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**REPORT TO PORT RENFREW LOCAL SERVICES COMMITTEE
MEETING OF THURSDAY 18 JUNE 2009**

SUBJECT FIRE HALL CONSTRUCTION AND COMMUNITY CENTER ENERGY UPGRADE PROJECT

PURPOSE

To provide the Port Renfrew Local Services Committee (PRLSC) an update as to status of the construction of the proposed fire hall and energy upgrades to the community center

BACKGROUND

A "Towns for Tomorrow" grant was awarded the Capital Regional District (CRD) thereby providing additional funds to help match those provided by the Pacheedaht First Nation, which would allow the full completion of the overall project, namely the finishing of the interior of the fire hall, including an enhanced West Coast facade to the planned exterior, and improvements to the existing community center's energy efficiency and heating plant.

On 20 May 2009, five sealed bids were received by CRD staff with a low bid of \$574,760 and a high bid of \$745,320. A \$15,000 contingency is included. The 5% GST, also included in the above bid amounts, will be reimbursed and returned to the project budget, which reflects why the fire hall accepted tendered bid shown above is higher than shown on the Budget and Expenses Breakdown (Attachment 1).

There have been two modifications made to the original design concept which has been forwarded to the Ministry of Community Development for their consideration.

1. The proposed joint geothermal heating plant proposal is not viable in a climate associated with the West Coast. The difference between the ambient temperature of the air and soils do not lend well for effective heat recovery for efficient heat production. An air-air heat exchange unit is being considered instead as the primary heat source for the community center and resistance heat (electric baseboards) for the fire hall. Wood and propane heat would remain backup sources during the winter electrical outages.
2. The proposed joint emergency power system (one shared Genset for both structures) cannot be installed due to provincial electrical codes and BC Hydro policies regarding shared systems for separate civic addresses. Staff are currently evaluating emergency power needs for both buildings and will make appropriate revisions to address the issue.

At the 10 June 2009 meeting of the CRD Board, Tri City Construction Ltd. was awarded the contract to construct the fire hall. The schedule suggests that the construction works will begin in July with a building occupancy by 31 December 2009.

Concept drawings of the community center have been produced and shared with the community. The façade closely follows the design of the fire hall with block lines, exposed joist ends and vertical cedar log placement. Three large poles creating a covered glass entranceway creates a close architectural association with the fire hall façade and ties the buildings together in aesthetics. Air-air exchange heating

and electrical upgrades to the community center will form part of the energy upgrade project. Those works will be tendered with the expectation that the trades already at the fire hall would submit lower tender bids.

FINANCIAL IMPLICATIONS

As the available budget appears to be adequate to effectively complete the original works, there are no financial implications to the community other than the approved borrowing bylaw of \$40,000. Should the community wish to enhance the project through an expanded scope, additional funds will need to be borrowed by the community to offset the additional costs.

SUMMARY

There have been community concerns voiced in the past regarding possible funding shortfalls to complete the fire hall project. The Towns for Tomorrow grant, and the accepted bid for the fire hall construction, should now alleviate those concerns. The community center upgrades have been estimated and tendered with the anticipation that the new environment in the construction industry, and with the fire hall currently under construction, will realize favourable bids. Staff continues to work diligently in finding ways to achieve the desired end result through inventive thinking and innovative modifications to the design concepts, and to complete the project within the available budget and on time.

RECOMMENDATION

That the Port Renfrew Local Services Committee receive this report for information.



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Engineering Technician 5

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Attachment: 1

ATTACHMENT 1

Budget and Expenses Breakdown

<u>Description</u>	<u>Budget (Funds In)</u>
1. Pacheedaht/INAC funds	\$460,000
2. Pacheedaht vehicle reserve*	\$75,000
3. Towns for Tomorrow grant	\$400,000
4. Net sale existing fire hall	\$234,000
5. Loan authorization	\$40,000
6. Interest	\$333.00
Total money available for joint project:	\$1,209,333

<u>Description</u>	<u>Expenses (Funds Out)</u>
1. Existing fire hall 6 mos. lease cost	\$10,552
2. Fire truck and equipment	\$323,711.72
3. Consultant costs	\$35,455.63
4. Geotechnical investigation	\$5,345.52
5. CRD engineering/drafting services	\$20,783.42
6. CRD real estate costs	\$6,675.92
Total expenses to date:	\$397,178.69

Money available:	\$1,209,333
Expenses to date:	\$397,179
Net available:	\$812,154
Community center estimated works	\$200,000
Fire hall accepted tendered bid	\$548,100
Approximated Contingent amount available	\$64,054

* Temporary borrowing against equipment replacement fund.
 CRD \$120,000 in-kind land contribution not included as Funds In.