

SPACE ANALYSIS AND CONCEPTUAL PROGRAMMING STUDY:

OAK PARK FIRE DEPARTMENT

FIRE STATION NO. 2

JUNE 1, 2026





Village of Oak Park Fire Station No. 2 Study

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Village of Oak Park Fire Station No. 2 Study

ARTICLE 1 – Executive Summary

Cordogan Clark conducted this analysis and recommendation report to support the Village of Oak Park in their planning process for the Fire Department Station No. 2 Improvements Study. The Village recognizes that Station No. 2 is in need of significant investment. The purpose of this study was to review the existing conditions of the building, the space needs of the Fire Department and to provide long-term recommendations with consideration of planned growth and best practices for Fire Station design.

Through the course of this study the Oak Park Fire Department identified the following as key needs for Fire Station #2:

1. Addition of an Advance Life Support Ambulance crew to the station. (community)
2. Overall station safety improvements. (staff)
3. Recruitment and Retainage enhancements. (department)

For Oak Park Fire Station No. 2, the difference between current conditions and identified needs is substantial. The building has served the community well for over a hundred years but limitations set by the building's current footprint, structure, layout and placement on the site create real obstacles to renovation. The building envelope would require significant improvements to address sustainability goals of the Village. Nothing in the building currently meets ADA code requirements. The current apparatus bay structure is too narrow and too shallow to allow for a second response vehicle (Advance Life Support Ambulance). Several areas do not meet NFPA guidelines and do not provide proper clearances around equipment being stored on the bay floor. There are significant safety concerns regarding decontamination and cross contamination within the fire house that cannot be adequately addressed in the current space. The Space Needs Matrix included in this report identifies the deficiencies in minimum square footage that the current building cannot provide in comparison to the needs of a modern fire department substation. Renovation of the existing building would require extensive relocation of the building structure to meet the key needs identified, leaving very little of the existing building intact. This would be expensive work and ultimately would not deliver significant improvements to operation, efficiency or safety. Therefore, our recommendation is to retire the existing building and look at several other options to address the needs of the Oak Park Fire Department.

This report explores these options that include:

1. Demolishing the existing building and replacing it with a new 2-story building on the same site.
2. Construction of a new 1-story building on a new site; site to be determined.
3. Construction of a new 2-story building on a new site; site to be determined.

Each of these options are developed following current codes, best practices as applicable and our findings from the questionnaires, interviews and space matrix development. The intent is to provide several potential paths to improve the operation of the station, the safety and quality of work experience for the fire-fighting crews and the Fire Department's engagement within the community.

This study is to be utilized as a starting point and is intended to provide the Village of Oak Park with the necessary information to make an informed decision on possible solutions to address the space needs and conditions for Fire Station No. 2.



Village of Oak Park Fire Station No. 2 Study

ARTICLE 2 – Purpose and Process

Cordogan Clark was tasked in November of 2024 to assess the existing conditions of Station No. 2 located at 212 Augusta Street, Oak Park, IL and develop a conceptual program and design study to identify potential solutions for improvements to the existing building as well as options for new construction to better serve the Oak Park Fire Department and its community.

The purpose of evaluating the existing Fire Station No. 2 was to review the existing building conditions with regards to current Fire Service, building codes, space requirements, and facility requirements, as well as current staffing arrangements of the Fire Department and its future growth. Cordogan Clark collected initial information from the Fire Department with a questionnaire and conducted follow-up interviews in December of 2025 and January of 2026. We also reviewed the findings of the facility condition report from 2024 and conducted a field observation trip in December 2025 to identify existing space conditions. From the findings of the existing facility evaluation and discussions with the Fire Department's staff, a report was created to record the current space conditions, Departmental needs and develop a space needs matrix for Fire Station No. 2. The space needs matrix compares the existing square footage of the spaces/rooms against the proposed square footage of similar spaces based on industry standards, code requirements and past project experience. Following a prioritization review of the space needs matrix with the Fire Department and the Village of Oak Park, Cordogan Clark then prepared several conceptual design options and developed budget estimates for each approach for Village consideration.



Current Main Façade of Fire Station #2



Village of Oak Park Fire Station No. 2 Study

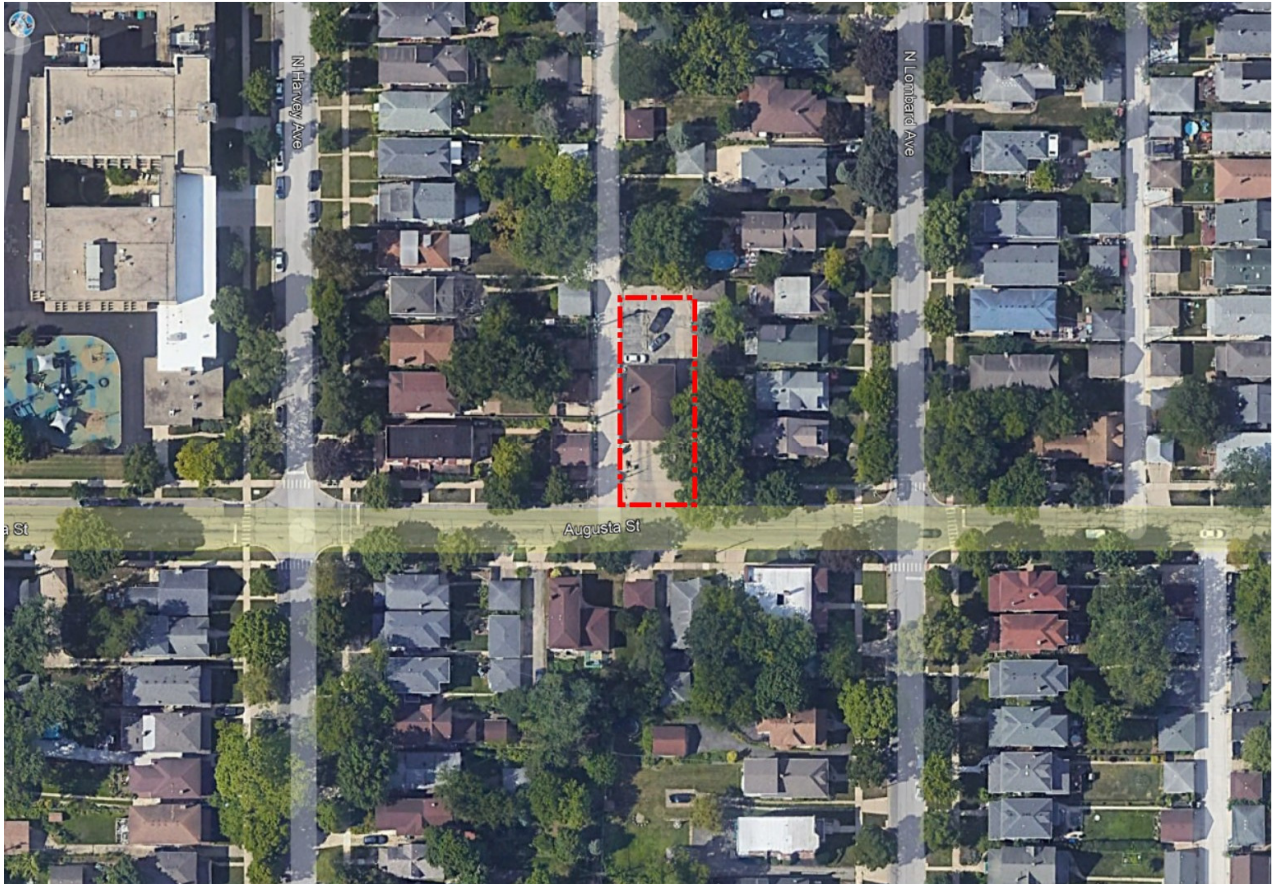
ARTICLE 3 – Station No. 2 Existing Conditions

3.1 Building

Fire Station No. 2 was originally built in 1917. There have been several renovations over the past 5 decades (1984, 2014, 2017, 2023 and 2024) to make selective improvements. The main building is a two-story, double-wythe exterior masonry wall construction with steel interior structural supports. It includes a partial basement. The roof structure for the entire building is a wood frame with asphalt shingles. The interior walls are a mix of masonry and framed drywall partitions.

Fire Station No. 2 currently houses one (1) Engine.

The building is located within a residential neighborhood adjacent to homes and a school. The station is on the north side of Augusta Street with staff parking for eight vehicles on the north side of station. The apparatus bay has a concrete apron that opens onto the two-way street. (Augusta Street)



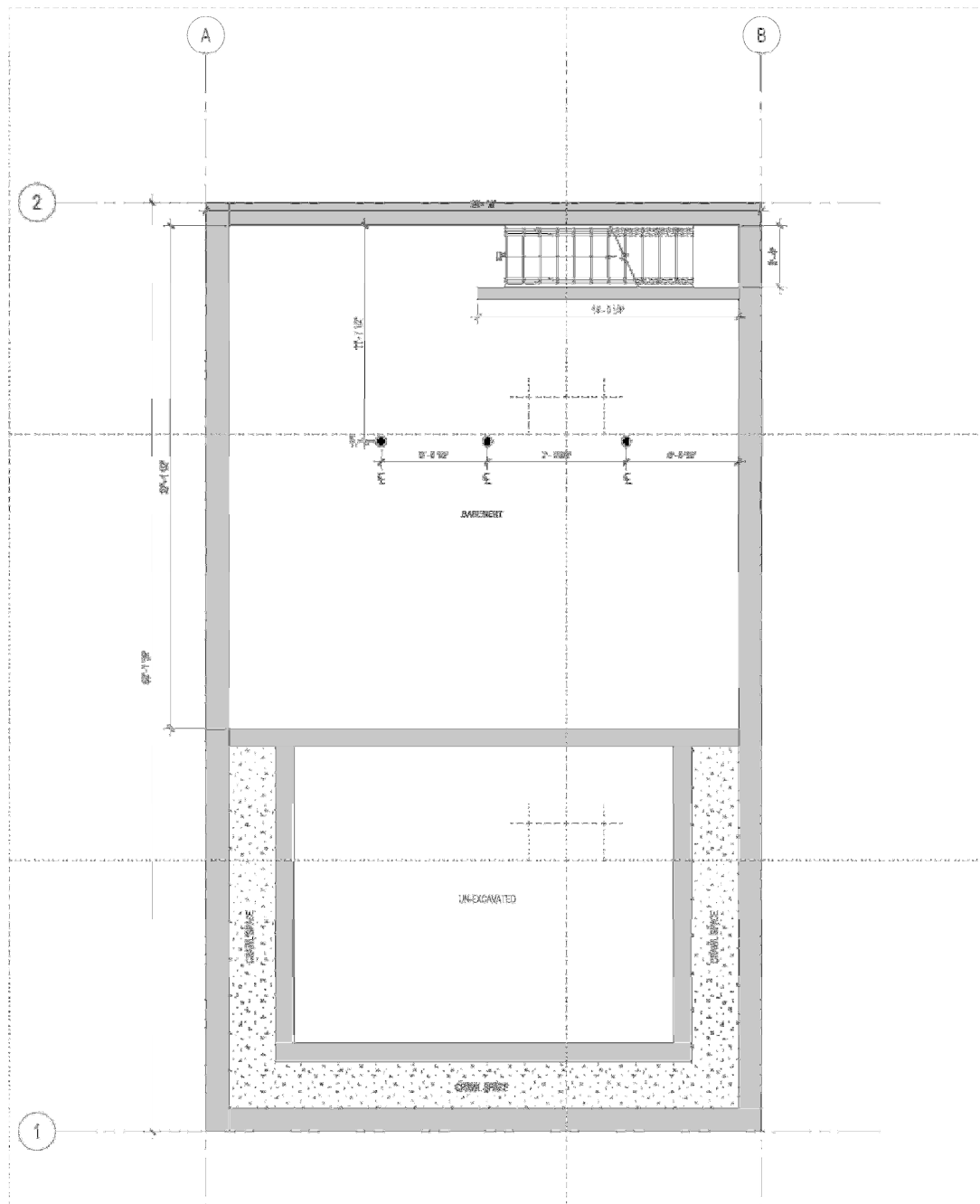
Fire Station No. 2 – 212 Augusta Street, Oak Park, Illinois



Village of Oak Park Fire Station No. 2 Study

3.2 Existing Plans

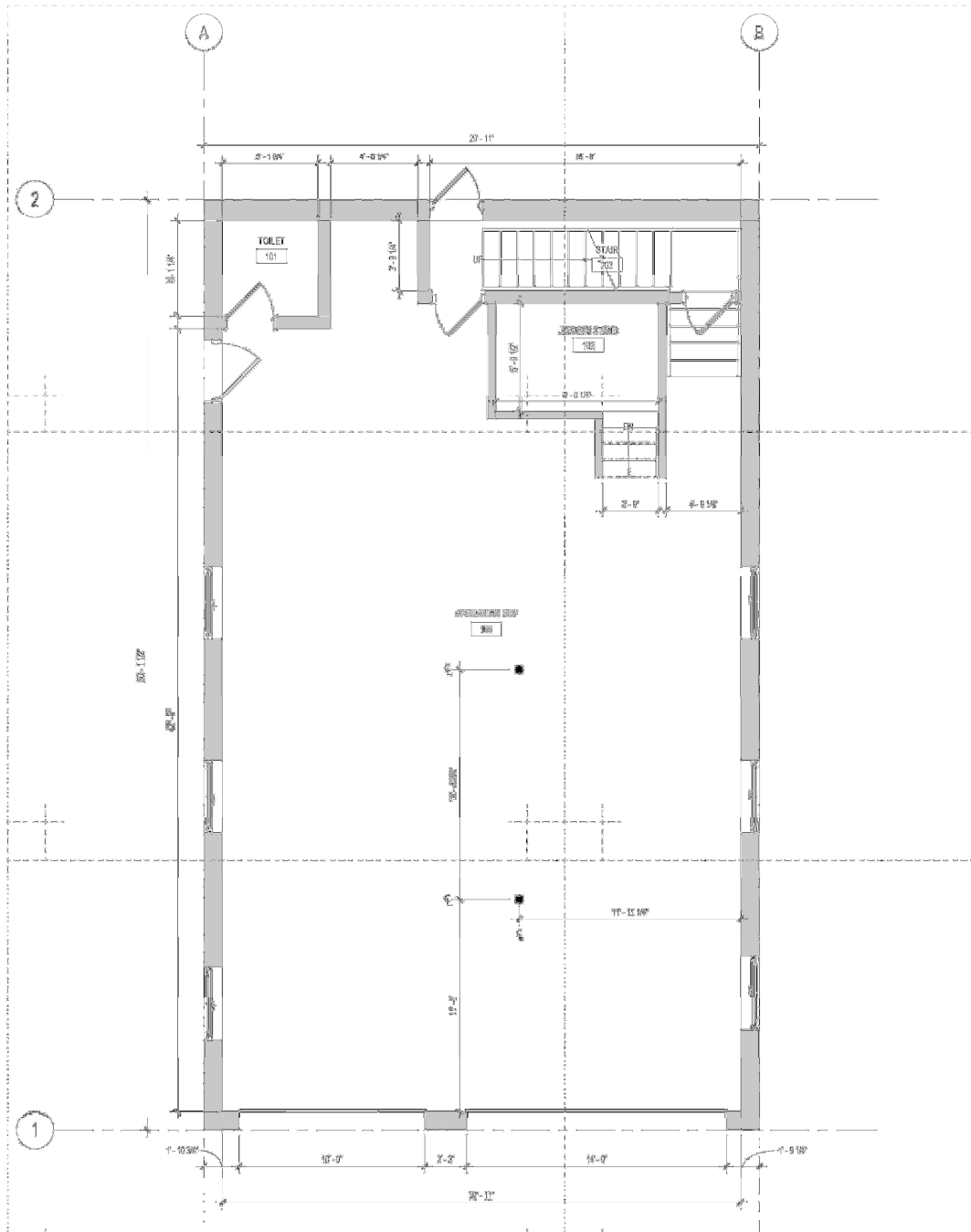
Existing Basement Square Footage: 586 SF





