



City of
Peterborough

To: Members of the General Committee

**From: Chris Snetsinger
Fire Chief**

Meeting Date: April 12, 2021

**Subject: Report CAOFS21-004
Fire Station 2 Location Selection and Project Next Steps**

Purpose

A report to recommend a site location for Fire Station 2 and next steps.

Recommendations

That Council approve the recommendations outlined in Report CAOFS21-004, dated April 12, 2021, of the Fire Chief, as follows:

- a) That the Northcrest Arena site, 100 Marina Blvd, Peterborough be the site selected for the new location of Fire Station 2;
- b) That staff be directed to submit an application to the Federation of Canadian Municipalities, Green Municipal Fund for Capital Project New Construction Energy Efficient Facilities to support a target Net Zero Energy Performance Facility and, if successful, a By-law be passed on terms acceptable to the Chief Administrative Officer and in forms acceptable to the City Solicitor authorizing the Mayor and Clerk to enter into a funding and loan agreement;
- c) That an amount of \$7,300,000 be pre-committed in the 2022 Capital Budget for the Fire Station Relocation project; and
- d) That Prime Consulting Services for the project be awarded to Lett Architects Inc, 138 Simcoe Street, Peterborough, ON, K9H 2H5, as set out in Report CPPS16-018 dated July 25, 2016 Award of RFP P-19-16 for the Consulting Teams of Record, at a total cost of \$770,000 plus \$38,500 disbursement allowance and \$105,105.00 HST for a total of \$913,605.

Budget and Financial Implications

The estimated cost of the Fire Station 2 project is \$11,000,000. The approved project budget to date is \$3,700,000 (2021 Capital Budget Project #: 2-2.01).

Approval of recommendation c) will pre-commit the complete budget for Fire Station 2 project to proceed and allow staff to comply with one of the requirements of the application for funding under the Green Municipal Fund, to have a secured balance of project funding.

The project costs will be funded as detailed in Table 1 below:

Table 1: Proposed Funding Sources for Fire Station 2 Project

Description	Amount
Total Project Cost	\$11,000,000
Sources of Finances	
Pre-Approved Budget	\$3,700,000
Debenture – Tax Supported	\$3,275,000
Debenture – DC Supported – Fire Services	\$3,275,000
Green Municipal Fund	\$750,000
Total Sources of Financing	\$11,000,000

Approval of recommendation d) for the award of the prime consulting services contract totals \$822,729.60, net of the HST rebate, and can be accommodated within the approved Capital Budget 2021 Project #2-2.01.

Background

Council have approved a series of Staff reports for the relocation and development of Fire Station 2. Through Report CAOFS21-001 Fire Station Location Review Update, dated January 11, 2021, Council approved staff to continue to evaluate two potential locations; Sunset – 916 Chemong and Northcrest Arena (Northcrest site) – 100 Marina sites to determine a final location selection for the future site of Fire Station 2.

Project Engagement and Consultation

A public engagement process on the proposed location options took place from February 5, 2021 – February 19, 2021. City media releases provided information on the project and how people could share their comments. Local media coverage included stories on television news, in newspapers, and on radio as well as online coverage. The project team created a project page with content including a video by Fire Chief Snetsinger explaining the project, responses to frequently asked questions, and the ability for people to subscribe to project updates.

A survey was available with people being able to participate by calling by telephone or online via the City's public engagement platform, Connect Peterborough, at connectptbo.cafire/. There were 210 survey responses with 87% of respondents in support of the Northcrest site and 13% of respondents in favour of the Sunset site. Respondents indicated that support of green spaces and parks ranked as the most important consideration with fire response times being the second consideration. The project page at connectptbo.ca generated 10,787 page views and 1,310 visits by 1,219 visitors.

First Nations communities were consulted on both site location options for a high-level review of potential First Nations site interest. Comments were primarily focused to the potential archaeological interest on both sites. Staff will continue to update land consultation staff in both Curve Lake and Hiawatha communities on the progress of the project to research and address any potential site findings.

Location Evaluation Update

Lett Architects Inc, in their role of Consultant of Record for the City, as set out in Report CPPS16-018 dated July 25, 2016 Award of RFP P-19-16, were engaged to evaluate proposed site locations with a focus of site suitability, site access and egress to accommodate the specific needs of a fire station that included building size and shape that allowed drive through apparatus bays, a large apron in front of the apparatus bay doors, space for visitor parking and space for staff parking at the rear.

Location Recommendation – Northcrest Arena Site, 100 Marina Blvd.

