



CITY OF RICHMOND

REPORT TO COMMITTEE

To: Community Safety Cmte - May 14/02

TO: Community Safety Committee

DATE: April 24, 2002


FROM: Jim Hancock
Fire Chief

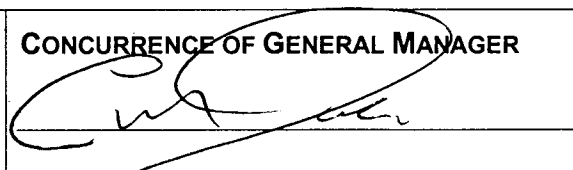
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RE: Bridgeport Fire Hall

STAFF RECOMMENDATION

1. That the Bridgeport Fire Hall be replaced, substantially as set out in the report of the Fire Chief to the Community Safety Committee, dated April 24th, 2002, on the two lots located at 9100 and 9120 Bridgeport Road, at a cost not to exceed \$2.75M.
2. That the project be presented to the Bridgeport Community as part of the project communication plan.


 Jim Hancock, Fire Chief
 Att.

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Land	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Finance	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

At the closed Council meeting held on January 14, 2002, it was moved and seconded:

- a) *That Option 2 for the design of a 'standard fire hall' (be proceeded with):*
 - i. *In Hamilton, adjacent to McLean Park;*
 - ii. *On Bridgeport Road; and*
 - iii. *On Sea Island, based on negotiations with YVR.*

BACKGROUND

During the discussions of the January 14, 2002 meeting, Councillors identified an interest in reviewing the site development plans, for the various sites where new fire halls are proposed, in more detail. Additionally, staff was directed to proceed with the development of designs for the proposed new fire halls in Hamilton, Bridgeport and Sea Island.

This report shows how a "Standard" Fire Hall configuration, (similar to the Hamilton Fire Hall), can be developed on the Bridgeport site based on the minimum land requirement of $\frac{3}{4}$ acre.

ANALYSIS - "Standard" Fire Hall

The existing fire hall, located at 9100 Bridgeport Road, was constructed in 1958. It is built on a single parcel of approximately $\frac{1}{2}$ acre in size. The City owns an adjacent $\frac{1}{3}$ acre sized lot at 9120 Bridgeport Road. With the re-alignment of Garden City Road, and the relocation of the Husky Gas station, a narrow 4 meter section of the existing fire hall site, will be lost. A BC Gas line easement will also encroach onto the property.

The recommended size of parcel for a "standard" fire hall is $\frac{3}{4}$ acre. Accommodating a new fire hall on the existing $\frac{1}{2}$ acre site can only be achieved if we are prepared to accept a loss in operational efficiencies as a consequence of the constraints imposed by the smaller site. A larger site can be created by adding the adjacent $\frac{1}{3}$ acre City owned lot at 9120 Bridgeport Road, to the existing fire hall site. Both cost and operational advantages can be achieved by combining these sites into one fire hall site.

Appendix "A" illustrates that the $\frac{1}{2}$ acre Bridgeport Fire Hall site marginally accommodates a 2 level facility, built to current standards. Although the "Drill" area is adequate there is limited opportunity for future expansion. One of the detriments to building on the existing site is the need to relocate to a temporary fire hall located "off site" while a new facility is being constructed. The cost of temporary off-site accommodation is estimated at \$500,000.

Increasing the site size by adding the adjacent lot, would allow a standard, single level fire hall of approximately 7,650 sq. ft to be constructed, (Appendix B). It also affords the possibility that the existing fire hall could remain operational during part of the construction process reducing temporary relocation costs significantly. This encourages staff to recommend combining the two adjacent city sites to achieve a single site of optimal size, (0.8 acre).

FINANCIAL IMPACT

The following table presents the different cost implications for the locations considered:

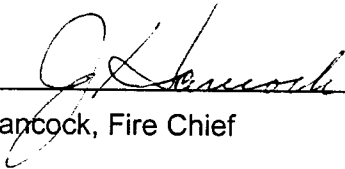
Description	Existing Site	Combined Site
Land Acquisition (Estimated)	N/A	N/A
Two Engine Bay Fire Hall – Construction	\$2,500,000	\$2,500,000
Temporary Facilities	\$500,000	\$250,000
Land Sale Benefit (Estimated)	None	None
Total Cost	\$3,000,000	\$2,750,000

Staff estimates a total cost of \$2.75 million to construct a replacement fire hall of approximately 7,650 sq. ft. at the recommended Bridgeport Road site.

