

**TOWNSHIP OF SOUTH FRONTENAC  
COUNCIL MEETING  
AGENDA**

TIME: 7:00 PM,  
DATE: Tuesday, July 18, 2017  
PLACE: Council Chambers.

1. Call to Order
- a) Resolution
2. Declaration of pecuniary interest and the general nature thereof
3. Reports Requiring Action
- a) Wayne Orr, Chief Administrative Officer, re: Perth Road Fire Hall RFP - Next Steps 2 - 11
4. Question of Clarity (from the public on outcome of agenda items)
5. Confirmatory By-law
- a) By-law 2017-46 12
6. Adjournment



# REPORT TO COUNCIL CLERKS DEPARTMENT



**AGENDA DATE:** July 11, 2017

**SUBJECT**

Fire Hall RFP – Next Steps

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**RECOMMENDATION**

THAT Council award the contract for the construction of a new Fire Hall on Perth Road to Anglin in the amount of \$1,465,569 and;

THAT the unbudgeted cost of \$491,363 be funded from the Facilities/Property Reserve and;

THAT the costs for site works, paving, and landscaping be budgeted in 2018 at an amount estimated to be \$200,000.

**BACKGROUND**

On July 11, 2017, Council received a report that chronicled the process and decisions leading to the issuance of an RFP for a new Fire Hall. In that report staff identified that the final evaluation of the 6 bidders had not yet been completed by the Architect. Even without this evaluation, Council expressed great concern with the prices submitted. All six bids were in excess of the budget set by Council.

A special meeting was called for July 18 and Staff were directed to re-evaluate the design criteria approved by Council to assess if these represented needs or wants and to further consider cost savings.

One of the misconceptions that has been influencing the conversation is that the Perth Road Station is a secondary hall and as such it does not need to be built to the standard that is recommended and that the “others” will want even more. In 2013 when the last fire study was completed the data available was skewed by the way that dispatch recorded calls. Changes were implemented to track the primary station, i.e. the one that is closest to the incident. Data for 2014 through 2017 year to date is presented below.

Station	# calls in 2014	# calls in 2015	# calls in 2016	# calls in 2017 (Jan- July 9)	# of Current Volunteers
Bradshaw	14	32	28	9	4
Burridge	40	39	52	19	4
Verona	49	64	68	31	12
Hartington	50	55	83	31	17
Sydenham	86	69	97	45	21
<b>Perth Road</b>	<b>47</b>	<b>59</b>	<b>79</b>	<b>29</b>	<b>17</b>
Latimer	43	27	41	21	14
Sunbury	58	46	58	24	23
Burnt Hills	35	41	53	17	4
<b>TOTAL</b>	<b>422</b>	<b>432</b>	<b>559</b>	<b>226</b>	<b>116</b>

Council will see that the Perth Road Station is the third busiest Station in both 2015 and 2016 and it continues to trend that way for 2017.



REPORT TO COUNCIL  
CLERKS DEPARTMENT



The Architect has now completed the evaluation of the tender submissions. Their recommendation is to accept the bid of Anglin Group Ltd.

**Tender Results Summary – from Ronald AWDE Architect**

Contractor	Price Score	Reference Score	Total Points	Tender Amount
Anglin	80.00	14.30	94.30	\$1,465,569
Argue	78.50	15.20	93.70	\$1,492,650
Fercon	78.16	13.60	91.76	\$1,500,000
Wemp & Smith	78.26	13.20	91.46	\$1,498,000
Cupido	76.00	11.70	87.70	\$1,543,000
Bourgon	69.00	n/a	n/a	\$1,767,000

Staff were directed to re-evaluate the design criteria approved by Council to assess if these represented needs or wants and to further consider cost savings.

The seven approved criteria were:

- three - 1 ½ length bays
- drive through bays
- steel clad interior bay finishes and drywall for all other internal space
- Steel external finishes with modest masonry work on the front façade only
- Pitched steel roofing
- training room sized for 30
- radiant in floor heating for bays and forced air HVAC for office space

The design criteria when created were meant to be scalable for the nature of the hall. Where more vehicles are stationed at a hall an additional bay could be added. However the concepts of a male and female washrooms with showers, office space for the Deputies /Captains to carry out their roles, adequate storage for equipment and supplies, basic training /meeting space and the ability to clean, store and care for gear are needed in all stations, all while meeting building code requirements, health and safety and accessibility standards.

Attached is a sketch of the hall as well as detailed elevations, floor plans and proposed site works.

Three – 1 ½ length bays

The Perth Road Fire Hall is equipped with three vehicles: a Pumper, a Tanker and a Rescue Squad. Depending on the nature of the call, any one vehicle may be called for service, thus the need for each vehicle to be able to respond in the quickest manner without having to jockey vehicles around prior to leaving the hall.

The size of the bays is designed to accommodate a safety zone around each vehicle of 10 feet. This minimum requirement will allow for vehicle doors to be opened between vehicles and still allow adequate space for firefighters to enter



## REPORT TO COUNCIL CLERKS DEPARTMENT



the vehicle cabin. It also allows adequate space to access and load side and rear compartments and provide sufficient travel space at the front of the vehicles. Given that the current length of a pumper is 32 feet, the minimum depth of a hall is 52 feet (32+10+10). The final design has bays which are 62 feet long. The incremental 10 feet of space serves two purposes. One it allows for future changes in the size of vehicles and also provides space for practical training and operational preparedness. This includes activities like testing the hydraulics of extrication equipment, hose, ladder and SCBA inspections and the practical training on these items.

