

# SCENARIO 1

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RENOVATE ARCOLA STATION 80

RENOVATE ABOITE STATION 180

## West Central Fire Department - Arcola Station 80

### Space Program - Scenario 1

#### Fire Station

Plan Reference	Room Name	EXISTING SF	ADJUSTED SF	NEW SF	Comments
<b>Living Quarters - Existing Spaces</b>					
101	Vestibule / Lobby	255	120		Mounted phones for emergency/dispatch and internal station intercom
102	Storage	138	138		
103	Open Circulation	633	0		Factored in GSF
104	Dayroom	323	200		Room to seat (6)
105	Dining Room	143	300		Table to seat (6)
106	RR 1	40	0		Included in Sleeping Quarters Bunk Suites
107	RR 2	3	0		Included in Sleeping Quarters Bunk Suites
108	Mechanical / Storage	61	61		Use for storage only
109	Kitchen	161	550		(3) shift pantries (lockable), (1) refrigerator per pantry, (1) dishwasher, 6-burner 24" griddle, double sink, drinking fountain w/ bottle filler near common area
110	Sleeping Quarters	367	1000		Converted to Bunk Suites, (6) private bunks with shared RR/shower between two bunks, (4) lockers in locker area
<b>Living Quarters - Existing Spaces SF</b>		<b>2,124</b>	<b>2,369</b>		
<b>Living Quarters - Added Spaces</b>					
	Fitness Room			800	Refer to questionnaire for fitness equipment types and count, windows height dependent on building orientation, exterior access
	Quiet Room			120	Room for (2) recliners
	Public RR			70	Near front of station
	Report Writing / Radio Room			150	Room to seat (2), window into Vestibule and App Bay
	EMS Storage			200	
	IT Room			200	
	Electrical			100	
	Water Room			120	
	Janitor			60	
<b>Living Quarters - Added Spaces SF</b>				<b>1,820</b>	
<b>Living Quarters - Existing Spaces Adjusted SF</b>			<b>2,369</b>		
<b>Living Quarters - Total SF</b>				<b>4,189</b>	

#### Apparatus Bay - Existing Spaces

111	RR 3	77	80		Use for Apparatus Bay
112	Shower	57	0		Combine with RR 3
113	Apparatus Bay	2938	4000		(5) single bays
114	Laundry / Storage	162	220		Used for Turnout Gear Laundry, (1) Gear extractor, (1) gear dryer, (1) utility sink
115	Dispatch	42	42		
116	Equipment Storage	2268	2268		
117	Mechanical	37	400		
118	Storage	357	400		Use for Maintenance Storage: Overhead Door, Lawn mower, weed eater, shovels, work bench, utility sink
<b>Apparatus Bay - Existing Spaces SF</b>		<b>5,938</b>	<b>7,410</b>		
<b>Apparatus Bay - Added Spaces</b>					
	Turnout Gear Storage			400	(30) lockers
	Info Area			30	Place to hang TV & dispatch computers
	Hazmat / Decon / RR			120	RR / Shower
	Hose Storage			100	
	SCBA Room			120	Tank fill, air pack parts, spare parts, work bench, room for testing
<b>Apparatus Bay - Added Spaces SF</b>				<b>770</b>	
<b>Apparatus Bay - Existing Spaces Adjusted SF</b>			<b>7,410</b>		
<b>Apparatus Bay - Total SF</b>				<b>8,180</b>	

Existing Station Total SF	8,062				
Adjusted Station Total NSF			12,369		
Grossing Factor NSF			2,474		Assumes 20% for Walls, Chases, Circulation, etc.
<b>Total Adjusted GSF</b>			<b>14,843</b>		



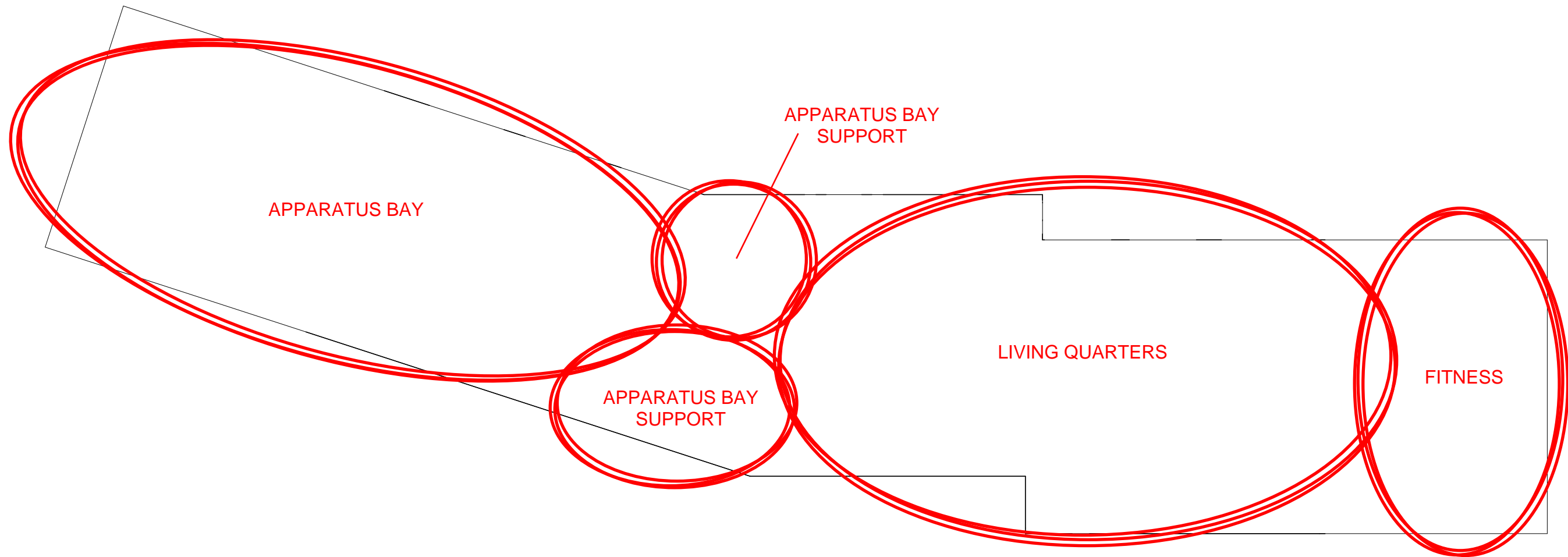
ARCOLA VOLUNTEER FIRE STATION 80  
FLOOR PLAN - EXISTING VS ADDITION - SCENARIO 1

11.22.2024



RQAW

DCCM



# ARCOLA VOLUNTEER FIRE STATION 80

FIRST FLOOR PLAN - NEW PLAN - SCENARIO 1

11.22.2024



RQAW

**DCCM**



## West Central Fire Department - Aboite Station 180

### Space Program - Scenario 1

#### Fire Station

Plan Reference	Room Name	EXISTING SF	ADJUSTED SF	NEW SF	Comments
<b>Living Quarters - Existing Spaces</b>					
101	Watch Room	94	200		Room to seat (3), window into Vestibule and App Bay
102	Circulation	120	0		Factored in GSF
103	Dayroom	340	400		Room to seat (10)
104	Kitchen	122	550		(3) shift pantries (lockable), (1) refrigerator per pantry, (1) dishwasher, 6-burner 24" griddle, double sink, drinking fountain w/ bottle filler near common area
105	Women's RR	37	0		Included in Bunk Suites
106	Men's RR	96	0		Included in Bunk Suites
107	Electrical / Storage	74	200		
111	Sleeping Quarters	113	1700		Converted to Bunk Suites, (10) private bunks with shared RR/shower between two bunks, (4) lockers in locker area
201	Sleeping Quarters	219	0		Included in Sleeping Quarters above
<b>Living Quarters - Existing Spaces SF</b>		<b>1,215</b>	<b>3,050</b>		
<b>Living Quarters - Added Spaces</b>					
	Fitness Room			1,000	Refer to questionnaire for fitness equipment types and count, windows height dependent on building orientation, exterior access
	Vestibule / Lobby			100	Mounted phones for emergency/dispatch and internal station intercom
	Quiet Room			160	Room for (4) recliners
	Laundry Room			180	(1) washers, (1) dryers, (1) utility sink
	Public RR			70	Near front of station
	EMS Storage			400	
	IT Room			300	
	Water Room			120	
	Janitor			60	
<b>Living Quarters - Added Spaces SF</b>				<b>2,390</b>	
Living Quarters - Existing Spaces Adjusted SF			3,050		
<b>Living Quarters - Total SF</b>				<b>5,440</b>	

