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**REPORT TO PORT RENFREW LOCAL SERVICES COMMITTEE  
MEETING OF THURSDAY 11 FEBRUARY 2010**

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**SUBJECT      FIRE HALL 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 hall and energy upgrade works 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 contract to construct the Port Renfrew fire station. The construction began on 30 June 2009 and substantial completion and building occupancy achieved by 13 January 2010.

A modification to the fire station scope of works occurred through the CRD mandated requirement of a new radio tower; not budgeted in the original estimate. The acquisition of a one-year old, 50-foot metal tower from the Royal Roads University has been achieved at no cost to the project budget. The new antennae necessary for CREST and local emergency radio coverage will also have no impact to the project budget, as funding has been made available from regional emergency programs for their supply and installation. The \$8,000 cost associated to install the tower base and grounding plates will however be absorbed by the project budget.

The Port Renfrew Fire Department now occupies the new station after an occupancy permit was obtained on Wednesday 13 January 2010. Minor deficiencies remain at the station, therefore final completion and final payment has not yet been given to the contractor. It is anticipated that all deficiencies will be completed before the end of January 2010.

A public tender was advertised in September 2009 for the energy upgrade works at the community centre. The lowest bid received exceeded the available budget by 100%. The contract for the supply and installation of two new diesel generators (one for each project) and the associated electrical system upgrade at the community centre has since been awarded, with the works expected to be completed by 31 March 2010 at a stipulated cost of \$96,490 for both buildings, plus an additional \$8,000 to satisfy a recent BC Hydro policy update regarding switch gear protection.

Remaining cognizant of remaining funds available, staff will tender each of the remaining components of the community centre's energy upgrade, according to the CRD procurement policy. The components remaining, and associated preliminary cost estimates (in order of descending priority) are:

- |                                      |          |
|--------------------------------------|----------|
| 1. window and door replacement       | \$25,000 |
| 2. installation and heat pump supply | \$45,000 |
| 3. insulation                        | \$20,000 |
| 4. solar panel                       | \$5,000  |
| 5. roof reconditioning               | \$9,000  |

The Port Renfrew Fire Hall and Recreation Centre project cost estimate sheet is appended to this report as Attachment 1, listing costs to date, committed costs and estimated costs to come. The scope of work

under the Towns for Tomorrow grant was earlier modified due to changes in design and budget costs. The total cost to date associated with the fire station construction and purchase of fire vehicle/equipment is approximately \$1,011,000; the available budget remaining to complete the community centre upgrade is approximately \$104,000, excluding the cost of the generator and electrical upgrade works already awarded. The community centre scope of works was earlier reduced to match the available funding, and has been approved by the Towns for Tomorrow grant administrators. The PRLSC approved changes to date include the deletion of the proposed architect designed roof structure.

### **ALTERNATIVES**

1. That the Port Renfrew Local Services Committee receive this report for information and authorize staff to continue tendering individual components of the community centre project, in order of descending priority, until available funds in the project budget are insufficient to continue awarding contracts.
2. That the Port Renfrew Local Services Committee receive this report for information and request further information from staff.

### **IMPLICATIONS**

The overall cost associated with the fire station construction has slightly exceeded the projected budget by \$6,000 (0.9%). Of the available \$400,000 Towns for Tomorrow grant funding, approximately \$104,000 remains for the community centre upgrade project's outstanding work. Contingency amounts have been factored in the estimated costs associated for the community centre works and may provide a larger available budget for roof reconditioning once the higher priority components have been completed.

Any further contemplated changes to the project, as dictated by available remaining funds, will be brought forward to the PRLSC for their approval.

### **SUMMARY**

Staff continue to work diligently in finding ways to achieve the desired end results through inventive thinking and innovative modifications to the design concept. The mandated radio tower was incorporated into the fire station construction project, but with minimal impact to the overall budget considering its worth and the associated technical labour and materials funded through the regional emergency programs.

The paving of the fire station driveways, other than concrete aprons at the front door approaches was not included in the original design or budget estimate. It is anticipated that compacted gravel will suffice for the immediate future with periodic maintenance of the California drain at the back entrance to the facility.

### **RECOMMENDATION**

That the Port Renfrew Local Services Committee receive this report for information and authorize staff to continue tendering individual components of the community centre project, in order of descending priority, until available funds in the project budget are insufficient to continue awarding contracts.



