

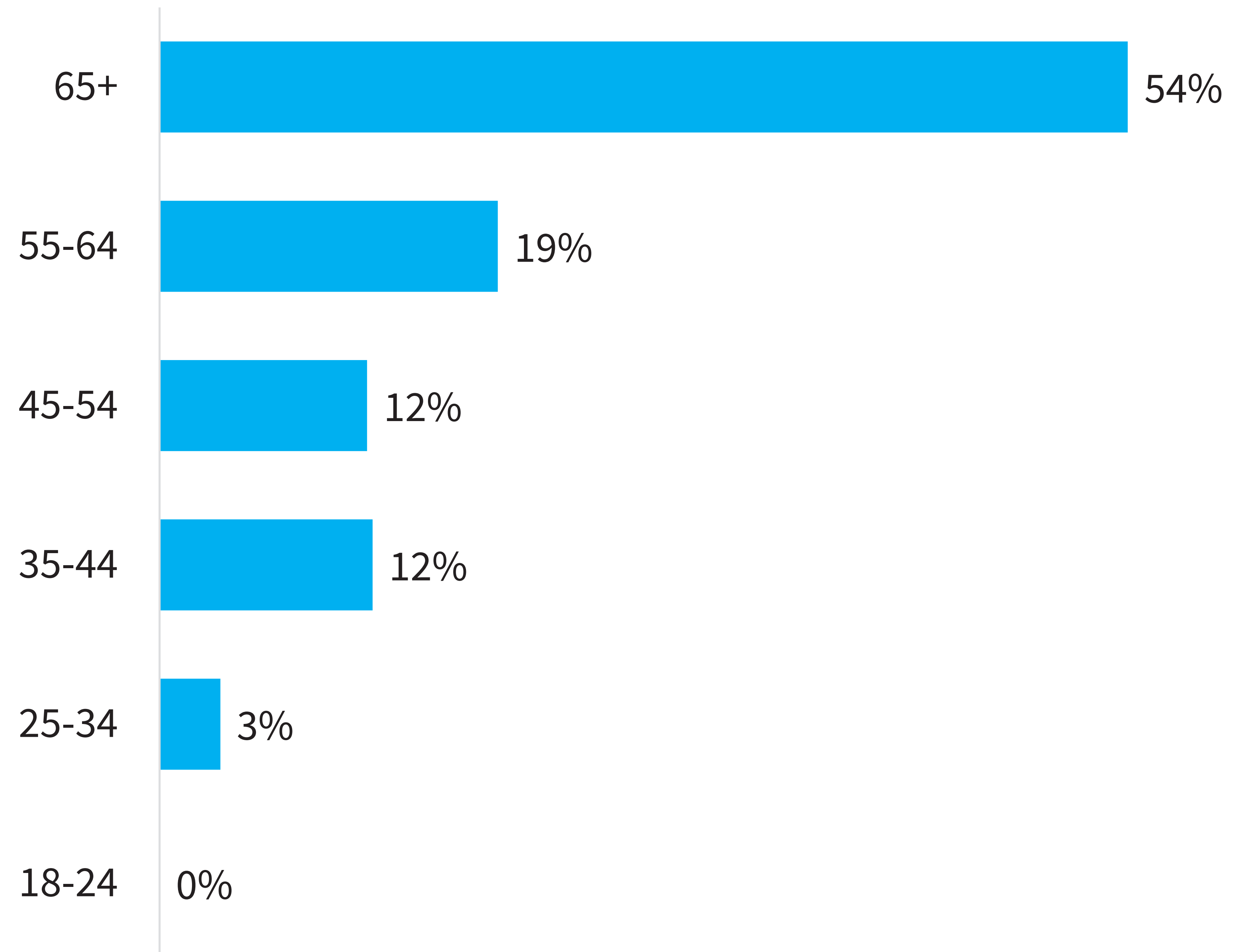
SURVEY RESULTS



727
RESPONDENTS

19.6%
RESPONSE RATE

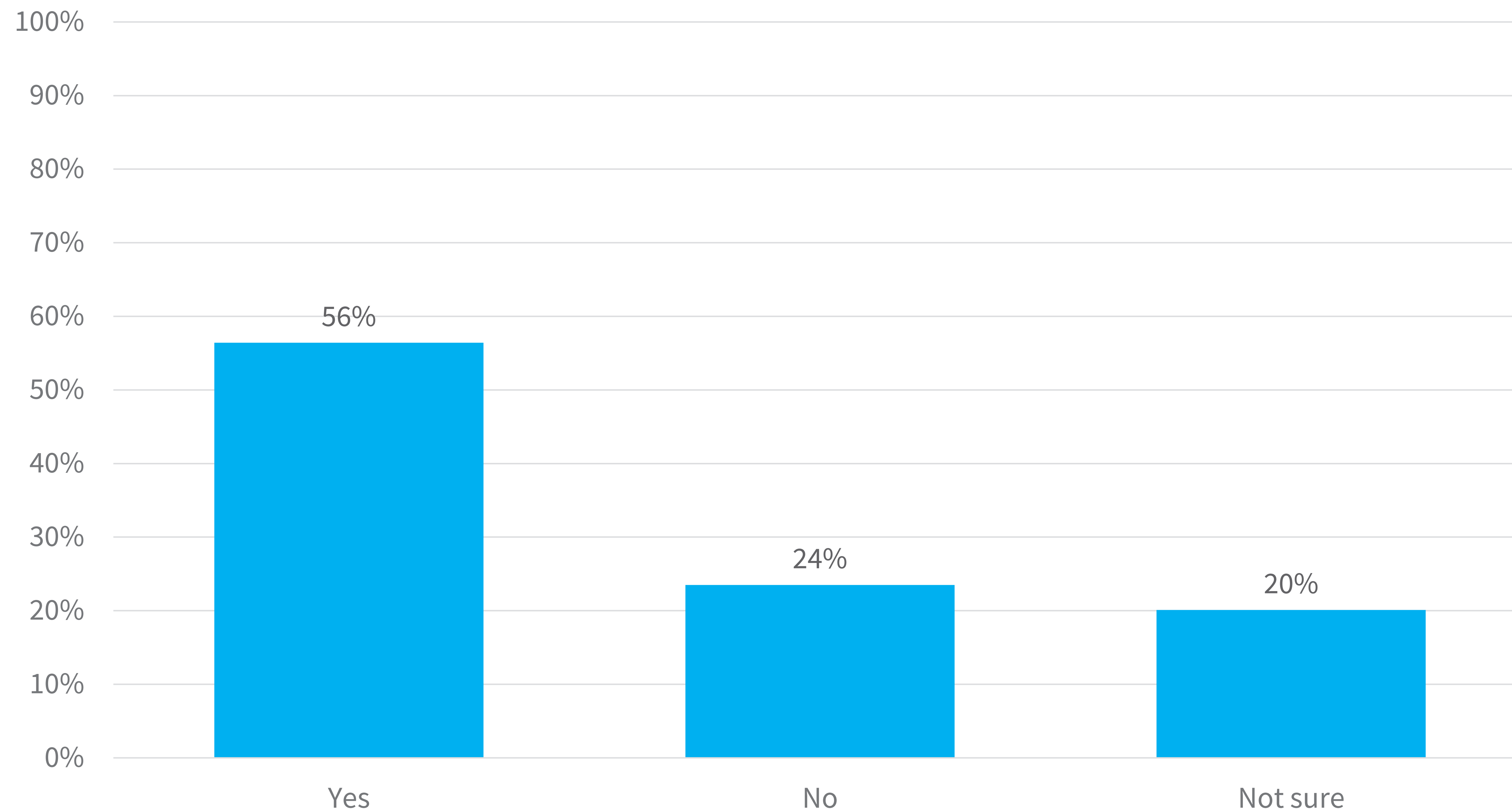
Respondent's age



SURVEY RESULTS



Would you support the City building a new City