



City of Richmond

Report to Committee

To: Public Works and Transportation Committee

Date: October 6, 2014

From: John Irving, P. Eng.
Director, Engineering & Public Works

File: 06-2052-55-01/Vol 01

John McGowan
Fire Chief, Richmond Fire-Rescue

Re: Cambie Fire Hall No. 3 - Floor Plan and Preliminary Form/Character

Staff Recommendation

That the Cambie Fire Hall No. 3 floor plan and preliminary form/character design as outlined in the attached report, "Cambie Fire Hall No. 3 Floor Plan and Preliminary Form/Character", dated October 6, 2014 from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.

John Irving, P. Eng.
Director, Engineering
(604-247-4610)

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

Att. 3

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

Staff Report

Origin

Through the 2005 – 2009 Capital Programs Council approved funding of \$20.7 million to construct a new Fire Hall No. 3. The building will be an integrated facility, to be used joint by Richmond Fire-Rescue (RFR) and British Columbia Emergency Health Services (BCEHS). In 2013 BCEHS signed a lease agreement to operate services from this site. Consequently, a Program and Space plan for both services was designed and approved by Council on July 28, 2014.

The purpose of this report is to present the floor plan design and preliminary form/character of the Cambie Fire Hall No. 3 for Council endorsement. Endorsement of the floor plan design and preliminary form/character will allow staff to proceed with completion of detailed design followed shortly thereafter with facility construction.

Analysis

Floor Plan Design and Preliminary Form/Character

The total space identified for the Cambie Fire Hall No. 3 project is 26,000 square feet with a budget of \$20.7 million plus a multi-project contingency. Any addition to the program would require an increase in the project budget.

The process to deliver the Cambie Fire Hall No. 3 follows several phases of development.

1. Pre-design and Programming (completed)
2. Schematic Design – Floor Plans and Preliminary Form/Character (in progress, topic of this report)
3. Design Development (pending)
4. Construction Documents (pending)
5. Construction Administration (pending)

The next step in the process to deliver Fire Hall 3 is to finalize the floor plan and preliminary form/character design. Preliminary form and character refers to the general shape, volume, materials and general colour scheme of the building, the form relating more to the shape, and the character referring to the style of the building.

The proposed floor plan and preliminary form/character design can only proceed once the facility programming and space allocation has been determined. Council approved the program and space allocation at their July 28, 2014 meeting and floor plan and preliminary form/character design has proceeded accordingly.

To develop floor plans and preliminary form/character, the types of spaces required within the building as well as the specific technical and operating requirements following confirmation of the programs and space allocation are reviewed and integrated into the design. This process also consider existing site conditions including soil, landscape, traffic restrictions, and water, sewer,

gas, electrical services, etc. The program spaces were assembled and arranged to create floor plan drawings that not only suit the operational function of the building but satisfies the related codes, bylaws and the Official Community Plan. At the same time the floor plans were being developed and refined, the building preliminary form and character was shaped in conjunction with the floor plans to compose the look of the building.

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 Place Centre.
- The project was forwarded to the City's Advisory Design Panel (ADP) on October 8, 2014 for review and comment. The ADP was generally supportive of the proposed facility design but did offer comments and suggestions on ways to improve the building architectural appearance and site landscaping. Should Council endorse the proposed design the input from the ADP will be considered as the project proceeds to the detailed design phase.
- Meetings with the owner of 9720 Cambie Road (adjacent property of project site).
- Meetings with the Director of Facility Planning of Richmond School District.
- Meetings with BC Ambulance representative to identify needs and wants of current facility users.
- Meetings with the City's Construction Manager to assess the impacts to schedule and budget based on programming and space allocation choices.
- Review of best practises in facility design of other recently constructed fire halls.

The proposed floor plan is included as Attachment 1 and preliminary form/character design is included as Attachment 2. Should Council approve this plan, staff will proceed with detailed design development including consideration of ADP recommendations regarding the proposed facility form and character. It is anticipated that minor changes to the drawings presented in Attachment 1 will be made as the detailed design proceeds to ensure the project remains on budget and meets operational needs.

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.

As the project site requires rezoning application, it is anticipated that a staff report, which contains a further developed plan, will be submitted to Council for information later this year.

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 has been developed to meet the Lease agreement Conditions Precedent (schedule milestones) with BCEHS and is included as Attachment 3. Any delays achieving this schedule may impact the lease agreement.

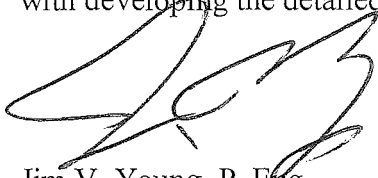
The final outcome is a fully coordinated set of documents for final pricing through the City's construction manager and a set of drawings to provide the contractor with all the information necessary to construct the building.

