

Salt Spring Island Fire Protection District (SSIFPD)

Staff Report

Date: **July 14, 2025**
 Subject: **New Fire Hall Project Status Update for June 30, 2025**
 To: **Board of Trustees**
 From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for June 30, 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 June 30, 2025, a total of \$5,171,590 has been allocated to design, engineering, and construction. This includes expenses related to final drawings, civil work, foundation preparation, rebar installation, concrete pouring and structural steel/wood and framing. 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 June 30	Actuals to June 30, 2025
Construction Costs	\$ 8,075,200	\$ 10,892,800	\$ 4,315,687
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	\$ 4,315,687
Architect	\$ 858,000	\$ 837,100	\$ 728,224
Project Manager	\$ 560,000	\$ 194,900	\$ 115,005
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	\$ 643,200	\$ 12,673
	\$ 2,500,000	\$ 1,675,200	\$ 855,902
Project Costs	\$ 13,700,000	\$ 12,850,000	\$ 5,171,590
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,234,600	\$ 2,094,549
CIBC interim loan	\$ 9,700,000	\$ 9,615,400	\$ 2,077,041
	\$ 13,700,000	\$ 12,850,000	\$ 5,171,590

Owner's Representative Report - Hans Hazenboom

1. Construction Progress

The construction of the new fire hall continues to advance on schedule and within budget. Key accomplishments to date include:

- **Sewer Line Installation:**
 - Completion of the Sewer Line Main, including the installation of a new 3-foot manhole.
 - A 6-inch pipe stub-out has been installed from the manhole, allowing for future connection to Brinkworthy Properties Ltd., in accordance with CRD requirements.
 - With sewer infrastructure in place, installation of the stormwater drainage system may now proceed.
- **Structural Work:**
 - All structural steel and timber framing has been completed.
 - Wood framing is now underway and is making steady progress.
 - Concrete slab has been poured in the following key areas: Apparatus Bay, Operational Spine and Covered exterior apparatus area
 - Preparatory work is underway for the remaining interior concrete slabs.
- **Hose/Training Tower:**
 - Preparations are underway for the third and final concrete wall pour, marking the final lift for the hose tower structure.
- **Building Systems & Finishing:**
 - Coordination continues with communications partners regarding antenna sharing and cable routing within the shared-use areas of the facility.
 - All appliances have been ordered and are being stored off-site until installation is required.
 - Samples of flooring materials are being reviewed for long-term durability and ease of maintenance.
 - Awaiting BC Hydro design drawings to finalize plans for the building's electrical connection.

2. Safety and Security

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

3. Forecast – Upcoming Activities (Next Few Weeks)

Looking ahead, the following construction milestones and tasks are scheduled:

- Completion of the final concrete pour for the Hose/Training Tower.
- Continued wood framing, including second-floor structure and roof trusses.
- Initial installation of security cameras and site surveillance infrastructure.

Conclusion

The project remains **on schedule and within the approved budget**. With structural framing nearing completion and interior work progressing, the construction team is well-positioned for the next phase of work. Continued coordination with utilities and communications partners will ensure readiness for operational outfitting in the coming months.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Third and Final Form Height for Tower



Slab Concrete Placing



Slab Concrete Placing

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Concrete Slab Finishing



Cutting Control Joints



Framing of Training Room



Administration Spine

Project Overview

ACTIVITY DESCRIPTION/PICTURES



View Towards Training Room



Airial View