



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

PUBLIC NOTICE

FIRE PUBLIC SAFETY COMMITTEE

Thursday, May 15, 2025 - 4:30 PM
Westmont Village Hall - 31 W. Quincy Street, Westmont, Illinois 60559

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment
5. Approval of Minutes
 - A. Minutes of September 5, 2024 and March 6, 2025 committee meetings.
6. Unfinished Business
 - A. Review of the Fire House tour and the options to move forward with the plans for the Fire House.
7. New Business
 - A. Presentation of a service plaque
8. Reports
 - A. Committee Chair
 - B. Department Director
 - C. Division(s) Reports
9. Miscellaneous
10. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to

participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>



**Village of Westmont
ADMINISTRATION**

31 West Quincy Street, Westmont, Illinois 60559

administration@westmont.il.gov | 630-981-6210
westmont.illinois.gov | 630-981-6200

**Village Board Fire Public Safety Committee
~ Regular Meeting ~
MINUTES**

~ Thursday, September 5, 2024 ~

CALL TO ORDER

Trustee Guzzo called the meeting to order at 1630 hours.

PRESENT

Mayor Gunter, Clerk Szymski, Village Manager May, Assistant Village Manager Parker, Trustee Barker, Trustee Guzzo, Trustee Liddle, Trustee Nero and Trustee Simonovich.

ALSO PRESENT

Fire Chief Riley, Deputy Chief Fitzgerald, Deputy Chief Frank, Chief Public Safety Officer Gunther, Community Development Director Hennerfeind, Public Works Director Reis, Human Resources Director Brainerd, Finance Director Altic, FPB Director Berkowitz, IT Director Liljeberg, Community Development Deputy Director Vitell, Finance Supervisor Buh and Administrative Assistant Saldivar.

ABSENT - Communications Director McIntyre.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF JUNE 13, 2024 PUBLIC SAFETY COMMITTEE MINUTES

Trustee Liddle made a motion, seconded by Trustee Barker, to approve the June 13, 2024 Public Safety Committee Minutes as submitted. Motion carried unanimously.

NEW BUSINESS

Staffing Update and Call Volume

Deputy Chief Fitzgerald presented the 2024 Call Statistics and Staffing Report. (See attached.)

Deputy Chief Fitzgerald's 2024 Call Statistics and Staffing Report reveals challenges in maintaining adequate staffing levels, particularly for paramedics. The "fourth person on a truck" program, launched this past May, aims to improve service but faces hurdles, especially during the summer months when open shifts are common. Ideally, the department needs 34-40 paramedics to ensure program success. Deputy Chief Fitzgerald is optimistic about their ability to manage the schedule and fill shifts, despite the challenges of paramedic shortages.

Adding to these challenges, call volume is projected to reach 5,400 for 2024, a notable increase

from last year's 5,100, despite a stable population. While mutual aid calls currently remain under 100 per year, Fire Chief Riley anticipates a surge in these calls over the next six months due to evolving relationships with neighboring fire departments.

UNFINISHED BUSINESS

Fire Station Update RFQ

Public Works Director Reis and Deputy Chief Frank presented the Fire Department Headquarters Update - RFQ Results 9-5-24. (See attached.)

This is a report on the selection process for a design firm to renovate or rebuild the fire department headquarters. The current building is over 30 years old and no longer meets the needs of the department. A team, consisting of Public Works Director Reis, Deputy Chief Frank, Building Commissioner Vitell, Public Works Supervisor Viscuso, and Chief Public Safety Officer Gunter, evaluated proposals based on criteria like building functionality, code compliance, and sustainability. They visited fire stations designed by the firms and conducted interviews. A key concern was incorporating "hot zones" for decontamination, per upcoming OSHA regulations. After a thorough review process, including reference checks and site visits, they selected 845 Design Group, a small firm with a strong track record and collaborative approach. The next steps involve finalizing the service agreement and exploring funding options, potentially including grants.

MISCELLANEOUS

Golfview Hills

Chief discussed renewing the fire service contract with Golfview Hills, a fire protection district. Golfview Hills is an unincorporated area that contracts with the Westmont Fire Department for service, although they are geographically located within Hinsdale. They have been a satisfied customer for over 27 years. The proposed 10-year contract is worth around \$83,000 annually, with potential for a 5% increase. In addition to emergency response, the fire department provides public education and uses Golfview Hills' resources for training. The meeting also briefly touched on other fire protection districts and special service areas served by the Westmont Fire Department.

Stick Buildings

There was a discussion about potentially revising Westmont's building codes, specifically those related to fire safety and construction materials.

Trustee Nero raised concerns that strict adherence to current codes, particularly the restrictions on "stick building" (wood-frame construction), may be hindering economic development by discouraging developers. Neighboring communities have more lenient regulations, potentially making them more attractive for projects.

Fire Chief Riley, FPB Director Berkowitz, CD Director Hennerfeind, and Building Commissioner Vitell provided insights into the fire code and local amendments. They emphasized that while developers often complain about Westmont's codes, the fire department works closely with them to find solutions that prioritize safety. They also highlighted the benefits of stricter codes in terms of building longevity and resilience to water damage.

The discussion touched on several key points:

- **Competitiveness:** Westmont's stricter codes may be a disadvantage in attracting development compared to neighboring towns.
- **Developer perspectives:** Developers frequently complain about code restrictions, but

they may still ultimately pursue projects in Westmont.

- **Collaboration:** The fire department and building department are willing to work with developers to find solutions within the code framework.
- **Economic impact:** There is anecdotal evidence that Westmont may have lost development opportunities due to its codes, but concrete data is lacking.
- **Municipal service impact fees:** The current fees may be too low to adequately offset the increased demands on fire services from new developments.

The meeting concluded with a general consensus to further investigate the issue, including:

- Gathering data on projects lost due to code restrictions.
- Comparing Westmont's codes and fees to those of neighboring communities.
- Exploring ways to improve communication and collaboration with developers early in the development process.
- Re-evaluating the municipal services impact fee structure.

There being no other business to discuss, Trustee Liddle motioned to adjourn, to which Trustee Nero seconded. The meeting subsequently adjourned at 1736 hours.

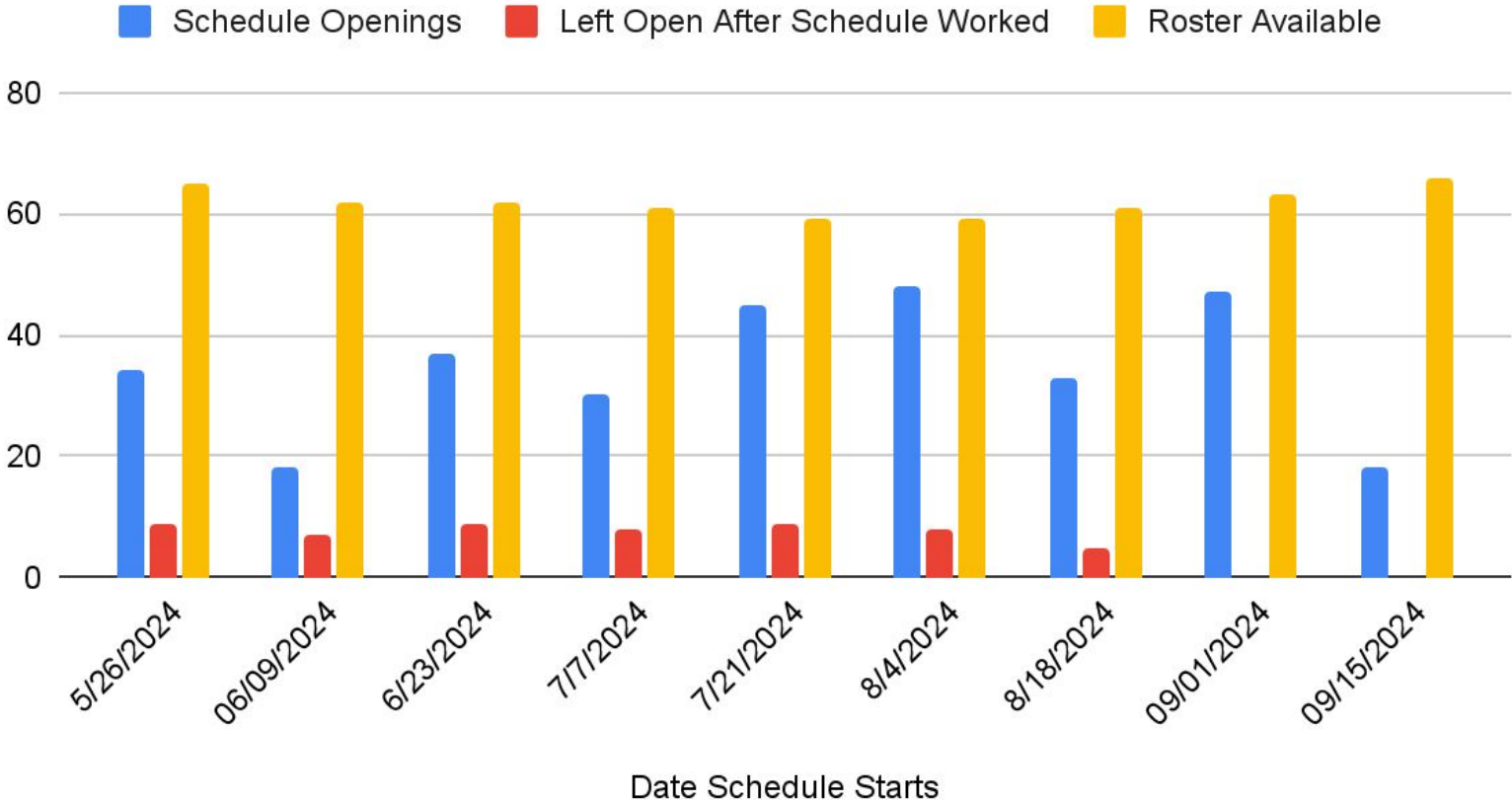
Respectfully submitted,

Jacqueline Saldivar
Recording Secretary

Call Statistics Staffing



Schedule Openings and Left Open After Schedule Worked



Incidents by Category and Month

Jan 01, 2023 12:00 AM to Sep 04, 2024 10:08 AM



Incident Type Category	2024									2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
1 - Fire	12	7	5	10	12	10	8	7	1	72	2.00 %	73	2.00 %	-1.37 %
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	0	0	0	0	0	0	0	0	0	0	0.00 %	3	0.00 %	-100.00 %
3 - Rescue & Emergency Medical Service Incident	298	314	306	290	340	278	327	271	27	2,451	66.00 %	2,106	62.00 %	16.38 %
4 - Hazardous Condition (No Fire)	13	9	12	10	5	19	10	12	1	91	2.00 %	76	2.00 %	19.74 %
5 - Service Call	57	32	27	33	27	29	31	36	1	273	7.00 %	400	12.00 %	-31.75 %
6 - Good Intent Call	38	31	45	29	42	42	44	48	2	321	9.00 %	278	8.00 %	15.47 %
7 - False Alarm & False Call	103	46	45	48	51	52	69	56	7	477	13.00 %	463	14.00 %	3.02 %
8 - Severe Weather & Natural Disaster	0	0	0	0	0	0	0	1	0	1	0.00 %	2	0.00 %	-50.00 %
9 - Special Incident Type	0	0	0	0	0	0	0	0	0	0	0.00 %	1	0.00 %	-100.00 %
Grand Total	521	439	440	420	477	430	489	431	39	3,686	100.00 %	3,402	100.00 %	8.35 %

