Fire Hall Technical Team Update to Council
September 21, 2026

Metchosin Fire Hall Project

Stay Informed

Who We Are & How We Work

Firehall Technical Team

The Firehall Technical Team is a group of three retired professional engineers and one experienced fire captain who, together, have volunteered to provide the District with consulting services to advise on an optimized approach to conduct a community needs assessment, scenario planning and options analysis for the firehall project.

The Technical Team works directly with the Chief Administrative Officer and provides regular progress reports to Council, via the Chief Administrative Officer. Engagement by the CAO with the Technical Team was endorsed by Council on May 25, 2026.

Firehall Technical Team Progress Reports and Documents

Consulting Services Agreement

Progress Report to Council - July 13, 2026

Technical Team Members

Klaus Kreye (Team Lead)
Gary Smirfitt
Charlie Rivers
Morgan Yates

How We're Governed – Part A

By Council Resolution of May 25, 2026:

RES 160-2026
Moved and Seconded by Councillor Donaldson and Councillor Shukin
THAT Council direct the CAO to engage with the proposed volunteer firehall Technical Team;

AND THAT Council direct the CAO to report back to Council with recommendations on a qualified firm to conduct a fire service needs analysis that will inform decisions about the future of the Fire Hall, as soon as possible.

Carried

How We're Governed – Part B

By a Consulting Services Agreement:

- Counter-executed July 23 2026 by CAO and Tech Team Members
- Available online, via District website
- Consultants provide services as volunteers, on a pro bono basis
- Articles 8 and 9 (Indemnification and Insurance) in District's pro forma agreement were modified, to reflect volunteer nature of services
- Scope of Work is described in Schedule A

Scope of Work

Proposed Work Scope of Technical Team: **from Schedule A, verbatim:**

Working in a **technical advisory capacity to CAO** (and via CAO, to Council) and in a peer review capacity with other parties who may bring professional engineering, project management and fire department management skills, the technical team will focus on completing:

1. a review of project-related materials compiled to date (and identification of key gaps)
2. an updated and objective **community fire services needs assessment,** including but not limited to functional and spatial analysis of fire services work areas and work flow.
3. an evaluation of other recent projects in the region serving similar populations with similar needs (i.e. assess the project scope, incurred costs, included and excluded items in reported final cost; construction timelines and completion dates; contractor performance outcomes, for similar projects within the region)
4. an evaluation of cost escalation / inflation factors that would enable regional projects completed in prior years to be more accurately compared to a future Metchosin project that has not yet been approved
5. an estimated project budget, with a defined uncertainty range, *that is informed by steps 2. and 3. above*
6. an **analysis** of specific design and approach **options (scenarios)** with defined pros and cons, that could be realized within the estimated project budget and uncertainty range of step 5. above
7. a summary of regional service providers (architects, engineers, project managers, contractors, etc.) whose track records in recent projects appear to be favourable (and would thus merit inclusion in subsequent process steps that may be taken by CAO)
8. Following Council's identification of the preferred option i.e. arising from step 6. above, a "**roadmap**" (estimated project timeline with milestones) would be developed, for implementation of the preferred option.

Summarized:

- review Metchosin's archived documents
- evaluate other similar regional projects (*benchmarking*), including their key service providers. *From this*:
- complete a community needs assessment (informed by benchmarking data)
- analyze more design options (informed by benchmarking data), citing pros & cons
- evaluate applicable inflation factors (for extrapolation of benchmark project costs)
- estimate a *budget envelope* for Metchosin, based on the above steps
- develop proposed project schedule (roadmap)

Work Undertaken Since July Status Update

Apparatus Bay - Final Assessment Step - Answering the *Cost Effectiveness* question for taxpayers:

We know that the existing apparatus bay *could be* upgraded (retrofitted)

BUT: We don't yet know if retrofitting would provide a material level of seismic upgrading, functional improvement and building useful life extension *at a cost that would justify the added complexity and uncertainties of retrofit, versus* the cost of new apparatus bay construction.

*Herold Engineering has been **engaged** by CAO to more squarely address this information gap.*

Benchmarking Surveys of recent & ongoing fire hall projects in other communities**:**

- Target communities ***identified***
- Standardized survey template ***developed***
- Outreach communications ***made*** to fire chiefs
- Community-specific templates ***filled out*** by tech team, with info available from public domain (internet search plus A.I. query).
- Community specific templates ***sent*** to fire chiefs, requesting their review, correction of and addition to our summarized information (*4 completed responses received, to date*)

Alignment of Guiding Principles, through meetings with CAO (*a few examples*)

Benchmarking information from comparable regional projects can support: options identification; scope refinement; design optimization; cost comparison and selection of best project management and procurement approaches.

Adoption of a budget-constrained approach can increase taxpayer confidence: A future project manager / team could be given a defined budget, clearly identified essential requirements and secondary (discretionary) "wants", then asked to optimize Metchosin's fire hall design based on those parameters.

Time management is critical: The first phase of the project master schedule should work backwards from the two-year construction commencement requirement specified in the recent $7 M federal grant award. Wherever practical, undertake parallel (vs. sequential) due diligence.

Looking Ahead…

Aggregate and Begin Analysis of Benchmark Survey responses:

- Upload detailed info from participating communities into master excel workbook
- Review floorplans and tender documents, where these have been provided
- Schedule “verification” site visits, with top 3 communities i.e. those which best inform needs assessment, design optimization potential, procurement and construction approaches for Metchosin

Evaluate pending Herold Engineering Report (retrofit vs. new build *cost effectiveness*)

Grant Agreement: Support CAO in reviewing detailed terms, once agreement is received

Work collaboratively with Colliers Project Leaders in their parallel development of master project schedule

One Authoritative Information Source

Please Refer to District Web Page

- Information is arranged chronologically; *scroll down for Tech Team content*

Metchosin Fire Hall Project

Stay Informed

Please Don't Rely on Print Media or A.I.

- Editors of smaller online and print media *do not* fact-check
- A.I. is a useful tool but it can be inaccurate (*a small % of A.I. sourced benchmark data has been corrected in reviews by fire chiefs*)

Thank you

Questions from Council Members?

(Please note: *technical team members will not be taking questions from gallery*)