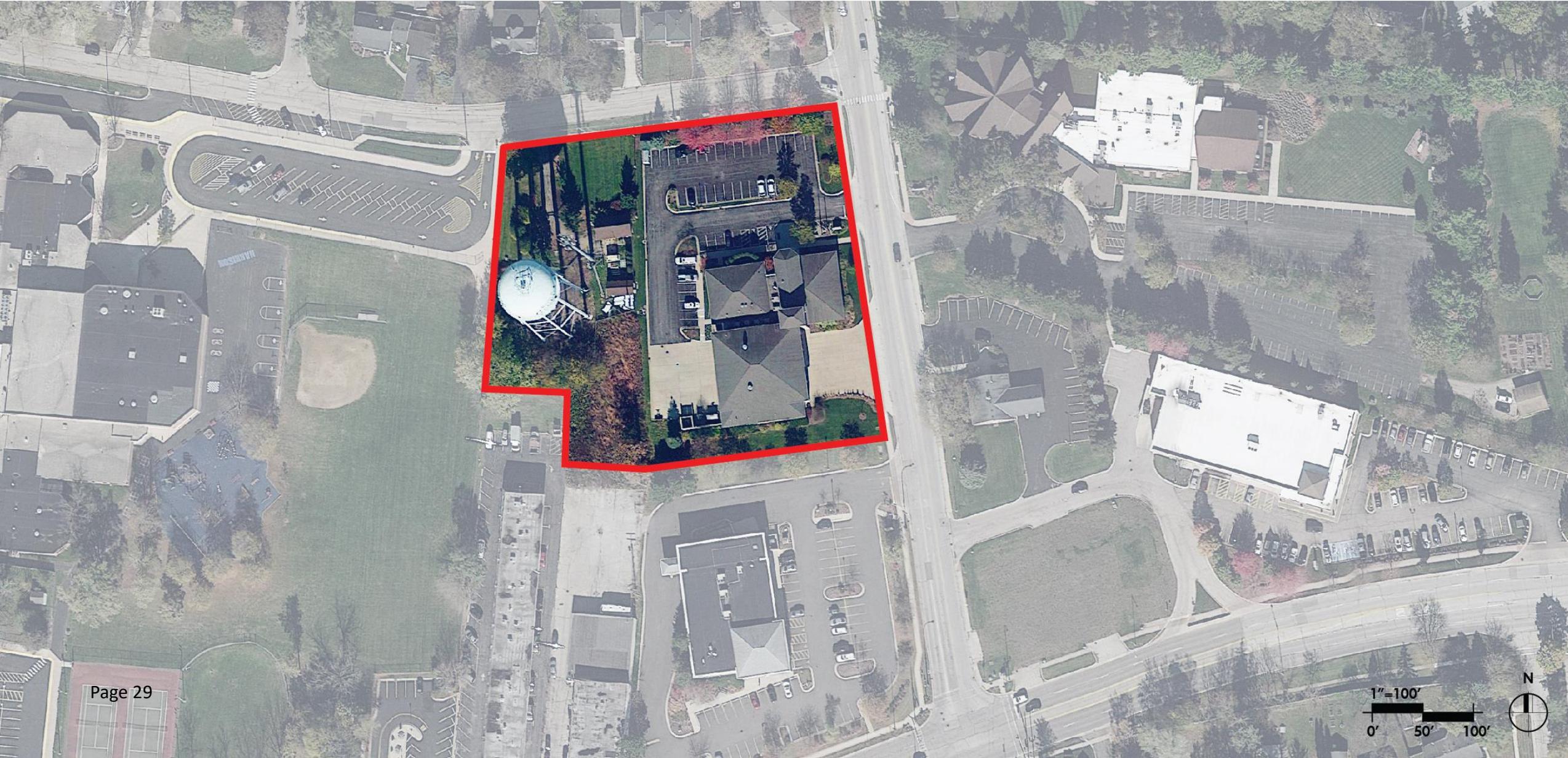
Fire Station 1 | Headquarters

Program:

- MEP/FP System Improvements
- Security Improvements
- Renovated Staff Spaces
- Decontamination Zone Improvements
- Enclosed Access to Lower Level



Fire Station 1 | Existing



Fire Station 1 | Proposed Improvements



Fire Station 2 | West Side

Challenges:

- Age of Existing Facility and Systems
- Facilities Do Not Meet Current Codes
 - Accessibility
 - Energy Codes
 - Storm Shelter
- Existing Site Challenges

Opportunities:

- Existing City-Owned Site
- Neighborhood Stormwater Improvements



Fire Station 2 | West Side

Program:

- Drive-Thru Apparatus Bays
- Offices and Meeting Space
- Staff Support:
 - Bunk Rooms
 - Locker Rooms
 - Break Rooms
 - Training and Fitness
- Fully Accessible
- Sustainable Design
- Storm Shelter



Fire Station 2 | Existing



Fire Station 2 | Proposed



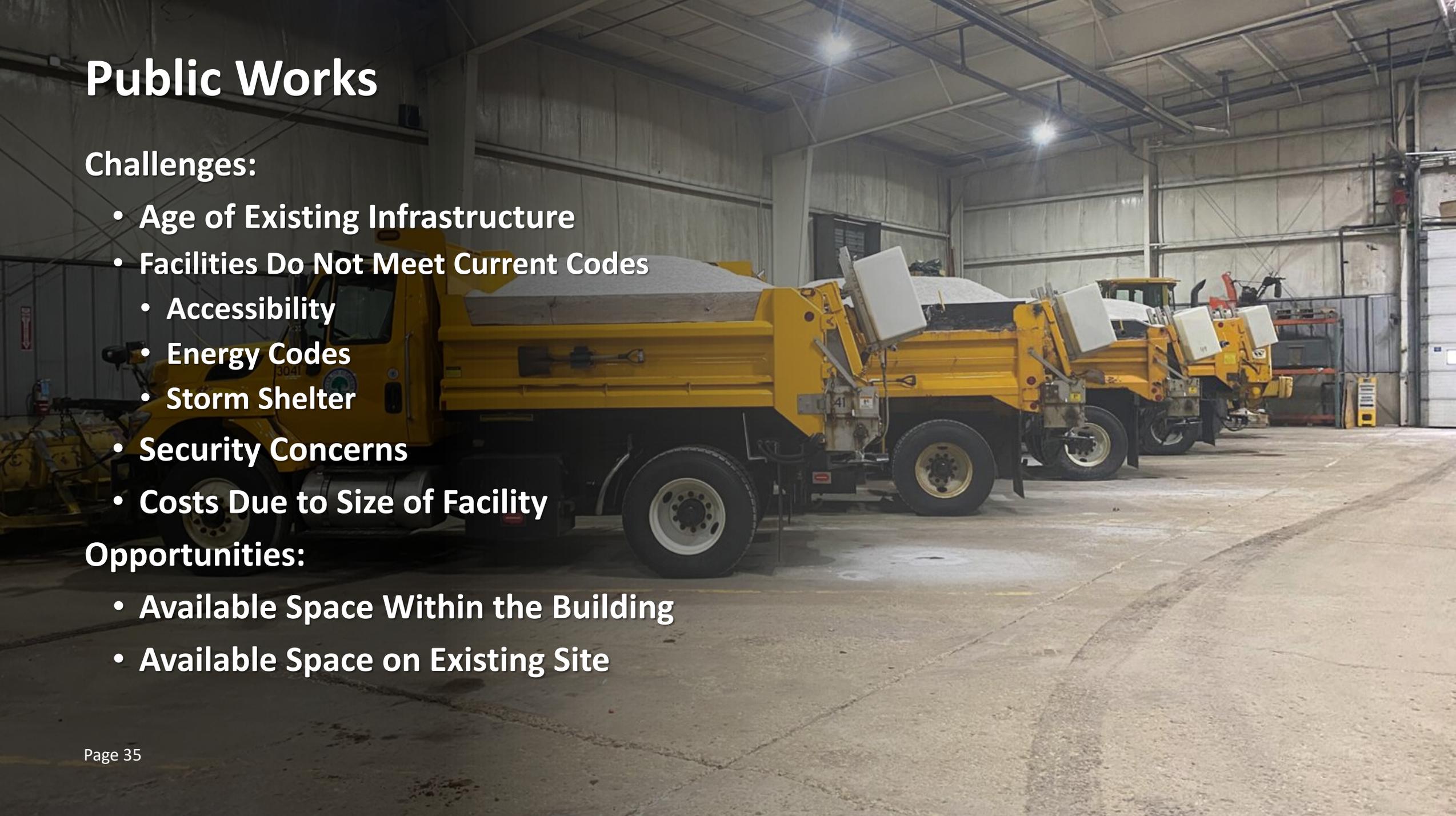
Public Works

Challenges:

- Age of Existing Infrastructure
- Facilities Do Not Meet Current Codes
 - Accessibility
 - Energy Codes
 - Storm Shelter
- Security Concerns
- Costs Due to Size of Facility

Opportunities:

- Available Space Within the Building
- Available Space on Existing Site



Public Works

Program:

- MEP/FP System Improvements
- Security Improvements
- Roadway and Access Improvements
- Renovation and/or Addition
- Offices & Meeting Rooms
- Locker Rooms
- Break Rooms
- Storm Shelter
- New Vehicle Maintenance Facility



Public Works | Existing



Public Works and Police Station



How We Got Here

2021

- Completed Facility Condition Assessments:**
- City Hall
 - Police Station
 - Fire Station 1
 - Fire Station 2
 - Water Treatment Plant
 - Wastewater Treatment Plant

2022

City Review and Discussion of Next Steps

2023

- Facilities Master Plan**
- Confirm Facility Needs
 - Confirm Program Needs
 - Site Analysis
 - Development of Options

2024

- City Review of Preliminary Facilities Master Plan**
- Community Surveys
 - Community Committee Meetings
 - Public Engagement Process

2025

- Refinement of Facilities Master Plan**
- Adoption
 - Implementation Strategies



Methodology of Approach | Process

Process	Analysis	Synthesis	Exploration	Confirmation	Refinement
Building & Site Analysis	Assess Existing Conditions	Tours and Interviews			
	Identify Opportunities	Review Site Options	Confirm Opportunities	Develop Concepts	
	Identify Constraints	Define Project Limits	Confirm Constraints	Present Options	Confirm Direction
Program Analysis	Identify Goals & Objectives	Establish Specific Goals			
	Review Initial Program Statement	Align Program with Vision	Review Initial Program Statement	Prioritize Needs	
	Interview Stakeholders	Follow-up with Stakeholders	Confirm What Was Heard	Test Fit Space Plans	
Sustainability	Identify Sustainable Initiatives	Align Initiatives with Vision	Develop Preliminary Resiliency Work Plan	Align Sustainable Initiatives with Options	Align Priorities with Master Plan
Cost	Review Budget Goals	Prepare Cost Model	Develop Preliminary Costs	Review Cost Impact of Options and Phasing	Align Costs with Priorities and Schedule / Phasing
Schedule & Phasing	Confirm Long-Term and Short-Term Goals	Review Phasing Options	Test Phasing Options	Confirm Project Schedule and Phasing	Align Schedules with Priorities and Funding

