



City of Fowler David T. Cardenas Senior Center and Police Headquarters

Community Feedback & Design Updates

March 06, 2023

City of Fowler David T. Cardenas Senior Center and Police Headquarters

City of Fowler Facility Space Needs Survey
Data Collection
February 2022

Space Needs Assessment Survey

Instructions:

1. Fill out this survey as completely as possible for each department or division.
2. If applicable, please include an organizational chart of your department.
3. Use the mouse (not the Tab key) to navigate between fields (shaded gray for easy identification).
4. Please enable macros when opening this document.
5. In some sections, additional rows can be created using the "+" to the right of the table. This function only works for Word 2013 and newer. If additional rows are needed, please contact us.
6. When finished, save as a new file with your department name (example: Fowler_Police.docx) and return completed survey by email to the lead programmer, Larry Hlavacek, at LHlavacek@Dewberry.com by February 20, 2022.
7. If you have any questions filling this out, feel free to contact the lead programmer, Larry Hlavacek, at 630-546-2028 or LHlavacek@Dewberry.com.

SECTION 1 - CONTACT INFORMATION

Division/Department: _____
Date: **Thursday, February 10, 2022**

Name: _____
Job Title: _____
Telephone: _____
Email: _____

Address:
Building Name: _____
City: _____
Street Address Line 1: _____
Street Address Line 2: _____
Zip Code: _____

SECTION 2 - OVERVIEW

a) General Mission or Function of Agency, Department, or Division.
Click here to enter a description.

b) Indicate anticipated changes, additions, or deletions to the function of your Agency, Department, or Division and when they may occur over the next 15 years.
Click here to enter a description.

c) Hours of Operation: From 8 to 5, on Day(s) each week.
Additional detail: _____

d) Hours open to the Public: From 8 to 5, on Day(s) each week.
Additional detail: _____

e) Visitors: Average per day - 10; Average per week 5; Peak visitors at once: 10
Explain: Why does peaking occur?

SECTION 3 - LOCATIONS

Owner of location listed above: Click here to enter text. Years in this location: No years
Leased? Check if yes: ☐ Lease Cost (monthly, per SF): Lease Expires: No/Yes

a) Is this the only service location for Fowler? Yes ☐ No ☐

b) If no, please list all other locations that serve this city. Use the "+" to add locations as needed. (Include each location, including those for which a separate survey will be done.)

Alt. Loc.	Purpose	Street Address	City	California	Zip
Alt. Loc.	Purpose	Street Address	City	California	Zip
Alt. Loc.	Purpose	Street Address	City	California	Zip
Alt. Loc.	Purpose	Street Address	City	California	Zip

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City of Fowler
Police Department and Community Room
Space Needs Program - Draft
4/18/2022

SUMMARY - SPACE NEEDS

Section #	Section Name	Space Requirements	Notes
1	ADMINISTRATION	DEPARTMENT GROSS SQUARE FEET	2,274
2	RECORDS MANAGEMENT	DEPARTMENT GROSS SQUARE FEET	N/A
3	INVESTIGATIONS	DEPARTMENT GROSS SQUARE FEET	2,274
4	OPERATIONS	DEPARTMENT GROSS SQUARE FEET	1,400
5	POLICE SUPPORT	DEPARTMENT GROSS SQUARE FEET	3,140
6	PROPERTY & EVIDENCE	DEPARTMENT GROSS SQUARE FEET	2,274
7	RESTRICTION AREA	DEPARTMENT GROSS SQUARE FEET	2,274
8	COMMUNITY CENTER MANAGEMENT	DEPARTMENT GROSS SQUARE FEET	2,274
9	COMMUNITY CENTER AREAS	DEPARTMENT GROSS SQUARE FEET	1,400
10	COMMUNITY ROOM (TRAINED STAFF)	DEPARTMENT GROSS SQUARE FEET	2,274
TOTAL DEPARTMENT NET SQUARE FEET		26,248	
NET TO BUILDING GROSS FACTOR		3,140	
BUILDING GROSS SQUARE FEET		29,388	

