Fogo Island Municipal Infrastructure: Town Hall, Community Hall, Fire Hall Programming Advisory & Predesign Services

Prepared for Town of Fogo Island
Prepared by Stantec Architecture Ltd.

Date: February 8, 2019
140132473
140132473
Fogo Island Municipal Infrastructure:
Town Hall, Community Hall, Fire Hall
Programming Advisory
& Predesign Services

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Prepared for:
Town of Fogo Island
Department of Municipal Affairs

Prepared by:
Stantec Architecture Inc.
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Executive Summary

This report has been prepared to address the needs identified by the Town of Fogo Island for improvements to existing municipal building infrastructure as well as to provide a development strategy towards providing new facilities. The planned renovation and developments aim to accommodate the functions of a Town Hall, Community Hall, and Fire Hall shared programming and services.

The Town of Fogo Island is comprised of 10 distinct and historic communities – Tilting, Joe Batt’s Arm, Barr’d Islands, Shoal Bay, Fogo, Island Harbour, Deep Bay, Seldom-Little Seldom, and Stag Harbour – plus one new one – Fogo Island Central. Each community had its own fire hall, and many had combinations of fire halls, community halls, and town halls. With the amalgamation of all town councils into the Town of Fogo Island in 2011 came some unique challenges.

While the newly formed Town Council has managed to gather representatives from each community under one roof at the centre of the island, four combination Community Hall and Fire Hall buildings, plus three Fire Halls, two Community Halls, and one Municipal Office remain across the island - separated, underutilized, struggling to be maintained, and below current day standards of acceptance.

Through our meetings with the Town it has been firmly stated that the financial resources required to upgrade and maintain all existing community halls and former town halls are not available, nor is it practical for the current population and current operational budget of the amalgamated council. The town has decided to release control and operation of some of these buildings and allow the individual communities the option to overtake them independently and continue to use them as they see fit. The release of these facilities creates a need for new and shared facilities to accommodate the collective community and council programming needs at a more centralized location on the island.

Fire services are critical to the greater Fogo Island community. The required funding and operational requirements necessary to upgrade and maintain all existing Fire Halls are not currently available nor practical. Based on the recommendations put forth in the Fire Service Review report provided by Emergency Management & Training Inc. (issued November 2017), it has been agreed by Council that the greater fire service needs of the whole island could be addressed via upgrades to, and continued operation of, the existing Fire Halls in Joe Batt’s Arm, Fogo, and Seldom only. Stantec undertook an evaluation of all the separate Fire Halls, and in order to maximize available resources and achieve the highest level of functionality, we have concluded that some of the fire services programming that are not critical to the response can be assembled at the centre of the island as shared fire services instead of being designed in to each upgrade to these existing Fire Halls. This would also allow accommodation of the Fire Services Review report recommendation that a projected future need for a ladder truck could be accommodated in a purpose-built apparatus bay of suitable dimensions.

The existing Fire Halls at Joe Batts Arm, Fogo, and Seldom were evaluated and recommended/necessary upgrades identified and costed to allow these Fire Halls to continue to function into the future. These upgrades are required whichever development option is selected for the centre island building. Required services not contained in these Fire Halls would be best located centrally to avoid unnecessary duplication.
The existing Town Hall is undersized and not well suited to the functions required. The layouts are awkward, and security of documents and personnel is compromised. The current council chambers are small and cannot accommodate public attendance. The Council has expressed a desire for the Town hall replacement to be a priority.

The best way to accommodate the community space, shared fire services, as well as town hall functions, would be in a new centre island building containing all these functions and sharing support and utility spaces which would otherwise be duplicated in separate buildings. We believe this multifaceted strategy, allowing for three separate Fire Hall renovations and expansions, and the development of one new combined Town Hall, Community Hall, and central Fire Hall services will best serve the collective needs of the Town of Fogo Island and all residents of the island.

This is the most comprehensive option, but also the most expensive, so in this report we offer several viable alternatives, including Option 1 - a stand-alone Town Hall; Option 2 - a combination Town Hall and Community Hall; and Option 3 – a Combined Town Hall, Community Hall and Fire Hall which can be achieved following Option 2 as a phased approach to an eventual future consolidated services building.
1.0 PROGRAMMING

Below is an outline of the essential program areas required for each of the major programs – Town Hall, Community Hall, and Fire Hall services.

These individualized programs contain support spaces and building utility areas, as well as essential function areas specific to the building type, as if it were a stand-alone facility.

1.1 TOWN HALL

Currently the Town of Fogo Island municipal offices are located at the center of the island in a facility formerly dedicated to housing hospital staff. Various members of the Town Council noted that the current facility does not function very well at all for their needs. New facilities will enable better communications and services to the whole of the island as well as lower long-term operating cost. The following table outlines the net area program requirements for a new Town Hall.

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Approx. Room Area</th>
<th>Qty. (of Rooms)</th>
<th>Approx. Total Area</th>
<th>Secure Access</th>
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<tr>
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<td>46.50</td>
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<tr>
<td>.3</td>
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<td>1</td>
<td>5.20</td>
<td>55.67</td>
</tr>
<tr>
<td>.4</td>
<td>Filing &amp; Storage Room</td>
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<td>28.00</td>
<td>301.39</td>
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<td>10.00</td>
<td>107.64</td>
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<td>3.00</td>
<td>32.29</td>
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</tr>
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<td>.4</td>
<td>Maintenance Storage Closet</td>
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<td>1</td>
<td>3.00</td>
<td>32.29</td>
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<td>Janitor's Room</td>
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<td>37.67</td>
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<tr>
<td>.6</td>
<td>Data &amp; Utility Room</td>
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<td>6.00</td>
<td>64.58</td>
</tr>
<tr>
<td>.7</td>
<td>Mechanical &amp; Electrical Room</td>
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<td>1</td>
<td>9.00</td>
<td>96.88</td>
</tr>
<tr>
<td>.4</td>
<td>Combined Circulation Space</td>
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</tr>
<tr>
<td>.1</td>
<td>Interior Circulation Space</td>
<td>30%</td>
<td>74.24</td>
<td>799.15</td>
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</tr>
<tr>
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<td>NET TOTALS</td>
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<tr>
<td></td>
<td>Building Grossing Factor</td>
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<td>38.61</td>
<td>415.56</td>
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</tr>
</tbody>
</table>

BUILDING GROSS AREA 360.33 3878.57

1.2 COMMUNITY HALL

The proposed Community Hall will act as a central gathering and social hub for the island creating a common sense of place and a unifying element in Fogo Island’s future. Functionally combining state of the art Banquet Hall, Lounge facilities and support services, allows everyone equal access and sharing of resources at lowest cost. The following table outlines the net area program requirements for a Community Hall space.
The 2017 Fire Services Review report indicated that maintaining three of the outlying fire halls would address essential response time services. They also indicated a need for non-response-time sensitive amenities and resources currently lacking in the existing buildings. Review of the issues indicated that it was not cost effective to triplicate but combine and share all these amenities. The central fire hall will house all the shared amenities and a new apparatus bay for a full-size tanker or ladder truck as recommended in the report. The following table outlines the net area program requirements for the shared centre island Fire Services space.
The three separate space programs in 1.0 Programming, while organized to include all spaces and amenities required for the function as if it were a stand-alone building, would not likely be constructed as three separate buildings. Therefore, we looked at a number of development options to address the needs identified, with an emphasis on combining all support and utility spaces identified in the individual programs into shared services in a centre island facility.

The Town Council also prioritized the need for a new Town Hall building in advance of the other functions. To address this need and to also maintain the possibility of addressing all identified needs and deficiencies, we have considered three options:

- **Option 1** - a stand-alone Town Hall;
- **Option 2** - a combined Town Hall and Community Space (with a future Fire services component);
- **Option 3** - a consolidated building housing all three programs and sharing all support and utility spaces.

In our opinion, Option 2 presents the best opportunity to respond to all needs and deficiencies, take advantage of sharing space for less frequently performed functions, while still acknowledging the funding limitations which may not permit the entire building to be constructed at one time.
2.1 **OPTION 1: NEW STAND-ALONE TOWN HALL BUILDING**

A new stand-alone Town Hall would require all the spaces and areas identified under the Town Hall in Part 1 Programming. The net area of 321.7m² with a grossing factor of 12% for walls adds up to a new building size of 360.3m².

**Pros**
- A smaller site needed
- Multiple siting arrangements possible
- Falls within budget constraints

**Cons**
- Does not address deficiencies in the two other space types

This option does not address the other needs and deficiencies identified in the programming meetings for Community space and for Fire Services.

