



COUNCIL – AGENDA REPORT

Meeting Date: 15 April 2025

Subject: Highland Park Fire Station and Training Centre – Project Update

Directorate: Community Safety and Social Services

Issue:

Council is being presented with a detailed update from the design team for the Highland Park Fire Station and Training Center, for information.

Policy / Council Direction:

In November of 2023, Council approved the 2024 Capital Budget, which included the design and construction of the Highland Park Fire Station and Training Centre (HPFS).

Background:

At the **November 6, 2023** Council Meeting, the scope for the schematic design of the HPFS was approved. The schematic design for the HPFS began in August 2024 and was completed in December 2024.

A high-level overview of what the scope includes:

- Fire Station (two bays, building mechanical, storage, offices, living areas, 2nd floor) 17,807 sq feet
- Training Center which converts to an Emergency Coordination Center (2 bays, offices, classrooms) 8,381 sq feet
- Training yard with burn tower (3 to 4 stories using natural gas for clean burning)
- 50+ year outlook
- Post disaster construction – this is a building code requirement for fire stations to resist high snow, wind, earthquake loads on the structure. It involves additional load engineering and elements such as structural steel, concrete and higher roof loads.

Building this station will support the level of service standards and compliance with the Canadian Building Code – Alberta Edition and compliance with the Occupational Health and Safety (OHS) Code of Alberta.

Project Team Methodology

As this is a complex project, a decision has been made to use the Construction Manager at Risk Methodology (CMAR) which brings the practical execution of building to the design phases in order to ensure minimal conflicts, change orders, and cost effectiveness.

The following firms were the successful applicant to the RFQ:

- JLL Project Management
- Sahuri and Partners Architecture
- PCL Construction

This facility will support all City of Airdrie (CoA) use which requires careful consideration of accessibility and workflow while also respecting existing bylaws for the area.

The schematic design (attached) includes all items in the scope as well as the following two additional items: Power Line and Traffic Controls.

Items that will need to be considered include the addition of a fire crew, inspector, training staff and emergency management staff during the life of this facility. In the short term, this office space can accommodate a small number of CoA staff until the fire department expands.

The design is a conservative projection, allowing consideration for impact to the area. Local business has been carefully reviewed and stakeholders have helped to identify items to support traffic flow as an example.

Additional metrics on response continue to show the NE quadrant as being underserved based on the building code which is not exclusive to only new construction. The deployment model used by Airdrie Fire Department indicates the district stations impact the immediate area. It also serves the entire city on a regular basis.

Budget Update

Council was previously presented with a detailed budget in a Closed Session and this project remains in the competitive bidding phase. Tender package 1 has now closed and tender package 2 is well underway.

Several areas are affecting the overall project budget.

- Construction inflation continues to increase costs annually, with 4.7% in 2023, 3.4% in 2024 and 2.8% expected in 2025. Materials and labour costs are steadily increasing and there are many projects in Alberta competing for labour.
- Items not included within the original consultant reports at a class D level:
 - Contingency
 - Specific fire equipment (SCBA and air stations) along with many of the items that support operations.
 - Soft costs such as permitting and design fees
 - Power line work

- Infrastructure – additional hydrants to the training ground and fiber optics
- Traffic controls
- Infrastructure for items such as solar panels and additional power to the building
- Smart energy efficiency (well insulated building envelope)
- Creation of an IT back up access point
- IT costs such as station alerting that are not captured in the Class D estimates
- Accessible components such as bathrooms and elevator

The design team as part of financial responsibility has already gone through cost-cutting activities which include:

- Scope review – no new space has been approved
- Removed approximately 300 square metres of building
- Removed 40% of paved areas to be left as hard packed gravel
- Ensured a room-by-room analysis for need and future planning
- Chosen building methods and materials that are not imported when possible
- Incorporated design elements such as consistent steel spans and boxed spaces (no sloped design elements)
- Use of visually appealing but simple exterior design
- Lowered roof heights
- Repurpose some IT equipment from other buildings
- Engaged every sub trade and engineer to identify items that could be done for less
- Furnish and outfit the spaces being used such as:
 - Value architecture in low use spaces Traffic controls
 - Infrastructure for items such as solar panels and additional power to the building
 - Smart energy efficiency (well insulated building envelope)
 - Creation of an IT back up access point
 - IT costs such as station alerting that are not captured in the Class D estimates
 - Accessible components such as bathrooms and elevator have been addressed

Status of design:

- Schematic design 100% complete
- Detailed design 50% complete

Construction will commence May 5, 2025 with mobilization of resources and May 12, 2025 for actual groundwork.

Council Committee Routed Through:

An update on the project was previously provided to both City Council and the Community Safety and Social Services Standing Committee.

Administration Recommendation:

That Council accepts the Highland Park Fire Station and Training Center update presentation for information.

Alternatives/Implications:

There are no alternatives to this report as it is being presented for information.

Budget Implications:

On March 18, 2025 Council approved the funding for Project 000505.

Communications and Engagement:

Communications, Marketing and Engagement has been engaged around the station scope and design. Further engagement with neighboring properties (Costco and TransAlta) will be required upon the completion of detailed design and throughout the project.

Recommendation:

That Council accepts the Highland Park Fire Station and Training Center update presentation for information.

Mike Pirie, Fire Chief

Staff Presenter:	Mike Pirie
External Presenter:	Joe Ebeid, Jason Unger
Department:	Community Safety & Social Services
Reviewed by:	Lynn Mackenzie
Attachments:	#1: Highland Park FS Arch Drawings Marked up Areas #2: Highland Park – Current Drawings #3: Highland Park Fire Station – Renders #4: Maps – 4 Minute existing + 40th Avenue