

NANAIMO FIRE STATION #1 REPLACEMENT UPDATE

2018-NOV-26

Presented by
Karen Fry, Fire Chief



The existing building

Fire Station
1 is
constructed

Seismic retrofit in to
1998 BCBC post
disaster standard

2000

BACKGROUND

- Constructed 1966
- #1 Fire Station
- Emergency Coordination Centre
- Regional Fire Dispatch

BACKGROUND

- 2016 Budget Process (fall 2015) – several capital asset management projects proposed for fire station #1 (roof, flooring, boiler etc)
- Council directed staff to conduct analysis
- HCMA awarded contract
 - Facilitated working group
 - Consultants analysis and reports
 - Cost consultants

BACKGROUND

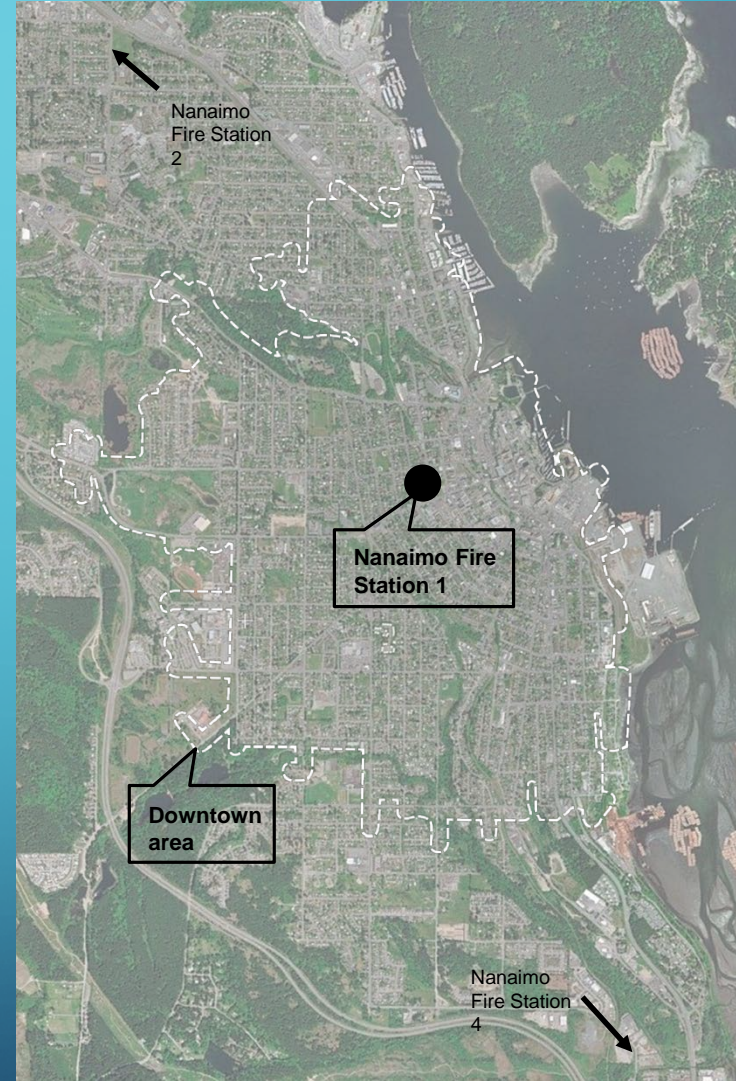
- 43% deficit to seismic requirements to the 2017 BCBC
 - Life safety – but not maintain operations
 - ECC
- No room for expansion of systems
 - Failure of systems would have major implications
 - Mechanical/electrical – could fail anytime
- Status Quo NOT an option
 - Risk too high