Hall and Police Department facility?



56%
YES

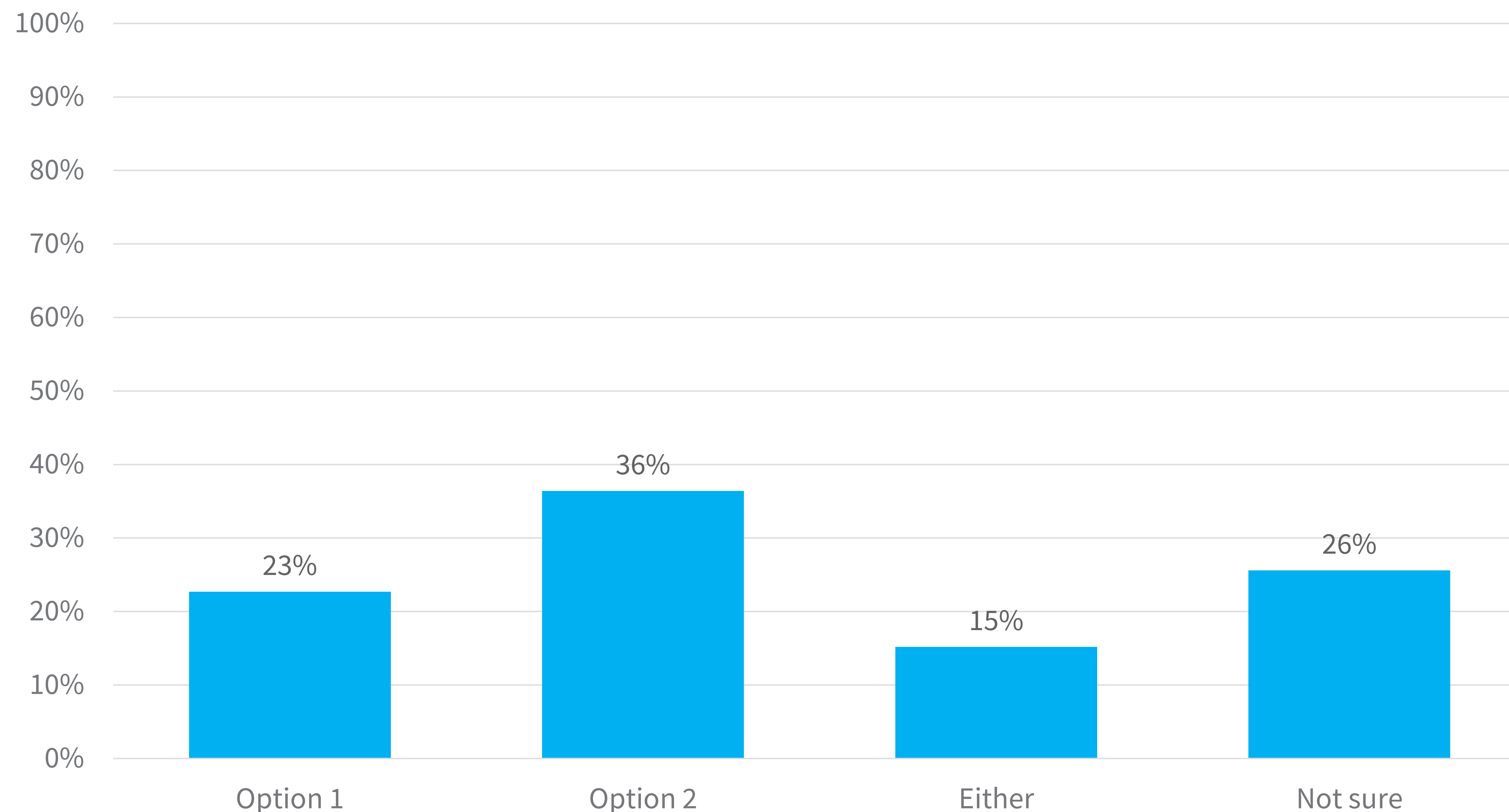
24%
NO

20%
NOT SURE

SURVEY RESULTS



Which approach should the City take to building a new City Hall and Police Department facility?



