



## Report to Council

Department: Community Services  
Division: Fire and Rescue Services  
Date: September 21, 2020  
Prepared by: Richard Arnel, Fire Chief  
Report Number: Fire and Rescue Services-2020-04  
Subject: Results of Request for Tender – Construction of new Fire Station 2  
Number of Pages: 14

### Recommendation(s)

**That** Fire and Rescue Services RFT-FD-20-001 entitled Results of Request for Tender – Construction of New Fire Station 2 dated September 21, 2020 be received, and

**That** Council award the Request for Tender for Construction of new Fire Station 2 to Bear Construction and Engineering Inc. in the total amount of \$ 3,003,446.40 including non-refundable Harmonized Sales Tax, and

**That** Council approve a total budget amount of \$3,399,031 for the construction of the New Fire Station 2 (Project FD-19-0015) which had an approved capital budget amount of \$2,689,849 and the remaining unfunded balance of \$709,182 be funded through Long Term Debt.

## **Purpose**

In accordance with the Town Procurement By-Law Number 1043, Council approval is required for purchases in excess of \$100,000. This report is to seek Council's approval to appoint a qualified supplier to provide the Town with one Construction of New Fire Station 2.

## **Background and Discussion**

In 2016 a Town facility review was completed by Stephenson Engineering Ltd. and the review identified that the existing Fire Station 2 in Gesto with its current size and layout does not meet the current needs of fire and rescue services. Below are the issues in which Stephenson Engineering Ltd. provided in their report:

- lack of a proper exhaust system in the apparatus bay area;
- apparatus bay size;
- no area to store or decontaminate personal protective equipment (PPE);
- no change rooms and showers for the firefighters;
- no functional kitchen or file storage space on site; and
- lack of proper training room.

In addition the review recommended a new fire station should be constructed to meet current standards required to provide fire and rescue services.

In 2017 the Town of Essex contracted Pomax Consulting to develop a five-year Master Fire Plan for Essex Fire and Rescue Services. The Master Plan is an organized set of recommendations proposed by the consulting team to build upon existing resources of Essex Fire and Rescue Services.

For the Master Plan review Pomax provided maps to indicate response and incident locations for calls by all three Town of Essex Fire Stations from 2013-2016.

- Appendix A - titled Town of Essex Fire Response Contours and represents the response areas from each station, based on four, six, and ten-minute fire truck travel time.

- Appendix B - titled Gesto Fire Station Relocation Scenario, shows response contours with the Gesto station relocated to County Road 15 and North Malden Road.
- Appendix C - titled Fire Incident Locations 2013 – 2016 shows the locations of fires during this time period. The Fire Incident Locations 2013 – 2016 map indicates that there have been no fires in the Gesto area during that time period

Based on the review in the report it recommended that a new Fire Station 2 should be relocated near the Malden Road North and County Road 15 intersection. A station at this location would increase:

- Response to Essex Centre; and
- Response to McGregor will improve by four to five minutes.

A relocated Fire Station 2 will still be able to provide response to rural fires although response configurations will shift further north. The relocation of Station 2 was recommended to improve travel time to a broader area of the community. This location will assist in better response times for travel to the fire station and from the station to the scene.

In addition the Provincial Nuclear Emergency Response Plan designates municipalities to act as a Host Municipality in the event of a nuclear emergency. Town of Essex has been designated as a Host Municipality which requires the Town to have plans for a reception area and accommodations for evacuees, and a location for the coordination and decontamination of individuals. The new Fire Station 2 would be able to provide the needed facility requirements to accommodate such an event without evacuees entering a populated area.

Pomax in their review also indicated that the Town can provide satisfactory fire protection with one, rather than two aerials and is predicated on the following information:

- The town does not have any buildings higher than six stories.
- Modern low and high rise building design and firefighting tactics support interior firefighting, and rescue efforts rather than external aerial ladder operations.

- Aerial units provide effective water tower and vantage points during large fire events. However, the town experience of major events requiring the use of aerial apparatus is minimal and one aerial device would be sufficient during initial response. Additional aerial units can be obtained through the Essex County Mutual Aid Plan.
- Aerial units are expensive to purchase and to maintain. Both aerials now in use by the fire department were manufactured in 1998 and are reaching the end of their operational life expectancy.
- Effective and safe operations of elevated devices require on-going and regular training thus reducing training time available to prepare for types of emergencies more likely to occur in the community.
- Station 3 does not have adequate space available in its apparatus bay to suitably store the 1998 ninety-five-foot ladder tower assigned to that station.
- Elimination of one of the units will not jeopardize the firefighting effectiveness of Essex Fire and Rescue Services.

