CRESTON FIRE STATION WORKSHOP

FEBRUARY 24, 2021

SEGMENT OBJECTIVES

01

Establish and clarify timeline of events from February 18, 2018 to current.

02

Review activities related to cost containment and transparency.

03

Set the stage for "What's Next" Discussions.

- ADVISORY SELECT COMMITTEE FORMED
  - PROVIDE A COMMUNITY VOICE
  - GUIDANCE AND RECOMMENDATIONS TO COUNCIL
  - COMMUNICATE WITH THE TOWN AND RD
  - REFLECT COMMUNITY VALUES IN PROJECT DECISION MAKING

FEBRUARY 2018

ASC PRINCIPLES

BUDGET CERTAINTY THROUGH RIGOROUS PLANNING AND PROJECT MANAGEMENT

BASED ON CURRENT CRESTON FIRE RESCUE SERVICE LEVELS AND NEEDS, NOT BASED ON WANTS AND LIKES

EVALUATE ALL POSSIBLE FUNDING SOURCES, INCLUDING GRANTS AND OPPORTUNITIES TO REDUCE BURDEN ON TAXPAYERS.

PROVEN TECHNOLOGIES WILL BE EXPLORED TO ACHIEVE A BALANCE BETWEEN ENERGY EFFICIENCY AND COST EFFECTIVENESS

ASC DESIGN PRINCIPLES

- A FIREHALL THAT IS COMFORTABLE IN ITS ENVIRONMENT
- A FIREHALL THAT IS MODERN AND THAT FITS THE COMMUNITY.
- A FIREHALL THAT IS FUNCTIONAL AND ADAPTABLE.
- A FIREHALL THAT WILL FIT WITH THE REGIONAL DISTRICT FIRE SERVICE NOW AND IN THE FUTURE.