Financial Impact

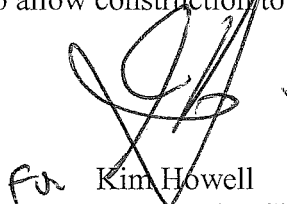
None.

Conclusion

Staff proceeded with development of floor plan and preliminary form/character design of the Cambie Fire Hall No. 3 following Council adoption of programming and space allocation. Should Council endorse the floor plan and preliminary form/character design, staff will proceed with developing the detailed design to allow construction to commence.



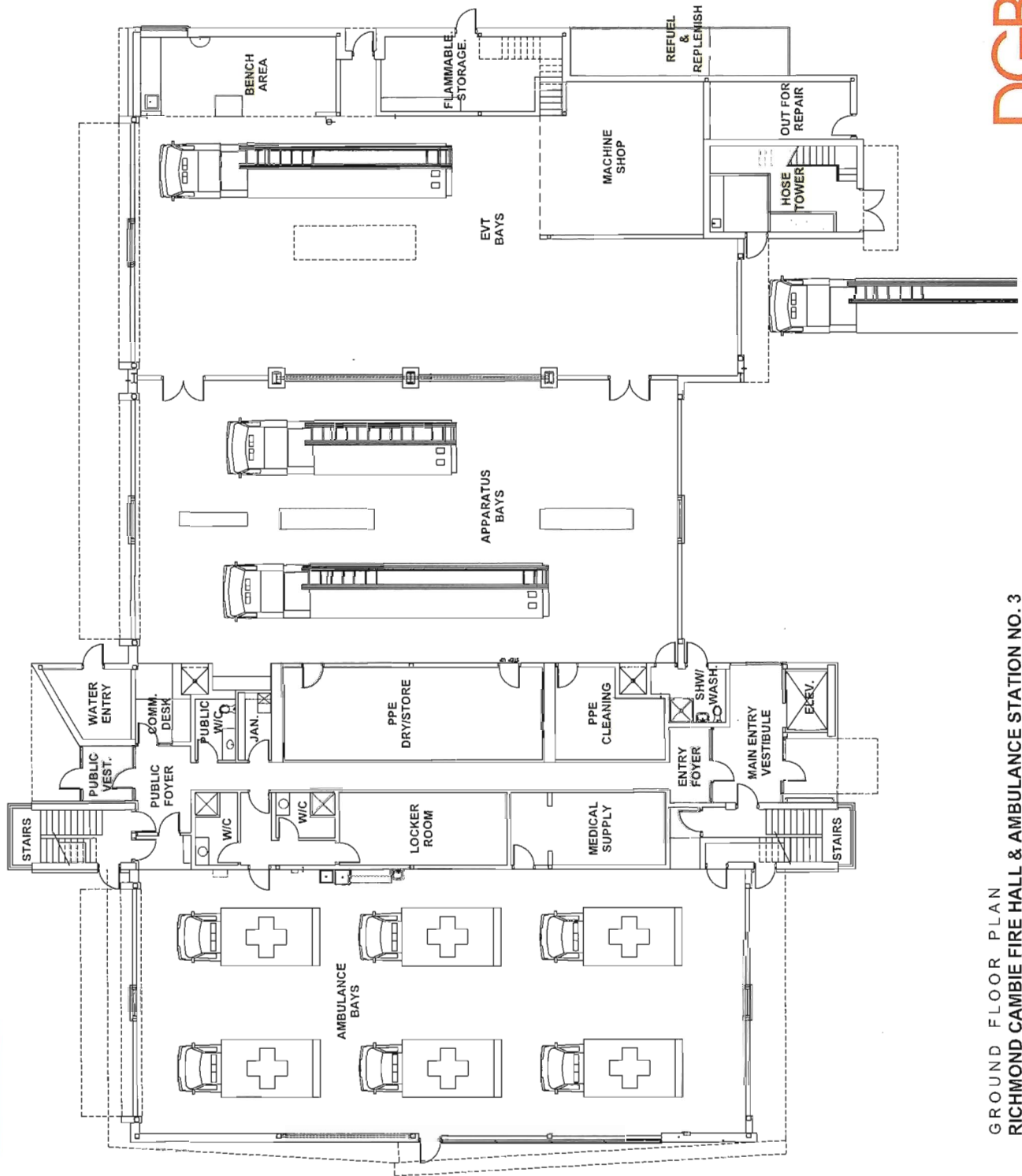
Jim V. Young, P. Eng.
Senior Manager, Project Development
(604-247-4610)



