

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

Date: **January 9, 2025**
 Subject: **New Fire Hall Project Status Update for December 31, 2024**
 To: **Board of Trustees**
 From: **Rodney Dieleman, CAO**

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

Background

The New Fire Hall 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 Island Fire Rescue website ensure transparency. The project is fully funded up to \$13.7 million dollars.

Project Summary Budget and Expenditures

As of December 31, 2024, \$2,863,941 has been allocated to design aspects, final drawings and engineering along with the construction progress invoices for the civil work, forming, foundation, footings, rebar and concrete work done so far.

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

Description	Project Charter Budget	Budget at January 6, 2025	Actuals to December 31, 2024
Construction Costs	\$ 8,075,200	\$ 10,821,715	\$ 2,101,962
2021 cost escalation estimate	\$ 1,532,900	included	
Permits	\$ 100,000	included	
Insurance	\$ 100,000	included	
Construction Contingency	\$ 1,391,900	\$ 353,011	
	\$ 11,200,000	\$ 11,174,726	\$ 2,101,962
Architect	\$ 858,000	\$ 831,640	\$ 684,185
Project Manager	\$ 560,000	\$ 194,900	\$ 77,794
Contractor	\$ 672,000	included	\$ -
Interim Financing	\$ 410,000	\$ 680,000	\$ -
	\$ 2,500,000	\$ 1,706,540	\$ 761,979
	\$ 13,700,000.00	\$ 12,881,265.82	\$ 2,863,941.00
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,181,400	\$ 1,863,941
CIBC interim loan	\$ 9,700,000	\$ 9,700,000	
	\$ 13,700,000.00	\$ 12,881,400.00	\$ 2,863,941.00

Owner's Representative Project Update Report

1. Permits and Approvals

The Ministry of Transportation and Infrastructure (MOTI) has not yet provided the required permits for the sewer line installation and road crossing.

2. Construction Progress

The construction of the new fire hall is progressing according to schedule, with significant milestones achieved in recent weeks:

- **Foundation Work:**
 - The final concrete foundation pour for the main building was completed on December 12, 2024. Stripping of the forms and infill have also been finalized.
 - The raft slab for the hose tower was successfully poured on December 20, 2024.
 - The hose tower wall forming and installation of reinforcement steel have commenced.
 - All concrete poured thus far has met or exceeded the compressive strength requirements as verified by laboratory testing and specified by the structural engineer.

- **Perimeter Drains and Backfill:**
 - The building perimeter drains have been installed and backfill of the building is now underway.

- **Structural Coordination:**
 - Ongoing coordination is taking place to ensure the seamless erection of structural steel and timber framing.

3. Safety and Security

The construction site has maintained its strong focus on safety with no incidents reported during this period.

4. Forecast for the Upcoming Month

The following activities are anticipated in the next reporting period:

- The first phase of the concrete wall pour for the hose tower is expected in the coming week.
- Coordination of rough-in plumbing and electrical work under the concrete slab will proceed.
- Infill and backfill operations will continue.
- Structural steel erection is anticipated to begin, marking a significant milestone in the construction schedule.

Conclusion

The project is progressing as planned, with key milestones being met and safety standards upheld. The coordination of the next phases, including structural steel erection and mechanical and electrical rough ins will ensure the project remains on track. Updates on MOTI permit communications will be shared as they become available.

Recommendation:

That the Board of Trustees accept this report as information.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



2nd Phase of Found. Wall Pour Dec 12th



2nd Phase of Foundation Wall Pour Dec 12th



Hose Tower Raft Slab



Hose Tower Raft Slab

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Perimeter Drains



Infill of Foundation



Infill of Foundation



Start of Hose Tower