

12th (Near West) Police District Station

1412 S. Blue Island Avenue



Building Features

- 44,000 Square Feet
- High-tech roll call room with SMART boards
- Physical fitness room
- Community room to accommodate group functions, such as Chicago Alternative Policing Strategy (CAPS) meetings, with seating capacity for more than 100
- Secure viewing and line-up rooms
- “Quiet room” for traumatic incident counseling
- Locker facilities
- Warming/cooling station capabilities
- Cameras mounted on exterior to monitor parking lots and all access/egress points
- Geothermal heat exchange system
- State-of-the-art fiber optic cable network
- Load bearing masonry with exterior finish brick
- Durable materials for ease of cleaning and maintenance (i.e. burnish block walls and terrazzo flooring)

Exterior Amenities

- Parking lot (225 spaces & 4 vehicle charging stations)
- 150-foot monopole communications tower
- Outdoor electronic message board
- Reflective and landscaped site development (reduces the urban heat island effect)
- Bicycle storage area
- Multiple electric car recharging ports
- Permeable paving
- Aggressive stormwater management
- Green and reflective roof

Project Development Information

- Architect of Record: VOA
- General Contractor: Harbour Contractors, Inc.
- Contract Value: \$21,536,564.78

Economic Sustainability Program

- City Residency Labor Requirement
- Community Hiring Requirement
- Local Business Requirement
- M/WBE Business Commitment: 28% minimum
- Bid incentives for the employment of Women and Minorities
- Bid incentives for the employment of Apprentices



12th (NEAR WEST) POLICE DISTRICT STATION

ENVIRONMENTALLY FRIENDLY OR "GREEN" ELEMENTS



The new 12th District Police Station was designed to achieve a Gold level of certification under the U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) 2009 Rating System for New Construction.

Green buildings are designed, constructed and maintained in an environmentally sustainable way to lower their lifecycle impacts on the environment. Some of the green elements that are part of this Police Station are outlined below.

Sustainable Sites

These features take into account the location and placement of the building, and its impact on and relationship with the environment around it.

- The Police Station was constructed on a previously developed site. The area within ½ mile of the station includes density residential neighborhoods with more than 10 basic services (neighborhood amenities).
- The police station is well served by public transportation, with 2 CTA bus lines stopping within ¼ mile, of the building.
- Alternative transportation is encouraged through the addition of bike storage facilities and electric vehicle charging stations.
- The police station effectively manages stormwater with the help of an over 50% vegetated roof, a permeable pavement parking lot, a water harvest system for water reuse and on-site infiltration, and landscape stormwater infiltration features.
- The balance of the roof surface has a high degree of reflectivity. The permeable paver parking lot and concrete walkways are also light in colored. These light surfaces reflect sunlight, and contribute less to the urban heat island effect on and around the building. Lower summer temperatures around the building translate into less energy required to cool it.

Water Efficiency

Efforts were made to conserve water in and around the building.

- Landscape plantings include adaptive and native species. This, together with the use of harvested rainwater for irrigation, eliminates the need to use potable water for irrigation.
- Rainwater is harvested and stored for use to flush plumbing fixtures as well as for irrigation. Water efficient plumbing fixtures, and use of this harvested rainwater, together reduce building potable water usage by close to 94%.

Energy & Atmosphere

Green buildings reduce the amount of energy used by the building, and may make use of renewable energy.

- Ground source heat exchange (geothermal), an efficient building envelope with good insulation in the walls and roof, and efficient lighting systems which utilize available daylight, contribute to expected increase in energy efficiency of over 29% compared with other facilities of similar size and use.
- Purchase of renewable energy credits supports the development of renewable sources of power and reduces reliance on traditional sources of power generation.
- Enhanced commissioning helps ensure that the building's energy-using systems are installed and perform as designed, and that the operations and maintenance staff are well trained.

Materials & Resources

Materials selection is mindful of recycled content, and regional manufacturing, to reduce use of energy to bring the materials to the site and to reduce raw material consumption.

- This building is constructed of approximately 21% recycled materials.
- Over 46% of the materials used for this building were manufactured and derived from within 500 miles of the project site.
- Close to 18% of the wood used in this building came from sustainably managed forests certified by the Forest Stewardship Council (FSC).
- Close to 75% of the waste generated during construction of this building was recycled or reused, and kept out of landfills.

Indoor Environmental Quality

Green buildings are designed to ensure good indoor air quality for workers during construction and for the end users of the completed building. Environmental quality in terms of access to daylight and views are also considered.

- This building provides excellent indoor environmental quality for all occupants.
- Care was taken to ensure contaminants were kept out of the building during construction, with an air quality plan, and through the selection of materials that emit less fumes. At the end of construction, a building flushout was performed to exhaust contaminants in the air before the building was occupied.
- Ongoing air quality is being maintained through Fleet and Facilities Management Green Cleaning and Integrated Pest Management practices.