OPTION 1:

Meet space needs for 10 years, expand in the future

This option would be less costly now, but more expensive in the future as construction costs rise. Industry estimates show the cost to fully expand would increase by 4% each year.

Current cost	\$42.9 million
+ Cost of future expansion (10 years from now)	+ \$8.3 million
Total	\$51.2 million

OPTION 2:

Meet space needs for 20 years

This option would be more expensive now, but less expensive in the long-term because the work would all be done at once, and it avoids future increases in construction costs.

Current cost	\$48.5 million
Total	\$48.5 million

WHAT DID WE LEARN?



**A majority
of respondents
support building a
new City Hall and
Police Station.**

**A majority
of respondents
prefer Option 2
(meet space needs
for 20 years)**

*This is the preferred option for respondents in
all age groups, precincts, and school districts.*

WELCOME!



OPEN HOUSE GOALS

- **Promote Awareness:** facility conditions & needed spaces
- **Constructive Dialogue:** opinions, preferences, and concerns
- **Shared Understanding:** listen and learn together
- **Collaborative Problem Solving:** identify and develop best potential solutions

Survey info
to be mailed in
Early April

WHILE YOU'RE HERE

- Sign-in and wear a name tag: we're so glad you've come!
- Be Polite and Respectful: "Alone we can do so little; together we can do so much." – Helen Keller
- Ask Questions: "Be curious, not judgmental" – Ted Lasso
- Share Feedback: we're looking forward to discussions and your sticky note thoughts
- Stay Engaged:

Open House Dates

1/27	6:00pm – 7:30pm	Corcoran City Hall
2/12	10:30am – Noon	Bellwether Prairie Club
3/3	6:00pm – 7:30pm	St Thomas the Apostle Catholic Church
4/28	6:00pm – 7:30pm	Corcoran Public Works Facility
5/6	10:30am – Noon	St. Therese of Corcoran
6/2	6:00pm – 7:30pm	Hope Community Church
8/4	6:00pm – 7:30pm	*Night to Unite* at Corcoran Public Works Facility

