

FINANCE AND CIVIC DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: FIRE STATION NO. 1
TRAINING FACILITY AND DORMITORY RENOVATIONS
4867 SPERLING AVENUE, BURNABY, BC**

RECOMMENDATION:

1. THAT Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$215,000, inclusive of HST @ 12%, to undertake the detailed design.

REPORT

The Finance and Civic Development Committee, at its meeting held on 2011 September 22, received and adopted the *attached* report advising Council of the preliminary design and project budget. The addition of a training facility on the grounds of Fire Station No. 1 will provide adequate space for fire fighters to train and free up the much needed interior space to provide a separate dormitory for the female fire fighters, renovate the existing male dormitory to current standards, as well as provide for an exercise room and additional space for the Fire Inspectors.

Respectfully submitted,

Councillor D. Johnston
Chair

Councillor N. Volkow
Vice Chair

Councillor C. Jordan
Member

Copied to:	City Manager Deputy City Manager (C. Turpin) Director Planning & Building Director Engineering Fire Chief Director Finance Chief Building Inspector Purchasing Agent
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TO: CHAIR AND MEMBERS
FINANCE & CIVIC DEVELOPMENT
COMMITTEE

DATE: 2011 SEPTEMBER 14

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: FIRE STATION NO. 1
TRAINING FACILITY AND DORMITORY RENOVATIONS
4867 SPERLING AVENUE, BURNABY, BC.

PURPOSE: To advise Council of the preliminary design and project budget.

RECOMMENDATION:

1. **THAT** Council be requested to bring down a Capital Reserves Expenditure Bylaw in the amount of \$215,000, inclusive of HST @ 12%, to undertake the detailed design.

R E P O R T**1.0 BACKGROUND**

Fire Station No.1 is located at 4867 Sperling Avenue and houses the Administration, Dispatch, Mechanical and Training Divisions, in addition to the emergency response activities coordinated out of this facility. Since the Station's construction in 1971, the Fire Department's needs have increased significantly in response to the growing demands in the City and the technical requirements of a modern fire station.

As a result, there has been increasing pressure on the existing facility for additional space and modernization to accommodate female fire fighters, fire inspectors, expanded training programs and related support staff.

In order to assess the needs of the Fire Department, a Future Needs Study was undertaken and completed in 2002. One of the outstanding recommendations of the previous Study was an evaluation of Fire Station No. 1 to determine the current and future requirements.

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From: Major Civic Building Project Coordination Committee
Re: Fire Station No. 1 – Training Facility & Dormitory
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In this regard, the firm of TRB Architects was retained to undertake a comprehensive space needs analysis of this facility. The Study was completed in 2009 February and summarized in a report to Council on 2010 May 03 as part of an update on the Fire Station Improvement Program. TRB Architects was further retained in 2011 to investigate how the practical life of Fire Station No. 1 could be extended if modest changes were undertaken to alleviate some of the immediate space constraints. The investigation determined that if the Training Division could be relocated within the site, interior space would be made available to create a female fire fighter dormitory, which does not currently exist. It would also further improve the existing male dormitory and provide an exercise room within the building. Currently, the only exercise area for the fire fighters is outside in an un-insulated fabric structure.

The initial schematic designs considered an addition to the north side of the existing building, however, due to the significant impact on the exterior training grounds and vehicle circulation, it was determined that a stand-alone building, located on the western edge of the property, best served the long term needs and future development of the training program.

The proposed training facility is approximately 2,700 sq. ft. and provides office space for the training staff, a dividable classroom and sufficient storage for all the required training equipment and materials. This single-storey building also provides for at-grade access to the exterior grounds to conduct practical training exercises.

At the conclusion of the preliminary design, an acceptable plan was developed for the new proposed training facility and reconfiguration of the existing dormitory area on the second floor of Station No. 1 (see *attached* site plan).

By relocating the Training Division to a separate building on the site, sufficient space will become available in the existing building to provide a female dormitory, complete with washroom and shower, a reconfigured and improved male dormitory, exercise room and a change area complete with lockers for the Fire Inspectors. The ability to provide gender-specific dorm areas will permit female fire fighters to be assigned to duties at Fire Station No. 1. In addition to the preliminary design, a preliminary civil engineering review was undertaken to ensure future work on the exterior training area would be coordinated with the construction being proposed at this time.

