

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

Date: February 9, 2026
 Subject: New Fire Hall Project Status Update for February 28, 2026
 To: Board of Trustees
 From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for February 28, 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 February 28, 2026, a total of \$10,089,383 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 February 28, 2026	Actuals to February 28, 2026
Construction Costs	\$ 8,075,200	\$ 12,100,000	\$ 9,034,803
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 100,000	\$ -
Total Direct Construction Costs:	\$ 11,200,000	\$ 12,200,000	\$ 9,034,803
Architect	\$ 858,000	\$ 948,000	\$ 829,496
Project Manager	\$ 560,000	\$ 202,000	\$ 174,984
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	Included	included
Total Consulting Ciosts:	\$ 2,500,000	\$ 1,150,000	\$ 1,004,480
Building Amenities:	\$ -	\$ 300,000	\$ -
Total Project Costs	\$ 13,700,000	\$ 13,650,000	\$ 10,039,283
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,950,000	\$ 1,589,864
25 year Bond Financing	\$ 9,700,000	\$ 9,700,000	\$ 7,449,419
Total Financing:	\$ 13,700,000	\$ 13,650,000	\$ 10,039,283

Owner's Representative Progress Report

Construction Progress

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

Mechanical Systems

- Installation of plumbing and drainage piping continues.
- Installation of the duct system for heating and ventilation is ongoing.
- Installation of the fire suppression system is in progress.

Electrical Work

- Rough-in electrical wiring throughout the building continues.

Cladding

- Installation of trim and soffit insulation is ongoing.

Interior Finishes

- Insulation and drywall installation are progressing.

Infrastructure

- BC Hydro conductors and the transformer have been installed.

Safety and Security

- No safety or security concerns were reported this month. Site safety protocols continue to be diligently followed by contractors and trades.

Forecast

The following activities are scheduled for the upcoming period:

- Commencement of siding installation.
- Continued plumbing and mechanical rough-ins.
- Ongoing installation of the fire suppression system.
- Completion of electrical rough-in work.
- Completion of the electrical main service installation.
- Continued installation of soffits and siding.
- Continued drywall installation.
- Placement of concrete for slabs and sidewalks.

Project Overview

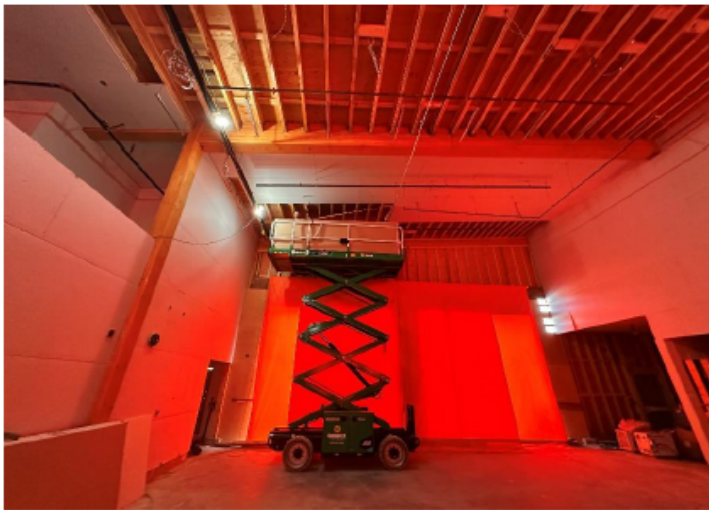
ACTIVITY DESCRIPTION/PICTURES



BC Hydro Transformer Installed



Watermain Connected



Apparatus Bay Drywall



Generator Slab Preparation

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Cistern Tank Slab Preparation



More Drywall Deliveries



Galvanized Steel for Hose Tower



Rear Apron Slab Preparation