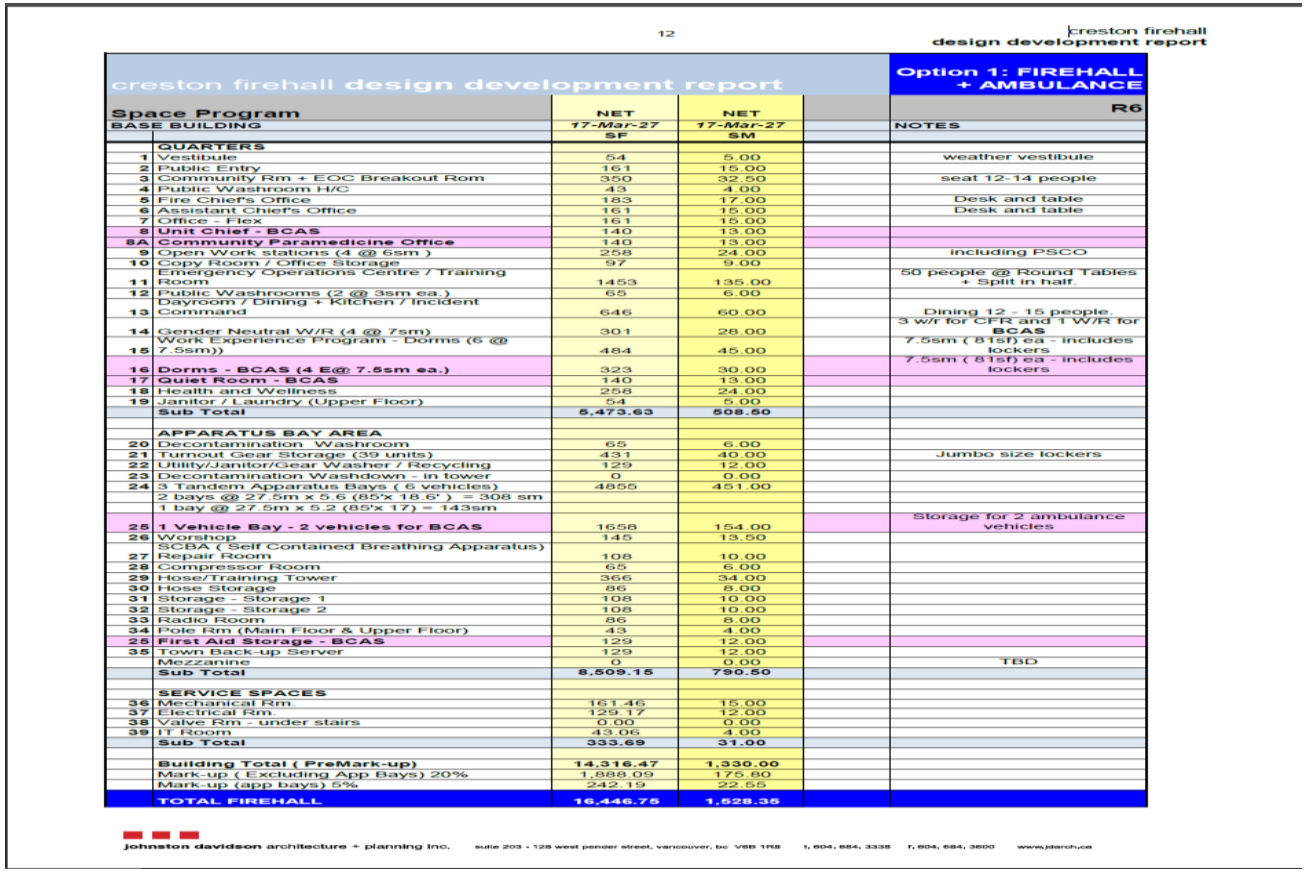
FIREWISE CONSULTING

- FIREWISE WAS ENGAGED IN FEBRUARY 2018
- PRODUCED TWO REPORTS
  - INTERIM MEASURES- MARCH 2018
    - WHAT WAS WRONG WITH CURRENT STATION?
    - WHAT NEEDS TO BE DONE TO MAKE IT WORK IN THE INTERIM?
  - FIRE STATION REPORT- MAY 2018
    - LONG TERM CONSIDERATIONS RELATED TO UPGRADE OR REPLACEMENT OF FIRE STATION

REPORT OUTCOMES

- STATION LOCATION
- INFORMED DISCUSSIONS ON SPATIAL REQUIREMENTS
- CONFIRMED EXISTING UNDERSTANDINGS
- LINKED EVERYTHING TO APPLICABLE LEGISLATION, STANDARDS, REGULATIONS OR APPLICABLE INDUSTRY ACCEPTED PRACTICES

DESIGN DEVELOPMENT REPORT



creston firehall design development report

	Space Program BASE BUILDING	NET 17-Mar-27 SF	NET 17-Mar-27 SM		Option 1: FIREHALL + AMBULANCE R6 NOTES
	QUARTERS				
1	Vestibule	54	5.00		weather vestibule
2	Public Entry	161	15.00		
3	Community Rm + EOC Breakout Rom	350	32.50		seat 12-14 people
4	Public Washroom H/C	43	4.00		
5	Fire Chief's Office	183	17.00		Desk and table
6	Assistant Chiefs Office	161	15.00		Desk and table
7	Office - Flex	161	15.00		
8	**Unit Chief - BCAS**	140	13.00		
8A	**Community Paramedicine Office**	140	13.00		
9	Open Work stations (4 @ 6sm)	258	24.00		including PSCO
10	Copy Room / Office Storage	97	9.00		
11	Emergency Operations Centre / Training Room	1453	135.00		50 people @ Round Tables + Split in half.
12	Public Washrooms (2 @ 3sm ea.)	65	6.00		
13	Dayroom / Dining + Kitchen / Incident Command	646	60.00		Dining 12 - 15 people. 3 w/f for CFR and 1 W/R for BCAS
14	Gender Neutral W/R (4 @ 7sm)	301	28.00		7.5sm (81sf) ea - includes lockers
15	Work Experience Program - Dorms (6 @ 7.5sm))	484	45.00		7.5sm (81sf) ea - includes lockers
16	**Dorms - BCAS (4 E@ 7.5sm ea.)**	323	30.00		
17	**Quiet Room - BCAS**	140	13.00		
18	Health and Wellness	258	24.00		
19	Janitor / Laundry (Upper Floor)	54	5.00		
	Sub Total	**5,473.63**	**508.50**		
	APPARATUS BAY AREA				
20	Decontamination Washroom	65	6.00		
21	Turnout Gear Storage (30 units)	431	40.00		Jumbo size lockers
22	Utility/Janitor/Gear Washer / Recycling	129	12.00		
23	Decontamination Washdown - in tower	0	0.00		
24	3 Tandem Apparatus Bays (6 vehicles)	4855	451.00		
	2 bays @ 27.5m x 5.6 (85'x 18.6') = 308 sm				
	1 bay @ 27.5m x 5.2 (85'x 17) = 143sm				
25	**1 Vehicle Bay - 2 vehicles for BCAS**	1658	154.00		Storage for 2 ambulance vehicles
26	Worshop	145	13.50		
27	SCBA (Self Contained Breathing Apparatus) Repair Room	108	10.00		
28	Compressor Room	65	6.00		
29	Hose/Training Tower	366	34.00		
30	Hose Storage	86	8.00		
31	Storage - Storage 1	108	10.00		
32	Storage - Storage 2	108	10.00		
33	Radio Room	86	8.00		
34	Pole Rm (Main Floor & Upper Floor)	43	4.00		
25	**First Aid Storage - BCAS**	129	12.00		
35	Town Back-up Server	129	12.00		
	Mezzanine	0	0.00		TBD
	Sub Total	**8,509.15**	**790.50**		
	SERVICE SPACES				
36	Mechanical Rm	161.46	15.00		
37	Electrical Rm	129.17	12.00		
38	Valve Rm - under stairs	0.00	0.00		
39	IT Room	43.06	4.00		
	Sub Total	**333.69**	**31.00**		
	Building Total (PreMark-up)	**14,316.47**	**1,330.00**		
	Mark-up (Excluding App Bays) 20%	1,888.09	175.80		
	Mark-up (app bays) 5%	242.19	22.55		
	TOTAL FIREHALL	**16,446.75**	**1,528.35**		

