



Legislation Text

File #: AR-18-019, **Version:** 1

TAMRMS#: B06

Fire Hall 1 Reconstruction

Presented by: Keven Lefebvre, Fire Chief

RECOMMENDATION(S)

That Council support a change in scope regarding Project Charter Fire-002 Fire Hall #1 Reconstruction to support moving forward with a detailed design for Option #3, as outlined in the "Feasibility Study Report" attached to the April 16, 2018 Agenda Report entitled "Fire Hall #1 Reconstruction".

That the construction component for Project Charter Fire-002 Fire Hall #1 Reconstruction in the amount of \$12.4M be included in the RMR 10-Year Capital Plan in 2020 for consideration of Council.

PURPOSE OF REPORT

To present findings from the Feasibility Study completed on October 20, 2017 regarding the reconstruction of Fire Hall #1 and to seek Council approval of updated scope with the recommended Option #3 (New Construction) regarding Project Charter Fire - 002 Fire Hall #1 Reconstruction.

COUNCIL DIRECTION

Council approved, during its 2016 and 2017 budget deliberations, \$50,000 in 2017 for a Feasibility Study and \$1,051,700 in 2018 for Design funding for the potential new construction of Fire Hall #1.

BACKGROUND AND DISCUSSION

St. Albert Fire Hall #1: located at 18 Sir Winston Churchill Avenue was originally constructed in 1962, and was renovated in 1977, 1987, and 2011. St. Albert City Council supported a rebuild in 2009, however the project was put on hold through deferrals by Council in 2010, 2011, 2012, 2013, 2014, and 2015.

Highlights from past renovations encompass expansion of the administrative and operational spaces, including the addition of one apparatus bay and upgrade to the Firefighter staff quarters (kitchen and dormitory). Fire Hall #1 is experiencing a significant impact to operations due to the insufficiency of space and is also lacking many of the requirements of a modern hardened building. These requirements include adequate bay size allowing for access and egress of fire apparatus, having a separately ventilated gear room to allow off-gassing of soiled bunker gear, as well as having appropriate barriers between the apparatus bay and the staff occupancy area. Additionally, many of

the current building components, such as electrical, mechanical, HVAC, and plumbing, are well beyond the end of their serviceable lifecycle. Finally, as downtown St Albert modernizes & densifies, a Ladder truck will soon be required in the immediate area and this is currently not possible.

Design of the replacement Hall #1 is funded for 2018 and due to site specific requirements, is waiting upon a decision as to final site location being made by Council.

Public Information “open houses” will be held as part of the rezoning application Q3 2018, just ahead of detail design.

Feasibility Study Summary

In 2017, the consulting firm ACI Architects Inc. was contracted to conduct a Feasibility Study on the existing St. Albert Fire Hall #1. The Study explored three options, summarized below, with the complete report included as an attachment entitled Feasibility Study Report.

Key factors for consideration regarding construction on an alternate site as opposed to the current site are:

- 1: the current lot is undersized in regard to new design criteria and long-term planning,
- 2: the requirement for Fire and Medical Services to remain operationally ready 24/7 and apparatus maintaining egress and access while the site is under construction.

“Option #1 - Modernization with user groups in” - capital cost of approximately \$11.8M

Option #1 includes the expansion and modernization of the existing building to meet the requirements for growth to 2050. A significant short-term disruption to operations would need to be addressed prior to construction.

Additional funding anticipated but not included, as part of the Consultants report will be required to isolate the operational and administrative areas from the construction site as well as increased total project cost risk associated with the unknowns inherent to any renovation project: inefficiencies during construction, higher costs to upgrade and/or tie-into existing systems. These costs could exceed \$500K. Also, possible hazardous material removal (removal of asbestos insulation in the walls and wrap on pipes alone is anticipated to exceed \$200K). The Architects estimated capital cost of \$11.8M does not cover any potential structural modification requirements to the building which could be resultant from the renovation.

Add \$11.8M + LEED \$240297 + FF&E 149703 + construction & abatement \$700K

All in total cost of Option 1 could exceed \$12.89M

“Option #2 - Modernization with user groups out” - capital cost of approximately \$10.86M

Not unlike Option #1 as described above, Option #2 also includes the expansion and the modernization of the existing building to meet the requirements for growth to 2050.

The difference between these two options is that Option #2 requires leasing another building temporarily external to the property, for a minimum of 18-24 months, to accommodate the users. This would be an additional cost of approximately \$168K or more, providing a suitable site could even be found nearby and within the first due response area. This option allows relatively shorter construction

schedule however, operational aspects would likely be impacted by the condition of the temporary building. As a temporary location during reconstruction of Fire Hall #1 (currently at 795 sq. meters), a space would need to be sourced and brought to compliance with the building code for 24/7 emergency service operations including sleeping and cooking facilities, IT infrastructure, as well as a staff parking area at an unbudgeted cost of \$500K or more. A recent search found no comparable space properties available within the City of St Albert.

Option #2 is not deemed as viable by Fire Leadership team, due to the challenge in finding an appropriate rental location, additional rental cost of temporary response location (not included), and the unknown costs of renovating a temporary space if found.

Add \$10.86M + LEED \$240297 + FF&E \$149703 temp rental \$168K + reno temp rental \$750K

All in cost of Option #2 could exceed \$12.168M

“Option #3 - New construction” - capital cost of \$12.01 M

Option #3 involves constructing a new building on the upcoming available City owned land at 20 GATE AV and would allow for spatial growth requirements and operational needs in the area to 2050. This site is prime due to the location being on City owned land, located within the current first due response area for Hall #1, affording minimal effect on response times as well as affording reduced response time to much of its first due response area, Additionally, this option is nearly the same cost and potentially less costly than other options investigated.

