

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

Date: December 11, 2024
 Subject: New Fire Hall Project Status Update for November 30, 2024
 To: Board of Trustees
 From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for November 30, 2024

Background

The 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 up to \$13.7 million dollars.

Project Summary Budget and Expenditures

As of November 30, 2024, \$2,546,238 has been allocated to design aspects, final drawings and engineering along with the construction progress invoices for the civil work, forming, foundation, footings, rebar and concrete work done so far.

**Salt Spring Island Fire Protection District
New Fire Hall 455 Lower Ganges Road**

Description	Project Charter Budget	Budget at October 31, 2024	Actuals To October 31, 2024
<u>Costs</u>			
Construction Cost	\$ 8,075,200	\$ 10,673,232	\$ 1,650,000
2021 Cost Escalation Estimate	\$ 1,532,900		
Permits	\$ 100,000	Included	
Insurance	\$ 100,000	Included	
Construction Contingency	\$ 1,391,900	\$ 526,768	
Total Budgeted Construction Costs	\$ 11,200,000	\$ 11,200,000	\$ 1,650,000
Architect	\$ 858,000	\$ 806,300	\$ 622,800
Project Manager	\$ 560,000	\$ 194,900	\$ 75,438
Contractor	\$ 672,000	\$ 571,200	\$ 198,000
Interim Financing	\$ 410,000	\$ 680,000	\$ -
	\$ 2,500,000	\$ 2,252,400	\$ 896,238
Total Project Costs	\$ 13,700,000	\$ 13,452,400	\$ 2,546,238
<u>Funding</u>			
Capital Region Grant- Community Works Fund	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,752,400	\$ 1,546,238
CIBC Interim Loan	\$ 9,700,000	\$ 9,700,000	
	\$ 13,700,000	\$ 13,452,400	\$ 2,546,238



Owner’s Representative Project Update Report

1. Permits and Approvals

- **Ministry of Transportation and Infrastructure (MOTI) Permits:** No permits or communications have been received from MOTI regarding the sewer line installation and road crossing.

2. Construction Progress

Foundation Work

- The first phase of the foundation wall pour was completed on November 18, 2024, with concrete forms stripped by November 28, 2024.
- The second and final phase of foundation wall pours is scheduled for December 12, 2024.
- Excavation for the hose tower's raft slab has begun. Forming and rebar installation will follow, with the concrete pour planned for December 20, 2024.
- Structural steel erection is set to begin in January 2025 following the completion of backfilling and infill by the civil contractor.

3. Schedule Update

- MKM Constructors provided an updated schedule with a targeted project completion date of October 2025

4. Planning

Infrastructure Adjustments

- The sani-dump has been relocated from its original site near the propane tank to the rear of the building under the exterior stairs due to insufficient sewer line grading at the original location.
- Civil drawings have been updated to include water and electrical supply from the well to the rainwater storage tanks, as well as conduit installation to the well head from the future museum location.

Radon Gas Compliance

- A recent BC Building Code update requires Radon Rough-in measures. These include a gas-permeable layer, separation from the conditioned space, and a pipe ready for a fan installation. This has been integrated into the project plans.

5. **Safety and Security:** No incidents to report.

6. **Forecast for the Upcoming Month**

Concrete Work:

- Next foundation pour scheduled for December 12, 2024.
- Hose tower foundation concrete pour set for December 20, 2024.

Site Work:

- Perimeter drain installation.
- Infill and backfill activities to commence.
- Structural steel erection to begin.

Recommendation:

That the Board of Trustees accept this report as information.