

Salt Spring Island Fire Protection District (SSIFPD)

Staff Report

Date: **September 12, 2024**
Subject: **New Fire Hall Project Status Update for August 31, 2024**
To: **Board of Trustees**
From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for August 31, 2024

Background:

The Project Steering Committee provides oversight and guidance to project consultants, ensuring adherence to project specifications and financial constraints while meeting community needs. Monthly reports to the Board of Trustees and updates on the Salt Spring Fire Rescue website ensure transparency. The project is fully funded at \$12.5 million dollars.

Project Summary Budget and Expenditures:

Recent Developments:

As of August 31, 2024, \$1,693,200,000 has been allocated to design aspects, final drawings and engineering along with the construction progress invoices for the civil work, forming, rebar and concrete work and done so far.

New Fire Hall Building

	Budget	Expenditures
Professional Fees:	\$1,572,000	\$850,000
Construction Financing: (estimated @ 6.95%):	\$790,000	
Construction Cost:	\$9,500,000	\$843,200
Project Cost: (estimated):	\$11,862,000	\$1,693,200
Project Contingency (10%):	\$638,000	\$ -
Total Projected Project Cost:	\$12,500,000	\$1,693,200

Project Funding

	Budget	Expenditures
Reserve Capital Funds: \$	1,800,000	\$ 1,193,200
Grant: \$	1,000,000	\$ 500,000
Long Term Financing:	\$9,700,000	-
Total Project Financing	\$12,500,000	\$1,693,200

Water Storage Systems

	Budget	Expenditures
Above Ground Tank 1 - 10,000 gallons:	\$75,000	\$0
Above Ground Tank 2 - 10,000 gallons:	\$75,000	\$0
Above Ground Tank 3 - 10,000 gallons:	\$75,000	\$0
Under Ground Tank 1 - 10,000 gallons:	\$75,000	\$0
Installation:	\$50,000	\$0
Water Storage System Total Costs:	\$350,000	\$0
Project Funding		
Reserve Capital Funds: \$	300,000	
Anticipated CRD Community Works Grant: \$	50,000	
Total Project Financing	\$350,000	\$0

Owner's Representative Project Update:

1. Board of Variance Approval

Application Approval: The Board of Variance (SS-BOV-2024-001) approved the variance application (PLBOV20240154) to adjust the setback from the waterbody and the maximum building height based on the plans dated July 24, 2024.

2. Permitting Status

Building Permits: We are anticipating the approval of building permits for the main building and hose tower. Delays occurred as the architect was unavailable to sign off on final drawings, which must be submitted to the Capital Regional District (CRD).

3. Water Supply Update

NSSWD Agreement: A request to the North Salt Spring Waterworks District (NSSWD) to install a 3-inch water line (instead of the planned 1-inch) was approved with conditions. The line will connect the main water supply to the fire hall's 1-inch meter at 455 Lower Ganges Road.

4. Ministry of Transportation & Infrastructure (MOTI)

Coordination Meetings: A Teams meeting with MOTI followed by a site visit is scheduled for September 4th. Senior engineer Susan Randle is reviewing the project file. A formal sketch for a temporary path and a consent letter from the CRD Sewer department are pending.

5. Stakeholder Engagement

Brinkworthy Park Easement: A meeting was held with Mr. Rick Vipond from Brinkworthy Park regarding easement work. Mr. Vipond appreciated the communication and will inform the owner.

6. Contractor Updates

1) MKM Projects:

Path Cost Increase: The path cost has increased from \$25,000 to \$28,000 due to rising culvert prices.

- a) **Foundation Progress:** MKM started foundation work, with concrete poured on September 5th. Another pour is scheduled for the 17th.

2) BC Hydro Service

Power Supply: We are facing unresolved issues with BC Hydro concerning the main conductor drop from the pole. Hydro representatives advised MKM to pursue two separate drops—one for electric vehicle (EV) charging and another for the building. Hans has met with Hydro representatives on site to discuss.

3) Mechanical Design Adjustments

Cost Savings: Discussions with MKM and the mechanical team have led to significant cost savings. The heating and ventilation system will switch from electric to propane gas, eliminating the Direct Digital Control (DDC) system. Additional savings are anticipated from the electrical distribution system and a smaller generator.

4) WorkSafe BC Inspection

Safety Compliance: Following an anonymous report, WorkSafe BC conducted a site visit. Minor signage and condition updates were needed, which have since been addressed.

Next Steps:

Completion of the mechanical design modifications by the end of September, followed by re-pricing. Continued monitoring of progress on permits, site work, and contractor activities.

Conclusion:

The receipt of the building permit for the foundation from the Capital Region District has allow work to proceed on the core building foundation. The project site should see increasing activity in September as work continues on the foundation and footings. The issuance of the core building permit and hose tower building permit will further increase site activity.

The risk of the foot path closing during construction has been discussed and a plan is being developed to avoid this situation or at least minimize the inconvenience to the public.

Recommendation:

That the Board of Trustees accept this report as information.