

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

Date: **February 9, 2026**
 Subject: **New Fire Hall Project Status Update for January 31, 2026**
 To: **Board of Trustees**
 From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for January 31, 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 January 31, 2026, 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 January 31, 2026	Actuals to January 31, 2026
Construction Costs	\$ 8,075,200	\$ 11,676,909	\$ 8,501,992
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 250,000	-
	\$ 11,200,000	\$ 11,926,909	\$ 8,501,992
Architect	\$ 858,000	\$ 897,100	\$ 804,235
Project Manager	\$ 560,000	\$ 194,900	\$ 163,984
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	Included	included
	\$ 2,500,000	\$ 1,092,000	\$ 968,219
Project Costs	\$ 13,700,000	\$ 13,018,909	\$ 9,470,211
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,385,477	\$ 1,589,864
25 year Bond Financing	\$ 9,700,000	\$ 9,633,432	\$ 6,880,347
	\$ 13,700,000	\$ 13,018,909	\$ 9,470,211

Owner's Representative Progress Report

1. Construction Progress

The new fire hall project continues to advance **on schedule and within budget**. Key accomplishments during this reporting period include:

Roofing

- The main roof installation is complete. Trim flashings will follow.

Mechanical Systems

- Installation of plumbing and drainage piping continues.
- Installation of the heating and ventilation ductwork is ongoing.
- Fire suppression system installation continues.

Electrical Work

- Rough-in electrical wiring throughout the building continues.

Cladding

- Installation of trim and insulated soffits continues.

Finishes

- Insulation and drywall installation has commenced.

Infrastructure

- BC Hydro conduits and pull boxes have been installed within the building.
- BC Hydro has installed EV charging conduits on the east side of the property.

2. Safety and Security

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

3. Forecast

The following activities are scheduled for the upcoming reporting period:

- Commencement of exterior building cladding.
- Continued plumbing and mechanical rough-ins.
- Continued installation of the fire suppression system.
- Ongoing electrical work.
- Installation of soffits and siding.
- Continued drywall installation.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Hydro Under Ground work Installed



Hydro Install at the Pole



Lower Floor Drywall



Eye Brow Over O/H Doors