SPATIAL ANALYSIS

- DESIGN DEVELOPMENT A COMBINATION OF PREVIOUS WORK, 6 MONTHS OF DELIBERATIONS, SCIENCE, LEGISLATION
- SPACES JUSTIFIED AS “NEEDS”, NOT “WANTS”
- 2017 SPACE ASSESSMENT “FED” ONGOING PROCESSES
- REFLECTS LEGISLATED, ACCEPTED PRACTICE, WORKSAFEBC AND OTHER REQUIREMENTS
- REFLECTS COUNCIL APPROVED SERVICE LEVELS

BUDGET

- BASED ON MULTIPLE SOURCES
  - COMPARISONS WITH RECENT, BC FIRE STATION PROJECTS
  - 2018 CLASS C ESTIMATE
  - ANALYSIS OF BC CONSTRUCTION COSTS
  - ALTUS CONSTRUCTION GUIDE

UPDATED EXISTING DESIGN EFFORTS

- Work was generally reflected required design principles
- Big investment in time and dollars
- Time saver
- Design development hadn’t changed much- edits were straight forward

Fulfill commitment to community for ongoing engagement

Offer technical guidance to project team

Has been incredibly helpful navigating the process and working through challenges

TBAC

PREQUALIFICATION

- RFIQ ISSUED FOR PREQUALIFICATION OF GENERAL CONTRACTORS - CLOSED NOVEMBER 18, 2019
- EXCELLENT RESPONSE
- NO INDICATION OF ANY CONCERNS WITH BUILDING BUDGET OR DESIGN BUILDABILITY

LAND PURCHASE FINALIZED

- TOWN ANNOUNCES COMPLETION OF LAND PURCHASE JANUARY 24, 2020
- ABLE TO PROCEED TO FINAL DESIGN
- TENDER PACKAGE MOVING FORWARD

COVID-19

- SERIOUS DISRUPTION TO WORK ON PROJECT
- MAJOR IMPACTS ON COSTS- LUMBER, STEEL, MECHANICAL SYSTEMS, LABOUR
- AVAILABILITY OF MATERIALS AFFECTED

TENDER CLOSES AUGUST 2020

- ONLY 2 RESPONSES- BOTH GROSSLY OVER BUDGET
- NO LOCAL TRADES
- ANALYSIS- NO SINGLE REASON FOR POOR UPTAKE
- BUILDING CODE CHANGES PLAYED A ROLE

VALUE ENGINEERING

- TBAC employed to find efficiencies with drawings
- Redesigned elements of the building
- Worked with BC Ambulance to ensure their needs met

CHANDOS- DECEMBER 2020

- Evaluated design
- Value engineering processes of their own
- Evaluated “buildability’ of design
- Met with contractors and other construction professionals

TODAY

- The building as designed cannot be built within the approved budget
- The fire station must be replaced
- There are options
- We need your help to explore and move them forward

QUESTIONS?