PROUD LEGACY OF STEWARDSHIP THROUGH CHANGES



MAY 11, 1888: Incorporated as Corcoran Township

NOVEMBER 14, 1958: Incorporated as Village of Corcoran

JANUARY 1, 1974: Incorporated as City of Corcoran



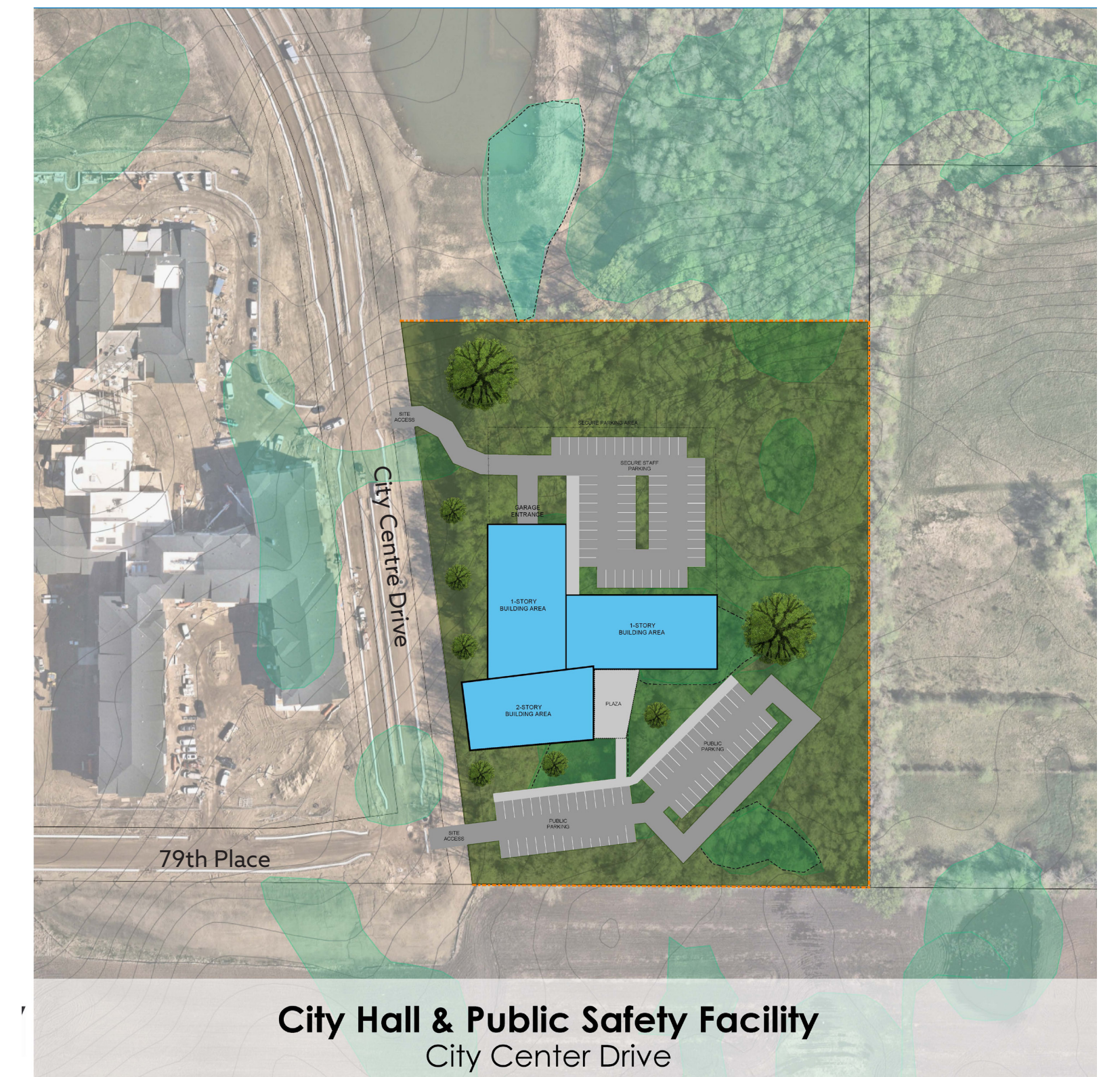
General Store and Post
Office 1888-1902



City Hall and
Police Department
until 1994
Continued use for
Public Works until 2013



City Hall and
Police Department
1994-Present
(Community Room
1994-2021)



Future
City Hall and
Police Department



FACILITIES OVERVIEW

- In 2025, a consultant team was hired to complete a facility condition assessment and space needs analysis across all city facilities.

- The space needs analysis identified a 40.9% operational space deficit for City Hall and Public Safety based on current operational and staffing needs.

- Long-term (20+ year) operational space planning for City Hall and Public Safety indicates an 87% increase in required space over current conditions, reflecting projected community growth and service delivery needs.

- Feasibility studies were completed exploring the potential reuse / expansion and new-build options for city facilities.

CONCEPT PLAN

WHY DOES CORCORAN NEED A NEW CITY HALL & PUBLIC SAFETY FACILITY?

- Insufficient space today (40%+ less than needed)
- \$3M+ building repairs needed, doesn't resolve space needs
- Cannot expand at current site due to site restrictions

WHY IS CITY CENTER DRIVE THE PROPOSED SITE?

- 1) City Center Drive Site: SAVES \$6M+
 - City owns land = saves \$4M+ Land Acquisition
 - Site infrastructure already in place:
 - = saves \$1M+ Roads/Turn Lanes
 - = saves \$1M+ Trunkline/Utilities
- 2) Aligns with long-range plans for a City Center as Community Hub
- 3) City Center Drive Site: ample space for expansion



DID YOU KNOW?



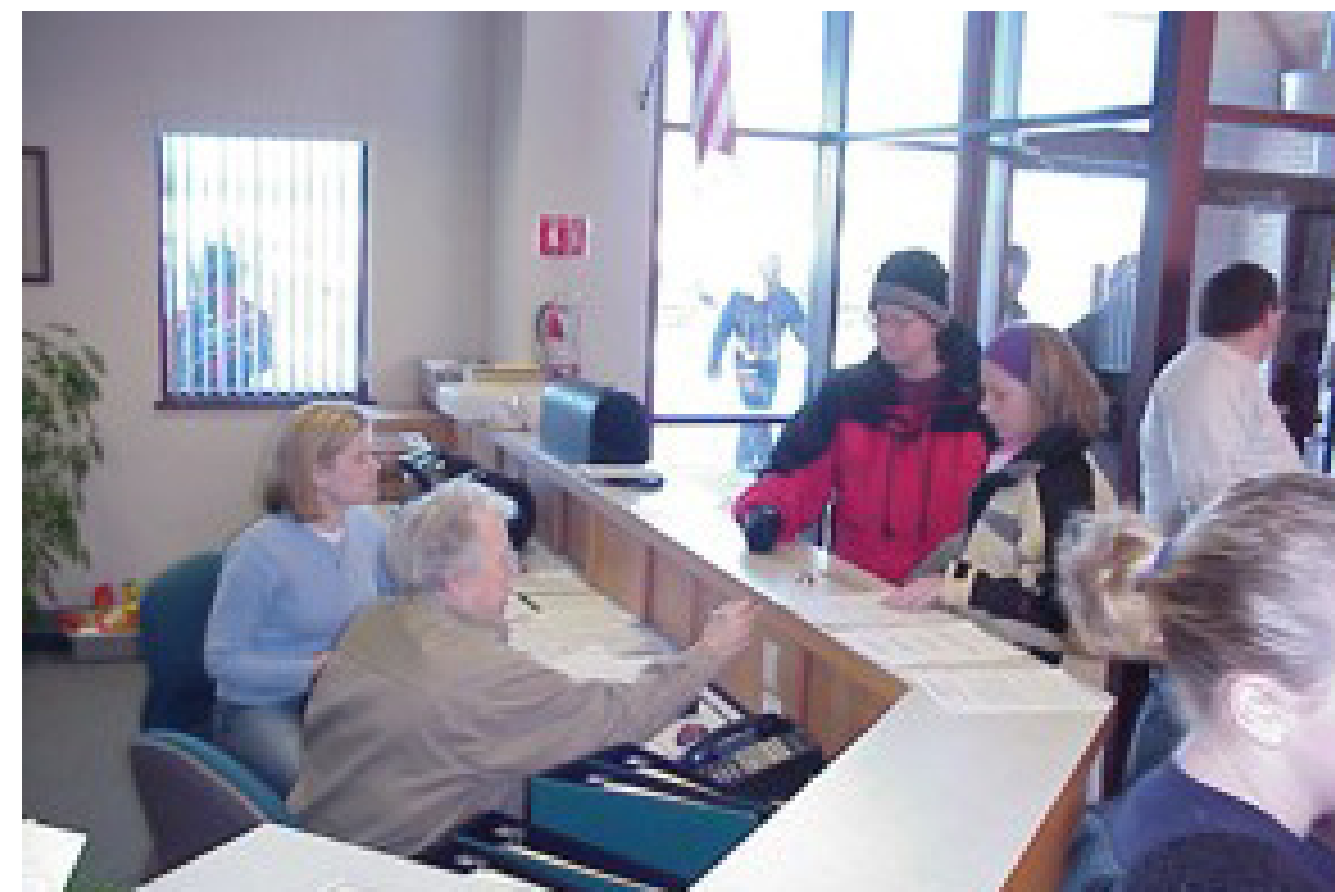
City Hall operated out of a Repurposed School House on Cain Road until December 1994

