

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. FRS-2017-0009

**FOR THE CONSIDERATION OF
COUNCIL
DECEMBER 13, 2017**

SUBJECT: STATION 1-8 DESIGN AND REBUILD OPTIONS

1. RECOMMENDATION:

- 1. That Council receive Report No. FRS-2017-0009 prepared by the Fire & Rescue Services Department dated December 13, 2017 respecting design options for the new Pefferlaw Stn 1-8 fire hall.**
- 2. That Council approves Option 1, attachment #1, be the chosen option for the design and rebuild of the new fire station which will maintain the historical Cooke's United Church/Pefferlaw Youth Centre.**

2. PURPOSE:

To seek Council approval that Design Option 1 be the chosen design for the rebuilding of the Pefferlaw Stn 1-8 fire hall.

3. BACKGROUND:

In April 2017, Council approved the site location for the new fire hall to include the existing property and the adjacent property municipally known as 270 and 272 Pefferlaw Road. At that time, Council requested staff obtain design options to either include the Cooke's United Church/Pefferlaw Youth Centre or demolish the existing buildings.

On September 27, 2017 Thomas Brown Architects Inc. was awarded the contract for design services of the new Pefferlaw Station 1-8 Fire Hall. Our design/rebuild team met on numerous occasions with the architect to discuss the viable options.

A public information session was held at Stn 1-8 on November 30th to reveal the viable design options.

4. ANALYSIS:

Design Option 1 will incorporate the former church with new apparatus bays and gear rooms. The current fire hall will be demolished and the church structure will be used for training rooms and office space. The total square footage is 10,690 square feet.

Design Option 2 is a new build which will require the demolition of both existing structures. The total square footage is 9,096 square feet.

As noted above, Design Option 1 will maintain the church within the community and the floor space is approximately 1,500 square feet larger. The functionality is preferable as the site plan clearly separates the apparatus bays from the work environment.

Pending Council approval of Option 1, the next steps would be the tendering and awarding for the contract of the construction of the new fire station with a proposed completion date of September 2019.

It is noteworthy to mention that the existing church will not be considered public space and is exempt from accessibility standards in accordance with Town's Accessibility Standards.

Further, staff have retained the services of Chemsolv to perform testing and provide an evaluation of the presence of asbestos and other designated substances within the existing church. A verbal report will be provided to Council on December 13, 2017.

Fire protection services will be maintained during construction by the relocation of apparatus at a temporary location within the community.

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goals:

GOAL 2: "Promote a High Quality of Life" – Healthy, Safe, Sustainable;
Communities – A vibrant, healthy, safe and accessible community;

GOAL 3: "Engage Our Community & Build Partnerships" – Communication,
Engagement, Collaboration & Partnerships

GOAL 4: "Provide Exceptional Municipal Service" – Organizational & Operational
Excellence.

6. FINANCIAL AND BUDGETARY IMPACT:

Funding for the construction of the new Pepperlaw Stn 1-8 fire hall will be dealt with through the 2018 budget process, however staff have estimated that either Design Option 1 or Design Option 2 would be approximately 3.7 million dollars.

ESTIMATED COSTS FOR OPTION 1 (With Church)		ESTIMATED COSTS FOR OPTION 2 (Demolition of Church)	
Station Costs	\$3,000,000	Station Costs	\$3,000,000
Site Costs	\$400,000	Site Costs	\$400,000
Relocation	\$40,000	Relocation	\$40,000
Contingency	\$300,000	Contingency	\$300,000
TOTAL	\$3,740,000	TOTAL	\$3,740,000

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

This report is provided for Council's information as such there is no reference for public consultation or notice.

8. CONCLUSION:

Staff recommend that Design Option 1 be chosen as it will maintain the existing church within the community and will provide a uniqueness to Pepperlaw. Further, functionality of the station is better suited for future needs.

Recommended by:

Ronald Jenkins, CMM III, CFO, Fire
Service Executive, CEMC
Director of Emergency Services/Fire Chief

Approved by:

Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

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Attachment 1 – Design Option 1
Attachment 2 – Design Option 2