

# Acquisition of 106 Tubby Crescent for Saskatoon Fire Department Fleet and Equipment Maintenance Facility

## ISSUE

The 2026/2027 City of Saskatoon (City) Budget included Capital Project P.10133, which is the project for a new Saskatoon Fire Department (SFD) Fleet & Equipment Maintenance Building. The 2026 Budget included \$1.35 million for the purchase of land as well as the award of contract for project design and project management. The 2027 Budget included \$7.4 million for construction, including service bays, facility infrastructure, equipment and tools required for operational readiness.

Working to achieve the best value for the project, Administration evaluated building a new facility versus retrofitting an existing building and concluded that retrofitting an existing building is worth consideration if a suitable property was available. 106 Tubby Crescent (106 Tubby) has been identified as a suitable property and Committee and Council approval is required for the purchase to proceed.

## RECOMMENDATION

That the Standing Policy Committee on Finance recommend to City Council:

1. That Administration be authorized to purchase 106 Tubby Crescent, ISC Parcel No. 120824434, from DLS Holdings Ltd. for a price of \$6,300,000.00;
2. That \$7.4 million in budget for Capital Project P.10133, SFD Fleet & Equipment Maintenance Facility, be transferred from the 2027 fiscal year to 2026 fiscal year; and
3. That the City Solicitor be requested to prepare the appropriate agreements and that the Mayor and the City Clerk be authorized to execute the agreements under the Corporate Seal.

## BACKGROUND

In 2018, the SFD initiated a project to create the [Saskatoon Fire Strategic Facilities Master Plan](#) that would cover facilities planning as the City approaches a population of 500,000. An overview of the project was received at the Standing Policy Committee on Planning Development and Community Services' regular public meeting on November 5, 2018. In the plan, it was identified that the current SFD maintenance and mechanical shop was no longer able to meet the needs of SFD's fleet due to the increased workload and demands of service. At the time the shop was constructed, the fleet consisted of 12 fire apparatus and 5 light duty fleet vehicles. Today, SFD's fleet includes 30 apparatus and 74 light duty vehicles.

The current SFD fleet maintenance shop is located in a building on the rear of Fire Station No. 1 at 125 Idylwyld Drive South. Built in 1964, the site is significantly undersized and obsolete. Fire apparatuses have changed considerably, both in size and technical requirements, over the past 60 years. For example, ladder trucks cannot be

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serviced inside the building and are therefore serviced outside. To improve workflow, equipment maintenance was moved to the Central Avenue building when Fire Station No. 5 was constructed. While this relocation has enhanced equipment repair capabilities, it has also introduced delays because equipment must now be transported from one shop to another.

On [September 30, 2019 City Council](#) approved the acquisition of 2011 - 1<sup>st</sup> Avenue North for the purpose of constructing a new SFD maintenance facility and new Fire Station No. 4. 2011 - 1<sup>st</sup> Avenue North is a 1.51-acre vacant site and costs \$740,000. The Property Realized Reserve (PRR) funded this purchase and the property is still held in the reserve.

### **DISCUSSION/ANALYSIS**

Administration evaluated building a new SFD maintenance facility versus retrofitting an existing building and concluded that retrofitting an existing building would bring best value to the City as:

1. Construction costs have increased over the past few years and constructing new would challenge the current budget.
2. Constructing a new facility takes time and there is risk associated with site servicing and constructing a building.
3. Less Administration time/resources would be required with a building retrofit.
4. The existing SFD maintenance facility vacant site at 2011 - 1<sup>st</sup> Avenue North is smaller and would not accommodate a building the size of 106 Tubby.
5. The current budget would yield a smaller building and would likely require updates or expansion over time.
6. 106 Tubby would allow for SFD maintenance facility growth into the future.
7. Design and construction management services would be reduced by retrofitting rather than new construction.
8. Purchasing an existing facility provides an opportunity to relieve internal storage space pressures for off-season equipment storage.

Administration's search for existing buildings that would be suitable for retrofitting into a SFD maintenance facility concluded that there were limited options available.

106 Tubby has been identified as a suitable property for retrofitting into a SFD maintenance facility. Highlights of the property include:

- 1.96-acre site with a fully paved and fenced yard;
- 2005 construction with a metal slanted roof and high-bay sidewall windows;
- 31,811sf main floor, 1,500sf mezzanine and 311sf compressor room;
- Washrooms, lunch areas, change rooms and 3,000sf of office space;
- Four 16ft wide grade access doors and two dock height doors;
- Over 26ft ceiling height with 10 and 5-ton cranes;

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- Ample power, exhaust system and LED lights;
- North Saskatoon location is close to equipment and parts suppliers; and
- A building size that allows both fleet maintenance and equipment maintenance to be within the same space.