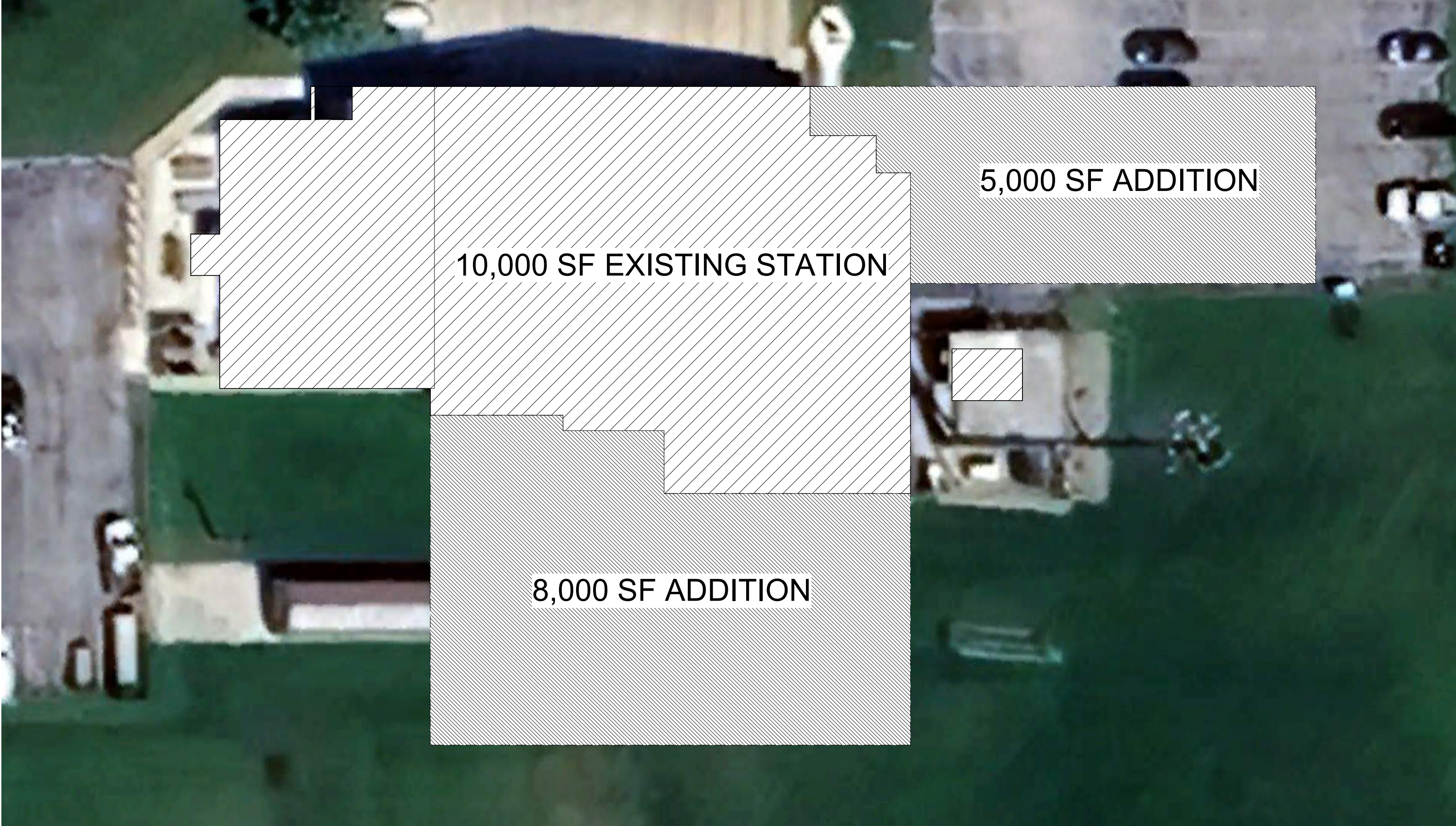
#### Administration - Existing Spaces

108	Office 1	102	120		
109	EMS Chief Office	81	180		
110	Chief Office	111	220		
112	Training Room	885	2000		Room to seat (40) with tables
113	Storage	28	200		Training Room Storage
<b>Administration - Existing Spaces SF</b>		<b>1,207</b>	<b>2,720</b>		

#### Administration - Added Spaces

	Lobby / Vestibule			200	Display case and space for (3) chairs
	Batt Chief Office			400	Table to seat (6)
	Office 2			120	
	Office 3			120	
	Office 4			120	
	Office 5			120	
	Office 6			120	
	Kitchenette / Break area			250	Counter with sink, garbage disposal, dishwasher, microwave, (1) full size refrigerator
	Admin Storage			200	
	Conference Room			250	Table to seat (16)
	Men's RR			200	
	Women's RR			200	
	Mechanical Room			150	
	Electrical Room			150	
	IT Storage			100	
	Janitor			80	
<b>Administration - Added Spaces SF</b>				<b>2,780</b>	
Administration - Existing Spaces Adjusted SF			2,720		
<b>Administration - Total SF</b>				<b>5,500</b>	

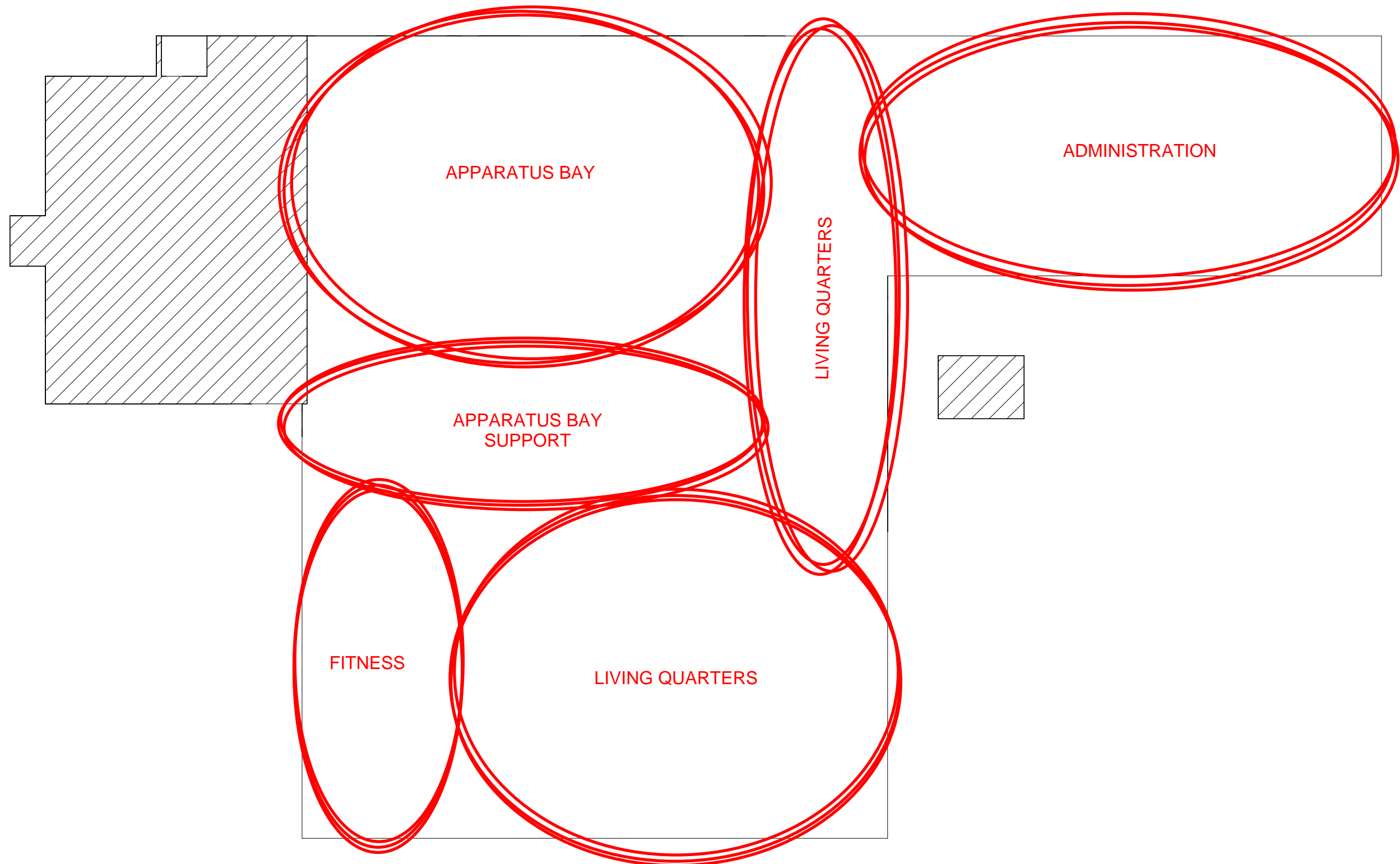
Apparatus Bay - Existing Spaces					
114	Apparatus Bay	5001	5200		(4) single bays
115	EMS	69	400		
116	Mech / IT	77	400		IT to be relocated in Living Quarters or Administration
117	Turnout Gear Storage	572	500		(50) lockers
118	Storage	102	120		
119	Maintenance Storage	106	0		Included in Exterior Maintenance Storage
120	Exterior Maintenance Storage	241	400		Overhead Door, Lawn mower, weed eater, shovels, work bench, utility sink
121	Turnout Gear Laundry	177	220		(1) Gear extractor, (1) gear dryer, (1) utility sink
122	Equipment Storage	517	600		
123	Turnout Gear Storage 2	123	0		Included in Turnout Gear Storage
Apparatus Bay - Existing Spaces SF		6,985	7,840		
Apparatus Bay - Added Spaces					
	Info Area			30	Place to hang TV & dispatch computers
	Hazmat / Decon / RR			120	RR / Shower
	Hose Storage			100	
	SCBA Room			120	Tank fill, air pack parts, spare parts, work bench, room for testing
Apparatus Bay - Added Spaces SF				370	
Apparatus Bay - Existing Spaces Adjusted SF			7,840		
Apparatus Bay - Total SF				8,210	
Existing Station Total SF		9,407			
Adjusted Station Total NSF				19,150	
Grossing Factor NSF				3,830	Assumes 20% for Walls, Chases, Circulation, etc.
Total Adjusted GSF				22,980	