### Drive through bays

Drive through bays offer four benefits: reduced damage to both vehicles and structures; improved worker safety, reduced impact to motorists travelling the roadway in front of a hall and more efficient response times.

The potential for savings of eliminating drive through bays both in terms of the cost of the doors and the paved apron around the building is offset in part by the increased cost of greater set back from the road and the larger paved apron out front, the cost of wall construction and both interior and exterior finishes as well as the associated architect fees. The value of averted injury or damage cannot be quantified.

### Steel clad interior bay finishes and drywall for all other internal space

Steel clad interior bays is barebones and recognizes that with a wood frame construction the interior of the bays needs to be finished in an economical manner that will stand up to the type of activity that takes place as well as the wet conditions that exist.

With the exception of wet areas around plumbing fixtures, drywall for the interior is the basic building standard.

### Steel external finishes with modest masonry work on the front façade only

Recognizing the lifecycle of the building is meant to be in excess of 50 years, the exterior of the building needs to be durable, functional, low maintenance and yet economical. Ideally full stone or brick would have been selected however the choice of steel cladding meets the need. The introduction of modest masonry is a choice that reflects and respects the stature that the public places on the fire service and these very visible public assets. Maintaining community pride with the modest use of masonry is not considered excessive.

### Pitched steel roofing

The durability of any structure is limited to the investment in how it will stand up to the elements. Steel roofing offers both longevity and low maintenance. Asphalt shingles are an alternative, however they will need to be likely replaced at least three times during the life of the building.

### Training room sized for 30

Each hall needs space for firefighters to debrief after a scene, as well as for in station training. While the vast majority of training is done with multiple stations attending to maximize efficiencies there is still a need for meeting space at each hall. It is the intention of the Fire Service to relocate theory fire training from the substandard Sydenham Hall to the new Perth Hall for stations 5 and 6.



# REPORT TO COUNCIL CLERKS DEPARTMENT



Other potential uses of this training room include: opportunities for public meetings to gather community input, training space for public works and Federal and Provincial Polling stations.

In the case of Perth Road, the training room and kitchen space is designed at approximately 600 square feet. This equates to roughly 2/3 the size of Council Chambers or the entire room excluding the area occupied by the orange chairs and vestibule. When looking at the average square foot cost the entire meeting space equates to roughly \$140,000. To reduce this space in half at this stage would require a total redesign of the office portion of the building including architects drawings and specifications, mechanical and electrical designs and a new tender document. This potential \$70,000 savings would be offset by an estimated increase in professional services of \$30,000, leaving a net savings of possibly \$40,000 for a facility that doesn't meet the needs now and into the future.

### Radiant in floor heating for bays and forced air for HVAC for office space

In order to be as energy efficient as possible and yet still provide the source of heat that is best situated to protect the value of the vehicles radiant flooring was chosen for the vehicle bays. Standard HVAC units with air conditioning were the basic option for the office space.

### Site Works

Public Works has given more consideration to the estimated costs for the site works and indicate the following.

Paving	\$150,000
Water tank	\$50,000
Landscaping and curbing	\$50,000

Staff have concluded that while the installation of an in ground water tank is an ideal situation that would provide for a readily available water source for firefighting, this represents a want and not a defined need. Currently the Township has an adequate number of water access points and the capability through superior water shuttle to provide services to the community.

For comparison purposes Council should consider the amount of money that has been invested in improvements to public works garages and sand structures over the past several years.

2009-2010 – Keeley	\$788,544
2010-2012 - Portland	\$1,474,799
2012-2014 - Bedford	\$1,558,204
2016-2017 – Storrington - incomplete	Budgeted \$820,000

Upon the opening of the new hall Council will be left with property serviced by a well and septic within the Hamlet that could be declared surplus and sold. The



## REPORT TO COUNCIL CLERKS DEPARTMENT



market value of this land and the facility in an “As Is” condition would be transferred to the reserve for Facilities/Property

### **FINANCIAL and STAFFING CONSIDERATIONS**

The initial budget for land, site servicing and architects fees was set at \$225,000 and will be fully expensed once the architect’s fees are billed.

The approved construction budget is \$1,000,000. The additional funds to cover the award of the tender (\$491,363) including the non rebatable portion of the HST, can be allocated from the Facility/Property Reserve

The budget for excluded components has not yet been fully estimated.

