

FIRE HALL TASK FORCE UPDATE Dec 8, 2010

Government has now approved the MIID submission regarding a new Fire Hall, the methods for informing the public, and has directed that a referendum be conducted to approve the Maximum amount to be borrowed. The referendum voting will be held March 12 2011, with mail in ballot opportunities for off island and vacationing residents.

A Task Force information meeting is scheduled for January 15 2011, 2 PM at the AG Hall, and a MIID Board public referendum meeting is scheduled for January 29, 2 PM at the Ag Hall.

The Task Force presented their final cash flow projections update to the MIID Board Dec 9. This estimate projection, and all other Task Force recommendations and reports can be viewed on the website at www.miidonline.com

The Task Force has often been asked to "de-mystify" the cash flow projections which determine the maximum amount that may need to be borrowed to complete the proposed fire hall. In response we are providing the following narrative budget format:

Pre-referendum costs \$101,500.

- Covers all costs incurred by the Task Force since Jan 2010, primarily consultant fees to determine the appropriate elements to be included in the new design proposal,
- evaluating alternative site planning and services logistics, monitoring construction pricing to determine the most appropriate approach to the frame (wood versus steel),
- developing design drawings at an advanced level sufficient to obtain accurate Class B estimates of cost [based on actual design details and quantities as opposed to less accurate per sq. foot estimates].
- referendum administrative costs.

Temporary accommodations \$126,500.

- The Task Force determined at an early stage that the most cost effective siting for the proposed Fire Hall, and avoiding expensive soil removal and retaining walls, was on the site of the existing Hall.
- During construction, the Fire & Rescue and MIID and Emergency Preparedness operations will be housed in a leased temporary heated tent structure and a leased trailer, located at the front of the site.
- Costs include lease of facilities, moving costs, relocating radio antennae, heating, and relocating firefighting water supply tanks.
- The Fire Chief is developing a detailed plan for maintaining seamless firefighting operations throughout.

Site development \$408,000.

- The cost estimates include demolition of the existing Hall, outbuildings, hose tower, and sidewalks.
- The existing Firefighters Association recreation hall, (formerly the Mayne school house, owned by the MIID) will be moved to a new location on site. Provision has been made for new foundations, exterior paint and a new roof.
- Other site improvements include a new septic field, new electrical service, hook ups to the relocated emergency generator, roof rainwater collection to a newly relocated 32,000 gallon tank farm, readily accessible hydrants for water tanker refilling, and upgrades to the site water system.
- Site development costs also include for removal of fill at the rear of the site, a new gravel firefighting apparatus turn round and parking yard, (doubles as a firefighting practice area), excavation for the new fire Hall foundations, and landscaping.

Proposed new Fire Hall and offices \$2,074,000

- Costing estimates were prepared by independent cost consultants, based on detailed design drawings. Estimates are at a Class B level (+/- 10%).
- After the development of the cost estimates, the construction management consultants advised the Task Force of an initial estimate of up to \$230,000 of cost savings that should be considered. In developing the cash flow budget, the Task Force has adopted \$85,000 of these, with the balance of \$145,000, along with other cost savings, to be determined at the final design stage.
- The proposed Fire Hall will accommodate all five firefighting apparatus (currently only 3 are housed securely and weather protected).
- The structural design level is post disaster, that is, the building and equipment will be accessible and operational in the event of a major seismic event.
- All working spaces and operations will conform to WorkSafe BC regulations.
- The building will qualify as an approved Fire Hall by Fire Underwriters Association standards.
- a Ready Room (lockers, firefighters gear and equipment)
- specialized equipment storage for breathing apparatus, forestry fire tools, Extraction Equipment ("Jaws of Life").
- Advanced vehicle emission extraction systems, and isolated facilities for dealing with contamination equipment and clothing which occurs during fire fighting.
- Building will be fully sprinklered, with a dedicated water system.
- Storage and maintenance space for all firefighting and emergency equipment.
- Training and debriefing room for 20-30 firefighters and a smaller multi-purpose meeting room, which doubles as Emergency Preparedness action room, and MIID meeting rooms.
- Direct entry radio room. Serves Mayne Island Emergency Preparedness, and also serves as Southern Gulf Islands emergency operations radio communications facility.
- Offices for Fire Chief, Deputy Fire Chief, Firefighter Officers, and MIID Administration.
- Hose tower, drying hoses, doubles as training facility.
- Washrooms, support facilities, small kitchen, and educational display boards.

Project soft costs \$42,500

- Covers legal contracts advice, building permits, and insurance and move-in costs.

Consultants \$387,500

- Development of working & tender drawings, construction supervision, as-built drawings, warranty, and maintenance schedules.
- Construction management, organizing tenders, advising building committee, site and construction supervision, project superintendent.

Contingency, Taxes \$739,000

- The Task Force has adopted a government preferred and conventional industry standard contingency of 10%, applied to ALL costs. The contingency amount, estimated at \$304,000 is to cover unanticipated raw material price increases, labour shortages, and tightened or adverse bidding circumstances. None of these conditions are forecast for the proposed construction period.
- The Task Force has adopted the advice of the cost consultants to allow for market inflation from the Sept 2010 base to a proposed May 2011 construction start, by 2%, estimate \$61,000.
- HST taxes in the order of \$373,900 are included. MIID, as a municipal government, can claim 85% of these taxes back.

Recoveries, grants (minus \$557,000)

- The existing Fire Hall Reserves have funded pre-referendum costs to date. (\$101,500)
- Further MIID Fire Hall Reserves of \$105,000 are available to be applied to Fire Hall costs.
- A \$20,000 Southern Gulf Islands Emergency Preparedness grant is available, at occupancy.

- A \$10,000 2010 operations budget for storage facilities can be applied.
- MIID are eligible for HST rebates amounting to \$321,000.
- Other Provincial grants are being explored. To date, in the current economic climate, none have proved useful or available.

Interim borrowing costs. \$81,000

- To fund the construction through to completion when the project costs can be converted to a long term Provincial financing loan, interim financing needs to be arranged.
- The Task Force calculates the cost of this to be \$81,000, based on the projected monthly draws, and assuming a market rate of 5%.
- It is anticipated that lower rates will be available through government sources.

Maximum Net Borrowing.

- The Task Force projects that the net amount required to be borrowed will not exceed \$3,400,000.
- This net maximum borrowing amount is deemed to be a prudent and conservative amount.
- The determination of the final amount will depend on market forces during a tendering process, the amount of the inflation allowance and contingencies(\$365,000) that are not used, and design cost savings (\$145,000 or more) that can be effected during final design and tendering.

If you have any comments, concerns, questions, or useful information to share, please contact the Task Force directly at esctfc-miid@shaw.ca

Check the website @ www.miidonline.com for further updates and for detailed projections.

submitted by Bill Warning, (Chair), on behalf of the Task Force.