



BRAMPTON

Report
Staff Report
 The Corporation of the City of Brampton
 10/23/2024

Date: 2024-10-15
Subject: **Budget Amendment – Fire Station 215 Construction Project – Ward 10**
Contact: Norval Thompson, Project Manager, Building Design & Construction
Report number: Public Works & Engineering-2024-809

RECOMMENDATIONS:

1. That the report from Norval Thompson, Project Manager, Building Design and Construction to the Committee Meeting of October 23rd, 2024, re: **Budget Amendment – Fire Station 215 Construction Project - Ward 10**, be received; and
2. That a budget amendment be approved for project #222520-003 - Fire Station 215 - Construction, to increase the project budget by \$6,500,000, with the funding to be transferred from Reserve # 4 – Asset Repair & Replacement.

OVERVIEW:

- In September 2020, Council endorsed the Brampton Fire and Emergency Services (BFES) 2021-2025 Fire Master Plan, which identifies the need for the new Fire Station 215.
- The new station includes a two-bay fire station of approximately 10,000 sq.ft., located at 10539 Goreway Drive.
- Design funding was approved in the 2022 Budget, and then partial construction funding was approved in the 2024 Budget. Currently there is \$8,000,000 approved, with the top-up of construction funding to be based on actual competitive market pricing received during tendering.
- In May 2024, Council authorized the procurement of a General Contractor for the construction of Fire Station 215.
- The project was tendered in September 2024, and based on market pricing received, an increase of \$6,500,000 is required to proceed with construction. The overall project cost is anticipated to be \$14,500,000.

BACKGROUND:

In 2016, Council endorsed the development of a new fire station in the proposed area as part of the Brampton Fire and Emergency Services (BFES) 2016 Station Location & Apparatus Deployment Study. Then in 2020, Council endorsed the BFES 2021-2025 Fire Master Plan, which identified the need for construction of Fire Station 215.

The property at 10539 Goreway Drive is optimally located for a fire station, and will be used to address the needs of the northeast section of the City. Current response times and increasing call volume in the area require the new Fire Station 215 to be in-service in 2026.

Fire Station 215 is planned as a two-bay fire station with approximately 10,000 sq.ft. Design funding for the project was approved in the 2022 Budget, and partial construction funding was approved in the 2024 Budget. There is \$8,000,000 approved, with the top-up amount to be requested after tender based on competitive market pricing.

An Architect was hired in February 2023 to provide design and contract administration services. In May 2024, Council authorized the procurement to begin to hire the General Contractor for the construction of Fire Station 215. The design package was tendered to general contractors in July 2024, with the award contingent on top-up funding being approved.

CURRENT SITUATION:

A public tender to hire a General Contractor was released in September 2024 and closed in September 2024. 7 compliant bids were received. A budget amendment of \$6,500,000 is required to proceed with award for construction services.

The tender value received is within 5% of the estimated value. The total anticipated project cost is \$14,500,000, including all soft costs and hard costs.

Construction is planned to start in Q4 2024, with an anticipated completion in Q1 2026.

CORPORATE IMPLICATIONS:**Financial Implications:**

As per recommendations in this report, a budget amendment in the amount of \$6,500,000 is required to increase project #222520-003 – Fire Station 215, for construction work, with the funding to be transferred from Reserve # 4- Asset Repair & Replacement, subject to council approval. However, the financial impact on City reserves will be fully offset by the return of surplus capital funds, totaling approximately

\$8,011,092, from various projects under Public Works & Engineering, which will be processed in the Q4 Capital Status Report.

Although the project qualifies for Fire Development Charges (DC) funding the deficit in Fire Protection DC reserve would be beyond the 10-year repayment period if the project was funded through DCs, exceeding the City's long standing financial management practice of limiting DC deficits to 10 years. As such, the current DC growth plan cannot support this amendment.

The budget for this initiative will increase from \$8,000,000 to \$14,500,000 as shown in the table below:

Project # 222520 Fire Station 215	Approved Funding	Budget Amendment	Total Funding
Res # 4-Asset Repair & Replacement	8,000,000	6,500,000	14,500,000
Total	8,000,000	6,500,000	14,500,000

Purchasing Implications

A public Procurement Process has been conducted and the bid submissions have been evaluated in accordance with the published tendering process within the bid document. Purchase approval shall be obtained in accordance with the Purchasing By-law.

All communication with Bidders involved in the procurement must occur formally, through the contact person identified in the Bid Document.

STRATEGIC FOCUS AREA:

The Fire Station 215 construction project supports Health and Well-being by providing a fire emergency facility within the growing community. This station will significantly reduce response times in the area and reduce the risk of potential loss of life and property. It also supports Government & Leadership by delivering on the City's strategic visions and master plans, including the BFES 2021-2025 Fire Master Plan.

CONCLUSION:

This report requests a budget amendment for the Fire Station 215 construction at 10539 Goreway Drive, Ward 10. A tender has been conducted and the award to the successful proponent is dependent on approval of additional funding. The project is planned to deliver adequate services to the community and meet the desired response times for Brampton Fire Emergency Services.

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