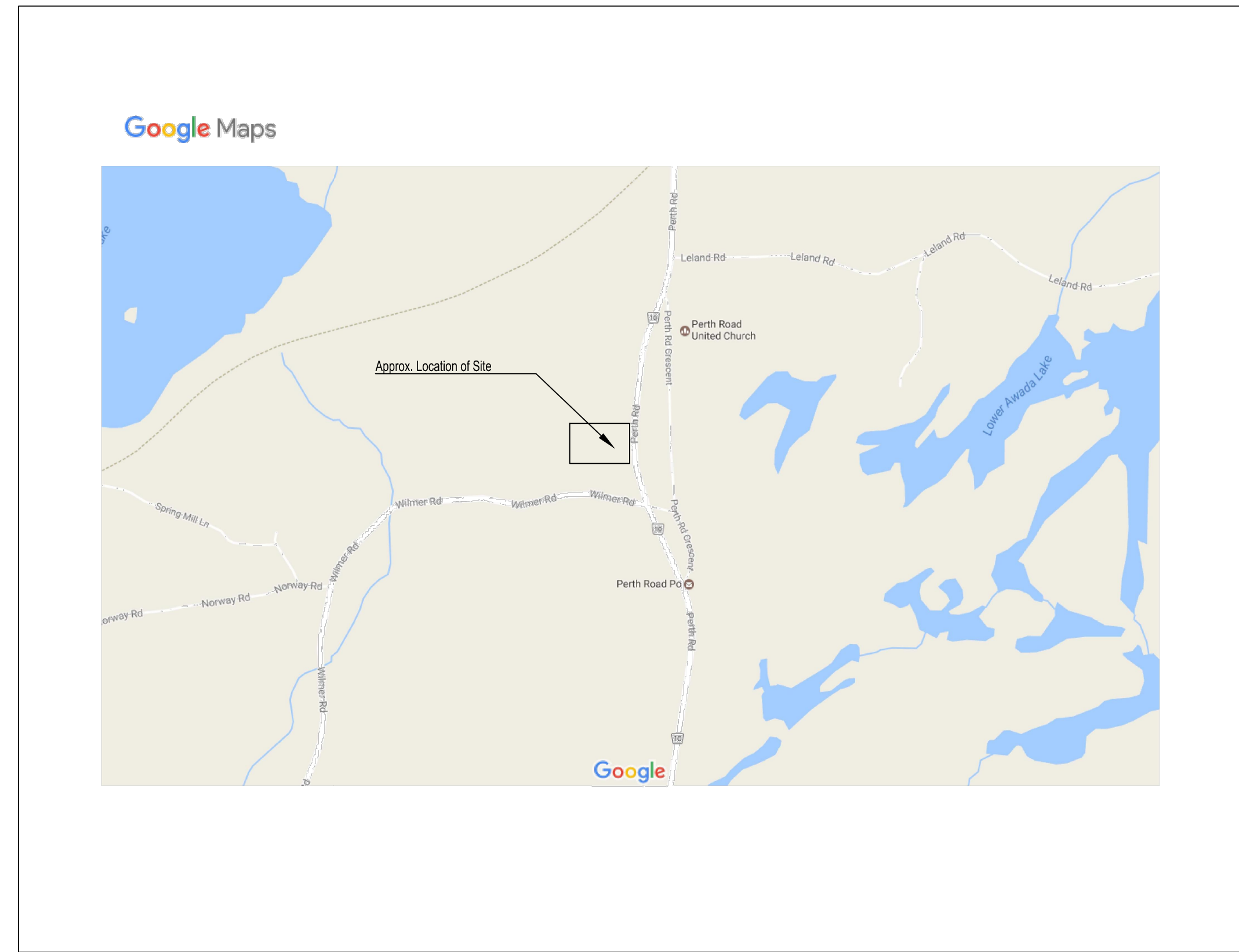
### **ATTACHMENTS**

Four drawings

Funding Sources

**Submitted/approved by:**

Wayne Orr, CAO



**Drawing List**

- A101 Cover
- A201 Floor Plans & Details
- A202 Reflected Ceiling Plan & Roof Plan
- A203 Plan, Schedules & Details
- A301 Exterior Elevations & Details
- A401 Sections & Details
- A501 Details
- A601 Details
- L101 Landscape Plan & Details
- LGD Servicing & Grading Plan
- PRE Pre-Development Drainage Plan
- POST Post-Development Drainage Plan
- S1.0 General Notes & Specifications
- S1.1 General Notes, Design Data & Criteria
- S1.2 Typical Details
- S1.3 Typical Details
- S2.0 Foundation Plan
- S2.1 Ground Floor Plan
- S2.2 Roof Plan
- S3.0 Sections
- M1 Floor Plans - Plumbing & Drainage
- M2 Floor Plans - HVAC
- M3 Floor Plan - Radiant Heat & Snowmelt & Schedules
- M4 Radiant Heat and Snowmelt Piping Schematic
- M5 Schedules - Mechanical
- M6 Specifications - Mechanical
- M7 Specifications - Mechanical
- E1 Site Plan
- E2 Power Layout
- E3 Lighting Layout
- E4 Details
- E5 Details and Specifications
- E6 Details and Specifications

