

Staff Report to Council

Engineering Department

FILE: 02-0890-03/20

REPORT DATE: March 03, 2020 MEETING DATE: March 10, 2020
TO: Mayor and Council
FROM: Alina Torres, Project Manager – Major Projects
SUBJECT: Fire Hall Replacement – Project Update

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Direct staff to proceed with the tender package for the new Fire Hall based on the detailed design outlined in Attachment A of the March 3, 2020 staff report and incorporate feedback received at the March 10, 2020 Council meeting; OR
- B. Other.

PURPOSE

To provide an update on the Fire Hall Replacement project, including exterior renderings, updated cost estimate and timeline, and seek feedback on the detailed design.

☐ Information Report ☐ Decision Report ☒ Direction Report

DISCUSSION

Background:

Staff have been working with the design team since the last project update provided on July 30, 2019. A public information session was held on October 19, 2019 as part of the annual Fire Hall Open House and the detailed design continued to progress.

A project update was planned for December 2019 but, further refinement of the design and cost was required. Specifically the value of the below-grade level did not justify the

estimated cost. The below-grade level mainly consisted of 28 parking stalls, storage, gym and electrical/mechanical/IT rooms; however, its construction included challenges, such as a high water table and risks associated with below-grade works and caused the design team to re-evaluate the detailed design.

By eliminating the below-grade level and expanding the footprint of the third floor across the apparatus bays, the project costs, risks and tower complications would be reduced and the construction schedule would be shortened. Site parking would be accommodated on the west side of the site, similar to current conditions, which adequately serves operational requirements.

The discussion below outlines the revised detailed design of the new fire hall, including exterior renderings, updated cost estimate and timeline.

Analysis:

The design team, including Johnston Davidson Architecture, sub-consultants and City staff, has continued to work on the detailed design of the new Fire Hall. Some of the main design changes include:

- Elimination of the underground parking and associated access ramp – due to existing ground conditions, high level of risk and associated cost.
- Re-distribution of below-grade space to expanded 3rd floor – This allowed for a more functional space, while still accommodating future needs. The total square footage was reduced by approximately 3,000 ft² by better utilizing corridor spaces, kitchenettes, storage, etc.
- Slight reduction of administration area (east side of building) to allow the building footprint to be shifted slightly east to maximize the surface level parking area, while still providing a buffer space between the building and existing hedge on the east property line.
- Increased space in the Emergency Operations Centre (EOC) to improve efficiencies and operations in an emergency situation and accommodate for future training.
- Relocation of the hose tower slightly back from the front of the building on 122nd Avenue to minimize the industrial, bulky look of the building.
- Three full stories with a four storey hose tower, totaling approximately 25,000ft².
- Architectural design changes, including a mono-sloped roof, various building dimensions, increased glazing and incorporation of natural wood.

The new Fire Hall will not require a Development Permit; however, it will require a Development Variance Permit. In order to create the most functional space without increasing the number of stories, the building footprint will push past some of the setback boundaries. The Development Variance Permit involves a staff review of the

variance permit application, followed by Council consideration and approval, and public notification for the property owners within 50m of the property.

Telecommunications Tower Relocation

The existing telecommunications tower that houses equipment from Telus, Rogers, and Freedom Mobile needs to be relocated to the south-west corner of the site such that it will not impact construction and operation of the new Fire Hall. The scope of work will likely involve the construction of a new tower and decommissioning of the existing tower. Staff are currently working with the three carriers and expect more information to become available in the coming months. The carriers will likely be undertaking public consultation as part of the tower relocation project.

Temporary Fire Hall

Staff presented an update on the Temporary Fire Hall during the February 11, 2020 Council meeting. After assessing location, cost and impact to stakeholders, a hangar at the Pitt Meadows Airport was selected as the best option for the temporary fire hall. This location meets the operational needs of the Fire Hall and has minimal impact on response times.

During the February 11, 2020 presentation, staff mentioned the lease of the hangar would start on March 1, 2020 with relocation of the fire department expected in April. Lease of the space has since been pushed to April 1, 2020 and this change will not impact the fire hall replacement schedule and allows for a 1 month savings in rent.

Project Timeline

The assembly of the demolition drawings, working drawings and tender documents will progress in the coming months. An updated project timeline is outlined below:

Date	Activity
April 2020	<ul style="list-style-type: none">• Tenant Improvements at temporary Fire Hall• Relocation of existing Tower equipment
May 2020	<ul style="list-style-type: none">• Relocate fire department into temporary Fire Hall• Move items into storage• Tender of existing Fire Hall demolition• Contractor Pre-Qualification for new Fire Hall construction
June – July 2020	<ul style="list-style-type: none">• Demolition of existing Fire Hall• Development Variance Permit review and presentation to Council
September 2020	<ul style="list-style-type: none">• Tender of new Fire Hall to pre-qualified list• Construction of new Tower & decommission of existing Tower

October 2020	<ul style="list-style-type: none"> • Start construction of new Fire Hall
June 2022	<ul style="list-style-type: none"> • Estimated completion of construction and operation of new fire hall
September 2022	<ul style="list-style-type: none"> • Termination of Airport Hangar lease, unless extension requested by City

The three month period between the estimated project completion and termination of the lease allows for potential construction delays.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☒ Transportation & Infrastructure Initiatives

FINANCIAL IMPLICATIONS

- ☐ None ☒ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

The current budget for the fire hall replacement is \$15M. The table below outlines the revised Fire Hall costs, including the elimination of the below-grade level and considerable contingency. A Class C estimate is considered to have an expected degree of accuracy of ±15-20%.

