



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee

**Date:** October 3, 2014

**From:** John Irving, P. Eng., MPA  
Director, Engineering

**File:** 06-2052-25-FHGI1/Vol  
01

John McGowan  
Fire Chief, Richmond Fire-Rescue

**Re:** **Brighthouse Fire Hall No. 1 – Floor Plan and Preliminary Form/Character**

### Staff Recommendation

That the Brighthouse Fire Hall No. 1 floor plan and preliminary form/character as outlined in the attached report, "Brighthouse Fire Hall No. 1 Floor Plan and Preliminary Form/Character", dated October 3, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.

John Irving, P. Eng., MPA  
Director, Engineering  
(604-276-4140)

John McGowan  
Fire Chief, Richmond Fire-Rescue  
(604-303-2734)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Development Applications	<b>CONCURRENCE</b>  <input checked="checked" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>	<b>APPROVED BY CAO</b>  

## **Staff Report**

### **Origin**

On June 24, 2013 Council approved the Major Facilities Phase I projects which included the Minoru Aquatic Centre/Older Adults Centre, Fire Hall No. 1 and the City Centre Community Centre. Council approved \$22.3 million plus a multi-project contingency to construct a new Fire Hall No. 1 as part of the 2014 Capital Program. Subsequently, Council approved the Program Space Allocation on July 28, 2014.

The purpose of this report is to present the floor plan and preliminary form/character of Brighthouse Fire Hall No. 1 for Council approval. Approval of the floor plan and preliminary form/character will allow staff to proceed with completion of detailed design, followed shortly thereafter with facility construction.

### **Analysis**

#### Floor Plan and Preliminary Form/Character

The total space identified for Fire Hall No. 1 as adopted by Council in July 2014 is 24,900 square feet with a budget of \$22.3 million plus a multi-project contingency. Any addition to the program will require an increase in the project budget.

To develop floor plans and preliminary form/character, the consultants worked together with the client to ensure that the specific technical and operating requirements of each program space were met and the spaces have the correct adjacencies to each other. This phase also considers existing site conditions including soil, landscape, traffic, and utilities (water, sewer, gas, electrical services, etc). The program spaces were assembled and arranged to create floor plan drawings that not only suit the functionality of the building, but also satisfy related codes and bylaws and the Official Community Plan. At the same time that the floor plans are being developed and refined, the preliminary building form and character were shaped and together become the look of the building.

The development of floor plans and preliminary form/character design followed a similar process to programming and space allocation and included the following steps:

- Four public consultation events, two of which were held at existing Minoru Aquatic Centre, and one each at Lansdowne Mall and Minoru Activity Centre.
- Review of best practises in facility design of other recently constructed fire halls.
- Meetings with specific staff teams to identify needs and wants of current facility users and
- Meetings with the City's Construction Manager to assess the impacts to schedule and budget based on programming and space allocation choices.

The proposed floor plan and preliminary form/character design are included as Attachment 2. Should Council approve these floor plans and preliminary form/character design, staff will proceed with preparation of detailed design drawings. Staff will also ensure that the preliminary

form/character design is presented to the City's Advisory Design Panel (ADP) for review and comment. Recommendations from the ADP will be considered as the project proceeds to the detailed design phase. It is anticipated that refinements to the drawings presented in Attachment 2 will be required as the detailed design phase proceeds.

### Next Steps

Should Council approve the floor plans and preliminary form/character design, staff will proceed with preparation of detailed design drawings. This is a process by which all the building components, materials, colours and systems are coordinated and described through detailed drawings and specifications. This detailed design process will also include meetings with stakeholders to establish requirements to a high level of detail. These details may influence the final appearance of the building.

Public consultation will be continuous through the detailed design and construction processes. Completion of detailed design drawings and commencement of construction tendering is scheduled for early 2015. A project schedule is included as Attachment 1.