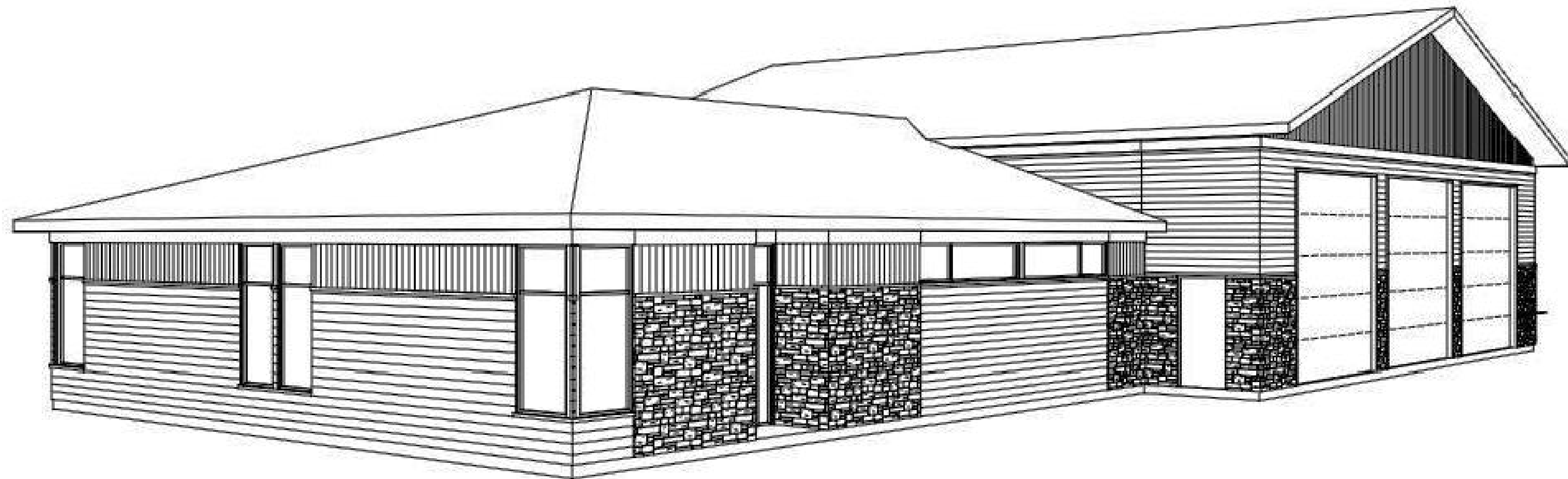
# Perth Road Fire Hall - New Construction

Ronald A. Awde, Architect  
1458 King Street (Hwy.7A)  
Bethany, Ontario L0A 1A0  
Tel: (705) 277 - 9490

Perth Road Fire Hall - New Construction

<address req'd>  
<address req'd>

1	Project Description:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2, [A]
2	Major Occupancy(s)	Medium Hazard Industrial - F2		1.4.1.2, 3.1.2.1.
3	Building Area (sq.m)	Existing 0   New 550   Total 550		1.4.1.2.
4	Gross Area	Existing 0   New 550   Total 550		1.4.1.2.
5	Number of Storeys	Above Grade 1   Below Grade 0		3.2.1.1.
6	Number of Streets / Fire Fighter Access	3 Streets		3.2.2.10 & 3.2.5.5
7	Building Classification	Group F Division 2 Upto 2 Storeys		3.2.2.71
8	Sprinkler System Proposed	<input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement only <input checked="" type="checkbox"/> not required	<input type="checkbox"/> In lieu of roof rating	3.2.2.20 - 93 3.2.1.5 3.2.2.17 INDEX 3.2.2.17
9	Standpipe Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.4
10	Fire Alarm Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.8
11	Water Service / Supply Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7
12	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6
13	Construction Restrictions	<input type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-combustible Required <input checked="" type="checkbox"/> Both		3.2.2.72
14	Mezzanine			3.2.1.1, (3) to (8)
15	Barrier-free	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Explain: _____		3.8
16	Occupant load based on:	<input checked="" type="checkbox"/> m <sup>2</sup> / person Meeting Room 54 sq.m/ 1.85 per person   30 persons Offices 20 sq.m/ 9.3 per person   3 persons Vehicle Storage 315 sq.m/ 46.0 per person   7 persons	<input type="checkbox"/> design of building	3.1.17
17	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies Floors N/A   Hours _____ Roof 0   Hours _____ Mezzanine N/A   Hours _____ Supporting Members Floors N/A   Hours _____ Roof N/A   Hours _____ Mezzanine N/A   Hours _____	Listed Design No. N/A N/A N/A N/A N/A N/A	3.2.2.72
19	Spatial Separation - Construction of Exterior Walls	Area of EBF (m <sup>2</sup> )   L.D. (m)   LH or HIL   Permitted Max % of Openings   Proposed % of Openings   FRR (Hours)   Listed Design or Description   Comb. Constr.   Comb. Nonc. Cladding   Non-comb. Construction		3.2.3
20	Plumbing Fixture Requirements	Male/Female Count @ 50%/50% except as noted otherwise	Occupant Load   BC Table Number   Fixtures Required   Fixtures Provided	



