



## **Paramedic Services Committee Report**

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**To:** The Chair and Members of the Paramedic Services Committee  
**From:** Cindy Stevenson, General Manager, Emergency & Protective Services  
**Date:** March 26, 2025  
**Report #:** RPT-0129-25  
**Subject:** Construction Status Update 2 on Brant-Brantford Paramedic Services Headquarters  
**Purpose:** For Information

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### **Recommendation**

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That Paramedic Services Committee receive report RPT-0129-25 Construction Status Update 2 on Brant-Brantford Paramedic Services Headquarters, for information.

### **Strategic Plan Priority**

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Strategic Priority 5 - Healthy, Safe, and Engaged Citizens

### **Impacts and Mitigation**

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#### Social Impacts

The Brant-Brantford Paramedic Service is a critical emergency service provider for the Brant-Brantford area. Providing appropriate accommodation to house the service is essential and will result in improved morale, communication, and increased efficiency with having all garage, core service, administration, and community paramedicine functions under one roof.

#### Environmental Impacts

The site includes a retrofit of an existing vacant office space near the border of Brantford and the County of Brant. Working with GrandBridge Energy will help ensure that energy efficiency is considered in the design of renovations and the new garage space construction.

#### Economic Impacts

The total annual leases, estimated at \$2,058,647, will be cost-shared between the Province, the City of Brantford, and the County of Brant, with contributions also from the City and County Development Charges. Budgeting for the Phase 1 of the lease, starting in August, is included in the 2025 budget.

## Report

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### Background

In early 2023, staff brought forward details regarding a proposed build-to-suit lease of space at 150 Savannah Oaks Drive, with preliminary concept designs and construction estimates. Committee and the respective Councils approved entering into a lease, in principle, proceeding with the next steps and entering into an Intent to Lease / Memorandum of Understanding (MOU) document.

Following Paramedic Services Committee and Council's approval of report RPT-0281-24 Build to Suit Lease – Paramedic Services Headquarters in May 2024, the lease documents were finalized between the County of Brant and Grandbridge Energy officials. Lease documents were signed in August 2024.

The lease for Phase 1 is a 20-Year Build to Suit Lease with Grandbridge Energy for administrative space at an estimated annual cost of \$633,361, subject to adjustment for actual capital and operating expenses. Phase 1 includes the renovation of 27,448 sq. ft. of office space at 150 Savannah Oaks Drive. This space is being retro-fitted to suit the Paramedic Service's needs for Administrative, Crew, Training, Office, and Storage space.

The lease for Phase 2 is a 20-Year Build to Suit Lease with Grandbridge Solutions for garage facilities at 150 Savannah Oaks Drive at an estimated annual cost of \$1,425,285, subject to adjustment for actual capital and operating expenses. Phase 2 involves the construction of new garage space and an active ambulance base, at 28,524 sq. ft. This space will be brand new construction, designed to accommodate up to 35 vehicles to meet current and future needs of the Service.

One key element of both lease documents is that final lease amounts will be based on actual costs. The actual cost of construction and financing the construction will be amortized over a forty (40) year period, representing both the base term and the second optional term of the lease. These actual capital costs won't be finalized until the completion of the construction work. The actual cost of operating the County's portion of the facility will be calculated and settled on an annual basis.

The project team includes Colliers Project Leader as Project Manager, SRM Architects as Architect, Flat Iron Building Group as Construction Manager, and Grandbridge Energy and County of Brant officials. A series of regular meetings have been established and are underway, including bi-weekly Phase 1 construction status meetings lead by the Construction Manager, monthly project status update meetings lead by the Project Manager, and weekly check-in meetings between Grandbridge and the County of Brant. Other meetings are scheduled in between regularly scheduled meetings as required.

### Analysis

#### Project Financial Status

Phase 1 and Phase 2 construction prices have been finalized. The chart below details the difference between the estimate and actual costs for construction costs and annual lease amounts.

Annual Lease Amounts (Capital & Operating)	Admin Space	Garage	Total
Estimates at October 31, 2024	656,364	1,429,219	2,085,583
Updated Amounts at February 3, 2025	652,720	1,457,827	2,110,547
Difference	3,644	(28,608)	(24,964)

Capital Costs	Admin Space	Garage	Total
Estimates at October 31, 2024	6,631,918	17,497,357	24,129,275
Updated Amounts at February 3, 2025	6,585,692	17,860,291	24,445,982
Difference	46,226	(362,934)	(316,708)

Phase 1 contingency was set at 6% of the construction costs, included in the above capital costs. Contingency use is currently at 70% of overall contingency. The change orders received to date have been more rapid than expected. Changes are largely attributed to site conditions discovered by the trades as being different from the available as-built drawings, resulting in additional time or resources to rectify as a result. Any change orders approved are considered as critical need to have vs. nice to have. Prices for change orders are reviewed by the Project Manager, Construction Manager, Architect, Grandbridge and County officials prior to acceptance. Grandbridge Energy and the County have initiated discussions should the contingency for Phase 1 be fully utilized and there are additional construction costs incurred beyond the original budget.