EMS Only Aid Received

Mutual Aid Received by Incident Type Category

Jan 01, 2023 12:00 AM to Sep 05, 2024 07:33 AM



Incident Type Category	2024										2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous		
3 - Rescue & Emergency Medical Service Incident	1	2	0	1	2	0	0	2	0	8	100.00 %	11	100.00 %	-27.27 %	
Grand Total	1	2	0	1	2	0	0	2	0	8	100.00 %	11	100.00 %	-27.27 %	

Automatic Aid Received by Incident Type Category

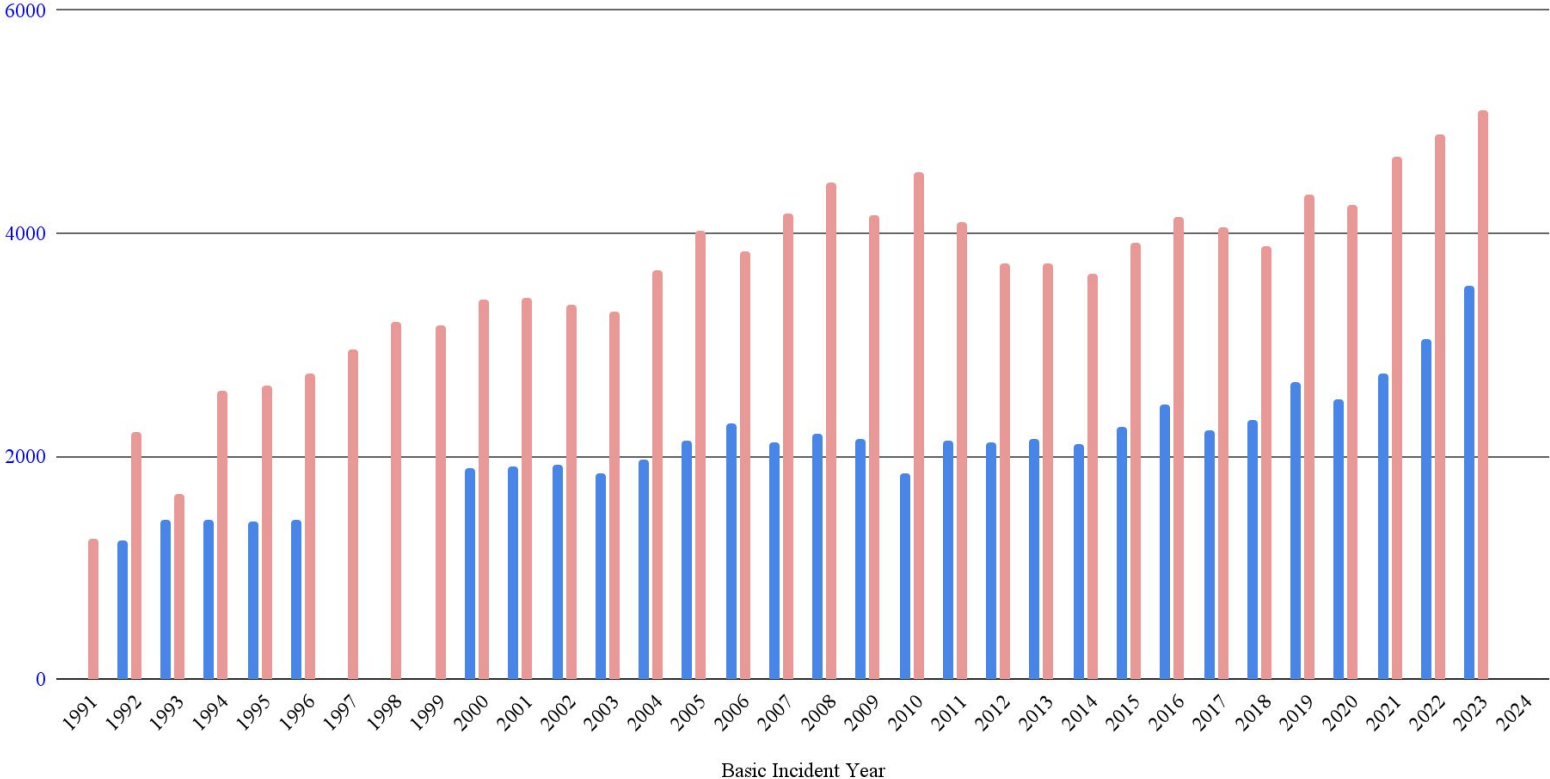
Jan 01, 2023 12:00 AM to Sep 05, 2024 07:33 AM



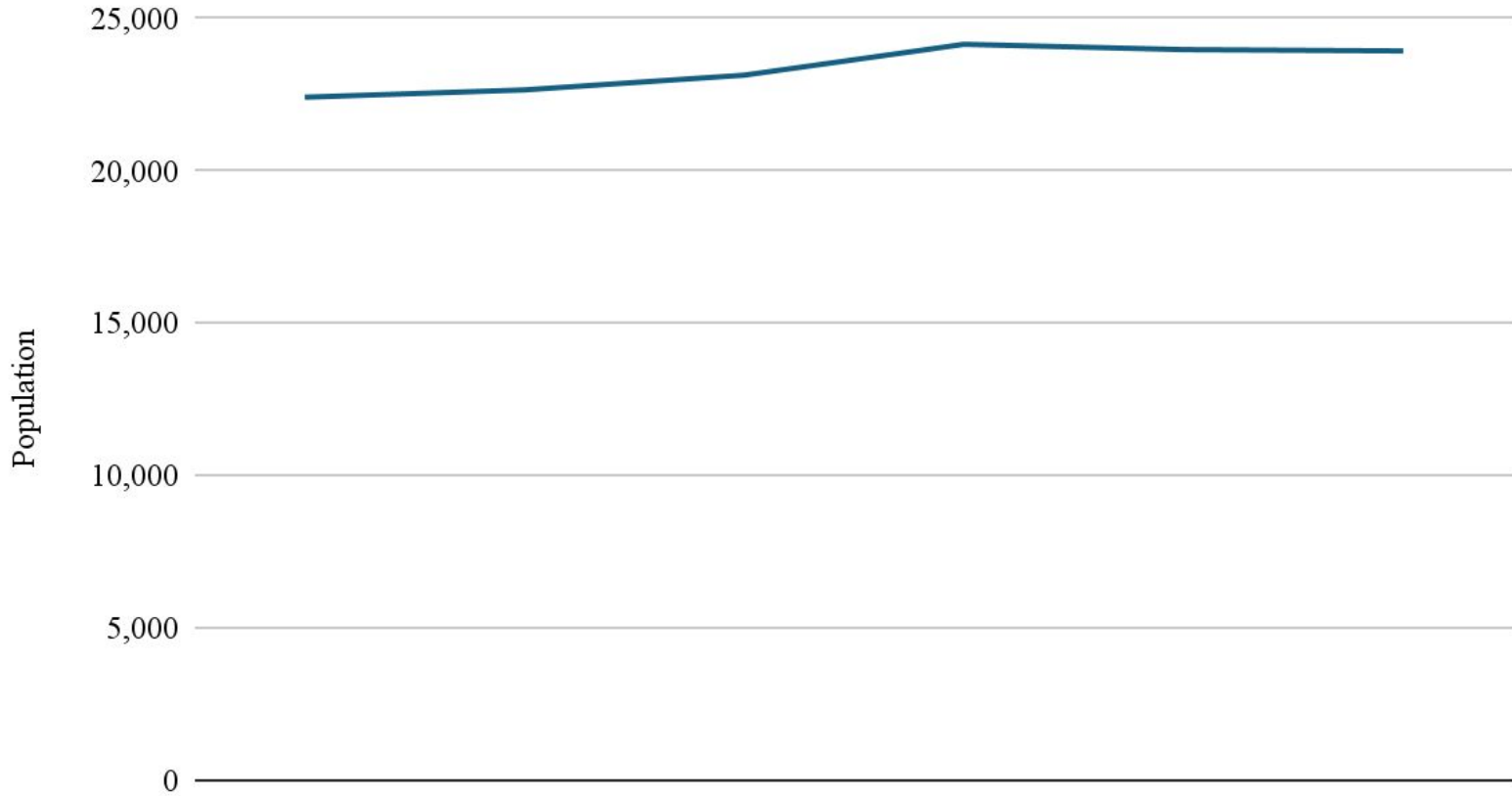
Incident Type Category	2024										2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous		
3 - Rescue & Emergency Medical Service Incident	9	7	2	4	6	2	5	2	0	37	100.00 %	33	100.00 %	12.12 %	
Grand Total	9	7	2	4	6	2	5	2	0	37	100.00 %	33	100.00 %	12.12 %	