Village of Oak Park Fire Station No. 2 Study

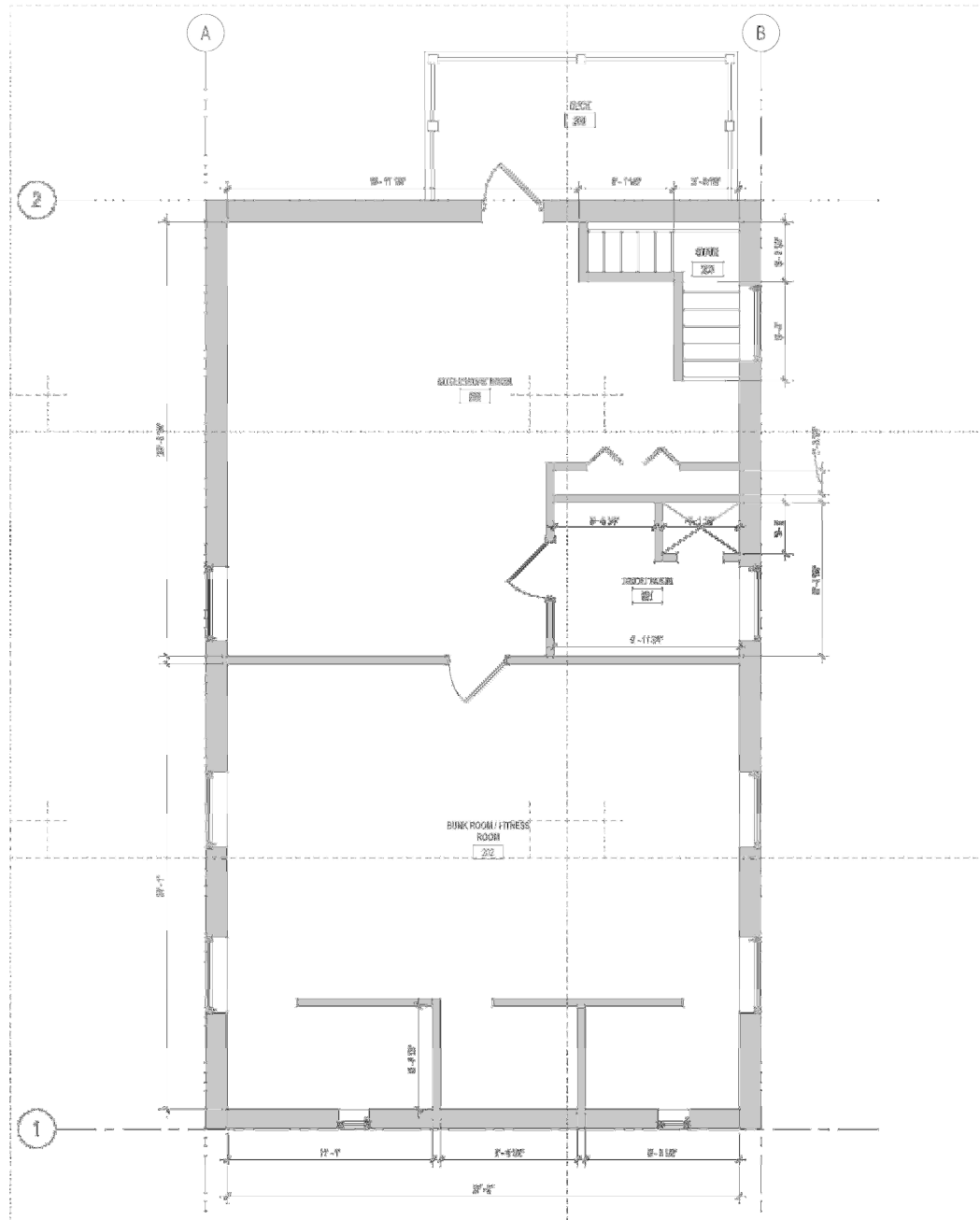
Existing First Floor Square Footage: 1,308 SF





Village of Oak Park Fire Station No. 2 Study

Existing Second Floor Square Footage: 1,266 SF



3.3 Existing Conditions Observations

Exterior

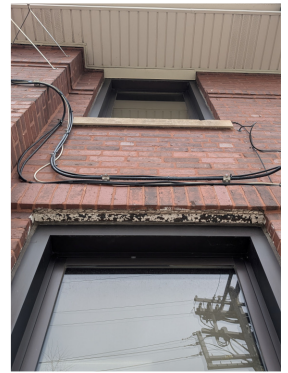
Site and Parking

1. Existing parking lot provides eight (8) parking stalls. Due to adjacency of residential garages and alleyway, there is not enough room to expand the parking lot on the current site. Shift changes require ten (10) staff vehicles to accommodate staff in transition.
2. Existing dumpster is on wheels and (1) recycling container located in unenclosed area on north side of station.
3. No bike parking racks or EV charging stations currently on site.
4. Exterior space below second floor deck houses storage container, an air-cooled heat pump, and (2) grills. There is no exterior screening for fire fighter break area provided.



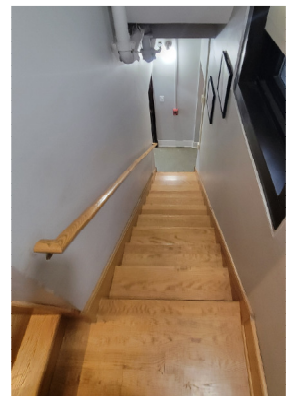
Building Envelope

1. 1984: Significant renovation including exterior masonry work and structural remediation of the Apparatus Bay slab.
2. 2024: minor improvements related to gutters.
3. Existing masonry walls are in fair condition. Except at base of building, likely due to de-icing activities.
4. Some concrete foundation wall cracking should be patched.
5. Selective exterior masonry will require tuckpointing.
6. Exterior lintels will require sanding and recoating.



Accessibility

1. Primary building entrance on west elevation is not accessible.
2. Building entrance on north elevation is not accessible.
3. Building is not equipped with an elevator.
4. Wood stairs between the basement and first floor are not ADA-compliant due to insufficient stair width, tread depth, and a handrail provided on only one side. The stairs require maintenance and the bottom stair riser exhibits deterioration. Both stairways do not meet current code for riser/run dimensions.
5. Toilet rooms and showers are not ADA accessible.
6. Wood stairs between the first and second floor and not ADA-compliant due to insufficient stair width and having a handrail on only one side.





Village of Oak Park Fire Station No. 2 Study

Systems

Mechanical

1. 2024 Energy Efficiency and Mechanicals Project: provided a new electric unit heater in the basement, two gas-fired heaters in the Apparatus Bay, a new heat pump with a backup gas-fired furnace serving the second floor, and additional attic insulation. The basement boiler and expansion tank were removed.



Electrical

1. 2014: Emergency generator installation, located on the north side of the building.
2. Service panels located on north side of building; Panels are located on north and west sides of building in basement.

Plumbing

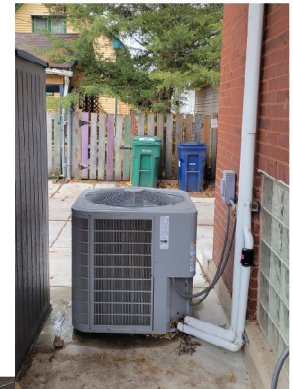
1. Copper water supply throughout building. A mix of PVC and cast iron piping for drain lines.

Fire Alarm

1. Existing fire alarm panel is a 4 zone Fire-Lite MS-4 unit now under the Honeywell umbrella. Honeywell will stop supporting this panel model in 2030.

Fire Protection

1. Station second floor is sprinkled. Basement and first floor are not sprinkled.



Interiors – First Floor

Apparatus Bay

1. Not enough space for ambulance next to engine. Inadequate space clearance for moving equipment and servicing vehicles. The West Garage door is used for the Engine but is undersized compared to modern fire stations. East Garage door is too small for Engines or Ambulances.
2. No dedicated turn out gear room in the App Bay. Existing turn out gear is stored in open racks along walls of app bay and exposed to engine fumes and potential contamination.
3. Decontamination space is not separated or ventilated per current codes.
4. No dedicated flammable cabinet for lithium battery storage. Existing batteries stored on west and north App Bay elevations.
5. One notification screen mounted on east elevation in Fitness area.
6. Sealed concrete floor and wood panel ceiling appears to be in fair condition.
7. App bay floor is partially supported by additional structure in the basement. This was added when modern engine sizes increased. Current beams show signs of rusting.



Fitness

1. Fitness area is located next to engine. No separation between spaces creates exposure to engine fumes and an unsafe environment for wellness.
2. Limited space for equipment and fitness activities. Equipment looks in good condition.



Toilet Room / Janitorial Closet

1. 2017 – 2018: extensive renovation of toilet room. Existing half bath fixtures and finishes are in good condition. Not accessible.
2. 2024 Energy Efficiency and Mechanicals Project: provided electric radiant heat in toilet room.
3. Service sink and cleaning supplies stored in open niche between toilet room and stair entrance to second floor.



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Open Office

1. Open office is located on north side of App Bay and adjacent to main public entry door on west elevation. Area is not contained or secure. Office area is exposed to engine fumes and contamination.
2. Finishes are in fair condition but location, orientation and visibility of office does not meet current standards.

Staff/After Hours Entrance

1. Enters directly into second floor stair entrance.
2. Not visible from the street for visitor identification.

Storage

1. Storage is limited and scattered around the App Bay. There are no dedicated storage rooms.



Interiors – Second Floor

Bunkroom

1. 2017 - 2018: Bunk Room remodel. Semi-private bunk room layout with partial height partition and three (3) bunks.
2. Nine (9) Personal storage lockers with bench and open cubby below are fixed to bunk partition. Two (2) additional lockers with bench and cubby space are located outside of the Bunkroom.
3. Bunk room has single temperature control
4. No sound separation between sleeping areas
5. Existing windows are covered in opaque shades; light bleed at edges.
6. Wood flooring and finishes are in good condition.
7. No dedicated storage for bedding.
8. Large open space on north side of bunkroom does not have a dedicated purpose and is an inefficient use of space. This area cannot be used while someone is sleeping in the bunk area.



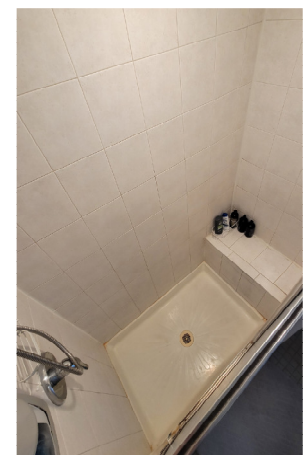
Dayroom

1. 2017 – 2018: Dayroom remodel.
2. The Dayroom's location directly adjacent to the Bunkroom creates acoustic issues.
3. Dayroom is undersized for current occupancy load; current space will not accommodate additional users when FD crew grows.
4. Dayroom overlaps kitchen floor area and food prep space.
5. One call notification screen located in dayroom.



Single User Toilet/Shower Room

1. 2017 – 2018: Extensive renovation of second floor bathroom.
2. Shower exhibits signs of corrosion. Tile flooring and ACT ceiling show wear.
3. Room is not ADA compliant.
4. Insufficient size and quantity of fixtures for current FD crew. Only one toilet/shower room and is not ADA compliant.





Village of Oak Park Fire Station No. 2 Study

Kitchen

1. Remodeled in 2020
2. Kitchen is too small for the number of users/shifts.
3. Inadequate counter area and storage in kitchen for current shift size.
4. Kitchen provides access to second floor north balcony.
5. Wood floor, kitchen appliances, and casework are in good condition.



Storage

1. Storage closet at top of stair is shared by Advance Life Support Ambulance, cleaning, and kitchen supplies. Inadequate storage for all users.



Open Office

1. One open office at top of stairs with desktop and book shelf above. No separation from Dayroom or Kitchen.

Alternate Emergency Egress Route

1. 2023: Emergency egress construction, adding a second floor emergency exit.
2. Area currently contains a table and three (3) chairs.



Interiors – Basement

Basement

1. Concrete foundation walls with selective masonry infill and concrete floor slab.
2. Signs of water infiltration/standing water on floor slab.

Basement north half contains:

1. FD crew laundry (washer and dryer).
2. Existing domestic water heater.
3. Miscellaneous gear storage and station supplies.
4. Existing work bench for tools.
5. Electrical Panels, Fire Alarm Control Panel, Fire Alarm Panel
6. Two steel square columns and partial wide-flange beams have been added to reinforce the App Bay above. Beams show signs of water infiltration and rusting.
7. Existing steel beam running east-west will require sanding and recoating.

Basement south half is crawlspace around perimeter.





Village of Oak Park

Fire Station No. 2 Study

3.4 Staffing

The Fire Department crew at Oak Park Fire Station 2 currently includes the following:

Three Shifts with rotating staff. No staff member is permanently posted at this station. Each shift includes two (2) active firefighters/paramedics plus one (1) Lieutenant or Acting Lieutenant for a total of three (3) staff per shift.

The Fire Department's goal for Station 2 is to add an Advance Life Support Ambulance to the station which will increase the shift from three (3) to five (5) to account for two additional firefighter paramedics on the Advance Life Support Ambulance per shift.

Currently all administrative staff are located and will remain at Station 1.



Village of Oak Park Fire Station No. 2 Study

ARTICLE 4 - Space Needs Analysis

The Space Needs Analysis evaluates the Fire Department's current space usage and what anticipated future needs at Fire Station No. 2. The process began with a pre-meeting questionnaire for the Fire Department team to review in order to prepare the group for the topics of discussion. Interviews were conducted between Cordogan Clark and Fire Department representatives to thoroughly review each station room by room and discuss the current operations versus the anticipated needs. A Matrix was developed to identify "Need To Have/Nice To Have" elements for the station in order to prioritize function and use. Room and space sizes were based upon NFPA guidelines, typical size standards and Cordogan Clark's extensive fire station design expertise. The Matrix included in the following pages became the reference for the programming of the design concepts and recommendations presented later in this report. The programming was developed with the input of the Fire Department and Village Representatives, taking into consideration their current uses, needs, operations and future needs.

Priority Goals Identified by the Fire Department included:

1. Adding an Advance Life Support Ambulance to the station.
2. Creating separated operation zones for health and safety of the shift crews.
3. Improving bunk and toilet room/locker room facilities for shift crews.

The Matrix presents recommended space programming for several options as follows:

Existing Site Need to Have

1. assumes new construction on existing site
2. assumes minimal space requirements to include as many need to have components that will fit on the existing site. "Bare-Bones" approach.