### 2.1.1 Option 1 - Program Elements

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Approx. Room Area (m²</th>
<th>Qty. (of Rooms)</th>
<th>Approx. Total Area (m²)</th>
<th>Secure Access</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>m²</td>
<td>ft²</td>
<td></td>
<td>m²</td>
</tr>
<tr>
<td>1</td>
<td>Town Hall</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>.1</td>
<td>.0 Town - Meeting Rooms</td>
<td>2</td>
<td></td>
<td>88.08</td>
<td>948.08</td>
</tr>
<tr>
<td>.1</td>
<td>Council Chambers</td>
<td>60.00</td>
<td>645.83</td>
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</tr>
<tr>
<td>.2</td>
<td>Boardroom</td>
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<td>302.25</td>
<td>1</td>
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<tr>
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<td>100.10</td>
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<tr>
<td>.3</td>
<td>Staff Washrooms</td>
<td>5.20</td>
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<td>5.20</td>
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<tr>
<td>.4</td>
<td>Filing &amp; Storage Room</td>
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<td>301.39</td>
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<tr>
<td>.3</td>
<td>.0 Support Spaces</td>
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<td>39.70</td>
<td>427.33</td>
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<td>.1</td>
<td>Kitchen &amp; Lunchroom</td>
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<td>107.64</td>
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<td>10.00</td>
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<td>.2</td>
<td>Coffee Station</td>
<td>3.00</td>
<td>32.29</td>
<td>1</td>
<td>3.00</td>
</tr>
<tr>
<td>.3</td>
<td>Public Washrooms</td>
<td>5.20</td>
<td>55.97</td>
<td>1</td>
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<td>.4</td>
<td>Maintenance Storage Closet</td>
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<td>32.29</td>
<td>1</td>
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<tr>
<td>.5</td>
<td>Janitor's Room</td>
<td>3.50</td>
<td>37.67</td>
<td>1</td>
<td>3.50</td>
</tr>
<tr>
<td>.6</td>
<td>Data &amp; Utility Room</td>
<td>6.00</td>
<td>64.58</td>
<td>1</td>
<td>6.00</td>
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<tr>
<td>.7</td>
<td>Mechanical &amp; Electrical Room</td>
<td>9.00</td>
<td>96.88</td>
<td>1</td>
<td>9.00</td>
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<tr>
<td>.4</td>
<td>.0 Combined Circulation Space</td>
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<td>74.24</td>
<td>799.15</td>
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<tr>
<td>.1</td>
<td>Interior Circulation Space</td>
<td>30%</td>
<td>74.24</td>
<td>799.15</td>
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<tr>
<td></td>
<td>NET TOTALS</td>
<td>17</td>
<td>321.72</td>
<td>3,463.00</td>
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<tr>
<td></td>
<td>Building Grossing Factor</td>
<td>12%</td>
<td>38.61</td>
<td>415.56</td>
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</table>

**BUILDING GROSS AREA**

<table>
<thead>
<tr>
<th></th>
<th>m²</th>
<th>ft²</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>360.33</td>
<td>3,878.57</td>
</tr>
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</table>
2.1.2 Draft Conceptual Layout

![Conceptual Layout Diagram]

2.1.3 Option 1 - Opinion of Probable Cost

Our opinion of probable construction cost for the Option 1 Stand-Alone Town Hall Building is $2,198,176 GST excluded. A more detailed cost estimate breakdown is included in Appendix A.

2.2 Option 2: New Combined Town Hall and Community Space Building, With Future Shared Fire Services Addition

In this scenario the Town hall and Community Hall functions are accommodated, with any crossover or duplicated assembly spaces such as meeting rooms, kitchens, public washrooms, usable by both. This option envisions building a community space for approximately 120 people in a banquet seating arrangement with adjacent spaces on either side of the room separated by movable walls/partitions that can be opened to allow a banquet seating plan of 200+ people as the need for any type of meeting room, lounge, classroom, or banquet space arises. Support and utility areas are identified as shared spaces, allowing the maximum of functions within the least amount of built area.

The specific fire services functions can be planned and added at a future date when funding allows, which will also utilize the shared spaces for any training, classroom, kitchen, and utility needs, thereby minimizing the area to be built to house the programmed shared fire services.
FOGO ISLAND MUNICIPAL INFRASTRUCTURE: TOWN HALL, COMMUNITY HALL, FIRE HALL
PROGRAMMING ADVISORY & PREDESIGN SERVICES

Pros
- Allows sharing of all support areas
- Multiple siting arrangements possible
- Ability to achieve a larger assembly space for the high occupant load functions (ie. Banquets) with movable walls between other spaces

Cons
- Fire services functions needed now will not be built until some indeterminate future date
- A larger site needed

2.2.1 Option 2 - Program Elements

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<th>#</th>
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<th>Qty</th>
<th>Approx. Total Area</th>
<th>Secure Access</th>
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<td>Town Hall - Exclusive Areas</td>
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<td></td>
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<tr>
<td>.1</td>
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<tr>
<td>.3</td>
<td>Filing &amp; Storage Room</td>
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<td>*200+ people can be achieved via movable walls between adjacent spaces (associated areas highlighted in blue).</td>
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<tr>
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<tr>
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2.2.3 Option 2 - Opinion of Probable Cost

Our opinion of probable construction cost for the Option 2 Combined Town Hall and Community Hall Building is $5,373,318 GST excluded. A more detailed cost estimate breakdown is included in Appendix A.

2.3 OPTION 3: NEW CONSOLIDATED TOWN HALL, COMMUNITY SPACE, SHARED FIRE SERVICES BUILDING

This option constructs the full building containing Town Hall, Community Hall, and Fire Services functions, while maximizing the design potential for sharing of space and reducing required area. The larger dividable assembly space of Option 2 would apply here too and can also possibly include the lobby space in its largest assembly configuration to accommodate the maximum number of people for an event. This eliminates the need for additional teaching/classroom/training space for fire services as well as a number of identified support spaces.
FOGO ISLAND MUNICIPAL INFRASTRUCTURE: TOWN HALL, COMMUNITY HALL, FIRE HALL
PROGRAMMING ADVISORY & PREDESIGN SERVICES

Pros
- Allows 100% sharing of all support and utility areas
- Ability to achieve a larger assembly space for the high occupant load functions (ie. Banquets) with movable walls between other required spaces
- All identified needs and deficiencies of the three separate functions are accommodated

Cons
- A larger site needed
- Most expensive cost option
- Unique building type, ambiguous identity possible

2.3.1 Option 3 - Program Elements

<table>
<thead>
<tr>
<th>#</th>
<th>Name</th>
<th>Approx. Room Area (m²)</th>
<th>Qty. (of Rooms)</th>
<th>Approx. Total Area (m²)</th>
<th>Secure Access</th>
</tr>
</thead>
<tbody>
<tr>
<td>4B</td>
<td>Combined Services Program Areas</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>.1</td>
<td>Town Hall - Exclusive Areas</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>.1</td>
<td>Council Chambers*</td>
<td>75.00</td>
<td>807.29</td>
<td>1</td>
<td>75.00</td>
</tr>
<tr>
<td>.2</td>
<td>Staff Offices</td>
<td>9.30</td>
<td>100.10</td>
<td>5</td>
<td>46.50</td>
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<tr>
<td>.3</td>
<td>Filing &amp; Storage Room</td>
<td>28.00</td>
<td>301.39</td>
<td>1</td>
<td>28.00</td>
</tr>
<tr>
<td>.4</td>
<td>Staff WR</td>
<td>5.20</td>
<td>55.91</td>
<td>1</td>
<td>5.20</td>
</tr>
<tr>
<td>.5</td>
<td>Storage</td>
<td>9.30</td>
<td>100.10</td>
<td>1</td>
<td>9.30</td>
</tr>
<tr>
<td>.6</td>
<td>Coffee</td>
<td>1.00</td>
<td>12.29</td>
<td>1</td>
<td>3.00</td>
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<tr>
<td>.2</td>
<td>Community Space(s)</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>.1</td>
<td>Banquet Hall (for 120 ppl.)</td>
<td>146.00</td>
<td>1,570.96</td>
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<td>146.00</td>
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<tr>
<td>.2</td>
<td>Storage Room (for tables and chairs - with movable wall to banquet space)</td>
<td>30.00</td>
<td>322.80</td>
<td>1</td>
<td>30.00</td>
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<tr>
<td>.3</td>
<td>Central Fire Prevention Services</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>.1</td>
<td>Dispatcher</td>
<td>7.50</td>
<td>80.73</td>
<td>1</td>
<td>7.50</td>
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<tr>
<td>.2</td>
<td>Dorm / Quiet Room</td>
<td>15.00</td>
<td>161.46</td>
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<td>15.00</td>
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<tr>
<td>.3</td>
<td>Bunker Laundry</td>
<td>9.00</td>
<td>96.84</td>
<td>1</td>
<td>9.00</td>
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<tr>
<td>.4</td>
<td>General Maintenance Workshop</td>
<td>9.00</td>
<td>96.84</td>
<td>1</td>
<td>9.00</td>
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<tr>
<td>.5</td>
<td>Apparatus Bay</td>
<td>80.00</td>
<td>861.11</td>
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<td>80.00</td>
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<tr>
<td>.6</td>
<td>Fitness</td>
<td>13.00</td>
<td>139.93</td>
<td>1</td>
<td>13.00</td>
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<tr>
<td>.4</td>
<td>Shared Spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>.1</td>
<td>Boardroom / Lounge / Training Room*, with movable wall to banquet space</td>
<td>38.00</td>
<td>409.03</td>
<td>1</td>
<td>38.00</td>
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<tr>
<td>.2</td>
<td>Lobby</td>
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<td>35.00</td>
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<td>Reception Area*</td>
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<td>129.2</td>
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<td>12.00</td>
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<td>301.4</td>
<td>2</td>
<td>56.00</td>
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<td>.5</td>
<td>Kitchen / Canteen / Event Bar</td>
<td>35.00</td>
<td>376.7</td>
<td>1</td>
<td>35.00</td>
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<td>.6</td>
<td>Janitor’s Room</td>
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<td>75.3</td>
<td>1</td>
<td>7.00</td>
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<tr>
<td>.7</td>
<td>Storage</td>
<td>28.00</td>
<td>301.4</td>
<td>1</td>
<td>28.00</td>
</tr>
<tr>
<td>.8</td>
<td>Data &amp; Utility Room</td>
<td>28.00</td>
<td>301.4</td>
<td>1</td>
<td>28.00</td>
</tr>
<tr>
<td>.9</td>
<td>Mechanical &amp; Electrical Room</td>
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<td>1</td>
<td>27.00</td>
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<td>.2</td>
<td>Circulation Space</td>
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<td>204.60</td>
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<td>2,262.12</td>
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<td>.1</td>
<td>Interior Circulation Space</td>
<td>30%</td>
<td>204.60</td>
<td>2,262.12</td>
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</tr>
</tbody>
</table>