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TIMELINE – PROGRAMMING, OUTREACH, & CONSENSUS

City of Fowler
Police Department and Community Room

Space Needs Program - Draft
4/18/2022

Dewberry

SUMMARY - SPACE NEEDS

Item #	Item	Space Requirement	Notes
1.000	COMMUNICATIONS	DEPARTMENT GROSS SQUARE FEET 3,776	
2.000	SECURITY/INTEGRITY	DEPARTMENT GROSS SQUARE FEET 764	
3.000	INVESTIGATIONS	DEPARTMENT GROSS SQUARE FEET 2,250	
4.000	OPERATIONS	DEPARTMENT GROSS SQUARE FEET 1,400	
5.000	CRIME SUPPLY	DEPARTMENT GROSS SQUARE FEET 9,148	
6.000	PROPERTY & EVIDENCE	DEPARTMENT GROSS SQUARE FEET 2,321	
7.000	RECEPTION AREA	DEPARTMENT GROSS SQUARE FEET 2,250	
8.000	CRIME CENTER MANAGEMENT	DEPARTMENT GROSS SQUARE FEET 1,800	
9.000	CRIME CENTER AREAS	DEPARTMENT GROSS SQUARE FEET 1,400	
10.000	COMMUNITY ROOM/SHARED SPACES	DEPARTMENT GROSS SQUARE FEET 6,075	
TOTAL DEPARTMENT NET SQUARE FEET		38,548	
NET TO BUILDING GROSS FACTOR		1.25	
BUILDING GROSS SQUARE FEET		48,185	