Renovations were identified and completed by 2006 to add critical garage storage space and reconfiguration of office spaces



Breaking ground on current site for City Hall in 1994, plan would have space for Council Chambers, Office space and storage for 6 Full-time Employees, and a Community Room

Renovations to transition to Geothermal in 2009 and busy multi-use spaces in an Emergency Management Exercise in 2010





PROJECT GOALS

- ✓ Provide a cost-effective and responsible facility solution that addresses long-term operational needs for City Hall and the Police Department.
- ✓ Support efficient workflows, modern operations, and flexibility to adapt to future staffing, service, and technology changes.
- ✓ Enhance staff health, wellness, safety, and security while maintaining appropriate public access.
- ✓ Improve the public experience through clear access, wayfinding, and welcoming civic spaces that reflect community values, providing public gathering areas, and site amenities.
- ✓ Align facility planning with projected community growth and long-term service demands.

PROJECT GOALS



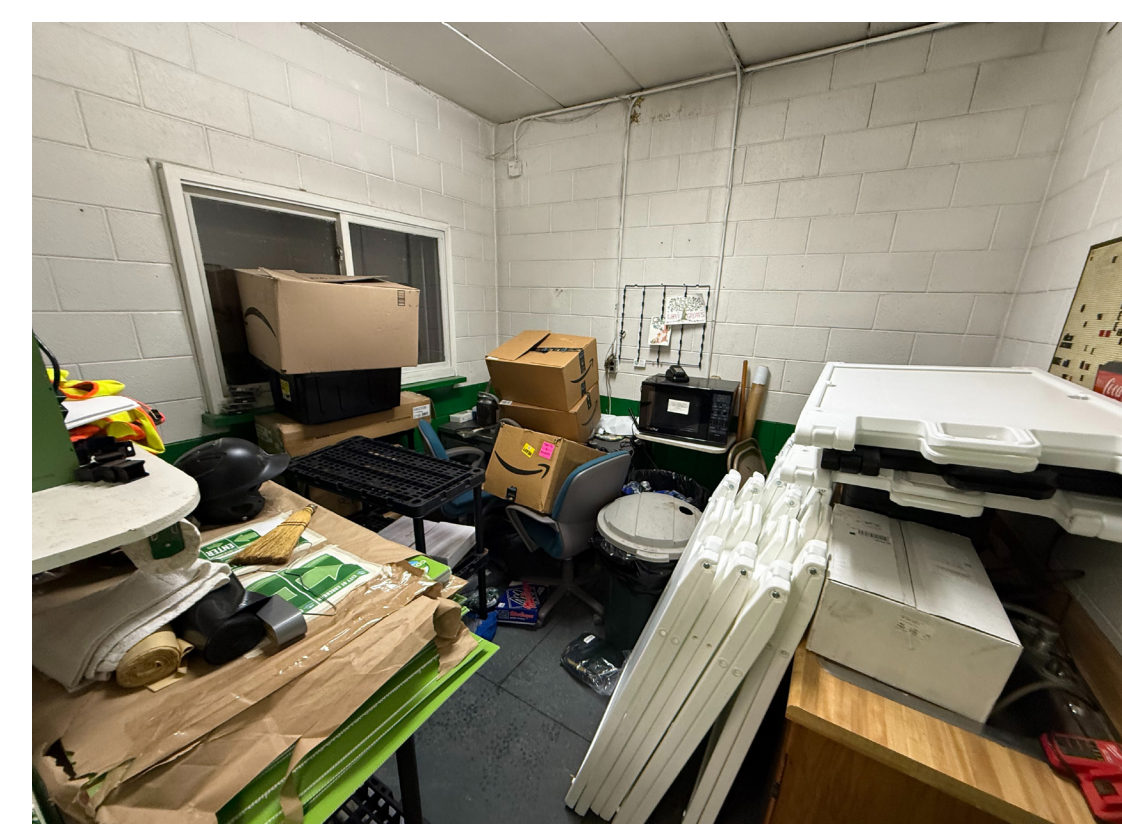
What services do you find most valuable in the community?

What services would you like to see added in the future?

