

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

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

Issue: New Fire Hall Project Status Update for January 31, 2025

Background

The 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 January 31, 2025, \$3,036,596.52 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. See the Owner’s Representative report below for more details.

**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	\$ 10,272,349	\$ 2,022,000
2021 cost escalation estimate	\$ 1,532,900	included	
Permits	\$ 100,000	included	
Insurance	\$ 100,000	included	
Construction Contingency	\$ 1,391,900	\$ 347,119	
	\$ 11,200,000	\$ 10,619,468	\$ 2,022,000
Architect	\$ 858,000	\$ 831,640	\$ 684,185
Project Manager	\$ 560,000	\$ 194,900	\$ 82,500
Contractor	\$ 672,000	\$ 555,258	\$ 240,095
Interim Financing	\$ 410,000	\$ 680,000	\$ 7,817
	\$ 2,500,000	\$ 2,261,798	\$ 1,014,597
	\$ 13,700,000.00	\$ 12,881,265.92	\$ 3,036,596.52
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,181,400	\$ 1,808,382
CIBC interim loan	\$ 9,700,000	\$ 9,700,000	\$ 228,215
	\$ 13,700,000.00	\$ 12,881,400.00	\$ 3,036,596.52

Owner’s Representative Project Update Report

1. Construction Progress

- Backfill and infill of the foundation are 80% complete.
- Electrical main feed conduits for distribution panels have been installed.
- Coordination of structural steel and timber framing is ongoing.
- Inclement weather has caused minor delays, limiting site work progress.

2. Safety and Security

- No incidents have been reported on-site.
- Safety protocols continue to be followed to ensure a secure work environment.

3. Forecast for the Upcoming Month (Pending Weather Conditions)

- Rough-in work for under-slab plumbing and electrical will continue.
- Preparation for the main floor concrete pour is scheduled but may be delayed due to weather.

4. Conclusion

Despite weather-related setbacks, the project remains on track with ongoing adjustments to maintain the timeline. The next phases—structural steel, mechanical, and electrical rough-ins—are being closely coordinated to ensure steady progress.

Any updates regarding Ministry of Transportation and Infrastructure (MOTI) permits will be communicated as soon as they become available.

5. Recommendation:

That the Board of Trustees accept this report as information.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Jan. 27, install of elctrical conduits



Feb. 10, 2025

Forecast (Upcoming Week's)

- *Unanticipated snow and freezing weather delays.*
- *It's anticipated when the weather improves the in ground work can continue.*