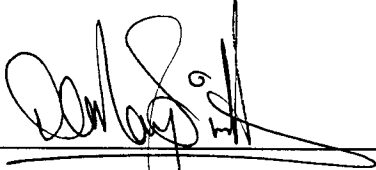
CONCLUSION

The existing Bridgeport fire hall site is well located to provide good response into the Bridgeport Community and Industrial areas.

Combining the two sites at 9100 and 9120 Bridgeport Road will permit the construction of a recommended fire hall of 7,650 sq. ft, providing improved visibility and safer access onto Bridgeport Rd., Sea Island Way and Garden City through dual access and the proposed new intersection.



 Jim Hancock, Fire Chief



 David Naysmith, P. Eng.
 Manager, Facilities Planning & Construction

DN:cmm

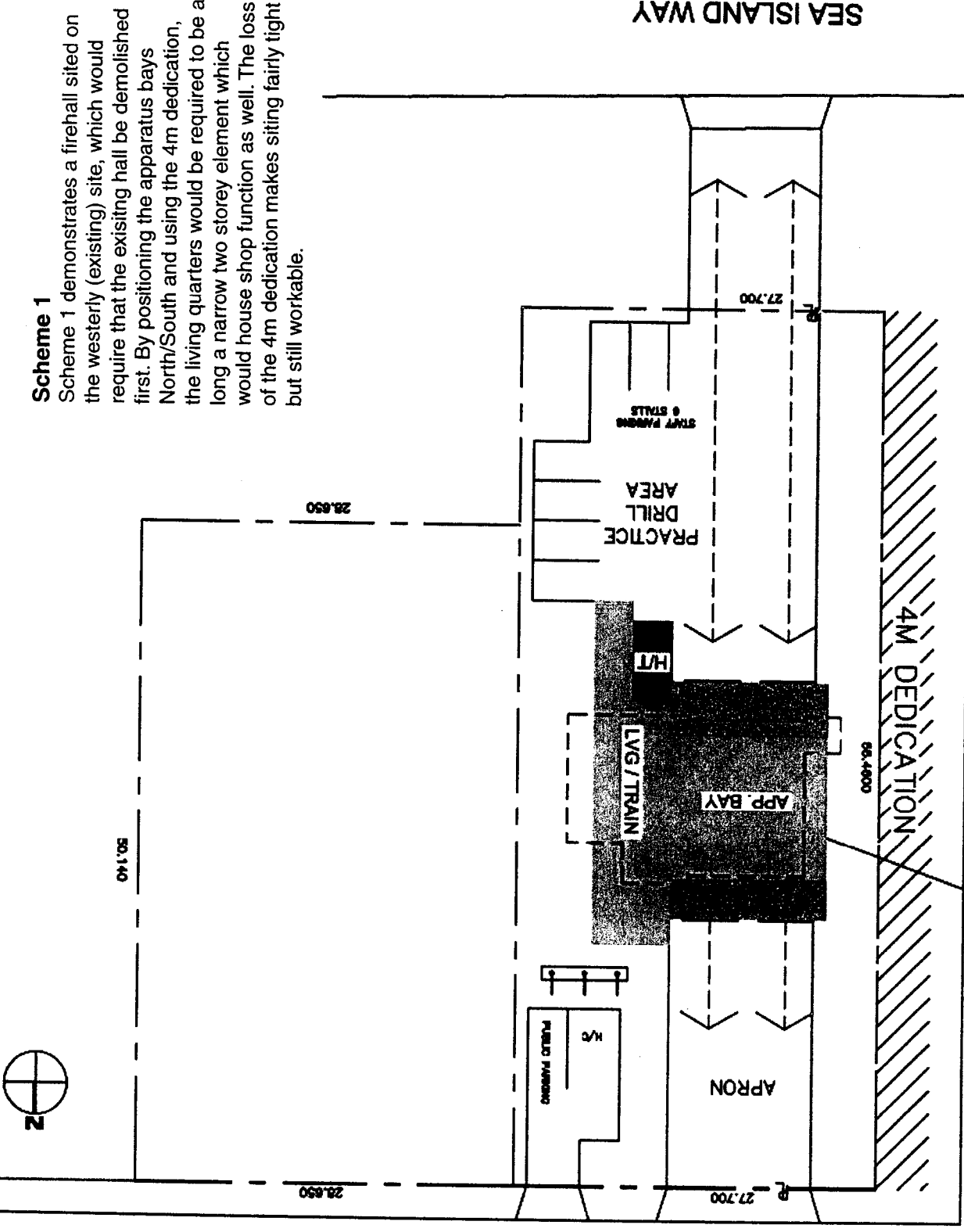


BRIDGEPORT FIREHALL STUDY

1.0 SCHEME 1

Johnston Davidson Architecture + Planning Inc.
200 - 1300 Richards Street, Vancouver, BC Canada V6B 3G6

