

**TO:** CITY MANAGER

1999 July 20

**FROM:** MAJOR CIVIC BUILDING PROJECT  
COORDINATION COMMITTEE

**SUBJECT:** REPLACEMENT OF FIRE STATION NO. 5  
AND CONSTRUCTION OF PUBLIC PARKING LOT

**PURPOSE:** To obtain Council approval for a Capital Reserves Expenditure Bylaw to finance the construction of Fire Station No. 5 and a Public Parking Lot.

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**Recommendation:**

1. THAT Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$3,961,225 (inclusive of GST @ 7%) to finance the construction of the proposed No. 5 Fire Station and Public Parking Lot at Hastings Street and Carleton Avenue.

**R E P O R T**

In 1998, the consulting firm of Henriques Partners was retained to design the new Fire Station No. 5 and public parking lot. The firm of Hunter Laird Engineering was retained separately to design the off-site improvements required by this construction program. The off-site improvements will be tendered in 1999 July, in advance of the building and parking lot tender to reduce the overlap of contractors on the same site. The Architect is preparing the final documents for tender of the fire hall building in mid-August to prequalified general contractors.

Based on a review of the pre-tender construction documents by the Quantity Surveyor and staff, the following cost estimates have been prepared for the various projects.

1.	Design - Consulting fees	\$ 274,400.
2.	Construction - Fire Station No. 5 Furnishings and Equipment	\$ 3,000,000. \$ 132,000.
3.	Public Parking Lot Carleton Avenue/Albert Street	\$ 130,000.
4.	Hastings St./Carleton Ave./Albert St. Offsite Improvements	<u>\$ 500,000.</u>
	Totals (inclusive of 3% GST)	\$ 4,036,400.
	Less: Design Bylaw #10763 in place	<u>\$ 274,400.</u>
	Amount required before 4% GST	\$ 3,762,000.
	GST Gross-up @ 4%	<u>\$ 146,100.</u>
		\$ 3,908,100.
	Taxes/GST paid on property acquisition	<u>\$ 53,125.</u>
	<b>TOTAL BYLAW REQUIRED</b>	<b>\$ 3,961,225</b>

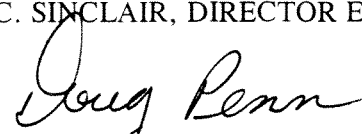
The public parking lot and related works will be tendered with the Fire Station to potentially reduce costs and avoid coordination conflicts onsite.

Sufficient Capital Reserves are available to finance these projects which are included in the 1999-2003 Capital Program. In this regard it is recommended that Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$3,961,225 (inclusive of GST @ 7%) to finance the construction of Fire Station No. 5, Public Parking Lot, and offsite improvements on Hastings Street, Carleton Avenue and Albert Street.

Appearing elsewhere on the agenda is the Capital Reserves Expenditure Bylaw.

  
D.G. STENSON, CHAIR, MAJOR CIVIC BUILDING  
PROJECT COORDINATION COMMITTEE

  
W.C. SINCLAIR, DIRECTOR ENGINEERING

  
*for* JOHN STEWART, FIRE CHIEF

JC:mdw  
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cc: Director Finance  
City Solicitor  
Chief Building Inspector