

Salt Spring Island Fire Protection District

Staff Report

Date: October 15, 2024  
Subject: New Fire Hall Project Status Update for September 30, 2024  
To: Board of Trustees  
From: Rodney Dieleman, CAO

Issue: New Fire Hall Project Status Update for September 30, 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:

As of September 30, 2024, \$2,059,379 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 and done so far.

**New Fire Hall Building**

|  | Budget              | Expenditures       |
|--|---------------------|--------------------|
| Professional Fees:                           | \$1,572,000         | \$875,000          |
| Construction Financing: (estimated @ 6.95%): | \$790,000           |                    |
| Construction Cost:                           | \$10,600,000        | \$1,184,379        |
| <b>Project Cost: (estimated):</b>            | <b>\$12,962,000</b> | <b>\$2,059,379</b> |
| Project Contingency:                         | \$38,000            | \$ -               |
| <b>Total Projected Project Cost:</b>         | <b>\$13,000,000</b> | <b>\$2,059,379</b> |

**Project Funding**

|                                | Budget              | Expenditures       |
|--------------------------------|---------------------|--------------------|
| Reserve Capital Funds:         | \$ 1,800,000        | \$ 1,193,200       |
| Reserve Water Supply :         | \$ 350,000          |                    |
| Reserve Unspecified:           | \$ 150,000          |                    |
| Grant:                         | \$ 1,000,000        | \$ 866,179         |
| Long Term Financing:           | \$9,700,000         | -                  |
| <b>Total Project Financing</b> | <b>\$13,000,000</b> | <b>\$2,059,379</b> |

## Owner's Representative Project Update Report:

### 1. Permits and Approvals

- **Building Permits:**
  - Permits for the main building and hose tower are expected shortly. The CRD is satisfied with all conditions, and the necessary documents are being couriered for final processing.
- **Ministry of Transportation and Infrastructure (MOTI) Permits:**
  - No permits have been issued for the sewer installation or road crossing of the waterline at this time.

### 2. Communication Systems

- **Rogers Connection:**
  - A temporary connection for the site office is now in place and we are exploring options for permanent service.
- **Phone System for Firehall:**
  - We are in discussions with a communications vendor regarding a new phone system for the firehall.

### 3. Construction Progress

- **Foundation Work:**
  - The second concrete pour was completed on September 17, 2024.
  - The next concrete pour is scheduled for the week of October 21, 2024.
  - To date, 137 m<sup>3</sup> of concrete has been poured, and 14 tons of rebar have been installed.
- **Hose Tower Construction:**
  - Excavation and concrete forming for the hose tower are scheduled to begin later this month.

### 4. Planning

- **West Saanich Firehall Tour:**
  - We visited the West Saanich firehall to assess their pump test facility and gather insights on potential redundancies or areas for improvement based on their 10+ years of operation.
- **Project Schedule:**
  - MKM provided a summary project schedule indicating an expected completion date of October 2025.

### 5. Mechanical and Electrical Drawings

- Revised mechanical and electrical drawings with updated specifications will be completed by October 17, 2024.
- MKM will need time to incorporate these changes into the budget for review.
- Propane Tank Installation: A 2,000-gallon propane tank is required for the mechanical system.

**6. Safety and Security**

- Site Security and Safety: No incidents have been reported.

**7. Site Photos**



**Next Steps:**

Next steps include completion of the mechanical design modifications by the end of October 2024, followed by re-pricing, continued monitoring of progress on permits, site work, and contractor activities, and the foundation and footing work continues.

**Conclusion:**

The project site will see increasing activity in October as work continues on the foundation and footings. The issuance of the core building permit and hose tower building permit will further increase site activity.

The risk of the foot path closing during construction has been discussed and a plan has been developed to avoid this situation or at least minimize the inconvenience to the public. A temporary footpath has been constructed.

**Recommendation:**

That the Board of Trustees accept this report as information.