NET TOTALS
- Building Grossing Factor: 12%
- NET TOTALS: 2686.60

BUILDING GROSS AREA: 992.99

10,687.84
2.3.2 Draft Conceptual Layout

2.3.3 Option 3 - Opinion of Probable Cost

Our opinion of probable construction cost for the Option 3 Combined Services Building is $6,057,195 GST excluded. A more detailed cost estimate breakdown is included in Appendix A.
3.0 SITE SELECTION

3.1 OVERALL SITE LOCATIONS
3.2 EVALUATION OF AVAILABLE SITES

Below is a summary of the technical evaluation of all identified sites as per the attached report provided by our Civil Engineering group. See Appendix B for detailed Civil Site Assessments and site location plans.

<table>
<thead>
<tr>
<th>SITES:</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACCESS ROUTE</td>
<td>Road to Island Harbour</td>
<td>Route 333</td>
<td>Route 333</td>
<td>Route 333 &amp; 334</td>
<td>Route 333</td>
<td>Route 333</td>
<td>Route 333</td>
<td>Route 333</td>
</tr>
<tr>
<td>GROUND CONDITIONS</td>
<td>Suitable</td>
<td>Suitable</td>
<td>Suitable</td>
<td>Suitable</td>
<td>Suitable</td>
<td>Suitable</td>
<td>Suitable</td>
<td>Suitable</td>
</tr>
<tr>
<td>SURFACE WATER</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
<td>None</td>
<td>None</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>BEDROCK OUTCROP</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Moderate</td>
<td>Minimal</td>
<td>Abundant</td>
<td>Moderate</td>
<td>Moderate</td>
</tr>
<tr>
<td>TOPOGRAPHY / SLOPE</td>
<td>Favorable</td>
<td>Less than favorable</td>
<td>Less than favorable</td>
<td>Favorable</td>
<td>Favorable</td>
<td>Less than favorable</td>
<td>Favorable</td>
<td>Favorable</td>
</tr>
<tr>
<td>TOWN LAND</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Partially</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>EXISTING WATER/SEWER</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>NEED FOR DRILLED WELL/ SEPTIC/ ABSORPTION FIELD/ GEOTECH INVESTIGATION</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

3.3 SITE RECOMMENDATIONS

Further to the technical evaluation, there are social, cultural, and organizational criteria which need to also influence the site selection. The communities of Fogo island are communities of the sea. It makes sense that a central community facility for those communities should also have a relationship with the sea – particularly as it relates to special events, social gatherings, as well municipal representation.
Site E appears to have favorable conditions, especially as it relates to proximity to existing services and utilities. For this reason, we consider Option 1: the stand-alone Town Hall building could be constructed there. That said, Site E is also the most restrained and congested in context of the existing surrounding developments and may not suffice for a combined building to address all functional deficiencies identified across the municipal, community, and fire services spectrums. If the stand-alone Town Hall is constructed on Site E, eventually a separate Community Hall or a Community Hall/Fire Hall could be constructed at Site H. Additionally, the development of these two separate sites would entail a far greater financial commitment.

A combined Community Building housing the Town Hall, Community Hall, and Fire Hall, constructed at site H (see attached site plans), will not only reflect the island’s connection with the sea but also creates an actual physical connection. Placing the building where it can best capture sweeping views of the natural environment will create a
special destination for all the inhabitants of Fogo Island, either passing by, or while they participate in its essential functions. Using this facility as a base for other outdoor and development opportunities is a real possibility.

Based on all available input from the Town and with a prioritization of the most efficient development strategy we recommend advancing with the development of a single site only – Site H. We believe that site H is the optimal site in view of all required program areas, topography, geology, serviceability and response time and community integration. Considering that it satisfies all the functional criteria as well as providing connection to the sea makes it the strongest candidate and our recommendation as preferred site.
4.0 PROGRAM ARRANGEMENTS

In a combined building, synergies exist to share facilities, and to creatively design in ways that use the same space for multiple functions. Below are just some of the possible layout options for the boardroom and community hall spaces, made possible through the use of movable walls at the right side of the boardroom, and at the left side of the table and Chairs Storage Room depicted in the option plans.
5.0 COSTING

5.1 BUILDING COSTS

Class D estimates are contained in Appendix A
5.2 OPERATIONAL COSTS

The following energy budget for a combined Town hall, Community Hall, and Fire Hall centre island building has been prepared with the understanding that the proposed building will be constructed to current energy standards with high performance envelope (R30 walls, R60 roof construction, R5 windows), as well as energy efficient heating systems.

For the purpose of this conceptual energy budget, we have assumed that heat recovery ventilators with an air source heat pump system, or equivalent, would be used for provision of fresh air and space conditioning, respectively. In our recent experience, this has been the Provincial Government’s practice on recent publicly funded projects.

The budget presented is in consideration of projects of similar size, complexity, and performance to the proposed building.

5.2.1 Energy Budget

- Lighting Energy 40,000 kWh
- Plug Load Consumption 15,000 kWh
- Ventilation Systems 35,000 kWh
- Space Heating/Cooling 150,000 kWh
- Domestic Hot Water 35,000 kWh

Total Estimated Annual Energy Use 275,000 kWh
(approximately 240 kWh per square meter)

Total Estimated Annual Energy Cost $27,500
(based on $0.10 per kWh commercial building blended rate)
Appendix A
Costing
# Project Forecast - TOWN HALL BUILDING

Fogo Island Municipal Infrastructure: Town Hall, Community Hall, Fire Hall
Programming Advisory & Predesign Services

<table>
<thead>
<tr>
<th>Item</th>
<th>Public Building G.S.M.</th>
<th>Contributory Cost Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Base Construction Cost Estimate</td>
<td>$3,965</td>
<td>$3,965</td>
</tr>
<tr>
<td>2 Site Servicing &amp; Finishes</td>
<td>12% $476</td>
<td>$171,288</td>
</tr>
<tr>
<td>3 Functional Program Creep Allowance</td>
<td>2% $79</td>
<td>$28,548</td>
</tr>
<tr>
<td>4 Green Building Features</td>
<td>0% $0</td>
<td>$0</td>
</tr>
<tr>
<td>5 Design Contingency</td>
<td>5% $226</td>
<td>$81,362</td>
</tr>
<tr>
<td>6 Geographic Location Premium (20% incl)</td>
<td>0% $0</td>
<td>$0</td>
</tr>
<tr>
<td>7 Construction Only Cost</td>
<td></td>
<td>$1,708,598</td>
</tr>
<tr>
<td>8 Construction Contingency</td>
<td>5% $237</td>
<td>$85,430</td>
</tr>
<tr>
<td>9 Furniture &amp; Equipment Allocation</td>
<td>5% $249</td>
<td>$89,701</td>
</tr>
<tr>
<td>10 Project Services</td>
<td>8% $399</td>
<td>$136,688</td>
</tr>
<tr>
<td>11 Escalation (assume 1 year @ 6%)</td>
<td>6% $76</td>
<td>$16,872</td>
</tr>
<tr>
<td>12 Net Project Costs - Without HST</td>
<td></td>
<td>$2,020,417</td>
</tr>
<tr>
<td>13 HST</td>
<td>15% $730</td>
<td>$262,654</td>
</tr>
<tr>
<td>14 Gross Project Forecast - HST included</td>
<td>6% $6,437</td>
<td>$6,437</td>
</tr>
<tr>
<td>15 Project Forecast - Less GST</td>
<td></td>
<td>$2,198,176</td>
</tr>
</tbody>
</table>

