

Salt Spring Island Fire Protection District (SSIFPD)  
Staff Report

Date: May 8, 2026  
 Subject: New Fire Hall Project Status Update for April 30, 2026  
 To: Board of Trustees  
 From: Rodney Dieleman, CAO

**Issue: New Fire Hall Project Status Update for April 30, 2026**

The Project Steering Committee continues to oversee project development, ensuring consultants adhere to established specifications, budget limitations, and community expectations. Regular updates are provided to the Board of Trustees and shared on the Salt Spring Island Fire Rescue website to maintain transparency. The project remains on track within its approved funding of \$13.7 million.

**Project Budget & Expenditures:**

As of April 30, 2026, a total of \$12,167,773 has been allocated to design, engineering, and construction. This month's expenses include related steel/wood and wood framing, roof and wall sheeting and roof truss installation and cement floors poured, interior finishes, exterior finishes. Plumbing and electrical work is well near completion. Further details on progress and expenditures can be found in the Owner's Representative Report below.

<b>Salt Spring Island Fire Protection District New Fire Hall at 455 Lower Ganges Road</b>				
Description	Project Charter Budget	Budget at April 30, 2026	Actuals to April 30, 2026	
<b>Construction Costs</b>	\$ 8,075,200	\$ 12,003,023	\$ 11,009,628	
<b>2021 cost escalation estimate</b>	\$ 1,532,900	included	included	
<b>Permits</b>	\$ 100,000	included	included	
<b>Insurance</b>	\$ 100,000	included	included	
<b>Construction Contingency</b>	\$ 1,391,900	\$ 190,000	\$ -	
<b>Total Direct Construction Costs:</b>	<b>\$ 11,200,000</b>	<b>\$ 12,193,023</b>	<b>\$ 11,009,628</b>	
<b>Architect</b>	\$ 858,000	\$ 948,000	\$ 848,804	
<b>Project Manager</b>	\$ 560,000	\$ 230,000	\$ 202,939	
<b>Contractor</b>	\$ 672,000	Included	included	
<b>Interim Financing</b>	\$ 410,000	Included	included	
<b>Total Consulting Costs:</b>	<b>\$ 2,500,000</b>	<b>\$ 1,178,000</b>	<b>\$ 1,051,743</b>	
<b>Building Amenities:</b>	\$ -	\$ 300,000	\$ 106,402	
<b>Total Project Costs</b>	<b>\$ 13,700,000</b>	<b>\$ 13,671,023</b>	<b>\$ 12,167,773</b>	
<b>Capital Region Community Works Grant</b>	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	
<b>SSIFPD Capital Reserve Funds</b>	\$ 3,000,000	\$ 2,968,000	\$ 1,589,864	
<b>25 year Bond Financing</b>	\$ 9,700,000	\$ 9,700,000	\$ 9,577,909	
<b>Total Financing:</b>	<b>\$ 13,700,000</b>	<b>\$ 13,668,000</b>	<b>\$ 12,167,773</b>	

## **Owner' Representative Report**

The new fire hall project continues to progress on schedule and within budget. Key accomplishments to date include:

### **Exterior Improvements**

- Paving has been completed.

### **Mechanical Systems**

- Installation of plumbing and drainage piping is ongoing.
- Installation of the heating and ventilation duct system continues.
- Fire suppression system installation remains in progress.

### **Electrical Work**

- Electrical infrastructure wiring and fixture installation are ongoing.
- Fire alarm system installation and associated wiring are underway.

### **Building Envelope and Cladding**

- Installation of exterior trim, insulation, soffits, and cladding continues.

### **Interior Finishes**

- Drywall installation has been completed.
- Painting is approximately 90% complete.
- Installation of suspended ceiling systems is underway.
- Furniture, filing cabinets, and appliances have been delivered.
- Interior doors have been installed.
- Floor covering installation is approximately 80% complete.

### **Infrastructure**

- BC Hydro and Technical Safety BC have approved the service connection.

### **Safety and Security**

- No safety or security concerns were reported this month. Contractors and trades continue to follow all site safety protocols diligently.

## **Forecast**

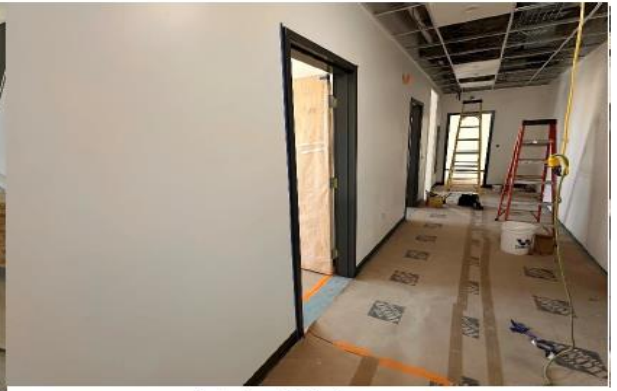
**The following activities are scheduled for the upcoming reporting period:**

- Completion of soffits and exterior cladding
- Continued plumbing and mechanical system installation
- Continued fire suppression system installation
- Ongoing electrical work
- Generator commissioning
- Activation of the main electrical service
- Completion of painting
- Completion of floor coverings
- Installation of millwork
- Installation of suspended ceiling tiles
- Landscaping work
- Installation of rainwater collection tanks
- Fire alarm commissioning
- Occupancy permit application submission
- Consultant field review
- Completion of project reports and warranties documentation

**ACTIVITY DESCRIPTION/PICTURES**



Floor Finish in Apparatus Bay



Interior Finishes



Cladding on South Wall



Temporary Trades Parking

**ACTIVITY DESCRIPTION/PICTURES**



Delivery of Appliances and Furniture



Front Apron Paving



South Elevation



South Elevation