

Sasamat Fire Department Anmore / Belcarra Fire Halls

New Construction

Project Planning Presentation and Discussions





Background & Objectives

How to Design and Build a Fire Hall Economically???

Background: The Sasamat Fire Department NEEDS two new **FIRE HALLS!**

Objectives:

- Develop 3D renderings as a representation to show the public what these 2 new halls could look.
- Develop a suggested project budget for each fire hall. DESIGN, BID, BUILD APPROACH.
- Assist in creating a process to procure these 2 projects on time and on BUDGET, while providing the communities with the buildings they need for now and into the future.
 - (BOWEN ISLAND AS AN EXAMPLE)

Belcarra Fire Hall Progress

- 5,500 to 6,000 square feet of construction

Features:

- 3 back in apparatus bays to accommodate up to 3 apparatus
- Training Room
- Dorm area
- Kitchen and lounge area
- Health and fitness area



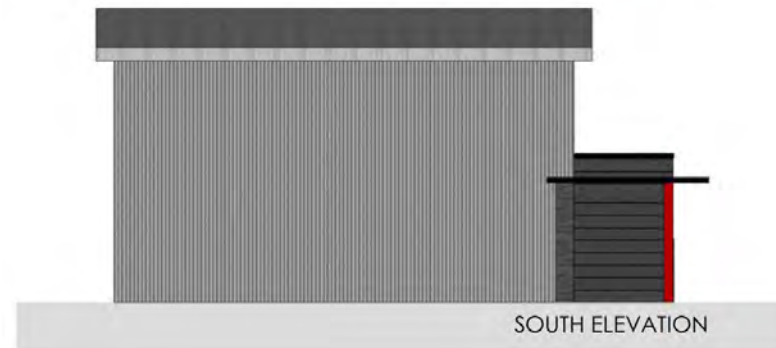
Belcarra Fire Hall



Belcarra 3D



Belcarra Elevations



Anmore Fire Hall Progress

- 11,000 to 12,500 square feet of construction

Features:

- 3 double drive through apparatus bays to accommodate up to 6 apparatus
- Training Room
- Dorm area
- Kitchen and lounge area
- Health and fitness area



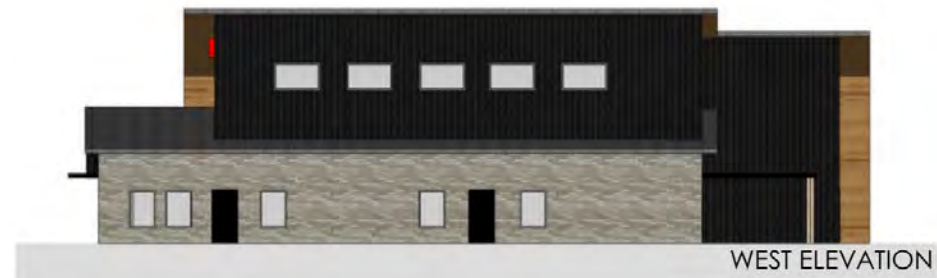
Anmore Fire Hall



Anmore FH 3D



Anmore FH Elevations





PRELIMINARY CONCEPT BUDGET SUMMARY		LIBERTY CONTRACT MANAGEMENT			
Project:	Belcarra Fire Hall Project Belcarra, BC	Above Ground	5,752	Hard Cost \$/SF	\$1,042.21
Months:	10				
Est. No.:	2024-0082				
Date:	October 1, 2024				