PROJECT NEED | CITY HALL



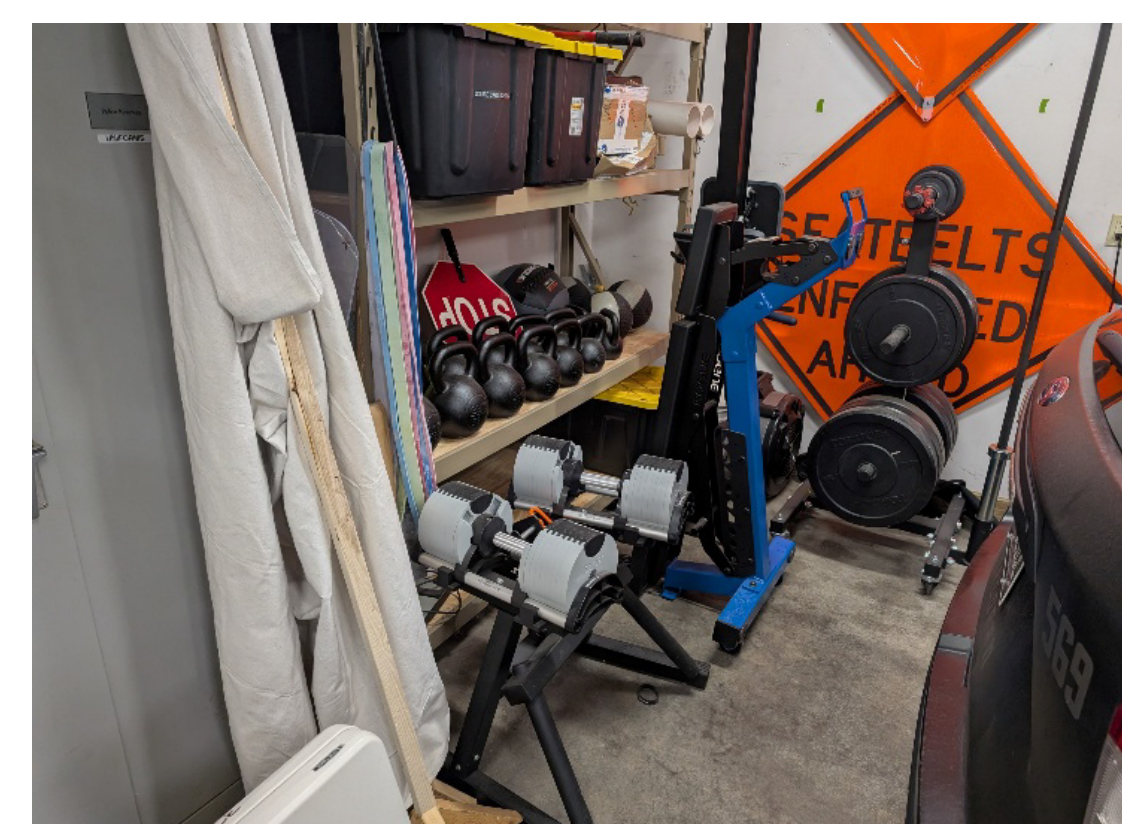
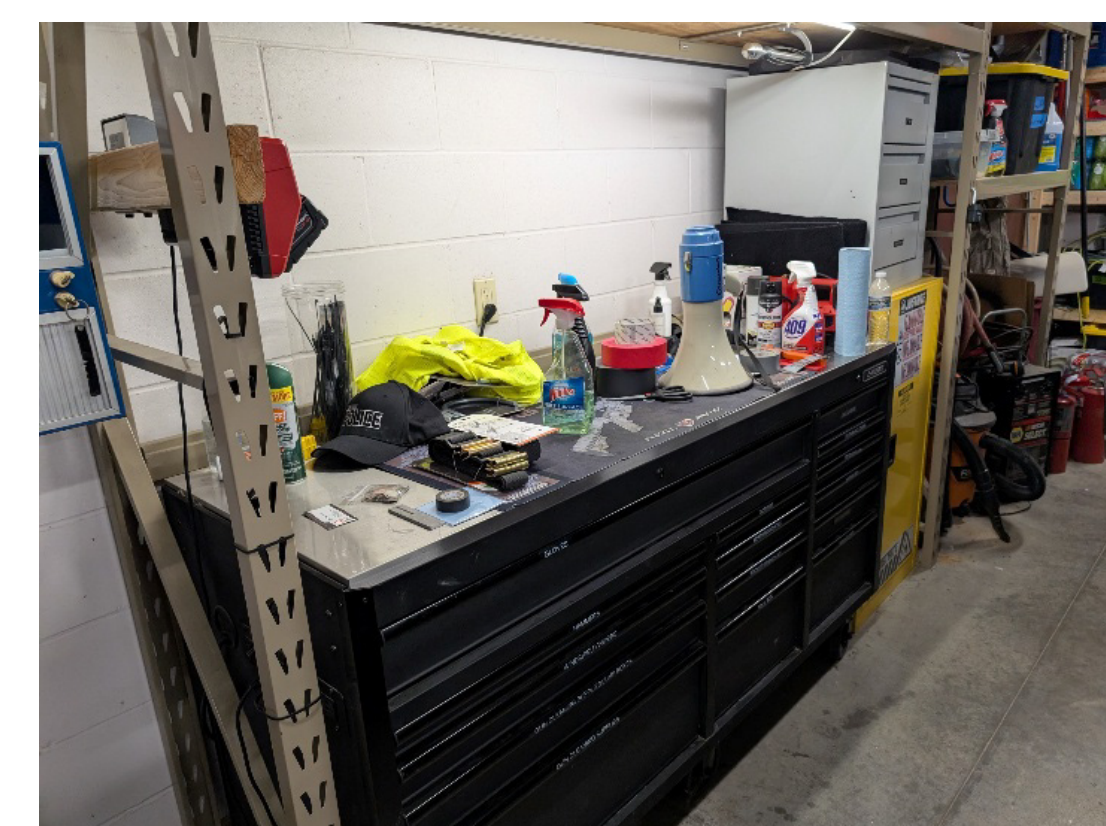
- The facility lacks capacity to accommodate additional staff and the number of current staff that can work in the office at one time.
- Poor operational flow and adjacencies between the welcome desk, workroom, and staff offices reduce efficiency.
- Limited meeting and collaboration spaces: Few private or flexible spaces for staff or public meetings.
- Acoustic and comfort issues exist within the open office environment due to the number of staff working in the space impacting staff productivity. The HVAC system has poor control and zoning creating an uncomfortable indoor environment.
- Security deficiencies include the absence of ballistic-resistant protection at the council dais and welcome desk, and circulation / adjacencies that are not ideal.
- Storage constraints: Insufficient space for records, equipment, and supplies. (leveraging offsite and mobile storage by necessity that is unprotected and lacks climate control).