OPPORTUNITIES FOR CO-LOCATIONS

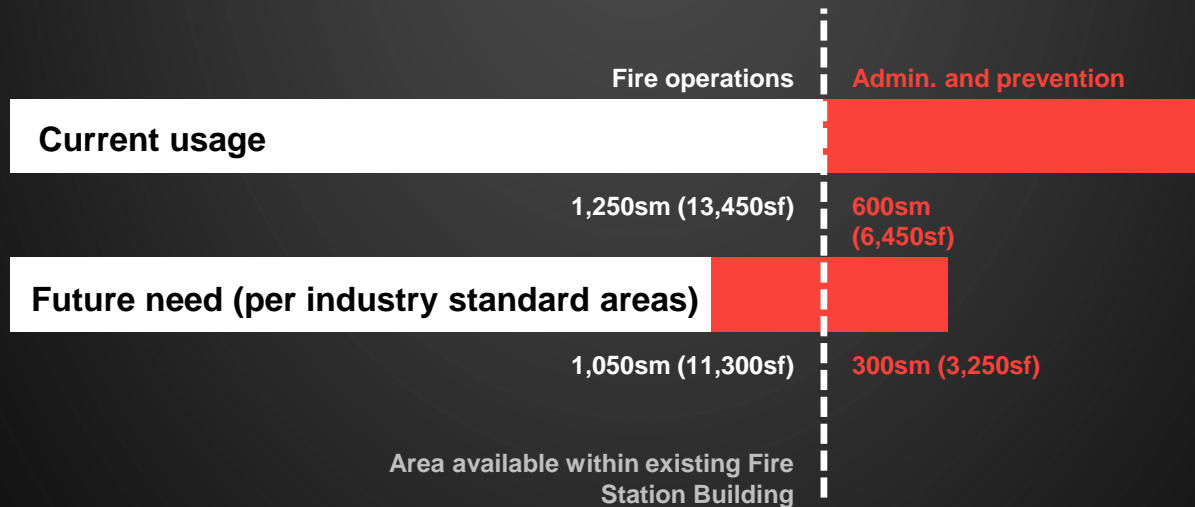
- Engaged with BCAS initially – not in a position at the time to make any commitments
- No completed assessment of other public safety facilities at the time
 - Time is of essence – any failure would have major impact to operations
 - Kept separate from any other expansion projects
- Location is key – with exiting and same orientation

• Growth of Downtown Nanaimo

- Additional growth and density is anticipated in downtown Nanaimo.
- Downtown Nanaimo has a larger number of high risk buildings.
- An increase in call numbers is anticipated in the downtown area.



- **Consolidation of fire operations, administration and prevention**



The existing fire station does not contain enough area to accommodate administration and prevention.

REPORT OPTIONS

- Status Quo
- Scenario 1 – Expand and renovate
- Scenario 2 – Build new at adjacent site (CBC)
- Scenario 3 – Build new at existing site