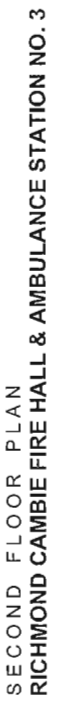
for Kim Howell
Deputy Fire Chief, Richmond Fire-Rescue
(604-303-2762)

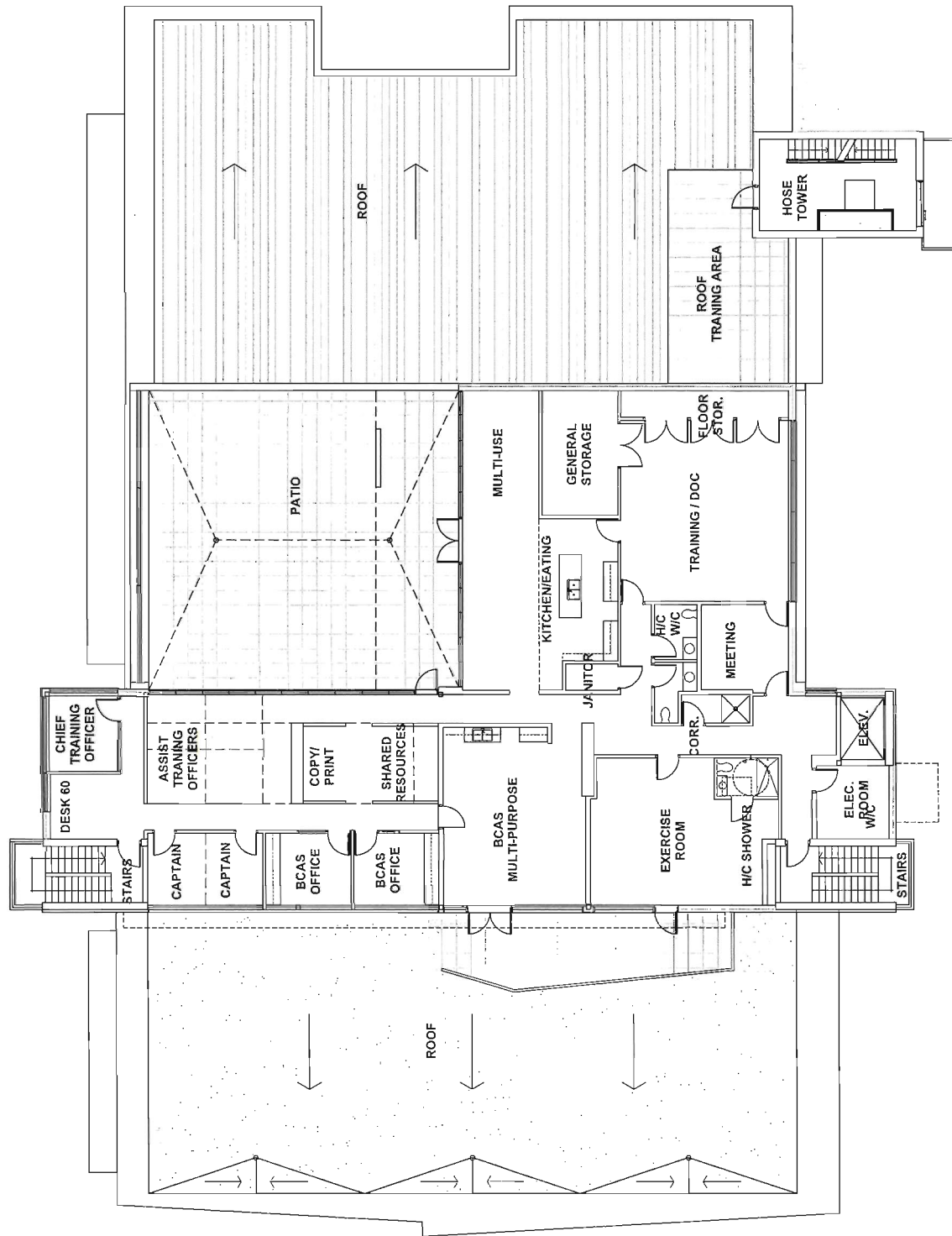
JVY:mc

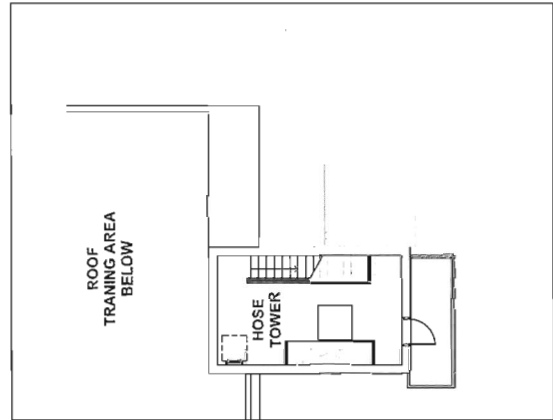
- Att. 1: Floor Plans
2: Preliminary form/Character
3: Cambie Fire Hall No. 3 Project Schedule



