

**DATE:** September 18, 2023  
**REPORT NO:** WLFD-13-2023  
**SUBJECT:** West Lincoln Fire Station 2 Site Management  
**CONTACT:** Acting Fire Chief Tim Hofsink

**OVERVIEW:**

- In May 2022 Council awarded the tender for the building of a new Fire Station 2 to Niacon Construction with an overall budget of \$3,950,000
- Construction of the new Fire Station 2 is nearing completion and staff has been reviewing options related to the “old” Fire Station 2
- This report will review two options:
  - Partial Demolition / Removal
  - Full Demolition / Removal

**RECOMMENDATION:**

1. That, Recommendation Report WLFD-13-2023, regarding “West Lincoln Fire Station 2 Site Management”, dated September 18, 2023 be received; and,
2. That, staff be authorized to proceed with partial demolition of the old Fire hall with the building space comprised of the two northern most bays being retained for an indoor training space. The remainder of the building would be removed and the concrete floor/pad retained and curbed as required.

**ALIGNMENT TO STRATEGIC PLAN:**

**Theme #1**

**Build** – a safe, connected, caring and active community.

*“We prioritize the safety and well-being of all community members. We will continue to ensure our fire and emergency services are appropriately equipped to meet required standards. To support our growing community, we will lobby for increased police presence. We will also aspire to improve healthcare access through collaborations with local service providers and all levels of government.”*

**BACKGROUND:**

The following information (found in the May 16 2022 Report to Council) offers a contextual backdrop for the decision-making process employed during the planning phase of constructing Station 2.

*“In 2019, Township Council approved the Township of West Lincoln Corporate Strategic Plan 2019-2029. Under the Strategic Plan Theme # 5 – Community Health and Safety, one of the short term initiatives identified was the need to build a New Fire Station # 2.”*  
*“Staff received an estimated construction cost from an independent cost consultant Ingersoll & Associates dated May 28, 2021 with a construction cost of approximately \$2.7 million dollars which was \$800,000 over the 2019 Capital Budget cost. As part of the 2022 budget, Council approved an additional budget of \$800,000 for the rebuild of Fire Station #2, for a total budget of \$2.7 million.”*

The May 16, 2022 Committee Meeting Council awarded the construction tender to Niacon Construction and approved an overall budget of \$3,950,000 as outlined below:

*The total budget was revised to show the following*

<b><i>Tender Price, plus 7% contingency added:</i></b>	<b><i>\$3,763,700</i></b>
<i>Project Design and Management</i>	<i>\$ 164,600</i>
<i>Other Miscellaneous Costs</i>	<i>\$ 21,700</i>
<i>Total</i>	<i>\$3,950,000</i>

When established in 1995, WLFD Station 2 was located in a former Public Works building constructed in 1959. This was intended to be a temporary arrangement until a built-for-purpose fire hall could be constructed. The building has served well, but was not built for use as a fire hall, and with the growth of the station complement and acquisition of necessary equipment, the facilities for training, meeting, and social events has proven to be insufficient in size and has many of the challenges that come with an older building.

With the inflationary effects of COVID changing the financial landscape very rapidly, the focus was on ensuring that the project could go ahead as planned. This implied that certain concessions needed to be made in the project, which meant the exclusion of some of the equipment, fixtures and other items which could potentially be procured in the future using capital reserves/budgeting.

The new build of Station 2 is progressing well, substantial completion is approaching and the commissioning of the building is expected within the next weeks. There have been some substantial delays in the construction project due to a variety of factors, including supply shortages of necessary equipment, delays in ordering and receiving certain items, and labour issues with contractors.

Discussions regarding the future of the old building have been underway for some time, with a variety of options being examined to determine the best approach for the building's decommissioning.

The remainder of this report will propose two potential possibilities with respect to what will be done with the old building: full demolition of the entire structure or partial demolition of the structure while retaining the northern-most two bays to be used as a training facility

## **CURRENT SITUATION:**

West Lincoln Volunteer Firefighters currently use the two northern most bays of the old building as a training space to provide realistic firefighter training scenarios.

This space is a valuable resource in which we can continue to maintain permanently set up mazes and props to simulate interior firefighting activities. These evolutions simulate the highest risk scenarios that firefighters may face and are critical in their skills development.

The training space at Station 2 will not be used for live fire evolutions as NFPA 1403 has specific requirements to do so. This type of training is currently and will continue to be held at the Grimsby Regional Training Centre (GRTC). This bi-annual live fire training involves additional travel, set-up time and scheduling to ensure we have available in town response. Use of the GRTC weekly for regularly scheduled training is neither feasible nor necessarily available. Emergency responses occurring during training at the GRTC will require additional travel time back to the municipality. The cost of the GRTC is over \$700 per use, which becomes particularly expensive when the actual time provided will only be approximately 1-1.5 hrs of training in a given evening training session.