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BRIDGEPORT FIREHALL

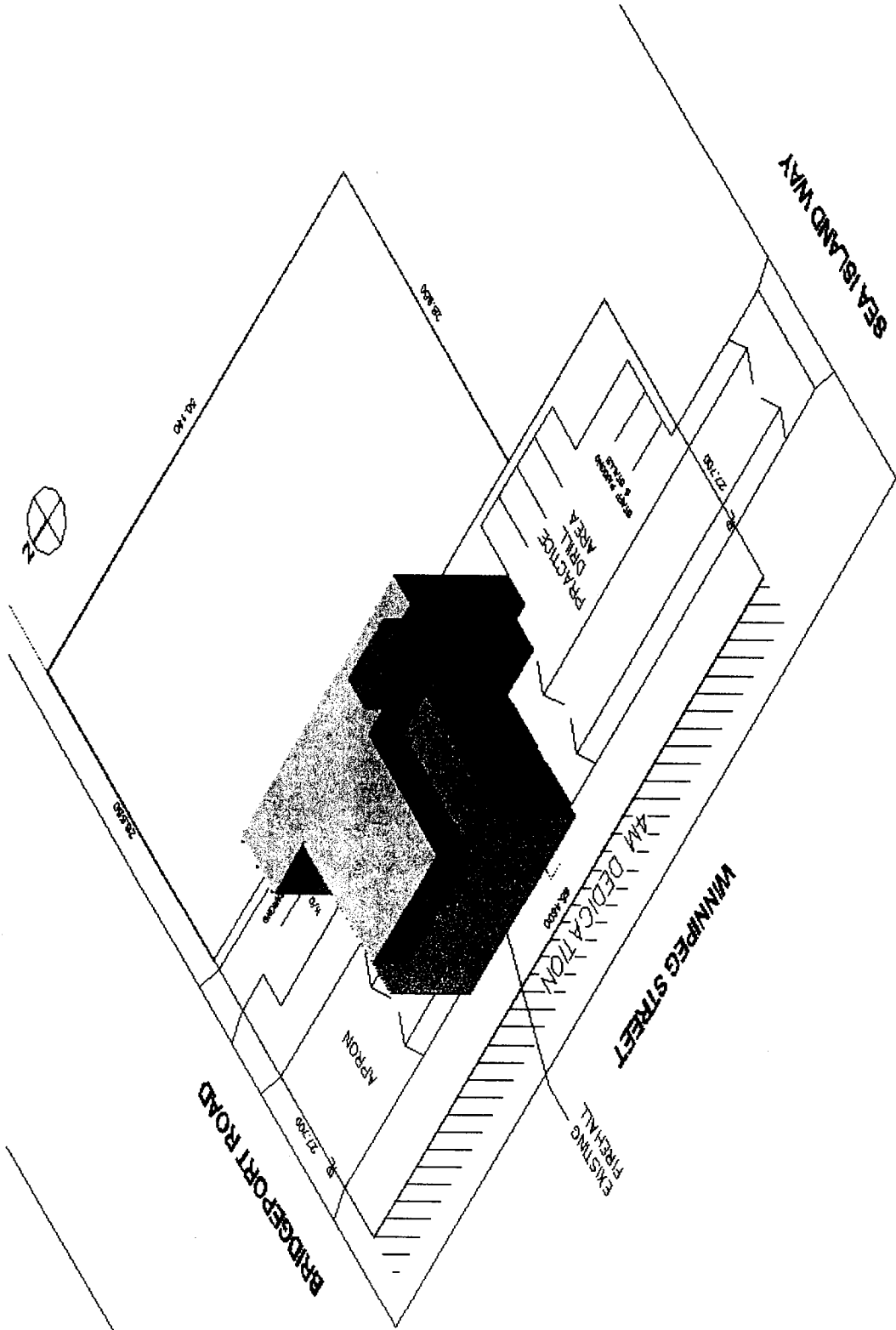


Scheme 1
 Scheme 1 demonstrates a firehall sited on the westerly (existing) site, which would require that the existing hall be demolished first. By positioning the apparatus bays North/South and using the 4m dedication, the living quarters would be required to be a long a narrow two storey element which would house shop function as well. The loss of the 4m dedication makes siting fairly tight but still workable.