New Site Need to Have

1. assumes new construction on a future site to be determined
2. assumes new site will be larger than existing site to allow for additional need to have components and improved space plan adjacencies to increase fire station operational efficiency and community services.

New Site Nice to Have

1. assumes new construction on a future site to be determined
2. assumes new site will be larger than existing site to allow for additional need to have AND nice to have components for improved space plan adjacencies to increase fire station operational efficiency and community services.

The Space Needs Program Matrix has been included in the following pages for reference.



Village of Oak Park Fire Station No. 2 Study

4.1 Space Needs Matrix

Item	Room/ Area/ Space	SF	SF	SF	SF	Notes
		Existing Space	Need to Have (Existing Site)*	Need to Have (New Site)	Nice to Have (New Site)	
0	PUBLIC ENTRY					
0.01	Public Entry Vestibule	-	64	64	100	
SUBTOTAL:		-	64	64	100	
1	LIVING SPACE					
1.01	Open Bunk Room	638	-	-	-	Currently: 3 existing bed alcoves and large vestibule
1.02	Individual Bunk Rooms	-	480	480	740	Need to have: 6. Nice to have: 9 (including 1 larger bunk room with desk for Officer)
1.03	Day Room	242	500	600	1,000	
1.04	Lunch room	-	150	180	300	
1.05	Kitchen	156	150	180	300	
1.06	Locker Room	20	350	350	450	9 existing lockers. Need and Nice to Have: 24 lockers in central locker room
1.07	Single User Shower/Toilet/Lav Room	66	189	189	280	Currently: 1 toilet/shower room; Need to have: 3 toilet/shower rooms. Nice to have: 4 toilet/shower rooms
1.08	Lactation room	-	-	-	54	
1.09	Fitness	336	350	400	500	
1.10	Fitness toilet	-	-	-	60	
1.11	Sauna	-	-	-	250	Nice to have: 4-person sauna room, 1 plunge pool
	Wellness & Recovery Area	-	50	75	180	
1.12	Laundry	18	50	50	50	Existing laundry located in basement
1.14	Storage (Bedding)	10	50	50	50	
1.15	Janitor	-	30	30	30	
1.16	Quiet Room (Reading/Study)	-	75	75	150	
1.17	Open Office	28				Not needed in new configurations
1.18	Radio Room/watch room	-	-	100	200	Combine with Lt. Office for existing site
1.19	Outdoor Area	226	250	250	350	Existing outdoor area split between first floor grade and second floor deck; new existing can be on roof.
1.20	Circulation, Wall/Mechanical Space	108	598	665	1,052	Existing circulation on second floor
SUBTOTAL:		1,963	3,337	3,989	6,311	0



Village of Oak Park Fire Station No. 2 Study

Item	Room/ Area/ Space	SF	SF	SF	SF	Notes
		Existing Space	Need to Have (Existing Site)*	Need to Have (New Site)	Nice to Have (New Site)	
2	TRAINING					
2.01	Recreation/Training Room	-	-	-	500	
2.02	EMS Storage	-	8	8	150	Need to have: closet. Nice to have: storage/small office
2.04	Circulation, Wall/Mechanical Space	-	-	-	-	
SUBTOTAL:		-	8	8	650	
3	ADMINISTRATION					
3.01	Private Office - Battalion Chief	-	125	150	300	Desk with room for 2 visitors at the desk
3.02	Open Office	80	-	-	-	Existing open office at First Floor
3.03	Storage	-	15	15	50	Need to have: closet
3.04	Private Toilet Room	-	-	-	70	
3.05	Circulation, Wall/Mechanical Space	212	28	33	84	Existing circulation on first floor
SUBTOTAL:		292	168	198	504	



Village of Oak Park

Fire Station No. 2 Study

Item	Room/ Area/ Space	SF	SF	SF	SF	Notes
		Existing Space	Need to Have (Existing Site)*	Need to Have (New Site)	Nice to Have (New Site)	
4	STAFF SUPPORT AREAS					
4.01	Apparatus Bays	604	2,200	3,000	3,600	Need to Have: 1 Engine, 1 Ambulance. Nice to have: 3 Engine Bays (reduced bay depth @ 66')
4.02	Shop	12	35	35	150	Existing shop located in basement
4.03	Decontamination Room	-	100	100	200	
4.04	Decontamination Shower	-	-	40	80	New existing site - decon shower in bay area
4.05	Decontamination EMS	-	-	-	150	
4.06	Gear Laundry	-	125	125	200	
4.07	Gear Storage	65	100	100	150	Existing gear storage located in basement
4.08	Gear Turnout Room	-	175	175	250	Existing gear turnout located in Apparatus Bay Area
4.09	Hazmat Storage	-	20	20	20	Specialized furniture piece (Flammable Box)
4.10	IT Closet	-	-	-	-	Wall-mounted box
4.11	Janitor	28	30	30	40	Existing janitor area located on east side of first floor toilet room.
4.12	ADA Toilet	26	60	60	70	Existing toilet located on first floor.
4.14	Mechanical Room	-	250	250	600	Existing fire station does not have dedicated mechanical room; new existing site mech located on roof
4.15	Electrical Room	-	100	100	150	Existing fire station does not have dedicated electrical room
4.16	Sprinkler Room	-	100	100	150	
4.17	Circulation, Wall/Mechanical Space	358	330	827	1,162	Existing circulation in basement
SUBTOTAL:		1,093	3,375	4,962	6,972	
5	PARKING REQUIREMENTS					
5.01	Staff Parking Spaces	8	8	12	15	
5.02	Visitor / Training Parking	-	-	-	-	
SUBTOTAL:		8	8	12	15	TOTAL SPACES
TOTALS:		3,348	6,951	9,221	14,537	

*Does not include square footage of a basement in total calculation



Village of Oak Park Fire Station No. 2 Study

5.0 Design Concepts Summary

Using the program matrix presented in Section 4 of this report, the project team has developed five conceptual design options including alternate variations for option 1. These options consider building size, site size, program, parking and phasing. This report section identifies each option with a Design Narrative, Conceptual Site Plan, Conceptual Building Plan and Budgetary Estimate for consideration.

Design Options:

Option 1: New 2-story building with basement, 10,000 SF, on existing site (42' X 155')

Option 2: New 2-story building with basement, 10,000 SF, on small reference site (100' x 125')

Option 3: New 2-story building, 11,020 SF, on medium reference site (172' x 100')



Village of Oak Park Fire Station No. 2 Study

5.1 Option 1

Option 1 - Design Narrative

Option 1: New 2-story building with basement, 10,000 SF, on existing site

Benefits:

- (a) Existing site has utility service.
- (b) No disruption or changes to the community associated with new fire station site location.
- (c) New construction will allow for re-organization of building and improved adjacencies and safety compliance.
- (d) Mezzanine space in app bay provides additional storage space.
- (e) Basement will provide space for additional programming and parking and keep footprint of building contained for improved constructability efficiency over option 1A.

Challenges:

- (a) Site is very small for a modern fire station that will limit programming and parking.
- (b) Construction work will require temporary relocation of fire fighting services or complex phasing plan.
- (c) Will require deeper excavation and foundation supports.
- (d) Only allows for pull-in/pull-out app bay for vehicles.

Following Pages Include:

Option 1 – Conceptual Site Plan

Option 1 – Conceptual Floor Plans

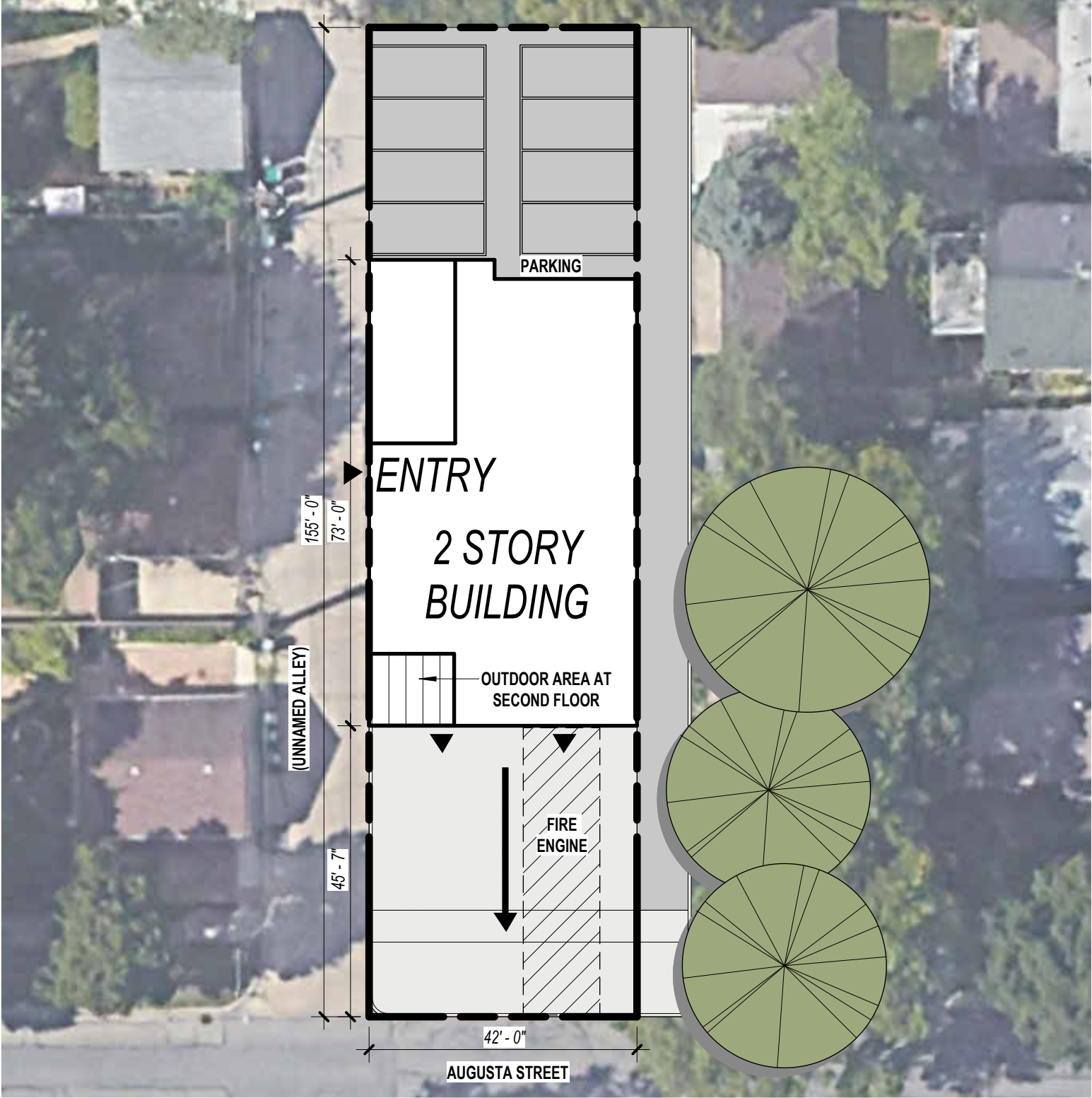
Option 1 – Budgetary Estimate

PROPERTY LINE

DATA
 SITE AREA: ~6,500 SF (EXISTING)
 BUILDING AREA: 10,000 SF
 PARKING: 6 STANDARD SPACES

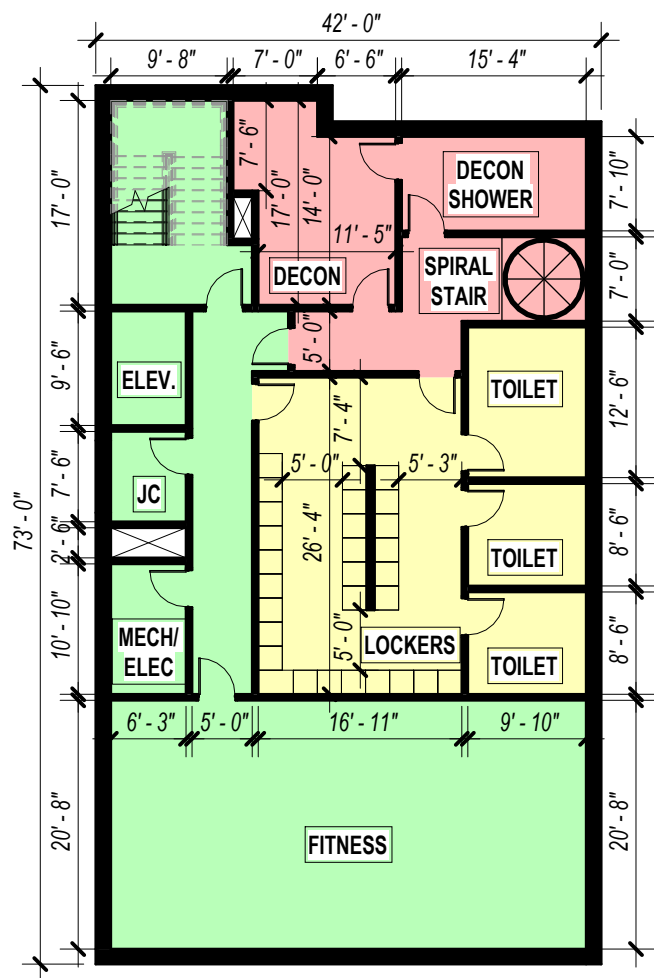
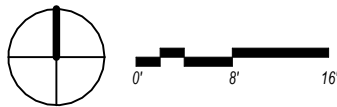
PULL-IN APP BAY

