



Staff Report

Corporate & Financial Services – Facilities & Fleet

Report To: COW- Admin, Corp and Finance, SI, Comm. Services
Meeting Date: March 17, 2025
Report Number: CFS.25.017
Title: Project Status Update – Facilities - Fire Hall #2 and Ravenna Roads Depot Expansion Operations
Prepared by: Phil Pesek, Manager of Facilities & Fleet

A. Recommendations

THAT Council receive Staff Report CFS.25.017, entitled “Project Status Update – Facilities - Fire Hall #2 and Ravenna Roads Depot Expansion Operations”.

AND THAT Council direct staff to move forward with the Federation of Canadian Municipalities (FCM) grant and loan for the Fire Hall #2 project.

B. Overview

This report provides an update on Fire Hall 2 and the Ravenna Roads Depot Expansion, both of which were approved as part of previous municipal budgets.

- Fire Hall #2 was included in the 2023 budget - \$13.3 Million.
- Ravenna Roads Depot Expansion was included in the 2022 budget - \$8.56 Million.

The report outlines the original budget allocations for each project and provides an update on their current status. This includes revised cost estimates and funding opportunities for Fire Hall 2, as well as an update on the progress of both projects.

C. Background

Fire Hall #2:

With budget and land allocated, the Town initiated engineering services to complete the design and site preparation for the new Fire station. Presently, design is 100% complete, building permits submitted and cost estimates completed. Prequalification of contractors was completed earlier this month with the final construction contract to be awarded in the next 60 days and noting that tree-clearing was completed on the site earlier this month.

Ravenna Roads Depot Expansion:

The Town initiated the redevelopment of the Ravenna site early 2023. Initially, the scope was limited to the original footprint but was later expanded to include purchased properties to the north. With the acquisition of the additional lands the Town took on more advanced geotechnical and site planning efforts. Currently, design is at 30% with preliminary geotechnical complete for both the original and acquired lands. Class D cost estimates have been provided.

D. Analysis

Fire Hall #2:

This facility will be the first of its kind in the Town of the Blue Montains as it will be a full net zero, climate resilient facility, with advanced photovoltaic systems (PV) and aggressive embodied carbon design. The site has an impressive tree restoration plan with 30% of the site being returned to a naturalized state.

As a result, the Town has access to significant grants opportunities from the Federation of Canadian Municipalities. (FCM) If successful, the Town could receive a one-time grant of \$1.5M and be eligible for an up to \$8.5M interest free loan. Currently, the initial capital cost of building such a facility is marginally higher than traditional construction forms, but the long-term benefits are substantial. With acceptance of the grant and loan the Town would be in excellent financial position to complete the project at proposed budget levels.

Latest estimates of cost are placing construction (inclusive of contingencies) at approximately \$14M. Our current remaining budget is \$12.2M. With the acceptance of the FCM grant and loan the Town can control the overall project cost and be better prepared for uncontrollable escalations in contingency and other margins.

Ravenna Roads Depot Expansion:

Latest estimates to construct as designed are \$29.5M. The original budget was set based on a smaller site with a tighter scope. With the acquisition of additional lands, the magnitude and complexity of the project increased costs. This project, as designed also qualifies for FCM grant and loan opportunities at \$1.5M and \$8.5M respectively.

The Town paused the project after reviewing class D estimates. Currently, we are evaluating all available options with operations and CFS staff.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders.

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

N/A

G. Financial Impacts

It should be noted that these amounts continue to be pre-tender estimates and will be updated once tenders are reviewed.

Additionally, it is noted that the approved funding sources for these projects is a combination of Development Charges and Asset Management Replacement reserve funds along with debt financing.

H. In Consultation With

Monica Quinlan, Treasurer, Director of Corporate and Financial Services

I. Public Engagement

N/A

J. Attached

N/A

Respectfully submitted,

Phil Pesek,
Manager of Facilities & Fleet

Monica Quinlan,
Director of Corporate & Financial Services

For more information, please contact:

Phil Pesek,

Manager of Facilities & Fleet

facilitiesandfleet@thebluemountains.ca

519-599-3131 extension 270

Report Approval Details

Document Title:	CFS.25.017 Project Status Update – Facilities - Fire Hall 2 and Ravenna Roads Depot Expansion Operations.docx
Attachments:	
Final Approval Date:	Mar 7, 2025

This report and all of its attachments were approved and signed as outlined below:

Phil Pesek - Mar 7, 2025 - 11:22 AM

Monica Quinlan - Mar 7, 2025 - 11:40 AM