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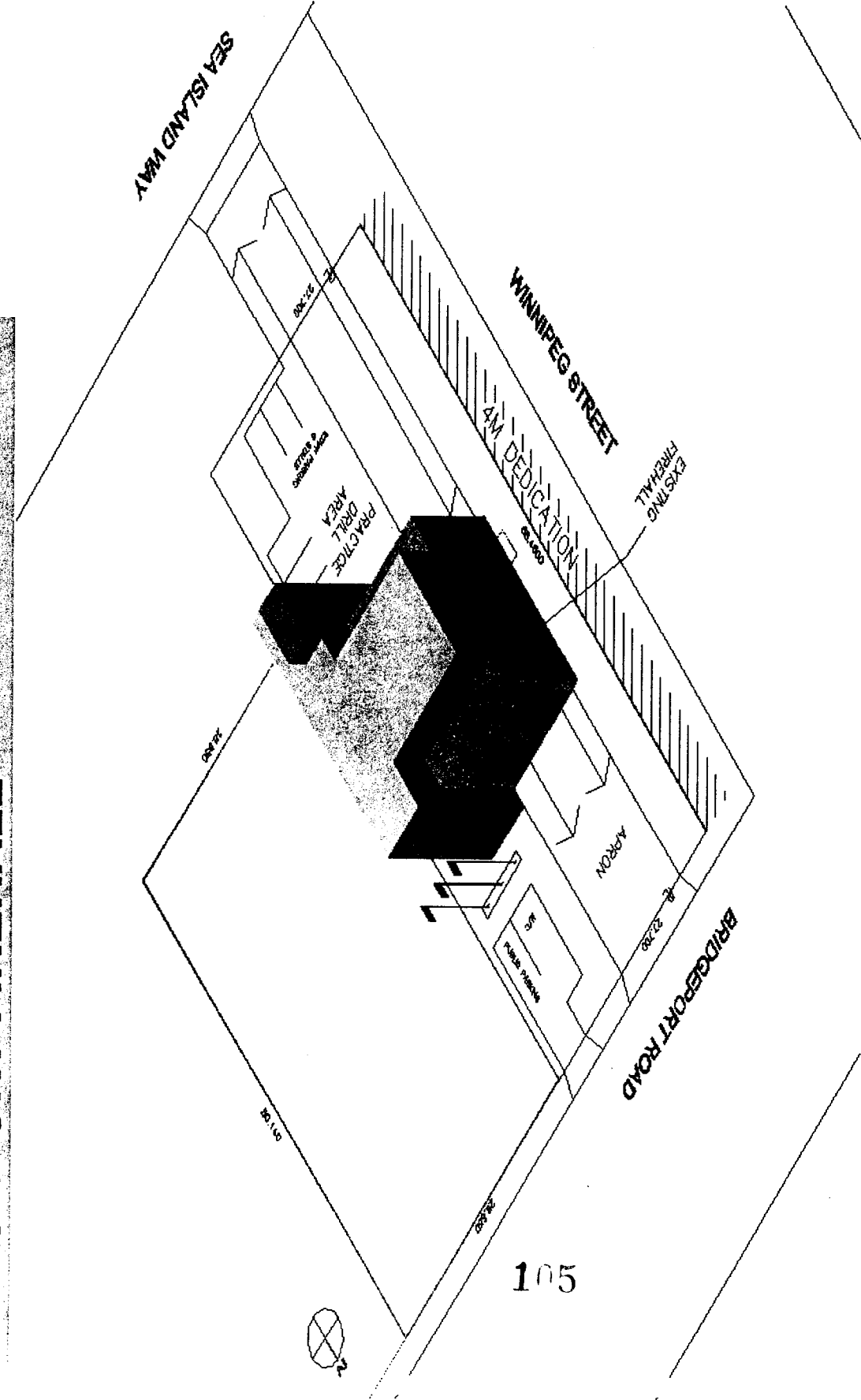


