



# Fire Hall Advisory Select Committee



## Fire Hall Open House & Conversations

*June 2018*

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# *Background*



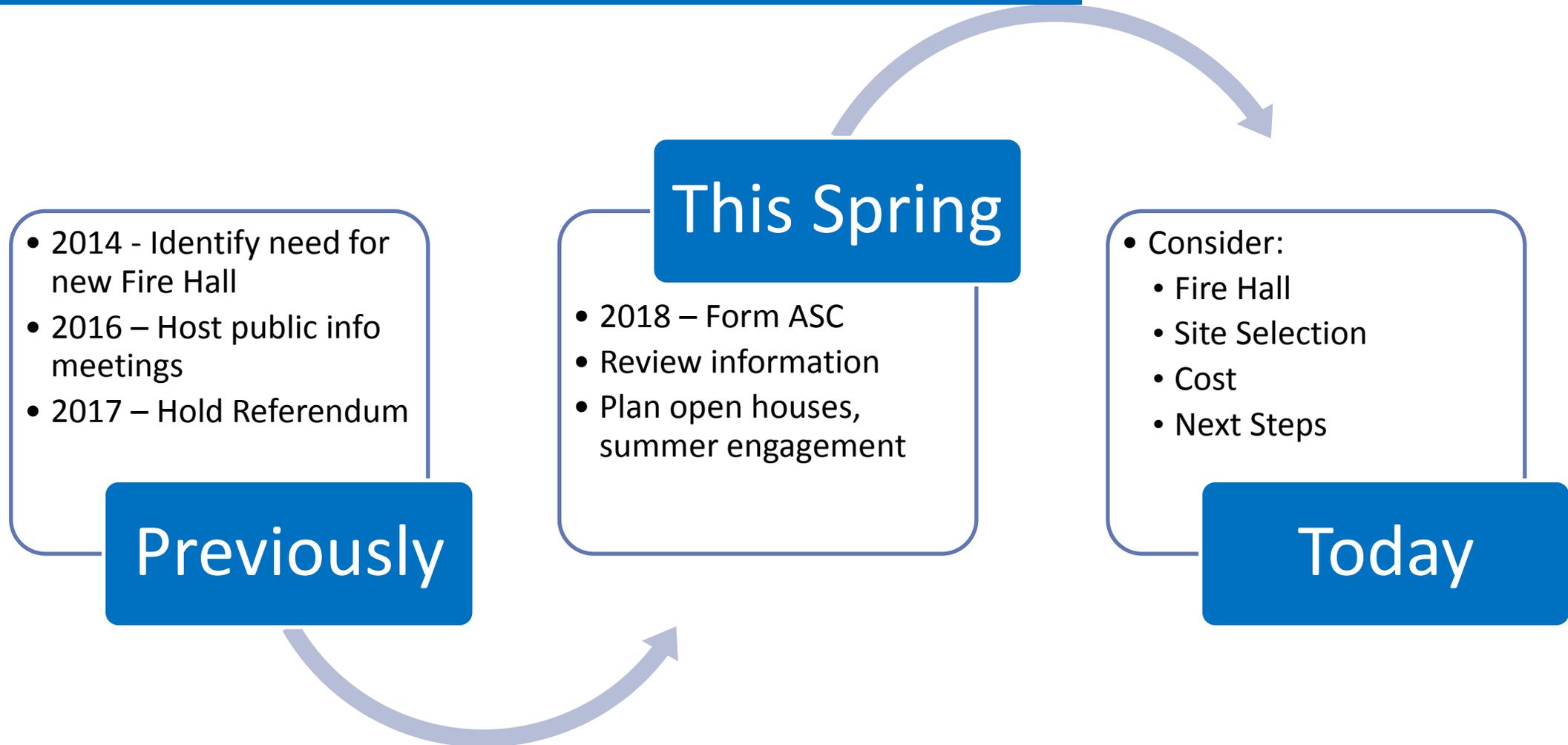
- Continue the process of consultation
- Continue the act of listening
- Inform to achieve better understanding
- Replace misunderstanding with factual information
- Next in a series of formal engagements with residents
- Work toward a community-based resolution