**Notes:**

1) Site Servicing/Finishes normally varies between 8 to 15 per cent of public building construction cost.
2) Program Creep should be in the range of 1 to 2% of the final Facility Master Program.
3) Green Building Features set at not greater than 7 per cent to the construction cost for public buildings.
4) 5% allocation is recommended for design contingency for Class B estimate.
5) Project location will have impact of construction cost from 0 percent in St. John's to 60% in Labrador West.
6) Furniture & Equipment Allocation is based on past experience.
7) Project Services is based on past experience.
8) Escalation Factor is based on past experience.
### Project Forecast - Consolidated Areas + Community Hall + Town Hall

**Fogo Island Municipal Infrastructure: Town Hall, Community Hall, Fire Hall**

**Programming Advisory & Predesign Services**

<table>
<thead>
<tr>
<th>Item</th>
<th>Public Building</th>
<th>Contributory Cost Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Base Construction Cost Estimate</td>
<td>$3,965</td>
<td>$3,489,200.00</td>
</tr>
<tr>
<td>2. Site Servicing &amp; Finishes</td>
<td>12%</td>
<td>$476</td>
</tr>
<tr>
<td>3. Functional Program Creep Allowance</td>
<td>2%</td>
<td>$79</td>
</tr>
<tr>
<td>4. Green Building Features</td>
<td>0%</td>
<td>$0</td>
</tr>
<tr>
<td>5. Design Contingency</td>
<td>5%</td>
<td>$226</td>
</tr>
<tr>
<td>6. Geographic Location Premium (20% incl)</td>
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</tr>
<tr>
<td>7. Construction Only Cost</td>
<td></td>
<td>$4,176,572</td>
</tr>
<tr>
<td>8. Construction Contingency</td>
<td>5%</td>
<td>$237</td>
</tr>
<tr>
<td>9. Furniture &amp; Equipment Allocation</td>
<td>5%</td>
<td>$249</td>
</tr>
<tr>
<td>10. Project Services</td>
<td>8%</td>
<td>$399</td>
</tr>
<tr>
<td>11. Escalation (assume 1 year @ 6%)</td>
<td>6%</td>
<td>$76</td>
</tr>
<tr>
<td>12. Net Project Costs - Without HST</td>
<td></td>
<td>$4,938,797</td>
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<tr>
<td>13. HST</td>
<td>15%</td>
<td>$730</td>
</tr>
<tr>
<td>14. Gross Project Forecast - HST included</td>
<td></td>
<td>$6,437</td>
</tr>
<tr>
<td>15. Project Forecast - Less GST</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

1) Site Servicing/Finishes normally varies between 8 to 15 per cent of public building construction cost.

2) Program Creep should be in the range of 1 to 2% of the final Facility Master Program.

3) Green Building Features set at not greater than 7 per cent to the construction cost for public buildings.

4) 5% allocation is recommended for design contingency for Class B estimate.

5) Project location will have impact of construction cost from 0 percent in St. John's to 60% in Labrador West.

6) Furniture & Equipment Allocation is based on past experience.

7) Project Services is based on past experience.

8) Escalation Factor is based on past experience.
**Project Forecast - COMB. TOWN HALL, COMM HALL & FIRE SERVICES BUILDING**

Fogo Island Municipal Infrastructure: Town Hall, Community Hall, Fire Hall
Programming Advisory & Predesign Services

<table>
<thead>
<tr>
<th>Item</th>
<th>Public Building G.S.M.</th>
<th>Contributory Cost Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Base Construction Cost Estimate</td>
<td>$3,965</td>
</tr>
<tr>
<td>2</td>
<td>Site Servicing &amp; Finishes</td>
<td>12%</td>
</tr>
<tr>
<td>3</td>
<td>Functional Program Creep Allowance</td>
<td>2%</td>
</tr>
<tr>
<td>4</td>
<td>Green Building Features</td>
<td>0%</td>
</tr>
<tr>
<td>5</td>
<td>Design Contingency</td>
<td>5%</td>
</tr>
<tr>
<td>6</td>
<td>Geographic Location Premium (20% incl)</td>
<td>0%</td>
</tr>
<tr>
<td>7</td>
<td>Construction Only Cost</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Construction Contingency</td>
<td>5%</td>
</tr>
<tr>
<td>9</td>
<td>Furniture &amp; Equipment Allocation</td>
<td>5%</td>
</tr>
<tr>
<td>10</td>
<td>Project Services</td>
<td>8%</td>
</tr>
<tr>
<td>11</td>
<td>Escallation (assume 1 year @ 6%)</td>
<td>6%</td>
</tr>
<tr>
<td>12</td>
<td>Net Project Costs - Without HST</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>HST</td>
<td>15%</td>
</tr>
<tr>
<td>14</td>
<td>Gross Project Forecast - HST included</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Project Forecast - Less GST</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**

1) Site Servicing/Finishes normally varies between 8 to 15 per cent of public building construction cost.
2) Program Creep should be in the range of 1 to 2% of the final Facility Master Program.
3) Green Building Features set at not greater than 7 per cent to the construction cost for public buildings.
4) 5% allocation is recommended for design contingency for Class B estimate.
5) Project location will have impact of construction cost from 0 percent in St. John's to 60% in Labrador West.
6) Furniture & Equipment Allocation is based on past experience.
7) Project Services is based on past experience.
8) Escalation Factor is based on past experience.
## 2A Project Forecast - JBA FIRE HALL IMPROVEMENTS

Fogo Island Municipal Infrastructure: Town Hall, Community Hall, Fire Hall

Programming Advisory & Predesign Services

<table>
<thead>
<tr>
<th>Item</th>
<th>Public Building Cost</th>
<th>Contributory Cost Forecast</th>
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</thead>
<tbody>
<tr>
<td>1 Base Construction Cost Estimate</td>
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<tr>
<td>2 Site Servicing &amp; Finishes</td>
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<td>3 Functional Program Creep Allowance</td>
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</tr>
<tr>
<td>7 Construction Only Cost</td>
<td>$1,221,948</td>
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</tr>
<tr>
<td>8 Construction Contingency</td>
<td>5% $155</td>
<td>$61,097</td>
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<tr>
<td>9 Furniture &amp; Equipment Allocation</td>
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<td>10 Project Services</td>
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<tr>
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<td>6% $50</td>
<td>$12,066</td>
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<td>12 Net Project Costs - Without HST</td>
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<tr>
<td>13 HST</td>
<td>15% $476</td>
<td>$187,844</td>
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<td>14 Gross Project Forecast - HST included</td>
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<td>$1,644,864</td>
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<td>15 Project Forecast - Less GST</td>
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**Notes:**

1) Site Servicing/Finishes normally varies between 8 to 15 per cent of public building construction cost.

2) Program Creep should be in the range of 1 to 2% of the final Facility Master Program.

3) Green Building Features set at not greater than 7 per cent to the construction cost for public buildings.

4) 5% allocation is recommended for design contingency for Class B estimate.

5) Project location will have impact of construction cost from 0 percent in St. John's to 60% in Labrador West.

6) Furniture & Equipment Allocation is based on past experience.

7) Project Services is based on past experience.

8) Escalation Factor is based on past experience.
## Project Forecast - FOGO FIRE HALL IMPROVEMENTS

Fogo Island Municipal Infrastructure: Town Hall, Community Hall, Fire Hall

Programming Advisory & Predesign Services

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### Notes:

1. Site Servicing/Finishes normally varies between 8 to 15 per cent of public building construction cost.
2. Program Creep should be in the range of 1 to 2% of the final Facility Master Program.
3. Green Building Features set at not greater than 7 per cent to the construction cost for public buildings.
4. 5% allocation is recommended for design contingency for Class B estimate.
5. Project location will have impact of construction cost from 0 percent in St. John's to 60% in Labrador West.
6. Furniture & Equipment Allocation is based on past experience.
7. Project Services is based on past experience.
8. Escalation Factor is based on past experience.
### 2C  Project Forecast - SELDOM FIRE HALL IMPROVEMENTS

Fogo Island Municipal Infrastructure: Town Hall, Community Hall, Fire Hall
Programming Advisory & Predesign Services

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**Notes:**

1) Site Servicing/Finishes normally varies between 8 to 15 per cent of public building construction cost.