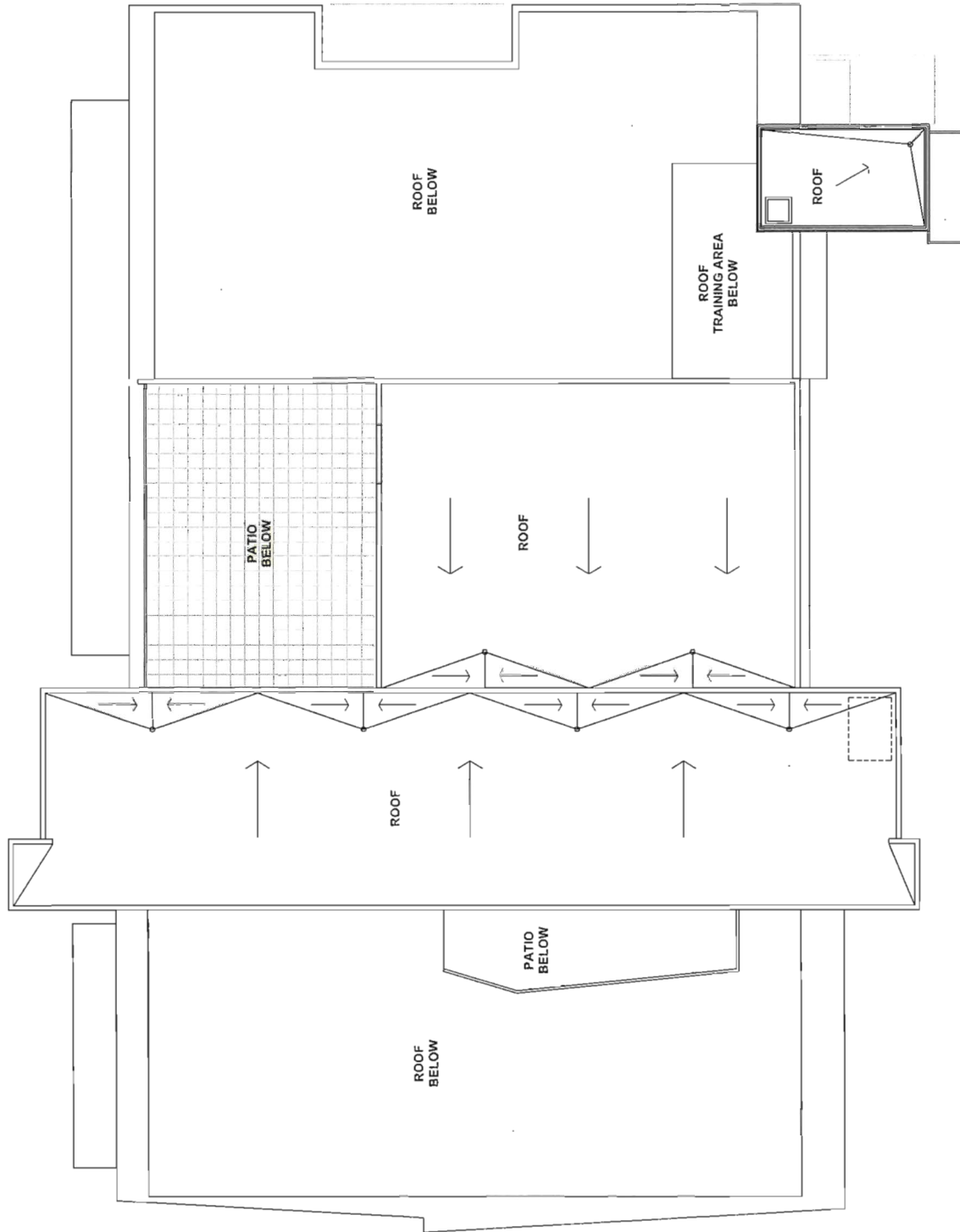
GROUND FLOOR PLAN
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