The Northcrest Arena site is being recommended as the proposed new location for Fire Station 2. See Appendix A – Fire Station 2 Site Study and Proposed Site Plan. The site is located on Marina Blvd., which is a secondary street with quick and easy access to the arterial Water Street. Although there are residential properties along Marina Blvd, it is a mixed-use street and there are no residential properties directly across from the proposed access to the fire station. The site is positioned on the outside of a curve in the road, which provides good visibility to the intersection with Water Street as well as travelling west on Marina. Building on the Northcrest site reuses an existing building site. The site is already cleared so there are no trees impacted by the development and the grading that was done to make the site flat for the arena and its parking lot will be useful for the fire station. In addition, the likelihood of archaeological factors on a previously disturbed site is far less. Satellite fire stations like Fire Station 2 are part of residential communities – they have a history of becoming an important part of the fabric of the residential neighbourhoods in which they are located.

Project Budget Update

As part of the site evaluation process, a Class D construction cost has been undertaken. Site characteristics have also been considered in the development of the total project budget. Through a high-level review of building program space requirements for the fire station, an approximate gross building area requirement of 10,250 sq. ft. has been established. Table 2 below outlines the total project budget at the recommended location of the Northcrest site, 100, Marina Blvd.

Table 2: Total Project Budget at the Northcrest Site

Number	Item	Amount
1	Relocation Study and Site Evaluation completed to date	\$40,365
2	Demolition of Northcrest Arena	\$440,000
3	Consulting Fees (per Table 3 below)	\$808,500
4	Facility – New Construction 10,250 sq ft	\$6,047,500
5	Site Work	\$875,000
6	Construction Escalation to Q2 2022	\$365,000
7	Surveys, Geo-technical, testing and inspection	\$210,000
8	Miscellaneous, Insurances and Permits	\$205,000
9	Furniture, Fixtures and Equipment (FFE)	\$600,000
10	Project Contingency 10%	\$1,100,000
11	Decommissioning the existing site	\$375,000
	Sub-total	\$10,751,365
	Net HST	\$189,224
	Project Total Budget	\$10,940,589

Project Opportunities and Considerations

There are a series of project opportunities and considerations for the project to move forward.

Climate Change Action and Net Zero Energy Facilities

Through Report IPSIM20-003 dated March 2, 2020, Council approved a series of initiatives and recommendations for Climate Mitigation and Climate Adaptation. Recommendation i) of that report read:

That staff and Council seek opportunities to advocate with the Provincial and Federal governments for funding to support Climate Adaptation and Mitigation initiatives in Peterborough.

Staff have been considering options to align the City’s approach for building new facilities with Council’s commitment to Climate Mitigation and Climate Adaptation and is recommending that Fire Station 2 be built following The Canada Green Building Council (CaGBC) Zero Carbon Building Standard (ZCB Standard). The CaGBC launched the Zero Carbon Building Standard to assist the industry’s transition to zero carbon.

CaGBC's Making the Case for Building to Zero Carbon report confirmed that zero carbon buildings are technically feasible and financially viable.

The ZCB Standard is a made-in-Canada framework for both designing and retrofitting buildings to achieve zero carbon. Zero carbon buildings represent the industry's best opportunity for cost-effective emissions reductions that spur innovation in design, building materials and technology. On average, zero carbon buildings can provide a positive financial return over a 25-year life cycle. This financial return will only grow as the cost of carbon rises, while zero carbon buildings also promise to mitigate future costs for utilities and retrofits.

Green Municipal Fund Opportunity

The Federation of Canadian Municipalities (FCM) has a Green Municipal Fund for Capital Project New Construction Energy Efficient Facilities to support a target Net Zero Energy Performance Facility. Approval of recommendation b) will allow staff to make an application to support Council initiatives for Climate Mitigation and Climate Adaptation. Application for this fund will require a feasibility study. Work on the feasibility study can be completed in tandem with the design development of this project. The feasibility study is expected to be complete by June 2021, at which time the City will apply for capital project funding. The FCM requires six-months to determine if project funding will be provided.

The program allows for a low-interest loan of up to \$5 million and a grant worth up to 15% of the loan to cover up to 80% of the eligible costs. It is anticipated that the additional costs to design and build a net-zero facility will be in line with the anticipated grant amount of \$750,000.

