

Salt Spring Island Fire Protection District (SSIFPD)
Staff Report

Date: **October 6, 2025**
Subject: **New Fire Hall Project Status Update for September 30, 2025**
To: **Board of Trustees**
From: **Rodney Dieleman, CAO**

Issue: New Fire Hall Project Status Update for September 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 September 30, 2025, a total of \$6,932,968 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 August 31	Actuals to August 31, 2025
Construction Costs	\$ 8,075,200	\$ 11,035,300	\$ 6,044,065
2021 cost escalation estimate	\$ 1,532,900	included	included
Permits	\$ 100,000	included	included
Insurance	\$ 100,000	included	included
Construction Contingency	\$ 1,391,900	\$ 139,500	included
	\$ 11,200,000	\$ 11,174,800	\$ 6,044,065
Architect	\$ 858,000	\$ 837,100	\$ 752,758
Project Manager	\$ 560,000	\$ 194,900	\$ 136,145
Contractor	\$ 672,000	Included	included
Interim Financing	\$ 410,000	\$ 643,200	\$ -
	\$ 2,500,000	\$ 1,675,200	\$ 888,903
Project Costs	\$ 13,700,000	\$ 12,850,000	\$ 6,932,969
Capital Region Community Works Grant	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
SSIFPD Capital Reserve Funds	\$ 3,000,000	\$ 2,234,600	\$ 2,123,366
CIBC interim loan	\$ 9,700,000	\$ 9,615,400	\$ 3,809,602
	\$ 13,700,000	\$ 12,850,000	\$ 6,932,968

Owner's Representative Progress Report

Construction Progress Report

1. Construction Progress

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

- **Weather Barriers:**
 - Moisture protection has been installed on exterior walls and roof areas.
- **Mechanical Systems:**
 - Installation of plumbing and drainage piping is ongoing.
 - Ductwork for heating and ventilation continues to progress.
 - Installation of the fire suppression system is underway.
- **Electrical Work:**
 - Layout and placement of electrical devices and equipment have begun.
- **Civil Work:**
 - Installation and connection of the six-inch and three-inch main waterlines to the building have been completed.
- **Infrastructure:**
 - BC Hydro design drawings are expected to be issued within the next two weeks.

2. Safety and Security

No safety or security incidents have been reported this month. Site safety protocols continue to be diligently followed by all contractors and trades.

3. Forecast and Upcoming Activities

Planned activities for the next reporting period include:

- Installation of exterior building insulation.
- Window and door installation.
- Continuation of plumbing and mechanical rough-ins.
- Ongoing fire suppression and electrical system installation.
- Pouring of the second-floor concrete topping.

Conclusion

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

Project Overview

ACTIVITY DESCRIPTION/PICTURES



Vapour Barrier Installed



Water Connection Made to Main



Water Connection to Building



Plumbing and HVAC Duct Being Installed