EXISTING SITE PROJECT AREA

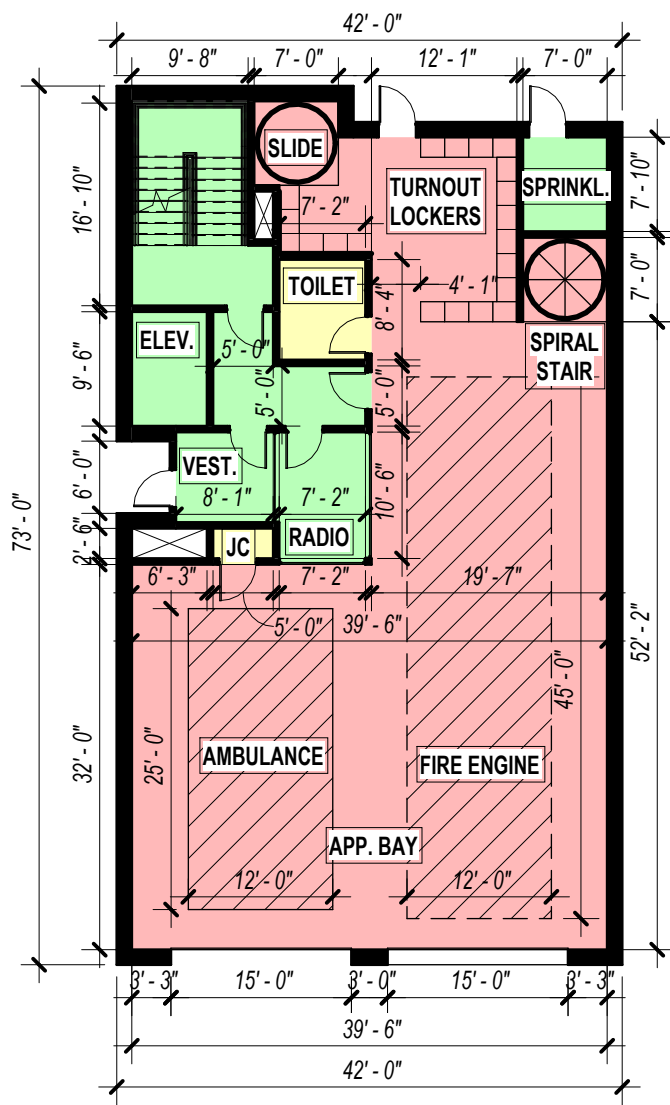


ZONE DESIGN LEGEND

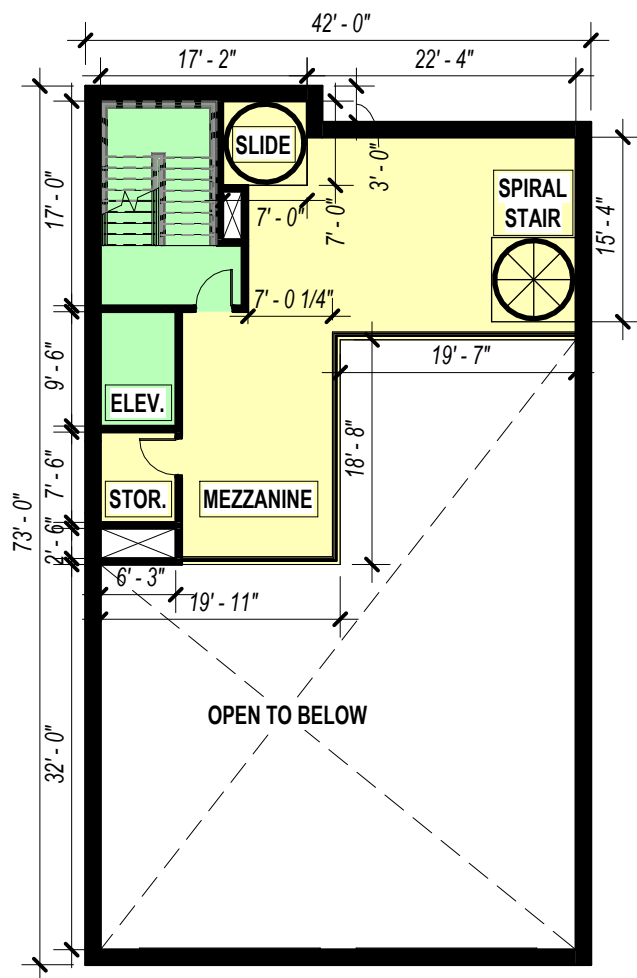
- RED ZONE: HAZARDOUS CONTAMINATION AREA
- YELLOW ZONE: INTERMEDIATE HAZARD AREA (CLEAN UP)
- GREEN ZONE: ISOLATED FROM HAZARDOUS CONDITIONS AS MUCH AS POSSIBLE



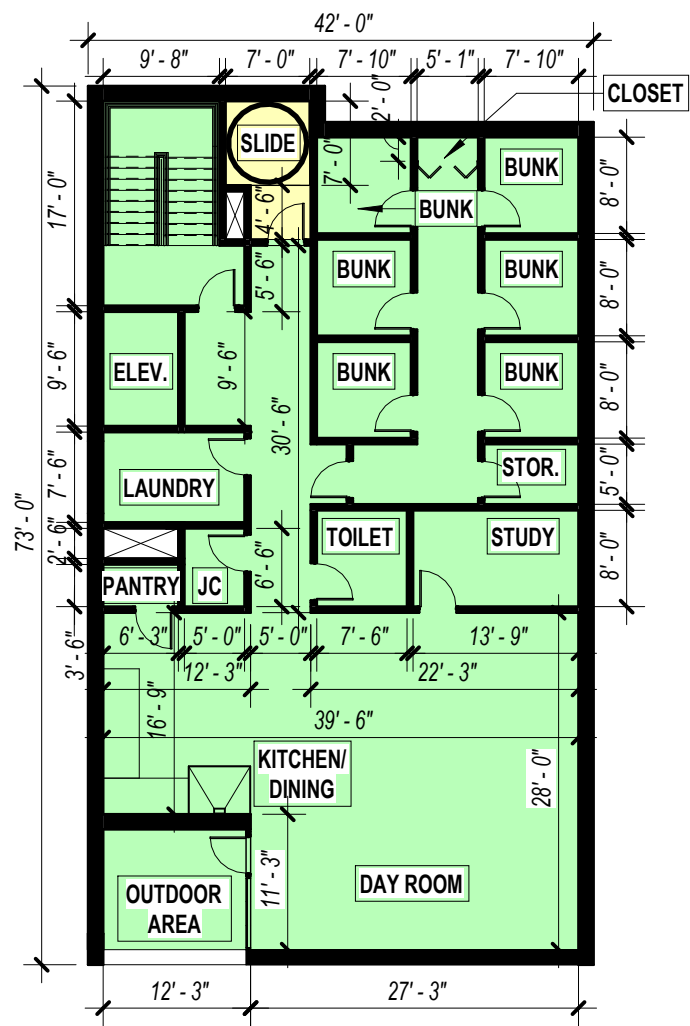
LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN



MEZZANINE PLAN



SECOND FLOOR PLAN

Village of Oak Park

New Fire Station #2 Budgets

OPT 1: EXISTING SITE - 2 STORY W/ BASEMENT

June 1, 2026



AREA DESCRIPTION		QTY	UNIT	UNIT \$	TOTAL
DEMOLITION					
SUBTOTAL:		4,000	Bldg SF	\$37.50	\$150,000
NEW CONSTRUCTION - BASEMENT					
SUBTOTAL:		3,000	Bldg SF	\$454.79	\$1,364,365
NEW CONSTRUCTION 1ST FLOOR APPARATUS BAY & SUPPORT					
SUBTOTAL:		3,000	Bldg SF	\$604.63	\$1,813,875
NEW CONSTRUCTION MEZZANINE FLOOR					
SUBTOTAL:		1,000	Bldg SF	\$547.25	\$547,250
NEW CONSTRUCTION 2ND FLOOR LIVING QUARTERS					
SUBTOTAL:		3,000	Bldg SF	\$683.60	\$2,050,800
NEW CONSTRUCTION SITE CONSTRUCTION					
SUBTOTAL:		10,000	Bldg SF	\$28.00	\$280,000
SUBTOTAL CONSTRUCTION COSTS:		10,000	Bldg SF	\$620.63	\$6,206,290
	General Conditions	15.00%			\$930,944
	CM/GC Fee	4.00%			\$248,252
	Insurance	1.00%			\$62,063
	Bonds	1.00%			\$62,063
TOTAL CONSTRUCTION COSTS:		10,000	Bldg SF	\$750.96	\$7,509,611
	Contingencies & Escalation	17.00%			\$1,276,634
TOTAL CONSTRUCTION COSTS W/ CONTINGENCY & ESCALATION:				\$878.62	\$8,786,245
SOFT COSTS:					
	Architect/MEPS Engineering Fees	15.00%			\$1,317,937
	Civil Engineering/LA & Environmental Fees				
	FF&E, Reimbursables, Testing & Cx Fees				
TOTAL PROJECT BUDGET:					\$10,104,181

NOT INCLUDED & ASSUMPTIONS:

NO COSTS included for FS #2 Temporary Relo. Escalation of 5% Assumed (1 year), Environmental Allowance Only, No LEED Premiums Included



Village of Oak Park Fire Station No. 2 Study

5.2 Option 2

Option 2 - Design Narrative

Option 2: New 2-story building with basement, 10,000 SF, on small reference site (100' x 125')

Benefits:

- (a) Small sized site is larger than the existing site and will allow for more programming space and site space than current site.
- (b) New building will allow for better layout and safer zones of use.
- (c) Mezzanine space in app bay provides additional storage space.
- (d) New construction on a new site will allow existing fire fighting service to continue uninterrupted until the new building is complete.
- (e) Larger site will allow for more parking and exterior vehicle space.

Challenges:

- (a) Locating an appropriate site within the community.
- (b) Concerns of local residences at new location.
- (c) 2-story building may be less efficient than a 1-story for turn-out times if housing portion needs to be on the second floor.
- (d) Will require an elevator.
- (e) New building plan and program will be similar to Option 1 with basement.
- (f) Only allows for pull-in/pull-out app bay for vehicles.

Following Pages Include:

Option 2 – Conceptual Site Plan
Option 2 – Conceptual Floor Plans
Option 2 – Budgetary Estimate

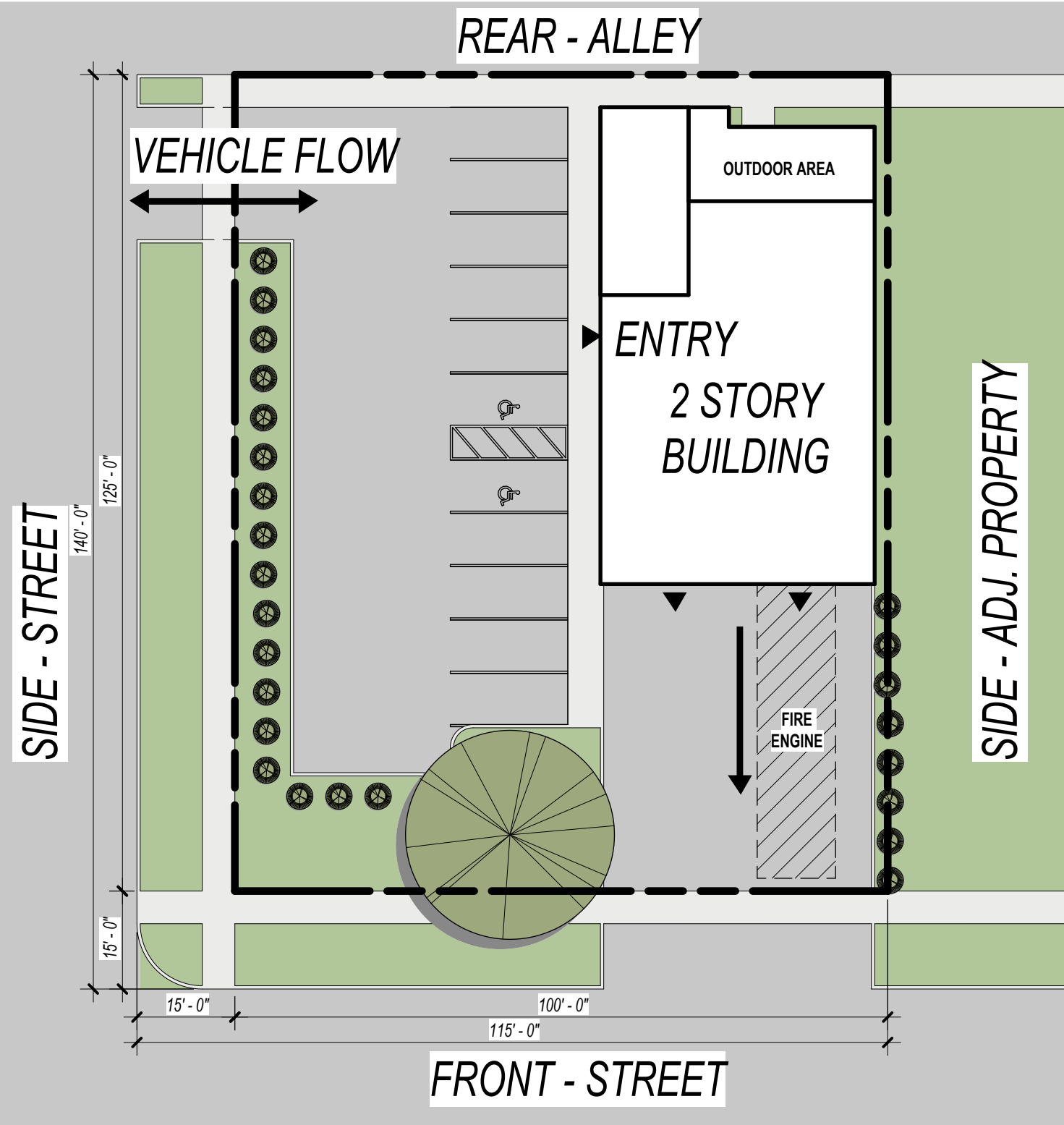
PROPERTY LINE

DATA
 SITE AREA: 14,000 SF (~0.3 ACRES)
 BUILDING AREA: 10,000 SF
 PARKING: 9 STANDARD SPACES
 2 ADA SPACES

PULL-IN APP BAY

EASEMENTS:
 FRONT- 15'-0"
 SIDE - 15'-0"
 REAR - 25'-0"