EMS Calls vs Total Calls

EMS Calls Total Calls

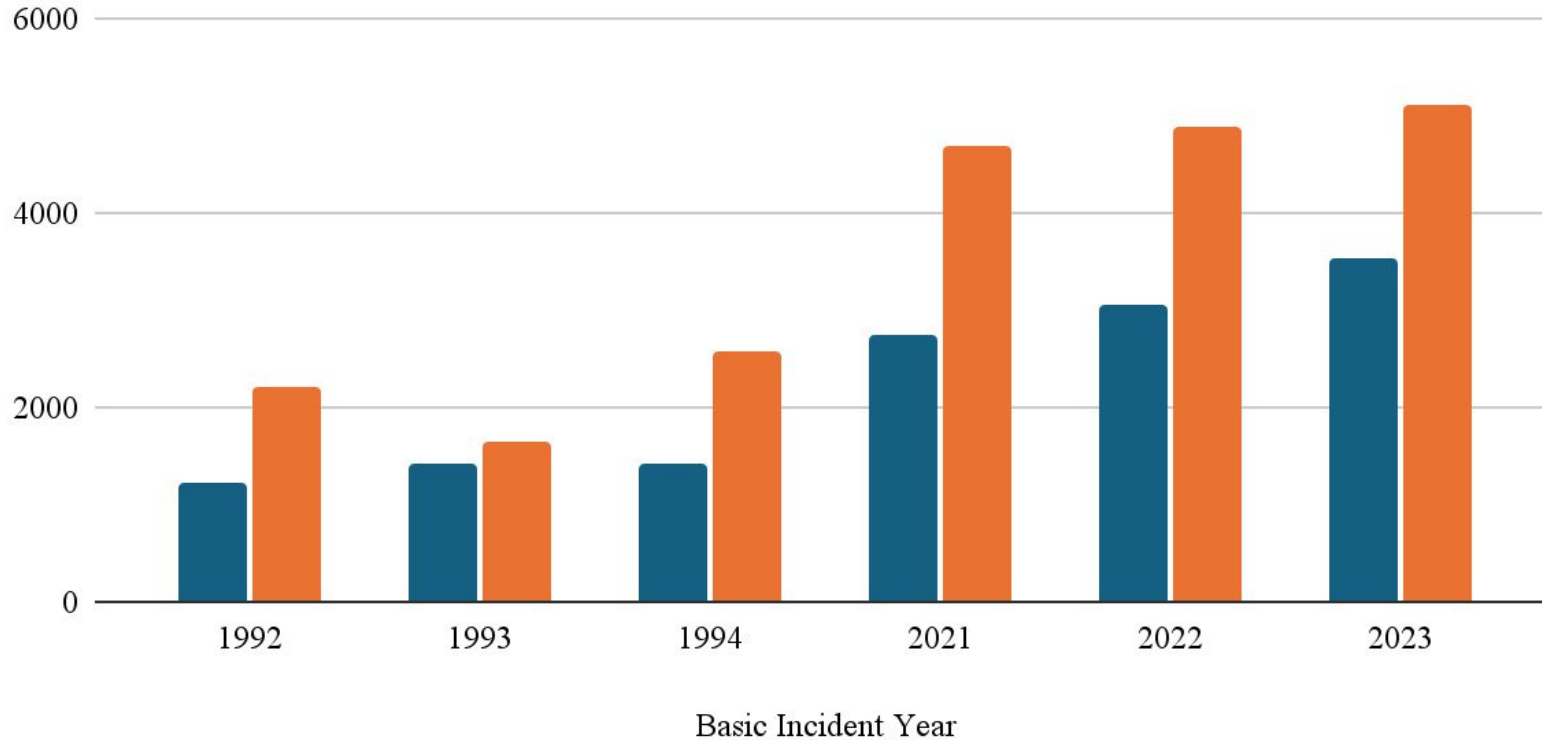


Population



EMS Calls and Total Calls

■ EMS Calls ■ Total Calls



Fire Department Headquarters Update

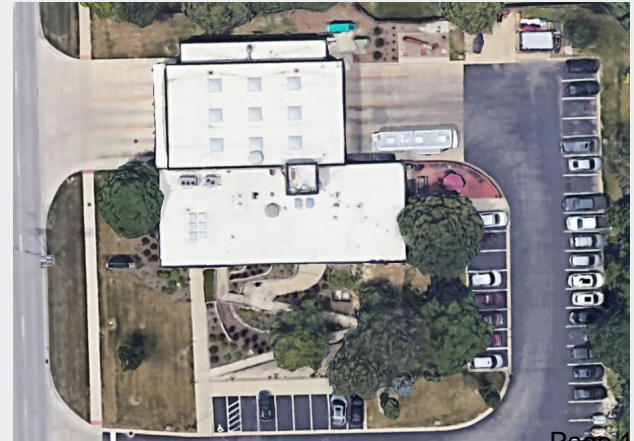


Fire Department HQ Update- Background

This facility was constructed in 1991, making it approximately 33 years old.

Originally constructed for 4 fire personnel and 4 administration staff, most are part-time.

The existing facility is 14,884 SF with space for 9 FFs at a minimum and 6 vehicles.



RFQ 24-002 Fire Department Headquarters Facility Evaluation

RFQ 24-002 Fire Department Headquarters Facility Evaluation released on May 24, 2024.

Eleven (11) responses were received on June 24, 2024.

Responses were scored and four (4) firms were shortlisted for an interview.

References were checked for the four shortlisted firms.

The selection committee toured five (5) fire department facilities that were designed by the shortlisted firms.

Interviews were held on August 16, 2024.

RFQ 24-002 Fire Department Headquarters Facility Evaluation

Firms were scored based on the following criteria:

CRITERIA	Percentage
Capability, Capacity and Qualifications of the Proposer	30
Suitability and Quality of the Approach/Methodology	30
Milestones and Deliverables	20
Outcomes to be Achieved	20
TOTAL:	100

During the interview phase, the shortlisted firms were asked to go into detail about parts of the scoring criteria and their project approach.

RFQ 24-002 Fire Department Headquarters Facility Evaluation

Special emphasis was placed on the Outcomes to be Achieved.

Provide a Fire Department Headquarters building that:

- Is well maintained and functional;
- Meets or exceeds current building code requirements;
- Is efficient and sustainable to own and operate;
- Meets the needs of the Fire Department and the community;
- Will be adaptable to future conditions.

Station visit observations

Staff toured Fire Stations in Western Springs, Tri-State, Huntley, Aurora and Downers Grove. Standout observations include:

- Durable and low maintenance materials
- OSHA recommendations for clean and dirty areas of the station
- Living areas and bunk rooms that included FF privacy and mental health
- Flexible spaces for training, meetings and community gatherings

Interview Take-aways

Codes and Regulations:

- ADA Accessibility Code
- Energy Code
- Building Code- critical facilities
- OSHA 29 CFR 1910.156

Year to year cost escalations of 4-8%

How to determine the “tipping point” to build new vs. remodel/addition

RFQ 24-002 Fire Department Headquarters Facility Evaluation

Based on the results of the RFQ review, reference checks, station visits and interviews, 845 Design Group had the highest score and is the best-qualified firm to perform the work.

About 845 Design Group:

Small firm headquartered in LaGrange, IL.

Principles of the firm will be directly involved on the design team for the project.

Excellent references and example projects.

Many repeat clients.

The selection team really liked their collaborative approach and project communication emphasis.

Reference check observations



What did you like best about working with 845 Design Group?

- “Jamie and Megan were great about listening to our wants and finding ways to incorporate them into their design.”
- “Easy to work with, local business, familiar with working with FD and municipal governments.”

Was the company responsive and timely in answering your questions?

- “Yes, Communication was excellent.”

RFQ 24-002 Fire Department Headquarters Facility Evaluation

Staff has negotiated a Scope of Services and fee with 845 Design Group.

Approval of the Professional Services agreement is on tonight's Village Board agenda.

Mission Statement

The Westmont Fire Department is dedicated to providing compassionate, professional service to our community's residents and business members.

We are committed to advanced emergency medical care, saving lives, mitigating hazards, protecting property and our community's future. The fire department will serve as a role model providing education, prevention, and protection to meet the community's needs.

Questions & Answers





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**Village Board Fire Public Safety Committee
~ Regular Meeting ~
MINUTES**

~ Thursday, March 6, 2025 ~

CALL TO ORDER

Trustee Guzzo called the meeting to order at 1630 hours.

PRESENT

Mayor Gunter, Village Manager May, Assistant Village Manager Parker, Trustee Barker, Trustee Guzzo, Trustee Liddle, Trustee Nero and Trustee Scales.

ALSO PRESENT

Fire Chief Riley, Deputy Chief Fitzgerald, Deputy Chief Frank, Chief Public Safety Officer Gunther, Community Development Director Hennerfeind, Public Works Director Reis, Human Resources Director Brainerd, Finance Director Altic, FPB Director Berkowitz, Communications Director McIntyre, Supervisor of Administrative Services Mielcarski, FPB Director Berkowitz and Administrative Assistant Saldivar.

ABSENT - Clerk Szymski and Trustee Barry.

GUESTS PRESENT

Megan Harte (845 Design Group), Leight McMillen (Leopardo Construction) and Jaime Zaura (845 Design Group)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF SEPTEMBER 5, 2024 PUBLIC SAFETY COMMITTEE MINUTES

The approval of the minutes from the September 5, 2024, meeting has been postponed until the meeting scheduled for May 15, 2025.

NEW BUSINESS

Fire Headquarters presentation by the Administrative Staff and the 845 Design Group

Chief Steve Riley, Public Works Director Amy Reis, Deputy Chief Tom Frank, and Finance Director Allen Altic, collaborating with Megan Harte and Jaime Zaura from 845 Design Group, and Leigh McMillen from Leopardo Construction, jointly delivered a comprehensive presentation titled "Fire Department Headquarters Update". Each individual took a specific section to present, contributing their respective expertise and insights to cover the various aspects of the project,

from its history and operational needs to design options and financial considerations. Click [here](#) to view the entire presentation.

The next steps involve the Fire Public Safety Committee reviewing the presented information and providing feedback, particularly regarding the community involvement process and their preferred design option, during a special meeting scheduled for March 27th. The Chief was asked to provide information on potential fire service relocation during construction. Village staff will also work on compiling and distributing answers to any questions raised. Further down the line, community engagement activities, potentially including an open house at the fire station, will be organized. Ultimately, the Committee will need to decide on a design option, which will then lead to a more detailed design phase and exploration of temporary facility needs during potential construction. The Village will also continue to pursue grant funding opportunities and finalize a financing plan, potentially involving a non-home rule sales tax increase.

MISCELLANEOUS

There being no other business to discuss, Trustee Liddle motioned to adjourn, to which Trustee Nero seconded. The meeting subsequently adjourned at 1755 hours.

Respectfully submitted,

Jacqueline Saldivar
Recording Secretary

Fire Department Headquarters Update



March 6, 2025

Overview

- Overview of History & Project
- Major Operational Considerations
- Scenarios & Construction Options
- Details of Financial Aspects
- Overview of Next Steps



How did we get here?

- Property purchased in 1984
- Original building constructed in 1991 for 4 Firefighters and 4 administrative staff
- In 2015, 2018 and 2021, architects reviewed the existing building.

There have been many known problems with the building for over fifteen years.

RFQ 24-002 Fire Department Headquarters Facility Evaluation

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RFQ 24-002 Fire Department Headquarters Facility Evaluation

Special emphasis was placed on the Outcomes to be Achieved.

Provide a Fire Department Headquarters building that:

- Is well maintained and functional;
- Meets or exceeds current building code requirements;
- Is efficient and sustainable to own and operate;
- Meets the needs of the Fire Department and the community;
- Will be adaptable to future conditions.

Any project will also meet or exceed safety-related best practices.

Project scope includes:

Evaluation of existing conditions

Space needs analysis

Development of alternatives

- Rehabilitation of existing building
- Rehabilitation of existing building with an addition
- Construction of a new building

Early in the project, it was decided that utilizing the existing site was preferable to avoid the costs and delays associated with acquiring another site for the project.

Property acquisition for an alternative site is estimated in the \$1M-\$3M range.

A land swap with another entity could also be considered.

Examination of the Alternatives:

- Rehabilitation of existing building
- Rehabilitation of existing building with an addition
- Construction of a new building
 - Multiple scenarios
 - 4 bays vs 5 bays
 - Basement and no basement
 - Second floor and no second floor



Safety Priorities:

- Firefighter safety, health and wellness
 - HVAC separation from living quarters to bay floor
 - Decontamination zone
 - Bay floor bathroom for decontamination
 - Separate laundry off bay floor for contaminated clothing items
- Improve response times for the community



Important Decision Points to Consider:

- Meeting OSHA standards for decontamination zones
- Call volume is increasing, particularly for ambulance calls
- Large number of assisted living and nursing home facilities
- Adhering to modern building codes, including ADA and energy efficiency
- Increase efficiency in response times
- While looking for ways to reduce costs, we want to be sure we don't sacrifice long-term quality, utility and sustainability.
- Costs go up every year, it will only get more expensive to address this building.