The following is a comprehensive look at the possible options for addressing the old fire hall building.

### **Station 2 – Old Fire Hall Options**

1. Partial Demolition / Removal with the retention of two bays for training space
2. Full Demolition / Removal

### **1. Partial Demolition / Removal**

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This option involves the removal of part of the fire hall, severing the building at a point in the construction that allows for an existing internal load-bearing wall to serve as the external wall for the section being retained, following the removal of the remainder of the building. This requires cutting the wall and roof at the bearing wall, capping the roof off. A door is already present in the wall, which will provide access from outside.

The front(south) portion of the building is the most suitable to be removed, as this will provide parking at the front(south) end of the property for firefighters responding, as well as for visitors.

The intent of retaining a portion of the old building is that it will provide firefighters in West Lincoln an all-weather useable training space in our own municipality. This proposal will cost \$115,000, plus HST. Financing for the project is possible within the scope of the approved budget for the current new fire hall build currently underway in Caistor Centre. The partial demolition would be completed by Niacon. Since funds are available for this initiative under the current project's budget no additional capital funds will be required.

### **Advantages – Partial Demolition**

The construction of the building lends itself well to this option. It has internal load-bearing walls which are able to be used as an external wall with the remainder of the building removed. The built-up roof is not beyond its lifespan.

An electrical conduit has been provided from the new fire hall to the antenna on the north-east end of the building which could be used to power lighting in the retained portion. Very little servicing is required for the remaining portion of the building. No plumbing or heat will be needed, and lighting can be provided using the portable lights carried on the trucks. This keeps the building complexity, as well as maintenance costs low going forward.

It is important to note that the Volunteer Firefighters are currently using these two bays for training purposes. Continuing to provide the two bays as training space will help to ensure that realistic training scenarios can be practiced while keeping responding units in service during training.

Continuing to provide a reliable and readily available training space that is set up and ready for use will help to use available training time more efficiently, as props could be pre-assembled and left intact. This would reduce set-up time and provide more training time per session.

This option includes removal of the portion of the old fire hall closest to Silver St., leaving the north end which would be neatly finished.

#### **Disadvantages – Partial Demolition**

Disruption of fire responses (due to construction/demolition activities) will be extended beyond the original planned timeline for the new build.

## **2. Full Demolition/Removal**

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This option involves demolition and removal of the old fire hall. The entire building would be demolished, leaving only the concrete pad (currently the floor), or including the removal of the concrete floor. All construction materials including roofing, wood and concrete would be trucked away and disposed of. This option has an estimated cost of \$130,000 which is within the current budget, and the work would be completed by Niacon.

#### **Advantages – Full Demolition**

The site would be clear, additional parking and staging space available on the concrete pad (if retained)

#### **Disadvantages – Full Demolition**

Full demolition introduces the opportunity cost of losing a valuable chance to continue to provide a safe and local training space for West Lincoln Firefighters.

Demolition of the entire structure will be slightly costlier, involving the required equipment to demolish the building, human resources to oversee and carry out the project, and the large cost associated with disposal of the construction material (wood, concrete, roofing material).

**FINANCIAL IMPLICATIONS:**

The approved budget for the rebuild of Fire Station 2 is \$3,950,000. The two options outlined above have the following estimated cost:

- Partial Demolition - \$115,000, plus HST
- Full Demolition - \$130,000 plus HST

Either option would be funded under the Fire Station 2 budget of \$3,950,000, no additional funding would be required.

**INTER-DEPARTMENTAL COMMENTS:**

This report reviewed by the Director of Finance, CAO and the Clerks Department

**CONCLUSION:**

Considering the above options and the current and future needs of West Lincoln Fire and Emergency Services, retaining part of the old fire hall for training purposes and demolition the remainder is the recommended option. The two bays that staff are proposing to retain are presently used for training. In addition, the cost of retaining a portion of the building is \$15,000 less than full demolition.

This staff recommended option provides a reliable, safe and convenient training space to ensure that West Lincoln's dedicated volunteer firefighters will be able to hone current skills and develop new skills that will reflect the growth facing our community, while also addressing the removal of the portions of the building that are no longer suited for purpose.

**Prepared & Submitted by:**



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**Tim Hofsink Acting Fire Chief**

**Approved by:**



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**Bev Hendry, CAO**