2.0 PROJECT BUDGET

At the completion of the preliminary design, the drawings and outline specifications were reviewed by a Quantity Surveyor to prepare a cost estimate of the construction costs. The Quantity Surveyor has estimated the construction cost for the training facility and interior renovations to be in the range of \$1.57 million, inclusive of HST @ 12%. In addition to the construction cost, the consulting fees and related projects costs, which include a geotechnical and a hazardous material investigation are approximately \$215,000, inclusive of HST @ 12%.

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There are sufficient funds available in the current capital budget to proceed to the detailed design phase. When the design has advanced to approximately 75% completion, staff will commission a further estimate and provide a total project budget to the Finance and Civic Development Committee in a future report.

3.0 CONCLUSION

The addition of a training facility on the grounds of Fire Station No 1 will provide adequate space for fire fighters training well into the future. This new facility will free up the much needed interior space to provide a separate dormitory for the female fire fighters, renovate the existing male dormitory to current standards, as well as provide for an exercise room and additional space for the Fire Inspectors.

In this regard, it is recommended that the Finance and Civic Development Committee request that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$215,000, inclusive of HST @ 12%, to undertake the detailed design and related project costs.

Staff will report back to the Finance and Civic Development Committee at the completion of the detailed design with an updated construction budget and request the authority to tender the project.

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

L. Chu, Director Engineering

S. Redmond, Fire Chief

JC/RP:ap

Attach - (Site Plan)

q:\project management\fire station no. 1\report\committee\fire station no. 1 - training facility & dorm reno.doc

cc: City Manager
Deputy City Manager -CT
Director Finance
Chief Building Inspector
Purchasing Agent
City Clerk