>1/2 BLOCK PROJECT AREA



OPTION 2 - SITE PLAN
 TEST FIT ASSESSMENT

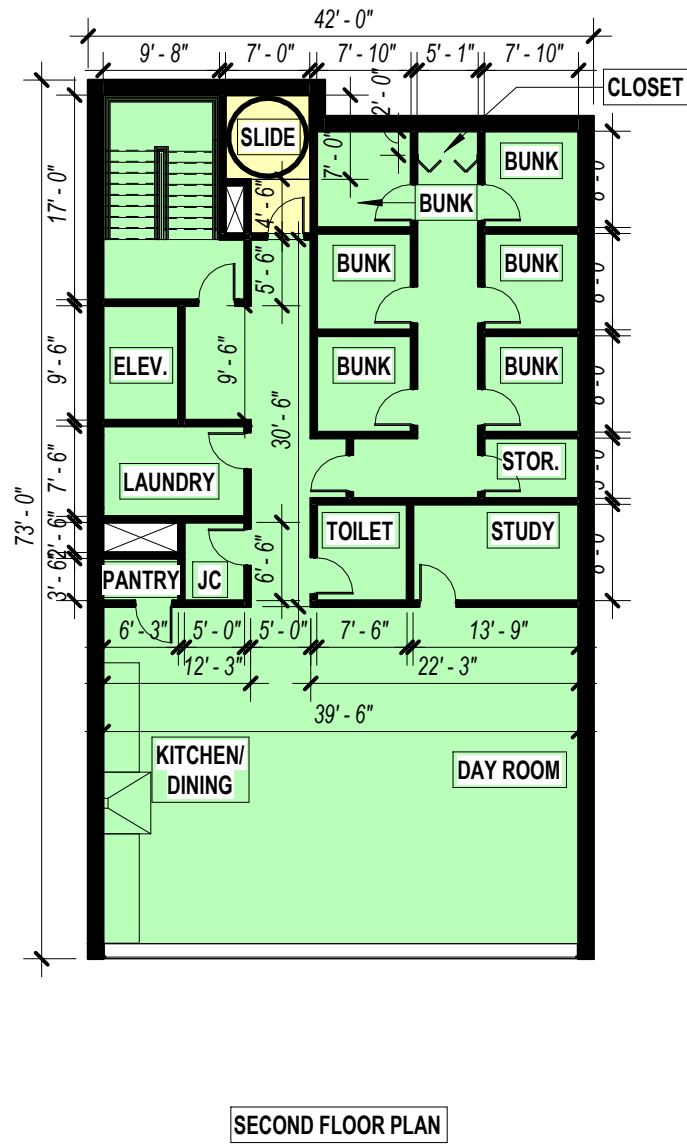
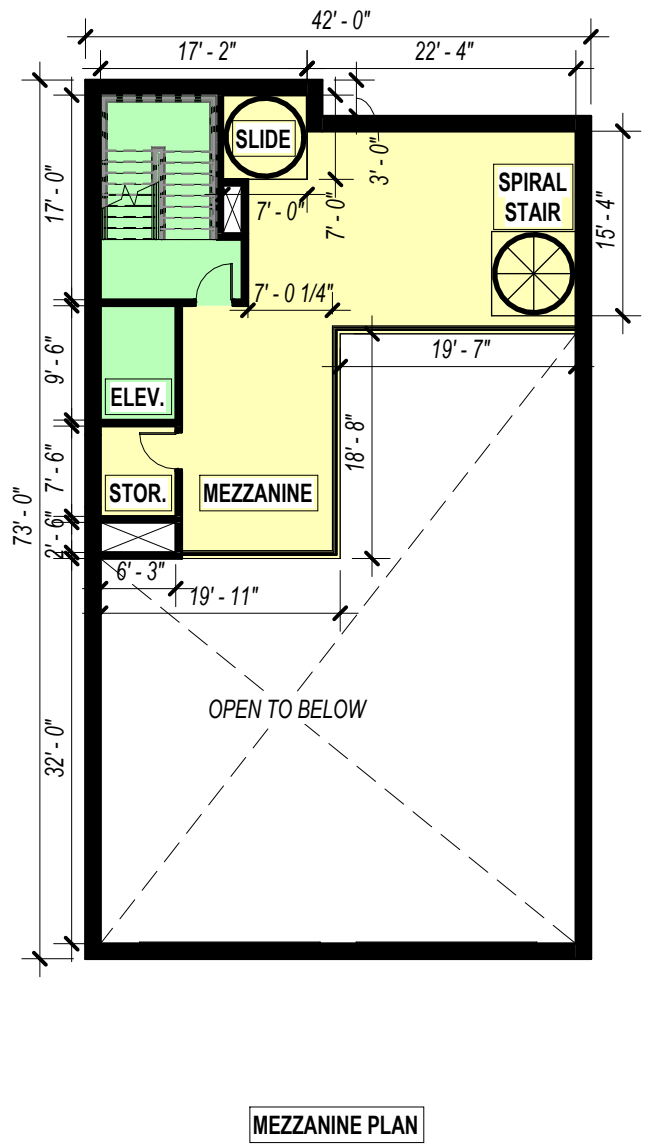
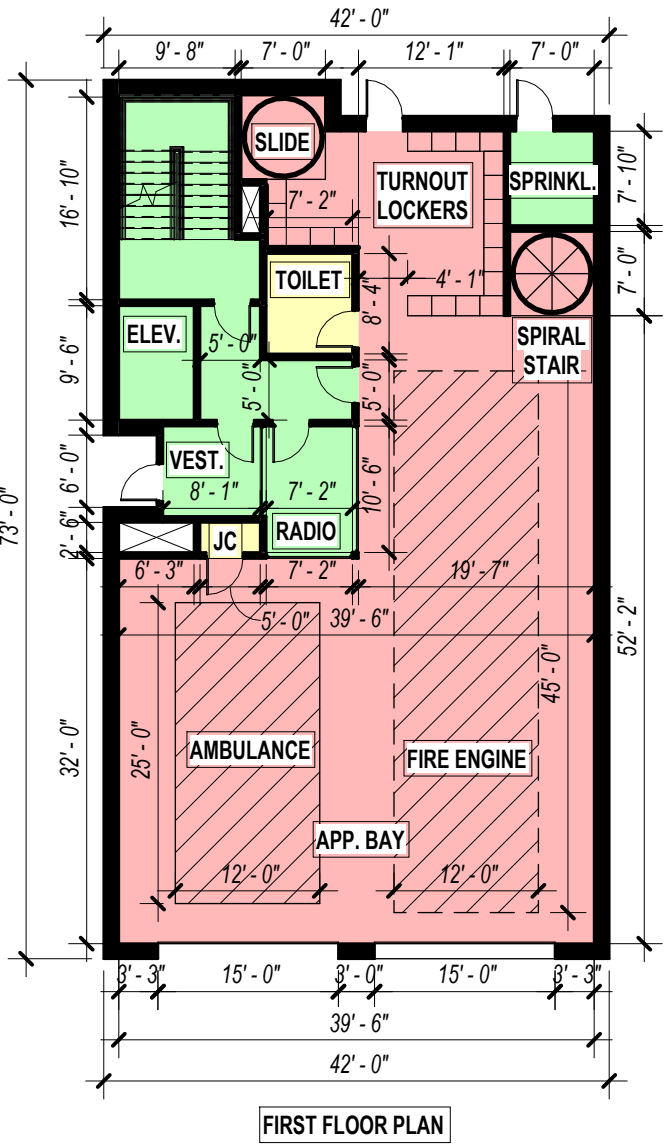
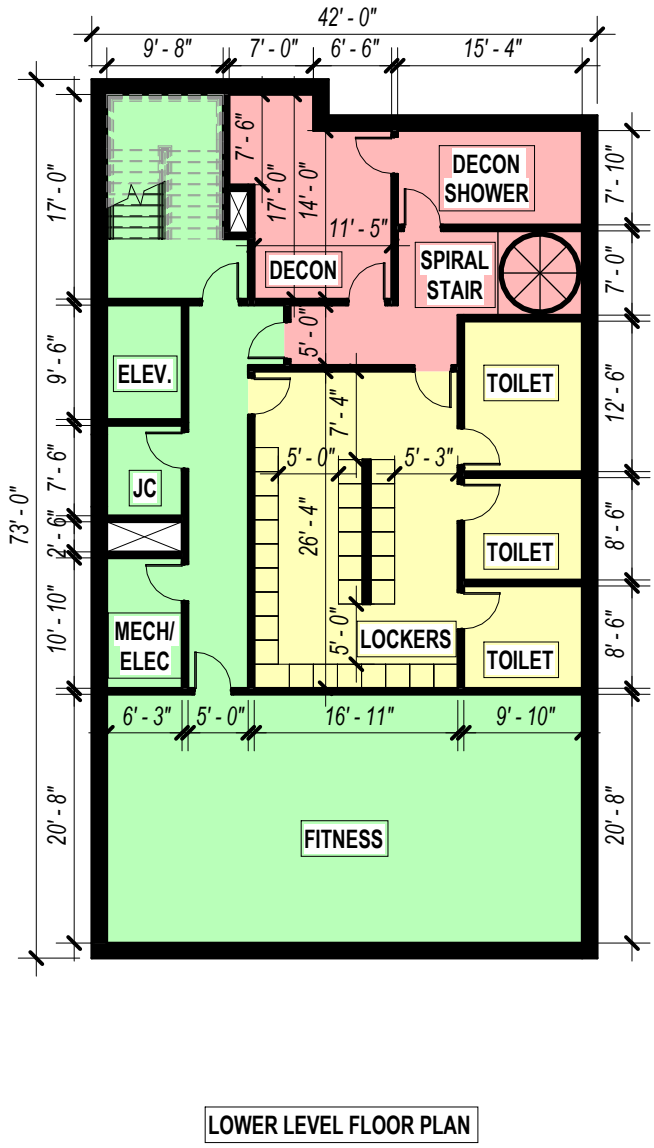
ZONE DESIGN LEGEND

RED ZONE: HAZARDOUS CONTAMINATION AREA

YELLOW ZONE: INTERMEDIATE HAZARD AREA (CLEAN UP)

GREEN ZONE: ISOLATED FROM HAZARDOUS CONDITIONS AS MUCH AS POSSIBLE

0' 8' 16'



OPTION 2 - FLOOR PLANS
TEST FIT ASSESSMENT

Village of Oak Park

New Fire Station #2 Budgets

OPT 2: NEW SITE (SMALL) - 2 STORY W/ BASEMENT

June 1, 2026



AREA DESCRIPTION		QTY	UNIT	UNIT \$	TOTAL
DEMOLITION					
SUBTOTAL:		0	Bldg SF	NA	\$270,000
NEW CONSTRUCTION - BASEMENT					
SUBTOTAL:		3,000	Bldg SF	\$454.79	\$1,364,365
NEW CONSTRUCTION 1ST FLOOR APPARATUS BAY & SUPPORT					
SUBTOTAL:		3,000	Bldg SF	\$604.63	\$1,813,875
NEW CONSTRUCTION MEZZANINE FLOOR					
SUBTOTAL:		1,000	Bldg SF	\$547.25	\$547,250
NEW CONSTRUCTION 2ND FLOOR LIVING QUARTERS					
SUBTOTAL:		3,000	Bldg SF	\$683.60	\$2,050,800
NEW CONSTRUCTION SITE CONSTRUCTION					
SUBTOTAL:		10,000	Bldg SF	\$48.00	\$480,000
SUBTOTAL CONSTRUCTION COSTS:		10,000	Bldg SF	\$652.63	\$6,526,290
	General Conditions	15.00%			\$978,944
	CM/GC Fee	4.00%			\$261,052
	Insurance	1.00%			\$65,263
	Bonds	1.00%			\$65,263
TOTAL CONSTRUCTION COSTS:		10,000	Bldg SF	\$789.68	\$7,896,811
	Contingencies & Escalation	17.00%			\$1,342,458
TOTAL CONSTRUCTION COSTS W/ CONTINGENCY & ESCALATION:				\$923.93	\$9,239,269
SOFT COSTS:					
	Architect/MEPS Engineering Fees	15.00%			\$1,385,890
	Civil Engineering/LA & Environmental Fees				
	FF&E, Reimbursables, Testing & Cx Fees				
TOTAL PROJECT BUDGET:					\$10,625,159

NOT INCLUDED & ASSUMPTIONS:

NO SITE ACQUISITION COST INCLUDED. Site Cost assumes there will be a Building on the Site to Demolish, Escalation of 5% Assumed (1 year), Environmental Allowance Only, No LEED Premiums Included



Village of Oak Park Fire Station No. 2 Study

5.3 Option 3

Option 3 - Design Narrative

Option 3: New 2-story building, 11,020 SF, on medium reference site (172' x 100')

Benefits:

- (a) Medium sized site is larger than the existing site and will allow for more programming space and site space than current site.
- (b) New building will allow for better layout and safer zones of use.
- (c) New construction on a new site will allow existing fire fighting service to continue uninterrupted until the new building is complete.
- (d) Larger site will allow for more parking and exterior vehicle space.

Challenges:

- (a) Locating an appropriate site within the community.
- (b) Concerns of local residences at new location.
- (c) 2-story building may be less efficient than a 1-story for turn-out times if housing portion needs to be on the second floor.
- (d) Will require an elevator.
- (e) Only allows for pull-in/pull-out app bay for vehicles.

Following Pages Include:

Option 3 – Conceptual Site Plan

Option 3 – Conceptual Floor Plans

Option 3 – Budgetary Estimate

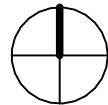
PROPERTY LINE

DATA
SITE AREA: 17,600 SF (~0.4 ACRES)
BUILDING AREA: 11,020 SF
PARKING: 18 STANDARD SPACES
1 ADA SPACE

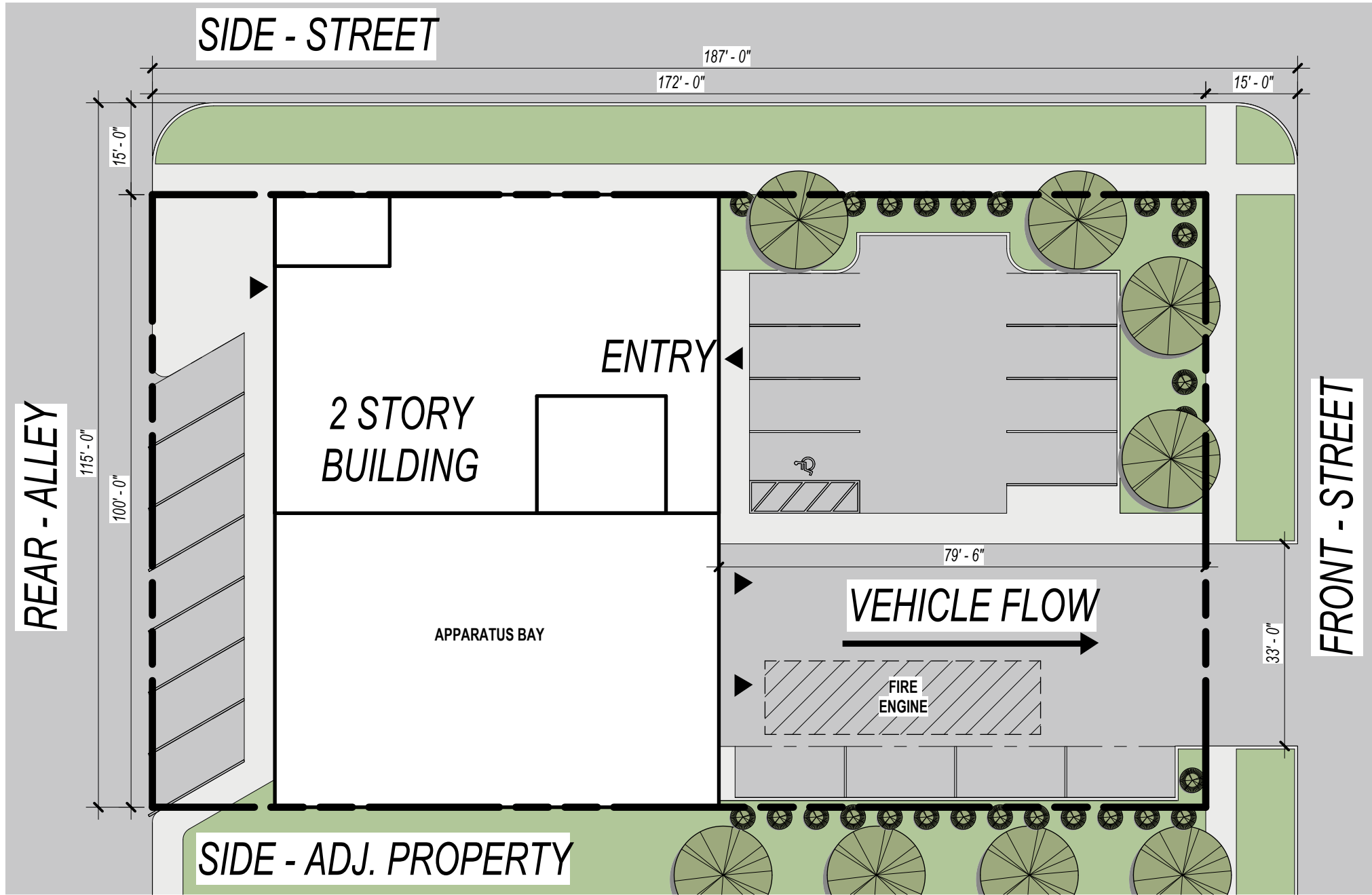
PULL-IN APP BAY

EASEMENTS:
FRONT- 15'-0"
SIDE - 15'-0"
REAR - 25'-0"