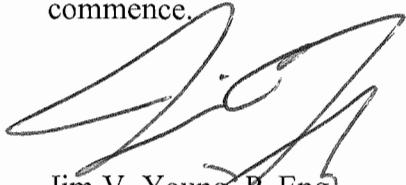
The final outcome of the next phase is a fully coordinated set of documents for final pricing through the City's construction manager that includes all of the information necessary to construct the building. This coordinated set will also be used to obtain building permits. Council will be forwarded an information report with the detailed building design prior to issuance of a building permit.

### **Financial Impact**

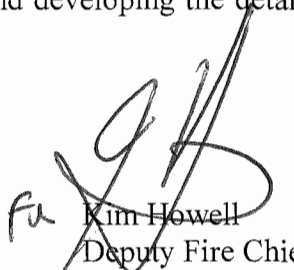
None.

### **Conclusion**

Staff proceeded with development of floor plan and preliminary form/character design of Brighthouse Fire Hall No. 1 following Council adoption of programming and space allocation. Should Council endorse the floor plan and preliminary form/character design, staff will proceed with presenting the project to ADP and developing the detailed design to allow construction to commence.



Jim V. Young, P. Eng.  
Senior Manager, Project Development  
(604-247-4610)



Kim Howell  
Deputy Fire Chief, Richmond Fire Rescue  
(604-303-2762)

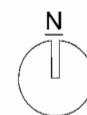
JVY:tv

- Att. 1: Brighthouse Fire Hall No. 1 Project Schedule
- 2: Floor Plans and Preliminary Form/Character

**Attachment 1****BRIGHOUSE FIRE HALL NO. 1 PROJECT SCHEDULE**

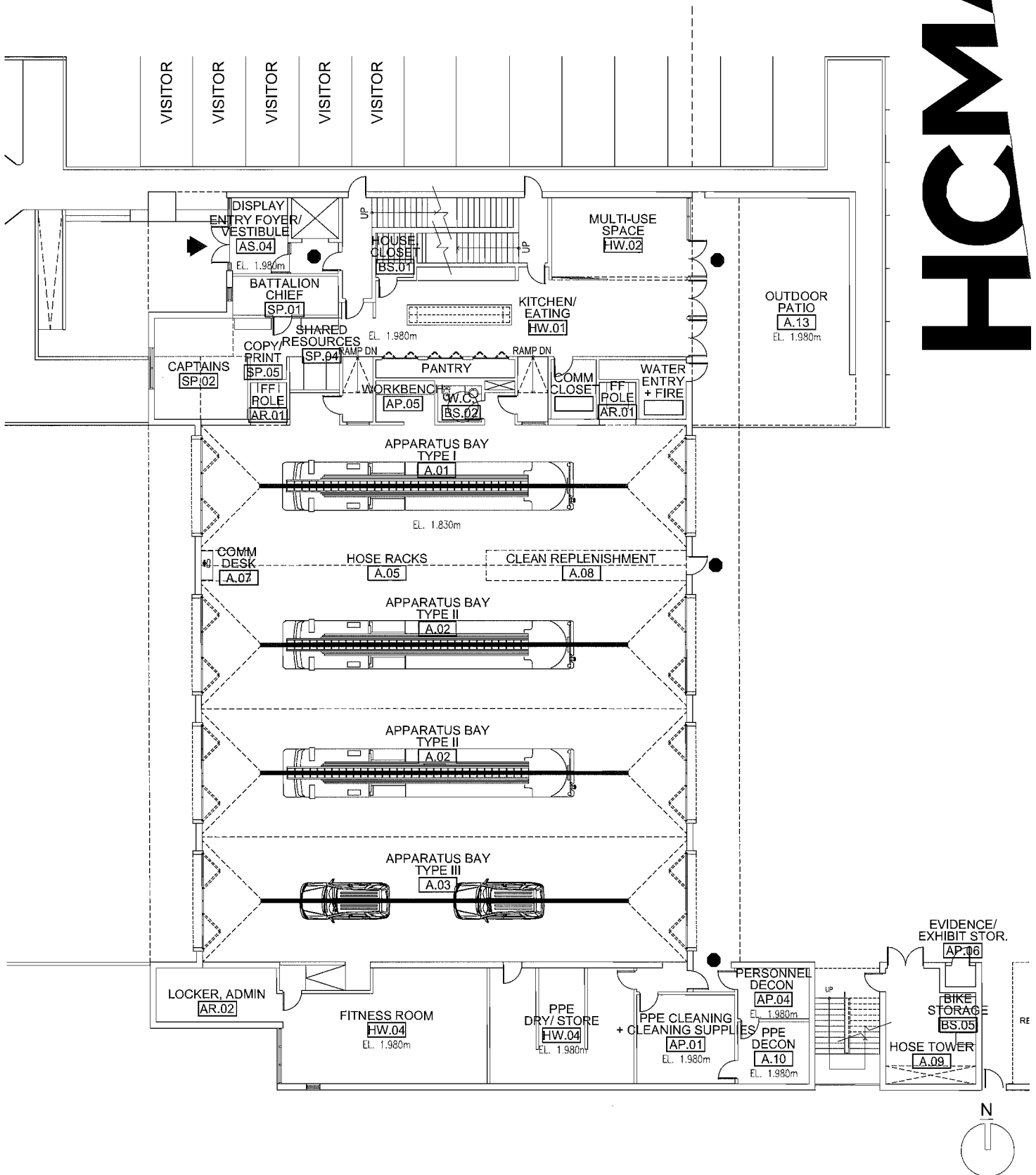
Description	Start	Finish
Programming / Space Allocation	Mar 2014	Jun 2014
Council Approval Programming / Space Allocation	Jul 2014	Jul 2014
Develop Floor Plans / Form and Character	Jul 2014	Sep 2014
Council Approval Floor Plans / Form and Character	Oct 2014	Oct 2014
Develop Construction Documents	Nov 2014	Mar 2015
Tender	Apr 2015	May 2015
Construction	Jun 2015	Jan 2017