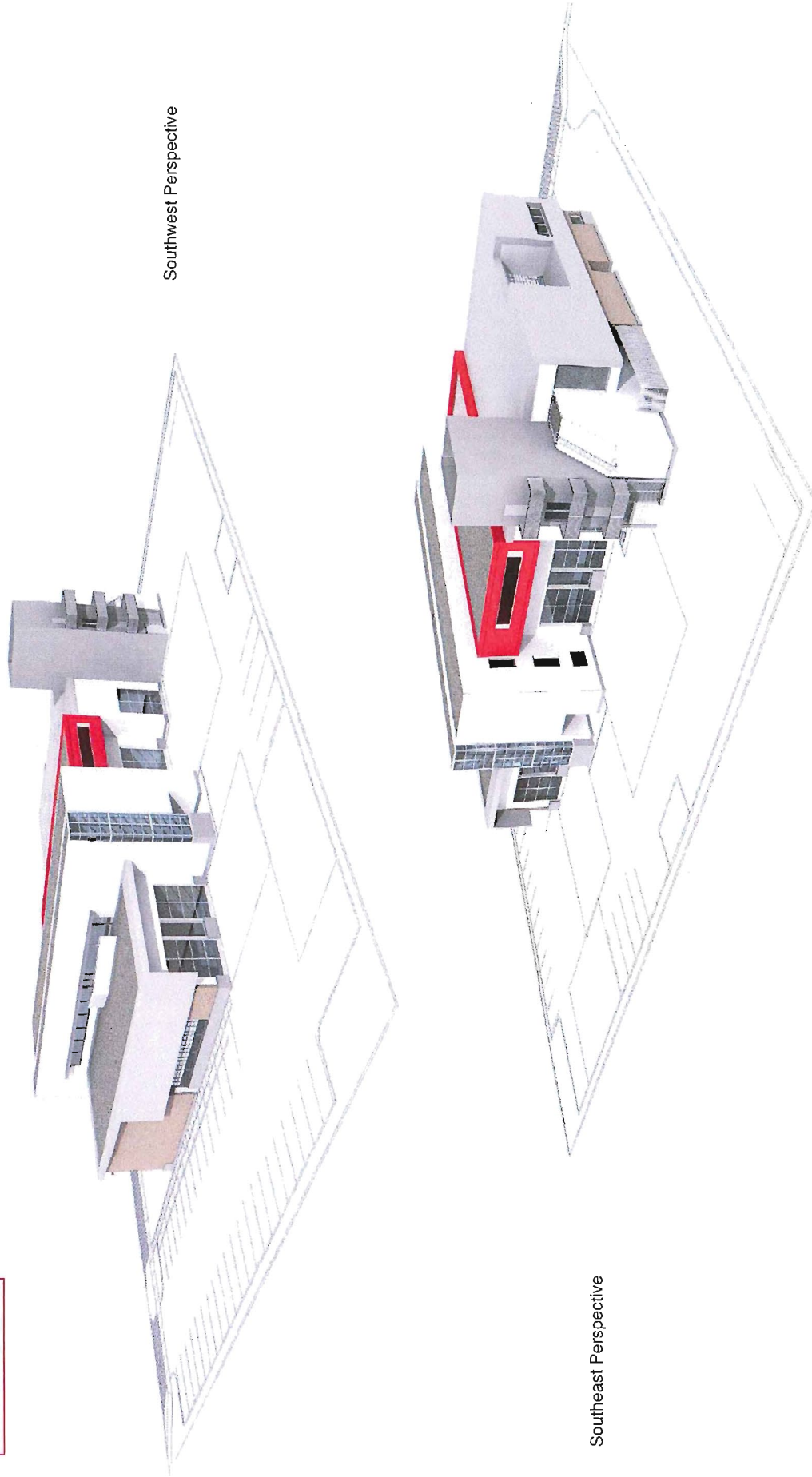






FOURTH FLOOR PLAN
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3





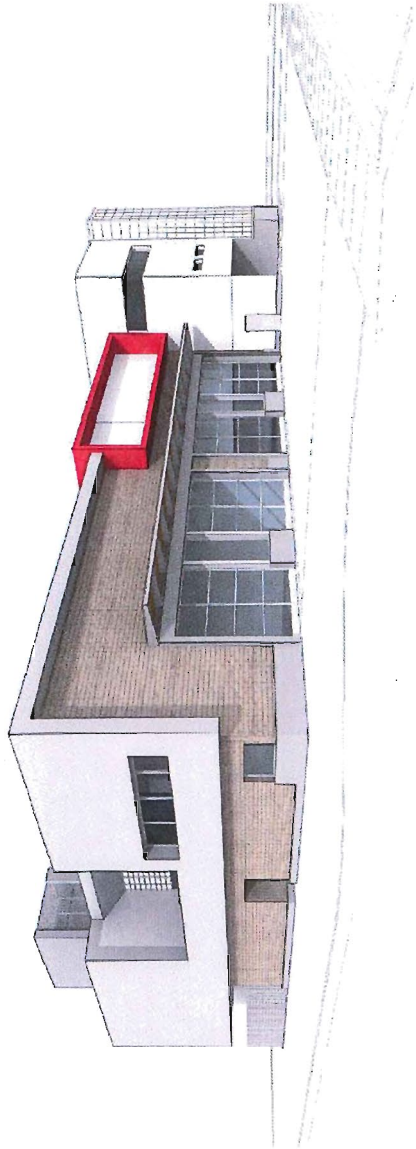
Southwest Perspective

Southeast Perspective

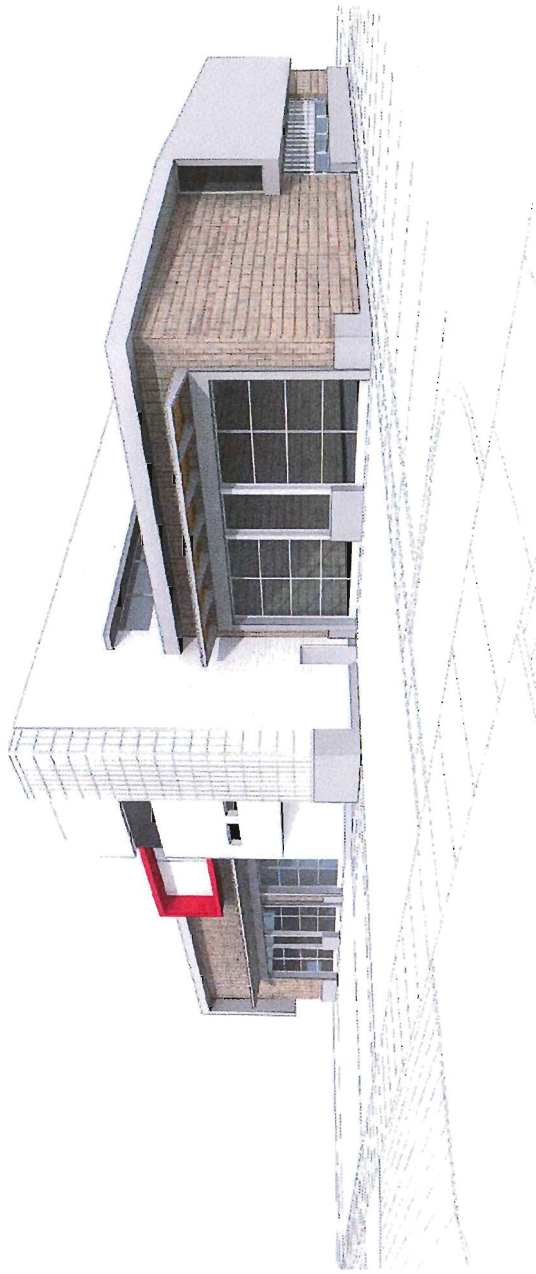