1/2 BLOCK PROJECT AREA

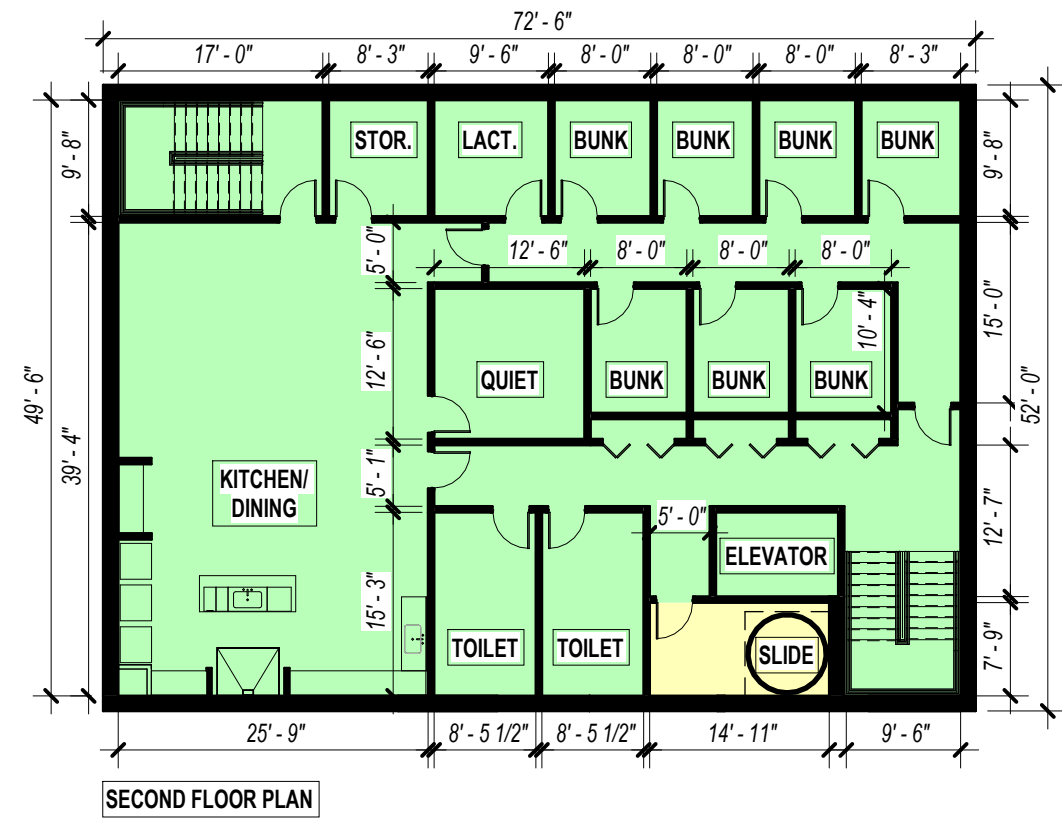
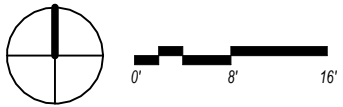


0' 10' - 8" 21' - 4"



ZONE DESIGN LEGEND

- RED ZONE: HAZARDOUS CONTAMINATION AREA
- YELLOW ZONE: INTERMEDIATE HAZARD AREA (CLEAN UP)
- GREEN ZONE: ISOLATED FROM HAZARDOUS CONDITIONS AS MUCH AS POSSIBLE



OPTION 3 - FLOOR PLANS
TEST FIT ASSESSMENT

Village of Oak Park
New Fire Station #2 Budgets
OPT 3: NEW SITE (MEDIUM) - 2 STORY

June 1, 2026



AREA DESCRIPTION		QTY	UNIT	UNIT \$	TOTAL
DEMOLITION					
SUBTOTAL:		0	Bldg SF	NA	\$270,000
NEW CONSTRUCTION 1ST FLOOR APPARATUS BAY & SUPPORT					
SUBTOTAL:		7,250	Bldg SF	\$614.20	\$4,452,922
NEW CONSTRUCTION 2ND FLOOR LIVING QUARTERS					
SUBTOTAL:		3,770	Bldg SF	\$631.12	\$2,379,323
NEW CONSTRUCTION SITE CONSTRUCTION					
SUBTOTAL:		11,020	Bldg SF	\$62.45	\$688,160
SUBTOTAL CONSTRUCTION COSTS:		11,020	Bldg SF	\$706.93	\$7,790,404
	General Conditions	15.00%			\$1,168,561
	CM/GC Fee	4.00%			\$311,616
	Insurance	1.00%			\$77,904
	Bonds	1.00%			\$77,904
TOTAL CONSTRUCTION COSTS:		11,020	Bldg SF	\$855.39	\$9,426,389
	Contingencies & Escalation	17.00%			\$1,602,486
TOTAL CONSTRUCTION COSTS W/ CONTINGENCY & ESCALATION:				\$1,000.81	\$11,028,875
SOFT COSTS:					
	Architect/MEPS Engineering Fees	15.00%			\$1,654,331
	Civil Engineering/LA & Environmental Fees				
	FF&E, Reimbursables, Testing & Cx Fees				
TOTAL PROJECT BUDGET:					\$12,683,207

NOT INCLUDED & ASSUMPTIONS:

NO SITE ACQUISITION COST INCLUDED. Site Cost assumes there will be a Building on the Site to Demolish, Escalation of 5% Assumed (1 year), Environmental Allowance Only, No LEED Premiums Included



Village of Oak Park Fire Station No. 2 Study

APPENDIX A: ADDITIONAL SOLUTIONS CONSIDERED

The following design options were developed for consideration but ultimately determined to not be recommended. They are included for reference only.

Design Options:

Option 1A: New 2-story building, 8,300 SF, on existing site (42' X 155')

Option 4: New 1-story building, 12,000 SF, on large reference site (290' x 125')

Option 5: New 2-story building, 14,500 SF, on medium reference site (172' x 100')



Village of Oak Park

Fire Station No. 2 Study

Appendix - Option 1A

Option 1A - Design Narrative

Option 1A: New 2-story building, 8,300 SF, on existing site

Benefits:

- (a) Existing site has utility service.
- (b) No disruption or changes to the community associated with new fire station site location.
- (c) New construction will allow for re-organization of building and improved adjacencies and safety compliance.
- (d) Mezzanine space in app bay provides additional storage space.

Challenges:

- (a) Site is very small for a modern fire station that will limit programming and parking.
- (b) Construction work will require temporary relocation of fire fighting services or complex phasing plan.
- (c) 2nd story overhang has energy conservation and structural challenges.
- (d) Only allows for pull-in/pull-out app bay for vehicles.

Following Pages Include:

Option 1A – Conceptual Site Plan

Option 1A – Conceptual Floor Plans

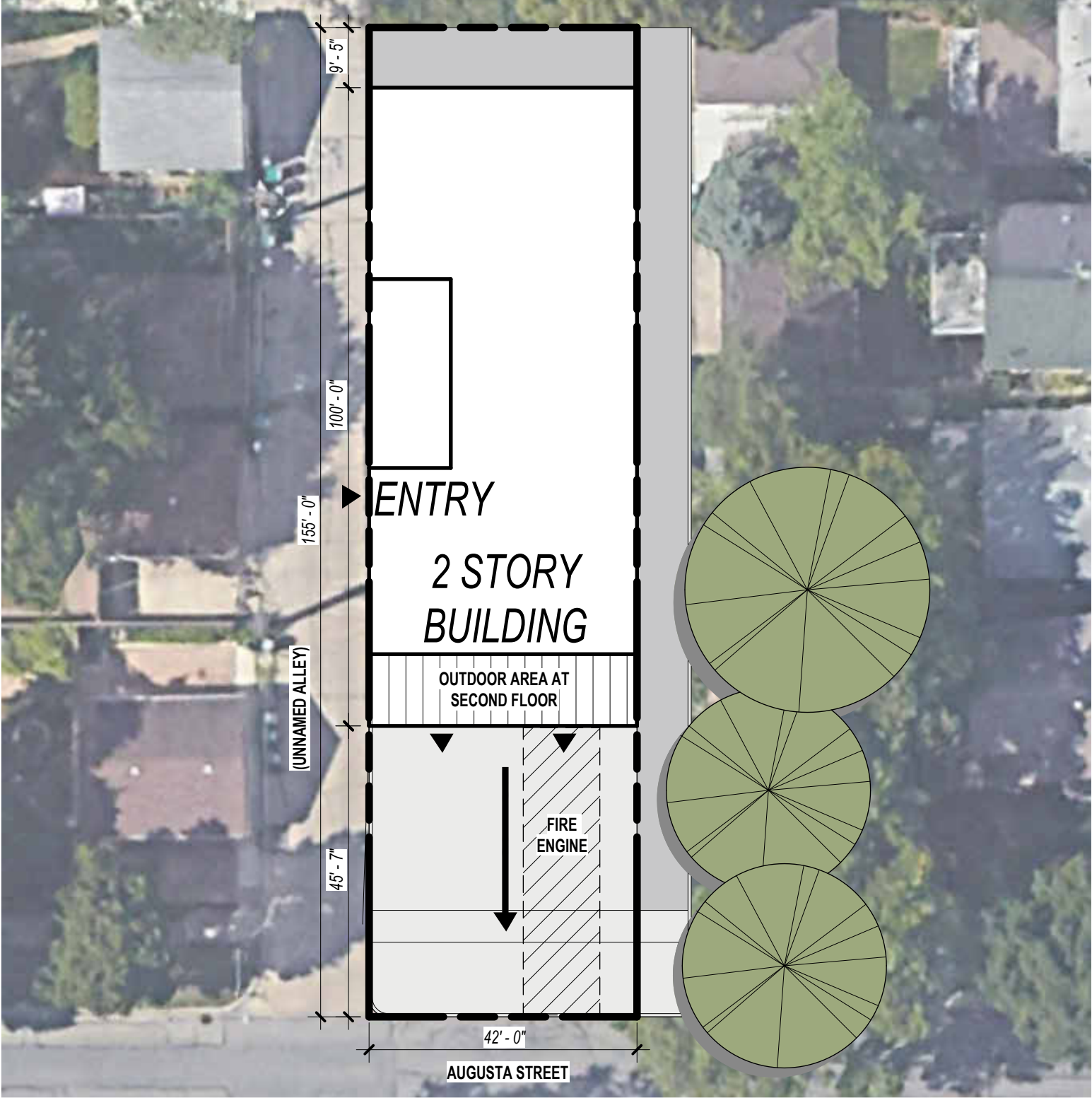
Option 1A – Budgetary Estimate

PROPERTY LINE

DATA
 SITE AREA: ~6,500 SF (EXISTING)
 BUILDING AREA: 8,300 SF (3 LEVELS)
 PARKING: 6 STANDARD SPACES

PULL-IN APP BAY

EXISTING SITE PROJECT AREA

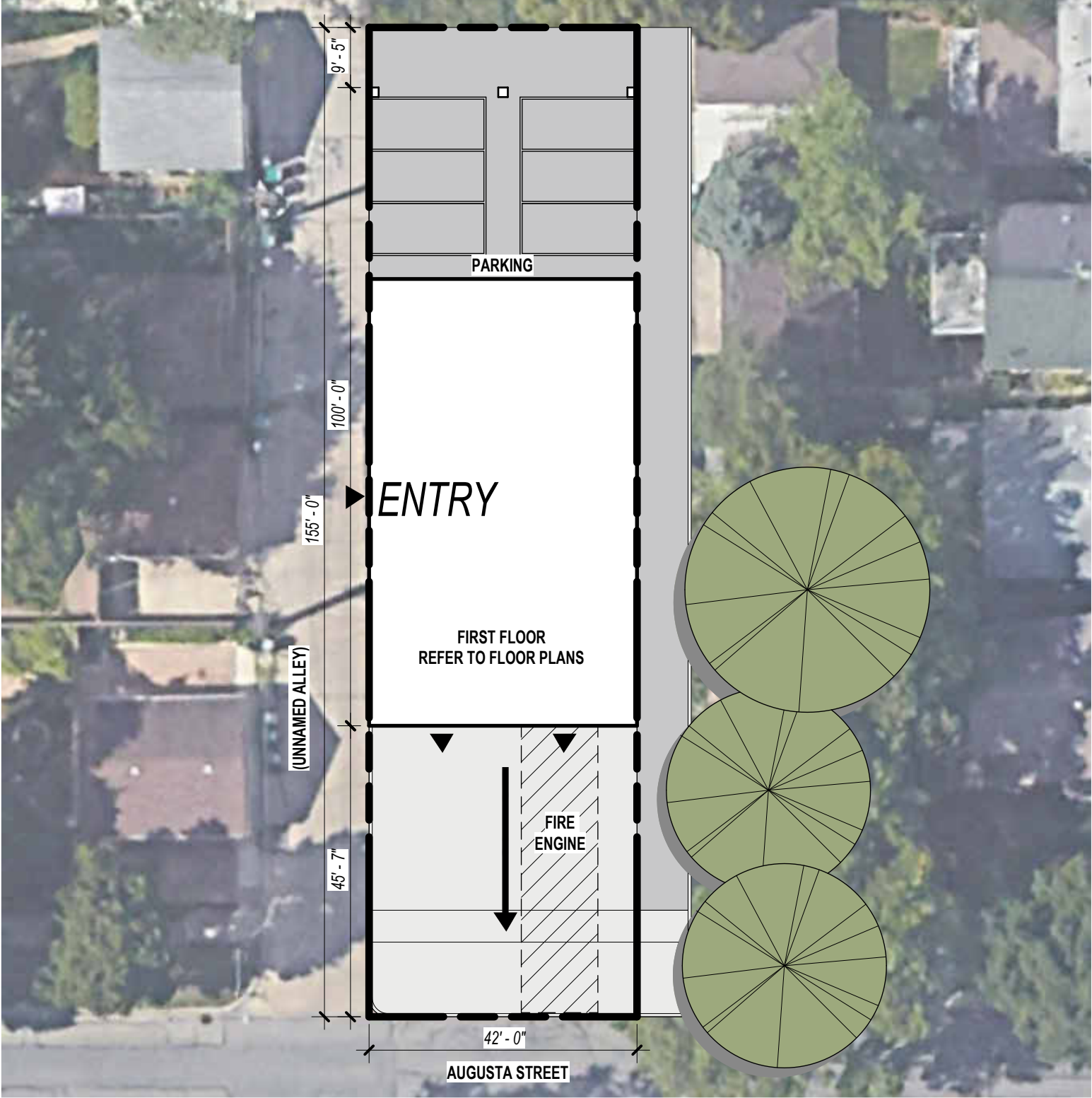


PROPERTY LINE

DATA
 SITE AREA: ~6,500 SF (EXISTING)
 BUILDING AREA: 8,300 SF (3 LEVELS)
 PARKING: 6 STANDARD SPACES

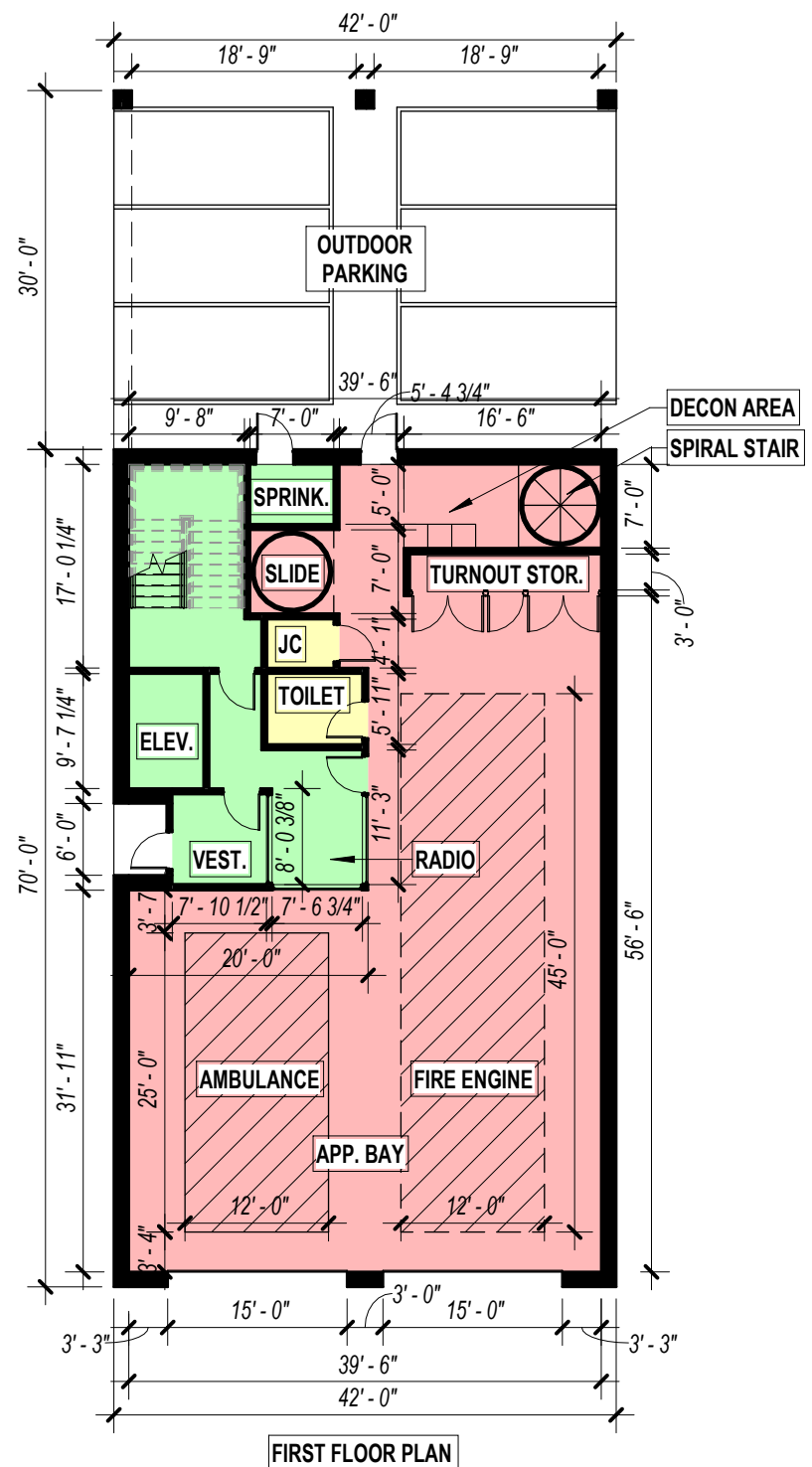
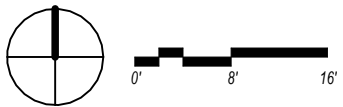
PULL-IN APP BAY

EXISTING SITE PROJECT AREA

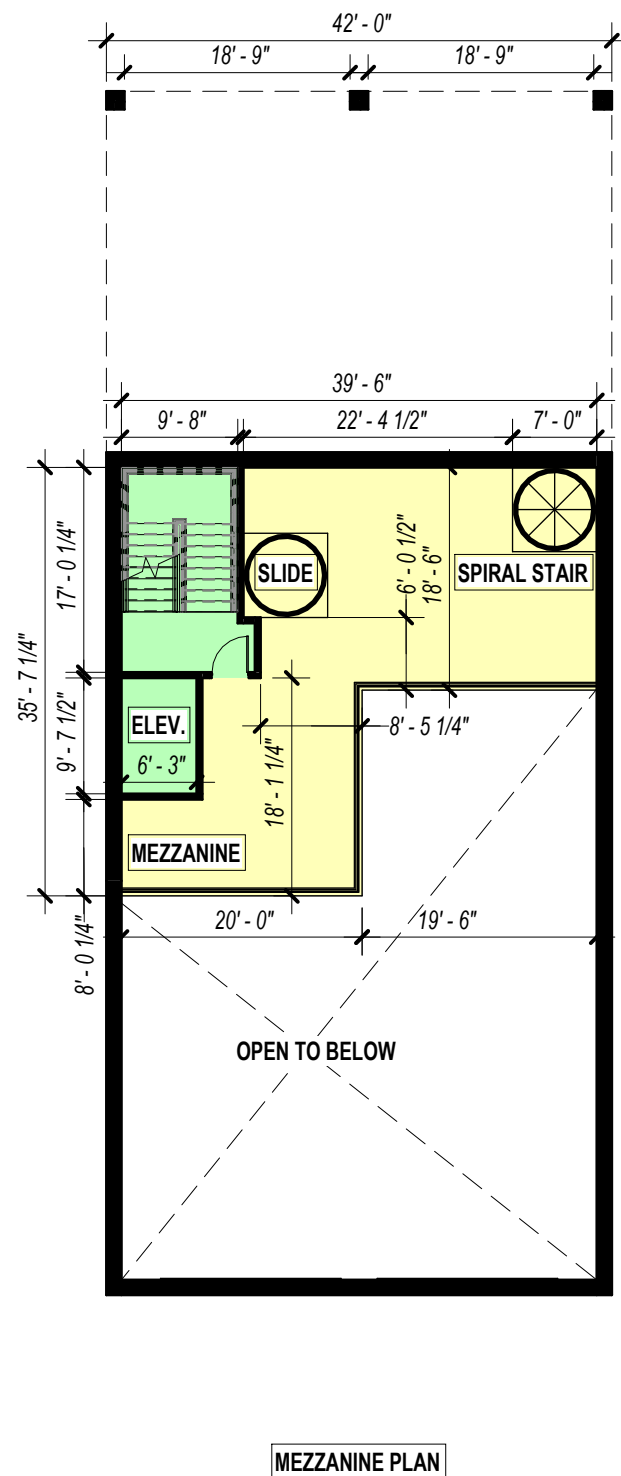


ZONE DESIGN LEGEND

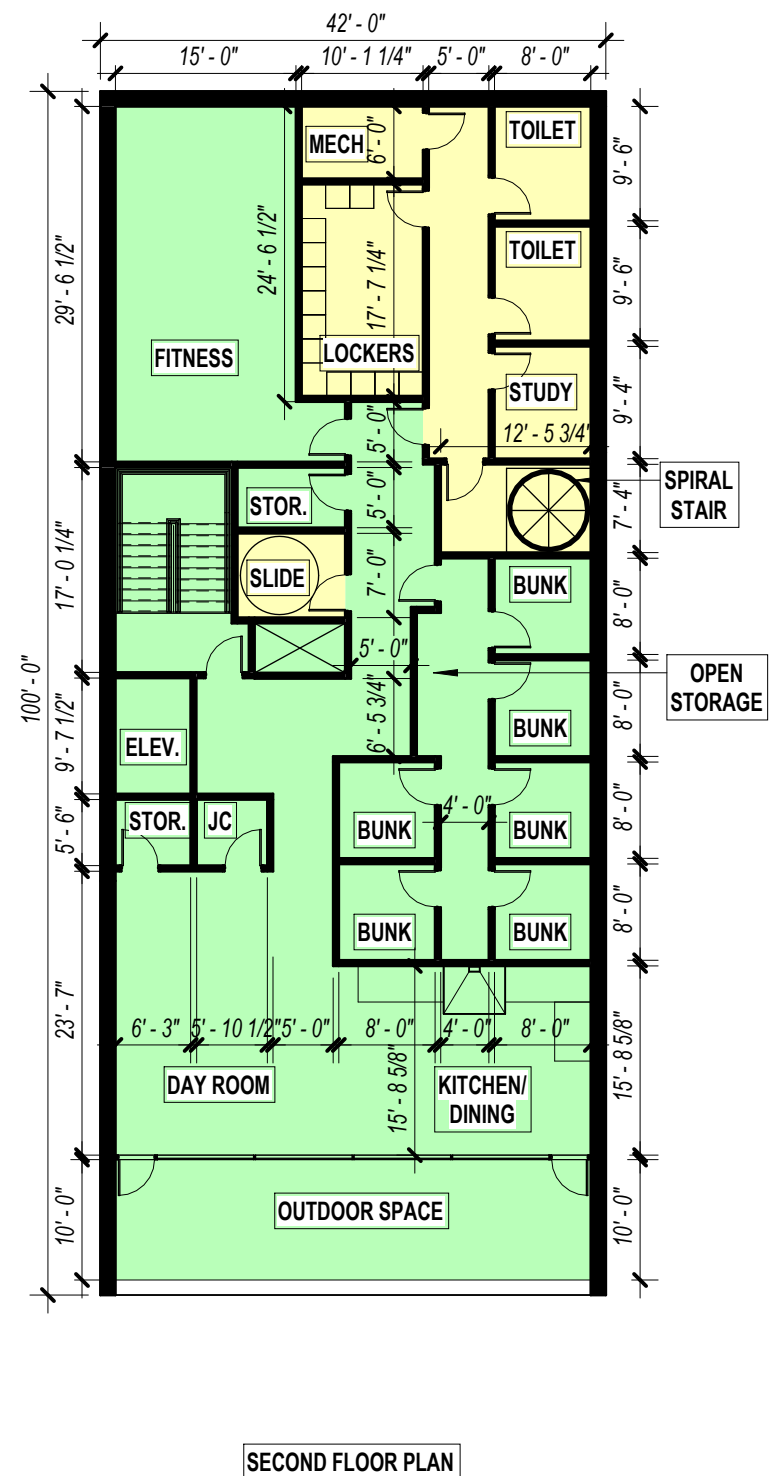
- RED ZONE: HAZARDOUS CONTAMINATION AREA
- YELLOW ZONE: INTERMEDIATE HAZARD AREA (CLEAN UP)
- GREEN ZONE: ISOLATED FROM HAZARDOUS CONDITIONS AS MUCH AS POSSIBLE



FIRST FLOOR PLAN



MEZZANINE PLAN



SECOND FLOOR PLAN



OPTION 1A - FLOOR PLANS
TEST FIT ASSESSMENT

Village of Oak Park
New Fire Station #2 Budgets
OPT 1A: EXISTING SITE - 2 STORY

June 1, 2026



AREA DESCRIPTION		QTY	UNIT	UNIT \$	TOTAL
DEMOLITION					
SUBTOTAL:		4,000	Bldg SF	\$37.50	\$150,000
NEW CONSTRUCTION 1ST FLOOR APPARATUS BAY & SUPPORT					
SUBTOTAL:		3,000	Bldg SF	\$712.83	\$2,138,490
NEW CONSTRUCTION MEZZANINE FLOOR					
SUBTOTAL:		1,100	Bldg SF	\$533.39	\$586,725
NEW CONSTRUCTION 2ND FLOOR LIVING QUARTERS					
SUBTOTAL:		4,200	Bldg SF	\$603.36	\$2,534,100
NEW CONSTRUCTION SITE CONSTRUCTION					
SUBTOTAL:		8,300	Bldg SF	\$32.10	\$266,400
SUBTOTAL CONSTRUCTION COSTS:		8,300	Bldg SF	\$683.82	\$5,675,715
	General Conditions	15.00%			\$851,357
	CM/GC Fee	4.00%			\$227,029
	Insurance	1.00%			\$56,757
	Bonds	1.00%			\$56,757
TOTAL CONSTRUCTION COSTS:		8,300	Bldg SF	\$827.42	\$6,867,615
	Contingencies & Escalation	17.00%			\$1,167,495
TOTAL CONSTRUCTION COSTS W/ CONTINGENCY & ESCALATION:				\$968.09	\$8,035,110
SOFT COSTS:					
	Architect/MEPS Engineering Fees	15.00%			\$1,205,266
	Civil Engineering/LA & Environmental Fees				
	FF&E, Reimbursables, Testing & Cx Fees				
TOTAL PROJECT BUDGET:					\$9,240,376

NOT INCLUDED & ASSUMPTIONS:

NO COSTS included for FS #2 Temporary Relo. Escalation of 5% Assumed (1 year), Environmental Allowance Only, No LEED Premiums Included



Village of Oak Park

Fire Station No. 2 Study

Appendix - Option 4

Option 4 - Design Narrative

Option 4: New 1-story building, 12,000 SF, on large reference site (290' x 125')

Benefits:

- (a) Larger site will allow for more programming space and site space than current site.
- (b) 1-story building is a preferred arrangement for efficient layout and safer, improved turn-out times for fire fighters.
- (c) New construction on a new site will allow existing fire fighting service to continue uninterrupted until the new building is complete.
- (d) Site size allows for drive-thru app bay for vehicles.

Challenges:

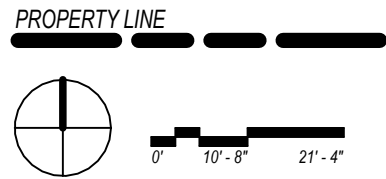
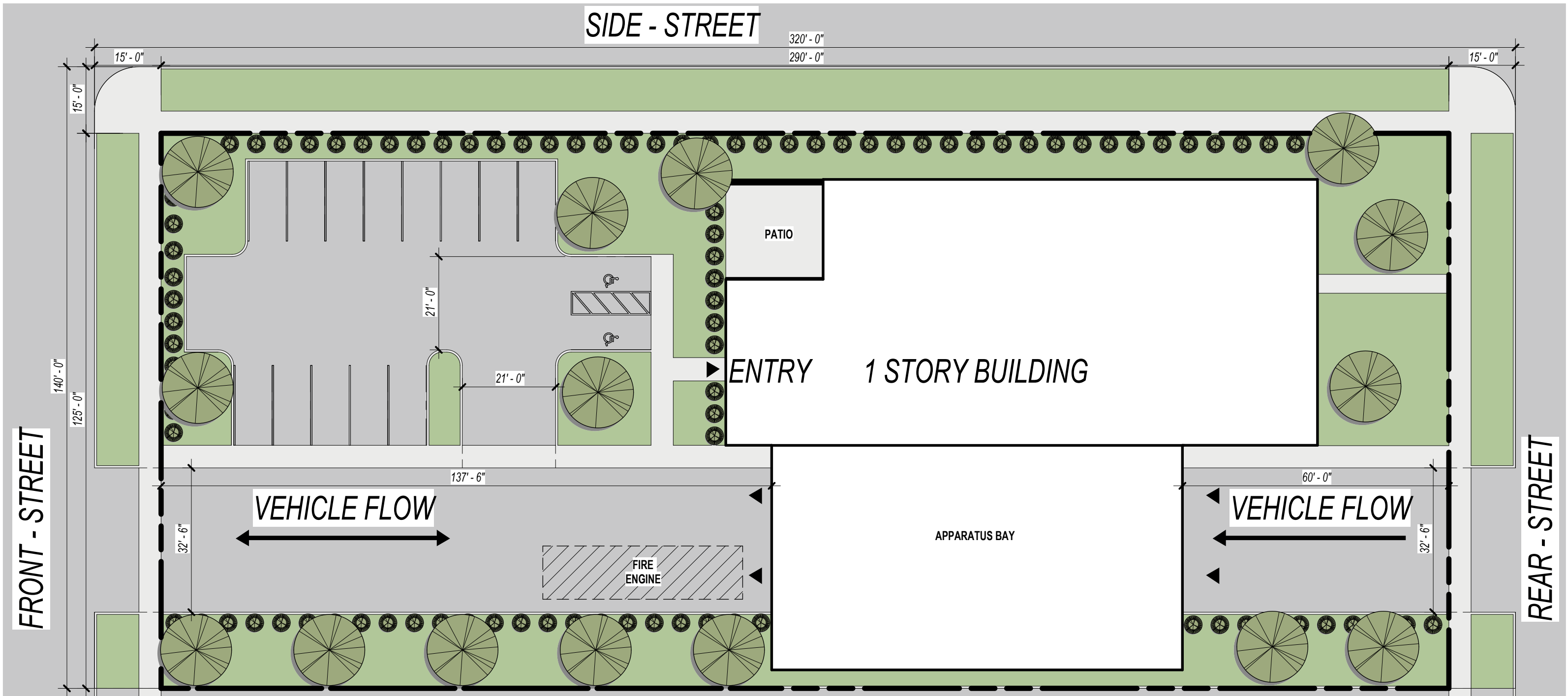
- (a) Locating an appropriate site within the community.
- (b) Concerns of local residences at new location.
- (c) 1-story building will require larger site than other options.

