

Salt Spring Island Fire Protection District (SSIFPD)

Staff Report

Date: **July 10, 2024**
Subject: **New Fire Hall Project Status Update for June 30, 2024**
To: **Board of Trustees**
From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for June 30, 2024

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 Fire Rescue website ensure transparency. The project is fully funded at \$12.5 million dollars.

Project Summary Budget and Expenditures:

Recent Developments:

As of June 30, 2024, \$1,008,250 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.

The Capital Region District has advanced 50% of the Community Works Grant to the Fire Protection District. This support is essential to the project and its financial viability.

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

New Fire Hall Building		
	Budget	Expenditures
Professional Fees:	\$1,572,000	\$780,250
Construction Financing: (estimated @ 6.95%):	\$790,000	
Construction Cost:	\$9,500,000	\$228,000
Project Cost: (estimated):	\$11,862,000	\$1,008,250
Project Contingency (10%):	\$638,000	\$ -
Total Projected Project Cost:	\$12,500,000	\$1,008,250

Project Funding		
	Budget	Expenditures
Reserve Capital Funds: \$	1,800,000	\$ 985,900
Grant: \$	1,000,000	\$ 22,350
Long Term Financing:	\$9,700,000	-
Total Project Financing	\$12,500,000	\$1,008,250

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:

Building Permit

The drawing package was submitted to the CRD building inspector on April 3rd and is currently under review. The CRD Building Inspector has posed some questions about second floor accessibility and the hose tower's post disaster standards. These concerns are being addressed.

The Staff and Consultants have been challenged in obtaining the Building Permit in June as expected. It is looking closer to mid or late July. Consultants are working with CRD staff to clarify any issues they have called attention to. This process was scheduled to take 6-8 weeks and is now in week 12.

MOTI Permit

The Staff and Consultants have had little success in obtaining a MOTI Permit thus far. The process is slow and communication is difficult. We hope to obtain the MOTI permit in July. This process is in its third month and was scheduled for three weeks.

Project Site

The project is dormant pending permits from the Capital Region District and the Ministry of Transportation and Infrastructure.

Mechanical Component:

Mechanical has been retendered with 4 significant cost saving measures which include eliminating in some complex HVAC equipment in favor of air source heat pumps with simple controls. The alternatives reduced the cost of the system by 30% which is significant. We thank and appreciate the participation of local vendors and their suggestions and alternatives. We are still seeking some cost reductions in this area and doing some design investigations to ensure the lowest cost system with the highest efficiency is in place.

Community Trail:

To avoid the existing path be closed intermittently during construction, we are exploring other options with Ministry of Transportation and Infrastructure regarding a temporary route for the pathway during construction.

Conclusion:

The project, while having a good start in April, was halted in May and June pending the Capital Region District Building Permit and the Ministry of Transportation and Infrastructure Highway Access Permit. The Project Consultants and District Staff are working hard to attain these vital permits.

The Project Consultants and District Staff are focused on reducing the HVAC costs by simplifying the system and controls. There are several opportunities for project savings.

The risk of the foot path closing during construction has been discussed and a plan is being developed to avoid this situation.

While the project, at least on the construction site, looks dormant, there is lots of activity going on to get to the construction phase.

It is frustrating for the Staff and Consultants to watch the best construction weather go by as the Permit process continues.

Recommendation:

That the Board of Trustees accept this report as information.