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**REPORT TO PORT RENFREW LOCAL SERVICES COMMITTEE
MEETING OF THURSDAY 17 SEPTEMBER 2009**

SUBJECT FIRE STATION CONSTRUCTION AND COMMUNITY CENTRE ENERGY UPGRADE PROJECT

PURPOSE

To provide the Port Renfrew Local Services Committee (PRLSC) an update as to status of the construction of the fire station and energy upgrades to the community centre.

BACKGROUND

At the 10 June 2009 meeting of the Capital Regional District (CRD) Board, Tri City Construction Ltd. was awarded the publicly tendered contract to construct the Port Renfrew fire station. The work began in July 2009 with an anticipated building occupancy by 31 December 2009.

Concept drawings of the community centre upgrades were shared with the community prior to a completed set of final design construction drawings and contract language was produced for the tender process. An air-air exchange heating plant will replace the originally proposed ground heat source concept after the CRD's heating consultant to the project suggested that there would not be enough of a temperature difference between the air and ground to provide an effective heating system. Electrical upgrades to the community centre will form part of the energy upgrade project and will include a new, larger generator. South facing windows have also been added to the upgrades and new electrical panels and switch gear to accommodate the new generator. Additional storage is contemplated dependant on available budget.

The tender for the community centre upgrades was postponed pending receipt of the funds from the sale of the existing fire station in Beach Camp. The transfer of title was completed on 08 September, and the community center upgrade project has now been tendered with a closing date of 23 September 2009.

Some miscommunication between the contractor's staff and the community has occurred during the fire station construction project, primarily regarding roof materials and the use of treated telephone poles for structural applications inside the building. The PRLSC has been kept updated and advised of any raised issues and their resolution. Construction is supervised and inspected by qualified professionals accountable to the CRD, and meets all applicable building, electrical and plumbing codes and regulations.

A 17 meter steel galvanized radio tower has been secured by CRD staff and will be provided to the project at no additional cost to the budget. Appropriate antennae will be installed to meet all applicable emergency criteria and needs for the Port Renfrew Fire Department. The tower will be erected at the fire hall site on the road side of the building. There is no provision to have any third party service utilize the radio tower at this time. Such provision may be made in the future, subject to negotiation of a site license and recovery of applicable costs.

The fire hall has reached lockup stage and the majority of finishing and interior work will now commence. Senior staff will be inspecting the final product and will be mindful of the aesthetics of the building, both inside and out, before releasing the contractor of his responsibilities.

ALTERNATIVES

Not applicable.

FINANCIAL IMPLICATIONS

As the available budget appears sufficient to effectively complete the original scope of the fire station works, there should be no financial implications to the community beyond the approved borrowing of \$40,000. Should the community wish to enhance the project through an expanded scope of the works, additional funds will need to be raised to offset any additional costs.

The \$75,000 transferred from the fire equipment replacement fund for construction of the firehall will need to be repaid over time. A plan to restore the equipment replacement fund will be discussed at the annual budget meeting in November 2009.

The anticipated \$200,000 cost of the community centre upgrades will be supported by the sale of the existing Beach Camp fire station. Two extensions to the closing date and transfer of title were granted the purchaser, in consideration for a change to the lease agreement, which could net the project an additional \$5,000. The transfer of title and funds was completed on 08 September 2009.

SUMMARY

There were community concerns voiced in the past regarding possible funding shortfalls to complete the fire station project. The Towns for Tomorrow grant, and the sale of the existing fire station property should now ease those concerns. The community centre upgrades have been estimated, and the project tendered with the expectation that the new environment in the construction industry will provide favourable bids. Staff continues to work diligently in finding ways to accomplish the desired end results 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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