Fire Hall Technical Team Update to Council

November 16, 2026



Metchosin Fire Hall Project

Stay Informed

Recap: Who We Are & How We Work

- The fire hall technical team (Tech Team) is a group of 3 retired professional engineers who provide consulting services to the District, on a pro bono basis, per an Agreement dated July 2026
- Our consulting arrangement arose from Council Resolution 160-2026, affirmed on May 25, 2026
- The Tech Team works directly with the District CAO and reports regularly to District Council, via the CAO
- Our Consulting Agreement and Reports are publicly accessible, via the District website.

Tech Team Members

Klaus Kreye (Team Lead)
Gary Smirfitt
Morgan Yates

Scope* of Tech Team Work

- Review Metchosin's document archives
- Complete a **community needs assessment**
- Estimate a **budget envelope** for Metchosin
- Analyze **design options,** citing their pros & cons
- Establish applicable **inflation factors** (for escalation of benchmark project costs)
- Develop a proposed **project schedule** (roadmap)

**Summarized from Schedule A in Consulting Services Agreement*

Benchmarking Analysis

- Fundamental to Tech Team's work scope and approach
- Supports impartiality and evidence-based decision making
- Neutralizes stakeholder group biases; helps to differentiate between "wants" and "needs"
- Incorporates desktop review, standardized surveys and site visits (*8 comparison communities examined in detail*)

Community Needs Assessment: Population

Benchmark Survey Community	Current Service Area Population *(does not include mutual aid arrangements which are based on reasonable efforts)*
Bowen Island	~ **4,300** (not including seasonal increase)
Comox	~ **22,000**
Cowichan Bay	~ **10,000**
Crofton	~ **8,000**
Cumberland	~**8,000**
Dashwood	~ **4,000**
Saltspring Island	~ **11,600** (not including seasonal increase)
Union Bay	Currently ~ **1,200** (with expansion to ~**10,000** with build-out of Union Bay Estates)
Metchosin	~ **5,200**
Metchosin (in 2076, per **most likely** low growth scenario)	~ 7,400
Metchosin (in 2076, per **less likely** medium growth scenario)	~ 10,900

Benchmarking: Feedback from Site Visits



Benchmarking: Feedback from Site Visits





Benchmarking: Feedback from Site Visits









Benchmarking Analysis
High Level Learnings

- Temporary accommodation can be achieved in a cost-effective manner (we should not shy away from that)

- Based on comparative community sizes: Metchosin's Gross Floor Area (GFA) target would be 12,000 to 14,000 sq ft

  GFA of existing Metchosin fire hall = 9,700 ft2

  GFA of JdA "preferred" Option 1a = 17,400 ft2

Key Parameters Influencing Decisions

- Retention of the existing apparatus bays: spatial and cost effectiveness implications

- UBCM Grant: Terms and conditions

Metchosin Apparatus Bays

- Are significantly smaller, compared with other regional fire halls
- Cannot be economically extended in length and upgraded to house large apparatus
- Could be retained and partially retrofitted to house smaller vehicles and trailers

Metchosin Apparatus Bays

Caveats on retention:

- May adversely affect the work flow of new build components
- May adversely impact optimization of overall project “footprint”
- Ultimate retrofit cost is likely to be cost neutral relative to building one new tandem (double) bay

UBCM Grant Terms and Conditions

- The grant does ***not*** provide a lump sum funding contribution
- The grant ***is*** predicated on the progressive reimbursement of incurred, eligible costs
- Grant funding is **subject to changes** that may occur in federal funding over the course of the fire hall project (***maximum*** amount of reimbursement funding is $7 million)

UBCM Grant Terms and Conditions

- Project eligibility is restricted to **new construction** on a **greenfield site**
- Should the District wish to construct a replacement fire hall on the existing (brownfield) site, this change would need to be negotiated and confirmed in writing
- The specified project size is ~ 9700 ft2 i.e. the same size as Metchosin's ***existing*** fire hall

Establishing a Budget Envelope - *Method*

Verified:

- Total project costs (incurred or projected)
- Total area (GFA)
- Construction mid-point dates

Escalated total project costs based on:

- Notional October 2028 Metchosin project midpoint date
- Applicable building code changes for each analog project
- BC Non-Residential Building Construction Prices Index for our region

Established:

- An upper budget limit, based on average escalated cost per ft2 and needs-tested GFA

Conceptual Design Options

Tech Team:

- Considered 3 project categories (**greenfield**, **brownfield** and **blended)**
- Developed diagrams (approximately to scale) showing design variations within these categories
- Overlaid footprint outlines for Dashwood and Cumberland on photos of existing fire hall site, to aid visualization

Context:

- Greenfield involves construction on ALR land
- Brownfield involves demolition of existing fire hall buildings and re-use of site
- “Blended” options involve retention and repurposing of existing apparatus bays

