

REPORT TO: Mayor and Members of Council

PREPARED BY: Brandon Drew, Director of Economic Development & Community Services

DEPARTMENT: Community Services

DIVISION: Fire Department

MEETING DATE: July 16, 2025

SUBJECT: DCS-07-2025

PROPOSED MOTION

THAT Council accept the report as information only.

STAFF RECOMMENDATION

THAT Council accept the report as information only.

EXECUTIVE SUMMARY

The Parkhill Firehall Project, approved in the 2021 Capital Budget and commenced in May 2022, reached substantial completion on November 15, 2023, following nearly two years of construction. Initially budgeted at \$6,454,600, the project underwent cost-saving adjustments and subsequently experienced a total of 94 change orders. These changes—ranging from scope reductions to unforeseen soil conditions and winter heating—resulted in a net increase of \$975,048.99 to the construction cost.

In addition to the construction contract, professional consultant fees from GD Vallee totaled \$531,526.55, covering design, contract management, and construction administration. Demolition of the former firehall, completed by Jones Group, added \$84,674.59. Altogether, the final cost of the project amounted to \$8,045,850.13.

The project was successfully completed within its expanded scope and was funded through a combination of County loan financing and municipal reserves. The new firehall

represents a significant investment in public safety infrastructure and long-term municipal service delivery.

LINK TO STRATEGIC PRIORITIES

Staff, Culture, Work Environment By providing high-quality public services

BACKGROUND

After approving the Parkhill Firehall Project as part of the 2021 Capital Budget, the project has been in active construction since May of 2022. Almost 2 years after awarding the construction contract to K&L Construction, the project reached substantial completion on November 15, 2023.

The original construction cost brought to council was \$6,454,600.00. This number was then lowered through the process of cost savings measures aimed at lowering the overall cost of the build.

Throughout the bid there were a number of change orders that have caused an increase to the overall project cost as outlined in the discussion section. Now that the project is officially closed, staff have outlined costs below in the discussion section.

DISCUSSION

Compared to the original construction cost, the following change orders were made which had major cost implications on the project.

CO#	Name	Cost Implication
1	CS: Changes to OH Doors	(\$16,328.00)
2	Delete Plinth Sign	(\$27,250.00)
3	Delete Flag Poles	(\$21,741.15)
4	Alternate Counter Shutter	(\$7,616.00)
5	Alternate Retaining Wall	(\$4,200.00)
6	Alternate Roofing System	(\$14,094.00)
7	Revise Trench Drains	(\$32,527.20)
8	Revise Parapet Details	(\$14,938.57)

9	Mezzanine Revisions	(\$49,221.01)
10	Delete In-floor Heat	(\$38,345.00)
11	Fire Hydrant Relocation	(\$14,772.22)
12	Delete Bunker Gear Storage Lockers	(\$5,471.10)
13	Poor Soils Parts 1-4	\$351,879.20
14	Winter Heat Nov 2022	\$36,430.79
15	Delivery for Fire-Rated Panels	\$13,945.26
16	Winter Heat Dec 2022	\$36,430.79
17	Eave Extension Revisions	\$31,151.01
18	Cross Bracing Extra	\$11,304.94
19	Alternate Cornice	(\$66,922.00)
20	Winter Heat Jan 2023	\$18,214.59
21	Washroom Revisions	\$3,944.53
22	OH Steel Revisions	\$10,236.89
23	Hide Admin Cross Brace	\$3,755.12
24	Winter Heat February 2023	\$20,190.73
25	Door 1-109	\$3,931.30
26	Winter Heat March 2023	\$20,309.42
27	Alternate Cornice Installer	\$1,575.00
28	Structural Steel Revisions on Parapet	\$6,657.99
29	Winter Heat April 2023	\$7,148.64
30	Material Price Increase	\$9,022.00
31	Add Lockers	\$7,640.10