2) Program Creep should be in the range of 1 to 2% of the final Facility Master Program.

3) Green Building Features set at not greater than 7 per cent to the construction cost for public buildings.

4) 5% allocation is recommended for design contingency for Class B estimate.

5) Project location will have impact of construction cost from 0 percent in St. John's to 60% in Labrador West.

6) Furniture & Equipment Allocation is based on past experience.

7) Project Services is based on past experience.

8) Escalation Factor is based on past experience.
Appendix B

Civil Site Assessment
To: Nick Herder  
141 Kelsey Drive, St. John’s, NL  

From: Paul Porter  
Stantec - St. Johns Atlantic Infrastructure Group  

File: 140132473  
Date: November 22, 2017  

Reference:  Town of Fogo Island – Municipal Building – Preliminary Site Assessment  

This memo outlines field observations, and desktop study input associated with several possible sites for the Town of Fogo Island proposed Municipal Building Infrastructure study, as identified during a November 7 site visit. The enclosed sketches CSK 1-4 accompany this memo, and are to be read in conjunction with the following information.

1. General Approach to Preliminary Site Assessment:

Initial meetings with the Town indicated a desire to locate the planned new Municipal Building so that it was centrally located on Fogo Island, and not particularly located within any of the individual municipalities on the island. Locating it centrally was also desired, as it fell in line with the current location of the local school, hospital, stadium, airfield, businesses/restaurant, and current Town Hall. A particular parcel of land was not outlined prior to our visit, but rather we were asked to assess the central area of the island, focusing on available/suitable land along Route 333, Route 334, and Deep Bay Access Road, staying within a 1.0km to 1.5km radius of the Route 333/334 Intersection as this is traditionally considered the central region of the island. Assessment of available lands also focused on parcels of land that were accessible from the existing roads.

On November 7, as site visit was conducted. A representative from the Town, Department of Municipal Affairs and Environment, and Stantec visited areas of vacant land as outlined and gathered observations, field notes and site photos, to compile this preliminary site assessment.

2. Observations:

The following information outlines general observations for various parcels of land that were considered suitable for development of a Municipal Building. The enclosed sketches outline the water bodies, wetlands/bogs, visible bedrock presence, and existing buildings within the subject area.

a. Along Deep Bay Access Road:

Referencing CSK-1, there was a parcel of land identified for possible development of a Municipal Building along the Deep Bay Access Road opposite the existing airfield. This parcel labelled Parcel A appeared to have suitable ground conditions with lower than normal amounts of bog, surface water and bedrock visible. Topography appeared to be favorable with gradual slope downward to the southwestern direction from the existing road toward a small pond. Representative from the Town identified it as possible Crown Land. Municipal water and/or sewer does not exist in this area of Fogo Island, so domestic water would require a drilled well, and sanitary sewer disposal would require a septic tank and absorption field. An assessment of groundwater would be needed if this area is considered for development. Ground conditions appeared favorable for development of septic field. Necessary...
geotechnical investigation and percolation testing would be needed to confirm suitability. Storm drainage appears to be easily attainable, flowing toward the pond located southwest of the site.

b. Along Route 333

Referencing CSK-2, there were several parcels of land identified for possible development of a Municipal Building along Route 333. The first two parcels were located to the north and south of the intersection of Route 333 and Deep Bay Access Road. These parcels labelled Parcel B and Parcel C appeared to have suitable ground conditions with lower than normal amounts of bog, surface water and bedrock visible, however they were immediately adjacent to an active gravel pit. Gravel pit operations such as excavation and blasting, and the noise, vibration and dust it generates would impact any development of that land so Parcels B and C were not assessed any further.

A parcel of land indicated as Parcel D on CSK-2, located behind the existing Restaurant, Stadium and Soccer Pitch appeared to have suitable ground conditions with lower than normal amounts of bog, surface water and bedrock visible. Topography appeared to be favorable with gradual slope downward toward small ponds to the south. Representative from the Town identified portion of this land as Town owned property, and some possible Crown Land. Municipal water and/or sewer does not exist in this area of Fogo Island, so domestic water would require a drilled well, and sanitary sewer disposal would require a septic tank and absorption field. Town official indicated there are some known water supply capacity issues with the existing drilled well at the Stadium located adjacent to this parcel of land, so a ground water source may be questionable for Parcel D. Further assessment of groundwater would be needed if this area is considered for development. Ground conditions appeared favorable for development of septic field. Necessary geotechnical investigation and percolation testing would be needed to confirm suitability. Storm drainage appears to be easily attainable, flowing toward the ponds located south of Parcel D.

Parcel E as indicated on CSK-2 is the current location of the Town Hall. A former trail and park exists along the southwest perimeter of this property. appeared to have suitable ground conditions with no visible bog or surface water, and minimal bedrock visible. Topography appeared to be favorable with gradual slope downward to the south and southwestern direction from the existing town hall toward a pond. Representative from the Town identified it as Town owned property. Municipal water and/or sewer does not exist in this area of Fogo Island, so domestic water would require a drilled well, and sanitary sewer disposal would require a septic tank and absorption field. Town official indicated there is an existing dug well on site that supplies water to the Town Hall, and that it has adequate capacity for that purpose. This sounds favorable for groundwater source development. An assessment of groundwater would be needed if this area is considered for development. Ground conditions appeared favorable for development of septic field. Necessary geotechnical investigation and percolation testing would be needed to confirm suitability. Storm drainage appears to be easily attainable, flowing toward the pond located south of Parcel E.

Parcel F as indicated on CSK-3 is located between the existing school and the NL Hydro facility. This parcel of land appeared to have no visible bog or surface water, however more than the
typical presence of bedrock was visible. Topography appeared to be less than ideal, with slopes downward to the south and southeast direction from the existing NL Hydro facility toward the school. Representative from the Town identified it as Crown Land. Municipal water and/or sewer does not exist in this area of Fogo Island, so domestic water would require a drilled well, and sanitary sewer disposal would require a septic tank and absorption field. Town official indicated the existing drilled well at the nearby school has a quality and quantity deficiency. An assessment of groundwater would be needed if this area is considered for development. The visible presence of bedrock throughout this site would be problematic for development of septic field. Necessary geotechnical investigation and percolation testing would be needed to confirm suitability. Storm drainage appears to be easily attainable, flowing toward the roadside ditching of Route 333.

c. Along Route 334

 Parcel G, as indicated on CSK-4, is located opposite the existing Department of Transportation and Works Depot. This land appeared to have suitable ground conditions with lower than normal amounts of bog, surface water and bedrock visible. Topography appeared to be favorable with gradual slope downward to the north. Representative from the Town identified this land as possible Crown Land. Municipal water and/or sewer does not exist in this area of Fogo Island, so domestic water would require a drilled well, and sanitary sewer disposal would require a septic tank and absorption field. An assessment of groundwater would be needed if this area is considered for development. Ground conditions appeared favorable for development of septic field. Necessary geotechnical investigation and percolation testing would be needed to confirm suitability. Storm drainage appears to be easily attainable, flowing toward the roadside ditching of Route 334.

 Parcel H, as indicated on CSK-4, is located opposite a commercial area and Home Hardware store at Route 334. This land appeared to have suitable ground conditions with lower than normal amounts of bog and surface water, with a moderate amount of bedrock visible. Topography appeared to be favorable with gradual slope downward to the north toward the waters of Shoal Bay. Representative from the Town identified this land as possible Crown Land. Municipal water and/or sewer does not exist in this area of Fogo Island, so domestic water would require a drilled well, and sanitary sewer disposal would require a septic tank and absorption field. An assessment of groundwater would be needed if this area is considered for development. Ground conditions to be problematic for development of septic field based on the amount of bedrock visible. Necessary geotechnical investigation and percolation testing would be needed to confirm suitability. Storm drainage appears to be easily attainable, flowing with natural topography toward the waters of Shoal Bay.

3. Fire Station Response Times:

 Extrapolating from the September 2017 Fire Services Review report for the Fogo Island Fire Department, we reviewed response times for the new regional fire station based on Parcels a through H as presented. Given that we are not recommending a single regional fire station, but rather that the current stations remain with a pumper and gear truck, we are envisioning a central fire station hub located within the proposed Municipal Building. This hub will contain a future ladder truck, and other services such as equipment cleaning, and SCBA apparatus
refilling, as these can be shared by the satellite fire stations. Ladder truck would be housed at the central station, since most the larger buildings that may need it are located around center island, other than the Inn at Joe Batts Arm.

4. Conclusions:

Based on preliminary assessment of Parcels A through H, it is recommended that Parcel E (site of the existing Town Hall) be considered for further topographical, geotechnical and groundwater assessment for the future Municipal Building.

