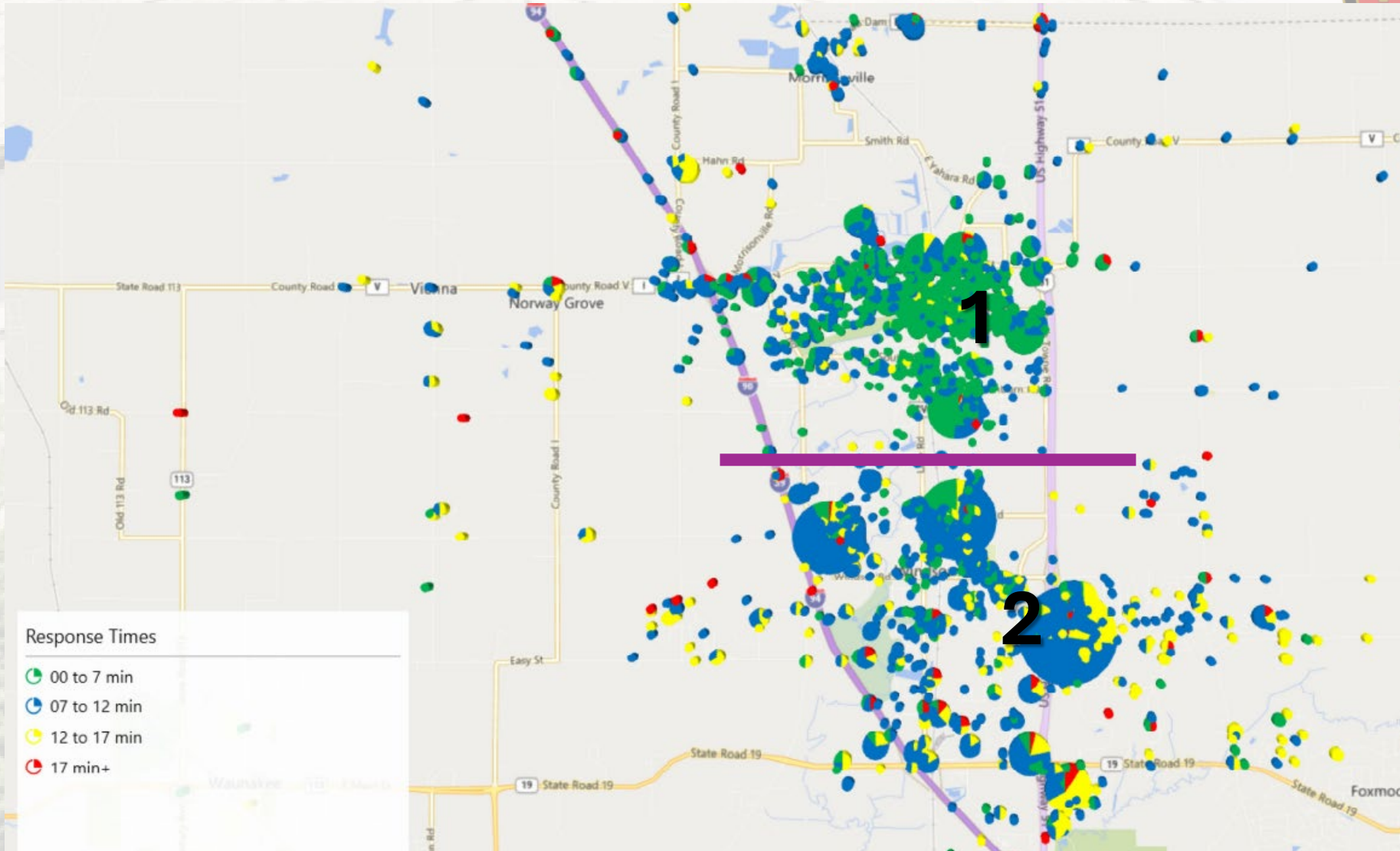




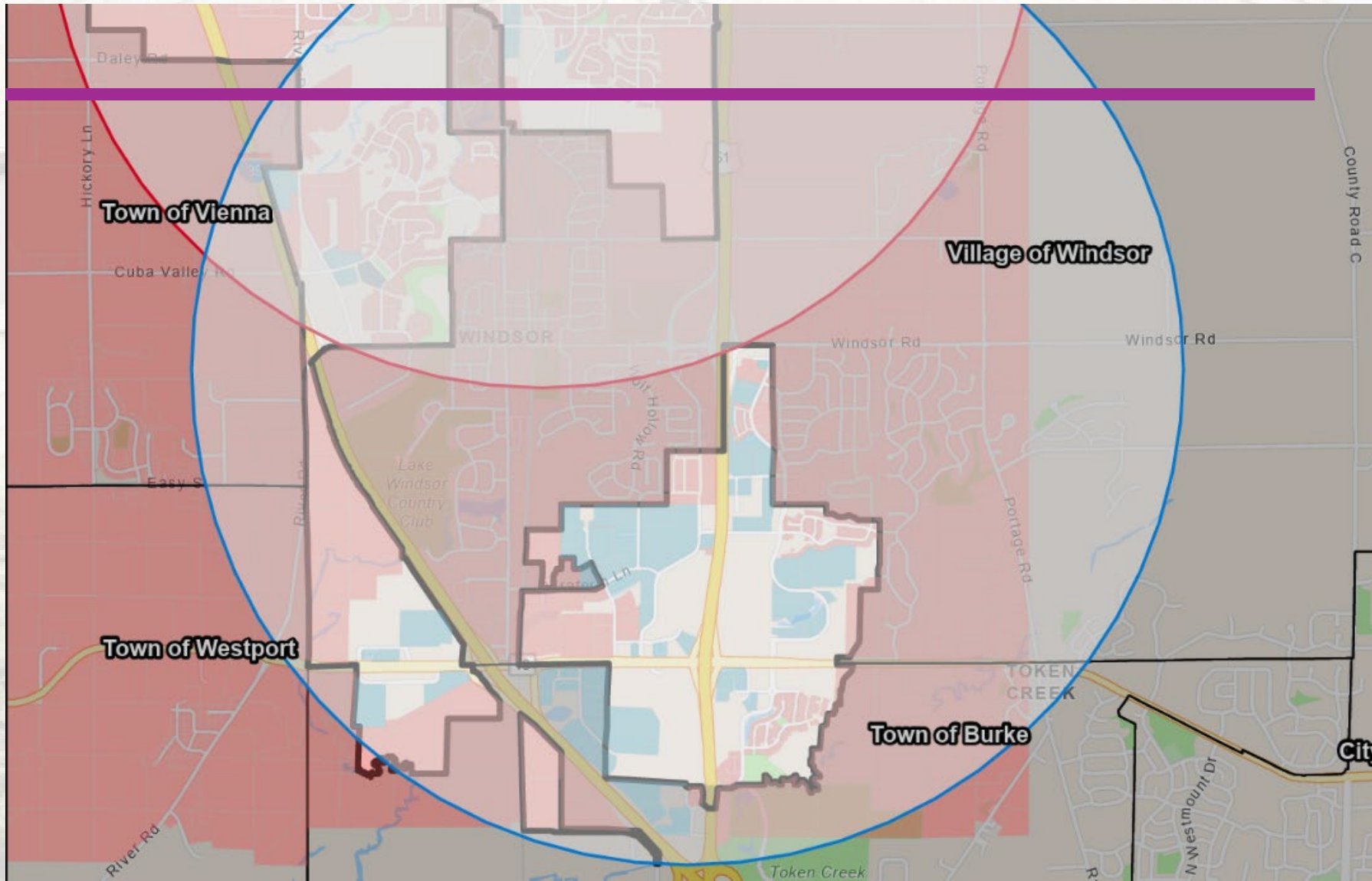
DeForest Windsor Fire & EMS Station 2

February 2026 Board Update

Needs Analysis



Needs Analysis



Station Design Goals



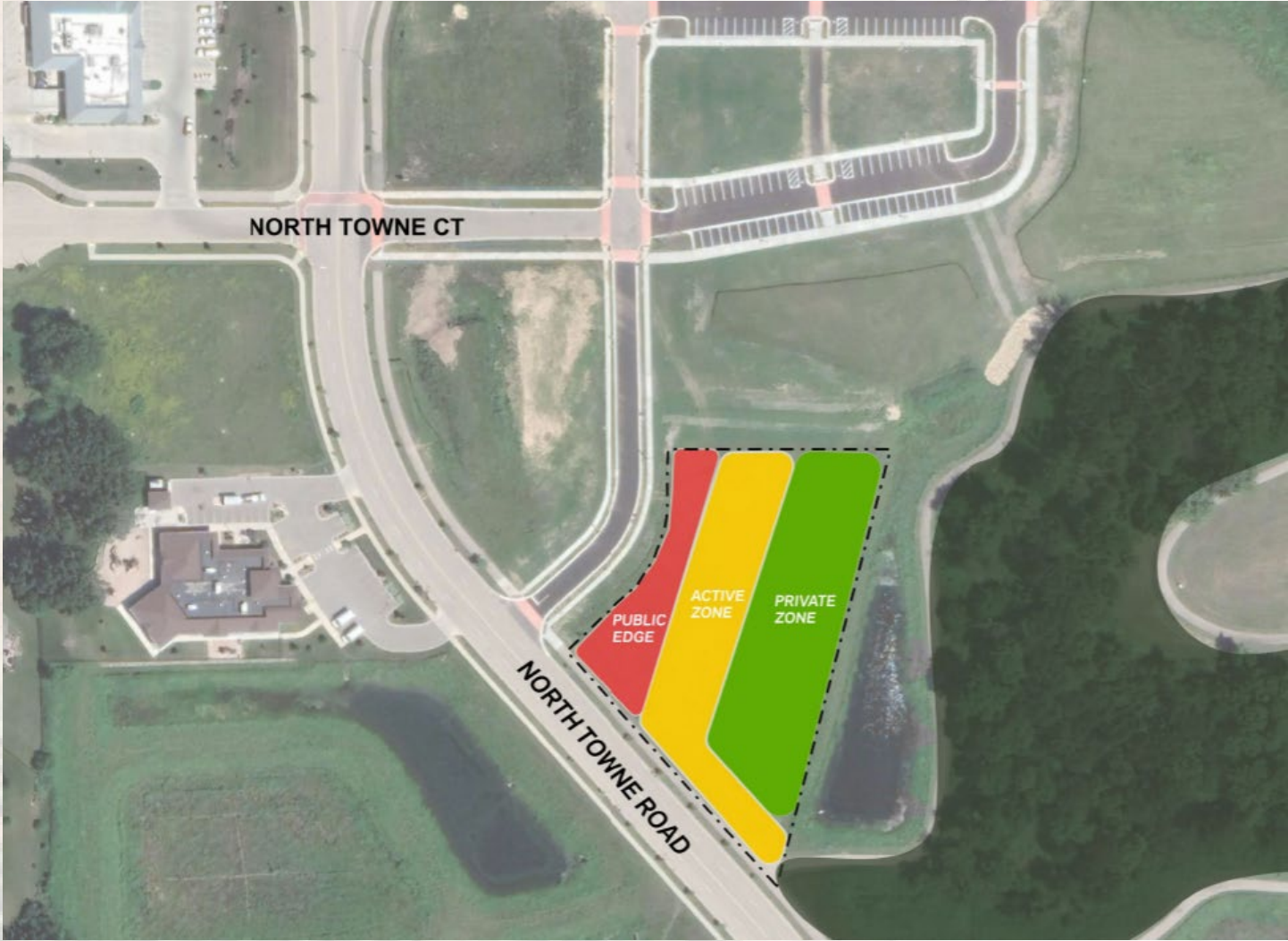
1. Reduce Response Times

By Improving Health of Fire and EMS Responders & Station Function

2. Stay on Budget

3. Reflect the Community

Station Site



Station Site



South Corner Perspective