ABOITE FIRE STATION 180  
FIRST FLOOR PLAN - EXISTING VS ADDITION - SCENARIO 1

11.22.2024





# ABOITE FIRE STATION 180

## FIRST FLOOR PLAN - NEW PLAN - SCENARIO 1

11.22.2024



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# SCENARIO 2

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RENOVATE ABOITE STATION 180

BUILD NEW STATION

## West Central Fire Department - Aboite Station 180

### Space Program - Scenario 2

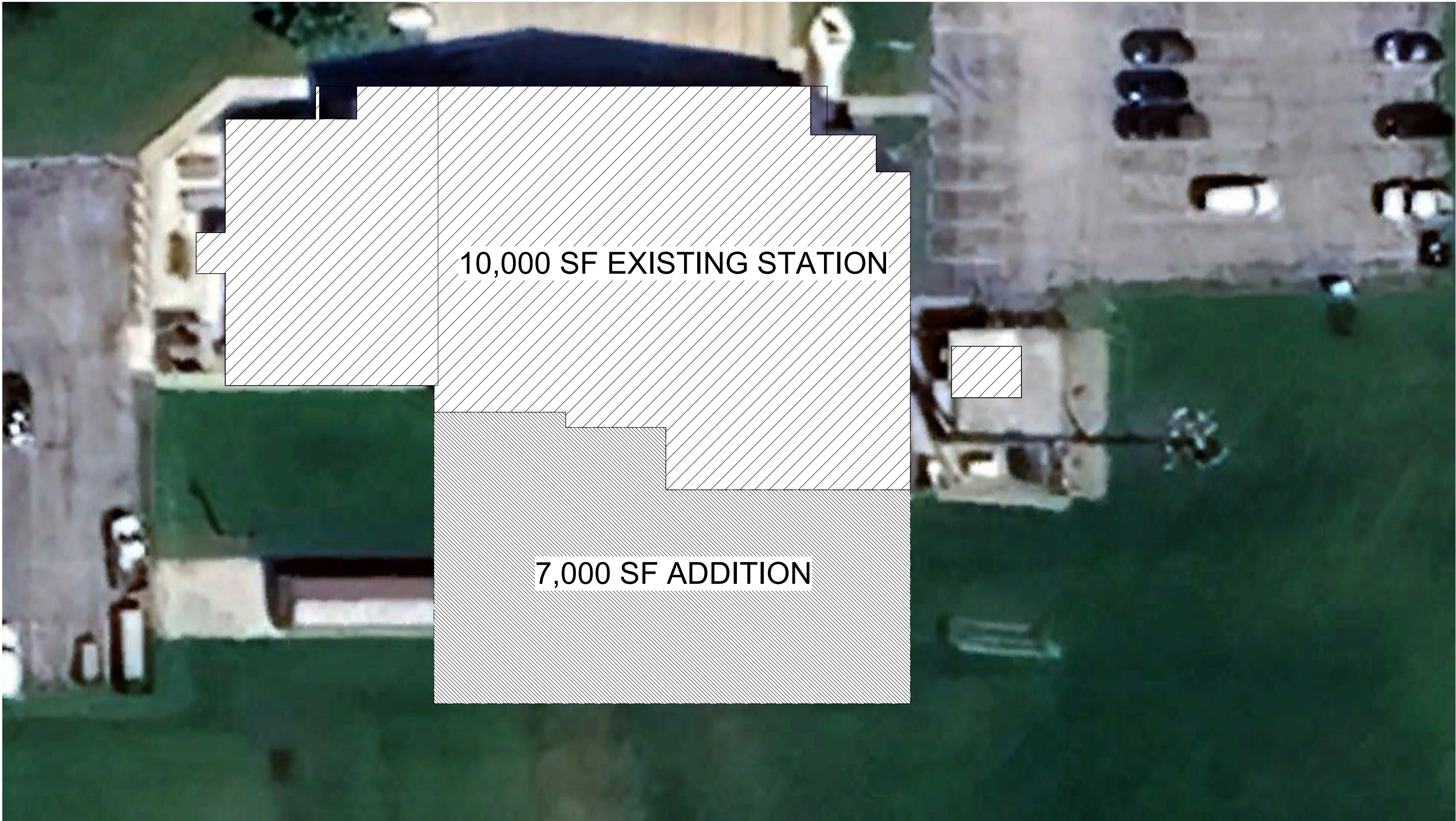
#### Fire Station

Plan Reference	Room Name	EXISTING SF	ADJUSTED SF	NEW SF	Comments
<b>Living Quarters - Existing Spaces</b>					
101	Watch Room	94	200		Room to seat (3), window into Vestibule and App Bay
102	Circulation	120	0		Factored in GSF
103	Dayroom	340	400		Room to seat (10)
104	Kitchen	122	550		(3) shift pantries (lockable), (1) refrigerator per pantry, (1) dishwasher, 6-burner 24" griddle, double sink, drinking fountain w/ bottle filler near common area
105	Women's RR	37	0		Included in Bunk Suites
106	Men's RR	96	0		Included in Bunk Suites
107	Electrical / Storage	74	200		
111	Sleeping Quarters	113	1700		Converted to Bunk Suites, (10) private bunks with shared RR/shower between two bunks, (4) lockers in locker area
201	Sleeping Quarters	219	0		Included in Sleeping Quarters above
<b>Living Quarters - Existing Spaces SF</b>		<b>1,215</b>	<b>3,050</b>		
<b>Living Quarters - Added Spaces</b>					
	Fitness Room			1,000	Refer to questionnaire for fitness equipment types and count, windows height dependent on building orientation, exterior access
	Vestibule / Lobby			100	Mounted phones for emergency/dispatch and internal station intercom
	Quiet Room			160	Room for (4) recliners
	Laundry Room			180	(1) washers, (1) dryers, (1) utility sink
	Public RR			70	Near front of station
	EMS Storage			400	
	IT Room			300	
	Water Room			120	
	Janitor			60	
<b>Living Quarters - Added Spaces SF</b>				<b>2,390</b>	
<b>Living Quarters - Existing Spaces Adjusted SF</b>			<b>3,050</b>		
<b>Living Quarters - Total SF</b>				<b>5,440</b>	

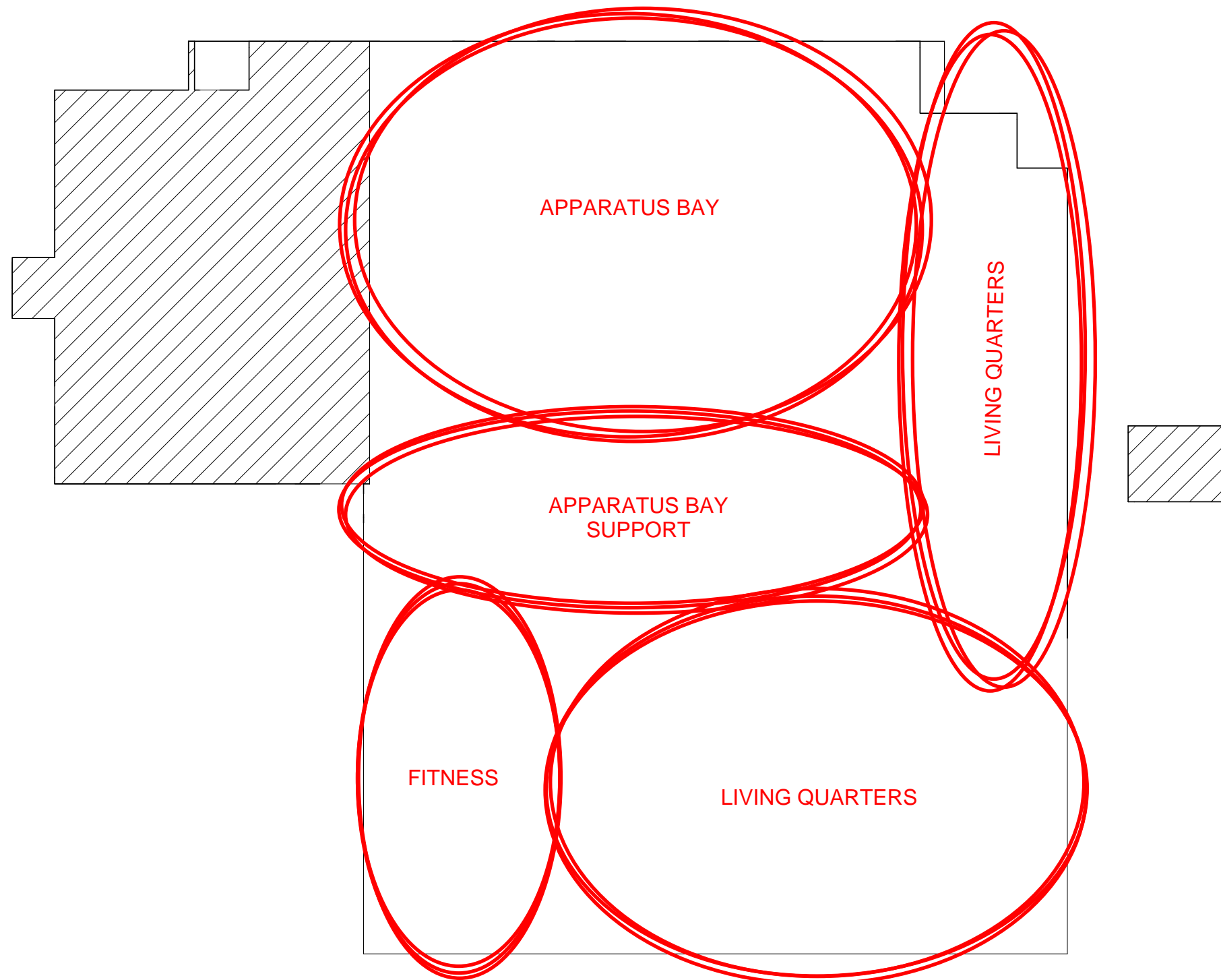
#### Administration - Existing Spaces

108	Office 1	102	120		
109	EMS Chief Office	81	120		EMS Chief office in New Station
110	Chief Office	111	120		Chief office in New Station
112	Training Room	885	0		Moved to New Station
113	Storage	28	0		Moved to New Station
<b>Administration - Existing Spaces SF</b>		<b>1,207</b>	<b>360</b>		

Apparatus Bay - Existing Spaces					
114	Apparatus Bay	5001	5200		(4) single bays
115	EMS	69	400		
116	Mech / IT	77	400		IT to be relocated in Living Quarters or Administration
117	Turnout Gear Storage	572	500		(50) lockers
118	Storage	102	120		
119	Maintenance Storage	106	0		Included in Exterior Maintenance Storage
120	Exterior Maintenance Storage	241	400		Overhead Door, Lawn mower, weed eater, shovels, work bench, utility sink
121	Turnout Gear Laundry	177	220		(1) Gear extractor, (1) gear dryer, (1) utility sink
122	Equipment Storage	517	600		
123	Turnout Gear Storage 2	123	0		Included in Turnout Gear Storage
Apparatus Bay - Existing Spaces SF		6,985	7,840		
Apparatus Bay - Added Spaces					
	Info Area			30	Place to hang TV & dispatch computers
	Hazmat / Decon / RR			120	RR / Shower
	Hose Storage			100	
	SCBA Room			120	Tank fill, air pack parts, spare parts, work bench, room for testing
Apparatus Bay - Added Spaces SF				370	
Apparatus Bay - Existing Spaces Adjusted SF			7,840		
Apparatus Bay - Total SF				8,210	
Existing Station Total SF		9,407			
Adjusted Station Total NSF				14,010	
Grossing Factor NSF				2,802	Assumes 20% for Walls, Chases, Circulation, etc.
Total Adjusted GSF				16,812	







# ABOITE FIRE STATION 180 FIRST FLOOR PLAN - NEW PLAN - SCENARIO 2

11.22.2024



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## West Central Fire Department - New Station

