

MAYNE ISLAND IMPROVEMENT DISTRICT Fire Hall Construction Task Force Update Report July 10, 2010

The Task Force consists of Islanders with project expertise who volunteered their services and were subsequently appointed by the MIID Board, along with two representatives of the Volunteer Fire Fighters Association, two MIID Board Trustees, and the Fire Chief.

THE NEED FOR A NEW FIRE HALL

In March 2010, the Task Force concluded that:

- Further attempts to comply with WorkSafeBC regulations through short-term remediation to the building structure and equipment facilities (other than for temporary approval purposes), would be an inefficient use of resources.
- The existing fire hall cannot be remediated economically to conform to the current post-disaster building code seismic standards without a serious reduction in firefighting equipment storage and auxiliary facilities.
- If Mayne Island were to experience a significant earthquake, the existing fire hall would likely collapse and firefighting, rescue and emergency services capacity would be critically reduced, or non-functioning.

Accordingly, the Task Force recommended that the MIID proceed to the next stage of design and costing for a new fire hall.

Another key recommendation was that the Emergency Operations facilities originally proposed as part of the project could be reduced in scope to conform to emerging CRD emergency operations requirements.

For more background information and to view the full March 2010 Task Force recommendations, visit the MIID website at www.miidonline.com

CURRENT TASK FORCE ACTIVITY

The MIID Board of Trustees accepted the March 20th 2010 Task Force recommendations and commissioned the Task Force to:

- Prepare detailed architectural and structural plans for the proposed fire hall;
- Generate actual cost estimates.

The Task Force anticipates that cost estimates will be finalized in late summer

THE PROPOSED NEW FIRE HALL

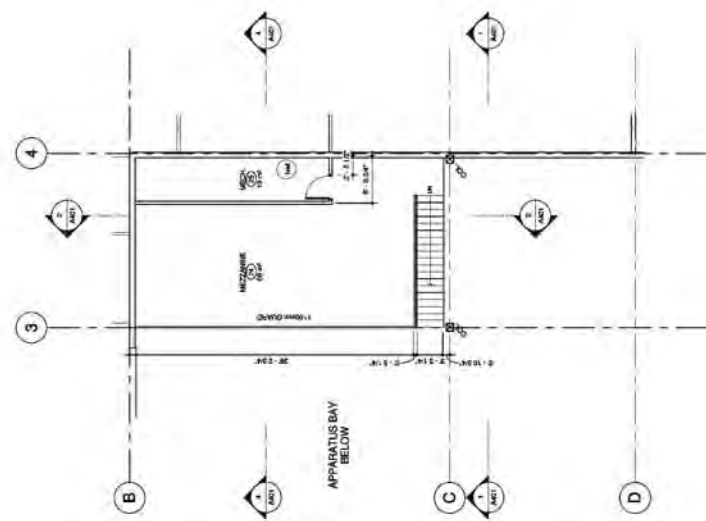
The proposed new fire hall will be designed as a multipurpose facility. The size is 890 m² (8,900 sq ft), plus a utility mezzanine 73 m² (785 sq ft).

Operational space around all vehicles and workspace areas will meet WorkSafeBC standards. Provision is being made for direct exhaust fume extractors. The fire hall will be equipped with a sprinkler system.

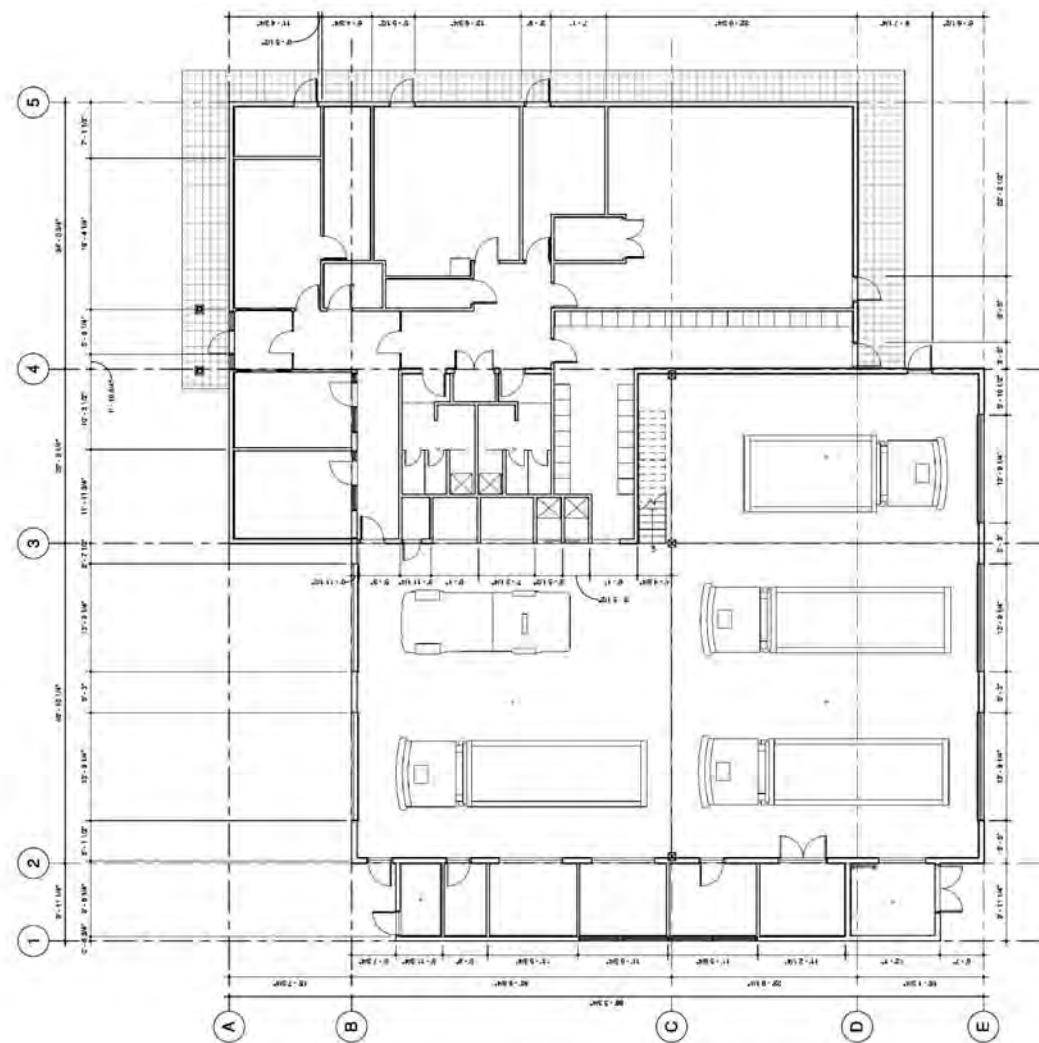
There will be three basic zones:

- A Firefighting Operational Zone, with contamination and exhaust barriers;
- A Multipurpose Zone with training rooms, radio room, meeting rooms;
- A Public Access Zone for MIID offices and firefighting staff offices.

The Firefighting Operational Zone will house the six existing vehicles.



2 Copy of MEZZANINE PLAN
1:100



1 Copy of MAIN FLOOR PLAN
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PROPOSED NEW FIRE HALL continued . . .

Storage areas for essential backup equipment will be directly adjacent to the fire apparatus bays. This will include:

- Forestry storage (axes, mattocks, backpack pumps);
- SCBA (Self Contained Breathing Apparatus) recharge facilities and compressor room;
- Equipment maintenance workshop;
- A hose-drying tower;
- Shower stalls and laundry facilities for decontamination after firefighting;
- The “911 Dispatch Rip and Run” printer for call details;
- Medical supplies, a sink and a janitorial facility.

Access to an unfinished mezzanine level [73 m² (785 sq ft)] over the office area for equipment storage and mechanical room will be through the firefighting zone.

The Multipurpose Zone will accommodate:

- A firefighters “ready room” with space for 33 firefighter lockers (current volunteer complement 20);
- A firefighters training and briefing room;
- A smaller multipurpose meeting room for MIID meetings as well as a CCC (Community Co-ordination Centre) in the event of disaster;
- Male and female washrooms;
- A communications room with independent exterior access. This room will provide for operational radio control, designed to serve Mayne Island and the Southern Gulf Islands in major emergencies.

The Public Access Zone will house the MIID administration office, a secure data storage facility, offices for the Fire Chief/Deputy Fire Chief and Officers, an information and display wall as well as a wheelchair accessible washroom.

SITE CONSIDERATIONS

- The proposed fire hall will be located where the existing hall is sited;
- Temporary accommodation will be made for housing firefighting equipment and operations during the construction period;
- The existing water tank will be moved south to provide vehicle access to the rear of the hall;
- A water tank farm with four 4,150 gallon tanks (sufficient to provide rapid replenishment water capacity in summer droughts) will be located south-west of the new fire hall;
- The two existing water wells (having a combined supply capacity of 12.5 gallons per minute) will remain in service;
- The existing hose-drying tower will be replaced by a tower within the new fire hall building;
- The new fire hall will require the installation of a new septic sewage system;
- The existing Volunteer Fire Fighters Association facility (the old Mayne School building) will be relocated on site.

NEXT STEPS for the TASK FORCE

Finalize building construction estimates.

Finalize total all-in project cost estimates, including building costs, site works, interim financing, temporary facilities and construction supervision.

Fire Hall Construction Task Force recommendations will be presented to the MIID Board of Trustees.

The next Task Force public update meeting is scheduled for Saturday September 4th 2010 at the Community Centre, with a presentation session in the morning, to be repeated in the afternoon.

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QUESTIONS & ANSWERS

Q. Has the Task Force looked at the costs of facilities in other jurisdictions?

A. Yes. We found that new and renovated facilities in other jurisdictions are designed for the unique circumstances and needs in the communities served. It is therefore not possible to make direct comparisons. However, the information we have gathered will provide an extra lens through which to view the final cost estimates for the Mayne Island facility.

The proposed Mayne Island fire hall is designed to support the level of firefighting and rescue service operations deemed appropriate by Fire Fighting Authorities (and other agencies having jurisdiction) for the Mayne Island community.

Q. What is the expected cost?

A. The costs have not been quantified or analysed yet. The Task Force anticipates completing this task by late summer. The Task Force is planning that a review of full construction, project and site related costs will be completed in time to be presented at a meeting proposed for September 4th 2010 (at the Community Centre). The Task Force is committed to keeping costs as low as reasonably possible, while delivering a firefighting operations and administrative building that will ensure safe and effective firefighting facilities for years to come.

Q. How will the cost be financed?

A. The costs will be financed through the annual MIID tax levy, most likely amortized over a 20-year period. The Board of Trustees will make final determinations at a later stage in the process and after reviewing cost estimates.

Q. When would a new fire hall be constructed?

A. Construction can only be tendered after approval by Mayne Island voters.

The design development schedule that the Task Force is working toward will enable the MIID Board to call a referendum in late fall of 2010 or early in 2011. If approved, construction could commence in the spring of 2011, with completion in the fall of the same year.

Q. How will the new fire hall assist with the proposed Superior Shuttle Accreditation (an insurance rating level that results in significantly lower homeowner insurance costs)?

A. The new and improved fire hall will be one positive and major component of the proposed application for Superior Shuttle Accreditation.

Please direct any comments or questions to esctfc-miid@shaw.ca