Southwest Elevation Perspective



West Corner Perspective



Northwest Elevation Perspective



North Corner Perspective



Northeast Elevation Perspective



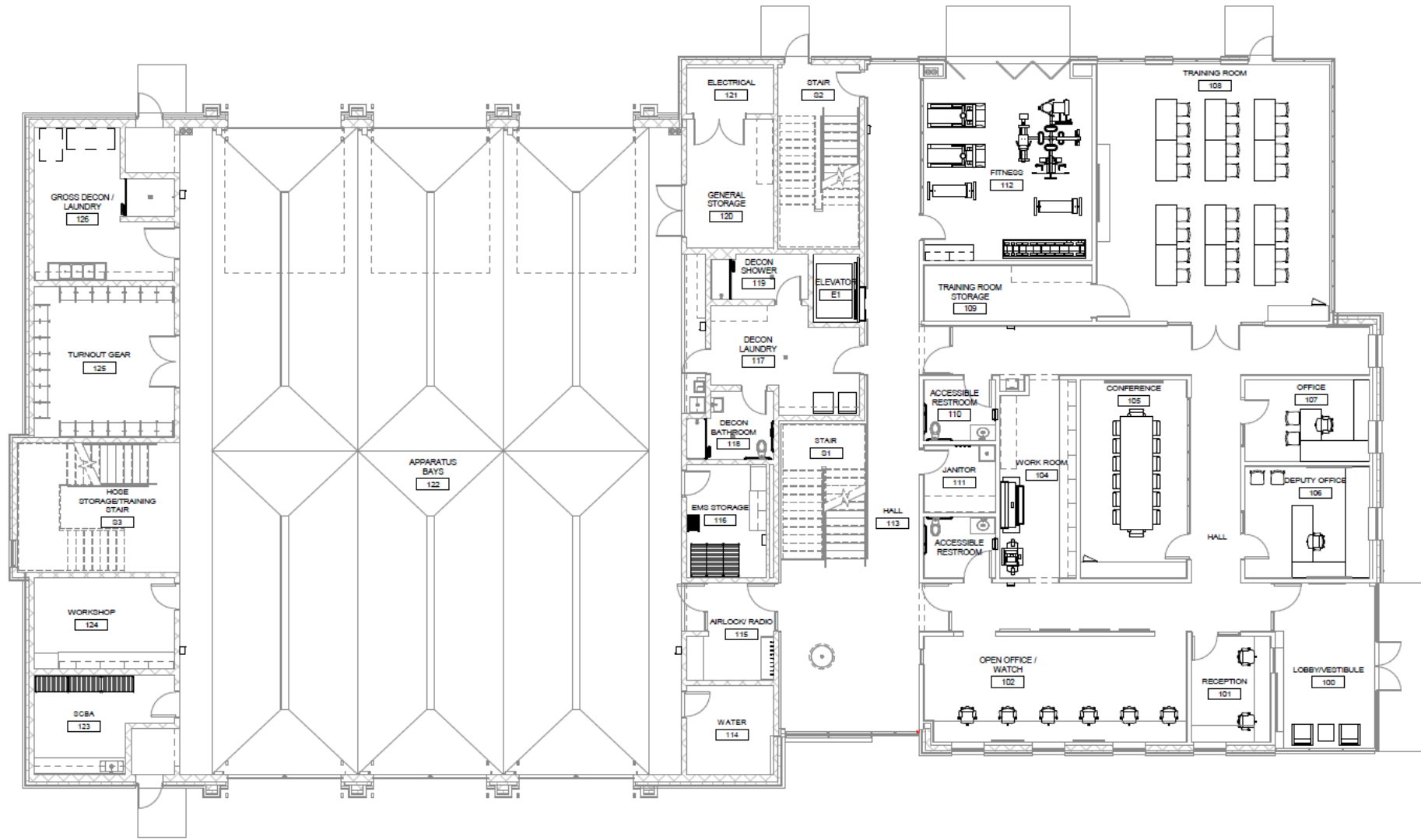
East Corner Perspective



Southeast Elevation Perspective



First Floor



First Floor Views



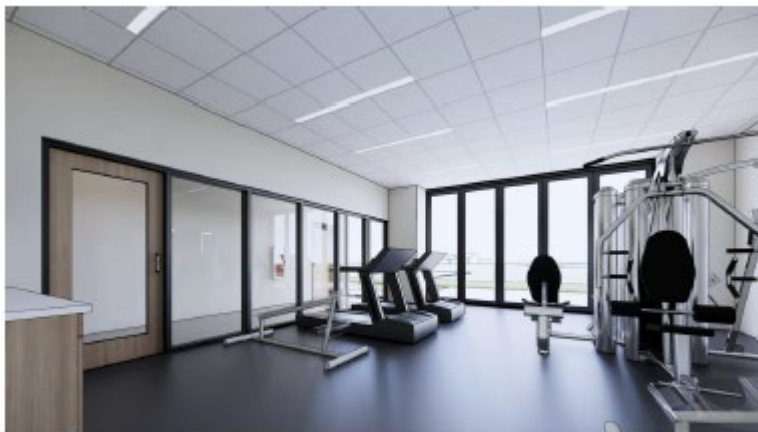
LOBBY/VESTIBULE



OPEN OFFICE/WATCH HALLWAY



WORK ROOM



FITNESS

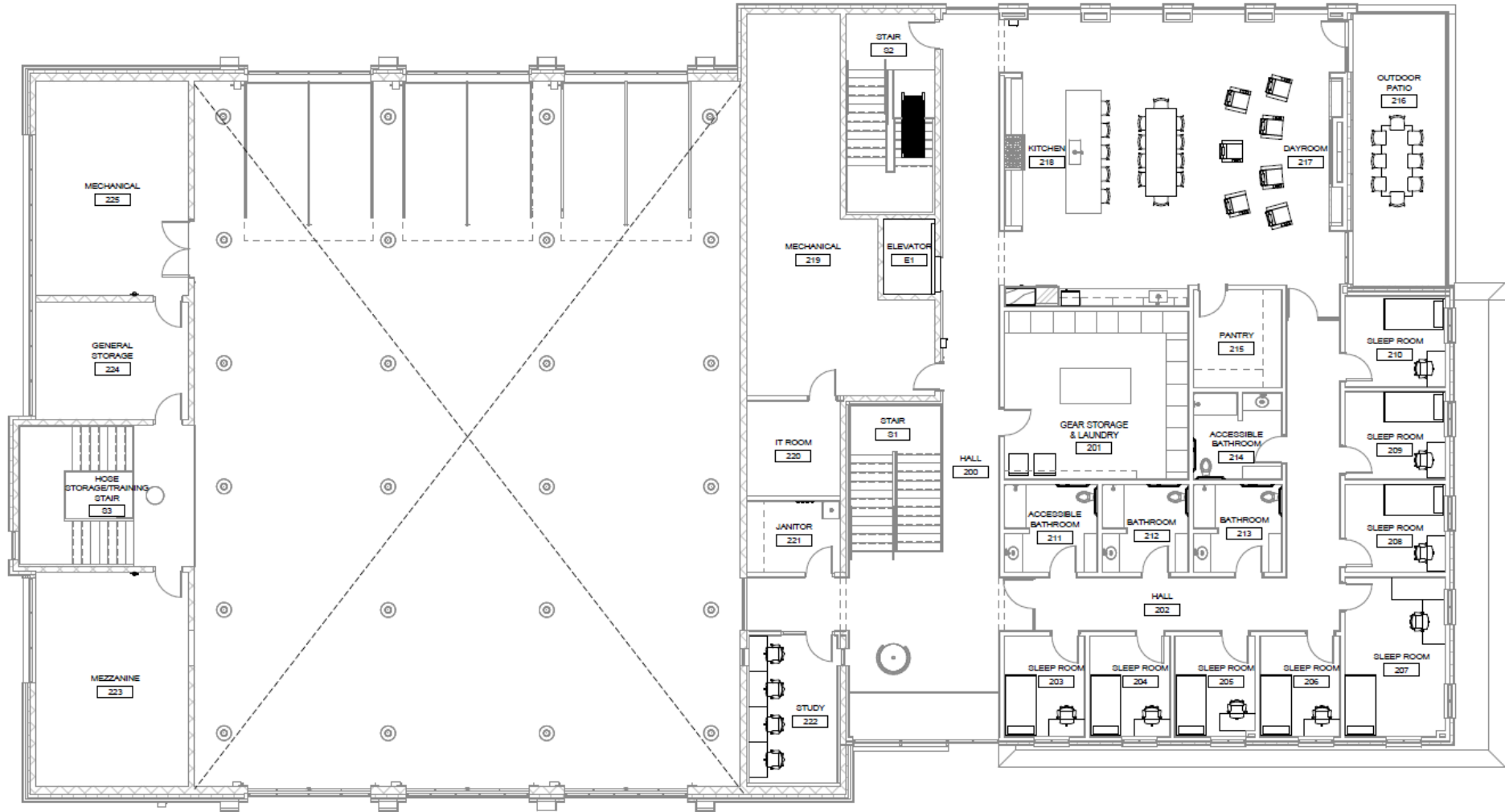


FIRST FLOOR MAIN STAIR



