

CITY OF BURNABY

FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**RE: PROPOSED FIRE STATION NO. 7
GILMORE DIVERSION**

RECOMMENDATION:

1. **THAT** Council pursue the engagement of an architectural consultant for the design of the proposed Fire Station No. 7 at Gilmore Diversion and Norfolk Street.

R E P O R T

The Finance and Civic Development Committee, at its Open meeting held on 2005 May 26, received and adopted the attached report seeking approval to engage a consultant for the design of the proposed Fire Station No. 7.

Respectfully submitted,

Mayor Derek R. Corrigan, Chair
Chair

Councillor Dan Johnston
Vice Chair

Councillor Nick Volkow
Member

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| COPY: CITY MANAGER DEPUTY CITY MANAGER DIR. PARKS, REC. & CULTURE SERVICES DIR. FINANCE CHIEF BUILDING INSPECTOR PURCHASING MANAGER DIR. PLNG. & BLDG. |
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TO: CHAIR AND MEMBERS
FINANCE & CIVIC DEVELOPMENT
COMMITTEE

DATE: 2005 MAY17

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

**SUBJECT: PROPOSED FIRE STATION NO. 7
(GILMORE DIVERSION)**

PURPOSE: To engage a Consultant for the design of the proposed Fire Station No. 7

RECOMMENDATION:

1. **THAT** the City pursue the engagement of an Architectural Consultant for the design of the proposed Fire Station No. 7 at Gilmore Diversion and Norfolk Street.

REPORT

1.0 BACKGROUND:

In 2002, the Consulting firm of SMG/Columbia Consulting Group, in association with Gordon C. Routley, was retained by the City to carry out a study for a staged fire station improvement program that both identified the locations and numbers of any additional fire stations and addressed deficiencies in existing emergency response coverage and facilities. The study specified the number, location and sequencing of fire station additions, renovations and replacements.

Council, in considering the Consultant's Future Needs Study, subsequently adopted a number of recommendations that included:

- The construction of a new #2 Fire Station (Edmonds) at its expanded location.
- The acquisition of a specific site for a new #7 Fire Station in the vicinity of Burnaby General Hospital / BCIT.

Although a priority ranking was developed, it did not set a specific timetable based on the availability of funds and other considerations. Of the three new locations identified for new fire stations, the BCIT/Burnaby Hospital location was designated as the station with the highest priority.

Since the completion of the Study, the City in 2004 completed the replacement of Fire Station No. 2 (Edmonds) and in 2003 acquired property at 4213 Norfolk Street which is bounded by Carleton Avenue, Dominion Street and the Gilmore Diversion. The property was purchased with the intention of developing a new Fire Station (No. 7) in the vicinity of the Burnaby General Hospital / BCIT.

The evaluation criteria determined that this area has the greatest need for a new station as it is highly developed and contains many high risk occupancies. The addition of a station in this area will significantly reduce some of the excess service demands currently being experienced by Fire Station No. 3 (Metrotown) and Fire Station No. 5 (Hastings).

The subject property is approximately 23,088 sq. ft. and will be consolidated to include portions of the Norfolk Street and Carleton Avenue right-of-ways. (See *attached* Sketch #1) The proposed fire station site will require rezoning and subdivision at a future stage to permit the proposed use.

2.0 DESIGN DEVELOPMENT PHASES:

Consistent with the recommendations and priorities noted in the adopted Fire Department Future Needs Study, monies have been allocated in the City's Capital Budget program to commence the design of the Proposed Fire Station No. 7.

In this regard, it will be necessary for the City to prepare a Request for Proposal to engage an Architectural Consultant to undertake the design process. Given that there are a number of items to explore and consider prior to rezoning the site, it is recommended that the design process be structured into two phases.

- Phase 1 – (Preliminary Design Concept)
- Phase 2 – (Detailed Design & Tender Documents)

Under Phase 1, the Consultant would be required to finalize the program requirements, develop conceptual building schemes, explore siting options and prepare a preliminary budget estimate for the project. The information assembled under this phase would be presented to the Finance and Civic Development Committee for their review and consideration.

To: Finance & Civic Development Committee
From: Major Civic Building Project Coordination Committee
Re: Proposed Fire Station No. 7 (Gilmore Diversion)
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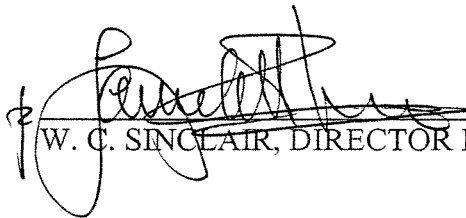
Subject to receiving the necessary approvals, the City would have the option under the consulting agreement to proceed to Phase Two which would develop the detailed design and tender documents, based on a pre-negotiated fee and time schedule. Further reports will be submitted to the Committee at various stages of the detailed design phase. A rezoning of the subject site to enable the development of a fire station would occur, following the successful completion of the Phase 1 study.