Phase 2 contingency was set at 10% of the construction costs. The contingency use will be monitored closely throughout the project.

### Project Schedule

Colliers Project Leaders have prepared a project milestone summary, updated each month. The following is the summary as of February, 2025:

Project Milestones	Start Date	Forecast End Date	Actual End Date	% Complete
Project Initiation	10-Jul-23	10-Jul-23	01-Feb-24	100%
Procurement of Construction Manager	05-Dec-23	18-Dec-23	18-Dec-23	100%
Phase 1 & 2 Jurisdictional Approval	28-Nov-24	28-Feb-25	04-Mar-25	100%
Design Phase 1 & 2	01-Jun-24	23-Dec-24	23-Dec-24	100%
Furniture Procurement	18-Jul-25	18-Jul-25		40%
Phase 1 – Tender Scope	18-Dec-23	15-Oct-24		100%

Phase 1 – Construction Scope	15-Oct-24	06-Aug-25		55%
Phase 2 – Tender Scope	22-Oct-24	25-Feb-25		100%
Phase 2 – Construction Scope	28-Apr-25	30-Jul-26		0%

The Construction Manager continues to report that the Phase 1 portion of the project is on schedule, with substantial completion expected in July 2025. A change order for a temporary power arrangement was required due to the extended delay in acquiring the permanent panel (estimated 44 weeks lead time).

The furniture consultant is confirmed. Discussions pertaining to the furniture scope for Phase 1 and 2 have been actively ongoing with Paramedic staff.

The Site Plan Application and Building Permit for Phase 2 has been signed and approved by the City of Brantford. A Master Schedule for Phase 2 is expected imminently, with July 2026 as the goal for construction completion. Mobilization will be ready once the ground is thawed.

The project's near-term upcoming tasks include breaking ground for Phase 2, starting with site works, foundations, and steel frame. The furniture plan will also be finalized.

### Project Risks

As of March 4, 2025, the U.S. has imposed tariffs on Canada, prompting Canada to implement counter tariffs. These tariffs pose a risk to the project's budget, potentially increasing the cost of materials imported from the U.S. In relation to Phase 2, the tariffs could affect the prices of steel, insulated metal panels, the rooftop unit, and other construction materials, leading to higher overall project costs. Additionally, the tariffs may cause delays in the procurement process, as suppliers adjust to the new trade regulations. Colliers and Flat Iron are actively assessing alternative suppliers and sourcing strategies to mitigate these risks. Please find attached to this report a summary of the status of tariffs from Colliers.

### Current Service Limitations

The Paramedic Service continues to operate with significant space limitations both administratively and operationally.

The lease arrangements for both Service locations on Henry St., will require lease extensions to the end of Phase 2 project completion. Staff have been in discussions with both landlords regarding expected project completion dates. Service partners are assisting the service with temporary accommodations for vehicle storage as capacity has already been exceeded.

### Summary and Recommendations

The new Headquarters are designed to meet the needs of a modern Paramedic Service, with appropriate space for crew lounge, quiet room, peer support room, community paramedicine,

offices, locker rooms, gym, meeting space, storage, and multiple training spaces. The project is currently on schedule. There is a risk that the tariffs could impact project schedule, particularly for Phase 2, and project costs.

A grand opening will be planned for the new Headquarters once both Phase 1 and 2 are complete. Communications with the public and service partners will continue throughout the project as service locations change.

Paramedic Services Committee will receive future updates on continued progress at future meetings.

**Attachments**

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- 1. 150 Savannah Oaks Drive Phase 1 Construction Photos taken March 18, 2025
- 2. Tariffs Background & Status – Colliers - as of March 17, 2025

**Reviewed By**

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Russ King, Chief, Brant-Brantford Paramedic Services  
Neil Vanderpost, Deputy Chief, Operations & Logistics

**Copied To**

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Alison Newton, Chief Administrative Officer  
Heather Boyd, General Manager, Corporate Services  
Ernie Vidovic, Vice-President Operations, Grandbridge Energy

**By-law and/or Agreement**

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By-law Required	No
Agreement(s) or other documents to be signed by Mayor and /or Clerk	No