Enclosures: CSK1, CSK2, CSK3, CSK4.
Notes
1. EXISTING SITE BASE MAP PROVIDED BY GOVERNMENT OF NEWFOUNDLAND AND LABRADOR.
2. AERIAL Imagery FROM BING Imagery.
Notes
1. EXISTING SITE BASE MAP PROVIDED BY GOVERNMENT OF NEWFOUNDLAND AND LABRADOR.
2. AERIAL IMAGERY FROM BING IMAGERY.
Project No. 140132473

Building Condition Assessments
Town of Fogo Island, Newfoundland and Labrador

June 2018
Building Condition Assessment
Town of Fogo Island, NL

June 12, 2018

Prepared for:
Town of Fogo Island

Prepared by:
Nick Herder, BEDS, M. Arch.

140132473
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LIST OF APPENDICES

Appendix A – Existing Facility Plans
1.0 JOE BATT’S ARM

Existing building on Route #334 due West of Joe Batt’s Arm Harbour. Prior to the amalgamation of the Town of Fogo Island in 2011, the building was the location of the Joe Batt’s Arm – Barr’d Islands – Shoal Bay Municipal Offices (50m2), a community banquet hall (278m2), as well as the current Joe Batt’s Arm Fire Hall (216m2, including Level 2 mezzanine spaces).

1.1 SITE & ACCESS

1.1.1 Description

The building is accessible from the main road via an asphalt driveway between Route #334 and the main fire hall entrance and overhead service doors. The paving is limited to this area and the remaining surrounding site is unpaved with course gravel finish.

An undefined parking area is situated immediately to the West of the building. Accessible parking is indicated by a wall-mounted sign on the main building, with undefined parking space adjacent to the main fire hall service doors.

Adjacent to the building is a separate storage garage used by the town for road maintenance equipment.

In addition to the main fire hall entrance on the South side of the building facing the main road, there is a shared entrance/exit on the West side of the building accessed from the parking areas via a wood frame ramp and stair.

1.1.2 Conditions

The paved area has deteriorated and/or is damaged throughout. There is evidence of “ponding” and poor site drainage though it was not observed at the time of the site visit.

The accessible parking signage is damaged and does not meet current standards.

The exterior ramp and steps do not meet current standards.

1.2 BUILDING ENVELOPE

1.2.1 Description

The building is insulated wood frame construction on concrete slab-on-grade foundation (at Fire Hall).

The exterior cladding in vinyl siding.

Windows are typical single-hung insulated vinyl units.

Exterior doors are insulated steel swing doors in wood frames. The overhead doors are 12'x12' insulated steel in steel frames.

The roof is clad in asphalt shingles.
1.2.2 Conditions

The exterior cladding appears to be nearing the end of its lifespan with isolated areas of damage and deterioration.

The roofing appears to be nearing the end of its lifespan as well however no deficiencies were observed or noted during site visit.

1.3 INTERIORS

1.3.1 Description

The main interior floors of the fire hall portion of the building is painted exposed concrete slab. The washroom consists of a partially built up flooring to accommodate plumbing.

The interior wall finishes are typically painted drywall throughout.

The fire hall ceilings are painted drywall throughout.

Interior partitions are wood frame construction with painted drywall finishes throughout. The Level 2 mezzanine is typical supported by steel jack-posts fastened directly to concrete slab-on-grade foundations, below. There is a central exposed structural coloumn in the main apparatus bay that supports the primary roof structure, above.

Interior doors are typical hollow wood construction throughout.

1.3.2 Conditions

The floor finishes are visibly worn throughout. Some pooling of water was observed near the South end of the fire hall apparatus bays adjacent to the overhead doors.

The walls and wall finishes are generally in decent condition with only isolated areas of visible wear typical from regular use.

Ceilings are generally in good condition throughout.

1.4 INTERIOR STAIRS

1.4.1 Description

An interior wood frame stair is provided in the main area of the fire hall to facilitate access to the Level 2 Meeting Room (a 33 m2 mezzanine space). The stair is painted wood constructions complete with painted wood handrail.

1.4.2 Conditions

The interior stair configuration does not meet current day standards of acceptance for step rise and run. The handrail also does not meet current standards.
1.5 WASHROOM (FIRE HALL ONLY)

1.5.1 Description

A small washroom is provided at the base of the stair in the main apparatus bays of the fire hall. The washroom consists of a small vanity sink and toilet.

1.5.2 Conditions

The bathroom configuration does not meet current day design standards for accessibility.

1.6 APPARATUS BAYS (2)

1.6.1 Description

(2) Apparatus Bays are provided on the main level of the fire hall directly inside the main entrance and provide the primary functional space of the existing fire hall.

1.6.2 Conditions

The apparatus bays are complete with (2) overhead service doors providing firefighting vehicle access, and qualify as (2) bays. However, the space is currently used to accommodate (3) vehicles. Please see attached floor plans for reference.

1.7 BUILDING SYSTEMS

1.7.1 Description

The building uses a hot water furnace, located directly off the main apparatus bay of the fire hall and separated by interior partitions (partitions do not meet ceiling and no dropped ceiling is provided over furnace room). There is an interior oil tank located along the East wall of the main apparatus bay of the fire hall, which provides fuel to the furnace unit. The building is heated via baseboard hot water radiators throughout.

Electrical service is provided throughout with main wall-mounted electrical panel located in the South West corner of the apparatus bays of the fire hall. Electrical lighting is provided throughout with standard ceiling surface mount florescent light ballasts with acrylic lenses.

1.7.2 Conditions

Both mechanical and electrical systems appear to be operating adequately for the current intended purpose though both systems are nearing the end of their useful life.

Based on the assessment of our mechanical and electrical engineers all of the electrical and mechanical services will have to replaced in order to accommodate any renovations and the intended future use of the facility. They are generally dated and/or obsolete units and not capable of accommodating the required additional loads of required programming.
To note: as per Fire Services Report the fire hall does not have a diesel exhaust capture system as per minimum operational requirements of a fire hall.

1.8 BUILDING EQUIPMENT, APPLIANCES, FIXTURES, FURNISHINGS & AMENITIES

1.8.1 Description

The building contains various equipment and appliances in the fire hall portion of the building, including: SCBA filing station, a free-standing deep freeze, and a standard residential grade wall-mounted hose rack. The adjoining support kitchen for the banquet hall is equipped with all standard kitchen appliances (range, refrigerator and freezer), separate from the fire hall area.

The washroom toilet and plumbing fixture (vanity sink and faucet) are standard residential grade.

A painted wood frame workbench is provided along the East wall in the main apparatus bay of the fire hall.

Wall-mounted coat hooks (pegs) are provided at the North wall of the main apparatus bay for hanging firefighters gear and equipment.

A large storage shelf (9m2) is provided over the washroom and stair landing at the North end of the apparatus bay for seasonal storage (primarily Christmas Parade decorations) and is accessible from a free standing painted wood frame ladder only.

1.8.2 Conditions

The overall condition of the various equipment, appliances, fixtures, furnishings & amenities is moderate. Most appear visibly worn from years of use. Appliance and fixture configurations do not meet current standards of acceptance throughout.

Please refer to the Fire Services report for conditions and assessment of specialized fire fighting equipment including the SCBA filing station.

1.9 CONCLUSION & RECOMMENDATIONS

Based on the required minimum programming for critical response fire services (see Programming section 1.0 and detailed programming in Appendix A of this report) the current Joe Batt’s Arm fire hall facility is undersized by a total of approximately 100 m2. Critical program areas not provided at the current facility include:

- (3) full sized apparatus bays
- Compressor Room
- Separate room for SCBA Filing, Cleaning, and Maintenance
- Separate Maintenance Workshop
• Showers for firefighters
• Dedicated Janitor’s Room
• Data/Communications Room

To meet all critical program requirements we recommend a renovation to the existing facility of approximately 283m² as well as an extension of 100m². This strategy would make new use of the existing structure to the greatest extent possible, while seek upgrades to all finishes and provide a new overall layout with higher functionality.

Please note that this strategy repurposes the former municipal offices, no longer in use, while simultaneously preserves the use of the existing community banquet hall for ongoing and future use. While the some of the existing banquet hall floor area could be used to accommodate all of the required area for the fully functional fire hall, it would render the remaining banquet hall floor area partially unusable and therefore does not seem like a sensible or efficient overall approach.

The surrounding site and landscape should also be refinished throughout, complete with all required signage and demarcation as per current day standards.
2.0  **FOGO FIRE HALL**

Existing building on Route #333 due South of Fogo Harbour. The existing facility accommodates the Fogo Fire Hall alone with a total floor area of 189m².

2.1  **SITE & ACCESS**

2.1.1  **Description**

The building is accessible from the main road via an asphalt driveway between Route #333 and the main fire hall entrance and overhead service doors. The paving is limited to this area and the remaining surrounding site is unpaved with course gravel finish.

An undefined parking area is situated immediately to the South of the building. No accessible parking spaces are indicated.

