

Mayne Island Fire Rescue Service Building Task Force

Progress report Oct 9 2010



Task Force:

- Community members with variety of skills
- Bill Warning (Chair), Al Wood, Don DeRousie, Harry Lane, Sean Skiffington, Peter Waddell, Bob Aldcorn, Ian Birtwell
- Jim Marlon-Lambert, Aaron Somerville, MIID
- Kyle Stobart, Per Nielsen, MI Firefighters Association
- Carol Munro, Bette Hawes, Moira McCulloch, advise on communications

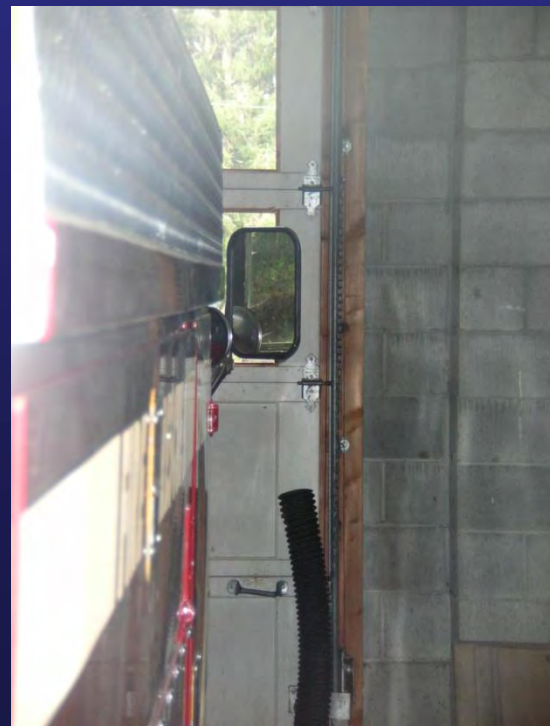
TF Background work

- Reviewed previous work going back to 1994 Fire Commissioners Report
- Structural reports from 2001, 2005
- 2005 & 2007-8 Reports & Designs
- 2009 referendum material
- TF 2010 redesign, smaller facility
- TF 2010 estimating at Class B design development level (pre-working drawings)

Need for a new Hall

- In a major seismic event, no Firehall, equipment likely unavailable
- Basic seismic upgrades removes some vehicle bays capacity
- Cannot house all existing apparatus
- Equipment, space separations meet WorkSafe BC standards (*on interim basis only*)





Service level

The proposed Fire hall is designed to support the level of firefighting services deemed appropriate for Mayne Island, as determined by Firefighting Authorities and agencies having jurisdiction, and provides flexibility for modest upgrades over time.

Development Design

- Maintain operations during construction
- Separate MIID, RCMP, EOC building eliminated
- Necessary CCC & MIID space integrated into single Fire Hall building

EOC = Emergency Operations Centre CCC = Community Co-ordination Centre

- 9,500 SF, essentially on one storey



Typical temporary accommodation

Design highlights

- Accommodates all 5 firefighting apparatus
- Adequate spaces for equipment & working
- Contamination separation zones
- MIID & staff offices, training rooms
emergency preparedness & radio
- New septic field, enlarged water tank farm

Cash Flow Projection

Projection is based on:

- Referendum Spring 2011
- Construction start June 2011
- Completion Spring 2012
- Includes all costs since TF start Jan 2010
- June 2010 design development plans
- Quantity based estimates Aug/Sept 2010

Project Cost Estimates

Pre-referendum	101,000
Design & Project Management	389,000
Site works, demolition, services	363,000
Construction	2,173,000
Admin & Temporary	155,000
Contingencies & Inflation	370,000
Interim finance	81,000
GST/HST	<u>379,000</u>
TOTAL COSTS	4,011,000
MIID Reserves & Grants	-237,000
GST/HST recoveries	<u>-379,000</u>
Net Amount to be Borrowed	3,395,000

TF Recommendations

- Accept design and costing
- Obtain Provincial approvals
- Proceed to referendum to borrow up to a maximum of \$3.4 million
- Conservative, accurate estimates
- Adequate contingencies (\$370,000)
- Future identified cost savings (\$180,000)

Borrowing

- Max \$3.4 million, borrowed through Province/MFA
- Low rates, payable over 20 years
- TF recommend assessment based tax
- Most cost effective way to tax infrastructure
- Parcel tax requires costly MIID direct invoicing
- Assessment based tax can be deferred by seniors and others
- Board still researching, decision later

Repayment Costs

- Payable against assessment base
- Annual cost \$270,000 (+ 5% collection fee)
- \$100,000 assessment = \$49.77 per year
- Average property \$361,500 (\$180 p.a.)
- Median property \$308,000 (\$153 p.a.)

- Note: In the actual presentation made Oct 9 2010, the annual costs (\$180 & \$153) for the average and median properties were inadvertently transposed. This slide shows the corrected amounts.

Range of annual tax

Assessment	Annual tax
\$100,000	\$50
\$200,000	\$100
\$300,000	\$150
\$400,000	\$200
\$500,000	\$250
\$600,000	\$300
\$700,000	\$350

Potential Insurance Savings

- New Hall houses all 5 firefighting apparatus
- One critical element toward attaining Superior Shuttle Service accreditation
- (Equivalent to hydrant service rating)
- Insurance rates would drop for most
- Varies, could be \$100-250 plus annually

Recap

- Current Hall inadequate, unsafe
- New Hall post disaster operational
- Projected borrowing MAX \$3.4 million
- Financed through Province over 20 years
- Annual Tax about \$50 per \$100,000 value

Ongoing

- January 15 2011 proposed TF Final presentation
- January 29 2011 proposed MIID public presentation
- March 19 2011 possible referendum date
- Options for mail in ballot
- Nov/Dec 2010, MIID Matters newsletter
- Updates in Mayneliner
- Check out MIID website www.miidonline.com
- E-mail Task Force: esctfc-miid@shaw.ca