# HCMA



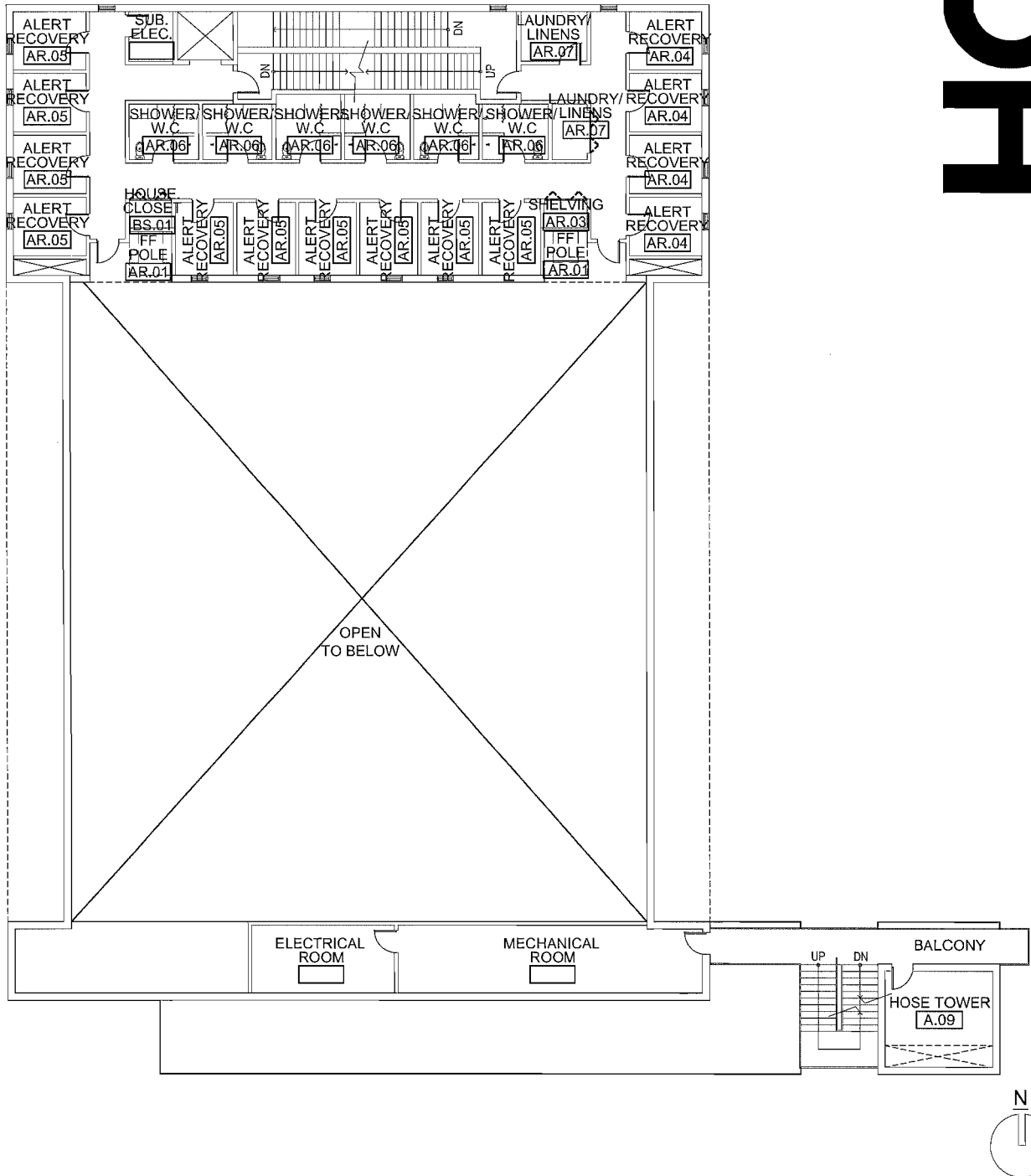
# ATTACHMENT 2

HCMA



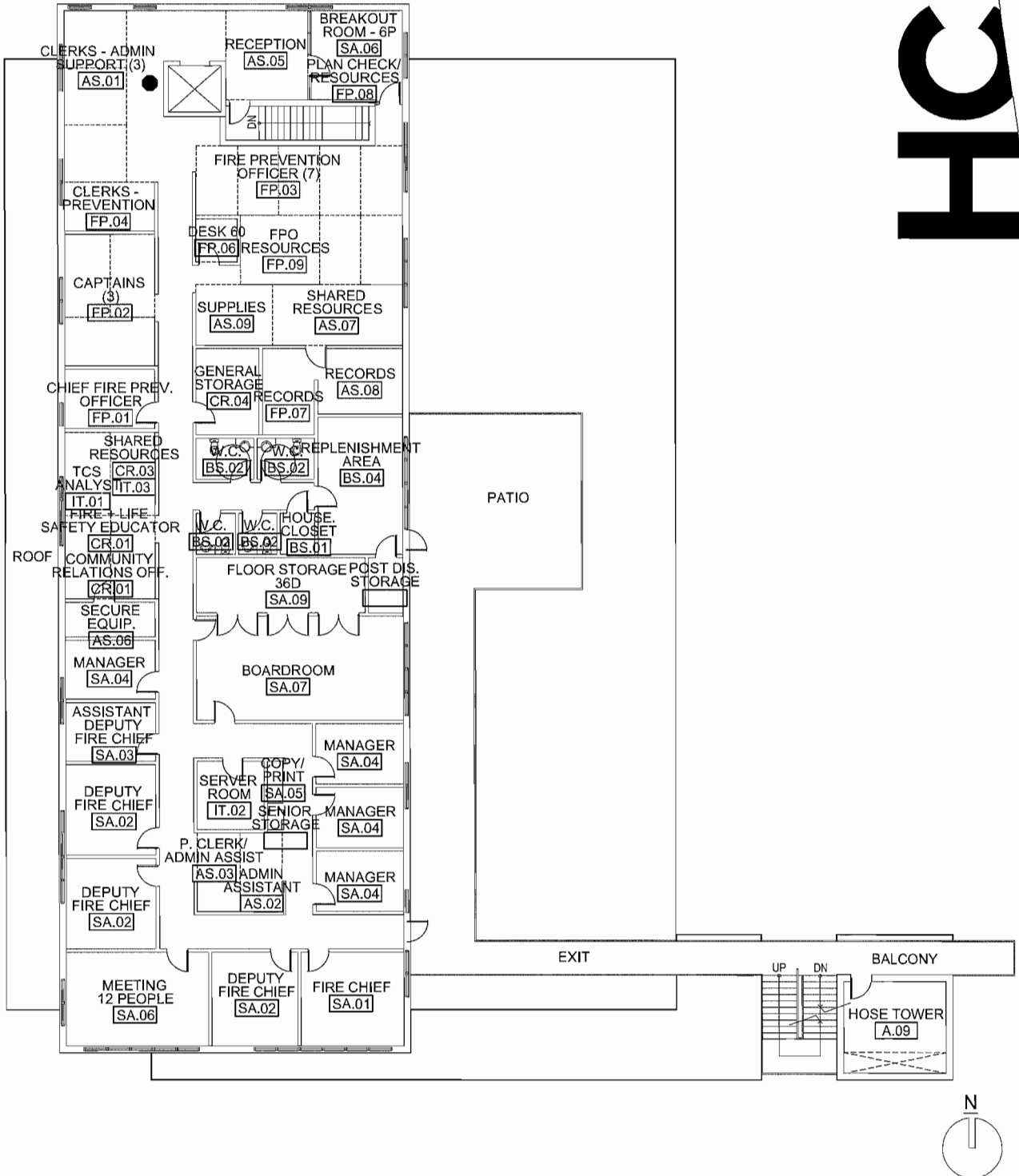
# ATTACHMENT 2

HCMA



# ATTACHMENT 2

HCMA





# HCN



SCALE: N/A

# ATTACHMENT 2

# HCM



**PERSPECTIVE RENDERING - LOOKING SOUTHEAST  
FROM GILBERT ROAD**

**Hughes Condon Marler Architects**  
Suite 300 - 1508 West 2nd Avenue  
Vancouver BC V6J 1H2 Canada  
T 604.732.6620  
F 604.732.6695  
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**RICHMOND\_FIRE\_HALL\_NO\_1  
BRIGHOUSE**

REPLACEMENT\_FIRE\_HALL

1421\_-\_6960\_GILBERT\_RD\_RICHMOND BC V7C 3A9

PWT - 98

**SCHEMATIC DESIGN  
PERSPECTIVE\_RENDERING**

REF:

DATE: OCT\_16\_2014

**ASK016F**

SCALE: N/A



# ATTACHMENT 2

# HCMA



**PERSPECTIVE RENDERING - LOOKING NORTHWEST  
FROM GRANVILLE AVENUE**

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**RICHMOND\_FIRE\_HALL\_NO\_1  
BRIGHOUSE**

REPLACEMENT\_FIRE\_HALL

1421\_-\_6960\_GILBERT\_RD\_RICHMOND\_BC\_V7C\_3G

PWT - 99

**SCHEMATIC DESIGN  
PERSPECTIVE\_RENDERING**

REF:

DATE: OCT\_16\_2014

# ASK016G

SCALE: N/A

# ATTACHMENT 2

**HCM**



**PERSPECTIVE RENDERING - LOOKING SOUTHWEST  
FROM REAR APRON**

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**RICHMOND\_FIRE\_HALL\_NO\_1  
BRIGHOUSE**

REPLACEMENT\_FIRE\_HALL

1421\_-\_6960\_GILBERT\_RD\_RICHMOND\_BC\_V2C\_100

**PWT - 100**

**SCHEMATIC DESIGN  
PERSPECTIVE\_RENDERING**

DATE: OCT\_16\_2014

**ASK016H**

SCALE: N/A