# Today



- Four conversations
- The Town and ASC are “seeking first to understand, then to be understood”
- Encourage everyone to engage, explain, and listen
- Intent is to engage in “active” listening
- We are all here to help you help us
- What we learn here will form the basis of future activities of the ASC and other processes
- Check out the story boards, as they contain detailed information for your consideration

# Process To Date

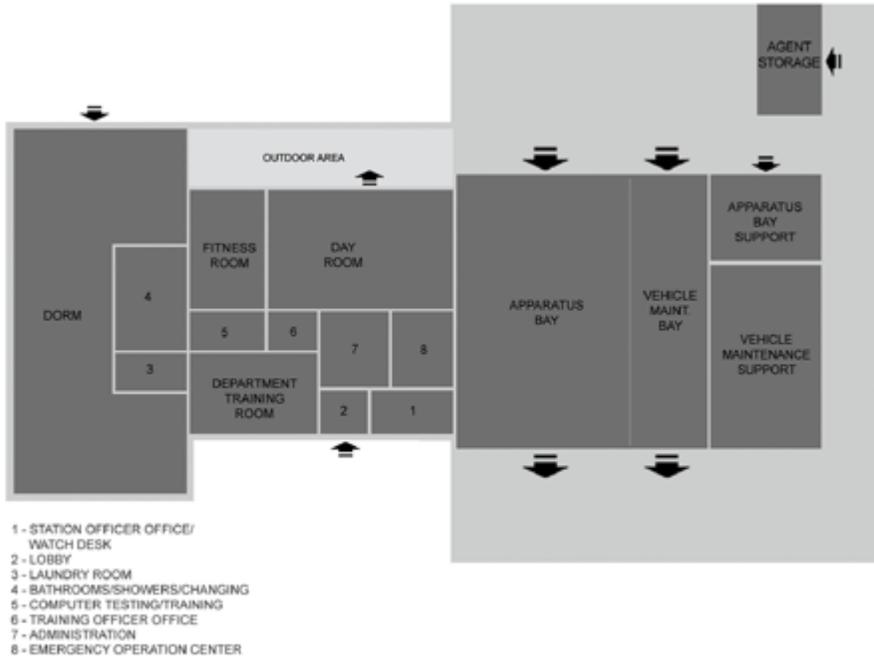


# *What goes into a Fire Station?*



- Must be:
  - Compliant with BC Building Code and other construction codes
  - Compliant with WorkSafeBC Regulations
  - Professionally designed (e.g., reflect good engineering and design principles)
  - Accessible
  - Energy efficient
- Keep in mind EOC spaces – multi-use functionality

# Station Comparisons



- ASC came to conclusion of 14K square feet
- Nothing here that isn't widely accepted as basic requirements
- Good design practices
- Now that we have a good understanding of the size, we need to look at options for where to put it

# Where does it need to go?



Site #	Site Locations	Meets Minimum Response Times (10 minutes)	Site Footprint Big Enough for Current Needs	Already Own the Land	Site Preparation Costs	Room for Future Expansion
1	Cedar St.	Yellow	Red	Green	Red	Red
2	Cook St.	Green	Green	Red	Green	Green
3	NW Blvd.	Red	Red	Red	Yellow	Red
4	Vancouver St.	Green	Green	Red	Red	Yellow

-  Meets All or Most Requirements / Least Cost
-  Meets Some Requirements / Some Costs
-  Meet None or Few Requirements / Most Cost

# *How much is it going to cost?*



- There has never been a plan for a \$6.1M fire hall
- The question was an authorization with an upper costing limit / worst-case scenario
- Last approach was a full presentation – this time a sequential process of engagement and confirmation
- Have to go to market to see:
  - What alternatives are available
  - Formal bid pricing
  - Evaluation of alternatives
- The Town is simply seeking your input as to how to proceed with the rest of the process

