
Meeting Date: March 17, 2025
Department: Community Services
Report No.: CS-2025-19
Submitted by: Robert Lilbourne, Director of Community Services
Approved by: Rob Browning, Chief Administrative Officer
SUBJECT: **Construction Update Station 1**

RECOMMENDATION:

THAT: Report CS-2025-19 titled “Construction Update Station 1” be received for information.

BACKGROUND:

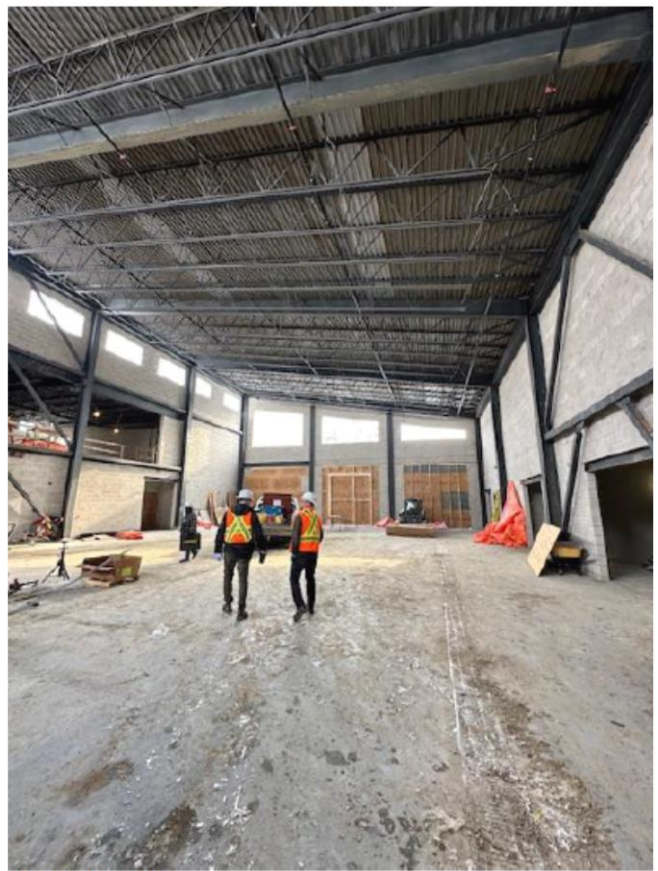
In December 2023, Council approved the tender for the construction of a new Fire Hall Station 1 to replace the existing Station 1, which had reached the end of its lifecycle due to age and condition.

Following the tender award, pre-construction meetings were held, with site preparation commencing mid-February 2024 with site clearing and groundworks. Over the past 13 months, significant progress has been made, including the completion of site works, installation of footings, erection of the superstructure, and installation of block walls, windows, and interior, as the project moves steadily toward completion.



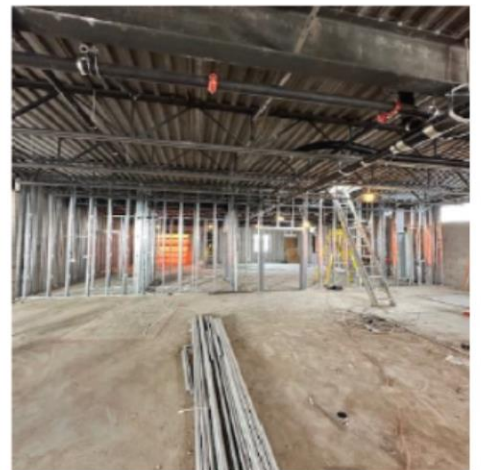
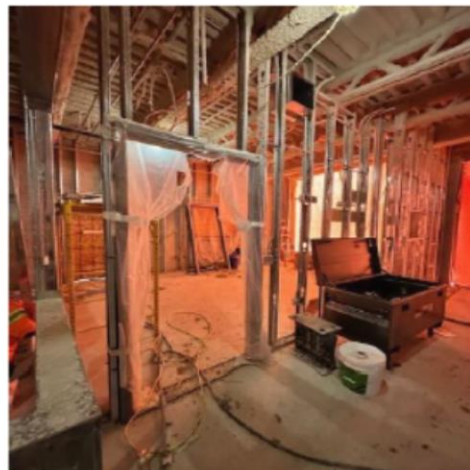