BRIDGEPORT FIREHALL STUDY



**SCHEME 1: EXSITING SITE
ISOMETRIC LOOKING NORTH**

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BRIDGEPORT FIREHALL STUDY



SCHEME 1: EXSITING SITE
ISOMETRIC LOOKING SOUTH EAST

1.3

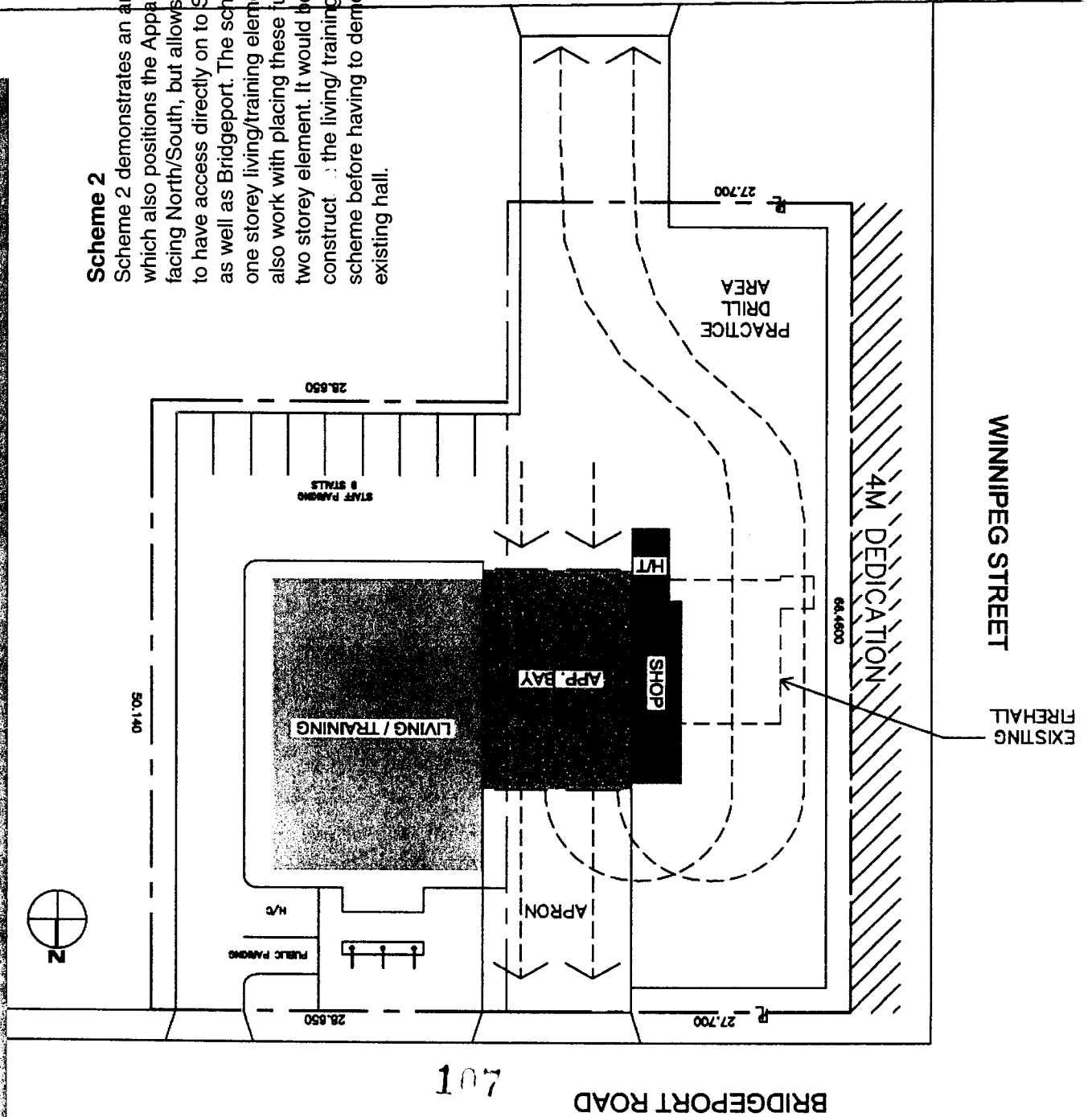


BRIDGEPORT FIREHALL STUDY

2.0 SCHEME 2

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BRIDGEPORT FIREHALL

Scheme 2
 Scheme 2 demonstrates an arrangement which also positions the Apparatus Bays facing North/South, but allows the firetrucks to have access directly on to Sea Island Way as well as Bridgeport. The scheme shows a one storey living/training element, but would also work with placing these functions in a two storey element. It would be possible to construct the living/training portion of this scheme before having to demolish the existing hall.



