



Subject: Fire Services Headquarters Station 4-5 – Update No. 5
Prepared by: Allan D. Downey, Director of Operations
Department: Operational Services
Date: July 6, 2021

Recommendation

1. That Report No. JCC-2021-05 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 | • Structural Steel |
| • Retaining walls | • Steel Deck |
| • Concrete forming | • Waterproofing – Below Grade |
| • Cast in place concrete | • Aluminum Cladding Systems |
| • Concrete finishing | • Roofing |
| • Concrete reinforcing | • Apparatus Bay Doors |
| • Architectural precast | • Gypsum Board Systems |
| • Masonry | • Acoustical Partitions (folding) |
| • Vehicle Exhaust Extraction Systems | • Flooring |
| • Excavation | • 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> |
| Total Revised Project Budget | <u>\$13,655,027</u> |

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

| Description | Approved Budget | Committed | Payment to Date |
|---|---------------------|---------------------|--------------------|
| Architect - Thomas Brown | \$600,000 | \$600,000 | \$506,663 |
| Tender Revised Bid - Remo General Contracting | \$11,027,545 | \$11,027,545 | \$5,330,401 |
| Cash Allowances | \$856,500 | \$89,150 | \$17,396 |
| Contingency (10%) | \$1,083,682 | \$808,654 | |
| JCC Totals | \$13,567,727 | \$12,525,349 | \$5,854,460 |
| | | | * |
| Public Art | \$36,100 | \$36,100 | \$36,100 |
| Project Management | \$51,200 | \$51,200 | \$0 |
| Total Budget FAC | \$13,655,027 | \$12,612,649 | \$5,890,560 |
| *Payment in Tender revised bid - Remo GC | | | |

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

The facility continues to be on budget and on schedule.

The required fill on the site has been continually monitored and stabilized to permit the pouring of slab on grade for the facility. With the installation of slab on grade, interior wall construction and servicing has commenced. Masonry walls on the mezzanine are 90% complete on the second floor are 70% complete and on the ground floor are 55% complete. Brick veneer sample has been installed, reviewed, and approved by the architect and can proceed. Exterior walls are nearing completion awaiting the final stages of roof installation. Once roof is completed, exterior walls will be finished and installations of windows will commence.

Communications

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Communications


Virtual site meetings have taken place on a bi-weekly basis since the commencement of construction. At present, twenty-seven (27) virtual site meetings have been conducted.

Risks and Issues

Coordination of servicing for hydro and gas are in the final stages of approval; however, dates for installation have not been confirmed. Minor delays to the progress of work have occurred due to inclement weather. Next milestone for the facility will be completion of the roof installation and enclosure of facility from inclement weather.

Attachments

None.



Allan D. Downey

Director of Operations

Operational Services Department

Town of Aurora