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**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: FIRE STATION NO. 7 - GILMORE**

**RECOMMENDATION:**

1. THAT Council approve the preliminary design concept and project budget for the proposed Fire Station No. 7 – Gilmore, as outlined in this report.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2006 May 25, received and adopted the *attached* report providing an update on the design and estimated project costs. The construction of proposed Fire Station No. 7 – Gilmore is required to alleviate the lack of coverage in the area of the Burnaby General Hospital. The proposed Fire Station No. 7 incorporates many energy efficient features and could be designed to a silver LEED certified project if so desired.

Respectfully submitted,

Councillor Dan Johnston  
Chair

Councillor Nick Volkow  
Vice Chair

Councillor Gary Begin  
Member

Copy:	City Manager Deputy City Manager Director Finance City Solicitor Chief Building Inspector Purchasing Manager Director Planning & Building Director Engineering Fire Chief
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**TO:** CHAIR AND MEMBERS  
FINANCE AND CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2006 May 12

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

**SUBJECT:** FIRE STATION NO. 7 – GILMORE

**PURPOSE:** To provide the committee with an update on the design and estimated project costs

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**RECOMMENDATION:**

1. **THAT** the Committee approve the preliminary design concept and project budget for the proposed Fire Station No. 7 – Gilmore as outlined in this report.

**REPORT****1.0 BACKGROUND**

The need for proposed Fire Station No. 7 – Gilmore was identified in the 2002 Fire Department Future Needs Study prepared by SMG/Columbia Consulting Group as being a high priority due to a lack of coverage in the area surrounding the Burnaby General Hospital. In this regard staff searched for a suitable site and subsequently acquired a parcel located at Norfolk and Gilmore in 2003. In September 2005 the consulting firm of Mussan Cattell Mackey Partnership was retained for the detailed design and contract administration related to this proposed Fire Station. Since then staff have been working with the consultants to achieve the current preliminary design and cost estimate. The subject site will require a dedication for the widening of Gilmore and will consolidate unused portions of Norfolk and Carleton Streets right-of-ways to permit the development.

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 From: MAJOR CIVIC BUILDING PROJECT  
 COORDINATION COMMITTEE  
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The proposed fire station is a post disaster 3 bay drive through building with living quarters and associated amenities for up to 16 fire fighters. The new station has also been designed with 16 underground parking spaces, a fuelling station and full emergency power. The current design incorporates energy efficient materials and mechanical systems in keeping with good design practice and “Leed” guidelines. Under the scope of work the consultants have also identified additional conservation and building technologies with the intent of reaching a silver level certification under the LEED guidelines as optional work to the base building.

In addition to the on-site work the project will require significant off-site civil work to service the site and as part of the rezoning requirements. The civil work will include relocating an existing sanitary sewer, provision of a new storm sewer, road widening of Gilmore, curbs, gutter, urban trail, signal lights and related landscaping along Gilmore.

## 2.0 FINANCIAL SUMMARY

Based on preliminary design information, the Quantity Surveyor and staff have developed the following project budget. They include site specific requirements and off-site servicing work. The numbers also reflect current construction pricing in the Lower Mainland. In addition a cost escalation allowance of 8% is being carried which assumes a construction start in early 2007.

Estimated Building Cost and On-Site Works		\$ 4,768,200.00
Design Contingency (8.4%)	\$ 400,000	
Cost Escalation (8%)	\$ 413,500	
Construction Contingency (3.6%)	<u>\$ 200,000</u>	
Sub-Total	\$1,013,500	\$ 1,013,500.00
LEEDS		\$ 209,438.00
Off-Site Construction		\$ 834,184.00
Consulting Fees		\$ 517,341.00
Related Project Costs (permits, equipment, FF & E)		<u>\$ 511,400.00</u>
Sub-Total		\$ 7,854,063.00
Cost @ 6%		<u>471,306.00</u>
<b>TOTAL ESTIMATED PROJECT COSTS</b>		<b>\$ 8,325,306.00</b>

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The above estimate includes a design contingency due to the early stage of the design, and an allowance for cost escalation for increases in costs from now until the project is tendered. The construction contingency is being carried to cover unforeseen construction costs and change orders issued during the construction. During the detailed design phase two (2) additional estimates will be undertaken to confirm the project costs prior to going out to tender. A detailed breakdown of the cost estimate can be made available to the Committee for further review.

### 3.0 "LEED" CERTIFICATION

As required in the original proposal, the consultants were to investigate and estimate the premium cost of equipment or features that could be implemented to achieve additional points toward silver level certification of this project.

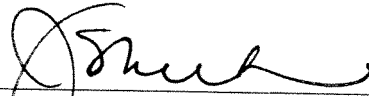
The current building design as proposed includes many items that are both energy efficient and provide a number of points towards LEED certification of this project. Outside of the items in the base cost of the building are several more features that could be implemented to obtain the silver level certification and provide a good example of sustainable building design. These items are, storm water management and treatment, use of non-potable water for toilets and truck washing, low water consumption fixtures and alternate roof systems to reduce heat gain. The premium cost of these items has been estimated to cost approximately \$209,006.00 or 2.6% of the estimated total project cost (GST not included). In order to offset some or all of the additional costs the consultants will upon approval of the LEED items search out available grants and make applications on behalf of the City. On past projects the Mechanical consultant has been successful in obtaining sufficient grant monies to offset most of the premium costs. Should the Committee wish to pursue "LEED" certification of this building staff will advise the consultants to undertake the necessary documentation of this project and prepare the applications for grant monies.

### 4.0 CONCLUSION

The construction of proposed Fire Station No. 7 – Gilmore is required to alleviate the lack of coverage in the area of the Burnaby General Hospital. In this regard the proposed design and project budget has been forwarded to the committee for review and comment. The proposed Fire Station No. 7 incorporates many energy efficient features and could be designed to a silver

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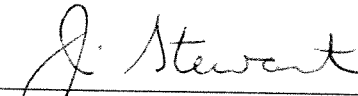
LEED certified project if so desired. Pending the comments and recommendations of the committee, staff will direct the consultants to proceed with the detailed design. A subsequent report with an updated cost estimate will be forwarded to the committee in the near future.



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



CRAIG SINCLAIR,  
DIRECTOR ENGINEERING



JOHN STEWART,  
FIRE CHIEF

JC/RP:dw  
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Copied to: City Manager  
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City Solicitor  
Chief Building Inspector  
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