# What goes into a Fire Station?



## Fire Hall Comparisons

Building and Location	Date Completed	Size of Community	Estimated Cost	Project Size (ft <sup>2</sup> )	Cost / Squarefoot	Project Status	Special Notes
Gabriola Fire Hall	~2013	~4045	~\$4,000,000 <sup>1</sup>	~13,000 <sup>8</sup>	~\$307.69	Completed	Volunteer fire hall - no career or WEP members, 4 tandem bays.
Central Saanich Fire Hall	~2014	~16,814	~\$6,545,160 <sup>2</sup>	~21,500 <sup>9</sup>	~\$304.43	Completed	Composite Fire Department - 4 full time career staff + administration, 4 tandem bays, LEED Silver, full training yard, 50+ parking spaces, pumper test, and full construction of off-site services.
Qualicum Beach Fire Hall	~2015	~8943	~\$6,365,136 <sup>3</sup>	~18,020 <sup>10</sup>	~\$353.23	Completed	Composite Fire Department with full time staff + administration, 4 tandem bays + FCM grant and high level energy savings. This cost included 50+ parking spaces, training yard, pumper test pit, and off-site services. Received \$460,000 in sustainable grants.
Logan Lake Fire Hall	~2017	~1993	~\$3,400,000 <sup>4</sup>	~10,000 <sup>11</sup>	~\$340.00	Completed	Composite fire hall with full time Fire Chief, 3 tandem bays, all wood building, 15 parking spaces.
Osoyoos Fire Hall	~2016	~5085 + Service Area	~\$6,619,800 <sup>5</sup>	~17,330 <sup>12</sup>	~\$381.98	Completed	
East Courtenay Fire Hall	In Progress	~26,000 + Service Area	~\$5,692,000 <sup>6</sup>	~16,576 <sup>13</sup>	~\$343.39	Design Development	One of two fire halls - career fire department
View Royal Public Safety Building	~2015	~10,480 + Service Area	~\$7,370,000 <sup>7</sup>	~20,000 <sup>14</sup>	~\$368.50	Completed	Concrete / engineered steel construction, built according to legislative standards and the BC Building Code.
Proposed Creston Fire Hall	To Be Determined	~5351 + Service Area	To Be Determined	~14,000 <sup>15</sup>	Per Altus Construction Guide Est. \$300-\$350	To Be Determined	Estimate for cost per sq. ft based on Altus Group 2018 Construction Cost Guide. Referendum would be to ask for approval to borrow up to a maximum amount. Actual project cost is based on design, type of construction materials, grants, and fundraising, which would all help to reduce actual cost.

# How do we move forward?



## Now

- Review and report out on today's feedback
- Consider feedback from today and report out

## Next

- If Referendum proceeds, write Referendum Question for maximum borrowing (needs to be approved by Council and the Province)
- Continue to host information sessions and attend events

## Then

- If Referendum is successful, set up Building Implementation Committee to help overview the design, construction materials, and competitive bid process

# *Where do we go from here?*



- What are Town and ASC plans to move forward?
- How do we respect consultation inputs, but get a new fire hall?
- How do ASC principles influence the project moving forward?
- Will there be a referendum this fall?

# *Small-Group Conversations*



- Four small-group conversations with technical experts and ASC members
- Approximately 25 minutes each, then switch, 3 rotations, then recorders will report out
  - What questions do you have?
  - What else do we need to consider?

## **Table Topics**

- SITE: Where does it need to go?
- SIZE: What does it need to have in it?
- COST: How much will it cost?
- NEXT: How do we move forward?

# *Thank You*



- Thank you for your interest and contribution to this important process!
- Thank you for your commitment to helping guide this vital project toward effectiveness, efficiency, and sustainability
- Be sure to fill in the feedback form
- Use post-it notes to capture any additional ideas
- Please feel free to talk with us one-on-one