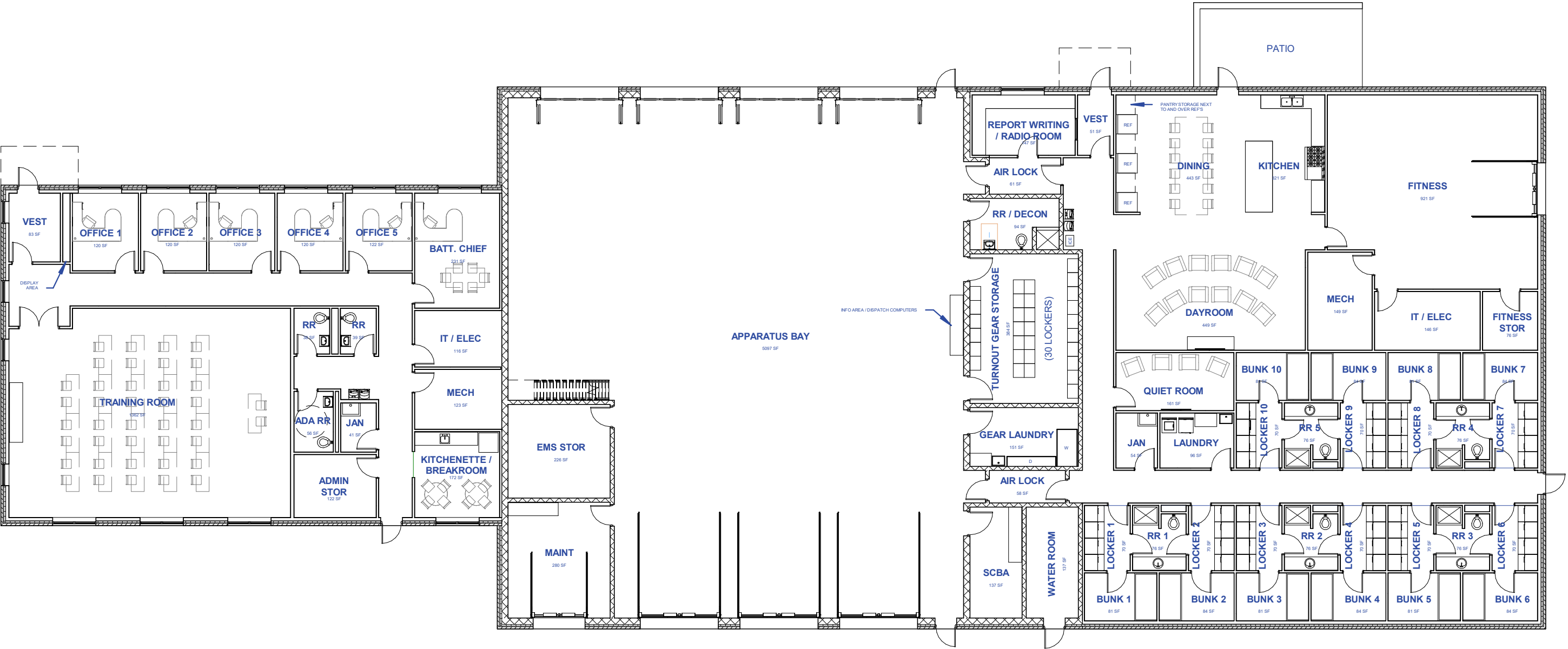
### Space Program - Scenario 2

<i>Plan Reference</i>	<i>Room Name</i>	<i>NSF</i>	<i>Comments</i>
<b>Living Quarters</b>			
101	Dining Room	400	Table to seat (16)
102	Kitchen	550	(3) shift pantries (lockable), (1) refrigerator per pantry, (1) dishwasher, 6-burner 24" griddle, double sink, drinking fountain w/ bottle filler near common area
103	Dayroom	400	Room to seat (12)
104	Bunk Suites	1,700	(10) private bunks with shared RR/shower between two bunks, (4) lockers in locker area
105	Fitness Room	1,000	Refer to questionnaire for fitness equipment types and count, windows height dependent on building orientation, exterior access
106	Quiet Room	120	Room for (4) recliners
107	Laundry Room	180	(1) washers, (1) dryers, (1) utility sink
108	Public RR	70	Near front of station
109	Report Writing / Radio Room	200	Room to seat (3), window into Vestibule and App Bay
110	EMS Storage	400	
111	Vestibule / Lobby	100	Mounted phones for emergency/dispatch and internal station intercom
112	IT Room	100	
113	Mechanical	200	
114	Electrical	100	
115	Water Room	100	
116	Janitor	60	
<b>Living Quarters NSF</b>		<b>5,680</b>	

<b>Apparatus Bay</b>			
117	Apparatus Bay	5,200	(4) Pull-through Bays (16'x80') (expandable) + Mezzanine w/ removable railings, four-fold doors just in front, overhead in back (14'x14'), (1) full height icemaker
118	Turnout Gear Storage	500	(50) lockers
119	Info Area	30	Place to hang TV & dispatch computers
120	Hazmat / Decon / RR	120	RR / Shower
121	Turnout Gear Laundry	220	(1) Gear extractor, (1) gear dryer, (1) utility sink
122	Hose Storage	100	
123	SCBA Room	120	Tank fill, air pack parts, spare parts, work bench, room for testing
124	Maintenance Room	400	Overhead Door, Lawn mower, weed eater, shovels, work bench, utility sink
<b>Apparatus Bay NSF</b>		<b>6,690</b>	

Headquarters / Administration			
125	Lobby / Vestibule	200	Display case and space for (3) chairs
126	Batt Chief Office	400	Table to seat (6)
127	Office	120	
128	Office	120	
129	Office	120	
130	Office	120	
131	Office	120	
132	Office	120	
133	Kitchenette / Break area	250	Counter with sink, garbage disposal, dishwasher, microwave, (1) full size refrigerator
134	Admin Storage	200	
135	Conference Room	250	Table to seat (16)
136	Men's RR	200	
137	Women's RR	200	
138	Training Room	2,000	Room to seat (40) with tables
139	Training Room Storage	200	
140	Mechanical Room	150	
141	Electrical Room	150	
142	IT Storage	100	
143	Janitor	80	
Headquarters / Administration NSF		5,100	

Total NSF	17,470	
Grossing Factor SF	3,494	Assumes 20% for Walls, Chases, Circulation, etc.
Total Adjusted GSF	20,964	



WEST CENTRAL FIRE STATION  
NEW STATION - FIRST FLOOR PLAN

11.22.2024





**RENOVATION ESTIMATE (SCENARIO 1)**  
 WEST CENTRAL FIRE DEPARTMENT - ABOITE STATION #180  
 FORT WAYNE, INDIANA  
 11/22/2024

CSI DIVISION SUMMARY		CONCEPT TOTAL
01 - Site General Requirements		\$135,804
01 - Temporary Facilities (to allow operations to continue)		\$195,000
02 - Existing Conditions / Selective Demolition		\$84,663
03 - Concrete		\$455,000
04 - Masonry		\$310,230
05 - Structural & Misc Steel		\$295,982
06 - Woods and Plastics		\$344,700
07 - Waterproofing & Sealants		\$310,230
08 - Openings		\$189,585
09 - Finishes		\$873,240
10 - Specialties		\$141,327
11 - Equipment		\$0
12 - Furnishings		\$27,576
13 - Special Construction		\$0
14 - Vertical Transportation		\$0
21 - Fire Suppression		\$120,645
22 - Plumbing		\$344,700
23 - HVAC		\$666,420
23 - Apparatus Bay Exhaust System		\$110,000
26 - Electrical & Communications		\$620,460
31 - Earthwork & Utilities		\$494,070
32 - Exterior Improvements		\$150,000
<b>SUBTOTAL DIRECT COST</b>		<b>\$5,869,632</b>
Design and Estimating Contingency	10.00%	\$586,963
<b>TOTAL DIRECT COST</b>		<b>\$6,456,596</b>
Construction Contingency	5.00%	\$322,830
BW General Conditions & Staffing		\$520,084
General Liability Insurance	0.60%	\$78,865
Bond Costs	1.00%	\$72,995
Design Fees		\$329,286
Contractor / Construction Manager Fee	5.00%	\$389,033
<b>TOTAL DESIGN AND CONSTRUCTION COSTS</b>		<b>\$8,169,689</b>

\*SOFT COSTS AND FF&E - EXCLUDED



**RENOVATION ESTIMATE (SCENARIO 1)**  
**WEST CENTRAL FIRE DEPARTMENT - ARCOLA STATION #80**  
**ARCOLA, INDIANA**  
**11/22/2024**

CSI DIVISION SUMMARY		CONCEPT TOTAL
01 - Site General Requirements		\$124,029
01 - Temporary Facilities (to allow operations to continue)		\$120,000
02 - Existing Conditions / Selective Demolition		\$79,200
03 - Concrete		\$276,000
04 - Masonry		\$93,956
05 - Structural & Misc Steel		\$279,000
06 - Woods and Plastics		\$151,992
07 - Waterproofing & Sealants		\$155,852
08 - Openings		\$113,549
09 - Finishes		\$523,958
10 - Specialties		\$92,620
11 - Equipment		\$0
12 - Furnishings		\$17,812
13 - Special Construction		\$0
14 - Vertical Transportation		\$0
21 - Fire Suppression		\$81,637
22 - Plumbing		\$192,959
23 - HVAC		\$385,918
23 - Apparatus Bay Exhaust System		\$95,000
26 - Electrical & Communications		\$608,563
31 - Earthwork & Utilities		\$653,092
32 - Exterior Improvements		\$125,000
<b>SUBTOTAL DIRECT COST</b>		<b>\$4,170,136</b>
Design and Estimating Contingency	10.00%	\$417,014
<b>TOTAL DIRECT COST</b>		<b>\$4,587,150</b>
Construction Contingency	5.00%	\$229,357
BW General Conditions & Staffing		\$477,869
General Liability Insurance	0.60%	\$57,114
Bond Costs	1.00%	\$52,944
Design Fees		\$233,945
Contractor / Construction Manager Fee	5.00%	\$281,919
<b>TOTAL DESIGN AND CONSTRUCTION COSTS</b>		<b>\$5,920,298</b>

