

Mayne Island Fire Rescue Service Building Task Force

MIID Public Information Meeting
Jan 29 2011



Referendum question

Do you approve the borrowing of up to
\$3,400,000 for a new Fire Hall?

Yes or No

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, advice 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
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- TF 2010 redesign, smaller facility
 - TF 2010 estimating at Class B design development level (pre-working drawings)

Need for a new Fire Hall

- In major seismic event, Fire Hall at risk
- seismic upgrades uneconomical, reduce capacity
- Cannot accommodate all existing apparatus and equipment
- Functionally obsolete for modern equipment
- Working spaces inadequate, below standard



In a major seismic event,
Firehall is at risk of
collapse, equipment
likely unavailable

Basic seismic
upgrades would
remove some vehicle
bays and equipment
capacity



Firefighting
Apparatus housed
outside are at risk
of vandalism and
freeze up



As occurred in the
freeze-up of
November 2010

Modern equipment has
absolute minimum
clearances





Equipment and workspace separations, exhaust venting meet WorkSafe BC standards *on an interim basis only*

Service level

The proposed Fire Hall is designed to support the level of firefighting and rescue 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
 - The separate MIID, RCMP, EOC building eliminated
- EOC = Emergency Operations Centre CCC = Community Co-ordination Centre
- Necessary CCC & MIID space integrated into single Fire Hall building
 - Required equipment bays, room sizes, contamination and access zones determined
 - 9,750 SF, essentially on one storey

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

Budget Cash Flow Projection

Projection is based on:

- 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

Pre- referendum costs

\$101,500

- All TF costs from Jan 2010
- Preparation of detail design drawings
- Sub-consultant drawings for mechanical, electrical, structural systems
- Outline specifications
- Costing (budget) estimates
- Referendum costs

Temporary & Admin

\$169,000

- Leasing structure for apparatus/equipment
- Temporary offices, MIID staff
- Construction trailers
- Move out, set up, move back in
- Relocate antennae, radio operations
- Temporary water tank farm, hydrant
- Insurance, legal, permits (\$42,500)



Typical temporary accommodation

Design & Project Management \$387,500

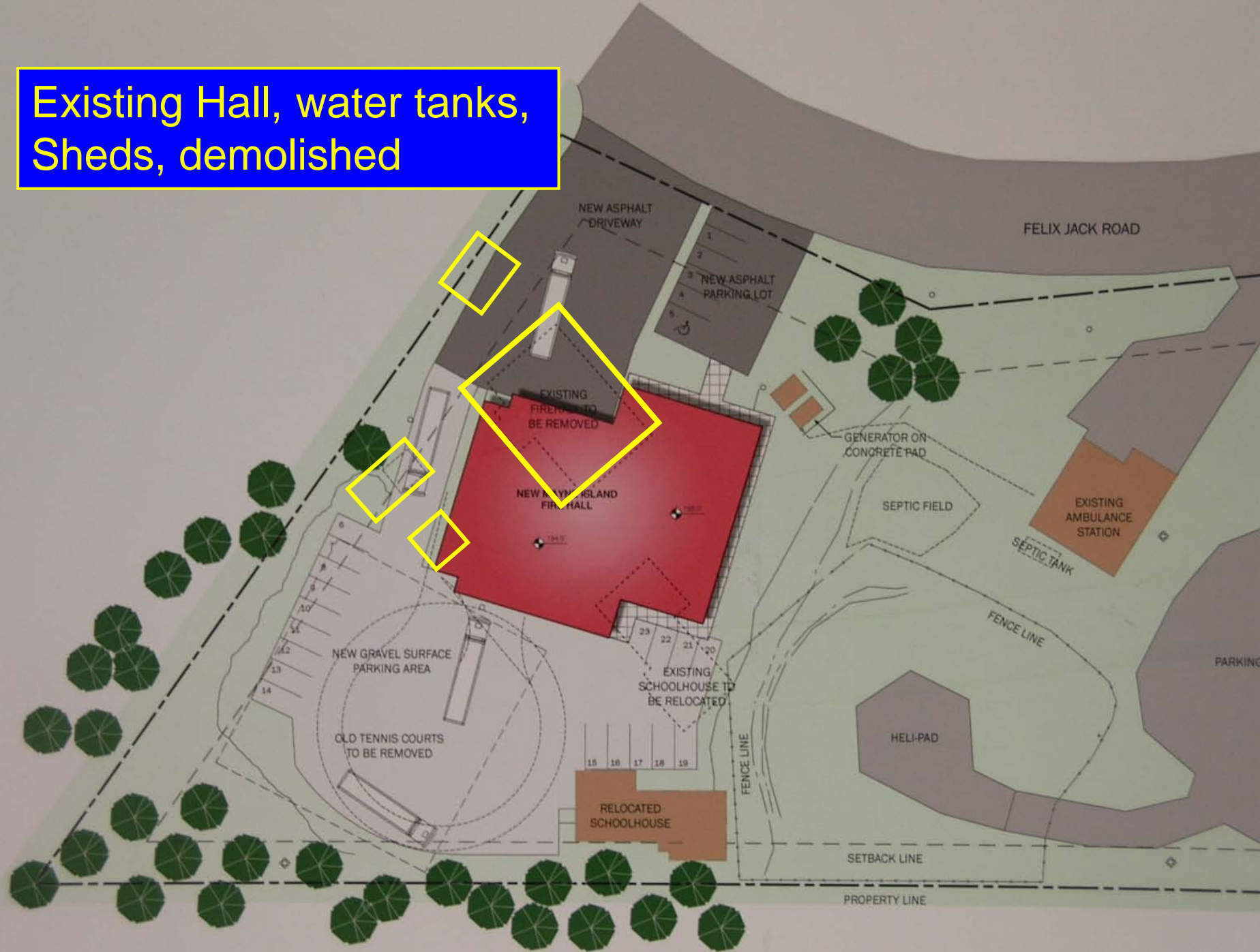
- Working drawings, permit approvals
- Tender packages
- Tender analysis, awards
- Construction inspections
- Project Supervision
- As-built drawings
- Warranty & Maintenance manuals