Project Scope, Fee Proposal and Agreement

City staff will continue the role of construction project lead and recommend the design work be undertaken by Lett Architects Inc; the City's Consulting Firms of Record under RFP P-19-16 approved through Report CPPS16-018 dated July 25, 2016. The project scope for consulting services for the Fire Station 2 project requires services for Architectural, Structural, Mechanical, Electrical, Civil, Landscaping and Sustainability. Through RFP P-19-16 staff were delegated the authority to apportion any future work to the Consulting Firms of Record in a fair manner at the rates specified in RFP P-19-16. The Consulting Firms of Record remuneration was set at a fee of 8% for project budgets greater than \$1,000,000, however the agreement does not include the consulting services for Civil, Landscaping and Sustainability that will be required for this project. Additionally, the set percentage fee did not anticipate designing to Zero Carbon Building Standards that does require more in-depth coordination for architectural, mechanical and electrical consulting. Furthermore, additional fees for post occupancy are required to monitor and report on the building operations in respect of the Green Municipal Fund requirements and also as part of the City's commitment to operating, monitoring and achieving the goals of a net zero facility.

A detailed breakdown of costs for Prime Consulting Services Fees are set out in Table 3 below. The fee proposal is \$770,000 and is set out as percentages on the projected construction cost of \$6,047,500, a further \$38,500 is set out for disbursements for a total fee cost of \$808,500 exclusive of HST:

Table 3: Prime Consulting Services Fees

Description of Consulting Fee	%	Amount
Architectural, Structural, Mechanical & Electrical per RFP P-19-16	8%	\$483,000
Civil	1.25%	\$75,500
Landscape	0.5%	30,200
Sustainability	1.25%	\$75,500
Fee adjustment for Zero Carbon Building Design	1.75%	\$105,800
Consulting Services Fee total		\$770,000
Disbursement Allowance (5% of the consulting fee total)		\$38,500
Total		\$808,500

Lett Architects Inc have successfully completed several Fire Stations and Emergency Services Buildings including Town of Oakville Fire Station 8, Barrie Fire Station 1, Barrie Simcoe Emergency Services Campus. They currently have the Town of Oakville Fire Station 4 in design and were also previously engaged to assist in the completion of Peterborough’s Fire Station 3.

The signed agreement with Lett Architects Inc per RFP P-19-16 will be superseded specifically for the Fire Station 2 project by an OAA 600-2013 agreement that will outline the revised level of consulting services and revised fee. The City Clerk and the CAO will sign the agreement as per Procurement By-law 18-084 Part 7.5.5.

Project Next Steps

There are several items for the project to move forward:

- Staff will prepare for the demolition of the Northcrest Arena. This will include a review of the current use status of Northcrest Arena as it relates to the Covid-19 test centre operations, preparation of documentation for the tendering the demolition of the existing building. It is recommended demolition take place in early Fall 2021 to allow the natural process of thawing the permafrost below the existing ice surface prior to the start of construction on the new Fire Station in 2022.
- A Feasibility Study and Schematic Design for the Fire Station 2 will commence.
- Staff will prepare and submit an application to the Federation of Canadian Municipalities, Green Municipal Fund.