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RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

BUILDING MASSING 3D



Cambie Road Perspective - Looking West



Cambie Road Perspective - Looking East

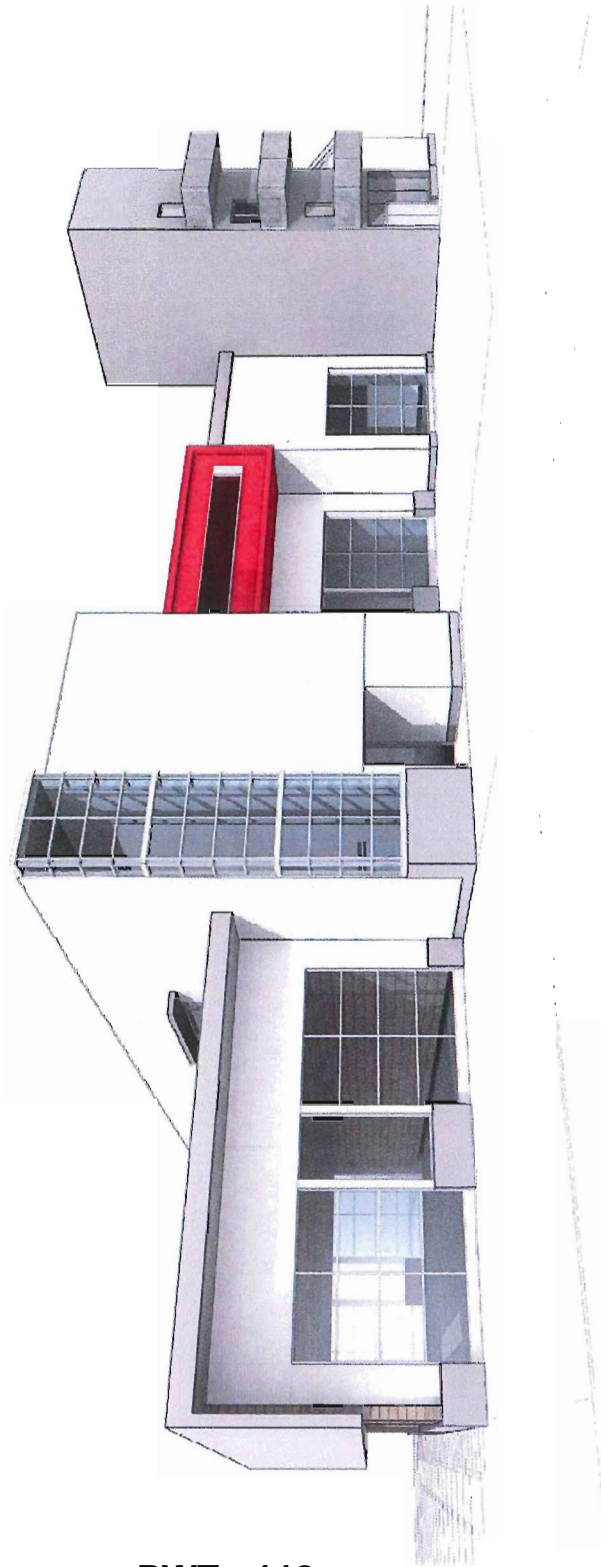
RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

