



**FINANCE AND CIVIC DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: FIRE STATION NO. 1 – RENOVATIONS  
4867 SPERLING AVENUE, BURNABY, BC**

**RECOMMENDATION:**

1. THAT a Capital Reserves Expenditure Bylaw in the amount of \$60,000 be brought forward to finance the preliminary design to facilitate space improvements and renovations at Fire Station No. 1.

**REPORT**

The Finance and Civic Development Committee, at its meeting held on 2010 June 24, received and adopted the *attached* report seeking Council’s approval for a Capital Reserves Expenditure Bylaw to finance the preliminary design work at Fire Station No. 1, primarily focusing on the training classroom, exercise area and female dormitory.

Respectfully submitted,

Councillor Dan Johnston  
Chair

Councillor Nick Volkow  
Vice Chair

Councillor Colleen Jordan  
Member

<p>Copy: City Manager Deputy City Manager (R. Earle) Fire Chief Director Planning &amp; Building Director Engineering Director Finance Chief Building Inspector</p>
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**TO:** CHAIR AND MEMBERS  
FINANCE & CIVIC DEVELOPMENT  
COMMITTEE

**DATE:** 2010 JUNE 14

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

**SUBJECT:** FIRE STATION NO. 1 - RENOVATIONS  
4867 SPERLING AVENUE, BURNABY, BC.

**PURPOSE:** To obtain Council approval for a Capital Reserves Expenditure Bylaw to finance the preliminary design work at Fire Station No. 1.

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**RECOMMENDATION:**

1. **THAT** a Capital Reserves Expenditure Bylaw in the amount of \$60,000 be brought forward to finance the preliminary design to facilitate space improvements and renovations at Fire Station No.1.

**REPORT**

**1.0 BACKGROUND**

Fire Station No.1, located at 4867 Sperling Avenue, is the administrative/operations centre of the Burnaby Fire Department providing administration, training, dispatch and mechanical services, in addition to the emergency response conducted from the Station. The Station was originally constructed in 1971 and since that time, the Station's staffing and operational requirements have outgrown the building's capacity.

In 2002, a report titled "*Fire Department Future Needs Study*" was completed by the consulting firm of SMG/Columbia for the City. The report reviewed the Fire Department's entire operation and made recommendations and outlined priorities for improvements to the various Fire Stations within the City. The report identified Station No. 1 as "*marginally adequate for current operations*" and recommended that expansion and upgrading be considered.

In this regard, staff retained TRB Architects in 2008 to undertake a Space Needs Study and structural review of this facility. The study by TRB Architects confirmed that there is a pressing need for additional space and that it was not feasible to expand the existing building due to the significant cost of structural, mechanical and electrical upgrading required. Short of incurring significant capital expenditures for a new building and training facilities, it is possible to improve the function of this facility by undertaking some modest renovations and minor additions. This would include the addition of a female dormitory and exercise area within the building and a detached modular building on the training grounds for classroom instruction. It is also proposed that a training structure be located on the grounds adjacent to the classroom for rescue and suppression exercises that currently cannot be conducted on a regular basis.

## **2.0 PROJECT INFORMATION**

Following an investigation into the current space needs for Fire Station No. 1, the Fire Department has determined that by undertaking several modest improvements to the dormitory, classroom training and exterior training areas, the most pressing space needs can be alleviated.

The work being proposed would make provision for a pre-fabricated modular building for the training classroom. This new floor space that would be created would free up interior space for the provision of a female dormitory, which currently does not exist at Fire Station No. 1 due to space limitations. The preliminary design would also determine if there is sufficient space to accommodate a dedicated exercise area as is currently provided in the other Fire Stations. In conjunction with the above items, the preliminary design would look at the provision of a training structure, completing the fencing around the perimeter of the site and asphalt paving of the gravel training area. Due to the limitations of training in the existing hose tower or other suitable facilities, the addition of a training structure would be of great benefit to the Department.

The preliminary design proposed at this time would primarily focus on the training classroom, exercise area and female dormitory but would also consider these other exterior elements.

At the completion of the preliminary design investigation, a cost estimate will be developed for further review by staff and the Finance and Civic Development Committee prior to proceeding with the detailed design.

## **3.0 FINANCIAL**

To undertake the preliminary design of a modular building for training, a female dormitory, exercise area and an exterior training structure, it is estimated that approximately \$60,000 will be required to finance this work. Currently, there is \$1,500,000 identified in the 2010-2014 Financial Plan for the renovation and upgrading of Fire Station No. 1.

To: Finance and Civic Development Committee  
From: Major Civic Building Project Coordination Committee  
Re: Fire Station No. 1 - Renovations  
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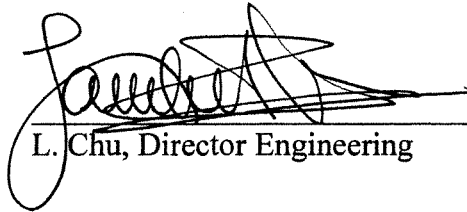
#### 4.0 CONCLUSION

The recent Space Needs Study, completed by TRB Architects, has determined that a full renovation of Fire Station No.1 is not economically practical. The Fire Department has therefore identified some modest renovations and minor additions relating to training, provision of a female dormitory, a dedicated exercise area and some site work that should be undertaken. In this regard, it is recommended that a bylaw in the amount of \$60,000 be brought forward to finance the preliminary design at this time.

At the completion of this phase of the design, staff will report back to the Finance and Civic Development Committee with a cost estimate and a design concept showing the proposed scope of work for the Committee's and Council's consideration.



B. Luksun, Chair, Major Civic Building  
Project Coordination Committee



L. Chu, Director Engineering



R. Cook, Fire Chief

JC/RP:ap

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cc: City Manager  
Deputy City Manager – (Attn: R. Earle)  
Director Finance  
Chief Building Inspector