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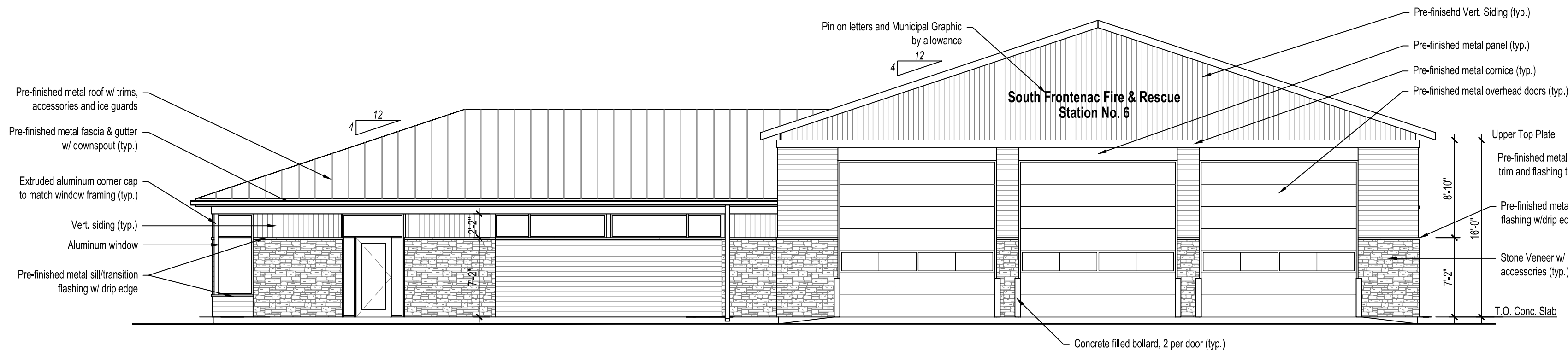
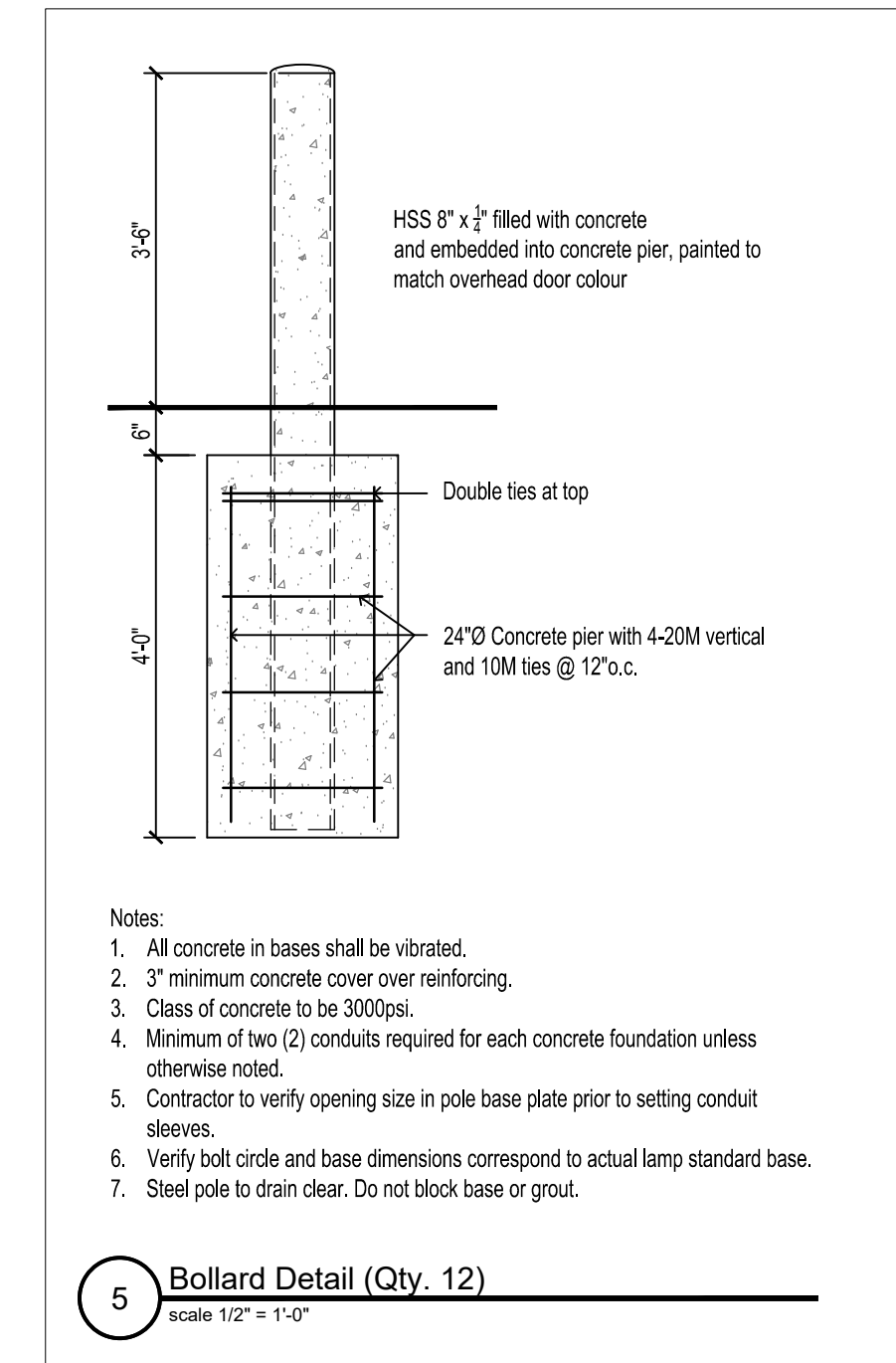
PROJECT  
**Perth Road Fire Hall  
New Construction**

6.0		
5.0		
4.0		
3.0	2017-05-30	Issued for Permit
2.0	2017-05-10	75% Coordination
1.0	2017-01-20	Design Review
MARK	DATE	ISSUE

