

Salt Spring Island Fire Protection District (SSIFPD) Staff Report

Date: May 8, 2026
Subject: New Fire Hall Project Status Update for May 31, 2026
To: Board of Trustees
From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for May 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 May 31, 2026, a total of \$12,910,496 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 near completion. 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 May 31, 2026	Actuals to May 31 30, 2026
Construction Costs	\$ 8,075,200	\$ 12,038,592	\$ 11,708,193
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 172,408	\$ -
Total Direct Construction Costs:	\$ 11,200,000	\$ 12,211,000	\$ 11,708,193
Architect	\$ 858,000	\$ 948,000	\$ 848,804
Project Manager	\$ 560,000	\$ 231,000	\$ 213,035
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	Included	included
Total Consulting Costs:	\$ 2,500,000	\$ 1,179,000	\$ 1,061,839
Building Amenities:	\$ -	\$ 300,000	\$ 140,464
Total Project Costs	\$ 13,700,000	\$ 13,690,000	\$ 12,910,496
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,990,000	\$ 2,210,496
25 year Bond Financing	\$ 9,700,000	\$ 9,700,000	\$ 9,700,000
Total Financing:	\$ 13,700,000	\$ 13,690,000	\$ 12,910,496

Owner' Representative Report

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

Work in Progress

- Mechanical, electrical, and plumbing systems are being completed, including final commissioning, testing, and balancing.
- Installation of the rainwater catchment system is underway and nearing completion.
- A small crew is currently installing furniture, audio-visual equipment, whiteboards, hardware, and specialty equipment throughout the facility.
- Deficiency identification and corrective work are ongoing as we move toward project completion.

Approximately 10% of the project remains to be completed, including:

- Final inspections and regulatory approvals.
- Completion and correction of outstanding deficiencies.
- Final commissioning and operational testing of building systems.
- Final cleaning and preparation for occupancy.
- Submission of closeout documentation, including warranties, operating manuals, and maintenance information.

Conclusion

Overall, the project continues to progress well and remains in its final stages. The building is approaching readiness for occupancy, with current efforts focused on final detailing, commissioning, deficiency correction, and project closeout activities.