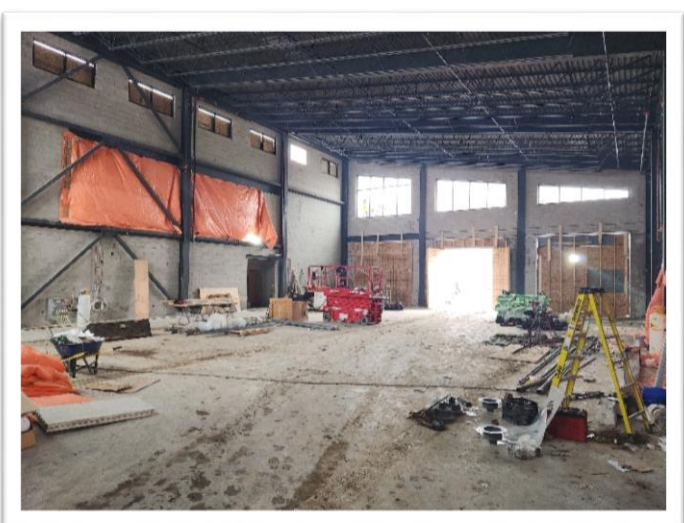
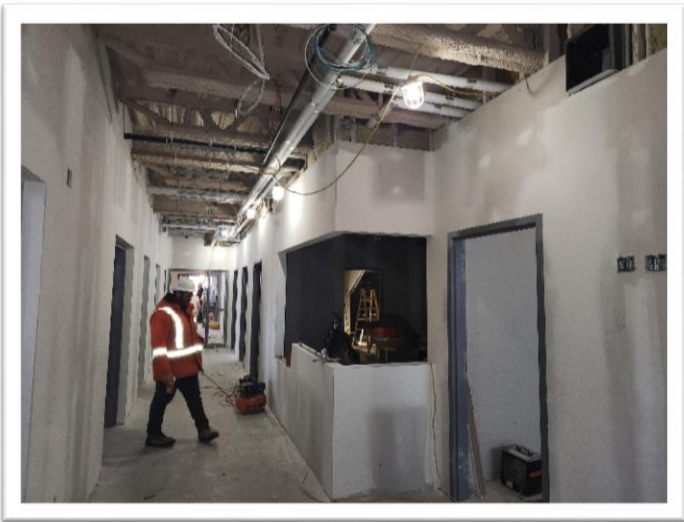
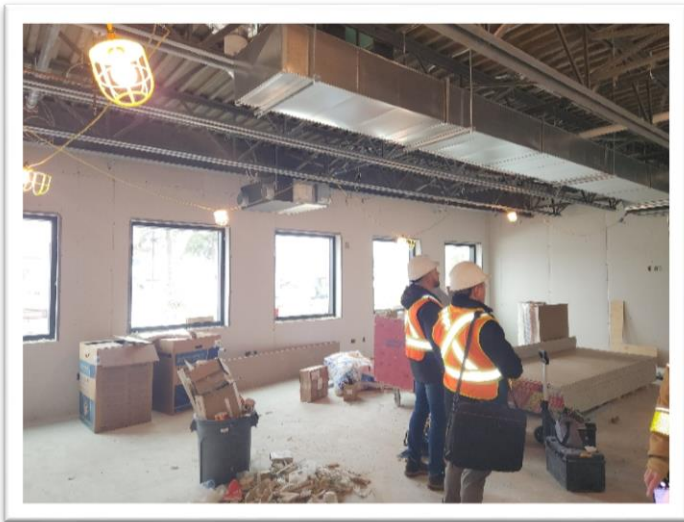
Current Site January 17th 2025.

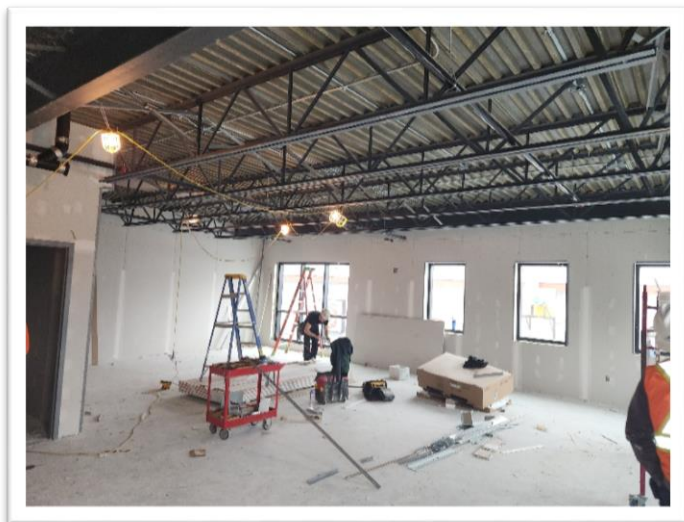


Apparatus Bay.

Interior Wall Layout







COMMENTS:

As the Fire Hall Station 1 project progresses, staff continue to closely monitor both the schedule and budget. Currently, the project remains on budget, having utilized only 19.8% of the contingency fund for necessary items, including but not limited to:

- Water main commissioning
- Buried driveway removal
- Joist loading adjustments
- Rerouting of trench drain connections
- Etc.

The remaining contingency balance is \$596,026.90. While unforeseen conditions are common in construction projects, the limited use of contingency funds to date places the project in a strong financial position to maintain budget.

The project schedule has experienced delays primarily due to adverse weather conditions. The summer months brought excessive heat and rain, causing a number of site shutdowns, particularly impacting the block work. Despite these challenges, the masonry trade worked hard through the late fall and winter, often in difficult cold and snowy conditions, to complete the block work.

Significant progress has been made since then, including interior work, waterproofing, and preparation for exterior finishes such as siding and brick, as shown in the accompanying photos.

Site work began in mid-February 2024 and continues to advance. However, the original occupancy date of mid-May and overall project completion date of mid-July have been adjusted. Due to the weather-related delays, the contractor now anticipates occupancy of the new station in late June to early July, with full project completion expected by early September.

If Council is interested, staff can coordinate a site tour in the next couple weeks. Members participating in the tour will be required to wear the mandatory personal protective equipment, including a hard hat, reflective vest, and steel-toe boots.

CONSULTATION:

Supervisor of Property, Projects, Horticulture, and Cemetery Services
Deputy Fire Chief

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Local Infrastructure and Capital Investment: Households and businesses in Strathroy-Caradoc will be supported by reliable, financially responsible, and well-maintained infrastructure networks.

ATTACHMENTS:

None