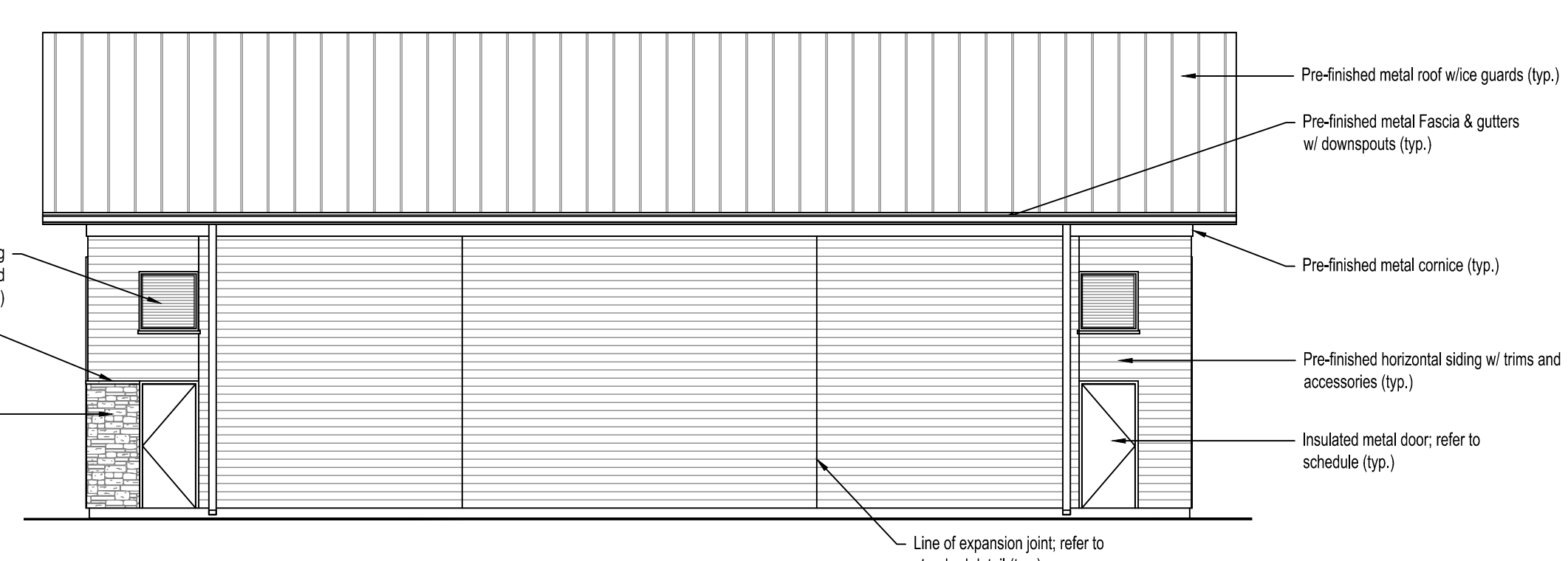
PROJECT NO: 2016-23  
DRAWN BY: C.C.  
CHKD BY: R.A.