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Gary Plevin, ASCT  
Engineering Technician 5

GP:ls  
Attachments: 1

Attachment 1

Quarterly Project Cost Estimate

Port Renfrew Fire Hall and Recreation Centre

Date: January 25, 2010

Account No.: CX.016.1210, 1401 and 1902  
 Engineer: N/A

Activity Code	Item	Description	Budgeted Cost	Actual Cost	Committed Cost	Cost To Come	Total Est. Cost	Total Variance
CX.016.1210								
12		<b>Property - Firehall</b>	<b>\$17,000</b>	<b>\$18,542</b>	<b>\$0</b>	<b>\$971</b>	<b>\$19,513</b>	<b>(\$2,513)</b>
		CRD Real Estate (Gary, Christine)	5,000	10,349	\$0	\$0	10,349	-5,349
		Legal Fees	2,000	3174	\$0	0	3,174	-1,174
		Lease back existing fire hall	10,000	5,019	\$0	\$971	5,990	4,010
44		<b>Engineering - Firehall</b>	<b>\$63,000</b>	<b>\$65,602</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,602</b>	<b>(\$2,602)</b>
		Consultant (Arch, Struct, Elect, Mech)	36,000	35,704	0	0	35,704	296
		Test Holes & Geotechnical	5,000	5,531	0	0	5,531	-531
		CRD Engineering (Malcolm, Shane)	7,000	3,397	0	0	3,397	3,603
		CRD Ops (Gary)		4,036	0	0	4,036	-4,036
		Legal Survey (McElvanney)		1,500	0	0	1,500	-1,500
		CRD Drafting (Mike, Lisa)	15,000	15,434	0	0	15,434	-434
66		<b>Construction - Firehall</b>	<b>\$593,000</b>	<b>\$452,361</b>	<b>\$40,406</b>	<b>\$109,436</b>	<b>\$602,203</b>	<b>(\$9,203)</b>
		Advertising/Tendering (general contract)	1,000	1,047	0	0	1,047	-47
		Building Permit	6,000	5,434	0	0	5,434	566
		Tri-City Construction	534,000	437,664	0	96,336	534,000	0
		Material Testing (Ryzuk)	2,000	1,601	0	0	1,601	400
		Inspection (Consultant)	4,000	2,000	0	2,000	4,000	0
		Inspection (Shane/CRD)	4,000	408	0	2,000	2,408	1,592
		Supply and Install Genset	40,000	0	40,406	0	40,406	-406
		Pacheedaht Logs		1,800	0	0	1,800	-1,800
		Gary H, Christine		408	0	0	408	-408
		BC Hydro (new service)	2,000	2,000	0	0	2,000	0
		Turn out lockers*	0	0	0	1,100	1,100	-1,100
		Tower, Antennas	0	0	0	8,000	8,000	-8,000
CX.016.1902								
68		<b>Fire Truck Purchase</b>	<b>\$325,000</b>	<b>\$324,717</b>	<b>\$0</b>	<b>\$0</b>	<b>\$324,717</b>	<b>\$283</b>
		vehicle Purchase	325,000	324,717	0	0	324,717	283
98		<b>Finance - Firehall</b>	<b>\$500</b>	<b>\$300</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300</b>	<b>\$200</b>
		Misc. Expense	500	300	0	0	300	200
CX.016.1401								
44		<b>Engineering - Rec Centre Building</b>	<b>\$24,000</b>	<b>\$20,284</b>	<b>\$0</b>	<b>\$2,000</b>	<b>\$22,284</b>	<b>\$1,716</b>
		Consultant (Arch, Struct, Elect, Mech)	17,000	17,000	0	0	17,000	0
		Heat Pump Assessment	2,000	1,260	0	0	1,260	740
		CRD Engineering (Malcolm, Gary, Shane)	2,000	0	0	2,000	2,000	0
		CRD Drafting (Mike, Lisa)	3,000	2,024	0	0	2,024	976
66		<b>Construction - Rec Centre Building</b>	<b>\$183,500</b>	<b>(\$96)</b>	<b>\$56,084</b>	<b>\$115,000</b>	<b>\$170,988</b>	<b>\$12,512</b>
		Advertising/Tendering (general contract)	500	-96	0	0	-96	596
		Heat Pumps	45,000	0	0	45,000	45,000	0
		Solar Panel	5,000	0	0	5,000	5,000	0
		Windows/Doors	25,000	0	0	25,000	25,000	0
		Electrical Upgrade**	25,000	0	23,918	8,000	31,918	-6,918
		Supply and Install Genset	35,000	0	32,166	0	32,166	2,835
		Insulation	20,000	0	0	20,000	20,000	0
		Roof Reconditioning	25,000	0	0	9,000	9,000	16,000
		Inspection (Consultant)	1,000	0	0	1,000	1,000	0
		Inspection (Shane/CRD)	2,000	0	0	2,000	2,000	0
		<b>Project Total</b>	<b>\$1,206,000</b>	<b>\$881,711</b>	<b>\$96,489</b>	<b>\$227,407</b>	<b>\$1,205,607</b>	<b>\$393</b>

Notes: \* Turn out lockers to replace those left at Beach camp to satisfy terms of sale. Final cost includes \$1,100 deposit from canopy sale.  
 \*\* Change in BC Hydro policies re: 400 A service requirements. Anticipated increase of \$8000 for switch gear placement.