\*SOFT COSTS AND FF&E - EXCLUDED



**RENOVATION ESTIMATE (SCENARIO 2)**  
 WEST CENTRAL FIRE DEPARTMENT - ABOITE STATION #180  
 FORT WAYNE, INDIANA  
 11/22/2024

CSI DIVISION SUMMARY		CONCEPT TOTAL
01 - Site General Requirements		\$135,804
01 - Temporary Facilities (to allow operations to continue)		\$195,000
02 - Existing Conditions / Selective Demolition		\$84,663
03 - Concrete		\$266,000
04 - Masonry		\$184,932
05 - Structural & Misc Steel		\$245,455
06 - Woods and Plastics		\$252,180
07 - Waterproofing & Sealants		\$210,150
08 - Openings		\$138,699
09 - Finishes		\$596,826
10 - Specialties		\$103,394
11 - Equipment		\$0
12 - Furnishings		\$20,174
13 - Special Construction		\$0
14 - Vertical Transportation		\$0
21 - Fire Suppression		\$88,263
22 - Plumbing		\$235,368
23 - HVAC		\$453,924
23 - Apparatus Bay Exhaust System		\$110,000
26 - Electrical & Communications		\$437,112
31 - Earthwork & Utilities		\$317,747
32 - Exterior Improvements		\$150,000
<b>SUBTOTAL DIRECT COST</b>		<b>\$4,225,691</b>
Design and Estimating Contingency	10.00%	\$422,569
<b>TOTAL DIRECT COST</b>		<b>\$4,648,260</b>
Construction Contingency	5.00%	\$232,413
BW General Conditions & Staffing		\$520,084
General Liability Insurance	0.60%	\$58,233
Bond Costs	1.00%	\$54,008
Design Fees		\$237,061
Contractor / Construction Manager Fee	5.00%	\$287,503
<b>TOTAL DESIGN AND CONSTRUCTION COSTS</b>		<b>\$6,037,563</b>

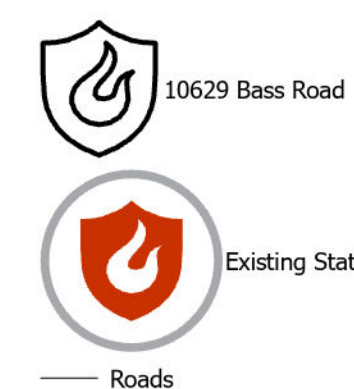
\*SOFT COSTS AND FF&E - EXCLUDED





# FIRE STATION SERVICE AREAS

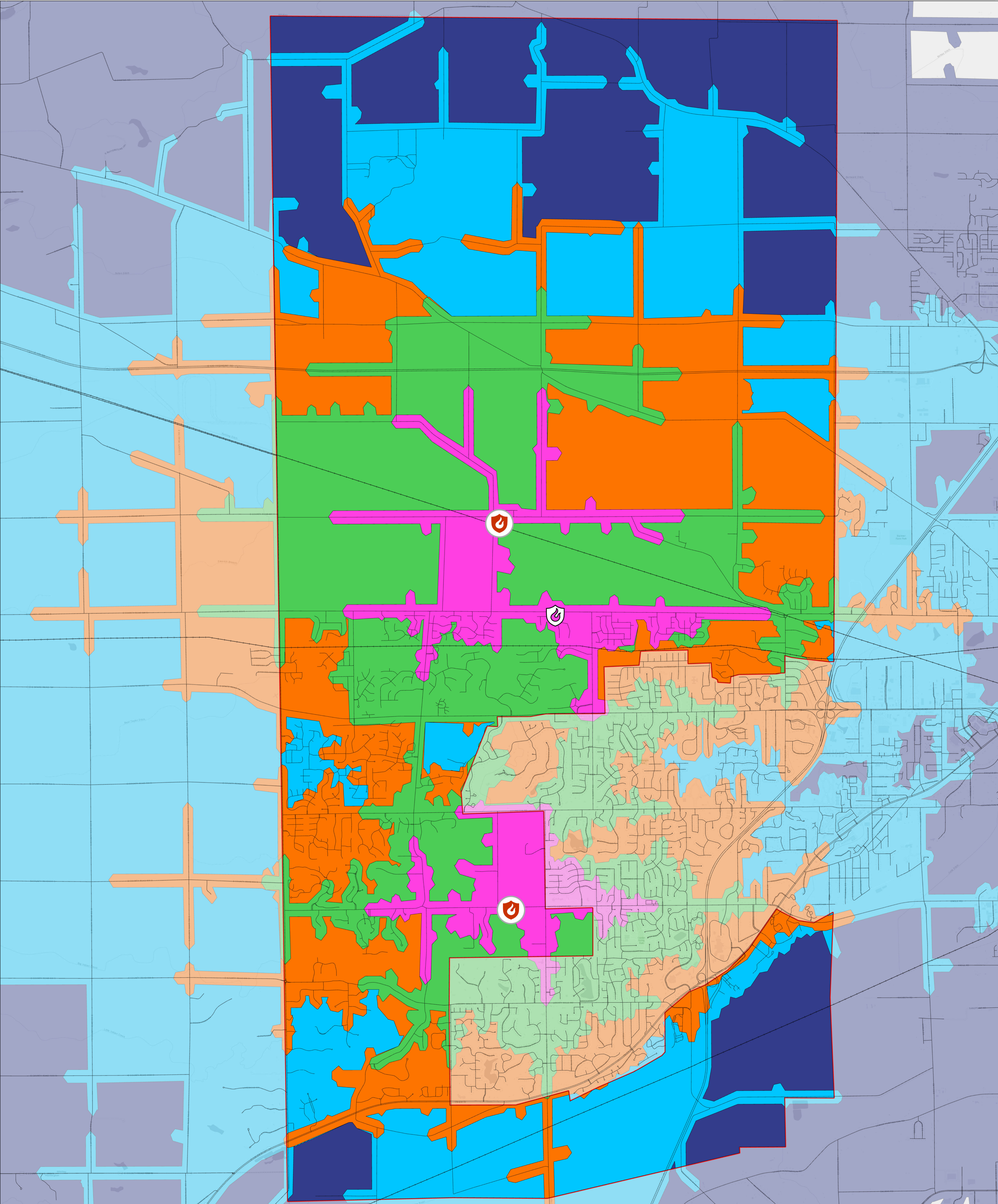
Scenario 1: Existing stations service areas with service area of proposed location at 10629 Bass Rd.



- Railroads
- Fire District
- Service Area of Existing Stations
- 0 - 3 mins.
- 3 - 5 mins.
- 5 - 7 mins.
- 7 - 10 mins.
- 10 - 15 mins.

Service areas are created based on approximate drive times for emergency vehicles in minutes. Railroad crossings were not considered barriers to traffic flow in the creation of the service areas.

0 0.28 0.55 1.1 1.65 2.2 Miles

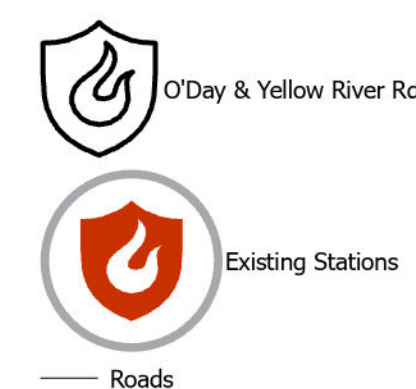






# FIRE STATION SERVICE AREAS

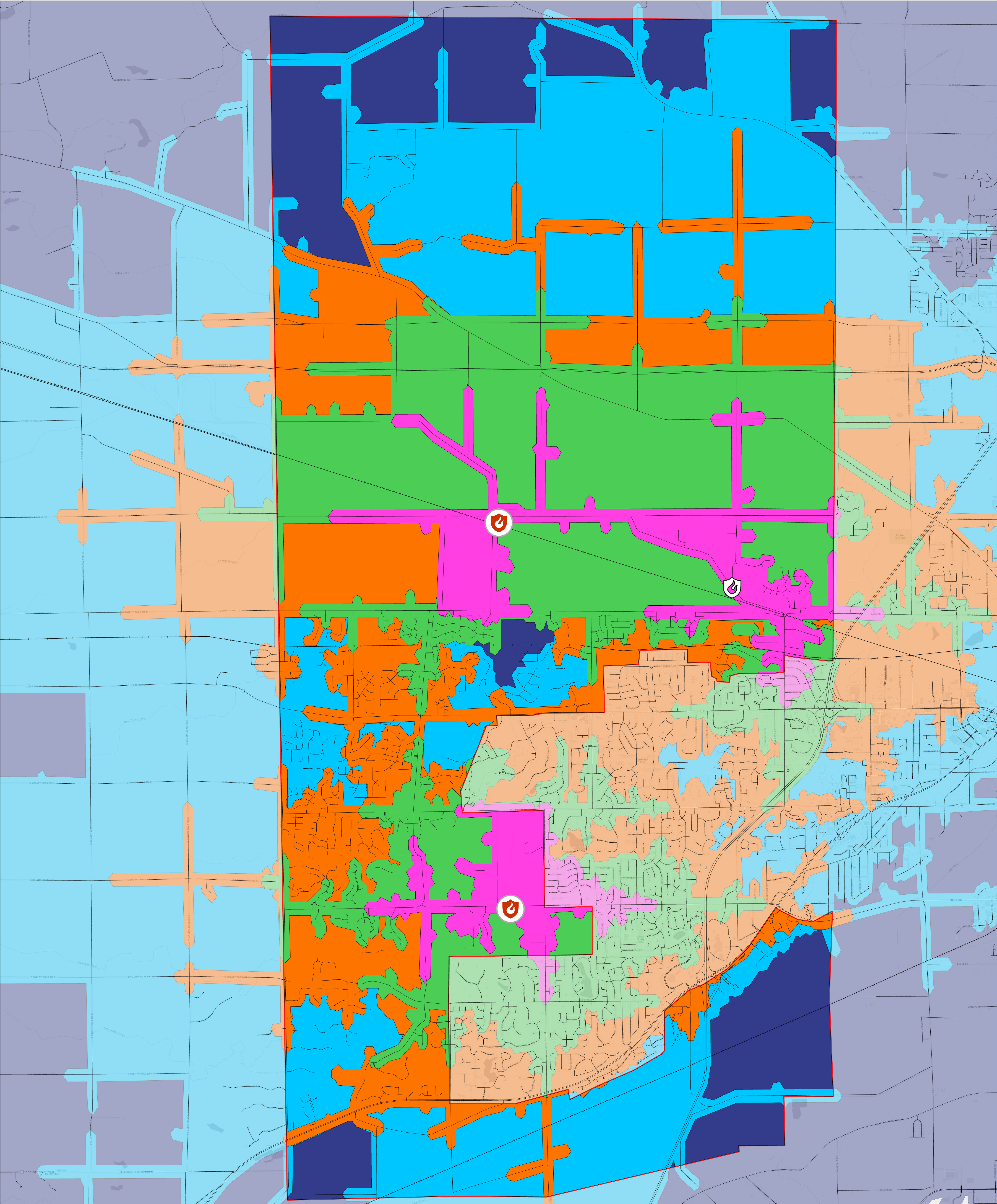
Scenario 2: Existing stations service areas with service area of proposed location at O'Day and Yellow River Rd.



