

RECEIVED

File: 7200-20141

JUL 14 2017

July 12, 2017

Comox Valley Regional District
600 Comox Road
Courtenay, B.C.
V9N 3P6

To: WEB
cc: RDYSON, I SMITH
J BAST, J BRADLEY

Registered Mail

Attention: Board of Directors, Comox Valley Regional District

Dear Directors:

**Re: Hornby Island Fire Hall Construction
Deficient Moisture Barrier in Apparatus Bay Walls**

We are writing to advise you of our concerns regarding a construction deficiency that has been discovered at the newly constructed Hornby Island Fire Hall. Specifically, it has become apparent that there is an inadequate moisture vapour barrier in the walls of the apparatus bays of the new hall.

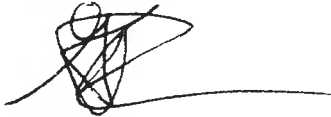
Our concerns about the construction deficiency were recently brought to the attention of Messrs. Russel Dyson and Ian Smith during a telephone conversation on June 23, 2017. By letter date June 28, 2017, Mr. Dyson responded to certain of the concerns that were raised with them. Mr. Dyson advised that it is the Comox Valley Regional District ("CVRD")'s continued intention to rely upon a remediation fix that has been proposed by SUA, Island West Coast Developments and RDH.

As you know, the construction of the new fire hall was a significant financial undertaking for our community. The new building was designed to meet post-disaster standards and to have a service life of 50 years. We are extremely concerned about the proposed remediation action, including because insufficient details have been released for public scrutiny. In our view, the proper course of action would be to retain an independent consultant to ensure that the recommended remedial action is the best solution available. It is critical that any remediation will maximize the service life of the facility without unduly burdening Hornby Island taxpayers in future, or posing a risk to public safety.

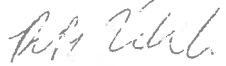
Based upon Mr. Dyson's letter of June 28th, 2017, it is our understanding that the CVRD does not intend to undertake an independent review of the sealed remediation recommendation report and that the CVRD will rely upon the architect, contractor and their consultant (see attached letter dated June 28, 2017). As we understand it, the proposed "fix" will rely heavily (and perhaps exclusively) upon the use of vapour barrier paint. Relying upon vapour barrier paint will clearly not address the scope of the problem in the long term.

We wish to express our strong disagreement with the course of action proposed by the CVRD. In our respectful view, due diligence demands, at a minimum, that the CVRD take steps to ensure that the proposed remediation action will preserve the service life of the new fire hall.

Respectfully
Hornby Island Fire Rescue Design Group



Giff La Rose
HIFR Fire Chief, Retired



Rob Zielinski
Captain, HIFR

Enc. Letter from Russell Dyson, CAO CVRD, June 28, 2017

cc: Mr. Bruce Jolliffe, Area A Director
Mr. Rob McCreary, President of HIRRA
Russel Dyson, CAO — COPY

Office of the Chief Administrative Officer

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June 28, 2017

File: 7200-20/HI

Giff La Rose
7085 St. John's Point Road
Hornby Island, V0R 1Z0

Sent via email only: gifco@telus.net

Dear Giff

Re: Hornby Island Fire Hall Renewal

Thank you for your June 2, 2017 letter and subsequent phone call on June 23, 2017 with our General Manager of Community Services, Ian Smith and myself.

You expressed concern regarding the construction of the new Hornby Fire Hall, including the proposed remediation for the moisture build-up in the fire apparatus bay walls and the ability for the apparatus bays to handle potential moisture from department operations.

As explained, the Comox Valley Regional District will be relying on the professionalism, qualifications, expertise, and ethics of SUA, Island West Coast Developments and RDH in regards to the proposed remediation plan to address the moisture build-up in the walls of the apparatus bays. We will be reviewing your concerns with SUA around the possible need of an additional air handling system to reduce moisture in the apparatus bays as a result of fire operations and we will work with Fire Chief Doug Chinnery to ensure the new hall meets with the operational requirements. I have asked Ian Smith to attend an upcoming fire practice to speak to the membership about these matters.

We appreciate your bringing these matters to our attention. As you have indicated that you are an auxiliary member of Hornby Fire Rescue please ensure that Fire Chief Chinnery is made aware of any concerns that you may have on the Fire Hall project.

Thank you for your dedication on this project, including time spent on the Hornby Island Design Group for the new Fire Hall.

Sincerely,

A handwritten signature in black ink, appearing to read 'Russell Dyson', is written over a horizontal line.

~~Russell Dyson~~
Chief Administrative Officer

cc: Ian Smith, General Manager of Community Services Branch