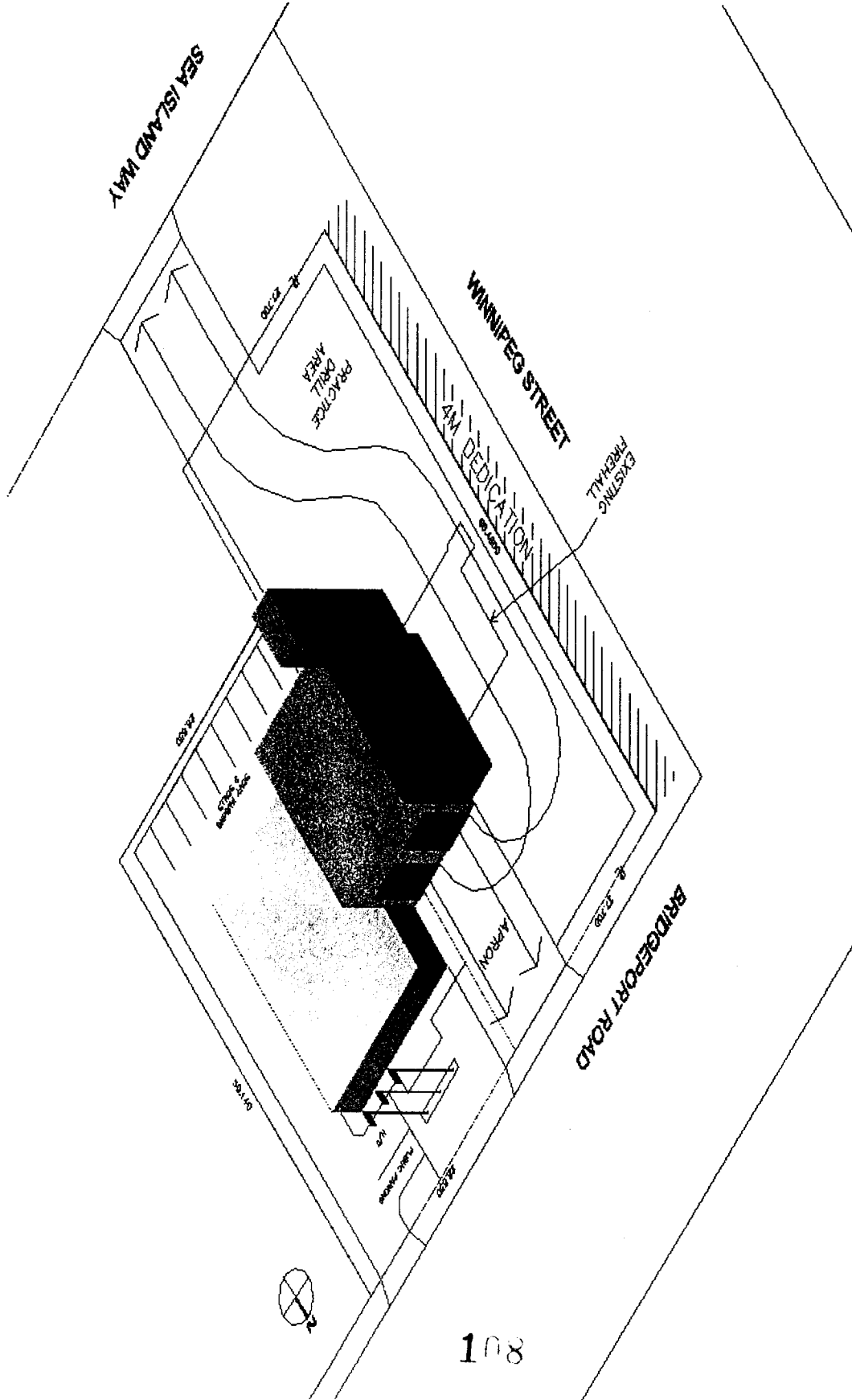
BRIDGEPORT FIREHALL STUDY

2.1

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BRIDGEPORT FIREHALL



BRIDGEPORT FIREHALL STUDY



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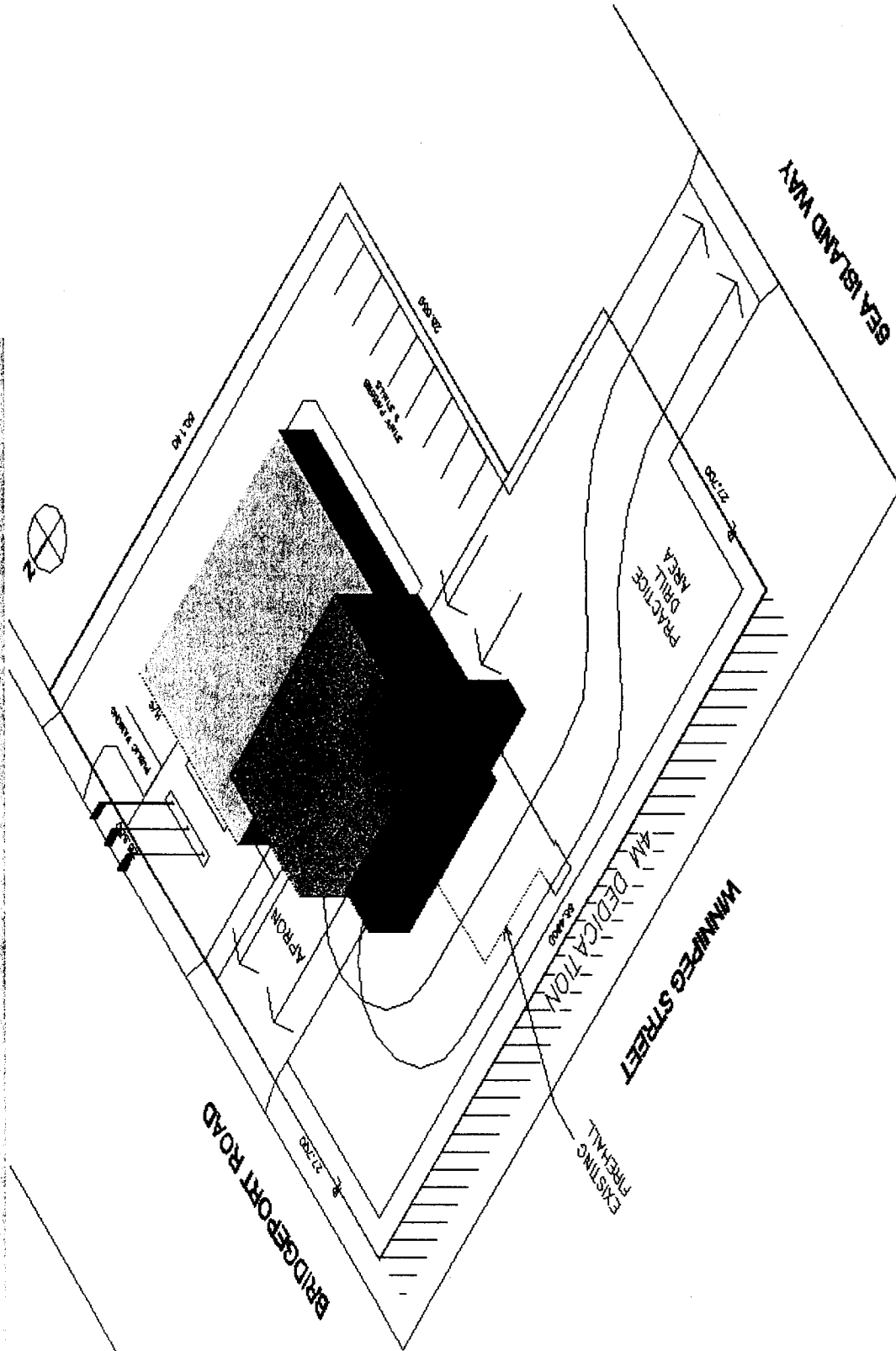
SCHEME 2: DOUBLE SITE
ISOMETRIC LOOKING SOUTH EAST

2.2

**RICHMOND, B.C. - Community Safety Buildings Study
BRIDGEPORT FIREHALL**



BRIDGEPORT FIREHALL STUDY



**SCHEME 2: DOUBLE SITE
ISOMETRIC LOOKING NORTH EAST**

2.3