Continue exploring Value-Engineering options:

- ❑ Already reduced items:
 - ✓ Reduced size of workout area
 - ✓ Consolidated bunk room and locker rooms
 - ✓ Reduced number of bunk rooms and bathrooms
 - ✓ Multi-purpose room to combine community and training room functions
 - ✓ Removed a small conference room
 - ✓ Removed admin kitchen and replaced with a small coffee area
- ❑ Domestically sourced, readily available materials will be prioritized
- ❑ Functional and utilitarian
- ❑ Building it to last 50 yrs
- ❑ Each stage will be closely examined for potential cost savings & efficiencies

Project Progress

0%

100%

YOU
ARE
HERE

Task 1: Information Gathering

- Meet with Stakeholders
- Field Survey
- Define Project Goals
- Future Recommendations

Task 2: Analysis and Programming

- Staff Surveys
- Focus Group Interviews
- Workflow analysis (current and future)
- Space Programs
- Facility Assessment

Task 3: Design Solutions

- 3 Design Options
 - Renovate in current footprint
 - Renovate + Addition
 - New Construction

Due Diligence Report

Developed 7 Design Options with costing and reviewed with Staff.

Studied neighboring fire stations for comparison of call volume vs. station size

Discussed potential project savings/value engineering with Staff.

Shared ideas on how to engage the community in the design process with Staff.

Fire Station Comparison

	Dept./District (within 5 mi. radius)	# of Stations	Approx. Total Station area (sf)	Approx. # of Calls (2024)	ISO rating	Service Area	# of sworn Personnel	# of total Bays	Ratio of station area to call volume
	Village of Westmont FD	2	24,820 sf	5,516	1	8.5 sq. miles	83	6	4.49
within a 5 mile radius	Lisle-Woodridge FPD	5	59,879 sf	8,685	1	24 sq. miles	91	13	6.89
	Village of Downers Grove FD	4	58,642 sf	8,280	1	14 sq. miles	77	12	7.08
	Darien- Woodridge FPD	2*	35,900 sf	3,781	2	12 sq. miles	42	7	9.49
	Tri-State FPD	4*	48,675 sf	6,550	2	27 sq. miles	54	15	7.43
	Pleasantview FPD	3	40,796 sf	4,624	2	14 sq. miles	38	10	8.82
similar call volume	Village of Wheeling FD	3	38,000 sf	5,564	2	8.6 sq. miles	54	10	6.82
	Bloomington FPD	2	38,210 sf	5,942	1	14.4 sq. miles	45	10	6.43

*plus Training Facility

Notes:

- Westmont Fire Department call volumes are greater than the majority of the other local municipalities (Downers Grove as the exception)
- Westmont Fire Department call volume is more aligned with Fire Protection Districts (not Departments) in the immediate area
- Westmont had more calls in 2024 than: Clarendon Hills (1,140), Hinsdale (2,707), La Grange (2,503), La Grange Park (2,522), Oakbrook (3,304), Oakbrook Terrace (1,641), Western Springs (1,437) and York Center (1,590)





Option 1 *(Short-term solution, potential to re-visit this process in 5-10 years)*

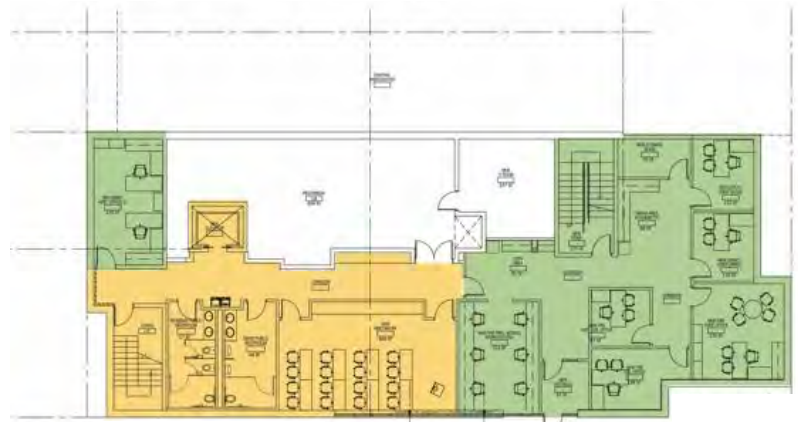
Option 1	Renovate within existing footprint
Area	14,820 GSF
# of Bays	3 (existing)
Second Floor	No
Basement	Yes (existing)
Budget	\$10,184,373

Pros	Cons
Least Expensive Option	Will not address the lack of space issues in the building (operational impacts)
Preserves nostalgia, history, tradition the most	Community Room is small- limits uses
Least disruptive Option to FD operations	Risk of not completely addressing water infiltration issues
Provides proper decontamination zones	Existing landscaping/ramp to Lower Level is still needed (staff entry + natural light source). Code compliant ramp, stairs, handrail will be required.
Existing site- no land purchase	Will not address the safety issues in the bay
No parking variance needed	No capacity for future growth
	Larger contingency needed during construction for greater chance of unforeseen conditions
	Outdoor training capabilities are the same as they currently exist
	Apparatus bays remain adjacent to residential properties
	Existing apron is too short for longer equipment
	Lacks storage space for present and future needs
	No storm shelter (not required unless it is new construction)

Option 1 Floor Plans



First Floor Plan ↑



Basement Plan ↑

Key

- Apparatus Bay
- Bay Support (existing bldg.)
- Living Qtrs. (existing bldg.)
- Living Quarters
- Public Space
- Administration



Option 2



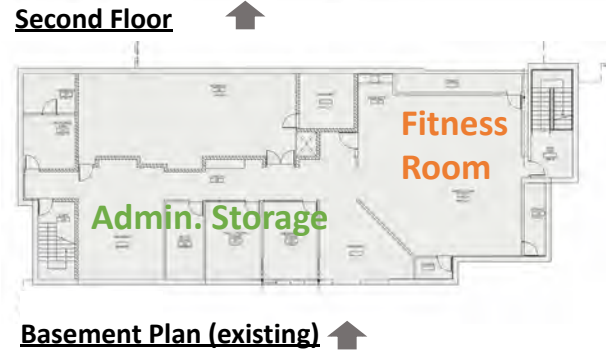
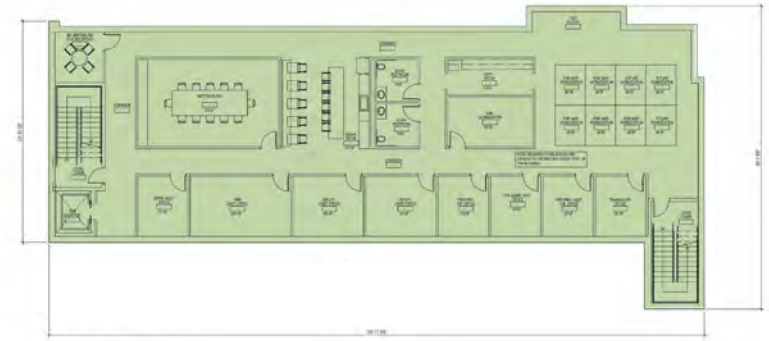
Key

- Apparatus Bay
- Living Quarters
- Bay Support (existing bldg.)
- Public Space
- Living Qtrs. (existing bldg.)
- Administration








Option 2	Demolish App Bay. Heavily Renovate existing building + Bay Addition + Living Quarters addition with 2 nd Floor (Administration)
Area	34,003 GSF
# of Bays	4 (addition- all new)
Second Floor	Yes
Basement	Yes (existing)
Budget	\$22,858,739

Pros	Cons
Sustainable practice (building re-use)	Risk of not completely addressing water infiltration issues
New bay addition creates safer conditions around equipment	Larger contingency needed during construction for greater chance of unforeseen conditions
Longer apron for current and future equipment needs	Inefficiencies abound due to working around existing building skeleton (results in largest footprint of all options)
Living quarters sized to accommodate current and future staffing models	Travel distance to bay from bunk rooms is not efficient (delayed response times)
Administration workspaces accommodates current and future staffing models	No storm shelter (not required unless it is new construction)
Provides proper decontamination zones	Apparatus Bays are directly adjacent to residential neighbors (north)
Community Room	New stair addition required to make existing basement code compliant (egress)
Existing site- no land purchase	Limited capacity for future equipment in bay
Likely no parking variance needed	Travel distance to bay from Community Room is not efficient (delayed response times)
Easier project phasing due to retaining of existing admin/living quarters building	Phased project to keep Station 183 operational during construction
	Mezzanine not possible in apparatus bay

Option 2 Floor Plans



Key







- | | | | |
|---|-------------------------------|---|-----------------|
|  | Apparatus Bay |  | Living Quarters |
|  | Bay Support (existing bldg.) |  | Public Space |
|  | Living Qtrs. (existing bldg.) |  | Administration |
|  | Decontamination Boundary | | |

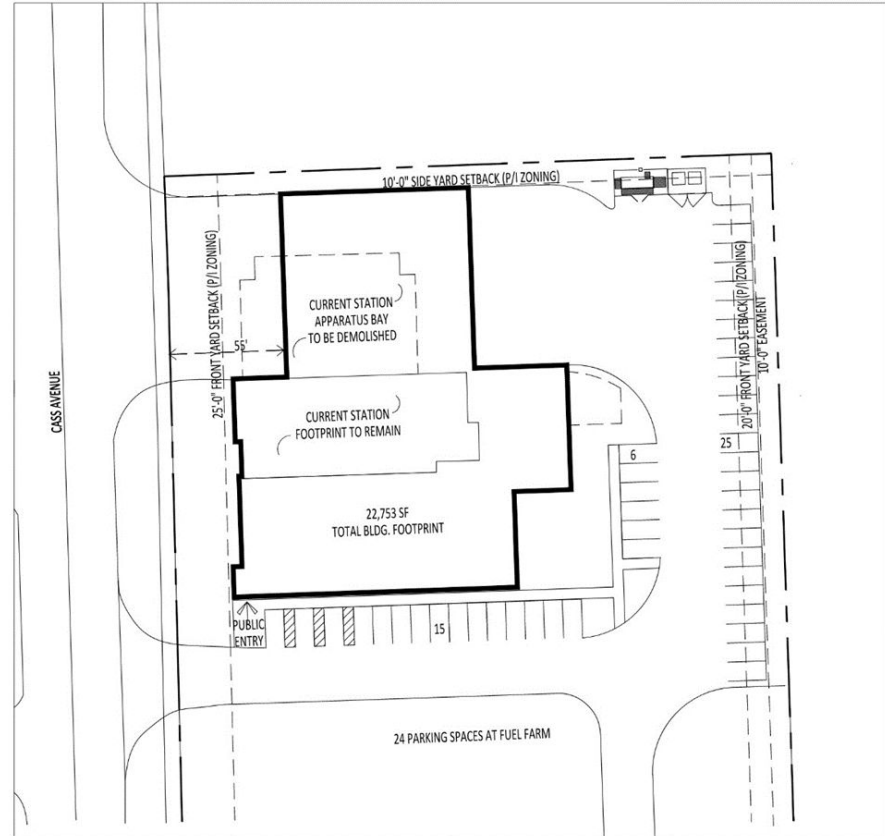


Option 2 Site Plan



Key

- | | | | |
|---|-------------------------------|---|-----------------|
|  | Apparatus Bay |  | Living Quarters |
|  | Bay Support (existing bldg.) |  | Public Space |
|  | Living Qtrs. (existing bldg.) |  | Administration |