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Site Security Security

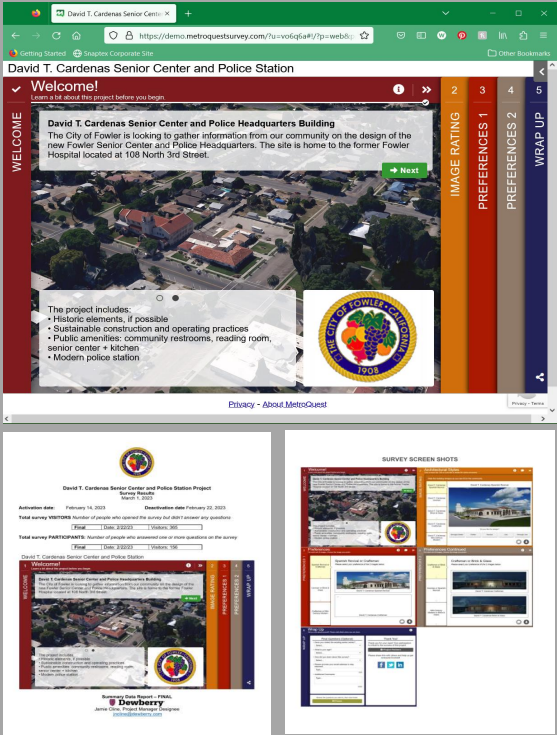
PROGRAMMING
& PLAN
APRIL 2022



EXTERIOR DESIGN
ROUND 1
NOVEMBER 2022



EXTERIOR DESIGN
ROUND 2
JANUARY 2022



COMMUNITY OUTREACH,
WEBSITE, & COMMENTS
JANUARY-FEB. 2023

SENIOR & COMMUNITY OUTREACH

JANUARY 24, 2022



SENIOR CENTER OUTREACH



COMMUNITY FEEDBACK MEETING
FOWLER BRANCH LIBRARY

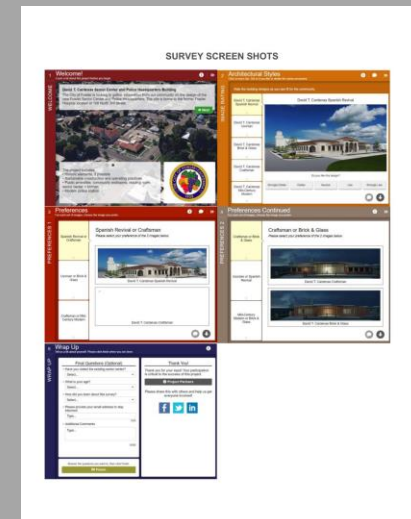
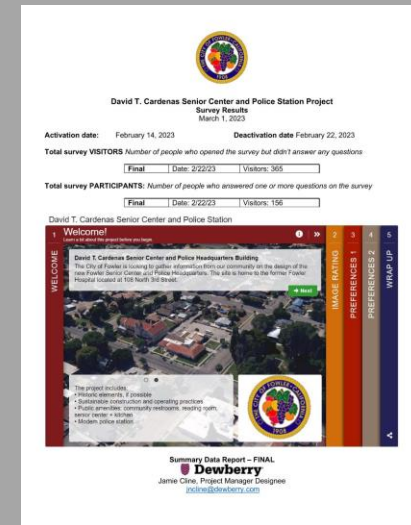
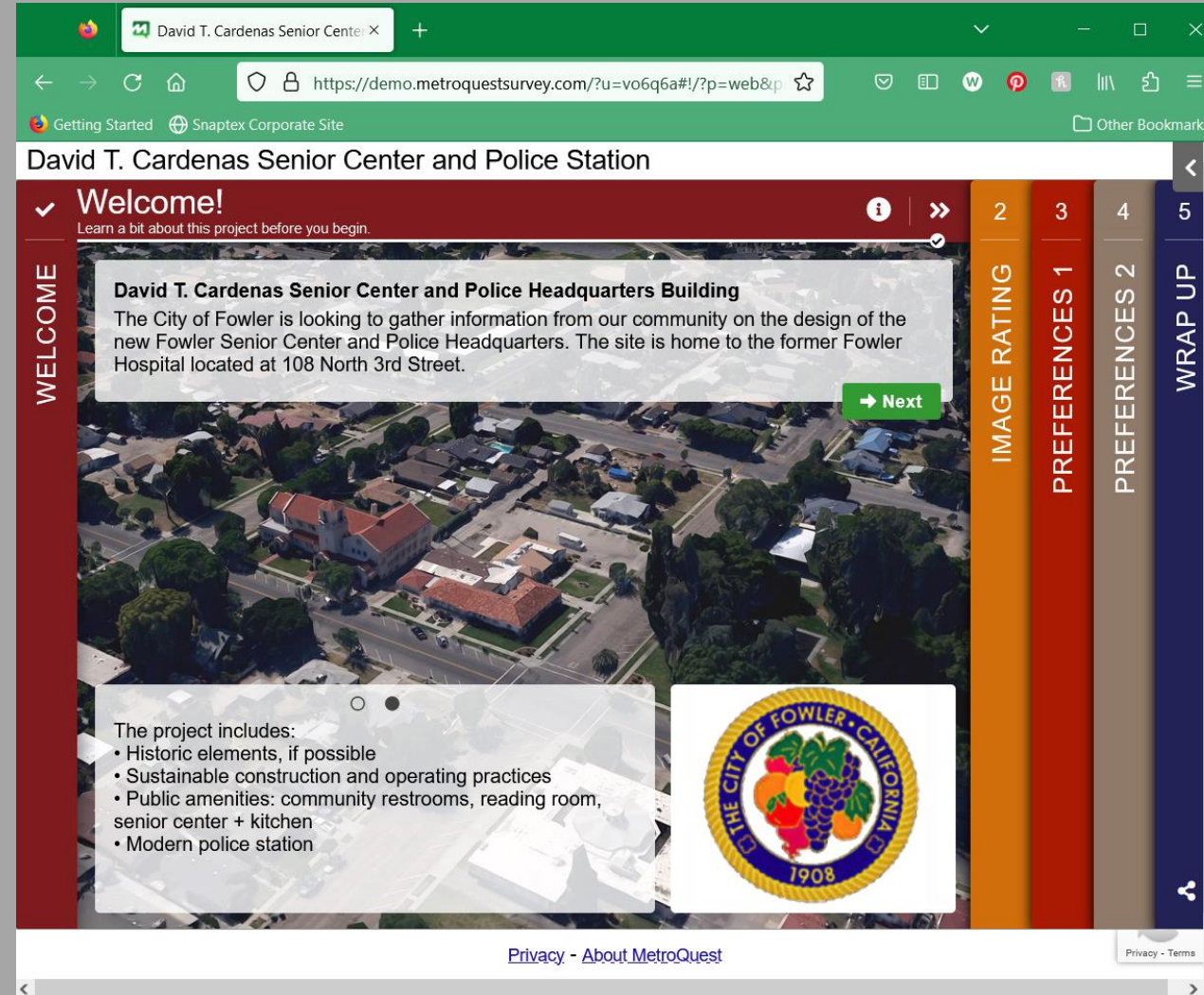
COMMUNITY OUTREACH - WEBSITET

