

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

Date: January 12, 2026
Subject: New Fire Hall Project Status Update for December 31, 2025
To: Board of Trustees
From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for December 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 December 31, 2025, a total of \$8,716,868 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. Plumbing and electrical work is well underway. 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 December 31, 2025	Actuals to December 31, 2025
Construction Costs	\$ 8,075,200	\$ 11,174,800	\$ 7,808,421
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 500,000	\$ -
	\$ 11,200,000	\$ 11,674,800	\$ 7,808,421
Architect	\$ 858,000	\$ 837,100	\$ 752,758
Project Manager	\$ 560,000	\$ 194,900	\$ 155,689
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	Included	included
	\$ 2,500,000	\$ 1,032,000	\$ 908,447
Project Costs	\$ 13,700,000	\$ 12,706,800	\$ 8,716,868
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,234,000	\$ 1,453,478
25 year Bond Financing	\$ 9,700,000	\$ 9,472,800	\$ 6,263,390
	\$ 13,700,000	\$ 12,706,800	\$ 8,716,868

Owner's Representative Progress Report

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

- **Roofing:** The flat roof insulation and gutters are being installed
- **Mechanical System:**
 - Installation of plumbing and drainage pipes continues.
 - Installation of duct system for heating and ventilation is ongoing.
 - Fire-Suppression System continues.
- **Electrical Work:** Rough wiring of the building continues.
- **Cladding:** The installation of exterior insulation, siding and soffits continues.
- **Finishes:** Insulation and Drywall has started
- **Infrastructure:** BC Hydro design drawings have been received.

Safety and Security: No safety or security concerns have been reported this month. Site protocols continue to be followed diligently by contractors and trades.

Forecast: The following activities are scheduled for the upcoming period:

- Building insulation continues.
- Exterior door installation.
- Continuing of plumbing and mechanical rough-ins.
- Fire suppression system.
- Electrical work.
- Soffits and siding.
- Drywall installation.
- Roofing.
- BC Hydro Infrastructure being installed.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



North Elevation



Exterior Window Trim



Insulation & Drywall in Corridor



Restoring the Drainage Channel and Pathway