Option 3



Key

■ Apparatus Bay

■ Living Quarters

■ Bay Support

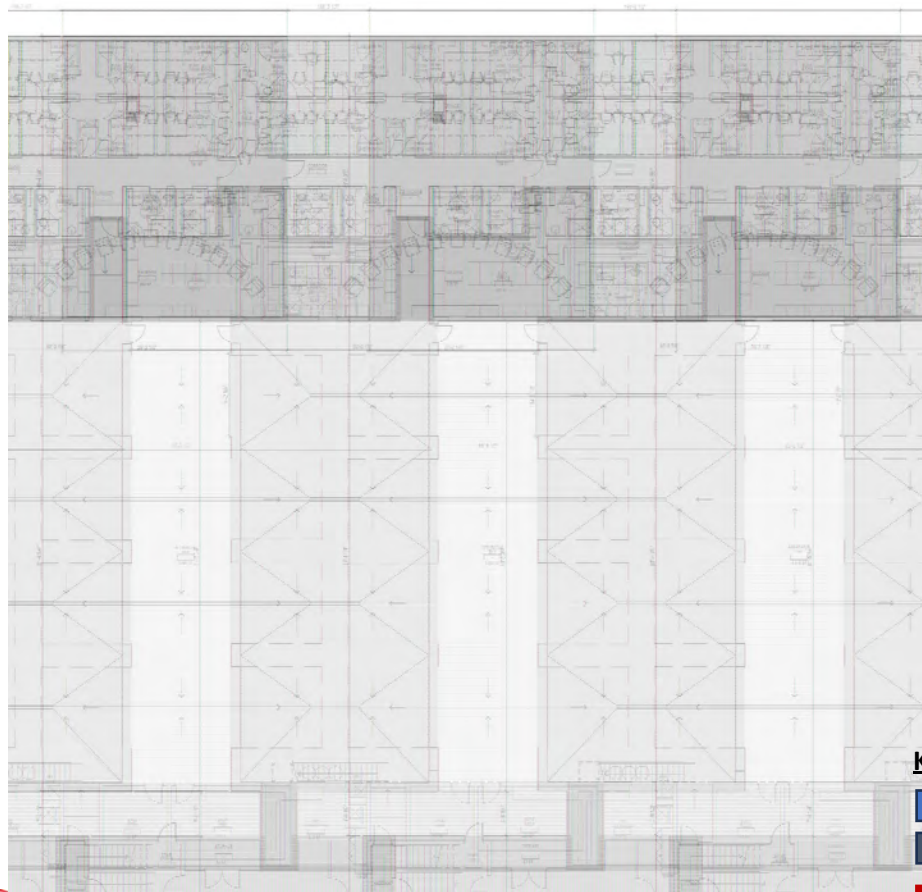
■ Public Space

■ Administration

Option 3	New Construction, 4 Bays with Second Floor, no Basement
Area	29,745 GSF
# of Bays	4
Second Floor	Yes
Basement	No
Budget	\$22,142,575

Pros	Cons
Provides proper decontamination zones	Limited capacity for future equipment in bay
Creates safer conditions around equipment in bay	No Basement
Provides storage for current and future needs- has mezzanine in bay	Challenging project phasing to keep Station 183 operational during construction
Properly sized apron for current and future equipment	
Living quarters sized to accommodate current and future staffing models	
Administration workspaces accommodates current and future staffing models	
Community Room	
Provides parking closest to public entry door	
Living quarters serves as buffer between bay and residential properties	
Existing site- no land purchase	
Storm Shelter	

Option 3 Floor Plans



First Floor Plan ↑



Second Floor Plan ↑

Key


- | | |
|---|---|
|  Apparatus Bay |  Living Quarters |
|  Bay Support |  Public Space |
|  Decontamination Boundary |  Administration |

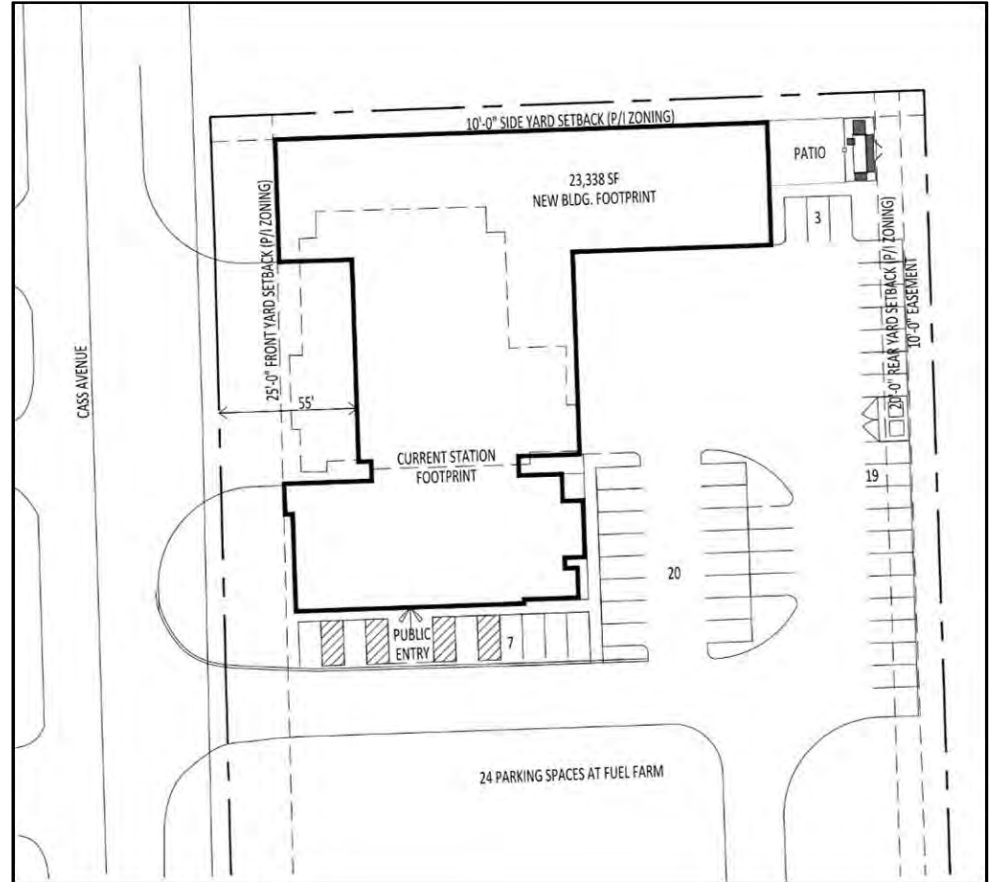


Option 3 Site Plan



Key

-  Apparatus Bay
-  Living Quarters
-  Bay Support
-  Public Space
-  Administration



Option 3A



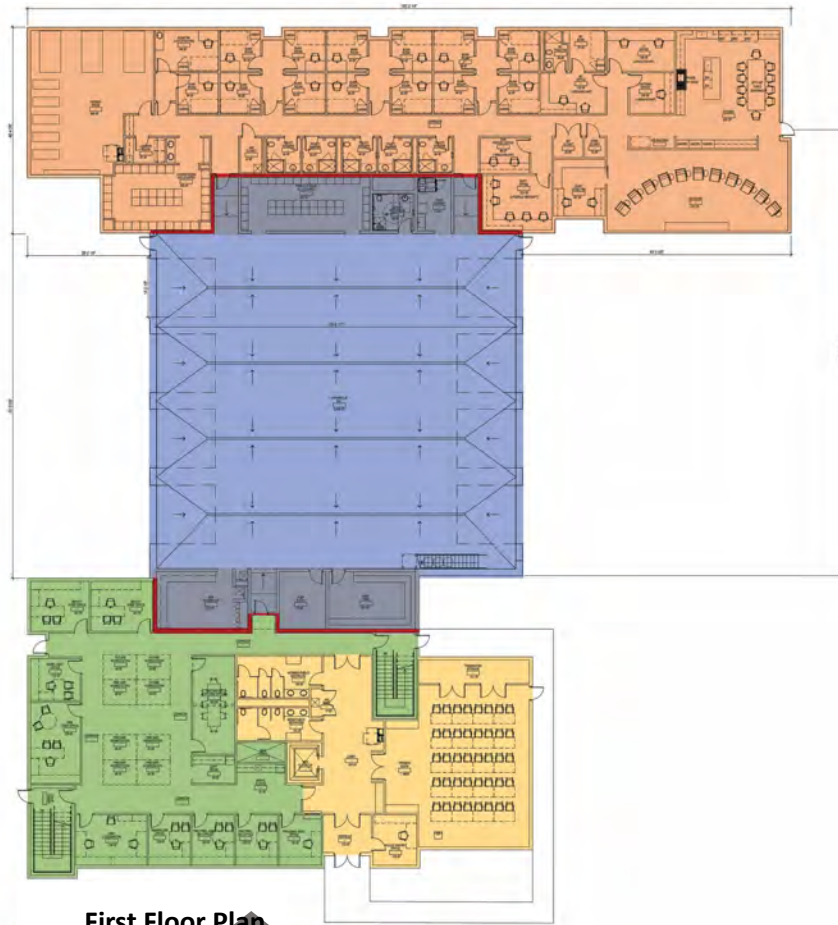
Key

- Apparatus Bay
- Living Quarters
- Bay Support
- Public Space
- Administration

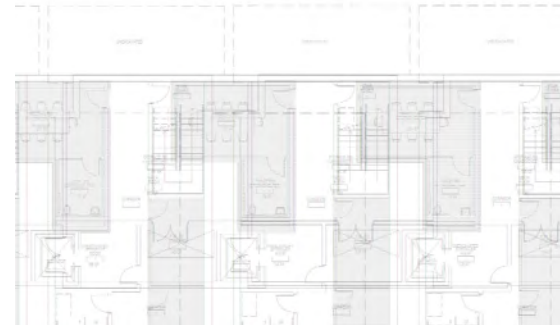
Option 3A	New Construction, 4 Bays with Basement, No Second Floor
Area	29,513 GSF
# of Bays	4
Second Floor	No
Basement	Yes
Budget	\$21,888,549

Pros	Cons
Provides proper decontamination zones	Limited capacity for future equipment in bay
Creates safer conditions around equipment in bay	Challenging project phasing to keep Station 183 operational during construction
Provides storage for current and future needs- has mezzanine in bay	Variance needed for parking
Properly sized apron for current and future equipment	
Living quarters sized to accommodate current and future staffing models	
Administration workspaces accommodates current and future staffing models	
Basement	
Community Room	
Living quarters serves as buffer between bay and residential properties	
Existing site- no land purchase	
Storm Shelter	

Option 3A Floor Plans




First Floor Plan



Basement Floor Plan

Key

- | | |
|--|--|
|  Apparatus Bay |  Living Quarters |
|  Bay Support |  Public Space |
|  Decontamination Boundary |  Administration |