DIVISIONAL BREAKDOWN		\$/SF	TOTAL	%
0100	General Requirements	\$ 85.36	\$ 491,019.21	8.2%
0200	Hazardous Materials Testing and Abatement	\$ 8.80	\$ 50,600.00	0.8%
0200	Demolition	\$ 8.03	\$ 46,200.00	0.8%
0200	Civil and Site Work	\$ 170.51	\$ 980,792.63	16.4%
0300	Concrete Work	\$ 87.92	\$ 505,733.14	8.4%
0400	Masonry	\$ -	\$ -	
0500	Metals	\$ 37.08	\$ 213,290.00	3.6%
0600	Wood & Plastics	\$ 147.09	\$ 846,087.00	14.1%
0700	Thermal & Moisture Protection	\$ 78.95	\$ 454,135.00	7.6%
0800	Doors & Windows	\$ 40.64	\$ 233,750.00	3.9%
0900	Finishes	\$ 47.43	\$ 272,822.00	4.6%
1000	Specialties	\$ 9.59	\$ 55,165.00	0.9%
1100	Equipment	\$ 8.61	\$ 49,500.00	0.8%
1200	Furnishings	\$ 1.72	\$ 9,900.00	0.2%
1300	Special Construction	\$ -	\$ -	
1400	Conveying Systems	\$ 14.34	\$ 82,500.00	1.4%
1500	Mechanical	\$ 173.59	\$ 998,514.00	16.7%
1600	Electrical	\$ 75.80	\$ 435,979.50	7.3%
	Contractor Bonding	\$ 20.65	\$ 118,800.00	2.0%
	Construction Contingency (Contractor Contingency)	\$ 26.08	\$ 150,000.00	2.5%
CONSTRUCTION		\$ 1,042.21	\$ 5,994,787.48	100%

1700 Design & Management Fees		
	Project Manager	\$ 125,000.00 19.2%
	Architect	\$ 250,000.00 38.3%
	Structural	\$ 55,000.00 8.4%
	Civil	\$ 28,000.00 4.3%
	Mechanical	\$ 45,000.00 6.9%
	Electrical	\$ 45,000.00 6.9%
	Sprinkler	\$ 18,000.00 2.8%
	Geotech	\$ 25,000.00 3.8%
	Energy Model	\$ 9,000.00 1.4%
	Quantity Surveyor	\$ 12,500.00 1.9%
	Soft Cost Contingency	\$ 40,000.00 6.1%
		\$ 652,500.00 100%

Municipal Fees and Levies		
	DCC	\$ -
	Building Permit Fees	\$ -
	Engineering Fees and Bonds	\$ -
	Landscape Fees and Bonds	\$ -
	Other (TBD)	\$ -
CASH ALLOWANCE		\$ 45,000.00



PRELIMINARY CONCEPT BUDGET SUMMARY		LIBERTY CONTRACT MANAGEMENT			
Project:	Belcarra Fire Hall Project Belcarra, BC	Above Ground	5,752	Hard Cost \$/SF	\$1,042.21
Months:	10				
Est. No.:	2024-0082				
Date:	October 1, 2024				

Utility Fees

Hydro Costs and Instillations	\$	-	
Tel Costs and Instillations	\$	-	
Cable Costs and Instillations	\$	-	
Sanitary Service Fees	\$	-	
CASH ALLOWANCE	\$	150,000.00	

Insurance

Course of Construction / Wrap- Liability Insurance	\$	120,000.00	100.0%
CASH ALLOWANCE	\$	120,000.00	100%

Project Sub-Total

CASH ALLOWANCE	\$	6,962,287.48	
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Project Contingency

Contingency Set at 10%	10%	\$ 696,228.75	100.0%
ALLOWANCE	\$	696,228.75	100%

Project Total

(considering construction start summer 2025)	\$	7,658,516.23	
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Additional Building Options

Emergency Backup Generator and Fuel Storage Tank (supply and install c/w automatic transfer switch; 72 hour fuel storage)	\$	165,000.00	44.7%
Rain Water Collection, Storage, and Pump Equipment. (3 tanks at 3000 gal total water storage)	\$	88,000.00	23.8%
Solar Roof Panneling and Connections	\$	116,000.00	31.4%
CASH ALLOWANCE	\$	369,000.00	100%



PRELIMINARY CONCEPT BUDGET SUMMARY		LIBERTY LIBERTY CONTRACT MANAGEMENT		
Project:	Anmore Fire Hall Project Anmore, BC	Above Ground	12,279	Hard Cost \$/SF \$895.49
Months:	11			
Est. No.:	2024-0083			
Date:	October 1, 2024			