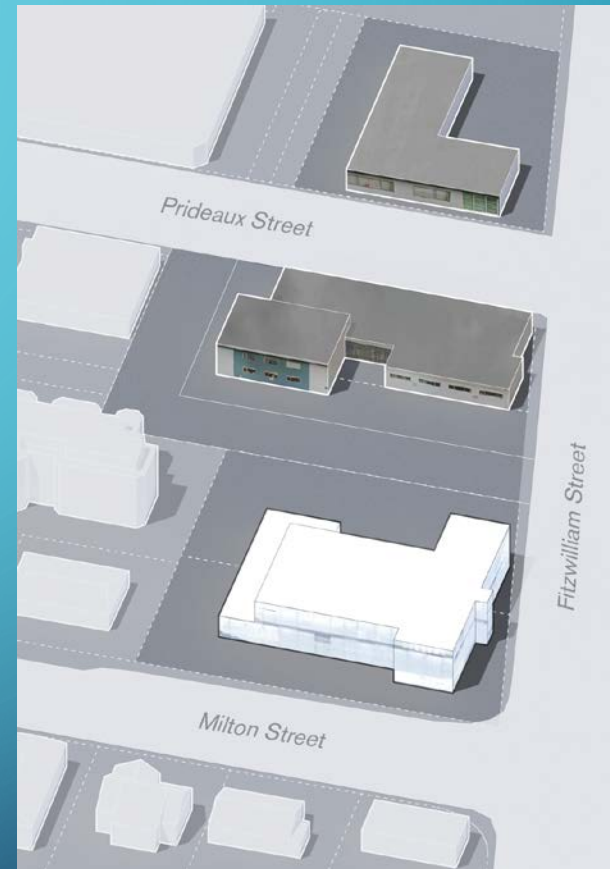
Decision Matrix

	Major Rehabilitation	Capital Investment	Total Life Cycle Cost	Seismic Stability	Risk of system failure
Status Quo	\$1.1 M (2018)	\$23.1 M (2028)	\$46.6 M	No upgrade till reconstruction	High (till reconstruction)
Scenario 1	NA	\$17.0 M (2019)	\$41.3 M	2017 BCBC post disaster	Low
Scenario 2	NA	\$15.6 M (2019)	\$37.8 M	2017 BCBC post disaster	Low
Scenario 3	NA	\$16.9 M (2019)	\$39.1 M	2017 BCBC post disaster	Low

Recommended scenario

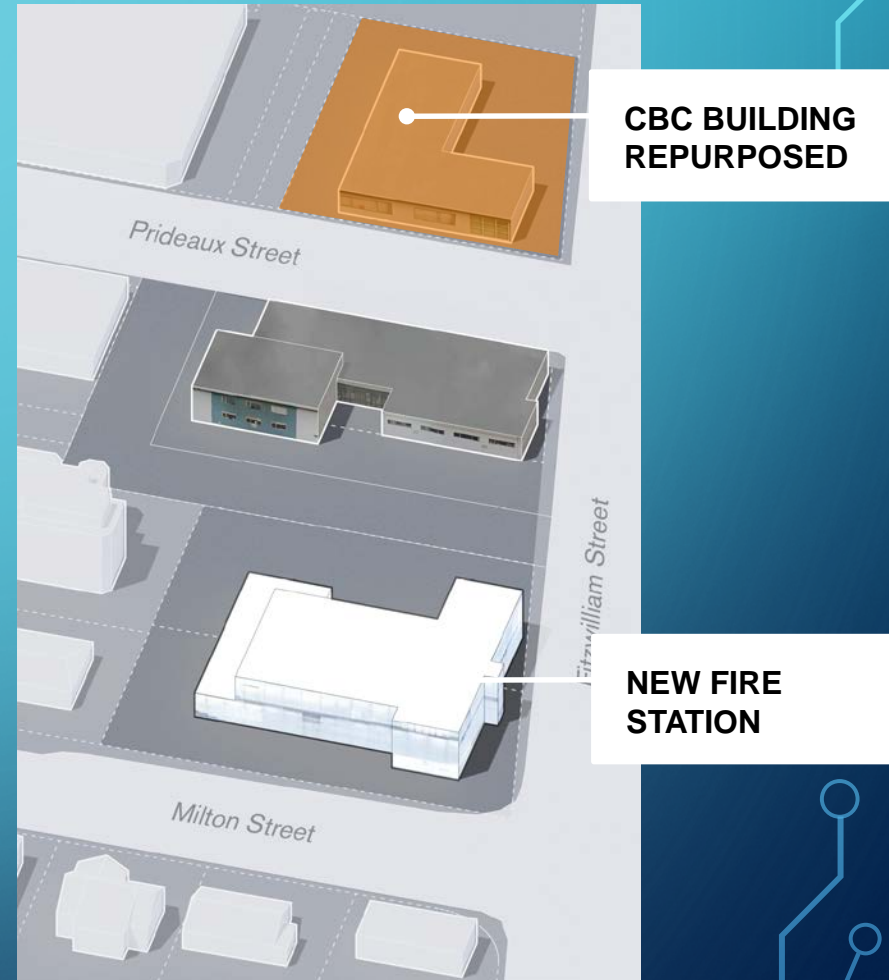
- Higher capital cost.
- Optimal for fire response.
- No social impact.