APPARATUS BAY

Second Floor



Second Floor Views



KITCHEN



DAYROOM

Cost



Deforest Windsor Fire and EMS Station #2 - DD Budget 01-13-26

Deforest Windsor Fire and EMS Station #2 - DD Budget 01-13-26	
Description	Cost
Construction Costs (2026 Costs)	\$10,076,532.00
Design Costs	\$706,500.00
CM Adviser - Project Supervision/Fee	\$794,000.00
CM General Conditions	\$85,475.00
FF&E/Low Voltage/Appliances/Security/Fire Specialty/Gym/Etc.	\$600,000.00
Project Contingency (10% of Construction Cost Above)	\$1,007,000.00
Total Project Cost	\$13,269,507.00

Cost Breakdown



- Construction cost is the building at forecasted 2026 Rate
 - The number was produced after station needs analysis
 - Larger than forecasted
- \$706,500 of total design cost, some already paid
- Construction Management is who will be working as the general contractor.
 - General conditions – fees that are addressed line by line. Requested by the Village of Windsor

Cost Breakdown (cont.)



- Furnishings, Furniture, and Equipment (FF&E)
 - Potentially needs to be moved as it may not be able to be covered by impact fees.
- Contingency
 - Normal 10% of project cost.
 - Good planning saves money.
- Cost allocation
 - 57% paid by the Village of DeForest.
 - \$13,269,507 Total project cost, Village of DeForest share is \$7,563,619.
 - This share includes contingency and FF&E. Possibly design fees already paid.

Timeline

