

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

Date: **November 12, 2025**
 Subject: **New Fire Hall Project Status Update for October 31, 2025**
 To: **Board of Trustees**
 From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for October 31, 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 October 31, 2025, a total of \$7,605,188 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 has begun. 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 October 31	Actuals to October 31, 2025
Construction Costs	\$ 8,075,200	\$ 11,174,800	\$ 6,709,525
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	Included	included
	\$ 11,200,000	\$ 11,174,800	\$ 6,709,525
Architect	\$ 858,000	\$ 837,100	\$ 752,758
Project Manager	\$ 560,000	\$ 194,900	\$ 142,904
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	\$ 643,200	-
	\$ 2,500,000	\$ 1,675,200	\$ 895,662
Project Costs	\$ 13,700,000	\$ 12,850,000	\$ 7,605,188
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,234,600	\$ 1,453,478
CIBC interim loan	\$ 9,700,000	\$ 9,615,400	\$ 5,151,709
	\$ 13,700,000	\$ 12,850,000	\$ 7,605,187

Owner's Representative Progress Report

Construction Progress Report

Construction Progress:

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

- **Roofing:** The flat roof membrane and drain slope package have been installed.
- **Mechanical System:**
 - Installation of plumbing and drainage pipes continues.
 - Installation of duct system for heating and ventilation is ongoing.
 - Fire-Suppression System is being installed.
- **Electrical Work:**
 - Rough wiring of the building has started.
- **Cladding:**
 - The installation of exterior insulation, siding and soffits is progressing.
- **Windows:**
 - Windows are being installed.
- **Civil Work:**
 - Waterlines to the building have been sanitized and pressure tested and passed all test.
- **Infrastructure:**
 - BC Hydro design drawings have not yet been received.

Forecast:

The following activities are scheduled for the upcoming period:

- Building insulation continues.
- Window and door installation continues.
- Continuing of plumbing and mechanical rough-ins.
- Fire suppression system.
- Electrical work.
- Installation of windows, soffits and siding.

Safety and Security:

No safety or security concerns have been reported this month. Site protocols continue to be followed diligently.

Conclusion

The project remains on schedule and within the approved budget. Progress on mechanical, and electrical systems continues steadily, with upcoming milestones focused on weatherproofing and utilities.

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Roofing Being Installed on South Deck



Upper Roof with Equipment Curbs



Soffits Being Installed



Plumbing and Mechanical Being Installed