

Subject: Fire Station No.1 Architectural Design Project

Recommendation:

BE IT RESOLVED THAT Council receive Report #2024-0190 Fire Station No.1 Architectural Design Project, for information;

AND THAT Council direct staff to move forward with Capital Project FAC-03-24 Fire Station No.1 Architectural Design;

AND THAT the design be completed as a standalone rebuild of the facility on the existing property (177 Regional Road 20 West), to accommodate a phased construction approach.

Background:

At its regular meeting of June 19, 2024, Council endorsed the following motion:

BE IT RESOLVED THAT Council receive Report #2024-0119 Rehabilitation and or Replacement Options for Fire Station One, for information;

AND THAT Council approve the project moving forward as a demolition and full construction project.

This report serves to provide Council additional information regarding the project and seeks to confirm the project approach and location before initiating the competitive bid process for Fire Station 1 architectural design.

Analysis:

On June 19th, 2024, staff presented Council with a number of design and construction concepts for either the renovation or full reconstruction of Fire Station 1, however, there remained some questions on the site location which required clarification before retaining an architect to complete the assignment.

At its regular meeting on September 4th, 2024, it was determined that the site location for the new Fire Station 1 will remain at 177 Regional Road 20 West. Remaining on the existing site allows for two project approaches, total demolition and reconstruction requiring the relocation of staff and fire apparatus, or a phased

demolition and reconstruction approach requiring only the rehousing of staff for the duration of the project.

As previously presented to Council, Raimondo + Associates Architects Inc. was retained by the Town of Pelham to assist with the development of preliminary design options and an assessment of the costs required to build a new Fire Station.

The two preliminary design options, C, and D added as an attachment to this report are suitable for the total reconstruction on the existing site. Both of these options have similar costs of construction and are based on \$540 sq/ft to construct. Options C and D, range from \$6,934,140 to \$7,300,260. Both require the rehousing of the fire apparatus and staff at an estimated additional cost of \$840,000, bringing the total cost of construction to an estimated \$7,774,140 to \$8,140,260 without providing for project contingency.

Design option B is suitable for a phased construction approach and is based on the location of the internal fire separation wall between the existing apparatus bays and staff areas. This wall must remain in place through the demolition of the staff area, and construction of the apparatus bays, opposite to its existing layout. To maintain the functionality of the existing bay without compromising fire response or EMS access, the cost of construction for this option is slightly higher at \$600 sq/ft or \$7,401,000. However, it does not require the additional cost of \$840,000 for a temporary building to house fire apparatus. Staff may be relocated to other municipal facilities, onsite trailers, or a combination of both for the duration of the project.

The design and layout of each option provided are intended as preliminary concepts and may not be representative of the final work product. As such, the options presented should not be judged on aesthetic values at this time. The internal layout and outside façade are subject to change during the Architectural Design project which may also impact the construction costs.

Although staff have provided construction estimates, the total project cost will not be known, with any confidence, until the final design drawings are completed and assessed. Not included in the cost estimates provided above, and which would be required regardless of the design and approach, are project administration, geotechnical study, soil testing, demolition and access soil disposal, staff rehousing (both off and onsite) as well as the new building's furnishings, fixtures and equipment. These items are likely to have a significant impact on the project budget. While these costs are not yet known, they are anticipated to range between \$750,000 to \$1,000,000. An in-depth break down of all project costs will be reported to Council once the final design has been completed and a full assessment is conducted.

Financial Considerations:

The 2024 Facilities Capital Design project FAC-03-24 Fire Station 1 Architectural Design was previously approved for \$300,000, as such there are no further financial considerations related to this report.

Alternatives Reviewed:

Alternatives for the replacement or renovation of Fire Station 1 have been provided in the analysis section above, as well as discussed in previous reports.

Strategic Plan Relationship: Infrastructure Investment and Renewal

The completion of the Fire Station 1 Architectural Design Project will provide the details required to develop a more precise cost estimate of constructing a new Station, on the existing site, as well as have a shovel-ready project should Provincial or Federal grants become available.

Consultation:

The Director of Fire and Bylaw Services was consulted in the preparation of this report.

Other Pertinent Reports/Attachments:

Public Works Report #2024-0119 Rehabilitation and Replacement Options for Fire Station One.

Fire Station 1 Preliminary Design Options

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