

CRESTON VALLEY

TOWN of CRESTON



CRESTON EMERGENCY SERVICES BUILDING

UPDATE

APRIL 16, 2021

In October 2018, the community approved the borrowing of \$4.5 million to build the new Creston Emergency Services Building. While the COVID-19 pandemic has presented some challenges for the project, the Town is pleased to announce that the construction will start in April 2021 with an estimated completion date of Spring 2022.

PROJECT TIMELINE | OCTOBER 2018 – MARCH 2021

OCTOBER 2018

Referendum approved to borrow a maximum \$4.5 million for new CESB (Creston Emergency Services Building)

Town's Share	\$2.95 million
RDCK Share	\$1.55 million
Total to Borrow	\$4.5 million

JANUARY 2019 – JANUARY 2020

- Technical Building Advisory Committee (TBAC) appointed
- BC Emergency Health Services (BCEHS) agrees to lease space (3,000 sq.ft.) and pay \$850K for their space
- Cook Street property bought for \$375,000
- TBAC, BCEHS, staff and building professionals work towards final design



FEBRUARY 2020 – MARCH 2021

- COVID-19 delays tendering until July 2020
- CESB project out for tender
 - Two bids received - \$12.7 million and \$12.9 million
 - Council cancels tendering process
- Members of TBAC, staff, building professionals, and 3rd party consultants review tender process and determine project challenges and opportunities:
 - Reduce project scope
 - COVID-19 inflation
 - Timing of project tendering
 - Construction Management process
- Request for proposals for Construction Manager
 - Chandos named Construction Manager and identified:
 - Programmatic space can remain the same but building footprint needs to be reduced
 - Construction methodology from wood needs to be changed to reduce costs. Proposed prefabricated concrete panels.
 - Reduced mechanical, civil, electrical, landscaping
 - Redesigned building layout to reduce square footage and changes were made to mechanical/electrical
 - Construction Manager recommends adjusting construction budget from \$5.5 to \$7.0 million
 - Council approves increase using the following funding sources:
 - Gas Tax
 - COVID-19 Safe Restart Grant
 - Surplus/Reserves

BUDGET INCREASE DOES NOT IMPACT TAXATION OR AFFECT FUTURE PROJECTS

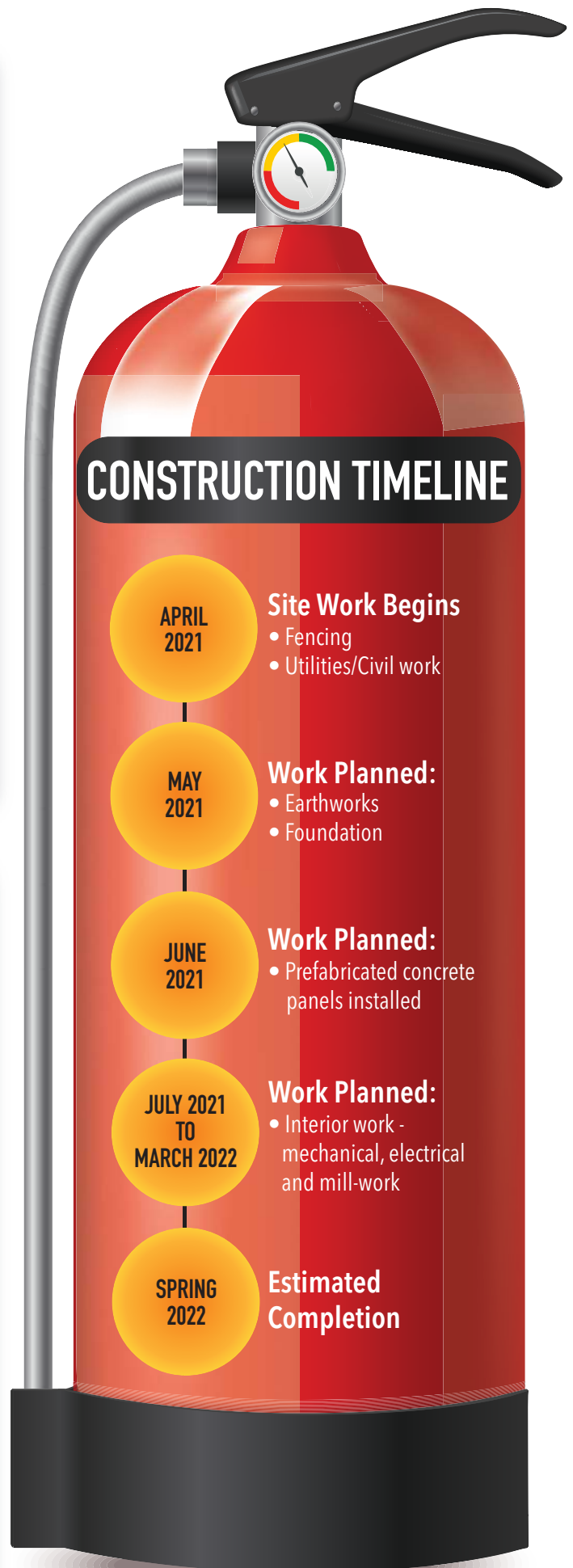
WHAT'S BEEN DONE?

- ✓ Land Purchased
- ✓ BC Ambulance Services added to building (at their cost)
- ✓ Environmental Study
- ✓ Geo-technical Engineering
- ✓ Value Engineering for lowest cost construction materials
- ✓ Construction Manager hired to tender and manage all sub-contractors
- ✓ Budget Revised

WHAT HAS CHANGED?

In order to reduce costs, these changes were made:

- ✓ Changed from wood to prefabricated concrete panel building
- ✓ Reduced building foot print
- ✓ Construction Manager hired to ensure each element of project is at lowest costs possible



REVISED BUDGET

Due to inflation since 2018 and rising costs due to COVID-19, the construction budget was adjusted. **There will be no increase to taxes.**

2018 – 2020 Project Design and Land Acquisition	\$1,148,055
2021 – 2022 Building Construction	\$7,000,000
<hr/>	
Total Estimated Project Cost	\$8,148,055

FUNDING SOURCES

Town Reserves and Surplus	\$1,139,012
Accumulated Funds for Debt Servicing	\$ 311,043
COVID-19 Grant Funding Received in 2020	\$1,000,000
Ambulance Service Contribution	\$1,000,000
Borrowing	\$4,455,000
Gas Tax	\$ 243,000
<hr/>	
Total Funding	\$8,148,055



WANT TO KNOW MORE?



If you would like to view the architectural drawings, please visit Town Hall and ask at the front desk.

If you have any other questions, please do not hesitate to contact us:

CRESTON VALLEY

TOWN of CRESTON

238 10th Avenue North, Creston

Phone: 250-428-2214 | www.creston.ca

Email: info@creston.ca