Immediately to the rear of the main building is a separate storage shed used primarily for the storage of the community Christmas Parade decorations.

The main fire hall entrance is on the South side of the building facing the unfinished parking area. There is also a secondary exit on the North side of the building accessed from the exterior via a wood frame platform (1 step up from grade / ground surface).

2.1.2  **Conditions**

The paved area has deteriorated and/or is damaged throughout. There is evidence of “ponding” and poor site drainage in the parking area and was clearly observed at the time of the site visit.

The exterior wood frame platform does not meet current exit standards and requirements.

2.2  **BUILDING ENVELOPE**

2.2.1  **Description**

The building is insulated wood frame construction on concrete slab-on-grade foundation.

The exterior cladding in vinyl siding.

Windows are typical insulated vinyl slider units.

Exterior doors are insulated steel swing doors in wood frames. The overhead doors are 12'x12' insulated steel in steel frames.

The roof is clad in asphalt shingles.
2.2.2 Conditions

The exterior cladding appears to be nearing the end of its lifespan with isolated areas of damage and deterioration.

The roofing appears to be nearing the end of its lifespan as well however no deficiencies were observed or noted during site visit.

2.3 INTERIORS

2.3.1 Description

The main interior floors of the fire hall portion of the building is painted exposed concrete slab. The washroom consists of a partially built up flooring to accommodate plumbing. The office and meeting room floors are vinyl floor tile on a raised wood floor.

The interior wall finishes are typically painted drywall and/or particle board throughout the facility.

The fire hall ceilings are generally unfinished, exposed foil-faced rigid insulation panels. There is also a painted drywall ceiling over the office and meeting room areas.

Interior partitions are wood frame construction with painted drywall finishes throughout.

There are (2) central exposed structural columns in the main apparatus bay that support the primary roof structure, above, via a staggered wood frame beam.

Interior doors are typical hollow wood construction in wood frames throughout.

2.3.2 Conditions

The floor finishes are visibly worn throughout. Some pooling of water was observed near the South end of the fire hall apparatus bays adjacent to the overhead doors.

The walls and wall finishes are generally in decent condition with only isolated areas of visible wear typical from regular use.

Ceilings are generally in good condition though unfinished in the apparatus bay areas as noted, above.

2.4 WASHROOM

2.4.1 Description

A washroom is provided at the rear of the main apparatus bay, along the East wall of the fire hall. The washroom consists of (2) plastic laundry sinks and toilet. A hot water boiler is located in the washroom as well.

2.4.2 Conditions

The bathroom configuration does not meet current day design standards for accessibility.
2.5 **APPARATUS BAYS (2)**

**2.5.1 Description**

(2) Apparatus Bays are provided on the main level of the fire hall directly inside the main entrance and provide the primary functional space of the existing fire hall.

**2.5.2 Conditions**

The apparatus bays are complete with (2) overhead service doors providing firefighting vehicle access. The apparatus bays are undersized compared to the minimum requirements of a fire hall. The South bay is particularly short and the current cube van barely fits in the provided space. The circulation space, particularly around the South bay, is inadequate for its intended use.

2.6 **BUILDING SYSTEMS**

**2.6.1 Description**

The building uses a warm air furnace, located directly off the main apparatus bay of the fire hall and separated by interior partitions and dropped ceiling. The furnace provides heating throughout the facility via exposed mechanical ducts visible in main space at the ceiling. The mechanical ducting terminates at wall registers providing warm air heating.

There is an interior oil tank located in a separate room along the East wall of the main apparatus bay of the fire hall, which provides fuel to the furnace unit. The room is also used to store miscellaneous maintenance supplies.

Electrical service is provided throughout with main wall-mounted electrical panel located in the South West corner of the apparatus bays of the fire hall adjacent to the provided workbench. Electrical lighting is provided throughout with standard ceiling surface mount fluorescent light ballasts with acrylic lenses.

**2.6.2 Conditions**

Both mechanical and electrical systems appear to be operating adequately for the current intended purpose though both systems are dated and nearing the end of their useful life.

Based on the assessment of our mechanical and electrical engineers all of the electrical and mechanical services will have to replaced in order to accommodate any renovations and the intended future use of the facility. They are generally dated and/or obsolete units and not capable of accommodating the required additional loads of required programming.

To note: as per Fire Services Report the fire hall does not have a diesel exhaust capture system as per minimum operational requirements of a fire hall.
2.7 BUILDING EQUIPMENT, APPLIANCES, FIXTURES, FURNISHINGS & AMENITIES

2.7.1 Description

The building contains various equipment and appliances including (2) free-standing residential grade refrigerators. There is a standard kitchen type counter with double sink and cupboards, below, provided in the main apparatus bay area.

The washroom toilet and plumbing fixtures are standard residential grade, though the sinks are laundry style sinks, not intended for washroom use.

A painted wood frame workbench is provided at the Southwest corner in the main apparatus bay of the fire hall.

A large storage shelf is provided over the washroom and utility spaces at the East end of the apparatus bay for seasonal storage and is accessible from a free standing painted wood frame ladder only.

2.7.2 Conditions

The overall condition of the various equipment, appliances, fixtures, furnishings & amenities is moderate. Most appear visibly worn from years of regular use. Appliance and fixture configurations do not meet current standards of acceptance throughout.

Please refer to the Fire Services report for conditions and assessment of specialized fire fighting equipment including the SCBA filing station.

2.8 CONCLUSION & RECOMMENDATIONS

Based on the required minimum programming for critical response fire services (see Programming section 1.0 and detailed programming in Appendix A of this report) the current Fogo fire hall facility is undersized by 178m2. Critical program areas not provided at the current facility include:

- (3) full sized apparatus bays
- Dedicated Bunker Gear Storage Space
- Compressor Room
- Separate room for SCBA Filing, Cleaning, and Maintenance
- Separate Maintenance Workshop
- Showers for firefighters
- Data/Communications Room

To meet all critical program requirements we recommend a renovation to the existing facility of approximately 205m2 as well as an extension of 178m2. This strategy would make new use of the
existing structure to the greatest extent possible, while seeking upgrades to all exterior and interior finishes and provides a new overall layout configuration with higher functionality.

The surrounding site and landscape should also be refinished throughout, complete with all required signage and demarcation as per current day standards. Further assessment of the site drainage is required and landscape improvements should be made to ensure adequate drainage and control of runoff precipitation.
3.0  **SELDOM**

Existing building on Main Street due East of Seldom Harbour. The current facility accommodates the current Seldom fire hall (173m2), including a large meeting room / multipurpose space complete with kitchen, bar, and washrooms at level 2 (131m2), as well as a separate tenant suite.

3.1  **SITE & ACCESS**

3.1.1  **Description**

The building is accessible from the main road between Main Street and the main fire hall entrance and overhead service doors. Surrounding driving area is unpaved, and finished with course gravel.

An undefined parking area is situated immediately to the North of the building with additional undefined parking space in the public lot directly across the main road.

Immediately to the rear of the main building is a wood frame exterior exit stair, providing egress from Level 2 of the facility.

The main fire hall entrance is on the North side of the building facing the unfinished parking area. There is also a secondary exit on the West side of the building, directly from the main apparatus bay of the fire hall.

3.1.2  **Conditions**

The undefined gravel parking area appears to be undersized shows signs of "ponding" and poor site drainage.

The exterior wood frame exit stair does not meet current exit standards and requirements.

3.2  **BUILDING ENVELOPE**

3.2.1  **Description**

The building is insulated wood frame construction on concrete slab-on-grade foundation.

The exterior cladding in vinyl siding.

Windows are typical single-hung insulated vinyl units.

Exterior doors are insulated steel swing doors in wood frames. There are (2) 10’x10’ insulated steel overhead doors in steel frames and (1) 12’x12’ insulated steel overhead doors in steel frames.

The roof is clad in asphalt shingles.
3.2.2 Conditions

The exterior cladding appears to be nearing the end of its lifespan with isolated areas of damage and deterioration.

The roofing appears to be nearing the end of its lifespan as well however no deficiencies were observed or noted during site visit.

3.3 INTERIORS

3.3.1 Description

The main interior floors of the fire hall portion of the building is painted exposed concrete slab.

The interior wall finishes are typically painted drywall and/or particle board throughout the facility.

The fire hall ceilings are painted drywall ceiling throughout.

Interior partitions are wood frame construction with painted drywall finishes throughout.

There are (2) central exposed structural columns in the main apparatus bay that support the level 2 floor structure, above.

Interior doors are typical hollow wood construction in wood frames throughout.

3.3.2 Conditions

The apparatus bay floor finishes appear to be in good condition with minimal signs of wear and cracking from standard use. The remaining level 1 and level finishes show moderate signs of wear throughout as is standard from regular use.

The walls and wall finishes are generally in decent condition with only isolated areas of visible wear typical from regular use.

Ceilings are generally in good condition.