Added considerations:

Option #3 Includes LEED Design budget \$240,297. (none of the Architects options had included LEED design budget)

Also, FF&E budget \$149,703 is included in Option 3.

All in total cost of Option #3: \$12.4M

The consultant concluded the study with a recommendation to pursue Option #3 (New Construction). Finally, the timing of this proposed Option #3 project, currently aligns with Transit plans to move the park-and-ride service to the new Campbell location (Q1 2020).

A decision by council will be required in the future, (not included as part of this project) as to the future of the existing Hall #1. Options could include donating the site to a non profit, sell the property as is, or more likely demolish the building (\$700K)

Transportation: No significant traffic impacts were identified during a preliminary review with Transportation.

Utilities: A preliminary review with Utilities indicated the new building would require utility services; although services are close to the site. These costs would be identified during detailed design. (\$100K)

NEXT STEPS:

Refine cost estimate during planning & design phase 2018. All cost estimates (1, 2, and 3) were prepared and submitted by Cost Consultant Cuthbert Smith Group, budget estimates for the preferred option will be refined during planning/design phase.

Stakeholder engagement regarding any potential impact of noise associated with the operation of a Fire Hall at the new location would need to be addressed with businesses and residents in the Gate Avenue area prior to detailed design.

Council direction is needed regarding the future of the current Fire Hall #1 building & site. (Consultation with Public Works indicated that the building was likely unsalvageable without a large cash maintenance injection.) Also, consideration as to the future of the building on the Gate Avenue site (City owned) currently being leased month-to-month to Greyhound. Further planning would be required depending on whether Greyhound would move or stay.

Note:

Existing Lift Station at Gate Avenue to remain on-site.

Maintenance has been deferred for Fire Hall #1, some maintenance & costs will be required to extend the functionality of the building to last the next 3 years during construction of the new facility.

Current schedule anticipated:

Design begins: Q2 2018

Design complete Q3 2019

Construction begins Q2 2020

SAFS operating from new Hall #1 Q4 2021

STAKEHOLDER COMMUNICATIONS OR ENGAGEMENT

Stakeholder Engagement with Businesses and Residents in the proposed area of reconstruction would need to be held. As well, a Communication plan would be required to ensure public and community awareness.

IMPLICATIONS OF RECOMMENDATION(S)

Financial:

Option #3 (New Construction) would be within the proposed budget of \$12.4M, as per the Feasibility Study

Legal/Risk:

Option #3 would require rezoning of the current Transit site. The public engagement and appeal portions of the rezoning process could present a risk to the reconstruction of Fire Hall #1. Additionally, there are three existing access and parking instruments registered against the title of the current Transit site which will need to be considered. The Fire Hall #1 reconstruction project timeline may be impacted by the relocation of the Transit park-and-ride site.

Program or Service:

The option of constructing a new building on available City owned land would meet the spatial requirements to year 2050 with the ability to provide and adapt to service level requirements for that Primary Response Area.

Organizational:

There are no foreseeable impacts resulting from the recommendation.

ALTERNATIVES AND IMPLICATIONS CONSIDERED

Should Council not support Option #3 (New Construction) the following alternatives may be considered:

A: Approve the less desirable Option #1 and choose to modernize Fire Hall #1 on the existing site with user groups still in occupancy.

B: Approve Option #3 with an alternate site other than the recommended current Transit Site, (a suitable alternate site which would also be available by 2020 construction season, was not found.)

C: Cancel the project which will require a large dollar stop gap maintenance renovation to existing Fire Hall #1. This option will likely result in higher future construction costs, as well as inadequate relocation options being available at a later date.

STRATEGIC CONNECTIONS

CULTIVATE EXCELLENCE IN GOVERNMENT:

A responsive, accountable government that delivers value to the community.

The rebuild will ensure compliance with current codes, long term sustainability, and improved service delivery for this area of St Albert long into the future.

CULTIVATE SUSTAINABLE INFRASTRUCTURE AND SERVICES:

A growing community that has balanced development and management of civic facilities, transportation networks and related services.

The reconstruction will ensure the facility is code compliant and will benefit emergency service delivery requirements to year 2050.

CULTIVATE A SAFE, HEALTHY AND INCLUSIVE COMMUNITY:

A community that provides opportunities for everyone to realize their potential in a thinking, caring and connected way.

The reconstruction of Fire Hall #1 will provide the necessary modern functions for an emergency response facility thereby assisting St. Albert Fire Services meeting the City's emergency response and event mitigation requirements.

Connection with the neighborhood could be elevated through the inclusion of a community garden

area, or other green initiatives such as some solar power or passive heating in design.

LONG TERM PLANS (e.g. MDP, Social Master Plan, Cultural Master Plan, etc.)

The Fire Services Action Plan and Strategic Plan for example, speak to community risks and system demands, as well as facility requirements to meet ongoing and long-range service delivery standards.

CORPORATE OBJECTIVES (Corporate Business Plan)

Attract and retain high quality employees: The construction of a new and modern facility, will help recruit and retain high quality, engaged Emergency Services Personnel.

Deliver programs and services that meet or exceed our standards: This development will provide the necessary functions for St Albert Fire Services to remain operational and provide high levels of service to the public well into the future.

Exercise strong fiscal management: Every effort will be made to design the most cost-effective solution, with the desire to deliver a building the community can be proud of in consideration of all available or required options.

Other Plans or Initiatives (Business Plans, Implementation Strategies, etc.)
2017 - 2019 Fire Services Action Plan

Report Date: April 16, 2018
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