32	Fire Chiefs Office	\$1,638.11
33	Delete Counter Shutter	(\$4,308.50)
34	Connect Roof Drains to Storm	\$33,720.57
35	Vehicle Exhaust Extraction System	\$0.00
36	Canopy Columns	\$3,756.50
37	Mechanical/Electrical Room Revisions	\$4,229.85
38	EMS Layout Changes	\$2,880.90
39	Revisions to EMS Parapet	\$3,788.00
40	Wall Type Change	\$8,007.60
41	Drywalling around Roof Drains	\$1,231.50
42	Firehall Parapet Revisions	\$2,616.29
43	EMS Parapet Capping	\$854.12
44	Rear Parking Soils Testing	\$19,063.00
45	Revisions to EMS Layout Pt 2	\$9,667.02
46	Ceiling Clarification Credit	(\$3,051.50)
47	Communication Revisions	\$9,102.21
48	Mezzanine Revisions	\$23,477.30
49	EMS Column Covers	\$2,706.00
50	Mechanical/Electrical Room to Mez	\$6,210.10
51	Communication Conduits	\$3,209.31
52	Window Trim	\$3,042.57
53	SCBA Rough-In	\$5,025.01
54	ERV Louvers	\$1,391.50

55	Heater Controls	\$2,500.08
56	Relocate ATS and Hot Water Heater	\$11,732.77
57	Project Extension	\$90,000.00
58	Tree Removal	\$10,450.00
59	Mezzanine Power Receptacles	\$6,109.19
60	Mezzanine Lighting	\$7,186.95
61	Additional TV Revisions	\$776.12
62	Street Lighting Access Box	\$3,617.90
63	Stair Walls	\$13,774.76
64	Heat/Cool M&E Rooms	\$2,266.63
65	Kitchen Backsplash	\$453.20
66	Lint Trap	\$199.66
67	Interior Line Painting	\$747.50
68	Bunker Gear Workstation	\$765.60
69	Flagpole Addition	\$6,284.30
70	Generator Bollards	\$3,527.13
71	EMS Between OH Doors	\$575.00
72	Site-Time Aug 19 - Sept 30	\$28,980.00
73	Soil Removal	\$404,901.85
74	EMS Line Painting	\$402.50
75	Washer/Dryer	\$0.00
76	Bollards & Curbs	\$3,318.73
77	Stairwell Light Relocation	\$169.40

78	Retaining Wall Curb Addition	\$3,826.40
79	Granular A Material Increase	\$2,636.16
80	Canopy Beam Detail	\$1,035.00
81	Curb Revisions	\$9,418.66
82	Thermostat Covers	\$1,060.83
83	Exterior Light Shield	\$1,669.80
84	Oct 1 – Nov 30 Site Time Adj.	\$23,334.94
85	Base Coat Asphalt AC Adj.	\$4,424.27
86	Top Coat Asphalt AC Adj	\$4,424.27
87	Delete Garbage Enclosure	-\$4,4490.98
88	Fencing Price Adjustment	-\$32,194.92
89	OH Safety Sensors	\$1,761.00
90	Bunker Gear Door Replacement	\$1,850.00
91	Fire Cord Reel Modifications.	\$1,902.75
92	Gas Line Protection Railing	\$4,762.60
93	Top Coat Asphalt AC Adj.	\$3,132.58
94	OH Door Supplementary Steel	\$2,207.50
	Reconcile Allowances	-\$46,561.52
	Total Additional Cost.	\$975,048.99

On top of the construction cost there was also the consultant costs from GD Vallee which ended up as a grand total of \$531,526.55 which included project design, contact management as well as construction administration.

The cost for Jones group to do the demolition of the previous firehall was \$84,674.59.

The final cost for the entirety of the project was \$8,045,850.13

FINANCIAL

This completed project was funded through a County Loan as well as reserves.

ATTACHMENT

Prepared By: **Brandon Drew, Director of Economic Development & Community Services**

Reviewed By: Ralph D'Alessandro, Director of Finance /Treasurer

Approved By: Carolyn Tripp, Chief Administrative Officer