

Salt Spring Island Fire Protection District (SSIFPD)
Staff Report

Date: August 11, 2025
 Subject: New Fire Hall Project Status Update for July 31, 2025
 To: Board of Trustees
 From: Rodney Dieleman, CAO

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

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 July 31, 2025, a total of \$5,680,624 has been allocated to design, engineering, and construction. This months expenses include related steel/wood and wood framing, roof and wall sheeting and roof truss installation. 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 July 31	Actuals to July 31, 2025
Construction Costs	\$ 8,075,200	\$ 10,892,800	\$ 4,817,030
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 282,000	included
	\$ 11,200,000	\$ 11,174,800	\$ 4,817,030
Architect	\$ 858,000	\$ 837,100	\$ 728,224
Project Manager	\$ 560,000	\$ 194,900	\$ 122,697
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	\$ 643,200	\$ 12,673
	\$ 2,500,000	\$ 1,675,200	\$ 863,594
Project Costs	\$ 13,700,000	\$ 12,850,000	\$ 5,680,624
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,234,600	\$ 2,115,154
CIBC interim loan	\$ 9,700,000	\$ 9,615,400	\$ 2,565,470
	\$ 13,700,000	\$ 12,850,000	\$ 5,680,624

Owner's Representative Report

Hans Hazenboom

1. 1. Construction Progress

The new fire hall construction continues to advance on schedule and within budget. Key accomplishments this period include:

- **Stormwater Servicing**
 - Connection of the stormwater system to the existing MOTI network has begun at the southeast corner of the property, including installation of an oil interceptor and flow control management components.
 - **Water Main Connections**
 - Six- and three-inch hot taps have been installed on the NSSWD water main. Preparations are underway for the road-crossing installation of the water mains.
 - **Structural Work**
 - Wood framing is progressing steadily, with roof framing now 80% complete. Framing and structural inspections by the project engineers are scheduled for this week.
 - **Hose/Training Tower**
 - Final concrete pour is complete, and removal of the concrete forms is in progress.
 - **Infrastructure**
 - BC Hydro design drawings are expected this month following ongoing coordination.
 - Liquid Propane (LP) tanks: one new 1,000-gallon tank will be purchased, and one of the two existing 1,000-gallon propane tanks from Hall #2 will be refurbished and installed at Hall #1, meeting the 2,000-gallon requirement.
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2. Safety and Security

There have been no safety or security incidents reported this month. All contractors and trades continue to adhere to site safety protocols.

3. Forecast – Upcoming Activities

In the coming weeks, the following activities are planned:

- Complete wall and roof framing.
 - Install roof weatherproof membrane.
 - Complete stormwater management works.
 - Install road-crossing water mains.
 - Pour concrete floors.
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Conclusion

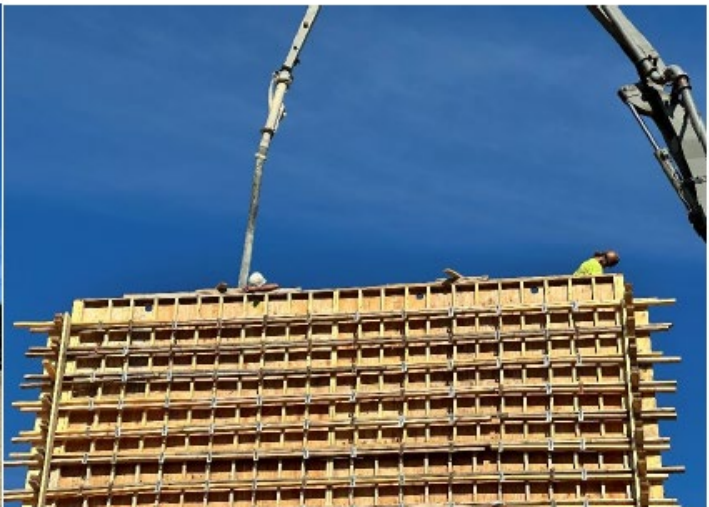
The project remains on track, with all work progressing according to schedule and within the approved budget.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Final Pour of Hose/Training Tower



Final Pour of Hose/Training Tower



Oil Interceptor and Flow Control Management

Project Overview

ACTIVITY DESCRIPTION/PICTURES



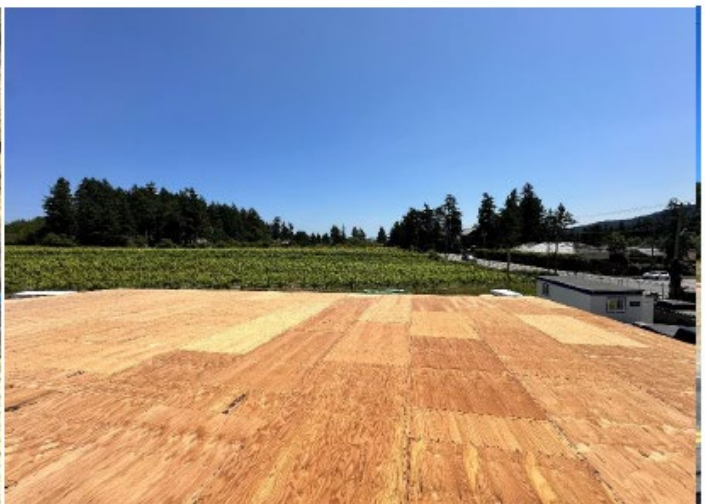
Installation of Stormwater System



6" and 3" Hot Tabs Being Installed



Completed 6" Valve Connection



Roof Over Training Room

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Roof Framing Over Bays



West Elevation



South West Elevation



South East Elevation