



COUNCIL REPORT

To: Mayor and Council

Date: May 14, 2024

From: Ron Mattiussi, Interim CAO

Subject: **Fire Hall #32 Replacement Project – Update - May**

Report Prepared by: Trevor Seibel, Deputy CAO

PURPOSE

To provide Council and the community with an update on the Fire Hall #32 Replacement Project and outline next steps.

RECOMMENDATION to Consider and Resolve:

THAT the report titled “Fire Hall #32 Replacement Project – Update – May” from the Deputy CAO, dated May 14, 2024, be received for information.

STRATEGIC AREA(S) OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

Foster Safety and Well-Being – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

PROJECT START UP

Further to the update provided at the April 23, 2024 Regular Council Meeting, the Owner’s Statement of Requirements (OSR) document has been completed, under a CCDC14 Design Build Fixed price contract, with detailed design and construction as the next phase of the project. The detailed history on the procurement process for this project was outlined in the November 28, 2023 report to Council.

Staff confirm that the project value remains unchanged at \$14.3 million as outlined later in this report. There are no changes anticipated to the approved budget based on the most recent design and costing information.

There are several key items to be completed in the coming weeks and months as we move forward. These include:

- Review and confirm the construction schedule;
- Coordinating the staging parameters for the site;
- Continue with Parks Master Plan and project-specific community engagement for detailed design; and
- Begin site preparation and early construction work as the design process proceeds.

The construction timeline for the project has been established from May 2024 through fall 2025. As part of the site mobilization and prep, the sport court and pickleball courts will be decommissioned and unavailable during construction. Building abatement will commence in preparation for its removal. All programming for the building, sport court and pickleball courts has been discontinued and Recreation Services is working with the tennis club to provide controlled access to the tennis courts during construction. The tennis courts will remain unchanged.

The project will provide over 17,000 sq feet of new space for the fire service and community with the replacement of Fire Hall #32, a larger and new community centre building, improved community facilities, and parking for public and fire hall purposes

There are two primary components of the project:

Fire Hall #32

The replacement of Fire Hall #32 consists of approximately 11,500 sq/ft of purpose-built fire hall space, which is almost double the current and outdated Fire Hall #32 building. Extensive research and technical input was undertaken to ensure that the facility will address current and future needs. Specifically

- There are two additional bays (~3,000 sq/ft) added to the fire hall (the current fire hall has 2 bays; new fire hall will have 4 bays). Currently, vehicles and equipment are stored outside or at alternate locations at the existing fire hall.
- Additional space has also been included to address the gear room, hose tower, SCBA room, workshop and living quarters requirements that are either non-existent or deficient in the current location.

Due to the operational specifics of the firehall, the detailed design is substantially complete for this portion of the project. As mentioned in previous staff reports, the fire hall building is a fixed element of the project and not included in upcoming detailed design consultation having technical and workplace fire and life-safety design and operational standards and regulations that must be adhered to.

Parks and Recreation (including Facilities)

The new purpose-built community centre space will be approximately 4,300 sq/ft, which includes a 1,400 sq/ft community hall. The new community hall space is 40% larger than the existing community hall in the Anders Park area. Additionally, the following improvements will be made:

- Construction of a new outdoor accessible play area;
- Replacement of existing outdoor pickleball courts with new pickleball courts;
- Replacement of existing outdoor multi-sport court with a new multi-sport court;
- Public greenspace and general landscaping; and
- Construction of a new outdoor patio area for community events and functions that provides a new indoor/outdoor functional space.

Attachment 1 shows the current versus new site plan for the project, and additional renderings of the project to date are shown in Attachment 2.

The scope of the project reflects project affordability based on previous stakeholder and community consultations (e.g. Parks and Trails Master Plan development, Council's Strategic Priorities and Budget consultations, Fire Hall #32 Replacement Project meetings open house information, our existing reserves, developer contributions, Parks development cost charges (DCC's), the Growing Communities Fund and long-term borrowing approved by the community through the Alternative Approval Process (AAP) that concluded in March.

Examples of input and analysis that has shaped the project scope include the priority to keep multi-sport courts, providing new accessible play spaces, more space in the Lakeview Heights Community Centre, the identification of Anders Park as a primary athletic park class and community as a secondary park function, the Lakeview Heights higher park area provision-to-population, and other considerations. As the project transitions into the detailed design phase, continued consultation through the Parks Master Plan online is encouraged and remains underway through May 24.

