





**Subject:** Fire Services Headquarters Station 4-5  
**Prepared by:** Allan D. Downey, Director of Operations  
**Department:** Operational Services  
**Date:** March 2, 2021

---

## **Recommendation**

- 1. That Report No. JCC-2021-01 be received for information.**

## **Background**

From Update No. 1:

On November 10, 2015, four (4) acres of land were purchased at the corner of Earl Stewart Drive and Isaacson Crescent in Aurora.

On February 14, 2017, Joint Council Committee (JCC) approved a budget of \$11,000,000 for the design and construction of the facility.

On March 28, 2017, JCC approved the engagement of Thomas Brown Architects to design the new facility, under the guidance of a Steering Committee comprised of staff from Aurora, Newmarket and CYFS.

Several reports and updates were presented to JCC culminating in the approval of design on June 12, 2018.

Staff received approval to proceed to detailed design, preparation of specifications and tender documents and proceed to public tender based on information provided in staff report OPS18-011.

The project was released for public tender on April 12, 2019 and closed on May 22, 2019. Nine (9) bids were received; however, all bids were over the approved budget.

Following the tender results, the facility was redesigned to provide cost savings that would bring the facility closer to the approved budget. Building Modifications included:

- Deletion of one (1) bay in the Apparatus Bay
- Remaining bays shortened by 20' from 90' to 70'



- Reduction of second floor office area by the width of the deleted bay below
- Deletion of one (1) classroom on the second floor
- Adjustment of the northwest entrance and hose tower by moving both elements east to infill area of deleted classroom

The above-noted revisions achieved a reduction in gross floor area of 4,331 square feet from the original tender gross floor area of 28,099 square feet representing a 15.5% reduction.

The scope of the modifications realized cost reduction in the following categories:

- Bonding
- Retaining walls
- Concrete forming
- Cast in place concrete
- Concrete finishing
- Concrete reinforcing
- Architectural precast
- Masonry
- Vehicle Exhaust Extraction Systems
- Excavation
- Structural Steel
- Steel Deck
- Waterproofing – Below Grade
- Aluminum Cladding Systems
- Roofing
- Apparatus Bay Doors
- Gypsum Board Systems
- Acoustical Partitions (folding)
- Flooring
- Mechanical Systems
- Electrical Systems

As a result of the proposed revisions to the facility design, a reduction in the amount of \$1,147,000. Cost savings in the amount of \$1,147,000 have been realized, culminating in an adjusted tender bid of \$10,836,817. Fire Hall 4-5 Revised Project Budget was approved, as follows:

**Non-Construction Costs:**

Architect	\$600,000
Furniture, Fixtures, Signage etc.	506,500
Prefab shed for training	250,000
Allowance for props	100,000
PMO	51,200
Public Art Contribution	36,100
	<u>1,543,700</u>

**Construction Costs:**

Tender Revised Bid	10,836,817
Non-Recoverable HST (1.76%)	190,728
Contingency (10%)	<u>1,083,682</u>
	<u>12,111,227</u>

<b>Total Revised Project Budget</b>	<b><u>\$13,655,027</u></b>
-------------------------------------	----------------------------

In addition to this budget, the Town of Aurora has also included \$87,300 for project management fees and public art from its own reserves.

Remo General Contracting Ltd. was awarded the contract for the construction of Station 4-5 in the amount of \$10,836,817.

Site work commenced on May 20, 2020.

## Budget

<b>Non-Construction Costs:</b>	<b>Approved Budget</b>	<b>Payments to Date</b>
Architect	\$600,000	\$437,765
Furniture, Fixtures, Signage etc.	506,500	0
Prefab shed for training	250,000	0
Allowance for props	100,000	0
	<u>1,456,500</u>	<u>437,765</u>
<b>Construction Costs:</b>		
Tender Revised Bid	10,836,817	1,612,089
Non-Recoverable HST (1.76%)	190,728	51,143
Contingency (10%)	1,083,682	804,850
	<u>12,111,227</u>	<u>2,468,082</u>
<b>Total Revised Project Budget</b>	<b><u>\$13,567,727</u></b>	<b><u>\$2,905,846</u></b>

## Schedule

Staff have attached construction schedule for information purposes. Key dates are as follows and subject to change:

- Occupancy – March 7, 2022
- Substantial Performance – March 15, 2022
- Total Completion – June 1, 2022

## Progress to Date

All footings and foundations are complete. Structural steel is complete. Steel decking and core floor slabs are being installed commencing February 17, 2021. Staff have attached pictures from our Field Report #3.

## **Communications**

Staff have been in contact with our Communications Division to produce a dedicated webpage for Station 4-5 on both Aurora and Newmarket's website. Virtual site meetings have taken place on a bi-weekly basis since the commencement of construction. At present, eighteen (18) virtual site meetings have been conducted.

On Tuesday, June 23<sup>rd</sup> a Groundbreaking ceremony took place with both Mayors, Fire Chief and General Contractor in attendance.

## **Risks and Issues**

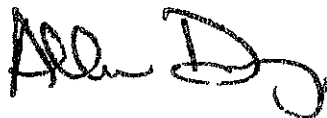
Coordination of servicing to the site for hydro and gas are ongoing; however, dates for installation have not been confirmed.

Winter weather continues to be a potential risk to the performance of work on site; however, to date, minimal delays have been experienced.

## **Attachments**

Attachment #1 - Contract Schedule

Attachment #2 - Field Report Review #3 Images



---

**Allan D. Downey**  
**Director of Operations**  
**Operational Services Department**  
**Town of Aurora**