

Tuesday, October 29, 2019
Town of Creston Council Chambers
3:30 pm – 5:02 pm Meeting Notes

Attendees:

Councillor Jim Elford, Town of Creston
Councillor Arnold DeBoon, Town of Creston
Blake Elford – BCEHS
Gertie Brown
Glenn Guthrie
Randall Fabbro
Wendell Marshall
Bruce McFarlane
Ted Moffatt
Ernie Polsom – FireWise Consulting (Chairperson)
Rita Scott

Via Phone/GoToMeeting:

Keith Davidoff – BCEHS
Darren Vanstone – BCEHS
Mike Moore – CAO

Town of Creston Staff:

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

Regrets:

Brandon Vigne

JD Architecture & Consultants:

Kim Johnston – Johnston Davidson Architecture
John Bothelo – Johnston Davidson Architecture
Sean Herold – Herold Engineering (Structural)
Collin Vaness – Integral Group (Mechanical)
Bruce Campbell – Roy Campbell (Electrical)
David Jerke – van der Zalm & associates (Landscape)
Cormac Nolan – Core Group Consultants (Civil) via phone

Gallery:

See attached Sign in Sheet

Call to Order

E. Polsom called the meeting to order at 3:30 p.m.

Minutes

Moved by J. Elford, seconded by R. Scott

THAT the Minutes of the Fire Hall Technical Building Advisory Committee held August 8th, 2019 be adopted.

MOTION CARRIED

Johnston Davidson Architecture & Consultant Project Updates

- Johnston Davidson Architecture along with the project consultants listed above, were in attendance to provide updates on the status of the working drawings for the Creston Emergency Services Building noting the following:
 - The building will be largely wood, above grade, using laminated timber beams and metal decking as the exposed structure in the final finish over the apparatus bays and corridors. The wood finish is designed to be the final finish, not layered or covered up.
 - Mechanical: Energy efficiency and cost effectiveness are goals for this project. One of the ways that this will be achieved is by applying for a grant from Fortis by undergoing the energy-modelling process. By providing alternatives for energy efficiency and costing, when the tenders come in for this project, there will be the ability to take a look at some the options and decide whether the energy efficiency/grant opportunities will allow us to achieve higher energy performance and how this balances with cost. Another project goal is that all systems can be serviceable in this area.
 - Electrical: Updates given on lighting for the building, communication wiring, and security (closed circuit). Question asked about availability of an EV charging station – this is under discussion.
 - Landscape: Still at conceptual stage, discussion about bio swales, interpretive community space and seating area, the main entry with a connected path that is fully accessible, grading of the site and how the building presents itself in the community. Input requested from the TBAC on the landscaping and public art components. Discussion about the incorporation of First Nations art and it was suggested that it would be most appropriate for Mayor Toyota to liaise with Chief Louie regarding this matter. The incorporation of FireSmart principles (I.E. bark mulch vs. rock mulch), consideration of snow ploughing and connectivity with Pealow's Independent Grocer were all discussed as considerations.
 - Working drawings are at 30%.

Prequalification Process Update

- A Request for Information & Qualifications (RFIQ) for the prequalification of general contractors for the Creston Emergency Services Building has been posted on BC Bid with a closing date of November 18, 2019. Submissions will be reviewed and scored by K. Johnston, R. Beddoes, B. MacFarlane, W. Marshall, G. Guthrie and J. Riel.

Wrap Up and Next Steps

- K. Johnston advised that next steps include the production of 'Division 0' and 'Division 1' documents and proceeding exterior and interior finishes.

- Questions were asked regarding when the land purchase for the CESB will be finalized. M. Moore advised that the legal process is being followed and this remains a priority for the Town and there should be more information available to be shared by late November.
- Discussion was held regarding the communication to the public about this project and it was noted that any project updates should be communicated as soon as possible as the community has requested to be kept informed and engaged.
- K. Johnston responded to a question asked regarding a cost estimate for the project. She advised that it is standard to have a cost estimate prepared at no less than the 75% working drawing stage and that it should take approximately two weeks to be completed. It was noted that it is necessary to have the cost estimate completed before the project goes out for tender. K. Johnston noted that the cost estimate could be completed run concurrently with the finalization of the working drawings (90%). M. Moore requested that the schedule be revised to reflect this.
- J. Shields requested clarification on what steps are needed to get to the stage of the working drawings being 100% completed. K. Johnston advised that the goal is to go to the tendering process mid-February, with the process being approximately 3-4 weeks with the consideration of alternates. Town Council and staff will then need a few weeks to go to tender review and award the project. The project duration (construction) is expected to be between 12-18 months.

Next Meeting

- To be established following the coordination team meeting that is scheduled for mid-November. The meeting will likely be in December or early January.

Adjourn

The meeting adjourned at 5:02 p.m.

PUBLIC ATTENDANCE SIGN-IN SHEET
OCTOBER 29TH, 2019

NAME (please print)	TOWN/ORGANIZATION
Dallas Magrum	Creston
Jensen Shields	JuiceFM
Ron Toyota	Mayor, Town of Creston
Marg & Lance Meyer	Creston
Helen Lankhaar	Creston
April Bibby	Creston Paramedic
Don Sciog	Creston Paramedic
Teri King	Creston Paramedic
Mick Starr	Creston Paramedic
Jason Deatherage	Creston Paramedic