

**DATE:** June 8, 2020**FILE:** 7200-20/Mt. Washington**TO:** Chair and Directors  
Electoral Areas Services Committee**FROM:** Russell Dyson  
Chief Administrative Officer

Supported by James Warren  
Acting Chief Administrative  
Officer  
***J. Warren***

**RE: Mount Washington Fire Service Building, Update**

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**Purpose**

The purpose of this report is to update the Board regarding the Mount (Mt.) Washington fire services building project.

**Recommendation from the Chief Administrative Officer:**

This report is provided for information only.

**Executive Summary**

Although the COVID 19 pandemic has presented some challenges staff continue to move this project forward.

The Mt. Washington fire service building is expected to provide the following benefits to the service:

- The ability to safely and securely store Mt. Washington firefighting equipment.
- A decreased response time as equipment is quickly accessed by Mt. Washington volunteers while Oyster River Fire Rescue is enroute.
- Improved recruitment and retention of Mt. Washington volunteer firefighters.

**Fire Hall Design**

The conceptual design of the fire services building is now complete, and includes space for two fire trucks, administration, washrooms and storage. This conceptual design is supported by the steering group.

In the fall of 2019 the geotechnical analysis identified challenges with the property that will likely result in increased construction costs.

A “Class A” estimate is considered to be within 10 per cent of the anticipated actual cost. Staff has engaged an engineering firm with architectural capacity to finalize the design and to develop a “Class A” estimate of the construction costs including the anticipated cost of meeting the identified geotechnical challenges. It is anticipated that the engineering firm should have the final design and Class A estimates completed by fall 2020.

It is anticipated that the construction cost estimate will not be sustainable within the current maximum allowable requisition and borrowing limits. Accordingly, an elector assent process may be required to increase those levels if construction is to proceed.

Table 1 below summarizes a possible project schedule based on the assumption that an elector assent process will be required to construct the fire services building.

#### Taxation Impact

On the advice of the steering group, the adopted 2020-2024 financial plan for the service includes:

- Funds to seek elector assent to increase the maximum requisition.
- Use of the full maximum requisition allowable in 2020 to accumulate funds for fire services building construction.

The current annual requisition for the service is \$200,824 which is the maximum allowable in 2020.

Once the “Class A” cost estimates are determined, staff will calculate a sustainable maximum requisition required for construction costs as well as the cost of addressing the geotechnical challenges.

If an elector assent process is required, staff will seek board direction at a future meeting.

Prepared by:

Concurrence:

***J. Bast***

***D. DeMarzo***

James Bast  
Manager of Fire Services

Doug DeMarzo  
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#### **Government Partners and Stakeholder Distribution (Upon Agenda Publication)**

Mount Washington steering group	✓
Oyster River Volunteer Fire Rescue Association	✓

**Table 1** -Revised estimated project schedule.

Description	Anticipated schedule	Notes
Engage engineer/architect to refine the design	Summer/Fall 2020	
Engineer/architect to refine construction cost estimates to Class A level.	Fall 2020	Includes estimate costs of identified geotechnical challenges.
Initiate community discussion regarding equipment and construction costs.	Fall /Winter 2020	Based on Class A estimates
Electoral assent process	Winter 2021	Request to increase maximum requisition and maximum borrowing amount
Contractor procurement process	Winter/Spring 2021	If elector assent is favorable.
Construction	Summer 2021	

#### **Citizen/Public Relations**

The steering group continues to assist the Comox Valley Regional District at an advisory level in the development of the service. At its meeting of January 17, 2020, the steering group reviewed the 2020-2024 financial plan staff report and concurs with the priorities it sets.