

HORNBY ISLAND FIRE HALL PROJECT UPDATE

June 2016

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Hornby Island Fire Hall Project

The website link is available at
www.comoxvalleyrd.ca/hornbyislandfirehall

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It's Official - IWCD is our General Contractor!

As you may recall from our last newsletter, the architectural firm SUA was engaged in a cost review exercise with Island West Coast Developments (IWCD), the lowest bidder, and the HIFR design committee to review aspects of the project in order to lower the cost figure.

In the bid documents SUA had requested a price for switching the cladding material from Hardipanel to metal cladding for the two storey portion of the fire hall. SUA applied this \$25,500 cost saving to the project so they were tasked with finding approximately \$250,000 of cost savings. The consultant team proposed a number of cost savings for pricing by the contractor including:

- Deletion of ceilings in the apparatus bays.
- Deletion of underslab insulation at apparatus bays except for 2' around the perimeter of the slab.
- Changes to the apron layout to reduce cut and fill.
- Deletion of skylights over main stair.
- Deletion of exterior concrete apron slab from east side of the fire hall and replace with gravel surface.
- Deletion of interior millwork items
- Revision of flooring specifications
- Revision of cladding specifications
- Deletion of north storage room
- Revised sink specifications

They also requested that IWCD propose some of their own cost savings and these included:

- Dropping the floor elevation by 30" to reduce cut and fill
- Revision to the exterior steel stair
- Alternate light fixtures
- Revised mechanical and electrical specifications
- Revised roofing details and specifications

Through a collaborative process, IWCD worked with the client and the consultant team to evaluate each of the proposed items to ensure that any possible cost savings that could be achieved were evaluated. There were several items that were not accepted because it was felt that they would detrimentally affect the functionality of the fire hall. The final list of cost savings was reviewed with the fire fighter user group to ensure that they had the opportunity to express any concerns or ask questions regarding the proposed cost savings. At the end of the cost saving process, approximately \$150,000 in cost savings were approved for the project. The final contract amount is \$2,032,025. With a budgeted amount of \$1,900,000, the additional funds required will be funded by capital works reserves.



Fire Hall Project Schedule

Based on the contractor's proposed schedule, the major milestones are listed below:

June 2016 Construction has begun. Site grading, excavation.

July, August 2016 Concrete foundation, foundation walls, framing and pre-fab components.

September 2016 Framing and pre fab components continue, roof framing, and concrete slabs.

October, November 2016 Roofing , exterior cladding, drywall and interior finishes.

November, December 2016 Interior finishes continue, mechanical and electrical Services underway.

January 2017 Construction complete.

As the project develops, we will keep you updated on the construction schedule in our upcoming newsletters. If you have any questions or would like further information, please contact Tor Nawrot at tor@hifd.org or 250-335-2214.

Superior Tanker Shuttle Accreditation Update - Second Tanker Truck Order in Near Future

As mentioned throughout the design and development process of the new fire hall, Superior Tanker Shuttle Accreditation has been integral part of the whole project. As mentioned previously, a second tanker truck means Hornby Island Fire Rescue (HIFR) could apply for Superior Tanker Shuttle Accreditation. STSA means that residents of Hornby Island could have a **higher level of fire protection service** and most Hornby Island residents and homeowners may see a reduction in their fire insurance premiums.

Where are we in this process?

Members of HIFR have been actively researching the specific details of the second tanker truck and ordering of the truck will happen in the very near future. Please note that the amount has been budgeted for purchase in 2016.

It is the goal of the HIFR and CVRD that the Second Tanker truck will be delivered in early 2017, shortly after the completion of the new fire hall.

Thank You to the Fire Hall Renewal Project Select Committee

As the construction of the new fire hall is underway, members of the Fire Hall Select Committee decided to meet with the Comox Valley Regional District and review their role and responsibilities for the future. CVRD general manager, community services, Ian Smith and the members agreed that the committee has fulfilled their role and the committee could be dissolved at this time.

The Select Committee provided a important role throughout the design and development stage of the Fire Hall Renewal Project and ensured constant and thorough communication with the Hornby community. The work and dedication of these volunteers meant the community project was in great hands at all times. Thank you Jim Garton, Andrew Carmichael, Tony Quin, Doug Chinnery, and Giff LaRose.