This reduction in apparatus footprint was used to provide initial funding towards the relocation of Fire Station 2 and the aerial device would move to that location. With an estimated cost of \$1,500,000 and a 20 year replacement schedule, a new Fire Station 2 would be a 50 year investment, and the savings from not having a second aerial truck has been used in the budget for the build of the new facility.

The Fire Underwriters Survey, which is a national organization that represents more than 90 percent of the private sector and casualty insurers in Canada, in their recent fire insurance classifications assessment for the Town of Essex indicated that the Public Protection Classifications have been maintained since our last assessment in 2008. They did notify the Town that a full assessment may be required the next time a fire insurance classifications assessment is scheduled, and this can happen within 5 years. As it was noted that there are

several pieces of apparatus with service life exceeding 20 years of age the Town may receive a reduced credit for fire insurance grading and classification purposes.

In 2017 Town Council approved the purchase of property at the intersection of County Road 15 and North Malden for a new Fire Station 2 and funds were allocated in future budgets for the construction of a new facility. With Town Council approvals in place the planning of the new fire station began in 2017:

- 2017 Council approved the acquisition of land for the new Fire Station 2.
- 2018 Council approved the architectural and engineering design consultant for the project.
- 2019 a design team was established to work with the consultant that consisted of 4 firefighter members from the current Fire Station 2, Fire Chief, Deputy Fire Chief, Manager Capital Works, and the Director of Community Services.
- February 2020 a geotechnical investigation and traffic study were conducted.
- July 2020 received approval and permit from Essex Region Conservation Authority,
- July 2020 tender RFT-FD-20-001 was issued and closed on August 12th

The design of the new Fire Station 2 was to ensure the building met all current requirements for fire and rescue services and also ensure the building was the outdoor fire training site which is currently located at the public works yard in Essex Centre. Appendix's D through F provide a floor plan of the facility, and outdoor conceptual drawings of the new fire station.

A Request for Tender following the guidelines as set out in the Town's Procurement By-Law Number 1043 to replace Fire Station 2 was posted both on the Town's website and Merx, and closed on August 12, 2020 at 3:00:00 PM. The Tenders were reviewed for arithmetic errors, completeness, legibility, revisions and irregularities. In addition, there were no apparent unbalanced prices in the schedule of Items and Prices. The results of the submitted tender prices are noted in Table below:

Name of Tenderer	Total Tender Price including non-refundable Harmonized Sales Tax (1.76%)
Bear Construction	\$3,003,446.40
Fortis	\$3,445,470.47
Wincon	\$3,450,865.79
Alliance General	\$3,499,625.11
Vince Ferro	\$3,514,271.42
Matassa	\$3,525,408.04
TCI Titan	\$3,528,528.00
Barrinetti	\$3,580,425.60
Gulf Developments	\$3,636,180.77
Aveiro Contractors	\$3,641,990.40
Oscar	\$3,651,593.97
Sterling Ridge	\$3,663,486.18
Renokrew	\$4,155,369.60

Bear Construction submitted the lowest bid and upon review of their tender document, it was concluded that their tender is complete and satisfies all of the tender specifications.

## **Financial Impact**

The 2020 approved Capital Budget for Project FD-19-0015 has an approved budget amount of \$2,689,849.00 for the design and construction of a new Fire Station 2. Current expenses which have been allocated to this project for land, and associated expenses are \$359,641.80 and balance of contract with Architecttura Inc. of \$31,418.40 which includes non-refundable harmonized sales tax.

Based on the lowest tender price there is not sufficient funds in the current 2020 approved budget for this project. Administration is recommending that the project be awarded in 2020 and the difference in project budget and tender amount of \$709,182.00 be funded through long term debt.