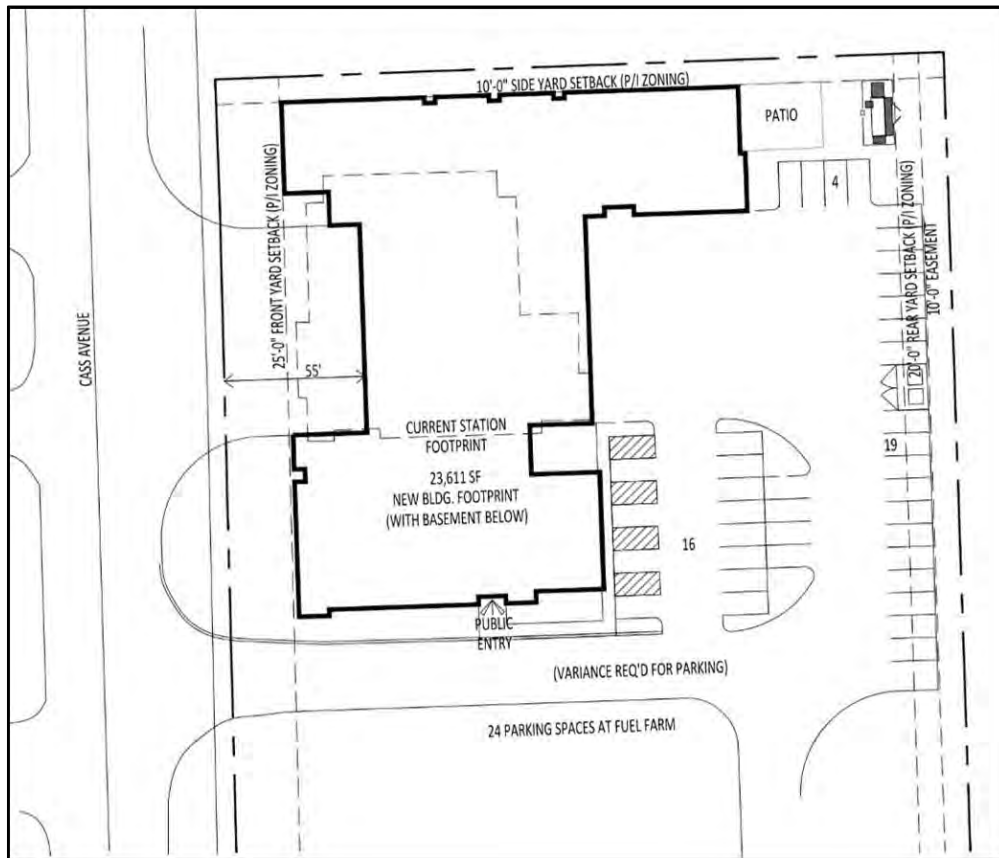


Option 3A Site Plan



Key

- Apparatus Bay
- Bay Support
- Living Quarters
- Public Space
- Administration



Proposed Site Plan



Option 3B



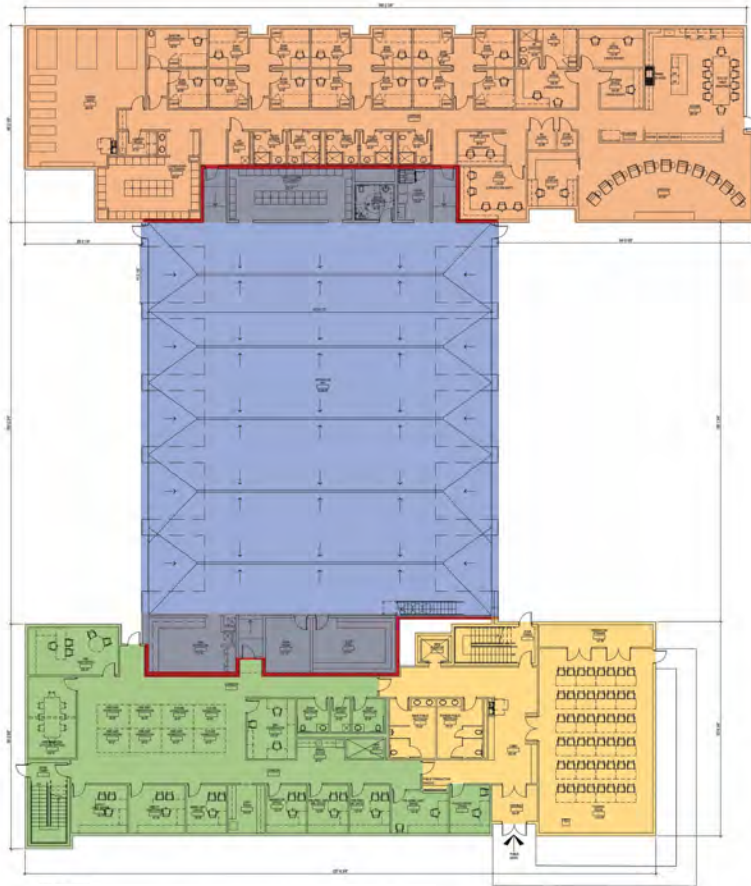
Key

- Apparatus Bay
- Living Quarters
- Bay Support
- Public Space
- Administration

Option 3B	New Construction, 5 Bays with Basement, No Second Floor
Area	31,594 GSF
# of Bays	5
Second Floor	No
Basement	Yes
Budget	\$23,070,307

Pros	Cons
Provides proper decontamination zones	Variance needed for parking
Creates safer conditions around equipment in bay	Challenging project phasing to keep Station 183 operational during construction
Provides storage for current and future needs- has mezzanine in bay	Public parking is the farthest distance to front door out of all options
Properly sized apron for current and future equipment	
Living quarters sized to accommodate current and future staffing models	
Administration workspaces accommodates current and future staffing models	
Basement	
Community Room	
Living quarters serves as buffer between bay and residential properties	
Existing site- no land purchase	
Apparatus Bay sized to handle future equipment with ease	
Storm Shelter	

Option 3B Floor Plans








First Floor Plan ↑



Basement Floor Plan ↑

Key

- | | |
|--|--|
|  Apparatus Bay |  Living Quarters |
|  Bay Support |  Public Space |
|  Decontamination Boundary |  Administration |



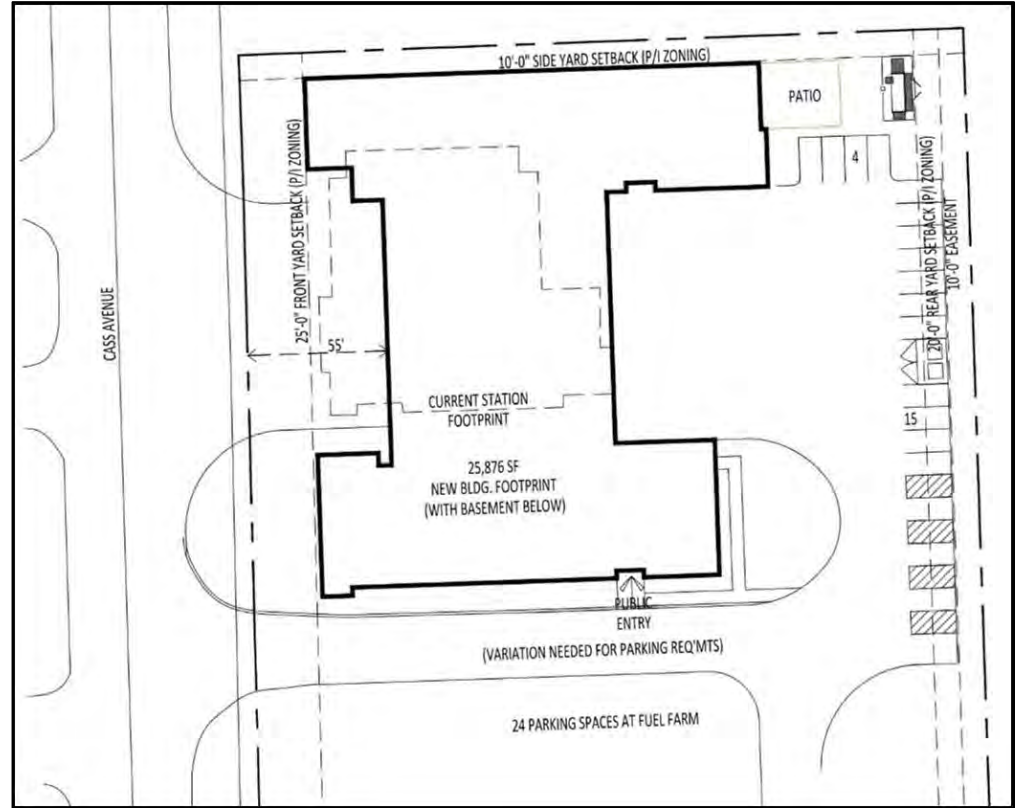
Option 3B Site Plan



Key

- Apparatus Bay
- Bay Support

- Living Quarters
- Public Space
- Administration



Proposed Site Plan

Option 3C



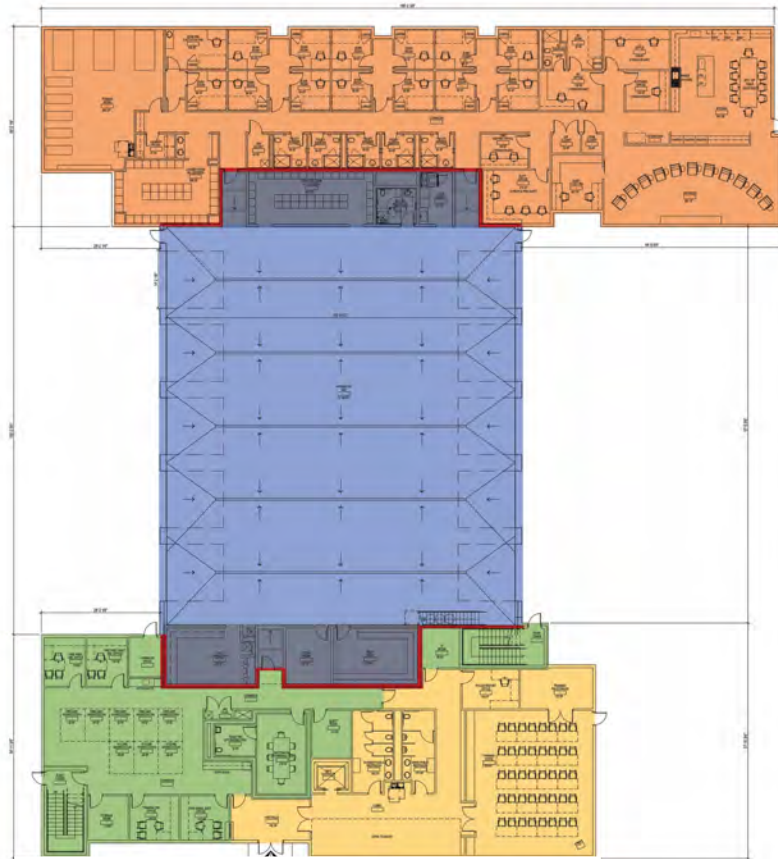
Key

- Apparatus Bay
- Living Quarters
- Bay Support
- Public Space
- Administration

Option 3C	New Construction, 5 Bays, Second Floor, No Basement
Area	30,912 GSF
# of Bays	5
Second Floor	Yes
Basement	No
Budget	\$22,884,702