Design Options: Implications

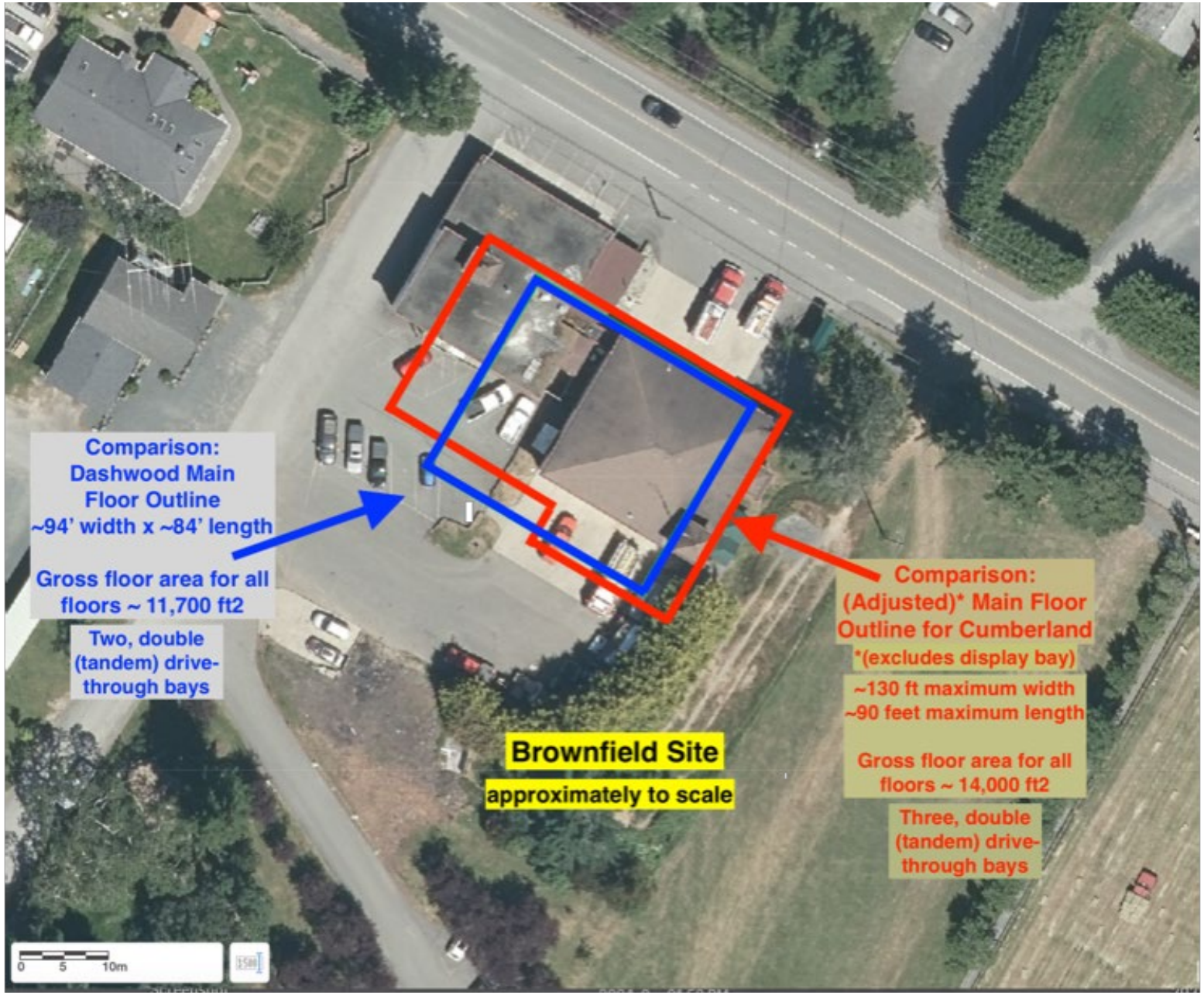
Each design option has different implications for:

- Temporary accommodation and relocation of fire hall operations
- Optimum overall “work flow”, within newly commissioned facilities
- Non-agricultural use of adjoining ALR land
- Amount and location of adjacent parking for fire hall and other community uses

Greenfield Project



Brownfield Project



Blended Project (a)



Blended Project (b)



Blended Project (c)



Project Schedule

Colliers Project Leaders developed two illustrative project schedules:

1. Request for Proposal (RFP) – 32-month duration
   – Class D Cost estimate May 2027
2. Request for Quote (RFQ) – 38-month duration
   – Class D cost estimate July 2027

Time is of the essence

Proposed Next Steps

Milestone	Suggested Timing
Convene working meeting among Council, CAO and Tech Team (In-depth discussion of November Report; Q&A)	November 2026
Council to establish fire hall project budget	December 2026
CAO and Council to review and select preferred project delivery model	January 2027
CAO & Tech Team to establish project scope and key design inputs and constraints (i.e. Design Basis Memorandum), for review and approval of Council and subsequent development of RFPs	January 2027
Develop job description for Project Manager (CAO to draft, with input from Tech Team; Council to approve)	January 2027
Issue RFP for Project Manager	February 2027
Hire Project Manager	March 2027

Tech Team November Report - Conclusions

Subject to budgetary constraints established by Council:

- Reasonable limits for gross floor area would be
  ~ 12,000 ft2 to ~ 14,000 ft2

- Reasonable budget ceiling would be ~ $11 Million

Key determinants of ultimate project cost:

- Efficiency of design
- Type of construction
- Quality of project management processes and project leadership

Tech Team November Report - Conclusions

- The fire hall administration building is at the end of its useful life
- The existing apparatus bays could be retrofitted and repurposed, but doing so may come with unwanted trade-offs
- If the District elects to demolish and dispose of existing fire hall buildings, the corresponding 2025 cost estimate should be updated and flagged as an incremental cost
- Negotiation of UBCM grant terms will be necessary

Thank you

Questions from Council Members?