SHEET TITLE  
Cover

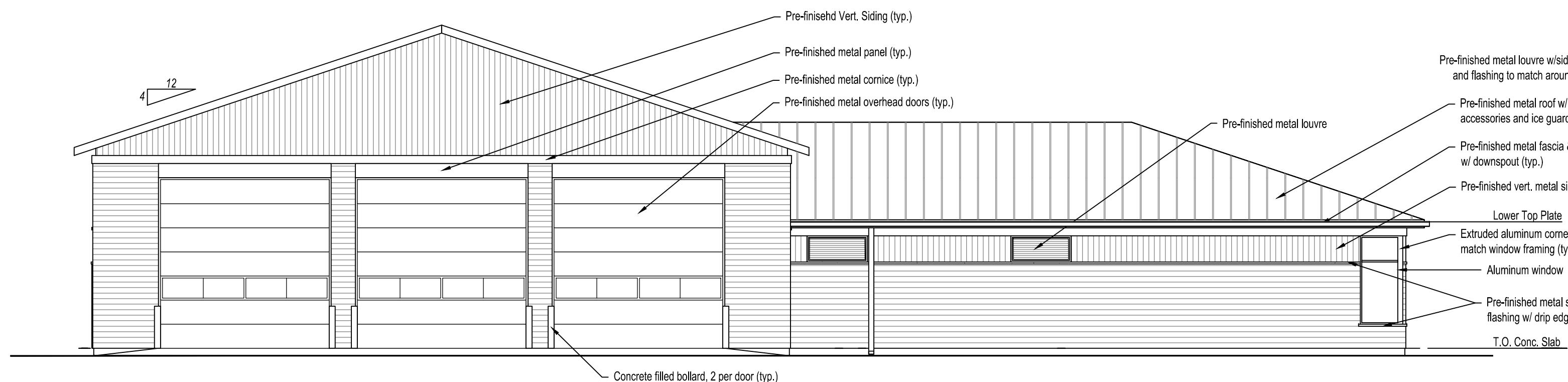
DRAWING NO. **A101**



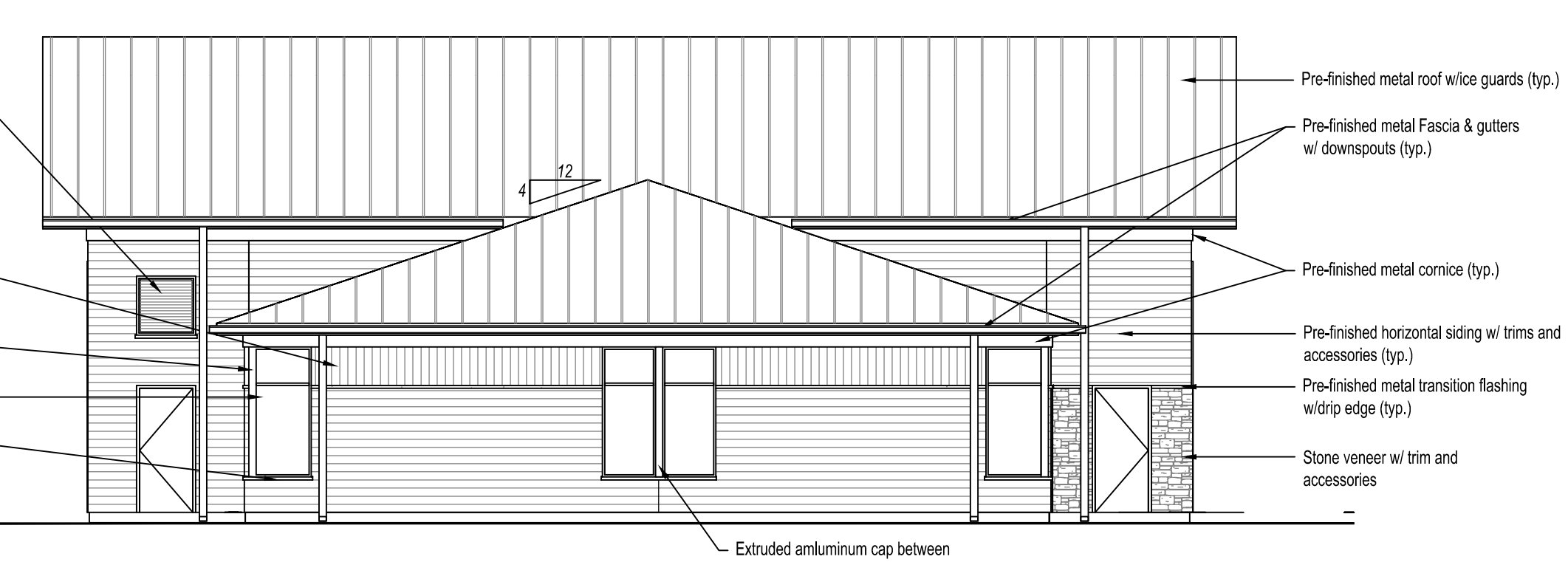
**3 South Elevation**  
scale 1/8" = 1'-0"



**4 East Elevation**  
scale 1/8" = 1'-0"



**1 North Elevation**  
scale 1/8" = 1'-0"



**2 West Elevation**  
scale 1/8" = 1'-0"



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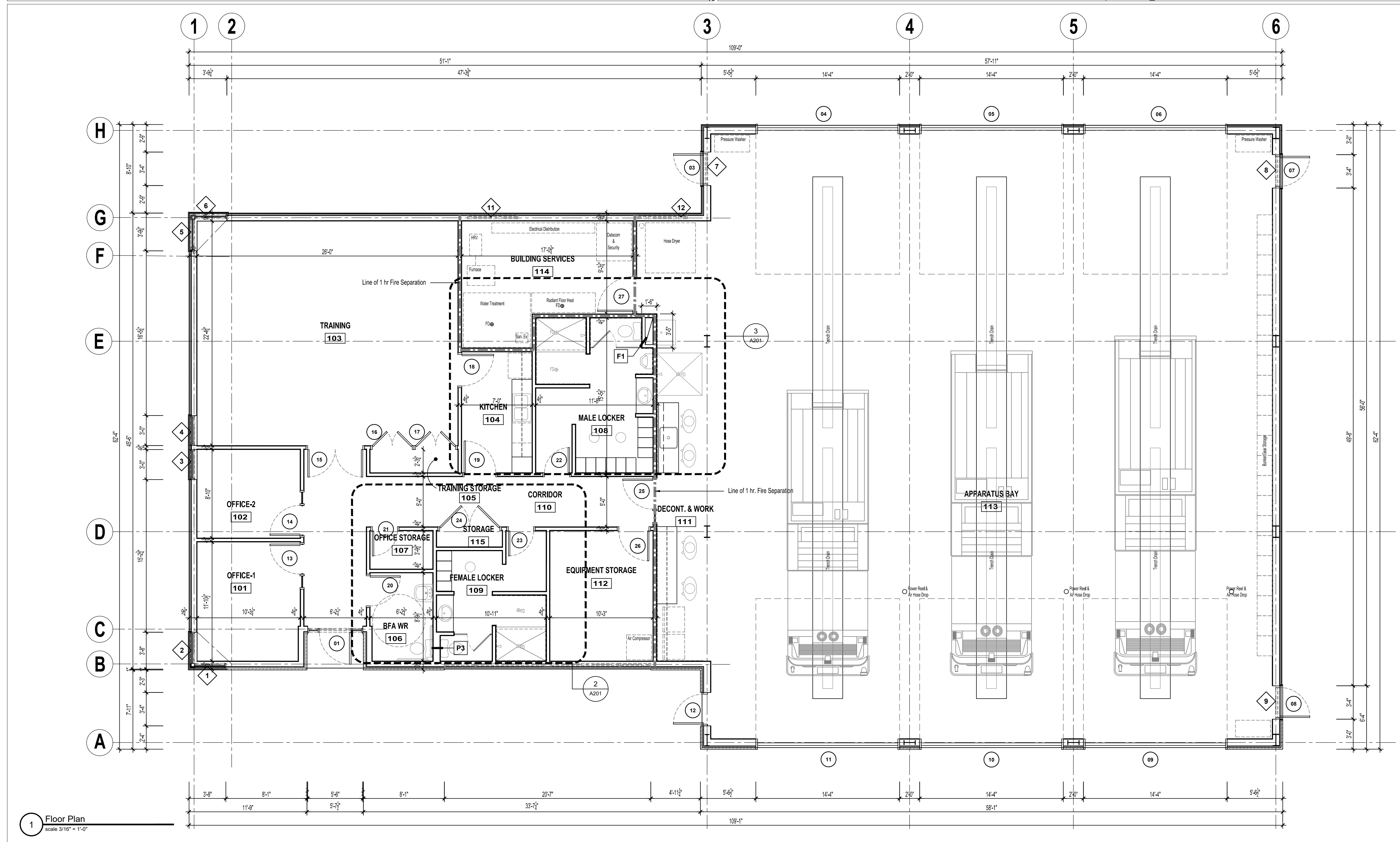
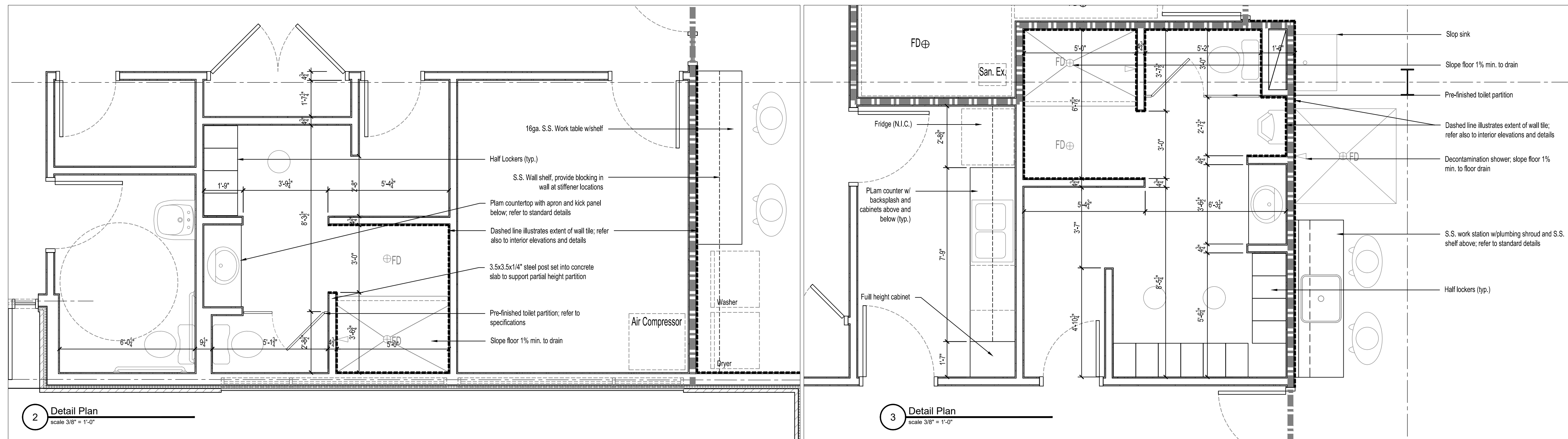