Pros	Cons
Provides proper decontamination zones	Variance needed for parking
Creates safer conditions around equipment in bay	Challenging project phasing to keep Station 183 operational during construction
Provides storage for current and future needs- has mezzanine in bay	No Basement
Properly sized apron for current and future equipment	
Living quarters sized to accommodate current and future staffing models	
Administration workspaces accommodates current and future staffing models	
Community Room	
Living quarters serves as buffer between bay and residential properties	
Existing site- no land purchase	
Apparatus Bay sized to handle future equipment with ease	
Storm Shelter	
2-story Lobby Area at Entry	

Option 3C Floor Plans








First Floor Plan ↑



Second Floor Plan ↑

Key

- | | | | |
|---|--------------------------|---|-----------------|
|  | Apparatus Bay |  | Living Quarters |
|  | Bay Support |  | Public Space |
|  | Decontamination Boundary |  | Administration |

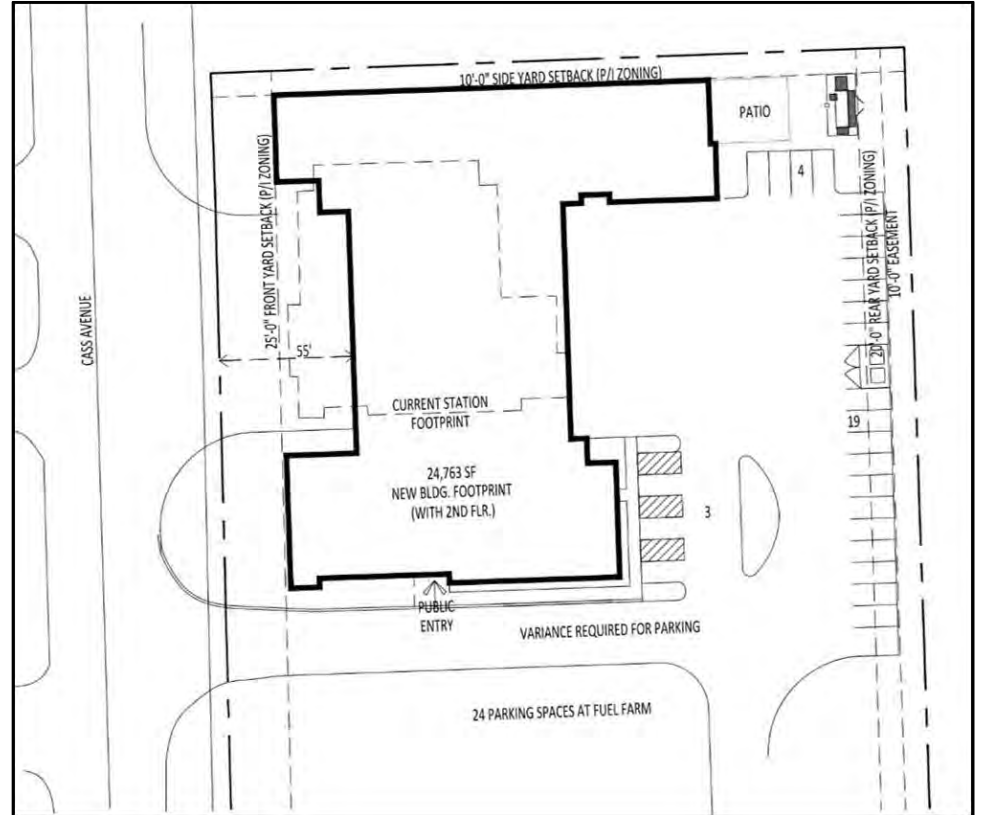
Option 3C Site Plan



Key

- Apparatus Bay
- Bay Support

- Living Quarters
- Public Space
- Administration



Proposed Site Plan ↑



Option 3D



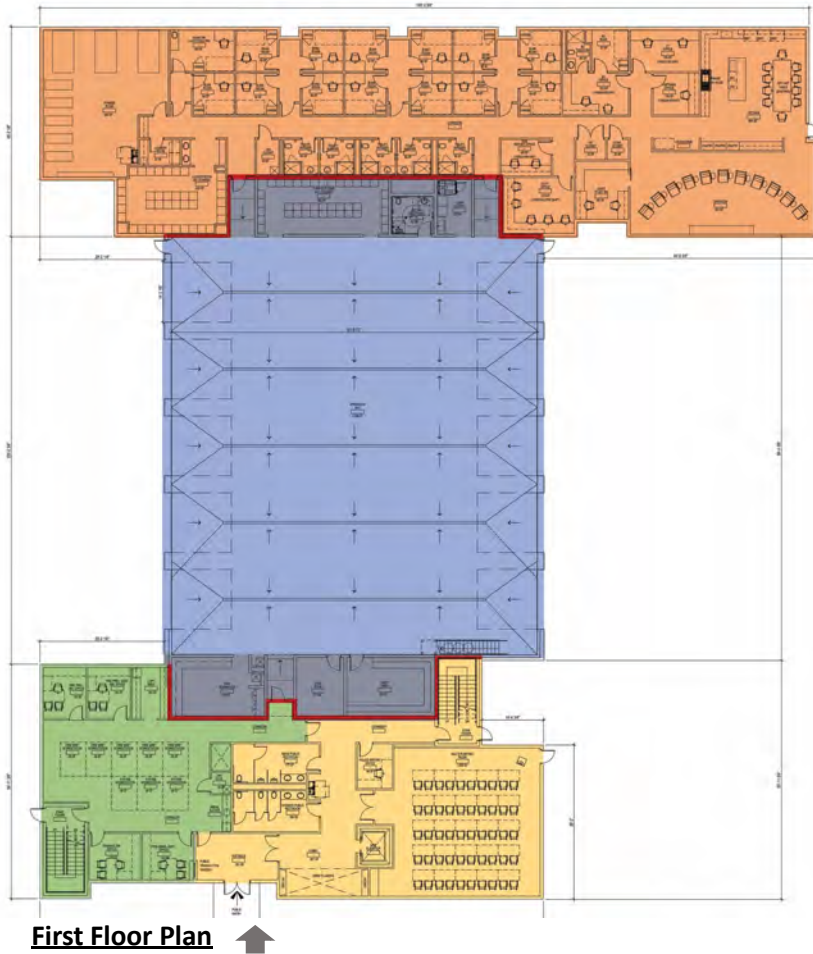
Key

- Apparatus Bay
- Living Quarters
- Bay Support
- Public Space
- Administration







Option 3D	New Construction, 5 Bays with Basement & Second Floor
Area	33,741 GSF
# of Bays	5
Second Floor	Yes
Basement	Yes
Budget	\$24,915,818

Pros	Cons
Provides proper decontamination zones	Variance needed for parking
Creates safer conditions around equipment in bay	Challenging project phasing to keep Station 183 operational during construction
Provides storage for current and future needs- has mezzanine in bay	Most expensive option
Properly sized apron for current and future equipment	
Living quarters sized to accommodate current and future staffing models	
Administration workspaces accommodates current and future staffing models	
Community Room	
Basement	
Living quarters serves as buffer between bay and residential properties	
Existing site- no land purchase	
Apparatus Bay sized to handle future equipment with ease	
Storm Shelter	
2-story Lobby Area at Entry	

Option 3D Floor Plans



Key

- | | |
|--|--|
|  Apparatus Bay |  Living Quarters |
|  Bay Support |  Public Space |
|  Decontamination Boundary |  Administration |

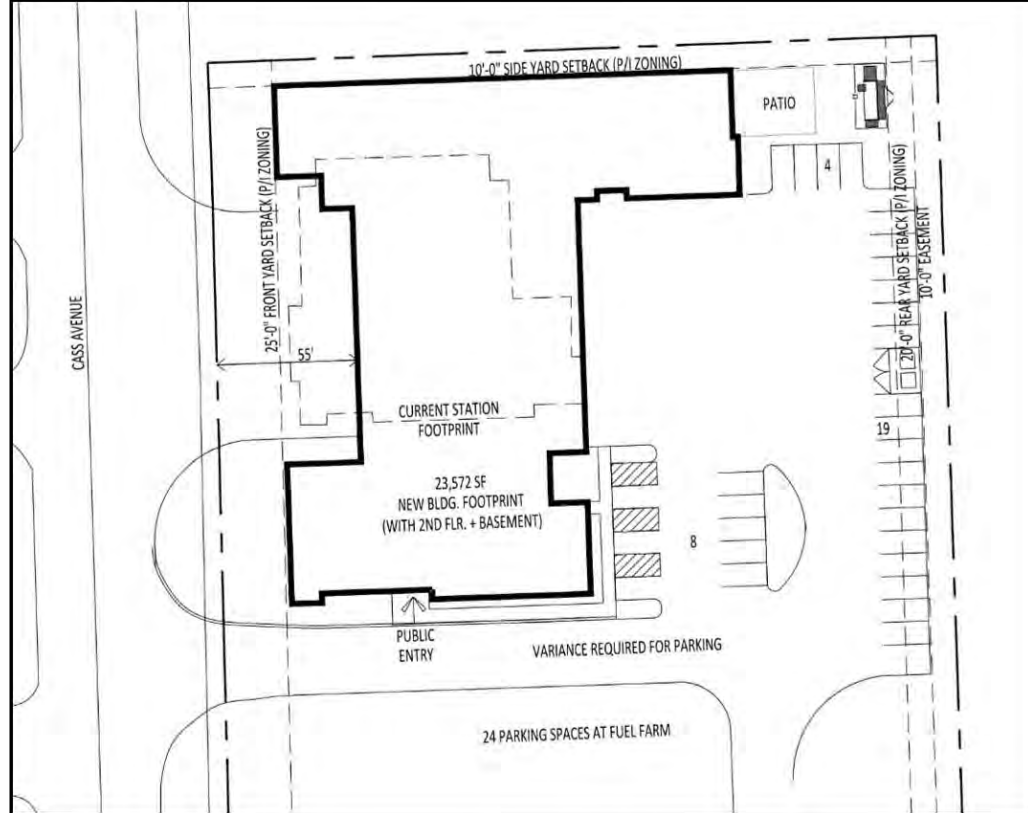


Option 3D Site Plan



Key

- Apparatus Bay
- Bay Support
- Living Quarters
- Public Space
- Administration



Proposed Site Plan ↑

Project Goals Matrix

14,820 GSF
\$10,184,373
3 Bays

34,003 GSF
\$22,858,739
4 Bays

29,745 GSF
\$22,142,575
4 Bays

29,513 GSF
\$21,888,549
4 Bays

31,594 GSF
\$23,070,307
5 Bays

30,912 GSF
\$22,884,702
5 Bays

33,741 GSF
\$24,915,818
5 Bays

Goal	Option 1	Option 2	Option 3	Option 3A	Option 3B	Option 3C	Option 3D
1. Enhance Health and Safety	●	●	●	●	●	●	●
2. Improve Operational Efficiency		○	○	○	●	●	●
3. Optimize Staff Comfort and Privacy	○	●	●	●	●	●	●
4. Promote Training and Community Engagement	○	●	●	●	●	●	●
5. Facilitate Leadership and Administration	○	●	●	●	●	●	●
6. Incorporate Outdoor Training Capabilities	○	●	●	●	●	●	●
7. Celebrate Tradition	●	●	●	●	●	●	●
8. Ensure Adequate Storage		●	●	●	●	●	●

Key



Fully meets the intent of the goal



Partially meets the intent of the goal

Project Goal Description

- Enhance Health and Safety:** Incorporate effective decontamination zones and ventilation systems to ensure the health and safety of occupants and prevent cross-contamination.
- Improve Operational Efficiency:** Maximize spacing and layout in the apparatus bay for safe equipment movement and maintenance activities that are designed for the future, not just the present.
- Optimize Staff Comfort and Privacy:** Design spaces that enhance functionality, including a well-sized kitchen, dayroom, and designated quiet zones for studying and computer work. Provide private living quarters, including bunk rooms, modern locker rooms, and accessible shower and restroom facilities for fire station personnel. Important for staff recruitment and retention.
- Promote Training and Community Engagement:** Provide a multipurpose training room suitable for fire station needs and community events. Create spaces that are designed for the future, not just the present.
- Facilitate Leadership and Administration:** Create dedicated offices for senior staff and a fully equipped administrative suite with essential amenities like a copy area, break room, and restrooms.
- Incorporate Outdoor Training Capabilities:** Include exterior training areas to support hands-on and scenario-based firefighting exercises.
- Celebrate Tradition:** Integrate historic photographs and memorabilia into public-facing areas to honor and preserve the station's history.
- Ensure Adequate Storage:** Include sufficient and well-organized storage solutions to meet the station's current and future needs.