- Service Area of Existing Stations
- 0 - 3 mins.
- 3 - 5 mins.
- 5 - 7 mins.
- 7 - 10 mins.
- 10 - 15 mins.

Service areas are created based on approximate drive times for emergency vehicles in minutes. Railroad crossings were not considered barriers to traffic flow in the creation of the service areas.

0 0.28 0.55 1.1 1.65 2.2 Miles

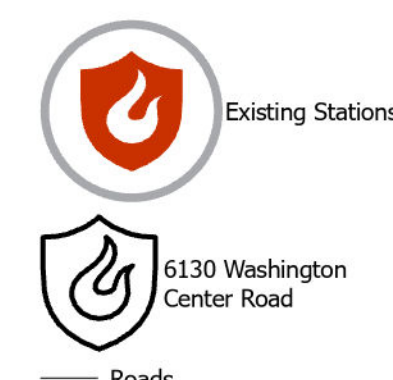






# FIRE STATION SERVICE AREAS

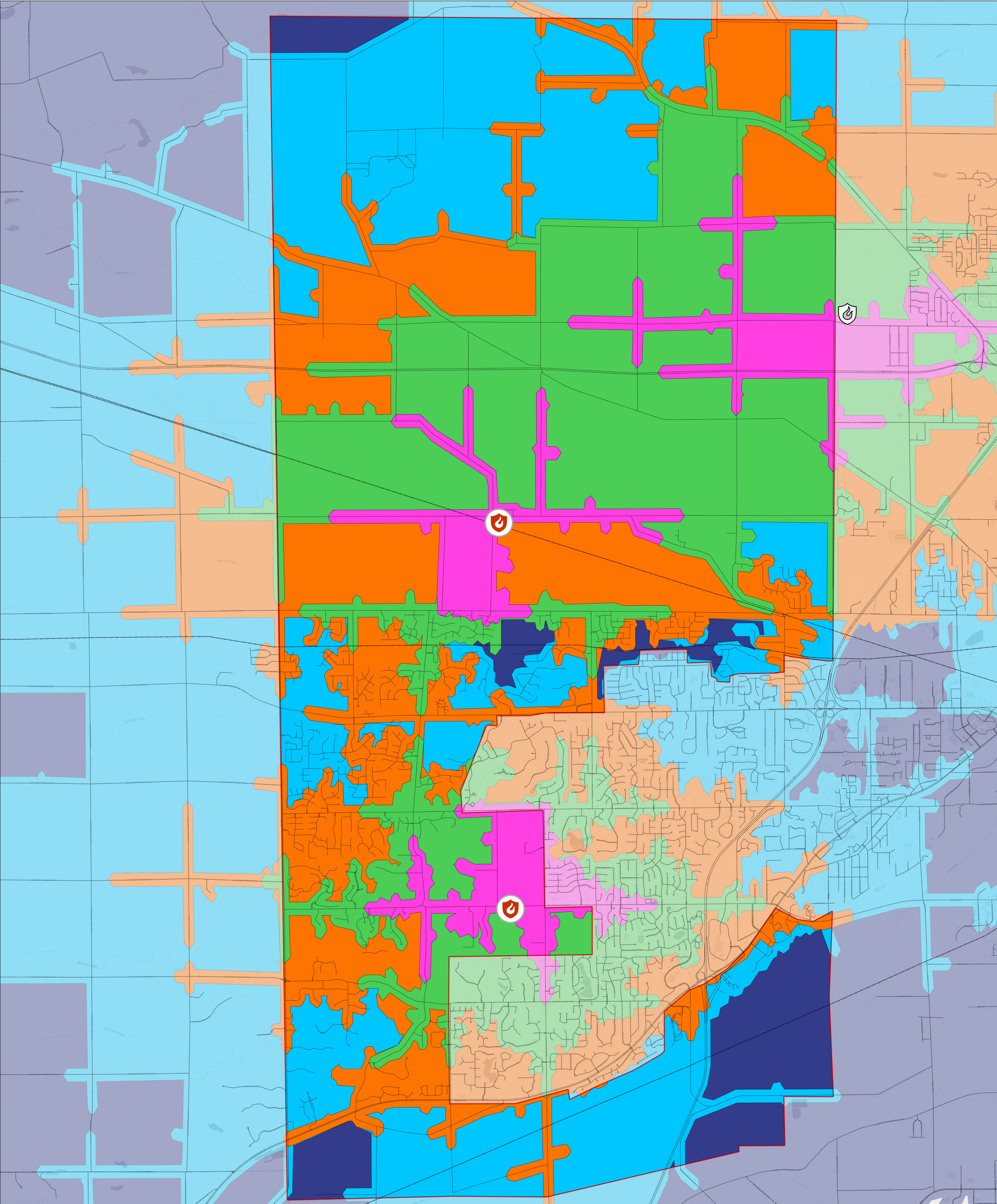
Scenario 3: Existing stations service areas with service area proposed location at 6130 Washington Center Rd.



- Existing Stations
- Service Area of Existing Stations
- 0 - 3 mins.
- 3 - 5 mins.
- 5 - 7 mins.
- 7 - 10 mins.
- 10 - 15 mins.

Service areas are created based on approximate drive times for emergency vehicles in minutes. Railroad crossings were not considered barriers to traffic flow in the creation of the service areas.

0 0.28 0.55 1.1 1.65 2.2 Miles

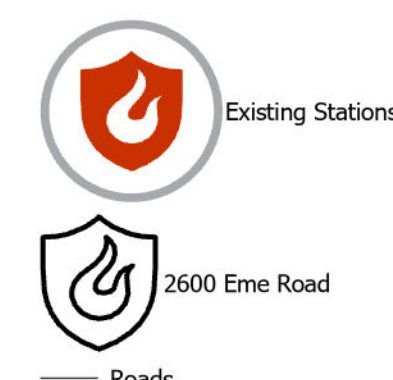






# FIRE STATION SERVICE AREAS

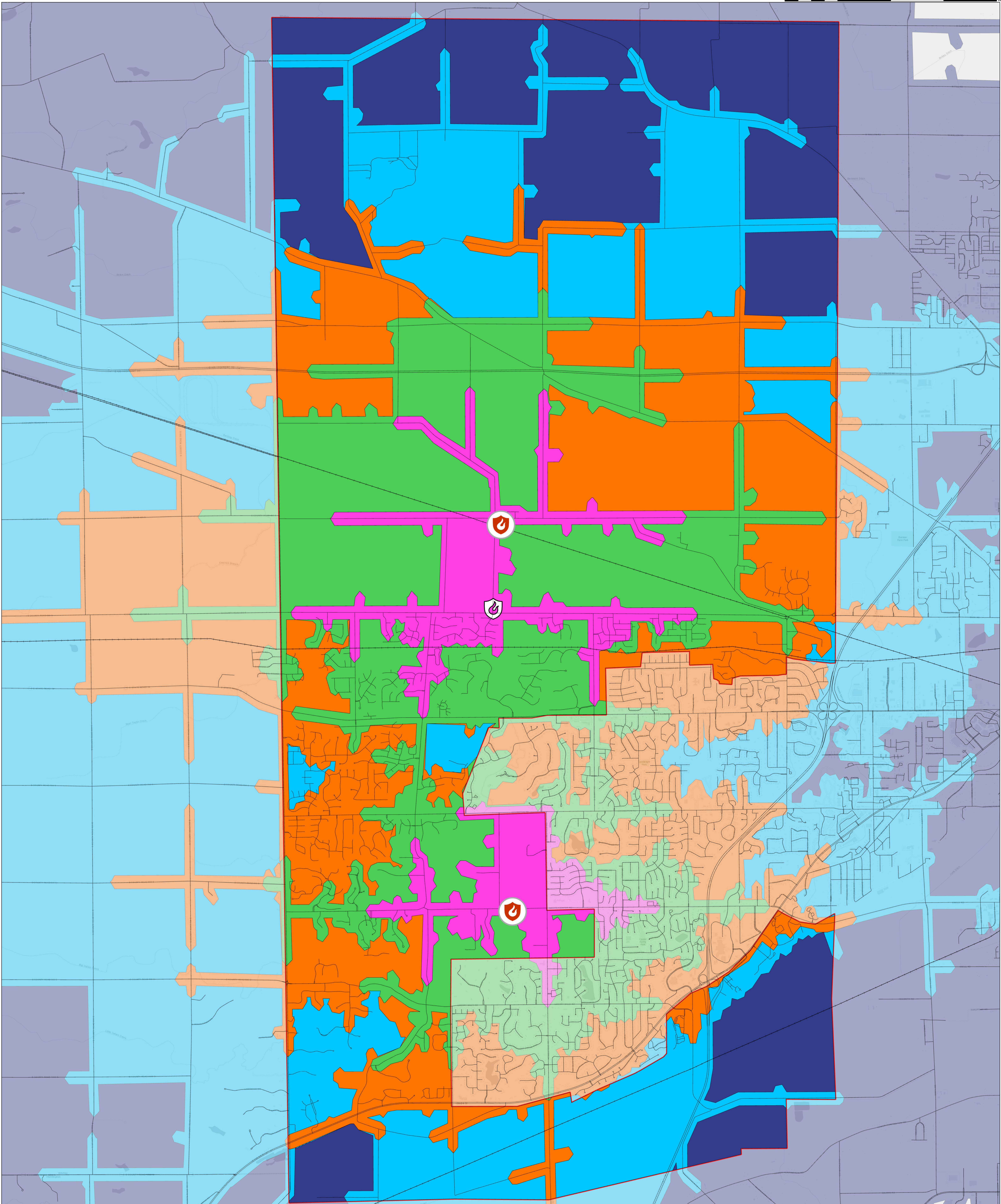
Scenario 4: Existing stations service areas with service area of proposed location at 2600 Eme Rd.