Following Pages Include:

Option 4 – Conceptual Site Plan

Option 4 – Conceptual Floor Plans

Option 4 – Budgetary Estimate



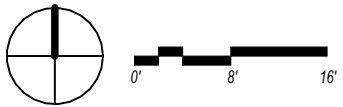
DATA
 SITE AREA: 36,000 SF (~0.8 ACRES)
 BUILDING AREA: 12,000 SF (1 LEVEL)
 PARKING: 13 STANDARD SPACES
 2 ADA SPACES
 PULL-THROUGH APP BAY
 EASEMENTS:
 FRONT- 15'-0"
 SIDE - 15'-0"
 REAR - 25'-0"
 FULL BLOCK PROJECT AREA



OPTION 4 - SITE
 TEST FIT ASSESSMENT

ZONE DESIGN LEGEND

- RED ZONE: HAZARDOUS CONTAMINATION AREA
- YELLOW ZONE: INTERMEDIATE HAZARD AREA (CLEAN UP)
- GREEN ZONE: ISOLATED FROM HAZARDOUS CONDITIONS AS MUCH AS POSSIBLE



OPTION 4 - FLOOR PLAN
TEST FIT ASSESSMENT

Village of Oak Park
New Fire Station #2 Budgets
OPT 4: NEW SITE (LARGE) - 1 STORY

June 1, 2026



AREA DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL
DEMOLITION				
SUBTOTAL:	0	Bldg SF	NA	\$270,000
NEW CONSTRUCTION 1ST FLOOR APPARATUS BAY, LIVING QUARTERS & SUPPORT				
SUBTOTAL:	12,000	Bldg SF	\$570.97	\$6,851,625
NEW CONSTRUCTION SITE CONSTRUCTION				
SUBTOTAL:	12,000	Bldg SF	\$133.00	\$1,596,000
SUBTOTAL CONSTRUCTION COSTS:	12,000	Bldg SF	\$726.47	\$8,717,625
General Conditions	15.00%			\$1,307,644
CM/GC Fee	4.00%			\$348,705
Insurance	1.00%			\$87,176
Bonds	1.00%			\$87,176
TOTAL CONSTRUCTION COSTS:	12,000	Bldg SF	\$879.03	\$10,548,326
Contingencies & Escalation	17.00%			\$1,793,215
TOTAL CONSTRUCTION COSTS W/ CONTINGENCY & ESCALATION:			\$1,028.46	\$12,341,542

SOFT COSTS:			
	Architect/MEPS Engineering Fees	15.00%	\$1,851,231
	Civil Engineering/LA & Environmental Fees		
	FF&E, Reimbursables, Testing & Cx Fees		
TOTAL PROJECT BUDGET:			\$14,192,773

NOT INCLUDED & ASSUMPTIONS:

NO SITE ACQUISITION COST INCLUDED. Site Cost assumes there will be a Building on the Site to Demolish, Escalation of 5% Assumed (1 year), Environmental Allowance Only, No LEED Premiums Included



Village of Oak Park

Fire Station No. 2 Study

Appendix - Option 5

Option 5 - Design Narrative

Option 5: New 2-story building, 14,500 SF, on medium reference site (172' x 100')

Benefits:

- (a) Medium sized site is larger than the existing site and will allow for more programming space and site space than current site.
- (b) New building will allow for better layout and safer zones of use.
- (c) New construction on a new site will allow existing fire fighting service to continue uninterrupted until the new building is complete.

Challenges:

- (a) Locating an appropriate site within the community.
- (b) Concerns of local residences at new location.
- (c) 2-story building may be less efficient than a 1-story for turn-out times if housing portion needs to be on the second floor.
- (d) Will require an elevator.
- (e) Only allows for pull-in/pull-out app bay for vehicles.

Following Pages Include:

Option 5 – Conceptual Site Plan

Option 5 – Conceptual Floor Plans

Option 5 – Budgetary Estimate

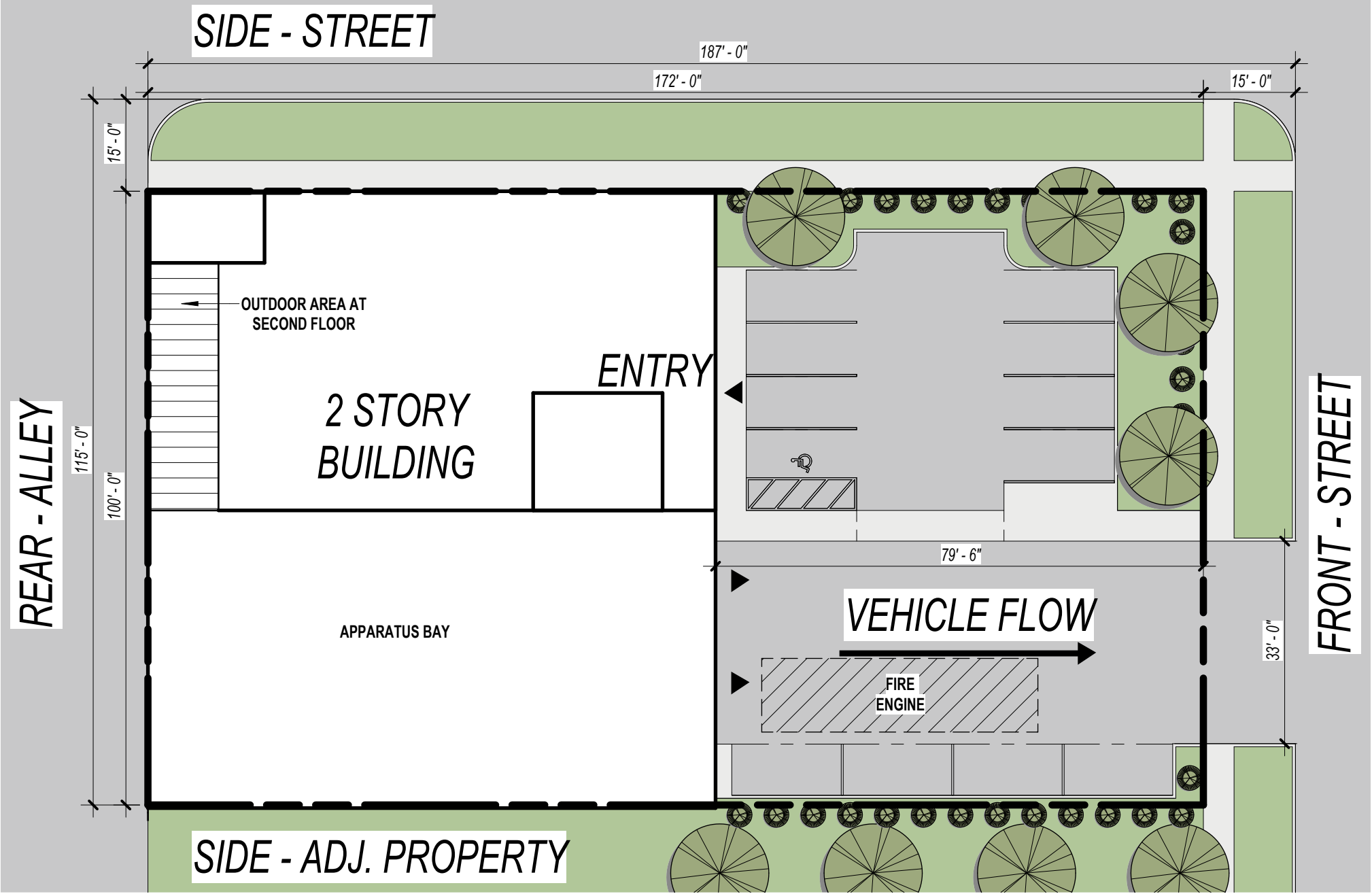
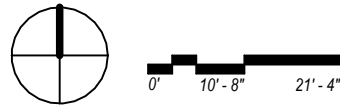
PROPERTY LINE

DATA
SITE AREA: 17,600 SF (~0.4 ACRES)
BUILDING AREA: 14,500 SF (2 LEVELS)
PARKING: 11 STANDARD SPACES
1 ADA SPACE

PULL-IN APP BAY

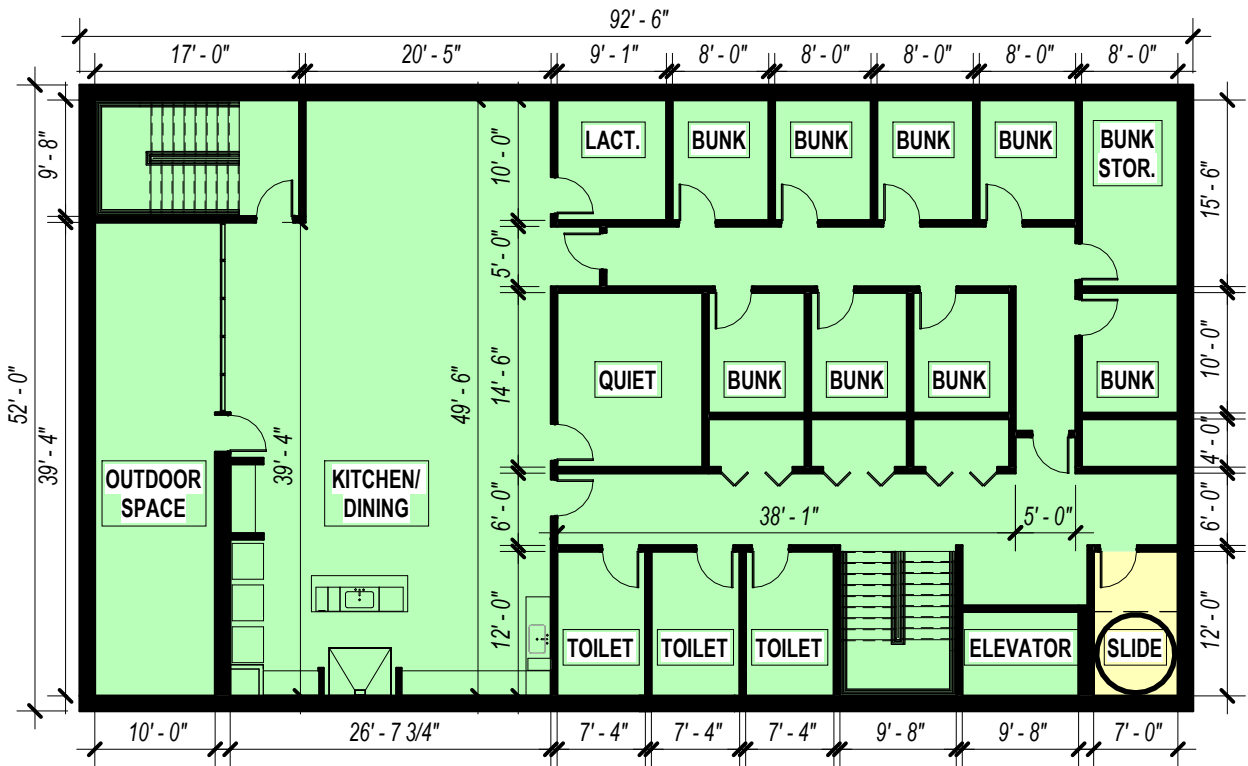
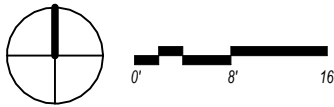
EASEMENTS:
FRONT- 15'-0"
SIDE - 15'-0"
REAR - 25'-0"

1/2 BLOCK PROJECT AREA



ZONE DESIGN LEGEND

- RED ZONE: HAZARDOUS CONTAMINATION AREA
- YELLOW ZONE: INTERMEDIATE HAZARD AREA (CLEAN UP)
- GREEN ZONE: ISOLATED FROM HAZARDOUS CONDITIONS AS MUCH AS POSSIBLE



SECOND FLOOR PLAN



FIRST FLOOR PLAN



Village of Oak Park

New Fire Station #2 Budgets

OPT 5: NEW SITE (MEDIUM) - 2 STORY

June 1, 2026



AREA DESCRIPTION		QTY	UNIT	UNIT \$	TOTAL
DEMOLITION					
SUBTOTAL:		0	Bldg SF	NA	\$270,000
NEW CONSTRUCTION 1ST FLOOR APPARATUS BAY & SUPPORT					
SUBTOTAL:		9,550	Bldg SF	\$630.95	\$6,025,573
NEW CONSTRUCTION 2ND FLOOR LIVING QUARTERS					
SUBTOTAL:		4,950	Bldg SF	\$582.28	\$2,882,291
NEW CONSTRUCTION SITE CONSTRUCTION					
SUBTOTAL:		14,500	Bldg SF	\$35.59	\$516,000
SUBTOTAL CONSTRUCTION COSTS:		14,500	Bldg SF	\$668.54	\$9,693,864
	General Conditions	15.00%			\$1,454,080
	CM/GC Fee	4.00%			\$387,755
	Insurance	1.00%			\$96,939
	Bonds	1.00%			\$96,939
TOTAL CONSTRUCTION COSTS:		14,500	Bldg SF	\$808.94	\$11,729,575
	Contingencies & Escalation	17.00%			\$1,994,028
TOTAL CONSTRUCTION COSTS W/ CONTINGENCY & ESCALATION:				\$946.46	\$13,723,603
SOFT COSTS:					
	Architect/MEPS Engineering Fees	15.00%			\$2,058,540
	Civil Engineering/LA & Environmental Fees				
	FF&E, Reimbursables, Testing & Cx Fees				
TOTAL PROJECT BUDGET:					\$15,782,144

NOT INCLUDED & ASSUMPTIONS:

NO SITE ACQUISITION COST INCLUDED. Site Cost assumes there will be a Building on the Site to Demolish, Escalation of 5% Assumed (1 year), Environmental Allowance Only, No LEED Premiums Included



Village of Oak Park Fire Station No. 2 Study

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