Project Mission Statement

Design a functional, comfortable, and community-oriented fire station that prioritizes safety, efficiency, and camaraderie.



Preliminary Cost Estimate

INITIAL BUDGET SUMMARY OPTIONS

VILLAGE OF WESTMONT
FIRE DEPARTMENT - Station 183
6015 S. Cass Avenue
Westmont, Illinois 60559



3/3/2025

Options	Option 1	Option 2	Option 3	Option 3A	Option 3B	Option 3C	Option 3D
Description	Remodel existing fire station No additions. New exterior concrete pavement. Existing utilities to remain.	Existing basement and 1st floor portion of the building to remain and heavily renovated. New (4 bay) apparatus bay, new building addition.	Demo existing building and site complete. New building, new site. 4 Bay with 2nd Floor	Demo existing building and site complete. New building, new site. 4 bay with basement	Demo existing building and site complete. New building, new site. 5 bay with basement	Demo existing building and site complete. New building, new site. 5 Bay with 2nd Floor	Demo existing building and site complete. New Building and site. New 5 bay with 2nd floor and basement
Number of Bay's	3	4	4	4	5	5	5
Square Foot Area's	Existing First Floor Area 9,656 GSF Existing Lower Level Area 5,164 GSF	Existing First Floor Area 8,656 GSF Existing Lower Level Area 5,164 GSF Proposed Additions 1st Flr. 13,097 GSF Proposed Additions 2nd Flr. 5,802 GSF Proposed Additions LL (Stair) 284 GSF	First Floor Area 22,338 GSF Mezzanine Area 575 GSF Second Floor 5,840 GSF	First Floor Area 23,612 GSF Mezzanine Area 575 GSF Basement Area 5,326 GSF	First Floor Area 25,876 GSF Mezzanine Area 575 GSF Basement Area 5,143 GSF	First Floor Area 24,763 GSF Mezzanine Area 575 GSF Second Floor 5,574 GSF	First Floor Area 23,572 GSF Second Floor 4,220 GSF Mezzanine Area 575 GSF Basement Area 5,374 GSF
Total Square footage	14820 GSF	34,003 GSF	29,745 GSF	29,513 GSF	31,594 GSF	30,912 GSF	33,741 GSF
Pre Construction Costs	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Construction Costs	\$ 7,851,868	\$ 17,934,813	\$ 17,336,753	\$ 17,124,619	\$ 18,111,491	\$ 17,956,494	\$ 19,652,656
Escalation to Spring of 2026	\$ 382,304	\$ 872,303	\$ 843,239	\$ 832,930	\$ 880,889	\$ 873,357	\$ 955,785
Escalation From Spring of 2026 To Spring of 2027	\$ 382,304	\$ 872,303	\$ 843,239	\$ 832,930	\$ 880,889	\$ 873,357	\$ 955,785
Sub Total Hard Costs	\$ 8,631,476	\$ 19,694,419	\$ 19,038,231	\$ 18,805,479	\$ 19,888,269	\$ 19,718,208	\$ 21,579,226
Furniture & Appliances	\$ 200,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Technology and Equipment	\$ 200,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
ComEd/Nicor/Utility Fees	\$ 150,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Fire Station Alerting System	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Design Fees	\$ 653,203	\$ 1,466,109	\$ 1,420,176	\$ 1,403,884	\$ 1,479,679	\$ 1,467,775	\$ 1,598,046
Owner Design Contingency	\$ 199,694	\$ 448,211	\$ 434,168	\$ 429,187	\$ 452,359	\$ 448,720	\$ 488,545
Total Initial Budget	\$ 10,184,373	\$ 22,858,739	\$ 22,142,575	\$ 21,888,549	\$ 23,070,307	\$ 22,884,702	\$ 24,915,818

Notes:

- Construction assumed to start in Spring 2026
- Excludes: Escalation due to tariffs, unsuitable soils, storm water detention, perimeter fencing, trailers/temp. facilities, hazardous material removal other than \$25k allowance included in demo, fuel tank removal, moving costs



Cost Considerations

Item	Rough Order of Magnitude (ROM) Cost
One New Apparatus Bay	\$989,216
Removing the Second Story from one of the 3 options	\$1,895,000
One New Bunk Room	\$30,530
Storm Shelter and Attached Restroom (independent structure)	\$360,420

Note: Detailed value engineering takes place in subsequent design phases once a design option is selected.



Financial Scenarios and Details

Grant Funding:

- State Fire Marshall Grant
 - \$350,000 maximum
 - Received a letter of support from Rep. Casten's office
 - Staff submitted grant application already in February 2025
- Sean Casten - Omnibus Government Funding Package
 - Staff has started conversations with Casten's office
 - Community Funding Projects

Financial Scenarios and Details

- #1
- #3
- #3D

- ★ 4% Rate
- ★ \$1M=\$75K
- ★ .25%=\$30K

Project Fund	\$10,184,373	\$21,888,549	\$24,915,818
Levy Year	Preliminary Debt Service ⁽¹⁾	Preliminary Debt Service ⁽¹⁾	Preliminary Debt Service ⁽¹⁾
2025	\$755,425	\$1,618,826	\$1,844,426
2026	754,450	1,619,513	1,844,913
2027	753,700	1,620,763	1,846,413
2028	752,200	1,620,263	1,845,913
2029	754,950	1,623,013	1,843,413
2030	756,700	1,618,763	1,843,913
2031	752,450	1,617,763	1,842,163
2032	752,450	1,619,763	1,843,163
2033	751,450	1,619,513	1,841,663
2034	754,450	1,622,013	1,842,663
2035	756,200	1,622,013	1,845,913
2036	751,700	1,619,513	1,846,163
2037	756,200	1,619,513	1,843,413
2038	754,200	1,621,763	1,842,663
2039	755,950	1,621,013	1,843,663
2040	752,150	1,620,013	1,845,663
2041	752,550	1,622,013	1,845,263
2042	751,950	1,621,813	1,842,463
2043	755,350	1,619,413	1,842,263
2044	755,813	1,621,088	1,845,225
	\$15,080,288	\$32,408,339	\$36,881,326

Financial Scenarios and Details

	Option 1	Option 2	Option 3D
	Current Building Rehab	Addition & Rehab Current	New Building - Basement & 2nd Floor
# of Bays	3	4	5
Gross Square Feet	14,820	34,003	33,741
Project Value	\$10 Million	\$23 Million	\$25 Million
Annual Debt Service	\$ 0.8 Million	\$1.7 Million	\$1.8 Million

Financial Scenarios and Details

- Approximate Menu For Significant Cuts
 - \$1 Million - Cut 1 Bay
 - \$2 Million - Cut Either Basement or 2nd Floor

Option	Description	Project Value	Annual Debt Service
Option 3	4 Bays; No Basement	\$22 Million	\$1.6 Million
Option 3 A	4 Bays; No 2nd Floor	\$22 Million	\$1.6 Million
Option 3 B	5 Bays; No 2nd Floor	\$23 Million	\$1.7 Million
Option 3 C	5 Bays; No Basement	\$23 Million	\$1.7 Million
Option 3 D	5 Bays; All Floors	\$25 Million	\$1.8 Million

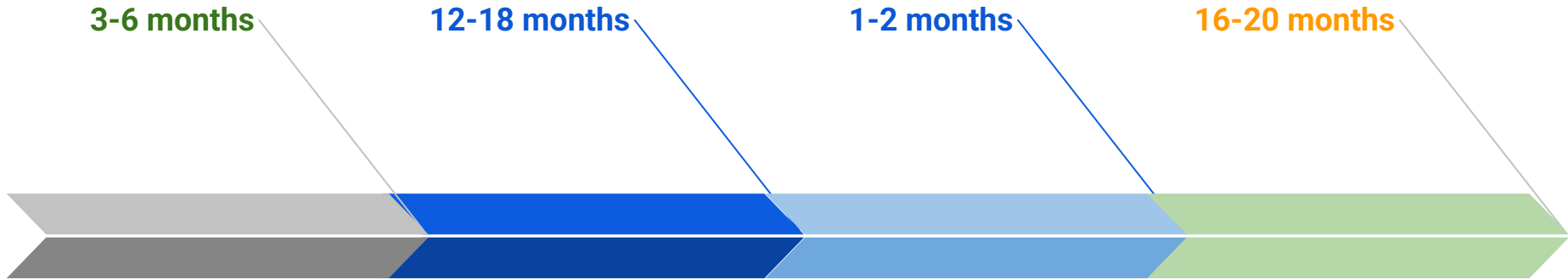
Financial Scenarios and Details

Home Rule Sales Tax

Annual Projected Revenue	\$ 2.2 Million
Debt Service (3D)	\$ 1.8 Million
Remaining Available Revenue	\$ 400,000

- Debt service for 3D represents the most expensive new build option
- \$29.7 million in future infrastructure projects related to Stormwater Improvements, Alley Reconstruction, Road Resurfacing, Sidewalks, & Street Lighting in the next five years (2026-2030)

Potential Project Timeline:



Community Involvement and Project Scoping

Construction of the project is anticipated to take approximately 18 months.

Final Design

Prepare final design and contract documents for the chosen alternative that are suitable for bidding.

Bidding Phase

Let the project for bid, review bids, recommend a bid proposal for award, award the project at the Village Board.

Construction

Construction of the project is anticipated to take approximately 18 months.

- A Realistic Project Schedule:
- Bid in Fall 2026
 - Project Construction Starts in Spring 2027
 - Project Construction Completed in Fall 2028

Next Steps:

Feedback Tonight

- Any other questions/comments?
- Anything else you'd like to see on March 20th?

To Discuss On March 20

- Feedback on community involvement process
- Feedback on how to determine which Option
- Any other comments or ideas

Next Steps:

Based On March 20th Feedback

- Identify communication plan
- Develop scope of work for the project
- Develop a preliminary schedule for implementation
- Solidify funding sources

Ongoing

- Solidify funding sources



Questions?



Thank you for attending!