**(Build new at existing location)
is the recommended option for
the renewal of Nanaimo Fire
Station 1.**



Build new at existing location

- New building has seismic capacity to the post disaster level of the 2017 BCBC.
- Construction is phased to ensure a single move for the ECC and Dispatch.
- Administration and operations are consolidated.
- Temporary facility is required.
- CBC building can be repurposed.



*Estimations from Assessment

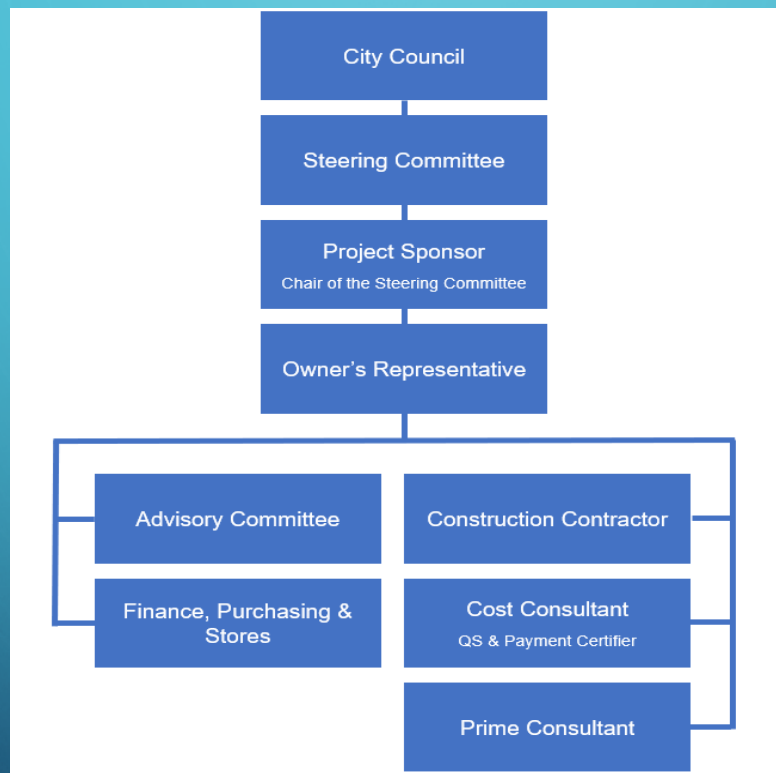
Project Phase	Estimated Cost
Planning & Project Management	\$ 1,300,000
Design	\$ 2,000,000
Temporary Fire Station	\$ 600,000
Temporary Dispatch Centre and ECC	\$ 200,000
Fire Station 1 Demolition	\$ 600,000
Fire Station 1 New Construction	\$ 10,000,000
Construction Contingency	\$ 2,300,000
Total Estimated Cost	\$ 17,000,000

**Will be verified as the planning continues – expected movement between lines*

Timeline

- Council adopted the recommendation of Scenario 3 – Build New in Existing Location at a total cost of \$16.9 million.
- Deloitte LLP was contracted to provide a proper project management framework for the Fire Station #1 project.
- 2018-FEB-19 Council directed Staff to proceed with an Alternate Approval Process (AAP) which would allow borrowing up to \$17 million dollars for the reconstruction of Fire Station #1.
- 2018-MAY-14 Council received the Alternative Approval Process – “Fire Station #1 Borrowing Bylaw 2018 No. 7257” which closed on 2018-MAY-04. Elector approval in accordance with Section 86 of the *Community Charter* was obtained.
- On 2018-OCT-24 a RFP for an Owner’s Representative was awarded and contracted to Capex Project Advisory.
- On 2018-AUG-03 a RFP for Replacement Architectural Services was issued. The contract will be awarded before 2018-NOV-30.

WHERE DOES COUNCIL FIT?



The background is a blue gradient. In the corners, there are white line art designs resembling circuit boards or neural networks, with lines and small circles connecting them.

QUESTIONS?