Activity	Estimated Fire Hall Cost – Revised Class C
Construction Cost	\$11.7M - \$12.2M
Contingency (~16%)	\$1.87M - \$1.95M
Consulting Fees (~10.5%)	\$1.23M - \$1.28M
Estimated Sub-total	\$14.8M - \$15.43M

The \$15M budget falls within this estimated cost range and aligns with the previous Class D cost estimate.

Another detailed cost estimate will be obtained prior to tender of the project to ensure alignment with the project budget. Staff will also be reviewing potential grant opportunities, including exploring grant opportunities for the EOC and energy efficiencies.

Based on the revised Class C cost estimate, the construction cost can be funded from internal City reserves without external debt.

PUBLIC PARTICIPATION

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment:

Details on the new Fire Hall design were provided at the October 2019 information session and exterior renderings will be presented at the March 10, 2020 Council meeting. Comments will be documented and considered during assembly of the tender documents.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

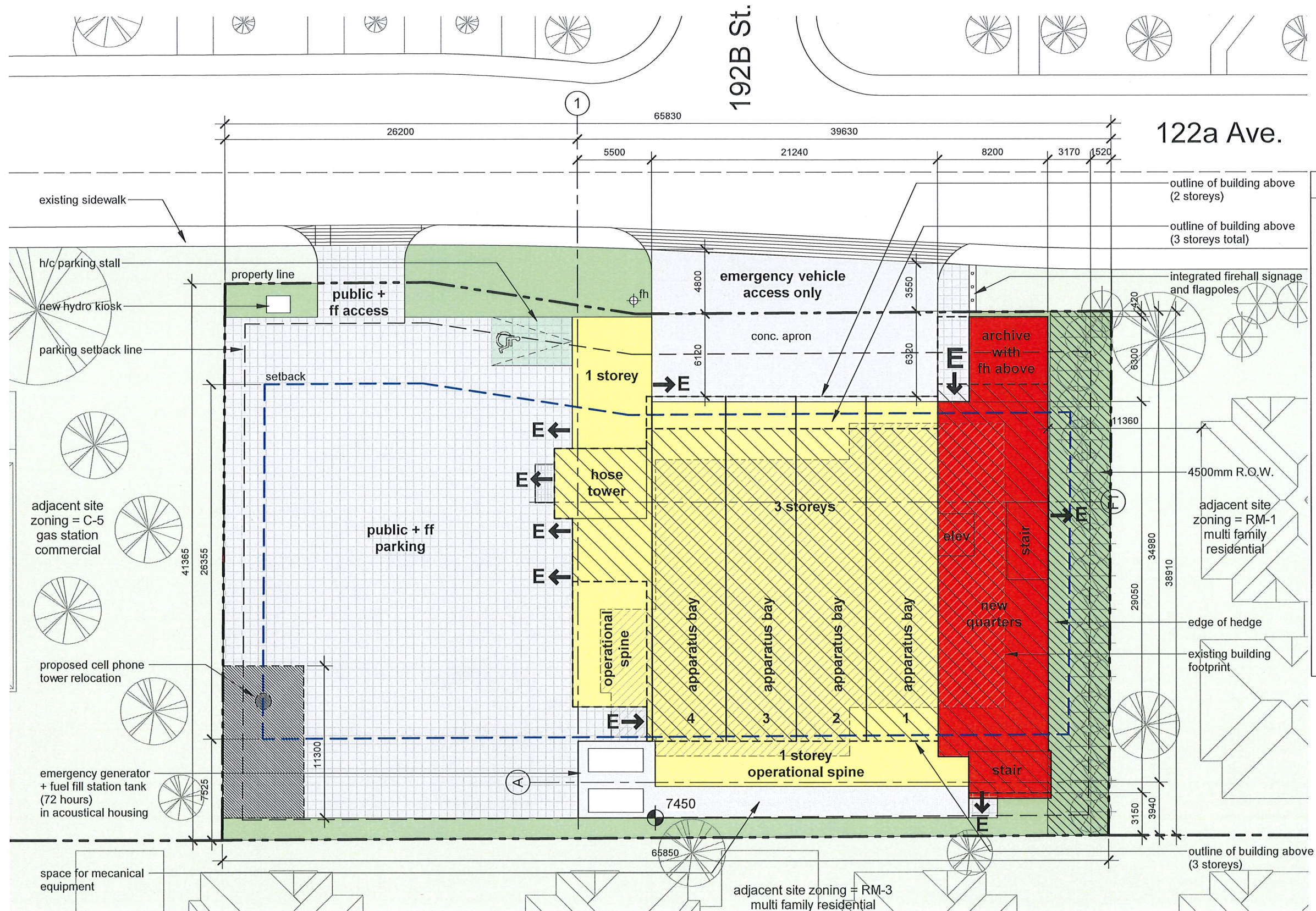
Alina Torres, Project Manager – Major Projects

Reviewed by:

Samantha Maki, Director of Engineering and Operations

ATTACHMENT:

A. Site Plan and Exterior Renderings


SITE LEGEND:

	APPARATUS BAYS + HOSE TOWER + OPERATIONAL SPACES
	NEW FIREHALL QUARTERS
	CONCRETE
	SERVICE R.O.W.
	CONCRETE PAVERS
	ASPHALT
	GRAVEL
	NEW LANDSCAPING
	EXISTING HEDGE
	ARCH. ENCLOSURE
	PROPERTY LINE
	SETBACK
	PARKING SETBACK
	PP POWER POLE
	FDC FIRE DEPARTMENT CONNECT
	FH HYDRANT

design development

City of Pitt Meadows

Pitt Meadows Fire Hall

site plan

1:300

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