- Railroads
- Fire District
- Service Area of Existing Stations
  - 0 - 3 mins.
  - 3 - 5 mins.
  - 5 - 7 mins.
  - 7 - 10 mins.
  - 10 - 15 mins.

Service areas are created based on approximate drive times for emergency vehicles in minutes. Railroad crossings were not considered barriers to traffic flow in the creation of the service areas.

0 0.28 0.55 1.1 1.65 2.2 Miles







# FIRE STATION SERVICE AREAS

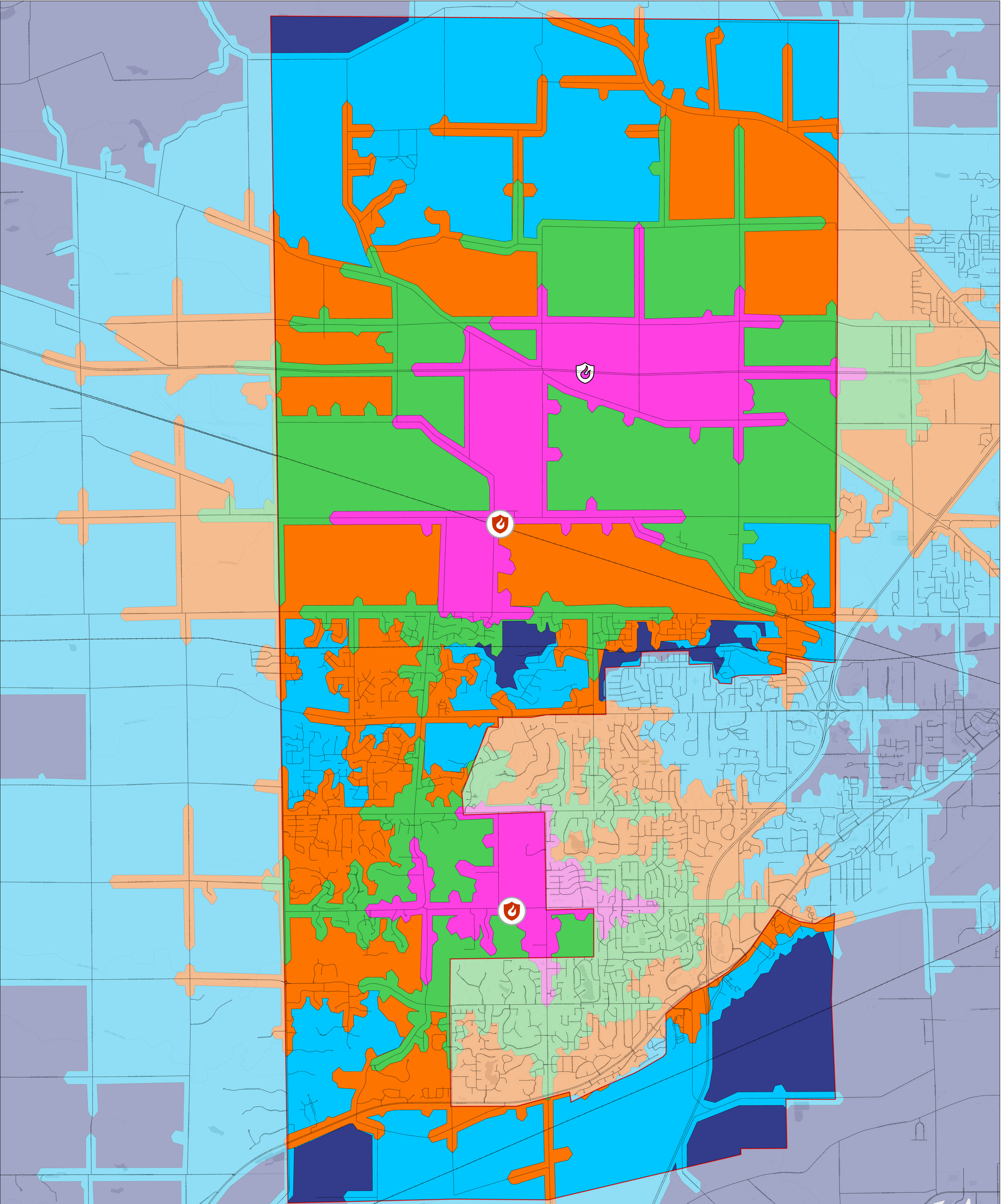
Scenario 5: Existing stations service areas with service area of proposed location at 10101 US 30.



- Railroads
- Fire District
- Existing Stations
- Service Area of Existing Stations
- 0 - 3 mins.
- 3 - 5 mins.
- 5 - 7 mins.
- 7 - 10 mins.
- 10 - 15 mins.

Service areas are created based on approximate drive times for emergency vehicles in minutes. Railroad crossings were not considered barriers to traffic flow in the creation of the service areas.

0 0.28 0.55 1.1 1.65 2.2 Miles

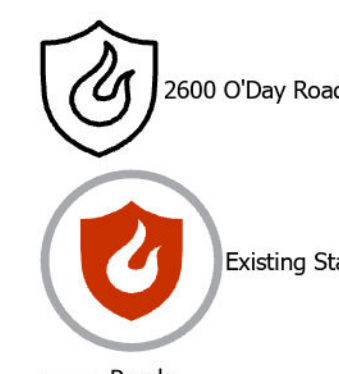






# FIRE STATION SERVICE AREAS

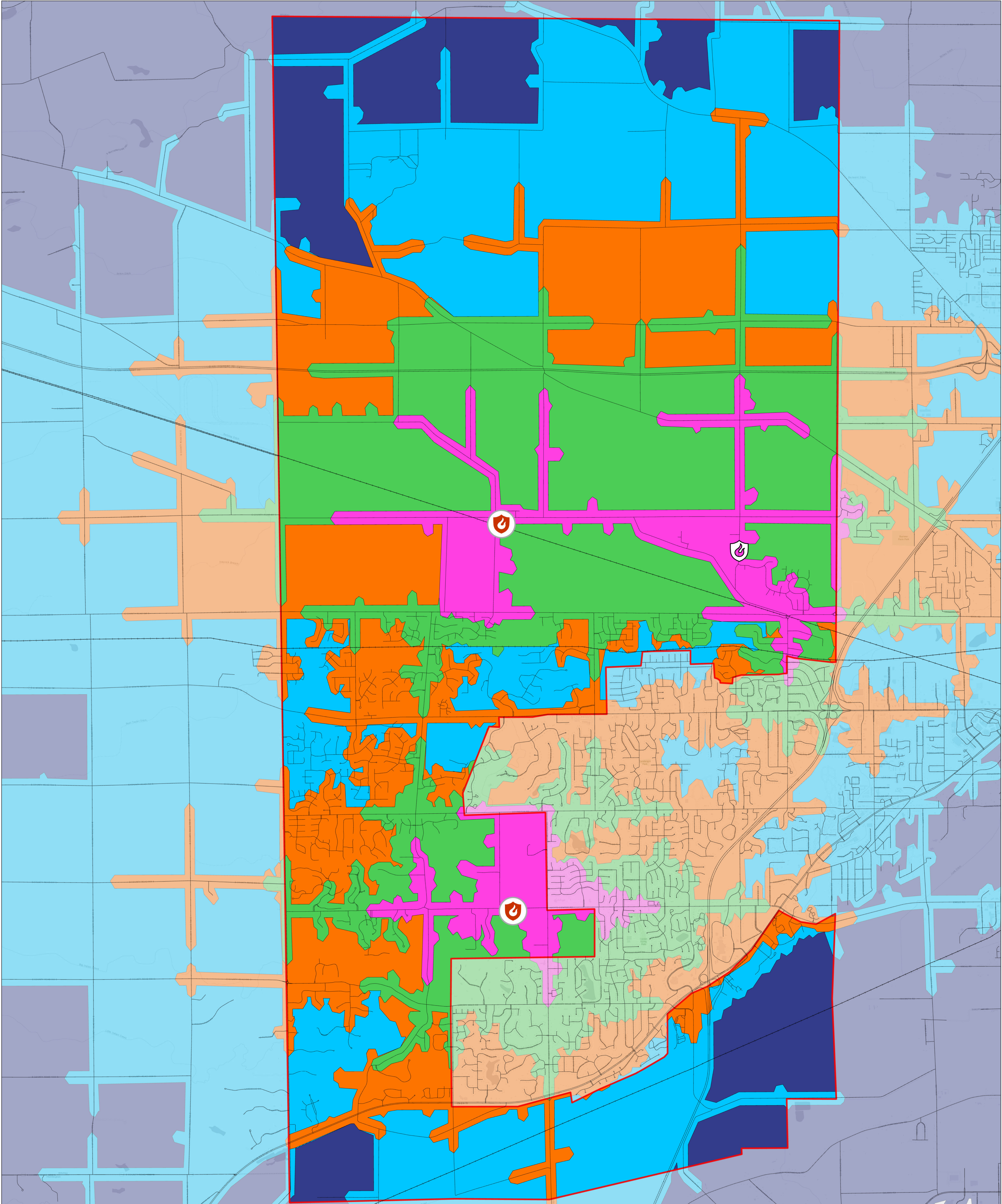
Scenario 6: Existing stations service areas with service area of proposed location at 2600 O'Day Rd.