PARTICIPATION:

- 365 VISITORS
- 156 SURVEY RESPONSES
- TWO CLEAR STANDOUTS WITH ONE OPTION FAVORED

‘CRAFTSMAN’

‘SPANISH REVIVAL’



OUTREACH - CONTEXT

DAVID T. CARDENAS SENIOR CENTER AND POLICE STATION PROJECT STORY

THE CITY OF FOWLER IS BUILDING A NEW POLICE STATION AND SENIOR CENTER. THE CITY CURRENTLY OWNS THE PROPERTY LOCATED AT 108 NORTH 3RD STREET. THIS SITE IS HOME TO THE FORMER FOWLER HOSPITAL, CURRENTLY DESIGNATED AS THE SENIOR CENTER. THE SENIOR CENTER IS CURRENTLY ON THE SITE, ALONG WITH A PARKING LOT, AND FORMER FOWLER HOSPITAL. THE CITY WOULD LIKE TO SEE ALTERNATE OPTIONS FOR THE PRESERVATION AND REUSE OF THE FOWLER HOSPITAL EXTERIOR FACADE COMPONENTS, DESIGN ELEMENTS, OR THE FACADE IN ITS ENTIRETY.

THE PROJECT INCLUDES:

- A MUNICIPAL POLICE DEPARTMENT EMPHASIZING COMMUNITY ORIENTED POLICING
- OF HISTORIC ELEMENTS, IF POSSIBLE
- SUSTAINABLE CONSTRUCTION AND OPERATING PRACTICES
- PUBLIC AMENITIES: COMMUNITY ROOMS, READING ROOM, SENIOR CENTER + KITCHEN,
- MODERN POLICE STATION: INVESTIGATIONS, PROPERTY AND EVIDENCE STORAGE, PHYSICAL SECURITY, IN-CUSTODY PROCESSING, TRAINING ROOMS, ADMINISTRATIVE AREAS.

WE'D LIKE YOUR HELP AND FEEDBACK ON THE VARIOUS DESIGNS:

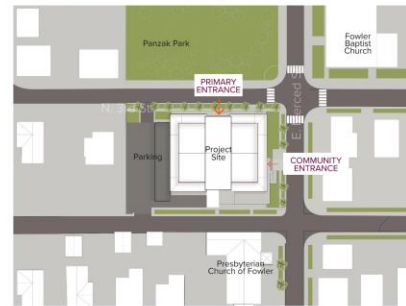
- WHICH DESIGN DO YOU PREFER?
- WHAT DID WE GET RIGHT ABOUT THE DESIGNS?
- WHAT DID WE MISS?



