

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

Date: **December 8, 2025**
 Subject: **New Fire Hall Project Status Update for November 30, 2025**
 To: **Board of Trustees**
 From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for November 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 November 30, 2025, a total of \$8,321,911 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. 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 November 30	Actuals to November 30, 2025
Construction Costs	\$ 8,075,200	\$ 11,174,800	\$ 7,418,769
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 500,000	\$ -
	\$ 11,200,000	\$ 11,674,800	\$ 7,418,769
Architect	\$ 858,000	\$ 837,100	\$ 752,758
Project Manager	\$ 560,000	\$ 194,900	\$ 150,384
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	Included	included
	\$ 2,500,000	\$ 1,032,000	\$ 903,142
Project Costs	\$ 13,700,000	\$ 12,706,800	\$ 8,321,911 65%
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,234,000	\$ 1,453,478
25 year Bond Financing	\$ 9,700,000	\$ 9,472,800	\$ 5,868,433
	\$ 13,700,000	\$ 12,706,800	\$ 8,321,911

Owner's Representative Progress Report

1. Construction Progress

The new fire hall project continues to advance on schedule and within the approved budget. Key accomplishments during the reporting period include:

Roofing

- Flat roof membrane installation completed.
- Drain slope package installed.

Mechanical Systems

- Plumbing and drainage pipe installation is ongoing.
- Duct installation for heating and ventilation continues.
- Fire-suppression system installation remains in progress.

Electrical Work

- Rough-in electrical wiring is ongoing throughout the building.

Cladding

- Installation of exterior insulation, siding, and soffits continues.

Windows

- All windows have been installed.

Infrastructure

- BC Hydro design drawings have been received.

2. Safety and Security

- No safety or security incidents were reported this month.
- All contractors and trades continue to diligently follow established site protocols.

3. Forecasted Activities

The following work is scheduled for the upcoming reporting period:

- Continuation of building insulation.
- Installation of exterior doors.
- Ongoing plumbing and mechanical rough-ins.
- Continued installation of the fire-suppression system.
- Electrical work progresses to the next stages.
- Installation of soffits and siding.
- Drywall installation to commence.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Temporary Shop in Traing Room



Second Floor



East Side Second Floor



South on Second Floor