Reminders to stakeholders and the community to participate in-person at the Parks Master Plan open house on May 15, from 3:00 to 7:00 pm at the West Kelowna Yacht Club, has also been broadcast. As noted in previous Council meetings and reports, this engagement will also help to inform the detailed design and future planning in the Anders Park area and remains in the context of parks and trails planning across the City.

Staff anticipate detailed design consultation for the project to occur in mid-June and be held at the new City Hall/Library building, which will be widely communicated when the details have been confirmed. This will include hearing from stakeholders and the public about project priorities for recreation use and programming, community centre function (e.g. weddings, meetings, childcare), along with future growth requests and considerations.

Once the Parks Master Plan consultation concludes, the What We Heard Report together with the project’s Detailed Design Consultation Summary Report will continue to guide Council’s direction and investment considerations in the short and long-term in the Lakeview Heights neighbourhood area and across the City.

FINANCIAL IMPLICATIONS

The project value was previously communicated and has been confirmed at \$14.3 million. Council previously approved the budget and funding strategy as follows:

Design & engineering	\$ 1,122,885
Fire hall	6,699,610
Community hall	2,238,841
Site improvements	2,094,833
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	12,156,169
Contingency 10%	1,215,617
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	13,371,786
Project Management	150,000
Furniture, Fixtures & Equipment	100,000
Owner’s contingency	693,114
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	\$ 14,314,900
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Debt	8,000,000
Reserves	3,800,000
Developer contributions	150,000
Parks DCC	1,187,000
Growing Communities Fund	1,177,900
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	\$ 14,314,900
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There are no changes anticipated to the approved budget based on the most recent design and costing information.

NEXT STEPS

In the coming weeks, the public will see the contractor mobilize to project area for site preparation work, vegetation removal and complete the necessary building abatement prior to the removal of the old community centre and other site works. Information remains available on the City’s OurWK.ca/firehall32 engagement portal with additional details anticipated from mid-June onward.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Nov. 28/23	<p>THAT Council direct Administration to complete an Alternative Approval Process (AAP), to gain elector assent, in 2024, for the Firehall 32 Project;</p> <p>AND THAT “City of West Kelowna Loan Authorization Bylaw No. 0313, 2023”, a bylaw to authorize the borrowing of up to \$8,000,000 towards the construction of a new Fire Hall 32 building, be read a first, second and third time, by title only, on this 28th of November 2023.</p>	C387/23
Jan. 23/24	<p>THAT the elector response form, as attached to the report titled “Alternative Approval Process Form – Fire Hall 32 Replacement Project” dated January 23, 2024 from the Legislative Services Manager/Corporate Officer, be approved;</p> <p>AND THAT Friday, March 15, 2024 at 4:00pm be set as the deadline for receipt of the elector response forms.</p>	C048/24
Feb. 13/24	<p>THAT the updated elector response form, “Alternative Approval Process Form – Fire Hall 32 Replacement Project” from the Legislative Services Manager/Corporate Officer, be approved;</p> <p>AND THAT Thursday, March 21, 2024 at 4:30 pm be set as the deadline for receipt of the elector response forms.</p>	C065/24
Mar. 26/24	<p>THAT the report titled “Sufficiency Report for the Fire #32 Replacement Project – Alternative Approval Process”, dated March 26, 2024 from the Legislative Services Manager/Corporate Officer and Deputy CAO/Deputy Corporate Officer, be received for information;</p> <p>AND THAT City of West Kelowna Loan Authorization Bylaw No. 0313, 2023 be adopted</p>	C099/24
Apr. 23/24	<p>THAT the report titled “Fire Hall #32 Replacement Project – Next Steps” from the Deputy CAO, dated April 23, 2024, be received for information.</p>	

REVIEWED BY

Sandy Webster, Director of Corporate Initiatives

Jason Brolund, Fire Chief

Allen Fillion, Director of Engineering and Operations

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Trevor Seibel, Deputy CAO

Powerpoint: Yes No

Attachments:

Attachment 1 – Current versus Future Site Plan

Attachment 2 – Site Renderings