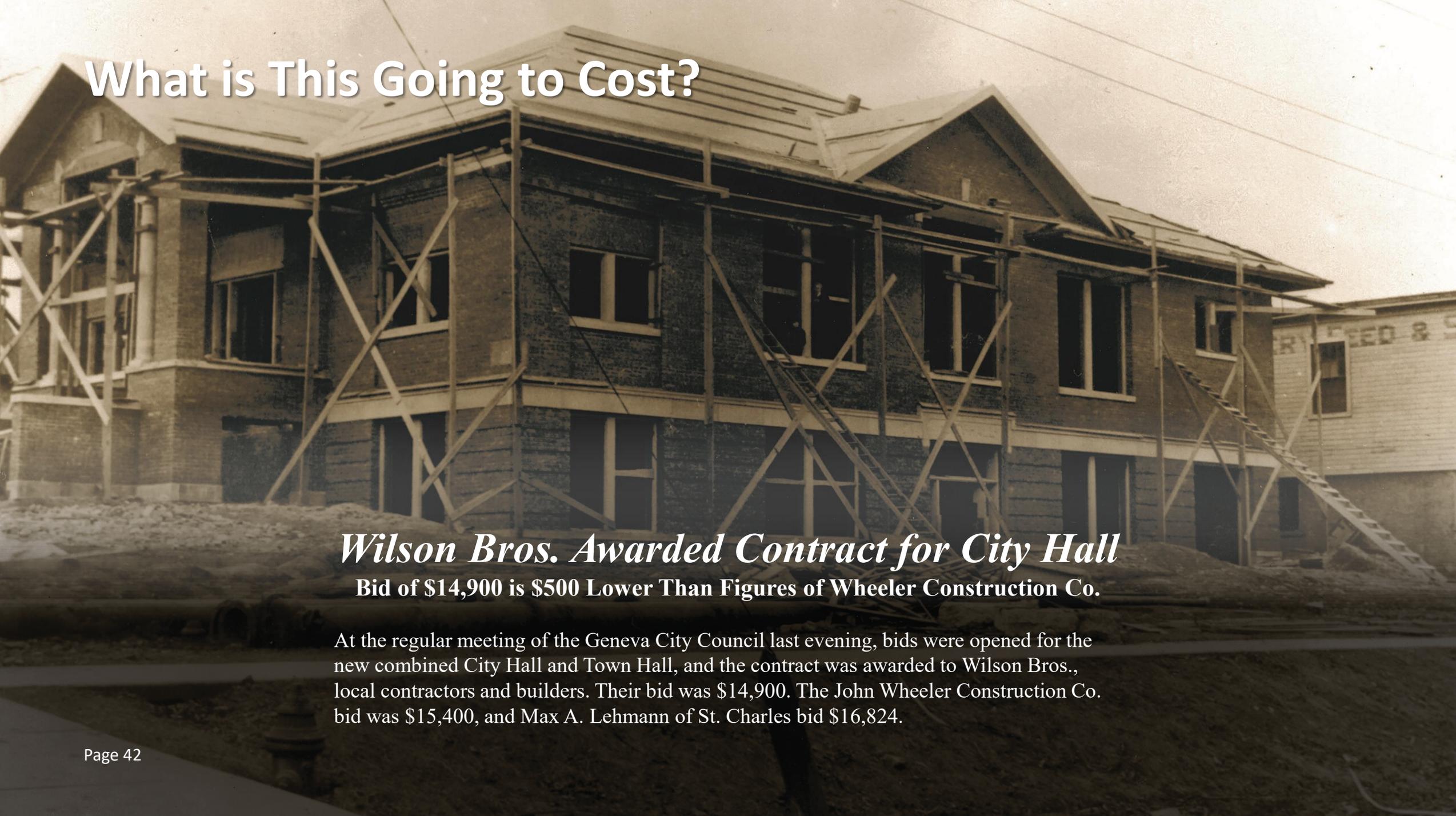


Process | Where We are Today

Process	Analysis	Synthesis	Exploration	Confirmation	Refinement
Building & Site Analysis	Assess Existing Conditions	Tours and Interviews			
	Identify Opportunities	Review Site Options	Confirm Opportunities	Develop Concepts	
	Identify Constraints	Define Project Limits	Confirm Constraints	Present Options	
Program Analysis	Identify Goals & Objectives	Establish Specific Goals			Confirm Direction
	Review Initial Program Statement	Align Program with Vision	Review Initial Program Statement	Prioritize Needs	
	Interview Stakeholders	Follow-up with Stakeholders	Confirm What Was Heard	Test Fit Space Plans	
Sustainability	Identify Sustainable Initiatives	Align Initiatives with Vision	Develop Resiliency Work Plan	Align Work Plan with Options	Align Priorities with Master Plan
Cost	Review Budget Goals	Prepare Cost Model	Develop Preliminary Costs	Review Cost Impact of Options	Align Costs with Priorities
Schedule & Phasing	Confirm Long-Term and Short-Term Goals	Review Phasing Options	Test Phasing Options	Confirm Project Schedule and Phasing	Align Schedules with Priorities



What is This Going to Cost?



Wilson Bros. Awarded Contract for City Hall

Bid of \$14,900 is \$500 Lower Than Figures of Wheeler Construction Co.

At the regular meeting of the Geneva City Council last evening, bids were opened for the new combined City Hall and Town Hall, and the contract was awarded to Wilson Bros., local contractors and builders. Their bid was \$14,900. The John Wheeler Construction Co. bid was \$15,400, and Max A. Lehmann of St. Charles bid \$16,824.

Cost Summary | Immediate Implementation

Construction Costs (Hard Costs)

- Construction (Bricks and Mortar)
- General Conditions, OH&P
- Insurance
- Escalation
- Contingency