PROJECT DATA	
SITE AREA	: 40,000 SF
BLDG Footprint	: 16,500 SF
POLICE DEPARTMENT	: 10,500 SF
SENIOR CENTER	: 6,000 SF
• Public Lobby	: 365 SF
• Reading Room	: 555 SF
• Senior Center	: 3000 SF
• Community Rm	: 735 SF



SITE PLAN



Blurred to Maintain
Site Security Security



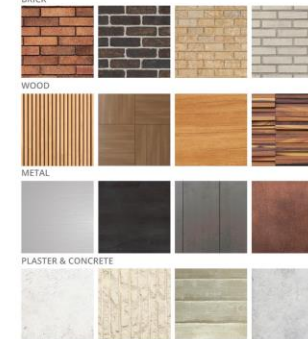
PORCH DESIGN



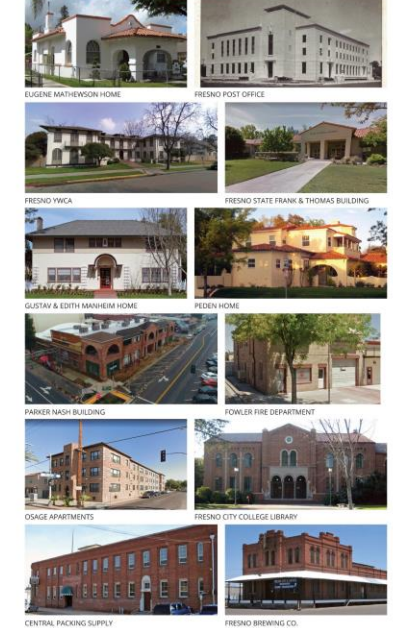
FOWLER CONTEXT PRECEDENTS



MATERIALS - LOCALLY-INSPIRED



ARCHITECTURAL PRECEDENTS



PARTICIPATION:

- JANUARY 24, 2023. 4-5:30 PM AT FOWLER BRANCH LIBRARY
- APPROXIMATELY 40 COMMUNITY MEMBERS PARTICIPATED IN WORKSHOP

OUTREACH – DESIGN OPTIONS



1 - SPANISH REVIVAL

This design uses the old Fowler Hospital as direct inspiration drawing upon principles of Spanish-revival architectural style to relate directly to the local context.

This style is used for many neighboring buildings to the Future Senior Center and Police Station. Materials of Terra Cotta at the roof, exterior stucco and plaster, concrete and tile architectural detailing exemplify this style.

This design offers a symmetrical form centered on the common lobby. An elevated roof marks the public entry to the building, arches which designate the lobby, are a repeated design element and also appear at the covered porch facing Merced Street. Rectangle cement windows appear as a secondary design element, stone windows all offer an opportunity to add texture to the elevations.

DEFINING TRAITS
TERRA COTTA TILE ROOF,
SMOOTH PLASTER
WALLS,
SYMMETRY,
ARCHED OPENINGS,
NATURAL FINISHES,
MOLDED PLINTH AND
CORNICES.



MATERIAL SWATCHES



2 - USONIAN

This design is inspired by the many brick buildings within the city of Fowler and Fowler's Fremont Elementary School. Within Fowler, brick has been used as a primary building material for agricultural, commercial, municipal, and residential buildings. This design blends brick masonry with period design elements of Fremont School.

This design retains the existing Terra Cotta roof of the old hospital and uses a complementary brick for a integrated design. Metal trim, accents, and shading provide shading and architectural articulation.

Large unitized windows are used at public programs such as the senior center, reading room, and community room, while square windows, like seen at Fremont School are used in areas where more privacy is needed.

DEFINING TRAITS
NATURAL MATERIALS,
GEOMETRIC SHAPES,
LIMITED ORNAMENTATION,
CONTEMPORARY INFLUENCE,
FLAT ROOF,
REGULAR OPENINGS.



MATERIAL SWATCHES



3 - BRICK & GLASS

This design is an evolution of the existing Fowler City buildings. Utilizing both brick as a primary facade material and proportions of many early California Chic buildings, this design recontextualizes Fowler buildings in modern construction.

Using pre-cast and thin brick, this design leverages modern construction techniques, for efficiency and resiliency and mirrors the character of buildings within the downtown core of Fowler. Joints between panels are expressed as metal architectural reveals which track vertically and horizontally around the facade.