Site works, demolition

\$408,000

- Demolition: Hall, tower, tanks
- Move Firefighters Association building; paint and re-roof
- New Septic field
- Power supply, waterlines
- New 32,000 gal (rainwater) tank farm
- Accessible hydrants water re-supply
- Earthmoving, Parking, turn around
- Sidewalks, paving, landscaping

Existing Hall, water tanks,
Sheds, demolished



**Firefighters
Association Hall
moved south**



Firehall & Offices Construction \$2,074,000

- Construction Budget estimates Class B level
- Detailed design, unit & labour prices
- Accommodates all apparatus (5 vehicles)
- Post-disaster standards, fully sprinklered
- Adequate work space, equipment storage
- Training rooms, ready room
- Radio room, emergency preparedness
- Firefighting offices, MIID administration

Wood or Steel

- June 2010, TF needed to fix the design for pricing, adopted a wood frame design
- Decision based on then current pricing trends of wood vs steel construction,
- TF will reconsider decision prior to final design and tendering.
- TF have NOT solicited bids from steel based suppliers, NOR from wood contractors

Contingencies & Inflation \$364,500

- 10% contingency on ALL costs (\$304,000)
- 2% allowance for inflation (from Sep 2010)
- Not included in budget are known potential costs savings of \$145,000 plus
- Final design development may produce more savings

HST

- HST gross \$374,000
- HST rebates (\$321,000)
- net HST after rebates, \$ 53,000
- HST rebates claimed in cash flow every six months, two month delay for process.

Interim financing

- All budget expenses allocated, monthly
- Net monthly draws calculated
- Interim financing adopted rate 5%
- Interim financing costs estimated at \$80,500
- Interim finance costs included in budget

Project Budget Cost Estimates

Pre-referendum	101,500
Temporary and Admin	169,000
Site works, demolition, services	408,000
Construction	2,074,000
Design & Project Management	387,500
Contingencies & Inflation	364,500
GST/HST (net)	53,000
Interim Financing	<u>80,500</u>
TOTAL COSTS	3,638,000
less existing funding:	
MIID Reserves & Grants	<u>-237,000</u>
Net Amount to be Borrowed	3,401,000

TF Recommendations

- Accept design and budget costing
- Proceed to referendum to borrow up to a **MAXIMUM** of \$3.4 million
- Conservative, accurate estimates
- Adequate contingencies \$364,500
- Identified future savings \$145,000

Borrowing

- Max \$3.4 million
- Through Ministry of Finance, or via Municipal Finance Authority
- Payable over 20 years
- Low rates, currently in the low 4% range

Repayment

TF recommend assessment based tax

- Most cost effective way to tax infrastructure
- Parcel tax requires MIID direct invoicing
- Assessment based tax can be deferred by seniors and others

Board still researching

- decision later for first repayment (2012)
- decision can change year to year
- cannot bind future Boards decision
- Board must determine and reflect public opinion

Repayment Costs

Payable against assessment base Annual cost
\$270,000 (+ 5% collection fee)

- \$100,000 assessment = \$49.77 per year
(based on 2010 assessment data)
- Average property \$361,500 (\$180 p.a.)
- Median property \$308,000 (\$153 p.a.)

Parcel based tax, approx \$195 p.a.

- Annual cost \$270,000 (plus approx 8.5% collection costs)
- Parcel tax approx \$195 per year

Approx Range of annual tax (2010 data)

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

Sequencing

- Referendum FIRST
- If Referendum APPROVED then
 - MIID to conduct a POLL of ALL Taxpayers for their preference of Taxation Method(s)
 - MIID and Task Force to start detailed design, project tendering and construction contract process
 - MIID and Task Force to thoroughly investigate sources of supplemental finances (Grants, etc.)

Proposed POLL

- Presented to ALL Taxpayers (not just those entitled to vote in Referendum)
- Mail-out questionnaire, response by mail
- possible option for response via Internet
- MIID and Task Force to present facts and costs for repayment by:
 - Assessment (Land & Improvements)
 - Parcel Tax (various options)
 - Some combination(s)

Proposed POLL (..cont)

- MIID Board wish to consult broadly with property owners in respect to taxation issues
- Objective: to develop a taxation system that is fair across the property value spectrum
- Final tax model to be developed in consultation with property owners.
- to be completed by end September 2011 for 2012 Budget (due October 31st)

POLL results...

- the POLL results would guide current and future Boards of Trustees decisions
- Cannot bind future Boards
- MIID is open to ideas and options presented from the community.

Proposed POLL mechanics

- The POLL would be conducted similar to a referendum:
- Returning Officer supervises the POLL and reports the results to the MIID and the Community)
 - Property Owners lists (includes taxpayers not permitted a vote on a referendum)

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
- Or \$195 annually on parcel tax
- Or some combination

Ongoing

- March 12 2011 referendum date, Ag Hall
- Mail-in, off island & absentee ballots
- By Sept 2011, Poll re taxation preferences

- Updates in Mayneliner
- Check out MIID website www.miidonline.com
- E-mail Task Force: esctfc-miid@shaw.ca