

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

Date: April 10, 2026
 Subject: New Fire Hall Project Status Update for March 31, 2026
 To: Board of Trustees
 From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for March 31, 2026

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 March 31, 2026, a total of \$10,947,964 has been allocated to design, engineering, and construction. This month's expenses include related steel/wood and wood framing, roof and wall sheeting and roof truss installation and cement floors poured, interior finishes, exterior finishes. Plumbing and electrical work is well underway. 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 February 28, 2026	Actuals to February 28, 2026
Construction Costs	\$ 8,075,200	\$ 12,000,000	\$ 9,846,021
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 200,000	\$ -
Total Direct Construction Costs:	\$ 11,200,000	\$ 12,200,000	\$ 9,846,021
Architect	\$ 858,000	\$ 948,000	\$ 840,508
Project Manager	\$ 560,000	\$ 220,000	\$ 186,212
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	Included	included
Total Consulting Costs:	\$ 2,500,000	\$ 1,168,000	\$ 1,026,720
Building Amenities:	\$ -	\$ 300,000	\$ 75,224
Total Project Costs	\$ 13,700,000	\$ 13,668,000	\$ 10,947,964
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,968,000	\$ 1,589,864
25 year Bond Financing	\$ 9,700,000	\$ 9,700,000	\$ 8,358,100
Total Financing:	\$ 13,700,000	\$ 13,668,000	\$ 10,947,964

Owner' Representative Report

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

Exterior Improvements

- Concrete aprons, sidewalks, and curbs have been installed.

Mechanical Systems

- Installation of plumbing and drainage piping is ongoing.
- Installation of the heating and ventilation duct system continues.
- Fire suppression system installation is in progress.

Electrical Work

- Rough-in and finishing electrical work are ongoing.
- The diesel generator has been delivered to site.
- The fuel tank for generators and apparatus is installed.

Building Envelope (Cladding)

- Installation of exterior trim, insulation, soffits, and cladding is ongoing.

Interior Finishes

- Drywall installation is complete.
- Painting is approximately 75% complete.
- Suspended ceiling installation is in progress.
- Interior doors have been installed.
- Flooring materials are on site.
- Furniture and filing cabinets have been ordered.

Infrastructure

- BC Hydro and Technical Safety BC have approved all installations for service connection.

Safety and Security

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

Forecast

The following activities are scheduled for the upcoming period:

- Completion of siding and soffits
- Ongoing plumbing and mechanical work
- Continued fire suppression system installation
- Ongoing electrical work
- Commissioning of the generator
- Activation of the main electrical service
- Continued painting
- Installation of floor coverings
- Installation of millwork
- Completion of suspended ceilings
- Paving and landscaping
- Installation of rainwater collection tanks
- Final BC Hydro connection

ACTIVITY DESCRIPTION/PICTURES



Main corridor



Flagpole Bases



Cladding on South Wall



Front Apron Forms

ACTIVITY DESCRIPTION/PICTURES



Curbing at Guest Parking



Front Apron Concrete Pour