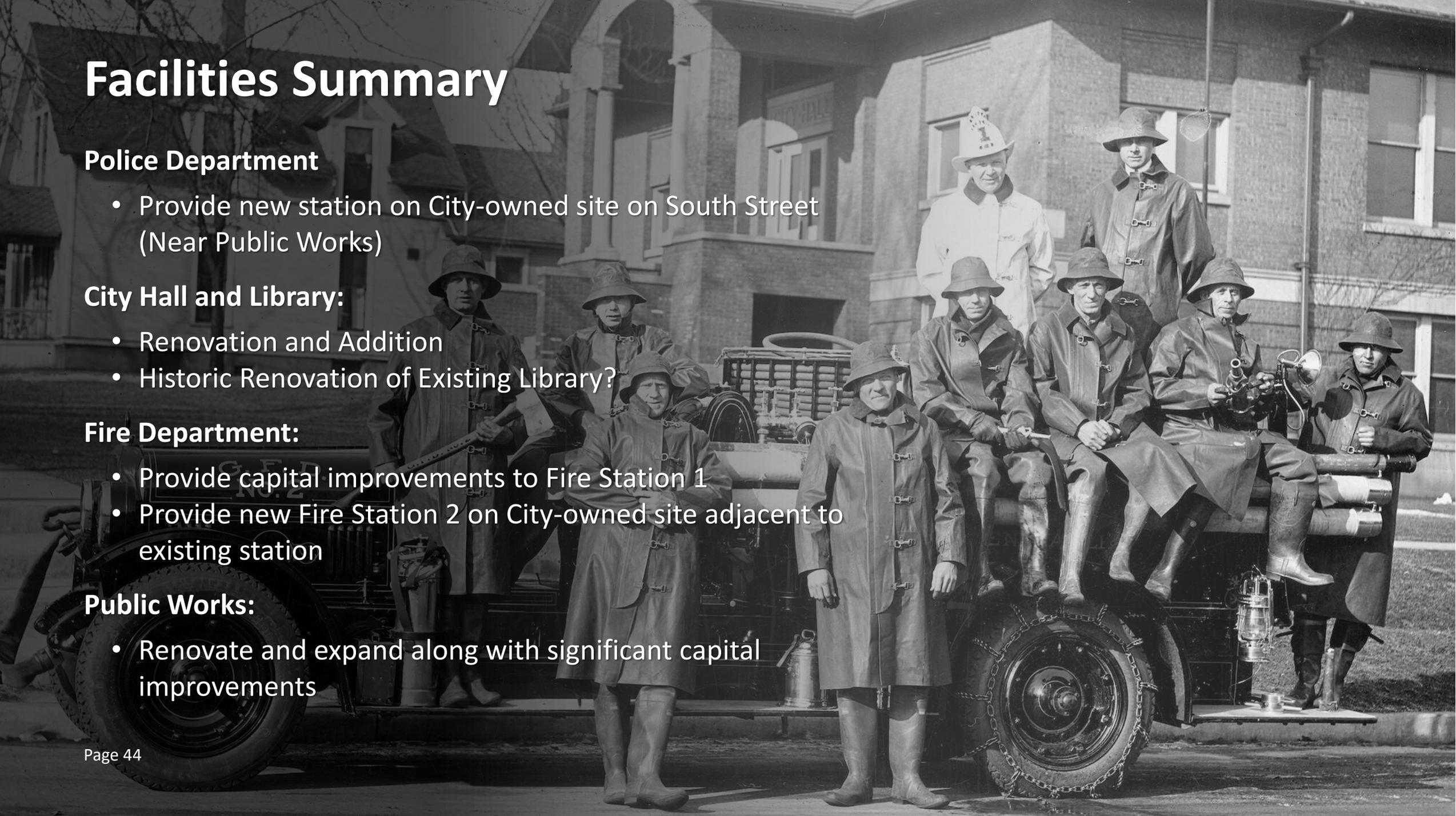
Owner's Costs (Soft Costs)

- Due Diligence
- Professional Fees
- Furniture, Fixtures and Equipment
- Contingency

Renovations and New Facilities	Current Project Costs Must-Do
Police Station	\$48.1M
City Hall	\$34.5M – \$41.8M
Fire Station 1	\$8.2M
Fire Station 2	\$19.7M
Public Works	\$21.1M
TOTAL	\$131.6M – \$138.9M



Facilities Summary



Police Department

- Provide new station on City-owned site on South Street (Near Public Works)

City Hall and Library:

- Renovation and Addition
- Historic Renovation of Existing Library?

Fire Department:

- Provide capital improvements to Fire Station 1
- Provide new Fire Station 2 on City-owned site adjacent to existing station

Public Works:

- Renovate and expand along with significant capital improvements

Adoption of Facilities Master Plan

- Reaffirm that a New Police Station is an Immediate Need
- Confirm City Hall Remains Downtown
- Confirm Preferred Direction for City Hall
 - Municipal Campus on South Street
 - Option 1 – Redevelop Existing Library for New City Hall
 - Option 2 – Redevelop Portion of Existing Library for New City Hall
 - Option 3 – Demolition of Library and Addition to Existing City Hall
 - Option 4 – Addition and Renovation of City Hall and Library
- July 7, 2025 – Adoption of Master Plan



Questions?