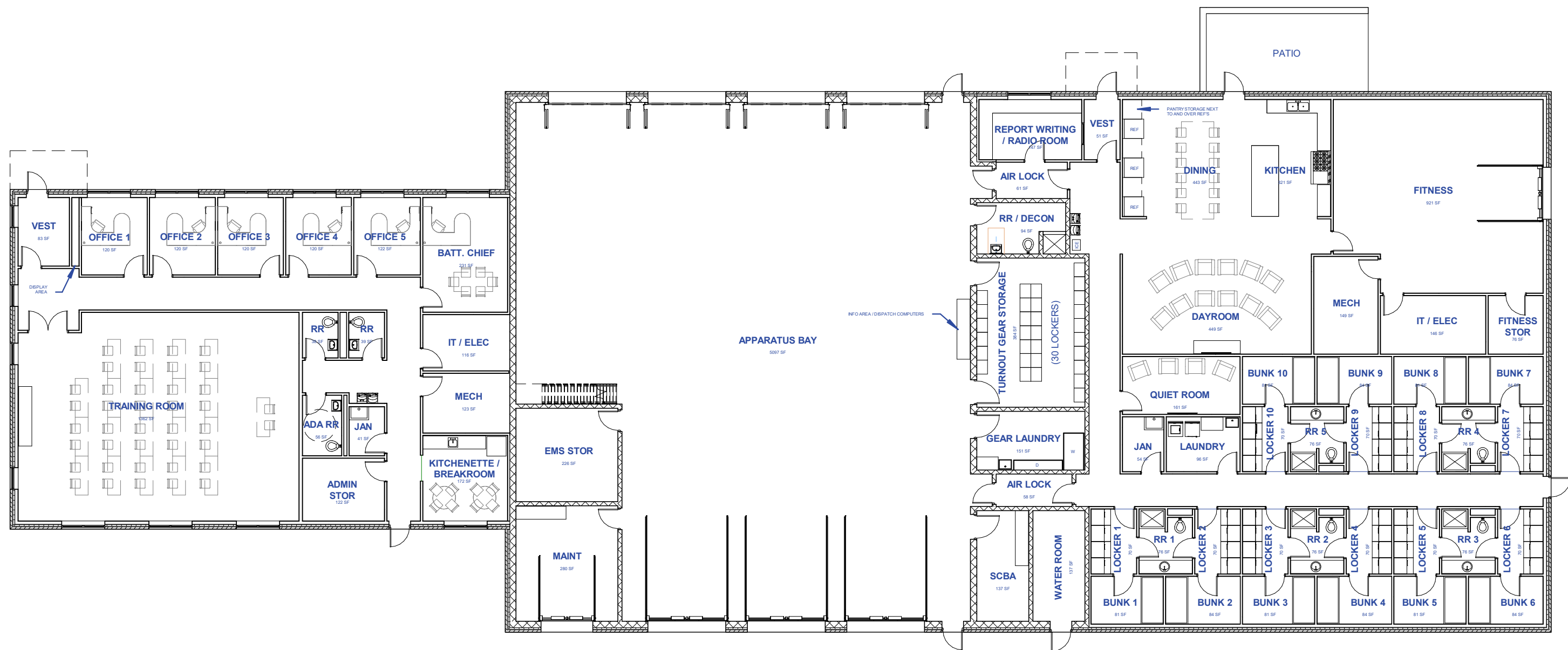
- Railroads
- Fire District
- Service Area of Existing Stations
- Existing Stations
- Roads

Service areas are created based on approximate drive times for emergency vehicles in minutes. Railroad crossings were not considered barriers to traffic flow in the creation of the service areas.

0 0.28 0.55 1.1 1.65 2.2 Miles







As envisioned, the fire station will consist of an apparatus bay, living quarters, and administration wing. The apparatus bay and living quarters will be approximately 13,500 SF, and the administration wing will be up to approximately 4,000 SF. The apparatus bay will include up to three pull-thru bays and one-half bay, EMS storage, a maintenance room, decon/RR, gear laundry, SCBA, turnout gear storage for 30 lockers, and a possible mezzanine for storage. The living quarters will consist of a kitchen with an island, a dining room to seat 12, a dayroom to seat 12, a report writing / radio room, bunk suites, quiet room, and a fitness room. The administration wing will include offices, a battalion chief's office, a kitchenette, three private RRs, and a training room to seat up to 40 patrons with tables.

# WEST CENTRAL FIRE STATION

## NEW STATION - FIRST FLOOR PLAN

11.22.2024





Based on a similar station  
completed by BW

# NEW STATION CONCEPTUAL RENDERING



WEST CENTRAL FIRE PROTECTION DISTRICT  
CONCEPT RENDERING

RQAW | DCCM



**ROM BUDGET SUMMARY**  
**NEW WEST CENTRAL FIRE STATION**  
 RQAW / DCCM ARCHITECTURE

Date: 11/1/2024

**17,500 SF**

**BID PACKAGE SUMMARY**

01A - General Requirements		\$178,500	\$10.20
03A - Concrete		\$325,500	\$18.60
04A - Masonry		\$490,000	\$28.00
05A - Light Gauge Metal Framing	in drywall 09A		\$0.00
05B - Structural & Misc Metals		\$259,000	\$14.80
06A - Wood Framing		\$385,000	\$22.00
06B - Casework / Millwork		\$113,750	\$6.50
07A - Roofing		\$210,000	\$12.00
07B - Joint Sealants		\$38,500	\$2.20
07C - Weather Barrier		\$61,250	\$3.50
07D - Composition Siding		\$122,500	\$7.00
07E - Firestopping		\$17,500	\$1.00
08A - Doors/Frames/Hardware Supply		\$131,250	\$7.50
08B - Doors/Frames/Hardware Install		\$35,000	\$2.00
08C - Aluminum Framing & Glazing		\$87,500	\$5.00
08D - Overhead Doors		\$126,875	\$7.25
09A - Drywall & ACT		\$393,750	\$22.50
09B - Flooring & Tile Work		\$105,000	\$6.00
09C - Painting and Wall Covering		\$52,500	\$3.00
09D - Resinous / Epoxy Flooring		\$87,500	\$5.00
10A - Signage		\$17,500	\$1.00
10B - Specialties Supply		\$48,125	\$2.75
10C - Flagpoles		\$26,250	\$1.50
10D - Specialties Install		\$8,750	\$0.50
21A - Fire Suppression		\$83,125	\$4.75
22A - Plumbing		\$341,250	\$19.50
23A - Heating, Ventilating, and Air Conditions (HVAC)		\$588,875	\$33.65
26A - Electrical & Communications		\$717,500	\$41.00
31A - Earthwork & Site Utilities		\$822,500	\$47.00
32A - Asphalt Paving		\$131,250	\$7.50
32B - Landscaping		\$78,750	\$4.50
<b>SUBTOTAL DIRECT COST</b>		<b>\$6,084,750</b>	<b>\$347.70</b>
Design & Estimating Contingency	5.00%	\$304,238	\$7.00
<b>TOTAL DIRECT COST</b>		<b>\$6,388,988</b>	<b>\$354.70</b>

BW Construction Contingency	4.00%	\$255,560	\$14.60
General Conditions & Staffing		\$542,500	\$31.00
General Liability Insurance	0.60%	\$43,122	\$2.46
Builders Risk Insurance	0.35%	\$25,306	\$1.45
Payment and Performance Bond	1.00%	\$72,555	\$4.15
Contractor Fee	5.00%	\$366,401	\$20.94

**TOTAL CONSTRUCTION COST**

**\$7,694,431      \$439.68**



**ROM BUDGET SUMMARY**  
**NEW WEST CENTRAL FIRE STATION**  
 RQAW / DCCM ARCHITECTURE

Date: 11/1/2024

**17,500 SF**

**BID PACKAGE SUMMARY**

PreConstruction Fee (BW Construction)	Separate	
Lead Design Fees (RQAW)	\$420,000	
Civil Design Fees (RQAW)	included above	
Developer Fee (BWD)	\$120,000	
Geotech Report	\$7,000	
Re-plat	by Others	
Survey	\$8,000	
Utility Locates	\$2,000	
Soft Cost Contingency	\$0	
FF&E	\$250,000	
Developer Attorney Fees	\$20,000	
City Attorney / Financial Advisors / Bond Counsel & Bond Fees	by Others	
<b>SUBTOTAL SOFT COSTS</b>	<b>\$827,000</b>	

**LAND ACQUISITION** **\$478,538**

**CLOSING FEES** **in above**

**TOTAL PROJECT COST** **\$8,999,969** **\$514.28**



## RECOMMENDATIONS

The results of the study presented multiple key recommendations to enhance fire protection coverage in the District.

### SCENARIO 1 vs SCENARIO 2

- Scenario 1 broadly consists of the renovation and expansion of both Aboite Station #180 and Arcola Station #80.
- Scenario 2 broadly consists of the renovation and smaller expansion of Aboite Station #180 along with the construction of a new station.

In either scenario, it is our recommendation that Aboite Station #180 be renovated to meet current standards, ensuring it can effectively and safely serve the community. Several critical deficiencies were observed, causing potential adverse health and safety effects to staff. Operationally, renovations would also make this station more efficient. The scale of expansion is smaller in Scenario 2 than in Scenario 1 because the addition of a new station would alleviate some of the space needs.

Arcola Station #80 is identified as being in urgent need of renovation as well; however, the estimated scope and costs for these renovations are substantial relative to its size. Given this financial concern, constraints of the land parcel, and the challenge of bringing utilities up to code, it is possible a new expansion may not be feasible. Additionally, due to its less desirable location, a larger replacement station in a new location would more effectively serve the surrounding community. With a new station, Arcola Station #80 could be decommissioned or repurposed.

Lastly, a new fire station should be constructed to provide greater capacity of fire service coverage to existing district areas and to support future growth. Our recommendation would be to construct the new fire station first. This strategy will allow for the future phased renovations of existing Station #180 while keeping it operational, thereby minimizing service disruptions. By implementing these recommendations, the District can enhance its operational capabilities and ensure that it meets the long term community's safety needs effectively.

In terms of locations for a new station, our opinion is the optimal site would be at 10629 Bass Rd. This was determined of the 6 locations studied by Schneider for the following reasons:

- Maintaining response times
- Proximity of utility infrastructure (lower site work costs)
- Land owner is has a willingness to sell, potentially with minimal cost

Other sites north of the railroad tracks may also be viable solutions at similar costs. More detailed site studies would have to take place to understand land price, feasibility of on-site well and septic systems, environmental and geotechnical investigations, and timing in order for us to recommend those sites.

In summary, Scenario 2 provides the District with the best solution for its needs.