City of Burnaby
 Fire Station No. 1
 New Training Facility

PROJECT
 LOCATION
 DATE

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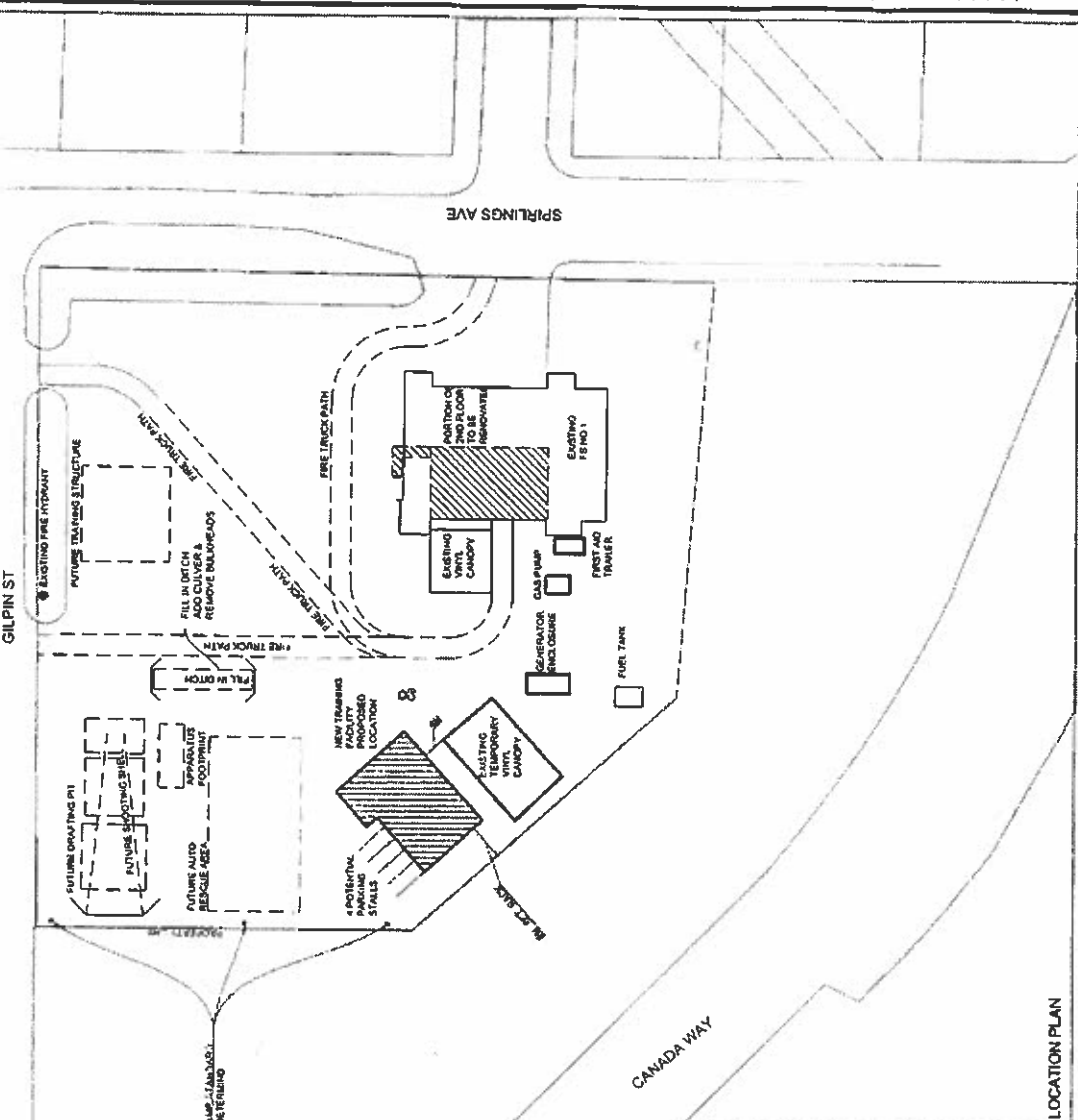
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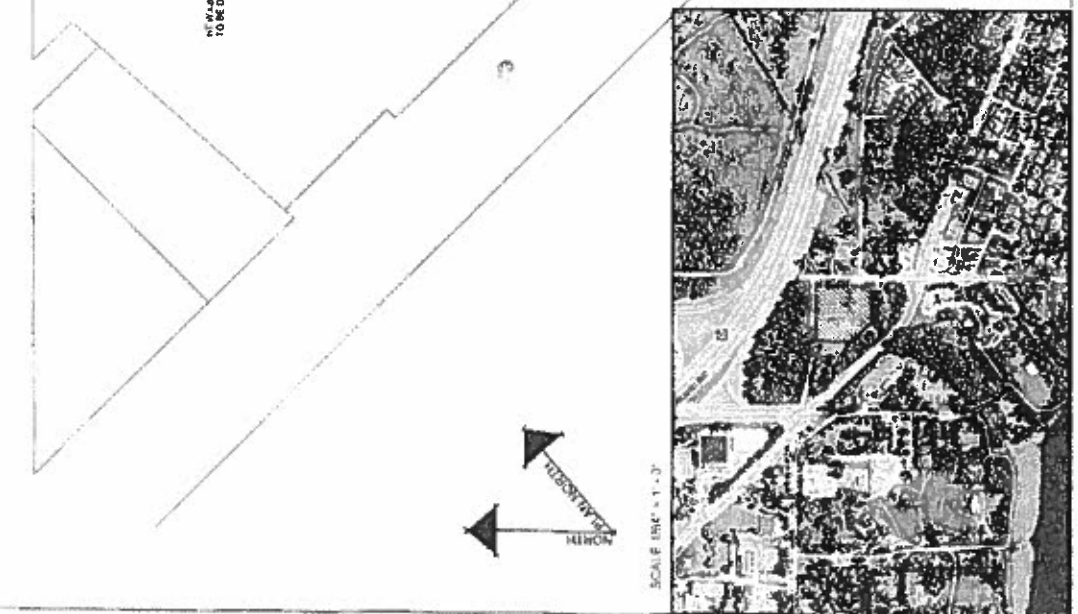
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Gilpin St
 Sprillings Ave
 Canada Way



Gilpin St
 Sprillings Ave
 Canada Way



Gilpin St
 Sprillings Ave
 Canada Way

LOCATION PLAN
 SCALE 1/8" = 1'-0"
 NORTH
 EAST