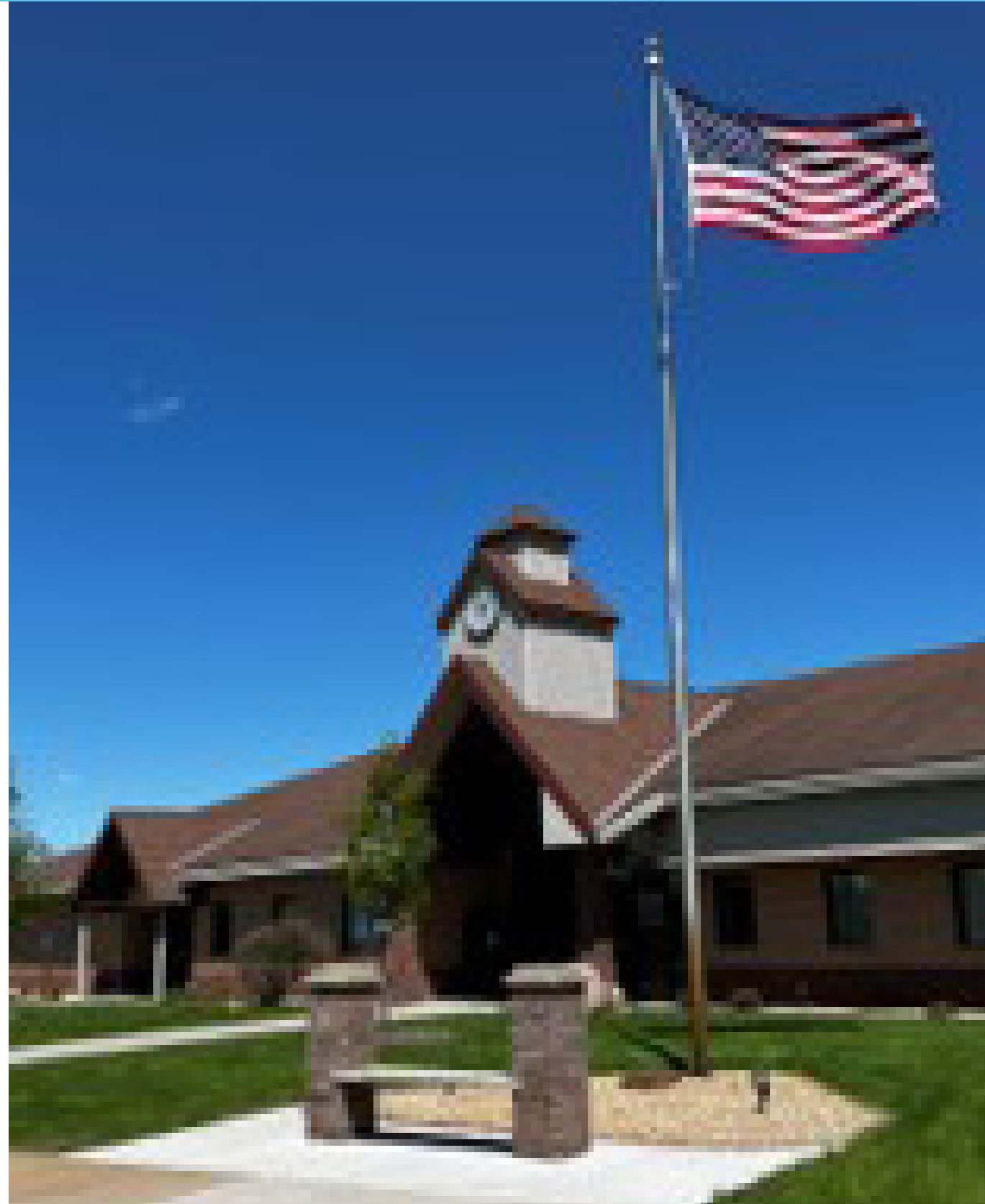
PROJECT NEED | POLICE DEPT



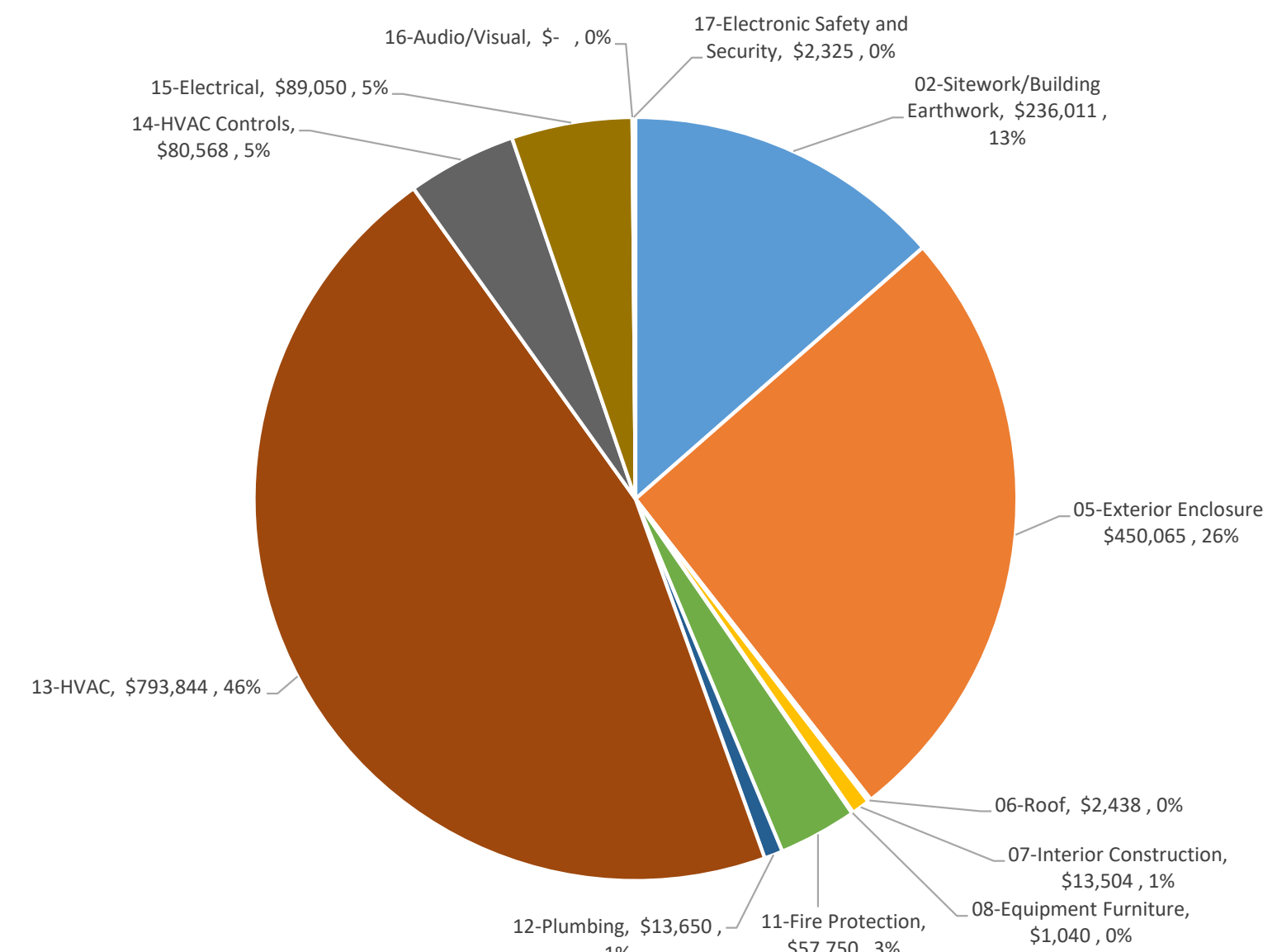
- There is no room for additional staff regarding office space or support functions
- Locker rooms are at capacity and do not have adequate ventilation; no changing bench
- Only one restroom is available for staff causing issues at shift change; this restroom also is used by detainees placing staff at risk
- Booking area is drastically undersized placing staff at risk in the event of a combative detainee
- Reception/records area is drastically undersized for the number of staff utilizing the space; lack of ballistic resistance places staff at risk
- Public reception counter is open to police operations creating issues with CJIS compliance and placing staff at risk
- Evidence processing area does not have a hand sink or eyewash; adding evidence pass-thru lockers would uphold chain-of-custody
- Weapon cleaning area does not have proper ventilation to prevent lead and chemical exposure
- Limited storage available for equipment and supplies
- Facility does not provide space to support officer training and wellness goals such as a decompression, physical fitness, defensive tactical, simulator, or gun range
- Four stall garage is not adequate for size of fleet requiring expensive equipment to be stored outside



CITY HALL AND POLICE DEPARTMENT FACILITY CONDITION ASSESSMENT



City Hall and Police Department
1994-Present
(Community Room 1994-2021)



- \$2M-\$3M maintenance
 - Settled gap/crack hazards
