
From: Laura Gibbs
Director, Community Services

Subject: Consulting Services for Design of New Fire Hall (Replacement of Fire Station #5)
RFP2025-7
File: A-1440-001

Recommendation:

1. That Request for Proposal No. RFP2025-7 for Consulting Services for the Design of a new Fire Hall (Replacement of Fire Station #5), as submitted by ZAS Architects in the amount of \$590,208 (net HST), be accepted;
 2. That the total gross project cost of \$755,970 (HST included) for design and associated costs, and the total net project cost of \$680,774 (net HST) be approved;
 3. That the Director, Finance & Treasurer be authorized to finance the net project cost of \$680,774 as approved in the 2020 and 2025 Capital Budgets and funded from a transfer from a 10 Year Internal Loan and the Casino Reserve;
 4. That the Director, Community Services be authorized to execute the OAA_600-2021-A_V1.2_Contract with the above-mentioned consultant pursuant to Request for Proposal No. RFP2025-7; and,
 5. That the appropriate officials of the City of Pickering be authorized to take the necessary actions as indicated in the report.
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Executive Summary: The purpose of this report is to award professional consulting services required for the design and associated costs required for the subsequent construction of a new Fire Hall on the property located at 1521 Bayly Street, to replace the existing Fire Station #5. The new site is located at the southeast corner of Bayly Street and Sandy Beach Road.

The existing Fire Station #5 located at 1616 Bayly Street was originally constructed in 1969 and is reaching the end of its serviceable life. A new two-storey, two-bay, fire station with matching operating capacity is being proposed to replace the existing facility, which has to be located in accordance with response time requirements to maintain existing levels of service for the surrounding areas. Building on a different site also ensures that the existing fire station can continue to operate until it is complete, avoiding any interim impact to fire service coverage.

Request for Proposal No. RFP2025-7 was advertised on the City's bids&tenders portal on March 26, 2025, and closed on April 28, 2025. Ten proposals were submitted.

The Evaluation Committee, consisting of staff from Community Services and Fire Services, reviewed and evaluated submitted proposals based on each proponent’s experience and qualifications, similar or related projects, understanding of the project, and pricing.

All required pre-conditions of award have been received, reviewed and approved. The top ranked proposal submitted by ZAS Architects, in the amount of \$590,208 (net HST), is recommended for approval. The total gross project cost is estimated to be \$755,970, and the total net project cost is estimated at \$680,774 (net HST).

Relationship to the Pickering Strategic Plan: The recommendations in this report respond to the Pickering Strategic Plan Priority of Advance Innovation & Responsible Planning to Support a Connected, Well-Serviced Community.

Financial Implications:

1. RFP Amount

RFP2025-7	\$580,000.00
HST (13%)	<u>75,400.00</u>
Total Gross Project Cost	<u>\$655,400.00</u>

2. Estimated Project Costing Summary

RFP2025-7	\$580,000.00
Permits & Approvals	20,000.00
Contingency	<u>69,000.00</u>
Total Project Cost	\$669,000.00
HST (13%)	<u>86,970.00</u>
Total Gross Project Costs	<u>\$755,970.00</u>
HST Rebate (11.24%)	<u>(75,196.00)</u>
Total Net Project Cost	<u>\$680,774.00</u>

3. Approved Source of Funds – Operations Capital Budget

Approved Code	Source of Funds	Approved Budget	YTD Actuals + Commitments	Balance available	Funds Required
C10700.2009 (2020)	Internal Loan	\$465,000.00	\$63,176.36	\$401,823.64	\$180,774.00
C10700.2009 (2025)	Casino Reserve	\$500,000.00	\$0.00	\$500,000.00	\$500,000.00
Total Funds		\$965,000.00	\$63,176.36	\$901,823.64	\$680,774.00

Project Cost under (over) approved funds by	\$221,049.64
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Discussion: The purpose of this report is to award professional consulting services required for the design and associated work required for the subsequent construction of a new fire station on the property located at 1521 Bayly Street. The existing Fire Station #5, located at 1616 Bayly Street, is reaching the end of serviceable life.

A new two-storey fire station with two-bay tandem vehicle garage will be needed to maintain existing vehicle capacity. This size apparatus bay allows for up to four vehicles to be housed on site. Living and sleeping accommodations for up to eight fire suppression staff, two crews of four, will be provided.

The property was selected due to its proximity to current Fire Station #5, as it must service the same geographic area and maintain relative response time targets. Override controls will be required on the nearby intersection at Sandy Beach Road and Bayly Street. Vehicular access off Sandy Beach Road is preferred, to avoid the challenges of access onto a main arterial road and suits the orientation of the property.

The new facility will be designed as a sustainable building, striving to achieve Canada Green Building Council Zero Carbon Building Design Certification, as well as compliance with the objectives of the City's 2024-2029 Corporate Energy Management Plan. Consideration of Energy Use Intensity and Greenhouse Gas Intensity targets and climate change resiliency will feature prominently.

Design work must commence immediately to maintain a tentative schedule that would see construction awarded and commencing in 2026. The existing Fire Station #5 will remain fully operational until construction of the new facility is complete, avoiding any disruptions to existing levels of service.

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Attachment: None

Prepared By:

Original Signed By

Vince Plouffe, OAA, MRAIC
Division Head, Facilities Management
& Construction

Approved/Endorsed By:

Original Signed By

Cathy Bazinet, CPPB, NIGP-CPP
Manager, Procurement

Original Signed By

Stephen Boyd
Fire Chief

Original Signed By

Laura Gibbs, MBA, MSc.
Director, Community Services

Original Signed By

Stan Karwowski, MBA, CPA, CMA
Director, Finance & Treasurer

LG:vp

Recommended for the consideration
of Pickering City Council

Original Signed By

Marisa Carpino, M.A.
Chief Administrative Officer