3.4 WASHROOMS

3.4.1 Description

Separate male and female washrooms are provided at level 2 directly accessible from meeting room. Each washroom consists of (1) standard vanity sink and toilet.

3.4.2 Conditions

The bathroom configuration and equipment does not meet current day design standards for accessibility. The level 2 bathroom locations are also inaccessible for persons in wheelchairs as is required for shared use.
3.5  APPARATUS BAYS (3)

3.5.1  Description

(3) Apparatus bays are provided on the main level of the fire hall. Primary access to the apparatus bays is via the entrance corridor, directly inside the main entrance.

Currently only (2) of the bays are used to accommodate the (2) vehicles reserved for firefighting. The West bay floor is raised, approximately xx mm above the adjacent bays.

3.5.2  Conditions

The apparatus bays are undersized compared to the current minimum requirements and recommendation for a fire hall. The unused areas of the bays are currently used to store miscellaneous equipment and seasonal supplies.

3.6  BUILDING SYSTEMS

3.6.1  Description

The building uses a hot water furnace, located directly off the main apparatus bay of the fire hall and separated by interior partitions and dropped ceiling. The furnace provides heating throughout the facility via baseboard radiators.

There is an interior oil tank located in the West bay along the West wall of the fire hall, which provides fuel to the furnace unit.

Electrical service is provided throughout with main wall-mounted electrical panel located on the South wall of the apparatus bays of the fire hall adjacent to the provided workbench. Electrical lighting is provided throughout with standard ceiling surface mount florescent light ballasts with acrylic lenses.

3.6.2  Conditions

Both mechanical and electrical systems appear to be operating adequately for the current intended purpose though both systems are dated and nearing the end of their useful life.

Based on the assessment of our mechanical and electrical engineers all of the electrical and mechanical services will have to replaced in order to accommodate any renovations and the intended future use of the facility. They are generally dated and/or obsolete units and not capable of accommodating the required additional loads of required programming.

To note: as per Fire Services Report the fire hall does not have a diesel exhaust capture system as per minimum operational requirements of a fire hall.
3.7 BUILDING EQUIPMENT, APPLIANCES, FIXTURES, FURNISHINGS & AMENITIES

3.7.1 Description

The building contains various equipment and appliances including a fully equipped kitchen and bar area (level 2).

The washroom toilet and plumbing fixtures are standard residential grade.

Wall-mounted coat hooks (pegs) are provided at the North wall of the main apparatus bay for hanging firefighters gear and equipment.

A large wood frame storage racks are provided in the main apparatus bay adjacent to the furnace room. It provides storage for miscellaneous firefighter’s gear and equipment as well as automotive supplies.

3.7.2 Conditions

The overall condition of the various equipment, appliances, fixtures, furnishings & amenities is moderate. Most appear visibly worn from years of regular use. Appliance and fixture configurations do not meet current standards of acceptance throughout.

Please refer to the Fire Services report for conditions and assessment of specialized fire fighting equipment including the SCBA filing station.

3.8 CONCLUSION & RECOMMENDATIONS

Based on the required minimum programming for critical response fire services (see Programming section 1.0 and detailed programming in Appendix A of this report) the current Seldom fire hall facility is undersized by 83m². Critical program areas not provided at the current facility include:

- (3) full sized apparatus bays
- Bunker Gear Storage
- Compressor Room
- Dedicated SCVA Filing, Cleaning, and Maintenance Room
- Separate Maintenance Workshop
- Showers for firefighters
- Data / Communications Room

To meet all critical program requirements we recommend a renovation to the existing facility of approximately 300m² as well as an extension of 83m². This strategy would make new use of the existing structure to the greatest extent possible, while seeking upgrades to all exterior and interior finishes and provides a new overall layout configuration with higher functionality.
The surrounding site and landscape should also be refinished throughout, complete with all required signage and demarcation as per current day standards. Further assessment of the site drainage is required and landscape improvements should be made to ensure adequate drainage and control of runoff precipitation.
APPENDIX A
EXISTING FACILITY PLANS
EXISTING FIRE HALL - SEDOM
LEVEL 2 FLOOR PLAN
1:200

EXISTING FIRE HALL - SEDOM
GROUND LEVEL FLOOR PLAN
1:200

EXISTING FIRE HALL - SEDOM
SITE PLAN
1:500
Appendix D
Site Photos
Site E
SITE PHOTOS – SITE E

E-1

Site E - Looking West at Crossroads
SITE PHOTOS – SITE H

H-1

Site H – From Route 334
Fogo
SITE PHOTOS – FOGO FIRE STATION

F-1.

F-2.
SITE PHOTOS – FOGO FIRE STATION

F-5.

F-6.
SITE PHOTOS – FOGO FIRE STATION

F-7.

F-8.
SITE PHOTOS – FOGO FIRE STATION

F-17.

F-18.
SITE PHOTOS – FOGO FIRE STATION

F-21.

F-22.
SITE PHOTOS – FOGO FIRE STATION

F-23.

F-24.
SITE PHOTOS – FOGO FIRE STATION

F-25.

F-26.
SITE PHOTOS – FOGO FIRE STATION

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F-32.
SITE PHOTOS – FOGO FIRE STATION

F-37.

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SITE PHOTOS – FOGO FIRE STATION

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SITE PHOTOS – FOGO FIRE STATION

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SITE PHOTOS – FOGO FIRE STATION

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SITE PHOTOS – FOGO FIRE STATION

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F-60.
F-61.

F-62.
SITE PHOTOS – FOGO FIRE STATION

F-63.

F-64.
F-65.
Joe Batts Arm
SITE PHOTOS – JOE BATT’S ARM FIRE STATION

JBA-3.

JBA-4.
SITE PHOTOS – JOE BATT'S ARM FIRE STATION

JBA-5.

JBA-6.
SITE PHOTOS – JOE BATT'S ARM FIRE STATION

JBA-7.

JBA-8.
JBA-9.

JBA-10.
SITE PHOTOS – JOE BATTS ARM FIRE STATION

JBA-15.

JBA-16.
JBA-17.

JBA-18.
SITE PHOTOS – JOE BATT’S ARM FIRE STATION

JBA-19.

JBA-20.
SITE PHOTOS – JOE BATT’S ARM FIRE STATION

JBA-21.

JBA-22.
SITE PHOTOS – JOE BATT’S ARM FIRE STATION

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SITE PHOTOS – JOE BATT'S ARM FIRE STATION

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SITE PHOTOS – JOE BATT'S ARM FIRE STATION

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SITE PHOTOS – JOE BATT'S ARM FIRE STATION

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SITE PHOTOS – JOE BATT'S ARM FIRE STATION

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SITE PHOTOS – JOE BATT’S ARM FIRE STATION

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SITE PHOTOS – JOE BATT'S ARM FIRE STATION

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SITE PHOTOS – JOE BATT'S ARM FIRE STATION

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JBA-40.
SITE PHOTOS – JOE BATT'S ARM FIRE STATION

JBA-41.

JBA-42.
SITE PHOTOS – JOE BATTS ARM FIRE STATION

JBA-43.

JBA-44.
SITE PHOTOS – JOE BATT'S ARM FIRE STATION

JBA-49.

JBA-50.
SITE PHOTOS – JOE BATT'S ARM FIRE STATION

JBA-51.

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SITE PHOTOS – JOE BATT’S ARM FIRE STATION

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SITE PHOTOS – JOE BATT’S ARM FIRE STATION

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SITE PHOTOS – JOE BATT'S ARM FIRE STATION

JBA-57.

JBA-58.
JBA-65.

JBA-66.
JBA-67.

JBA-68.
SITE PHOTOS – JOE BATT'S ARM FIRE STATION

JBA-69.

JBA-70.
SITE PHOTOS – JOE BATTS ARM FIRE STATION

JBA-73.

JBA-74.
Seldom
SITE PHOTOS – SELDOM FIRE STATION

S-1.

S-2.
SITE PHOTOS – SELDOM FIRE STATION

S-3.

S-4.
SITE PHOTOS – SELDOM FIRE STATION

S-5.

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SITE PHOTOS – SELDOM FIRE STATION

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S-10.
SITE PHOTOS – SELDOM FIRE STATION

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S-12.
SITE PHOTOS – SELDOM FIRE STATION

S-15.

S-16.
SITE PHOTOS – SELDOM FIRE STATION

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SITE PHOTOS – SELDOM FIRE STATION

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SITE PHOTOS – SELDOM FIRE STATION

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SITE PHOTOS – SELDOM FIRE STATION

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SITE PHOTOS – SELDOM FIRE STATION

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SITE PHOTOS – SELDOM FIRE STATION

S-35.

S-36.
SITE PHOTOS – SELDOM FIRE STATION

S-41.

S-42.
SITE PHOTOS – SELDOM FIRE STATION

S-43.

S-44.
Appendix F
Concept Plans