 - Windows/Door Replacements
 - Roof Soffit
 - Fire Protection: Fire Panel and Suppression
 - HVAC: system at end of life
 - Zoning & duct issues
 - Automated controls needed
- Maintenance wouldn't resolve space needs
- Can't add-on to current facility

02-SITWORK/BUILDING EARTHWORK

- West end of building has large gap between the sidewalk and building, trip hazard requires repair
- Sidewalk at multiple locations showing heaving and caulking issues requires spot repairs

05-EXTERIOR ENCLOSURE

- Windows throughout the building approaching replacement age require pane and seal replacement
- Multiple doors in poor condition require replacement with ADA-compliant hardware
- Step-cracking at west end of building to be repaired, structural study maybe required

06-ROOF

- Minor soffit repair

11-FIRE PROTECTION

- Fire panel due for replacement
- Fire suppression system recommended in critical areas of building: PD evidence storage and Data Rooms
- Costs currently being held outside of 10-year plan

13-HVAC

- Garage Ventilation Improvements recommended
- Heat Pumps at end of life, replacement recommended – R410A refrigerant
- HVAC Zoning throughout facility is an issue. Requires additional heat pumps and remapping of zones with changing of duct work – may require a heavier remodel to achieve this

14-HVAC CONTROLS

- Recommended to install a Building Automation System to better control, monitor and make changes to the HVAC system along with sustainability advantages. Currently the building is controlled by local thermostats

