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YORK REGION EMERGENCY MEDICAL SERVICES PARAMEDIC RESPONSE STATION UPDATE TOWN OF WHITCHURCH-STOUFFVILLE

The Health and Emergency Medical Services Committee recommends the adoption of the recommendation contained in the following report, May 28, 2008, from the Commissioner of Community and Health Services, with the addition of Recommendation No. 2 as follows:

- 2. That the additional \$150,000 requested for this project be included in the 2009 Emergency Medical Services Capital Budget.**

1. RECOMMENDATION

It is recommended that:

1. The capital budget for the new Emergency Medical Services Paramedic Response Station in the Town of Whitchurch-Stouffville be increased by \$150,000 for a total of \$800,000.

2. PURPOSE

This report provides an update on the development of an Emergency Medical Services (EMS) Paramedic Response Station/Fire Headquarters on a town-owned site in the Town of Whitchurch-Stouffville, and proposes an increase in the budget to accommodate increased construction costs.

3. BACKGROUND

Region partnering with the Town of Whitchurch-Stouffville for a new Fire/EMS Station

York Region EMS currently shares space with the Town of Whitchurch-Stouffville Fire Department at a site in downtown Stouffville. In the summer of 2007 the Town advised the Region of their intent to replace the existing station with a new facility on municipal land assembled to accommodate a new arena and Fire/EMS facility. The existing building will be sold when the new facility is completed.

On January 24, 2008, Regional Council approved, in principle, the Region's participation with the Town of Whitchurch-Stouffville to design and build a new EMS station and fire headquarters. Approvals at that time included authority to negotiate a Memorandum of

Understanding and also a ground lease with the Town of Whitchurch-Stouffville to facilitate the development and operation of the facility. A very preliminary cost estimate prepared at the end of 2007 indicated the EMS portion of the project could be completed within the approved capital budget of \$650,000.

4. ANALYSIS AND OPTIONS

Rising construction prices have affected budget estimates

Recent cost estimates by a qualified Quantity Surveyor indicate EMS's share of the construction and consulting costs for the project could be approximately \$750,000, largely due to rapidly rising construction costs. The construction estimates show an increase of 16% between December 2007 and March 2008. A second cost consultant was asked to review the outline plans and specifications and has confirmed the estimate.

Table 1 illustrates the proposed area of the overall EMS Station/Fire Headquarters building allocated to each party and the estimated construction cost for each facility. York Region's share of space is approximately 11% and so is our cost of construction and ongoing shared operating costs.

Table 1
Estimated Cost Sharing

	Proposed Area	Estimated Construction Cost
York Region EMS Station	2,158 sq. ft.	\$ 677,000
Whitchurch-Stouffville Fire Headquarters	17,250 sq. ft	\$5,209,000

The consultants for the project have advised that construction costs are volatile at present and it is difficult to predict the final cost until tenders are issued and bids received.

Factors contributing to project cost estimates are:

- The facility is slightly larger than anticipated when budget was set with the addition of accessibility features e.g. barrier free washrooms.
- Unforeseen site conditions are adding to servicing cost.
- Estimates include a number of proposed sustainability measures.

Whitchurch-Stouffville has set an aggressive schedule for completion of this project by the end of 2009

To date, the site plan for the whole project has been established and floor plans, elevations, and sustainability features have been set out in principle. The consultants are

beginning work on detailed design drawings for review by all parties, including the Quantity Surveyor. The current schedule calls for the project to be tendered by the end of June 2008.

If the Region does not participate on this site, EMS will have to relocate its service within the immediate area since the Town of Whitchurch-Stouffville will be selling the building housing the current Fire/EMS facility.

5. FINANCIAL IMPLICATIONS

The current approved capital budget for this project is \$650,000. This report requests authority to increase the overall budget for the project to \$800,000. While this additional budget will not be required this fiscal year, pre-approval of an increased budget is required to permit the Region to continue participation in the project. The additional \$150,000 requested for this project will be included in 2009 EMS Capital Budget.

6. LOCAL MUNICIPAL IMPACT

The residents of York Region will receive continued emergency medical services from the proposed EMS Paramedic Response Station.

7. CONCLUSION

In order to address increased costs related to construction, site conditions, and a number of proposed sustainability measures, it is recommended that the overall budget for the new EMS Paramedic Response Station in the Town of Whitchurch-Stouffville be increased from \$650,000 to \$800,000. The additional \$150,000 will be included in the 2009 EMS Capital Budget.

For more information on this report, please contact Gabe Tropea, Manager, Housing Development at Ext. 2095.

The Senior Management Group has reviewed this report.