PROJECT

**Perth Road Fire Hall  
New Construction**

MARK	DATE	ISSUE
6.0		
5.0		
4.0		
3.0	2017-05-30	Issued for Permit
2.0	2017-05-10	75% Coordination
1.0	2017-01-20	Design Review

PROJECT NO: 2016-23  
DRAWN BY: C.C.  
CHKD BY: R.A.  
SHEET TITLE  
**Exterior Elevations & Details**



- NOTES**
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PROJECT  
**Perth Road Fire Hall  
New Construction**

MARK	DATE	ISSUE
6.0		
5.0		
4.0		
3.0	2017-05-30	Issued for Permit
2.0	2017-05-10	75% Coordination
1.0	2017-01-20	Design Review
		ISSUE

PROJECT NO: 2016-23  
 DRAWN BY: C.C.  
 CHK'D BY: R.A.  
 SHEET TITLE  
**Floor Plan & Details**



Recommended Contract Price \$1,465,569 plus the non rebatable HST of \$25,794 comes to a Total of \$1,491.363

Staff Report recommendation will need to be adjusted

### Funding Sources for Perth Road Fire Hall

Year	Development Charges	Federal Gas Tax	Facilities Reserve	
2014	150,000		75,000	
2015	87,000	250,000	663,000	
2017			491,363	
2018			200,000	
<b>TOTAL</b>	<b>237,000</b>	<b>250,000</b>	<b>1,429,363</b>	<b>\$ 1,916,363</b>

**TOWNSHIP OF SOUTH FRONTENAC**

**BY-LAW 2017-46**

**A BY-LAW TO CONFIRM GENERALLY PREVIOUS ACTIONS OF THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC.**

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THEREFORE THE CORPORATION OF THE TOWNSHIP OF SOUTH FRONTENAC, BY ITS COUNCIL, HEREBY ENACTS AS FOLLOWS:

1. The actions of the Council of the Corporation of the Township of South Frontenac at its Special Council Meeting of July 18, 2017 be confirmed.
2. Execution by the Mayor and the Clerk-Administrator of all Deeds, Instruments and other Documents necessary to give effect to any such Resolution, Motion or other action and the affixing of the Corporate Seal to any such Deed, Instruments or other Documents is hereby authorized and confirmed.
3. This By-law shall come into force and take effect on the date of its passage.

Dated at the Township of South Frontenac this 18 day of July, 2017.

Read a first and second time this 18 day of July, 2017.

Read a third time and finally passed this 18 day of July, 2017.

**THE CORPORATION OF THE  
TOWNSHIP OF SOUTH FRONTENAC**

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**Ron Vandewal, Mayor**

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**Wayne Orr, Chief Administrative Officer**