

**Salt Spring Island Fire Protection District (SSIFPD)
Staff Report**

Date: **October 31, 2023**
To: **Board of Trustees, Salt Spring Fire Protection District**
From: **Rodney Dieleman, CAO**
Subject: **October New Fire Hall Progress Update**

Issue: New Fire Hall update to October 31, 2023.



Background:

Groundbreaking: Salt Spring Island Fire Protection District chief administrative officer Rodney Dieleman, left, and Salt Spring Fire Chief Jamie Holmes unveil the Building for Tomorrow sign at the site of the new Ganges fire hall next to Brinkworthy Estates on Lower Ganges Road at a ceremony on Monday, October 30, 2023 at 3:30 p.m.



Speaking at the event in addition to Chief Holmes were Saanich and the Islands MP Elizabeth May, fire trustee John Wakefield, CRD director Gary Holman and Makayla Joe-George of the Stqeeye' Learning Society, who did the land blessing.

Monik Nordine led the crowd in singing O Canada, with people heading to the Legion for snacks, tea and coffee afterwards. A special thanks to Country Grocer for providing the trays of cheese, meat and fruit.

The weather was great, the event was well attended. The Salt Spring Island Protection District appreciates the public support and encouraging comments about the project. The CAO thanks the Communications Committee and Project Steering Committee members for their efforts on this event.

Discussion:

Geotechnical:

We have received the Geotechnical Assessment from Ryzuk Geotechnical and shared it with the architect and structural engineer for their input on designing a Post Disaster Building.

A positive outcome from the testing could have led to a reduction in the amount of structural steel required in the building frame, potentially resulting in significant cost savings for construction. The test incurred a cost of approximately \$20,000.

However, the report, which provided detailed findings from the 110ft subsoil coring and soundings, did not yield positive results. Consequently, the subsoil conditions necessitate additional structural steel, a decrease in wood laminated beams, reduced window sizes, and foundation underpinning. Meeting the post disaster status is now anticipated to incur higher costs due to the unfavorable test results.

Furthermore, the testing process has caused a delay of over 60 days in the design schedule. The testing took place in September, with the report and interpretation provided in October, leading to design changes in November. The Building Permit will now be sought in January 2024 rather than December 2023 as originally planned.

Ditching: After the heavy rainfall on October 24th, a decision was made to proceed with ditching due to a substantial volume of water runoff from Brinkworthy Estates onto fire department property.

A request for pricing for ditching and brush clearing was sent out to 12 local excavating companies. Among the received bids, Mark Hughes Excavating provided the lowest price.

The ditching and clearing of brush and trees have been successfully completed at a cost of approximately \$4,000. This cost included the removal of shrubs and trees along the property frontage and spreading of 12 yards of gravel for the ground breaking and approximately 300 feet of ditching.

BC Hydro EV Chargers: BC Hydro has met with the Fire District with a proposal to have the new fire hall property serve as a site host for four Electric Vehicle (EV) fast charging spots in the public parking area. This would be the only fast charging stations on the island.

A meeting took place on November 7th, involving our architect and consultants. The consultants, in collaboration with BC Hydro, are currently working on assessing the feasibility and viability of the project.

BC Hydro will pay all costs associated with the charging site including the consultant time, contract manager time, architectural time, and hard costs. The four charging sites may add \$500,00 of value to the property.

The charging sites will be right next to the proposed Fire Fighter Museum and has potential for commercial and community retail opportunities.

Pathways: Members of Partners Creating Pathways have removed the bench along the new fire hall property frontage for future placement along Ganges Road.

The Salt Spring Island Fire Protection District Board of Trustees have approved the construction of a new bench to be placed along the property line or near the proposed charging stations.

The new bench is anticipated to cost \$500.

Project Budget at October 31, 2023:

Contract	\$ Budget	\$ Actual to October 31
Permits	\$ 370.0	\$ -
Site Work		
Off Site Works	\$ 480.2	\$ -
Owners Representative	\$ 194.9	\$ 26.6
Construction Manager	\$ 571.2	\$ 23.0
Architect	\$ 399.2	\$ 184.6
Structural	\$ 120.0	\$ 54.9
Electrical	\$ 77.9	\$ 32.9
Mechanical	\$ 92.4	\$ 39.0
Energy Modeling	\$ 17.5	\$ 3.0
Security	\$ 15.8	\$ 6.7
Civil	\$ 53.3	\$ 13.6
Polaris Survey	\$ 15.9	\$ 15.7
Ryzuk Geotechnical	\$ 17.8	\$ 17.8
Financing	\$ 811.7	\$ -
Constructon Costs	\$ 9,000.0	\$ -
	\$ 12,237.8	\$ 417.9
		3.4%

Reserve Funds SSIFPD	\$ 1,000
Capital Region Grant	\$ 1,000
Reserve Funds SSIFPD	\$ 800.0
Bank	\$ 9,438
	\$ 12,238

Borrowing Contingecy	\$ 451
SSIFPD Capital Contingency	\$ 1,200
	\$ 1,651

* All numbers in thousands

As of October, the construction budget has experienced minimal changes.

The determination of the construction cost line will be influenced by the tendering process, which is scheduled to commence in January.

The most substantial expenditures thus far have been allocated to the architect and consultants for design-related work. Additionally, funds have been utilized for surveying, geotechnical studies, and certain preliminary site work.

The total direct expenditures on the project to date amounts to \$418,000 on October 31, 2023.

Risks:

A review of the risk register by the project steering committee in October revealed that many of the design risks have been mitigated but many risks remain at this stage. They have not changed:

- a) Increasing financing costs. (interest rates rising at 8%+)
- b) Inflation on wages and materials at 6%+
- c) Product delivery delays and product shortages (12+ months for transformers)
- d) Weather
- e) Delays in the construction schedule.

Recommendation:

It is recommended that the Salt Spring Island Fire Protection District Board of Trustees accept this report as information.