## **Consultations**

Jeffrey R. Morrison, Director of Corporate Services

Jackson Tang, Assistant Manager, Business Services

Architecttura Inc

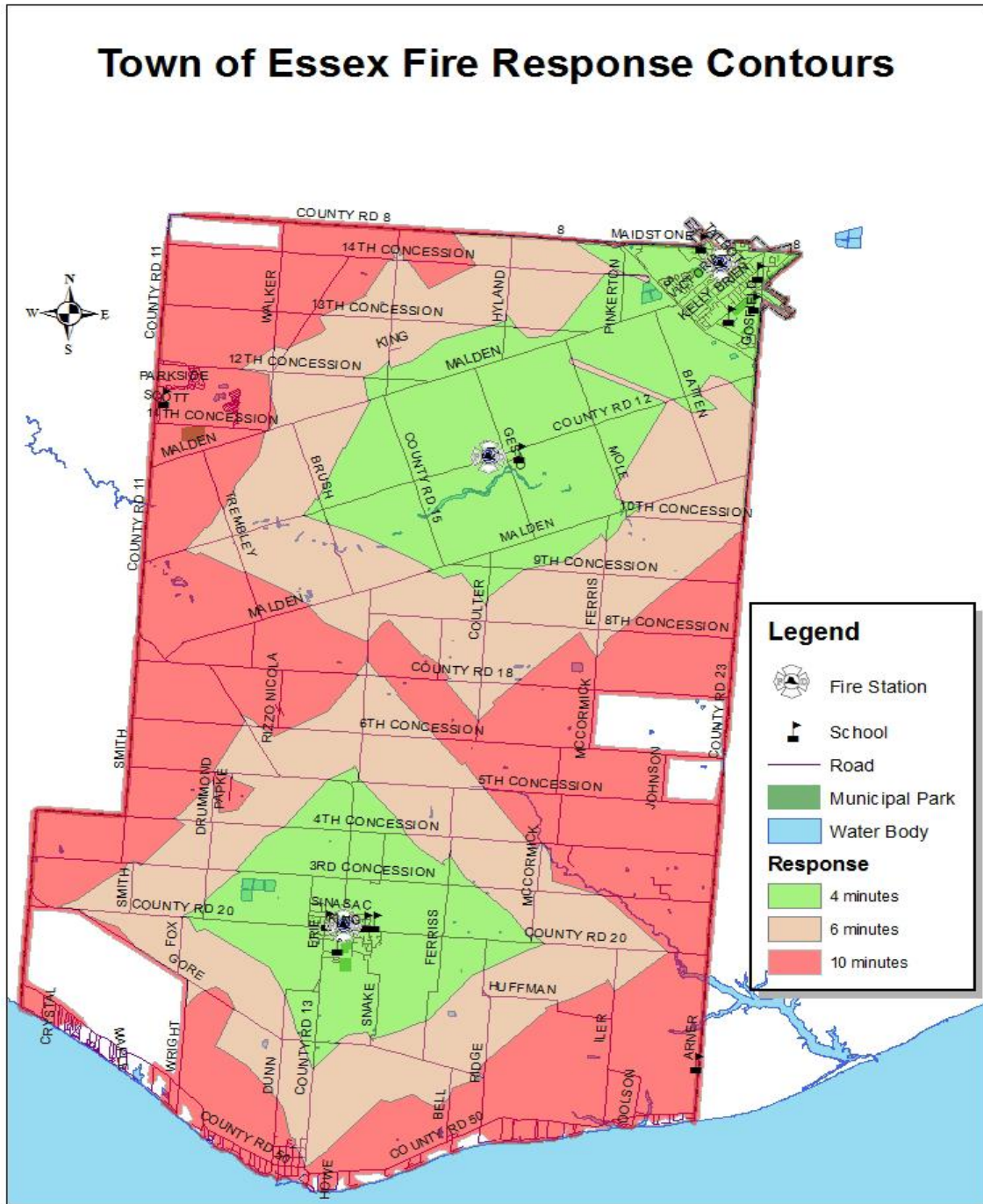
Fire Station 2 firefighters

## Link to Strategic Priorities

- Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

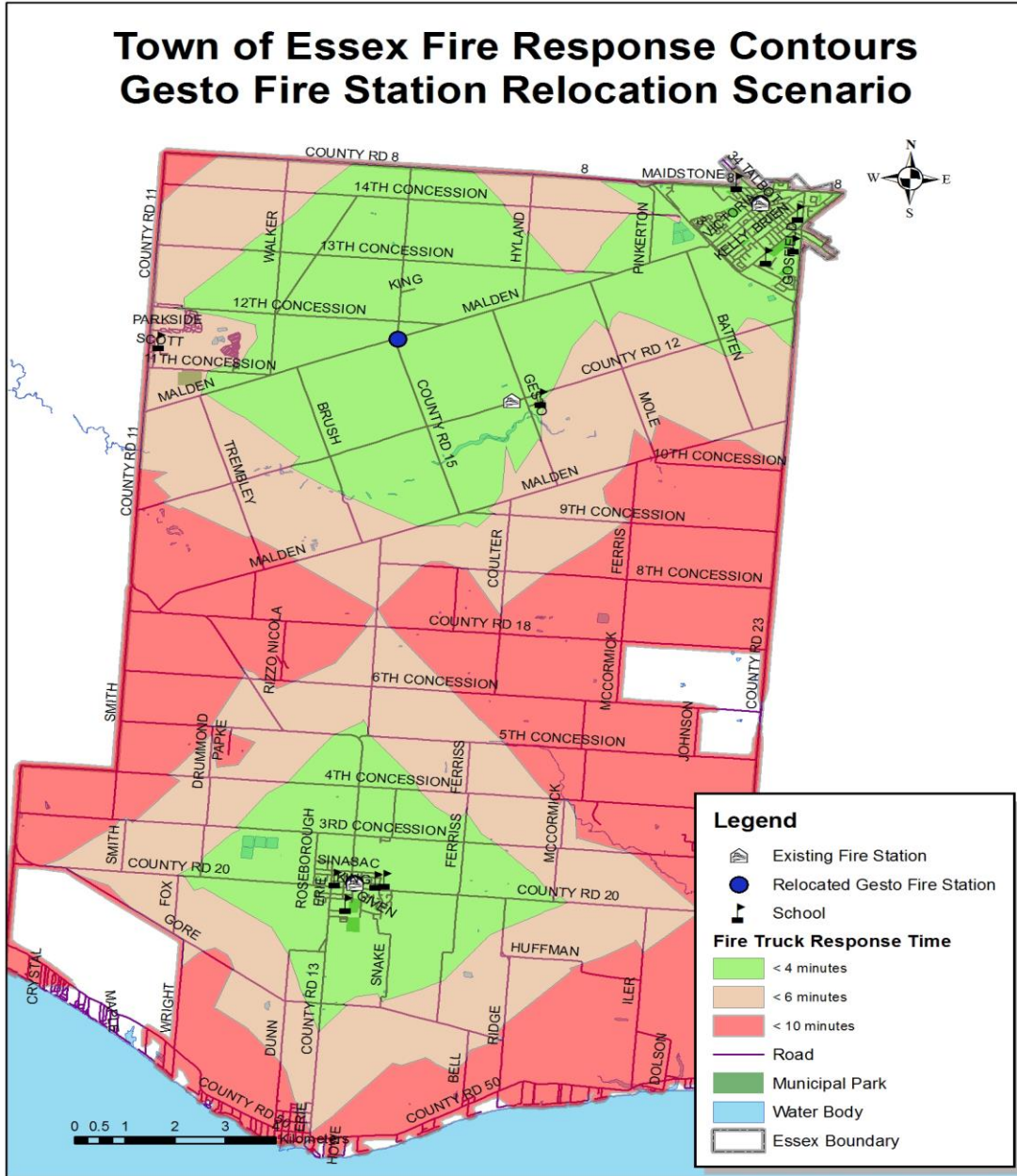


Appendix A – Town of Essex Response Contours



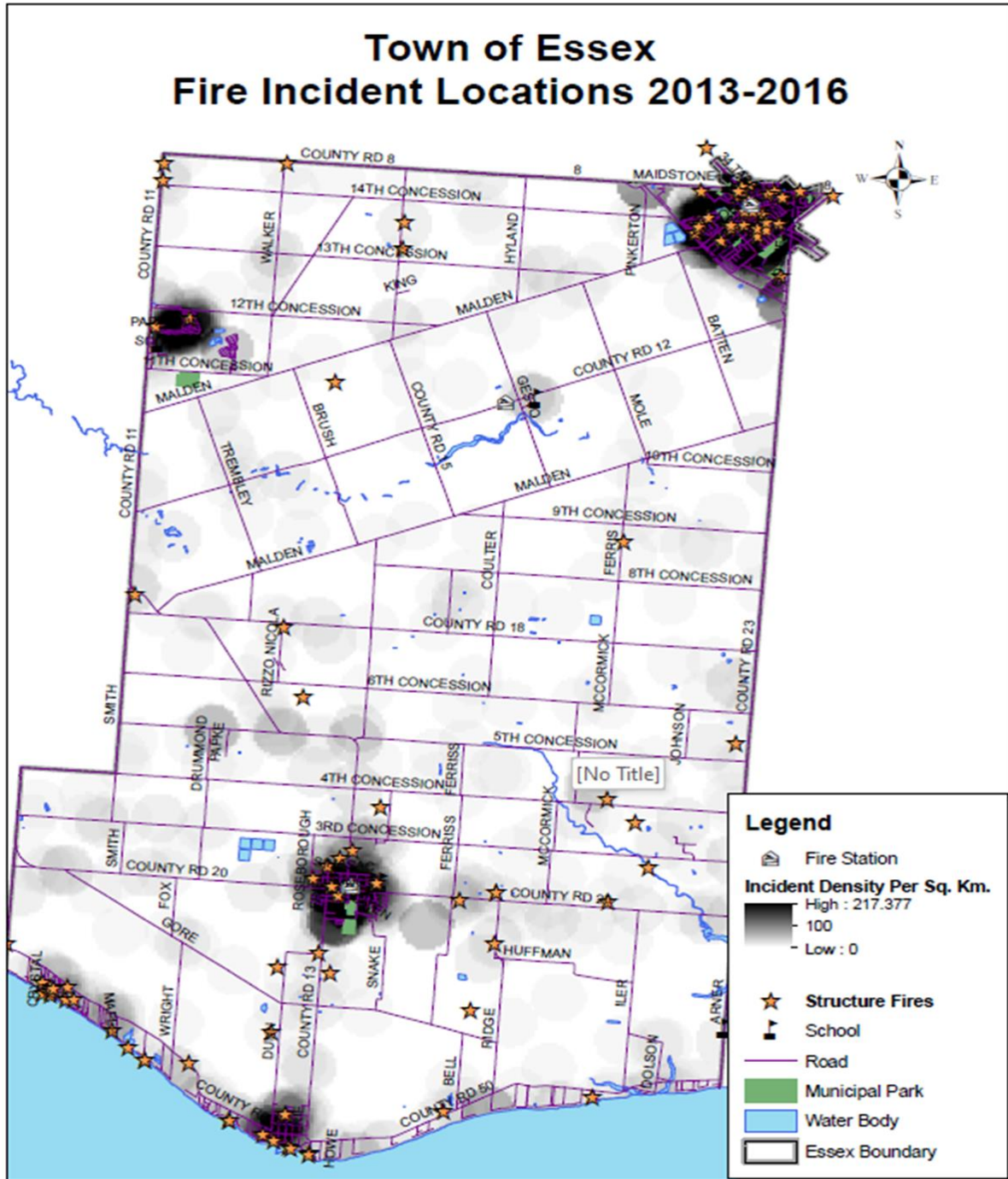
# Appendix B – Town of Essex Fire Response Contours

## Gesto Fire Station Relocation Scenario



Appendix C – Town of Essex

Fire Incident Locations 2013 – 2016



Appendix D – Town of Essex Fire Station 2 – Gesto

3575 North Malden Road Floor Plan



Appendix E – Town of Essex Fire Station 2 – Gesto

3575 North Malden Road Front View



Appendix F – Town of Essex Fire Station 2 – Gesto

3575 North Malden Road Rear View



## Report Approval Details

Document Title:	Results of RFT-Construction of New Fire Station 2-Fire and Rescue Services-2020-02 - Fire and Rescue Services-2020-04.docx
Attachments:	
Final Approval Date:	Sep 15, 2020

This report and all of its attachments were approved and signed as outlined below:

**No Signature found**

**Jeffrey Morrison, Director, Corporate Services/Treasurer - Sep 15, 2020 - 8:59 AM**



**Doug Sweet, Director, Community Services/Deputy CAO - Sep 15, 2020 - 9:00 AM**



**Chris Nepszy, Chief Administrative Officer - Sep 15, 2020 - 10:27 AM**