

Salt Spring Island Fire Protection District

Staff Report

Date: July 10, 2024
Subject: New Fire Hall Project Status Update for July 31, 2024
To: Board of Trustees
From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for July 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 Fire Rescue website ensure transparency. The project is fully funded at \$12.5 million dollars.

Project Summary Budget and Expenditures:

Recent Developments:

As of July 31, 2024, \$1,255,000 has been allocated to design aspects, final drawings and engineering along with the first two construction progress invoices for the civil work done so far.

Staff are moving forward with formalizing interim financing arrangements for the Project with a Local Chartered Bank.

New Fire Hall Building

	Budget	Expenditures
Professional Fees:	\$1,572,000	\$798,000
Construction Financing: (estimated @ 6.95%):	\$790,000	
Construction Cost:	\$9,500,000	\$457,000
Project Cost: (estimated):	\$11,862,000	\$1,255,000
Project Contingency (10%):	\$638,000	\$ -
Total Projected Project Cost:	\$12,500,000	\$1,255,000

Project Funding

	Budget	Expenditures
Reserve Capital Funds: \$	1,800,000	\$ 985,900
Grant: \$	1,000,000	\$ 269,100
Long Term Financing:	\$9,700,000	-
Total Project Financing	\$12,500,000	\$1,255,000

Water Storage Systems

	Budget	Expenditures
Above Ground Tank 1 - 10,000 gallons:	\$75,000	\$0
Above Ground Tank 2 - 10,000 gallons:	\$75,000	\$0
Above Ground Tank 3 - 10,000 gallons:	\$75,000	\$0
Under Ground Tank 1 - 10,000 gallons:	\$75,000	\$0
Installation:	\$50,000	\$0
Water Storage System Total Costs:	\$350,000	\$0

Project Funding

Reserve Capital Funds: \$	300,000	
Anticipated CRD Community Works Grant: \$	50,000	
Total Project Financing	\$350,000	\$0

Owner's Representative Project Update:

Architectural and Permitting: The Capital Regional District (CRD) has confirmed that an elevator is not required under the current BC Building Code. A foundation permit has been issued, and the main building permit is pending. A separate CRD Building permit application and Islands Trust Development Variance Permit are required for the hose/training tower.

Development Variance Permit: Staff and Islands Trust planners discussed Development Variance Permit applications, including issues related to building and tower heights, setbacks, and drainage. An Islands Trust Board of Variance (BOV) meeting is scheduled on August 23, 2024 where project leaders will present their case.

Contractor and Civil Work: The start has been challenging due to the absence of a Ministry of Transportation and Infrastructure (MOTI) permit. This delay is concerning with the rainy season approaching that could affect water runoff.

Foundation Work: The foundation layout is ready, and the contractor is on site. The foundation's soil density has been approved by Geo Tech engineers. Work has begun on the building foundation.

BC Hydro: There are ongoing discussions with BC Hydro regarding the main electrical distribution for the building and electric vehicle (EV) charging.

Mechanical Systems: To save costs, the heating and ventilation system has been redesigned and the Direct Digital Control (DDC) system has been removed, resulting in significant savings.

Temporary Path: A Change Request Proposal (CRP) has been made to install and remove a temporary path, costing up to \$25,000. This is the cost to keep a temporary path open during construction. There will still be some inconvenience to the public although the temporary pathway plan will minimize that risk.

Conclusion:

The project site, while seemingly dormant in June and most of July is now active. The receipt of the building permit for the foundation from the CRD has allowed work to proceed on the core building foundation. The complete building permit is expected in the coming weeks. A second building permit will be required for the hose tower. Dormancy on the construction site is coming to an end and the project site should see increasing activity in August. The risk of the footpath closing during construction has been discussed and a plan is being developed to avoid this situation or at least minimize the inconvenience to the public.

Recommendation:

That the Board of Trustees accept this report as information.