Summary

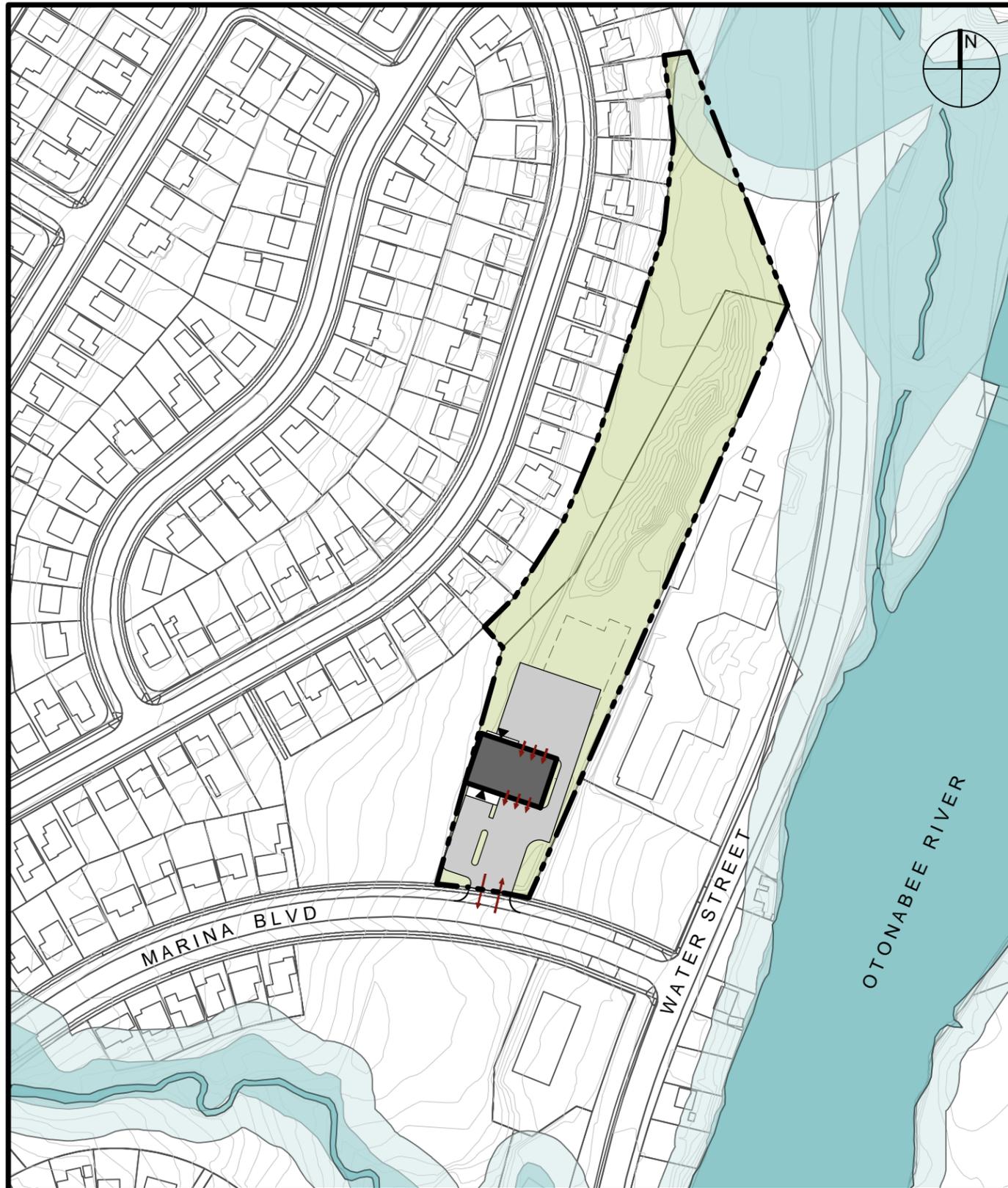
If Council accepts the recommendations contained in this report, staff will continue the next steps for the Fire Station 2 project. Staff will report back to Council with a project update in the Fall of 2021.

Submitted by,

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Fire Chief

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Appendix A - Fire Station 2 Site Study and Proposed Site Plan - Northcrest Site, 100, Marina Blvd.



NORTHCREST SITE – OPTION STATISTICS

**Report CAOFS21-004 -
Appendix A**

SITE AREA: 5.22 acres
DEVELOPMENT AREA: approximately 1 acre
SITE COVERAGE: 19%

The Northcrest Arena site is very narrow, which presents challenges given the required orientation of the fire station and the need for drive-through bays. There are also challenges given that due to a year-round ice surface in the building, there will be permafrost under the building that will need time to thaw following demolition. In this option, the development is in the location of Northcrest Arena and its parking lot. The proposed building would be located near the front of the arena footprint, which should help mitigate the impacts of the permafrost.

RESPONSE TIMES FOR THIS OPTION:

INITIAL ARRIVING COMPANY – 4 FIREFIGHTERS IN 4 MINUTES OF TRAVEL TIME, TO 90% OF INCIDENTS:

75.8% HISTORIC CALLS COVERED (increase from 71.9% with existing station)
39.3% MUNICIPAL AREA COVERED (increase from 38.8% with existing station)
47.5% ROAD LENGTH COVERED (increase from 45.3% with existing station)

SECOND ARRIVING COMPANY – 8 FIREFIGHTERS IN 6 MINUTES OF TRAVEL TIME, TO 90% OF INCIDENTS:

69.6% HISTORIC CALLS COVERED (increase from 54.5% with existing station)
27.8% MUNICIPAL AREA COVERED (increase from 22.6% with existing station)
39.7% ROAD LENGTH COVERED (increase from 32.0% with existing station)

SINGLE-FAMILY DWELLING INITIAL FULL ALARM ASSIGNMENT – 16 FIREFIGHTERS IN 8 MINUTES OF TRAVEL TIME, TO 90% OF INCIDENTS:

The department currently operates in a three station model, and current minimum staffing of 15 firefighters on duty means that they are currently unable to achieve the benchmark of 16 firefighters on a regular basis. The percentages below for scenarios of 15 firefighters in 8 minutes of travel time for reference purposes only and are not comparable to response coverage in a four station model with minimum staffing in excess of 16 firefighters.

38.9% HISTORIC CALLS COVERED (increase from 20.5% with existing station)
10.1% MUNICIPAL AREA COVERED (increase from 4.1% with existing station)
17.4% ROAD LENGTH COVERED (increase from 8.2% with existing station)

