

Salt Spring Island Fire Protection District (SSIFPD)

Staff Report

Date: **March 13, 2024**
Subject: **New Fire Hall Project Status Update for February 29, 2024**
To: **Board of Trustees**
From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for February 29, 2024

Background:

The Project Steering Committee provides oversight and guidance to the project consultants regarding project specifications, business requirements and ensure the building costs and size to not exceed financial constraints. The Project Steering Committee ensures that the final building meets the needs of the community. The Committee reports to the Board of Trustees each month and publishes a project update on the Salt Spring Fire Rescue website.

BC Hydro EV Chargers:

A 10 year (renewable) lease agreement has been signed with BC Hydro for 4 quick charge stations on the new fire hall property. The quick charge parking lot entrance is separate from the fire hall service entrance. BC Hydro will fund all costs associated with the quick charge stations with no liability to the Salt Spring Island Fire Protection District or its ratepayers. The BC Hydro designs will now go through the building permit process before construction can proceed.

Project Summary Budget and Expenditures:

Professional Fees: (contracted)	\$	1,571,002
Construction Financing: (estimated)	\$	811,700
Construction Cost: (estimated)	\$	<u>8,708,226</u>
Project Cost: (estimated)	\$	11,090,928
Project Contingency (12.7%)	\$	<u>1,409,072</u>
Total Projected Project Cost	\$	12,500,000

Reserve Capital Funds	\$	1,800,000
Grant	\$	1,000,000
Long Term Financing	\$	<u>9,700,000</u>
Total Project Financing	\$	12,500,000

Expended to February 29, 2024 \$ **567,700**

There have been **no changes construction schedule timeline, or the approved borrowing amount of \$9.7 million authorized by referendum.** The project's current financial estimate is \$12.5 million, fully funded, with no increases to taxes or the Fire Rescue Service budget for the new fire hall construction and financing.

On February 29, 2024, expenditures totaling \$567,700 have been allocated to building design, civil design, site survey, geotechnical investigations, and associated electrical, structural, and mechanical designs.

The project is now fully designed, and the final drawings have been submitted to the Island Trust and Capital Region District for the building permit. The building permit process is expected to take 6 to 8 weeks.

The first tender, for civil works, which includes extension of main sewer line along the south boundary (CRD requirement), a waterline connection to NSSWD main line, removal of topsoil as per ALC requirements, site services meaning catch basins and drains, electrical, water, sewer to within 1.5 m of building and access driveways was closed on February 21. There were 12 bidders who picked up plans and 6 who provided competitive pricing. **A very experienced firm, local to Salt Spring Island provided a very competitive bid and will be awarded one of the largest contracts** associated with the new fire hall project. The Steering Committee wished to thank all those who provided bids for this tender. They were well prepared and thorough.

The Committee encourages the public to attend or monitor monthly Board of Trustee meetings where questions may be asked directly of the Board of Trustees, the CAO or the Fire Chief regarding this project or any operational matters. This is the best method to obtain accurate project information rather than relying on speculations posted to social media.

Risks:

A review of the risk register by the project steering committee revealed that many of the design risks have been mitigated but many risks remain at this stage of the project. They have not changed:

- Increasing financing costs are relevant but expected to level off in 2024
- Inflation on wages and materials at 4%+, this is down from 7.5% in 2022
- Product delivery delays and product shortages still exist but pre-ordering electrical and mechanical components will minimize this.
- Wet Weather
- Delays in the construction schedule due to unforeseen events.

Recommendation:

It is recommended that the Salt Spring Island Fire Protection District Board of Trustees accept this report as information.