BUILDING MASSING 3D

DGBK



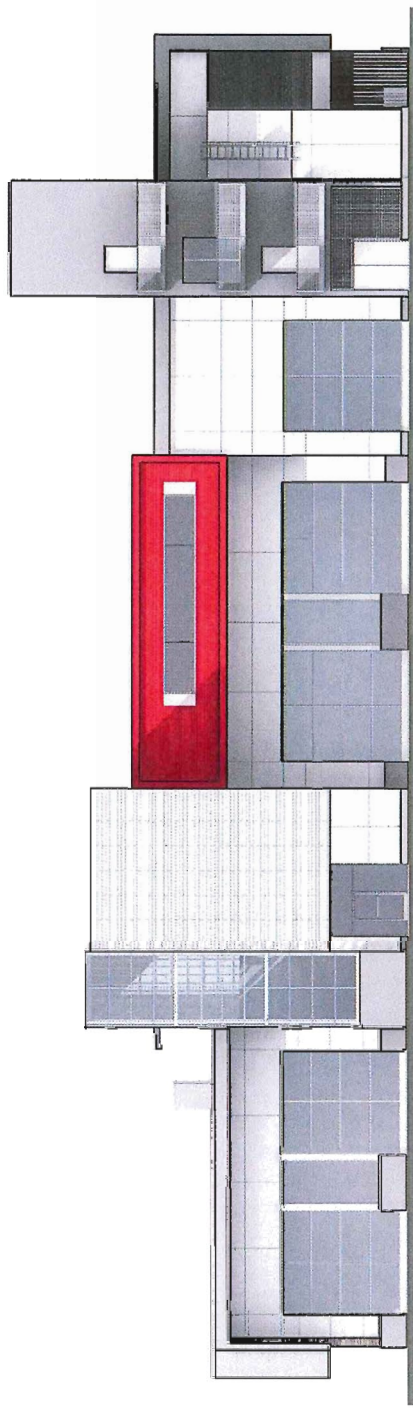
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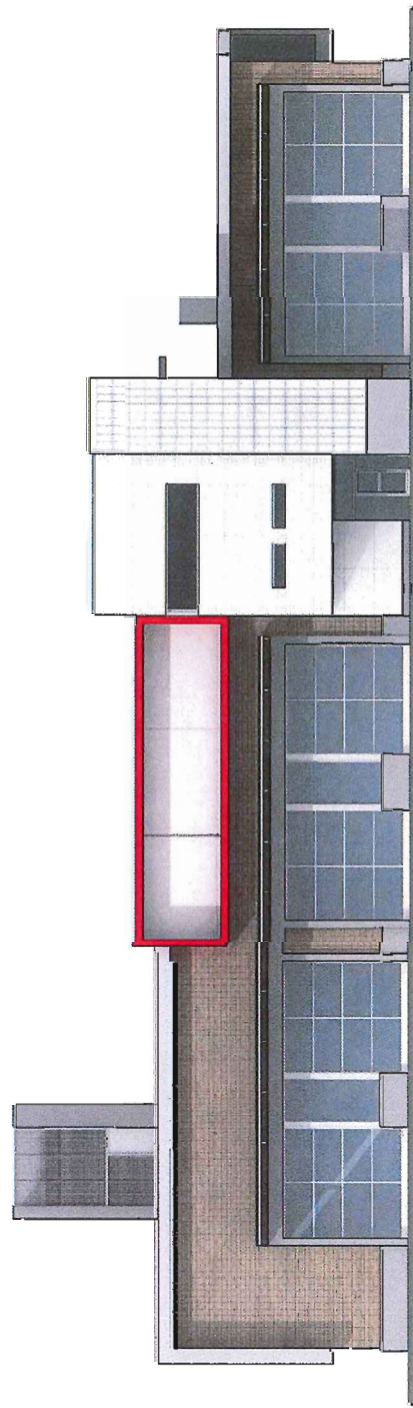
Rear Parking Perspective - Looking North