Unless otherwise directed, staff will prepare Terms of Reference outlining the City's requirement and issue a Request for Proposal through the Purchasing Department.

Upon receipt of the proposals, interviews will be conducted and a recommendation on the preferred Consulting firm will be forwarded to the Committee for their consideration and approval.



J. S. BELHOUSE, CHAIR, MAJOR CIVIC BUILDING
PROJECT COORDINATION COMMITTEE



W. C. SINCLAIR, DIRECTOR ENGINEERING



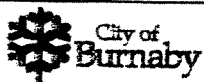
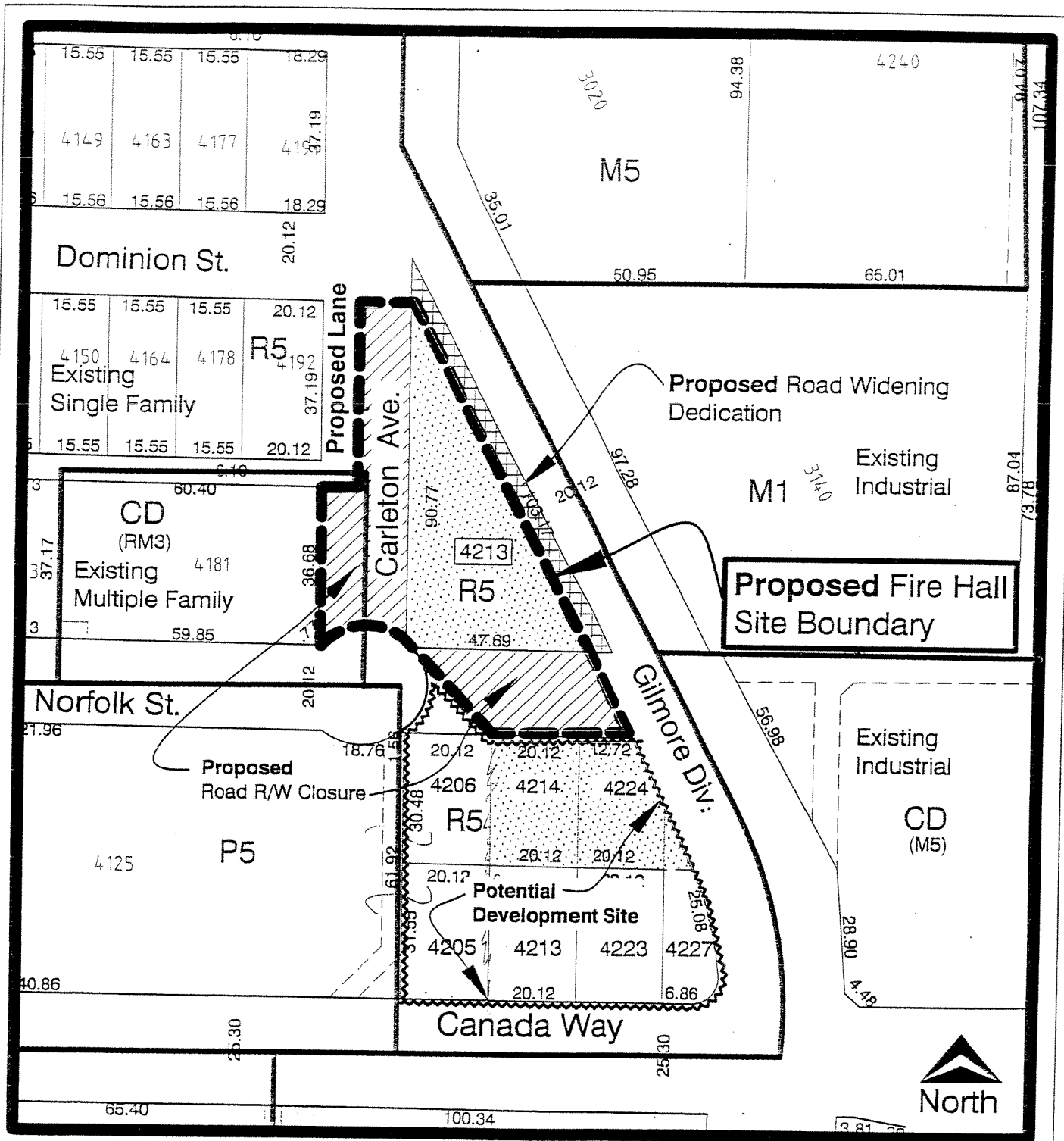
JOHN STEWART, FIRE CHIEF

JC:ap

Attach.

q:\jc\cdc\firestationNo7

cc: City Manager
Deputy City Manager
Director Parks, Recreation & Culture Services
Director Finance
Chief Building Inspector
Purchasing Manager



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

Date: May 2005

City Property

4213 Norfolk St.
Proposed #7 Fire Hall

Sketch # 1