Administration has negotiated a conditional purchase agreement with the owner of 106 Tubby including the following notable details:

- Purchase Price of \$6,300,000.00;
- Conditional upon City Council Approval by March 31, 2026;
- Possession and closing on April 15, 2026; and
- Seller responsible for any real estate commissions.

As part of the conditional purchase, Administration has conducted due-diligence investigations/reviews including:

- Building & property condition;
- Environmental;
- HVAC/Electrical/plumbing;
- Structural;
- Planning & Development zoning;
- Building Standards and building code;
- High Performance Civic Building Policy; and
- High level utilization plan and budget.

Results of the various due diligence investigations were satisfactory with no adverse issues being identified that would dissuade proceeding with the acquisition for the intended civic use.

Given the timelines to retrofit the building and the size of the building, Administration has identified an opportunity for the west 13,650 square foot portion to be used for City off-season equipment storage. The City is currently using the former South Transit building at 301 - 24th Street West for off-season equipment storage (street sweepers, line painting equipment, water trucks, paving equipment) but this building is slated for demolition in 2026 given the poor building condition and the South Caswell Hill redevelopment plans begin worked towards. Off-season storage could remain in the west portion of 106 Tubby until a new City building at Avenue P Yards is constructed or until Norseman North Yards come online in 2029. This opportunity would eliminate the need to lease privately owned storage space in the short term.

Retrofitting 106 Tubby into an all encompassing SFD maintenance facility would be planned for two phases and include:

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- Phase 1 - Upfitting the east bay as a mechanical shop with added work benches, fleet equipment lifts, temporary parts storage until Phase 2, fluid storage and accommodation of existing mechanical tools and equipment. Utilizing the west bay as interim storage for other civic needs.
- Phase 2 – Update the west bay as an equipment maintenance shop for various maintenance activities including parts and material storage and a truck pump test bay.

The size of 106 Tubby would allow for SFD to accommodate future fleet and equipment growth. It's anticipated that Phase 1 retrofitting would be designed in 2026 and tendered and completed in 2027. Phase 2 would begin in 2029 or 2030 and would allow for civic off-season equipment storage to occur in the west portion of the building in the interim.

### **FINANCIAL IMPLICATIONS**

Administration is requesting that the 2027 Budget of \$7.4 million be transferred to the 2026 fiscal year in Capital Project No. 10133, SFD Fleet & Equipment Maintenance Facility to fund the purchase and retrofit of 106 Tubby. This project is funded by the Major Capital Funding plan and sufficient funding exist to fully fund the project in the 2026 fiscal year.

Based on a purchase price of \$6.3 million, the Civic Buildings Comprehensive Maintenance (CBCM) Reserve payment of 1.2% would amount to \$75,600 annually. The annual CBCM contribution amount would be updated on a yearly basis to reflect the replacement value of the building and property improvements. Once operational, annual utility costs are estimated at \$52,000, maintenance costs at \$98,000 and staffing at \$78,000. Utility, maintenance and staffing costs would be incurred with building new or retrofitting an existing building. Administration is anticipating some utility, maintenance and staffing offsetting to occur as Tubby comes online and existing facilities are phased out or disposed of. A budget adjustment would be included in the 2027 Preliminary Corporate Business Plan and Budget for the operating impacts of the new facility.

The negotiated purchase price of \$6.3 million equates to a building value of \$198 per square foot, which is considered market value for similar properties in the area.

If 106 Tubby is purchased, 2011 – 1<sup>st</sup> Avenue North would no longer be required and could be sold with proceeds from the sale going to the Property Realized Reserve.

Once retrofits are complete at 106 Tubby and SFD and equipment maintenance operations are operational, Administration would work to divest of the former Central Avenue fire station as it would no longer be used by SFD and is considered to become surplus to City needs. Proceeds from the sale would be credited to the appropriate City account/reserve.

### **OTHER IMPLICATIONS**

There are no other policy, privacy, or CPTED implications or considerations.

### **NEXT STEPS**

If approved, Administration will have the conditional sales agreement signed by the Mayor and City Clerk and finalize the sale. The sale would close April 15, 2026, with the City having possession of the property that day.

### **APPENDICES**

1. 106 Tubby Crescent Property Visual
2. 106 Tubby Crescent Property Photos

### **REPORT APPROVAL**

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