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

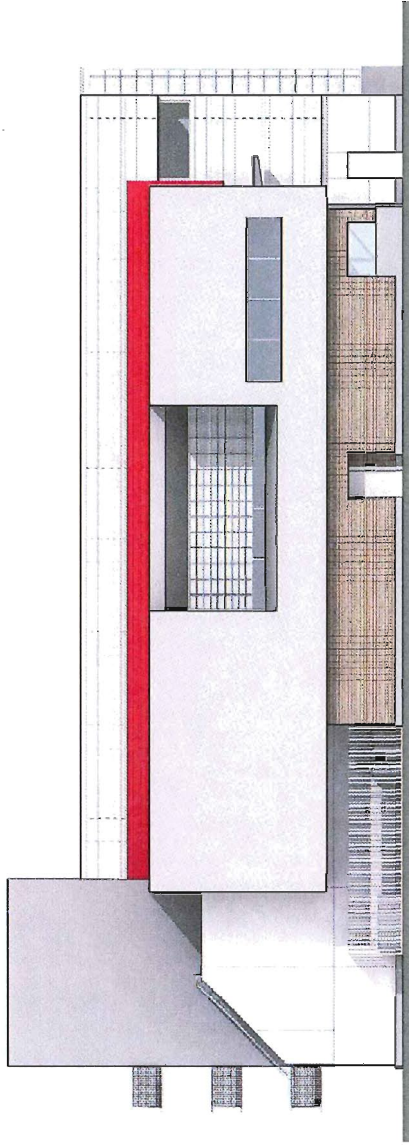
BUILDING MASSING 3D



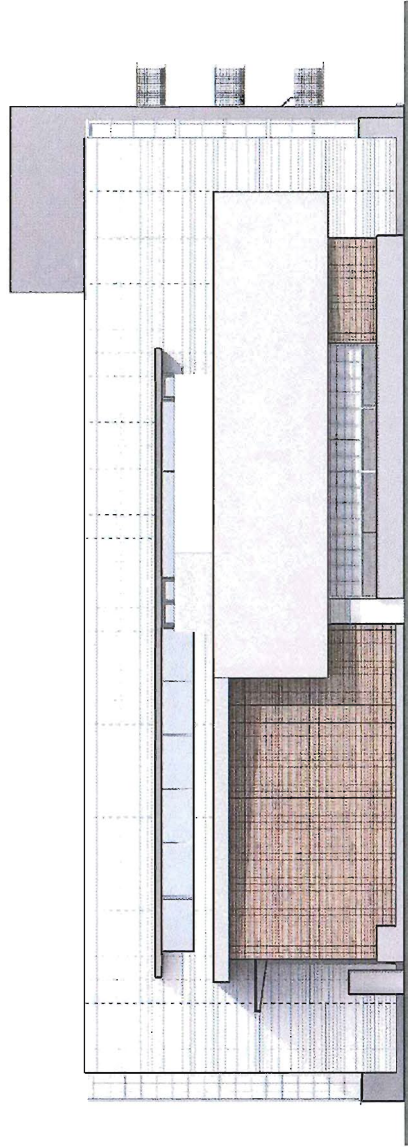
South Elevation



North Elevation



East Elevation



West Elevation

RICHMOND CAMBIE FIRE HALL & AMBULANCE STATION NO. 3

RENDERED ELEVATIONS

ATTACHMENT 3**Firehall No. 3 Project Schedule**

Firehall No. 3 - Projected Schedule	Start	Complete
Programming / Space Allocation	Mar, 2014	Jun, 2014
Council (Programming / Space Allocation)	Jul, 2014	Jul, 2014
Develop Floor Plans / Preliminary form & Character	Jul, 2014	Sept, 2014
Rezoning Application	Aug, 2014	Feb, 2015
Council (Floor plans / Preliminary form & Character)	Oct, 2014	Oct, 2014
Working Drawings	Nov, 2014	Apr, 2015
Tender	Apr, 2015	May, 2015
Construction	May, 2015	Dec, 2016