

COMMITTEE OF THE WHOLE JUNE 18, 2001

CONSTRUCTION OF NEW FIRE HALL STATION NO. 77

Recommendation

The Executive Director of Building, Facilities and Parks Department in consultation with the Director of Purchasing Services and the Fire Chief recommends:

1. That the construction of the new Fire Hall Station No. 77 be undertaken using the "Construction Management" procurement method; and,
2. That the Construction Management Team include the Architect and General Contractor that built Fire Hall Station No. 75; and,
3. That the budget be increased by \$150,000.00 to cover an additional 250sq.ft. plus \$50,000.00 in contingencies and the source of funding be City Wide Fire Development Charges.

Purpose

To expedite the construction of the new Fire Hall Station No. 77 within budget limitations.

Background - Analysis and Options

The new Fire Hall is needed to serve the rapidly expanding area north of Rutherford Road between Hwy 400 and Pine Valley Drive and the Major Mackenzie Drive / Jane Street area. Existing response times of 9-12 minutes in these areas from existing stations will be reduced to the City average of 6 minutes. This new station would also provide second-in assistance to the Maple and East Woodbridge station's response districts.

Funding for this project #3124 was approved in the 2000 & 2001 Capital Budgets and is available from City Wide Fire Development Charges as follows:

	2000	2001
Consultant Costs	\$80,000.00	0
Construction Costs	0	\$960,000.00
Furniture & Equipment	0	\$150,000.00
TOTAL 2000 + 2001	\$1,190,000.00	
Total Construction Budget	\$1,040,000.00	

The original project estimate did not include the area to accommodate a female changeroom. It is estimated that there may be more than one female Fire Fighter on any given shift, so the female washroom area needed to be increased. In addition, the budget did not include an area to add an emergency generator to provided power in case of emergencies. These areas will require approx. 250sq.ft. of floor space. The expected total area of the new station will be 6,850sq.ft. The construction cost at this time is estimated to be \$1,190,000.00 plus \$50,000.00 contingencies for a total of \$1,240,000.00.

The Construction Management process is essentially a team approach to the construction process. This concept joins the owner (City of Vaughan) along with the Architect and Contractor in a team with the common objective of completing the project within the shortest possible time, and within the upset budget limitations.

In this concept, it is logical to retain Maystar General Contractors Inc. and Gerald P. Belanger Architect Inc. to construct Fire Hall Station No. 77. Both the Architect and General Contractor worked on Fire Hall Station No. 75 and they performed very well with no problems during or after construction.

Fire Hall Station No. 77 is a repeat design of Fire Hall Station No. 75, and both parties have a full and complete understating of the project in detail. In addition, the Contractor has a clear understanding of the contents of the Architect drawing and the City's expectation with regards to workmanship and the short construction schedule.

It is imperative that this Fire Station be completed as soon as possible. The Fire Chief advises that the twenty new firefighters hired to staff the new Fire Station have commenced their training, which will finish at the end of August. Following a short period of on-the-job experience with existing crews at the other Fire Stations, it was anticipated to commence operations from the new Fire Station by mid-fall.

The process will be reviewed by the Purchasing staff in consultation with the Legal Department.

Conclusion

Staff is confident that the Construction Management method of procurement, rather than the usual "stipulated price contract" method will expedite the construction within the budget limitations.

The team of Gerald P. Belanger Architect Inc. and Maystar General Contractors Inc. will result in quality workmanship and project execution.

Once the construction process is approved by Council, construction is expected to start as soon as the Purchasing Department can complete the necessary contracts.

Construction is estimated to be approximately thirty-two (32) weeks, weather permitting.

Attachments

None

Report prepared by:

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Respectfully submitted,

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