

# Salt Spring Island Fire Protection District

## Staff Report

Date: **June 13, 2024**  
Subject: **New Fire Hall Project Status Update to May 31, 2024**  
To: **Board of Trustees**  
From: **Rodney Dieleman, CAO**

### Issue: New Fire Hall Project Status Update to May 31, 2024

#### Background

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

#### Project Summary Budget and Expenditures

	<b>Budget</b>	<b>Expenditures</b>
	<b>Project Costs</b>	
Professional Fees:	\$ 1,571,002	\$ 780,250
Construction Financing: (estimated @ 6.95%):	\$ 780,000	
Construction Cost:	\$ 9,200,000	\$ 205,650
Project Cost: (estimated):	<b>\$ 11,551,002</b>	<b>\$ 985,900</b>
Project Contingency (10%):	\$ 948,998	-
Total Projected Project Cost:	<b><u>\$ 12,500,000</u></b>	<b><u>\$ 985,900</u></b>

	<b>Project Funding</b>	
Reserve Capital Funds:	\$ 1,800,000	\$ 985,900
Grant:	\$ 1,000,000	-
Long Term Financing:	\$ 9,700,000	-
Total Project Financing	<b><u>\$ 12,500,000</u></b>	<b><u>\$ 985,900</u></b>

#### Recent Developments

As of May 31, 2024, \$985,900 has been allocated to design aspects, final drawings and engineering along with the first construction progress cost for the civil work done so far.

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

Staff are moving forward with formalizing interim financing arrangements for the Project.

## **Owner's Representative Project Update**

### **CRD Building Permit**

The drawing package was submitted to the CRD building inspector on April 3, 2024 and is currently in the review process. CRD Building Inspection staff posed questions regarding second floor accessibility and the hose tower design meeting post disaster standards.

### **Ministry of Transportation and Infrastructure (MOTI) Permit**

A Storm Water Management Plan (SWMP) report was submitted on June 3, 2024. MOTI has confirmed receipt and will respond in the week of June 17, 2024.

### **Mechanical Component**

Mechanical work is being retendered with cost saving measures that include eliminating some complex Heating, Ventilation Air Conditioning (HVAC) equipment in favor of air source heat pumps with simple controls. This re-tendering will close the last week in June. Local contractors have been invited to participate in the bidding process.

### **Temporary Power**

A temporary power pole has been installed and BC Hydro has provided an electrical connection to power the site during construction.

### **Community Trail**

A meeting was held with Island Pathways to discuss developing a path and bicycle structure as part of the Salish Sea trail along the south boundary. The idea of moving the existing path over the ditch with a culvert for temporary use was discussed but not pursued due to funding constraints for temporary projects. To avoid closing the existing path intermittently during construction, we are exploring other options with MOTI regarding a temporary route for the pathway during construction.

### **Conclusion**

The project, while having a good start in April, was halted in May pending the CRD Building Permit and the MOTI Highway Access Permit. The Project Consultants and District Staff are working 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 pathway closing during construction has been discussed and a plan is being developed to avoid this situation.

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

**Recommendation**

That the Board of Trustees accept this report as information.

Respectfully,

Rodney Dieleman  
Corporate Administrator