

Salt Spring Island Fire Protection District (SSIFPD)
Staff Report

Date: September 8, 2025
 Subject: New Fire Hall Project Status Update for August 31, 2025
 To: Board of Trustees
 From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for August 31, 2025

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 August 31, 2025, a total of \$6,311,800 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. Further details on progress and expenditures can be found in the Owner's Representative Report below.

Salt Spring Island Fire Protection District
New Fire Hall at 455 Lower Ganges Road

Description	Project Charter Budget	Budget at August 31	Actuals to August 31, 2025
Construction Costs	\$ 8,075,200	\$ 11,035,300	\$ 5,444,943
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 139,500	included
	\$ 11,200,000	\$ 11,174,800	\$ 5,444,943
Architect	\$ 858,000	\$ 837,100	\$ 739,077
Project Manager	\$ 560,000	\$ 194,900	\$ 127,780
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	\$ 643,200	\$ -
	\$ 2,500,000	\$ 1,675,200	\$ 866,857
Project Costs	\$ 13,700,000	\$ 12,850,000	\$ 6,311,800
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,234,600	\$ 2,072,790
CIBC interim loan	\$ 9,700,000	\$ 9,615,400	\$ 3,239,010
	\$ 13,700,000	\$ 12,850,000	\$ 6,311,800

Owner's Representative Progress Report

1. Construction Progress

The construction of the new fire hall continues to advance **on schedule and within budget**. Major accomplishments this month include:

- **Concrete Work:**
 - The remaining sections of the main floor slab have been poured and completed.
 - **Structural Work:**
 - Wood framing is now **95% complete**.
 - Framing and structural inspections have been completed and approved by the project engineer.
 - **Mechanical Systems:**
 - Installation of plumbing drainage and ventilation is underway.
 - Select heating and ventilation equipment has been delivered and stored on-site.
 - **Electrical Systems:**
 - Portions of the electrical switchgear have been delivered and secured on-site.
 - **Hose/Training Tower:**
 - All concrete forms have been removed. Surface finishing and repairs of minor imperfections are in progress.
 - **Site Infrastructure:**
 - Discussions with BC Hydro regarding electrical service connections are ongoing, with design drawings pending.
 - The required CRD sewer extension has been completed.
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2. Safety and Security

- No safety or security incidents were reported this month.
 - Contractors and trades continue to follow established site safety protocols.
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3. Forecast – Upcoming Activities (Next Few Weeks)

The following activities are scheduled for the upcoming period:

- Building wrap and installation of weatherproof membrane on exterior walls.
 - Installation of roof weatherproofing membrane.
 - Continued plumbing and mechanical rough-ins.
 - Electrical work, including conduit installation to transformer base.
 - Road crossing for water mains.
 - Pouring of the **second-floor concrete slab**.
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Conclusion

The project remains **on schedule and within the approved budget**. Progress across structural, mechanical, and electrical systems continues steadily, with upcoming milestones focused on weatherproofing and utilities.

Progress Report 29

New Firehall #1

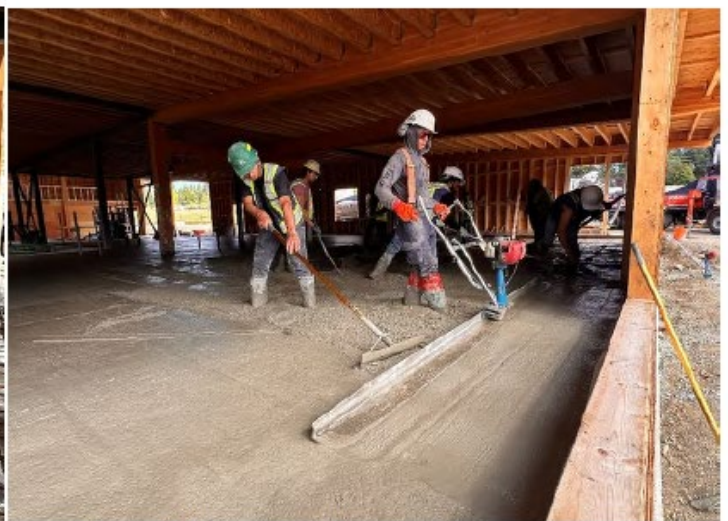
September 9, 202

Project Overview

ACTIVITY DESCRIPTION/PICTURES



1st of 2 Concrete Pours on Admin. Side



2nd of 2 Pours in Training Room Area



CRD Sewer Extension Connection



Framing of Interior Walls

Project Overview

ACTIVITY DESCRIPTION/PICTURES



South West View



North West View



North East View



South East View

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Detention Pond



Detention Pond



Detention Pond