

Budget 2024

Fire Hall Expansion Project

February 6, 2024



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Fire Hall – Original Proposal

The City has outgrown our current Fire hall:

Built in 1989 for staff of 16, now at 47

- Current staff levels/ service requirements are beyond operating capacity
- Current location is best for community response times
- Safety requirements have changed over time (WSCC, NFPA)
- Little to no physical or vapour separation between the outdoors, and the administrative areas exposing staff to vehicle exhaust, cross contamination from responses.
- Kitchen area is inadequate for staff numbers
- Insufficient number of washrooms
- Facility not gender neutral
- Apparatus bays used for changing area/personal clothes
- Inadequate decontamination space for firefighters
- The number/size of apparatus has increased
- No on-site training area
- Heating, ventilation and air conditioning (HVAC) systems are aging and ineffective for the entire facility
- Accessibility issues

Fire Hall – Options and Decision

- Options considered in the Review completed by Dillon:
 - Renovate/Expand – retrofit to address current building shortfalls plus expand to meet needs
 - Reconstruct – demolish and rebuild
 - Add 2nd FireHall – still need to address current FH deficiencies, creates additional pressures on existing level of service delivery model
- Council decided to Renovate/Expand (Motion 0024-21, Feb 8 2021):
 1. Council accept the Fire Hall Study for Information.
 2. Council approve Option 1A (renovation/expansion of existing Fire Hall) from the Fire Hall Study as the most feasible for addressing requirements to improve the facility's condition and its building functions.
 3. Council direct Administration to bring forward a capital request to implement a Fire Hall renovation/expansion project as part of Budget 2022.

Fire Hall – Current Status

Current Status - Project Costs

- As per Long Term Capital Overview
 - Renovation/Expansion (25-30 year projected lifespan)
 - Original cost estimate (2019) : \$3.3M
 - Council approved \$12.5M
 - Current Class D estimate: \$17M, final design price could be higher
 - Location and retrofit deemed best for the City
- Expenditures to date:
 - \$1.8M in contract design and specification fees for Reno/Expansion

Current Status – Status of the Building

- Hot water system components failing
- Down to 1 boiler; old mechanical system prone to failure
- Emergency generator – outdated, can't source parts for repair; hasn't been replaced pending FH retrofit.

Fire Hall Alternative: Build New?

What if Council wanted to reconsider reno/expansion and instead build new (same site)?

- Massive change in direction: Council directed Administration to proceed with renovation/expansion option and is out of time to reconsider the motion (Council Procedure By-law, s.89(5)). Therefore, it is not open to Council at this time (Budget 2024) to direct Administration to pursue another option.
- If Council wanted to consider an alternative:
 - 2024: Propose capital project for Budget 2025 to undertake design
 - 2025: If approved, go to RFP to commission design, site planning
 - 2026: Class D estimate, then Class A for Council consideration
 - 2027: Include in Budget