DIVISIONAL BREAKDOWN		\$/SF	TOTAL	%
0100	General Requirements	\$ 48.58	\$ 596,531.45	5.4%
0200	Hazardous Materials Testing and Abatement	\$ 4.66	\$ 57,200.00	0.5%
0200	Demolition	\$ 4.59	\$ 56,320.00	0.5%
0200	Civil and Site Work	\$ 140.47	\$ 1,724,826.10	15.7%
0300	Concrete Work	\$ 79.60	\$ 977,372.00	8.9%
0400	Masonry	\$ 4.72	\$ 57,964.50	0.5%
0500	Metals	\$ 25.03	\$ 307,381.25	2.8%
0600	Wood & Plastics	\$ 130.57	\$ 1,603,294.00	14.6%
0700	Thermal & Moisture Protection	\$ 89.22	\$ 1,095,490.00	10.0%
0800	Doors & Windows	\$ 27.89	\$ 342,430.00	3.1%
0900	Finishes	\$ 44.70	\$ 548,900.00	5.0%
1000	Specialties	\$ 4.94	\$ 60,665.00	0.6%
1100	Equipment	\$ 5.58	\$ 68,475.00	0.6%
1200	Furnishings	\$ 1.13	\$ 13,860.00	0.1%
1300	Special Construction	\$ -	\$ -	
1400	Conveying Systems	\$ 6.72	\$ 82,500.00	0.8%
1500	Mechanical	\$ 174.37	\$ 2,141,150.00	19.5%
1600	Electrical	\$ 76.67	\$ 941,462.50	8.6%
	Contractor Bonding	\$ 9.76	\$ 119,900.00	1.1%
	Construction Contingency (Contractor Contingency)	\$ 16.29	\$ 200,000.00	1.8%
CONSTRUCTION		\$ 895.49	\$ 10,995,721.80	100%

1700	Design & Management Fees		
	Project Manager	\$ 150,000.00	17.9%
	Architect	\$ 350,000.00	41.8%
	Structural	\$ 75,000.00	9.0%
	Civil	\$ 28,000.00	3.3%
	Mechanical	\$ 65,000.00	7.8%
	Electrical	\$ 65,000.00	7.8%
	Sprinkler	\$ 18,000.00	2.1%
	Geotech	\$ 25,000.00	3.0%
	Energy Model	\$ 9,000.00	1.1%
	Quantity Surveyor	\$ 12,500.00	1.5%
	Soft Cost Contingency	\$ 40,000.00	4.8%
		\$ 837,500.00	100%

Municipal Fees and Levies			
	DCC	\$ -	
	Building Permit Fees	\$ -	
	Engineering Fees and Bonds	\$ -	
	Landscape Fees and Bonds	\$ -	
	Other (TBD)	\$ -	
CASH ALLOWANCE		\$ 60,000.00	



PRELIMINARY CONCEPT BUDGET SUMMARY		LIBERTY CONTRACT MANAGEMENT			
Project:	Anmore Fire Hall Project	Above Ground	12,279	Hard Cost \$/SF	\$895.49
	Anmore, BC				
Months:	11				
Est. No.:	2024-0083				
Date:	October 1, 2024				

Utility Fees

Hydro Costs and Instillations	\$	-	
Tel Costs and Instillations	\$	-	
Cable Costs and Instillations	\$	-	
Sanitary Service Fees	\$	-	
CASH ALLOWANCE	\$	150,000.00	

Insurance

Course of Construction / Wrap- Liability Insurance	\$	180,000.00	100.0%
CASH ALLOWANCE	\$	180,000.00	100%

Project Sub-Total

CASH ALLOWANCE	\$	12,223,221.80	
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Project Contingency

Contingency Set at 10%	10%	\$	1,222,322.18	100.0%
ALLOWANCE		\$	1,222,322.18	100%

Project Total

(considering construction start summer 2025)	\$	13,445,543.98	
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Additional Building Options

Emergency Backup Generator and Fuel Storage Tank (supply and install c/w automatic transfer switch; 72 hour fuel storage)	\$	195,000.00	44.2%
Rain Water Collection, Storage, and Pump Equipment. (3 tanks at 3000 gal total water storage)	\$	88,000.00	20.0%
Solar Roof Panneling and Connections	\$	158,000.00	35.8%
CASH ALLOWANCE	\$	441,000.00	100%



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Questions?

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