

**Thursday, February 25, 2021**  
**Town of Creston Council Chambers & Via Webex**  
**2:00 – 3:00 pm Meeting Notes**

**In-Person Attendees:**

Councillor Jim Elford, Town of Creston  
Councillor Arnold DeBoon, Town of Creston  
Glenn Guthrie  
Ernie Polsom – FireWise Consulting

**Town of Creston Staff:**

Mike Moore, CAO  
Ross Beddoes, Director of Community Services  
Jared Riel, Fire Chief  
Marsha Neufeld, Executive Assistant

**Consultants (via Webex):**

Michael Lewis, Chandos Construction  
Leah Ulyot – Chandos Construction

**Media (via Webex):**

Jensen Shields, JuiceFM  
Aaron Hemens, Creston Valley Advance

**Gallery (via Webex):**

Teri King – BCEHS  
Keith Goforth

**Call to Order**

E. Polsom called the meeting to order at 2:00 p.m.

**Minutes**

Moved by G. Guthrie, seconded by B. McFarlane  
THAT the Minutes of the Fire Hall Technical Building Advisory Committee held October 6, 2020 be adopted.

MOTION CARRIED

### **Project Update**

- E. Palsom noted the impacts of COVID-19 on the tendering process such as material costs and availability, as well as the availability of the labour force.
- After Council cancelled the tender process in August 2020, JDa and the project team, including two members of the TBAC, undertook a significant value engineering process to find efficiencies with the drawings including redesigning elements of the building. Through this process, Council directed Staff to proceed with issuing a Request for Proposals (RFP) for construction management to assist with managing the overall project within the constraints of the project budget.
- Chandos Construction was named the successful construction management proponent in December 2020 and has been working in conjunction with the architect and project team towards evaluating the building design and the buildability of the design to provide options to move forward.
- E. Palsom noted that the analysis has shown that the building as designed cannot be built within the approved budget established in 2016. Options have been presented to Council for their consideration and Council approved an increase to the construction budget from \$5.5 to \$7.0 million to allow for the completion of the building, reaffirming the commitment made to the community to, “build the best possible fire station for the best possible price”.
- E. Palsom noted that Council has accepted the recommendation from Chandos to look at other building system approaches, including changing materials in previous building design that have increased significantly in cost such as wood. Chandos has recommended utilizing pre-cast concrete panels as the most cost efficient way to proceed with the building.
- B. McFarlane presented an overview of the construction management process to the Committee including the benefits of utilizing construction management to assist with schedule and cost control, and discussed what pre-cast concrete panels looks like and advantages of such including savings of construction time.
- K. Goforth asked why this process [construction management] is being looked at now and not prior. B. McFarlane advised that there had been no indication prior to the August 2020 tender process that there would be any issues with the design-bid-build process and that there were five pre-qualified general contractors of which only two submitted bids.
- E. Palsom advised that value engineering processes will continue with the intention of having ‘shovels in the ground’ in the spring.
- K. Goforth noted his concerns with the project redesign, changes and timeframe to move the project forward as being drastically different. E. Palsom clarified that the changes that had been made were with the construction materials and some of the building layouts and that the programmatic spaces, underlying principles of the

building, capacities and square footages for various functional spaces remained virtually unchanged.

- K. Goforth noted his concerns regarding the increase to the project budget. E. Palsom advised that the decision to increase the project budget was a Council decision and that concerns regarding such should be directed to Council.
- R. Scott noted that the work done thus far by all parties to move the project forward has been exemplary and expressed confidence in the group's responsible approach to dealing with unprecedented complications.
- B. McFarlane presented a visual overview (video provided by Johnston Davidson Architecture) of a revised building model with pre-cast concrete panels and a changed building design.
- M. Lewis and L.Ullyot of Chandos introduced themselves to the Committee and presented photographs of two Emergency Services buildings in Red Deer, AB designed by Chandos utilizing pre-cast concrete panels.
- E. Palsom's presentation is attached as Appendix 'I'.

### **Project Next Steps**

- Meeting schedule to be established as the project moves forward.

### **Next Meeting**

- To be established at the call of the Chair.

### **Adjourn**

The meeting adjourned at 3:00 p.m.