This building is characterized by two brick volumes representing the senior center and police programs, connected by a glass volume. This glass volume identifies public facing areas: lobby, reading room, senior center, and community room.

DEFINING TRAITS
SYMMETRY,
CONTEXTUAL INFLUENCE,
HISTORIC STYLE, MODERN
APPLICATION,
UNIFORM OPENINGS,
STRONG LINEAR COMPOSITION.



MATERIAL SWATCHES



4 - CRAFTSMAN

This concept for this design takes inspiration from the existing Fowler Branch Library by utilizing brick masonry, craftsman style architectural details and sloping roof.

The symmetrical design is characterized by 5 roofs. The center roof marks the public entrance and lobby, the intermediate designate the senior center to the west and the police department to the east. A roof line from the old Fowler hospital becomes the line of a low sloping perimeter roof that wraps the building, unifying the various massing elements.

Changes in height between the various roofs offer clerestory windows and ample daylight to the interior spaces. Large regular windows face 3rd street and the park and offer ample opportunity for views and for connection to the community.

DEFINING TRAITS
MULTI-LEVEL GABLE ROOFS,
DECORATIVE STRUCTURAL
COMPONENTS,
CASSETT WINDOWS,
NATURAL MATERIALS.



MATERIAL SWATCHES



5 - MID-CENTURY MODERN

This design takes existing materials found within the City of Fowler and recontextualizes them. The two elements, senior center and police station, are expressed in a unique architectural volume with different materiality and are united through architectural elements which bridge those boundaries.

A large overhanging roof emerges from the police station and reaches toward the senior center volume while protecting the large storefront windows at the lobby. The form of the canopy at the west corner mirrors the historical roof, carrying the datum and mirroring the slope of the roof in the tension cables which support the canopy.

This design introduces two unique elements, a small tower and monumental wall. These elements can be used for signage or memorials.

DEFINING TRAITS
ASYMMETRY,
RECTILINEAR FORMS,
LOW/FLAT ROOFS,
MINIMAL ORNAMENTATION,
HORIZONTAL ORIENTATION,
MIXED MATERIALS.



MATERIAL SWATCHES



OUTREACH RESULTS

MATERIAL -

- BRICK IS FOWLER
 - FIRE STATION, HISTORIC FIRE, & UNITED HEALTH RENOVATION
- STUCCO
- BIGGER WINDOWS

CONTEXT -

- BIGGER SCALE – CIVIC PRESENCE
- RELATIONSHIP TO NEIGHBORS

STYLE -

- CRAFTSMAN
- SPANISH



SCHEME ONE - SPANISH



SCHEME ONE - SPANISH



SCHEME ONE - SPANISH



SCHEME ONE - SPANISH



SCHEME FOUR - CRAFTSMAN



SCHEME FOUR - CRAFTSMAN



SCHEME FOUR - CRAFTSMAN



SCHEME FOUR - CRAFTSMAN



COST PROJECTION

- ROM (Rough Order of Magnitude) Cost Estimating based on similar projects:
- Challenges to estimating:
 - Wild Market volatility
 - Escalation
 - Undiscovered conditions
- Cost Range
 - \$850 - \$1300 / square foot
- ROM Estimate: \$14.6 M - \$21.3M

NEXT STEPS

DESIGN:

- ✓ DATA COLLECTION & PROGRAMMING – COMPLETE
- ✓ CONCEPT PLAN, SITE SURVEY – COMPLETE
- ✓ SCHEMATIC DESIGN + ESTIMATING – (10 WEEKS)
- ✓ DESIGN DEVELOPMENT + ESTIMATING – 10 WEEKS
- ✓ CONSTRUCTION DOCUMENTS + ESTIMATING – 10 WEEKS
- ✓ BIDDING – TBD
- ✓ **CONSTRUCTION ACTIVITIES:**
 - BUILDING DEMOLITION (BY CITY) – TBD

Thank you!
