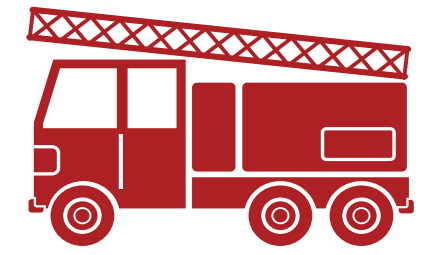


Cumberland Fire Hall Project



CUMBERLAND'S FAILING FIRE HALL

The Village of Cumberland's fire hall needs replacement to meet modern building standards and continue to meet the safety needs of our growing community. Below are the key reasons why a new fire hall is needed:

LACK OF SPACE

The building is undersized for today's equipment. It does not provide the clearance for modern vehicles and, even where adaptations have been made so trucks can fit in, there's not enough room for personnel and trucks to be prepared in an emergency response. This creates significant operational challenges and leaves poor conditions for local firefighters, whose critical work helps protect Cumberland residents and non-resident property owners.

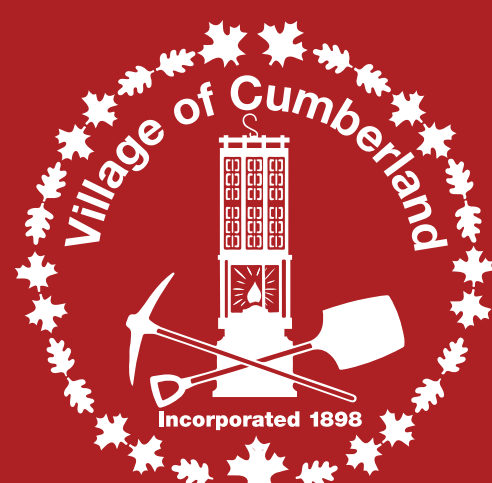
IMPACT ON INSURANCE COSTS

The condition of the fire hall influences private insurance premiums. Rates are calculated from an inspection score given to Cumberland's fire service ever five years by the Fire Underwriters' Survey. In 2018, despite scoring very well in other components such as its training programs, the Cumberland fire service's score was reduced due to lack of suitability and reliability of the existing facility.

The lower score for the fire service would increase the perceived risk for insurance as they calculate coverage.

SEISMIC RISK + DISASTER PREPARATION

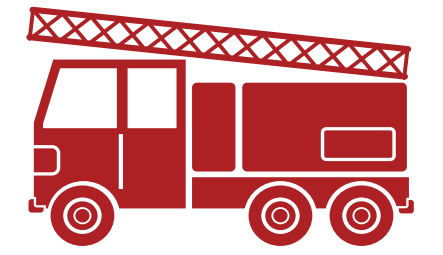
The current fire hall is at risk of collapse in a seismic event. This raises concerns about how emergency services could be delivered in the community if something were to happen to the existing fragile facility. A replacement fire hall not only addresses the ongoing, daily issues presented by the unsuitable space, but it also offers an opportunity to create a post-disaster building that would serve as Cumberland's Emergency Operations Centre (EOC) in the case of an earthquake or other incident.



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Cumberland Fire Hall Project



ALTERNATIVE APPROVAL PROCESS

To borrow money, local government must receive approval from its electors, who are ultimately responsible for the cost. To seek approval to borrow funds for construction of a new fire hall, Village of Cumberland Council is holding an alternative approval process (AAP) – also known by some as a counter-petition.

ABOUT AN AAP:

- People who do not support the borrowing may sign and submit an “elector response form” in confidence, indicating their opposition.
- If 10 per cent of the electorate returns a form, the borrowing cannot be approved.
- The AAP form submission period is at least 30 days in length.
- Only electors of the Village of Cumberland can sign a form.

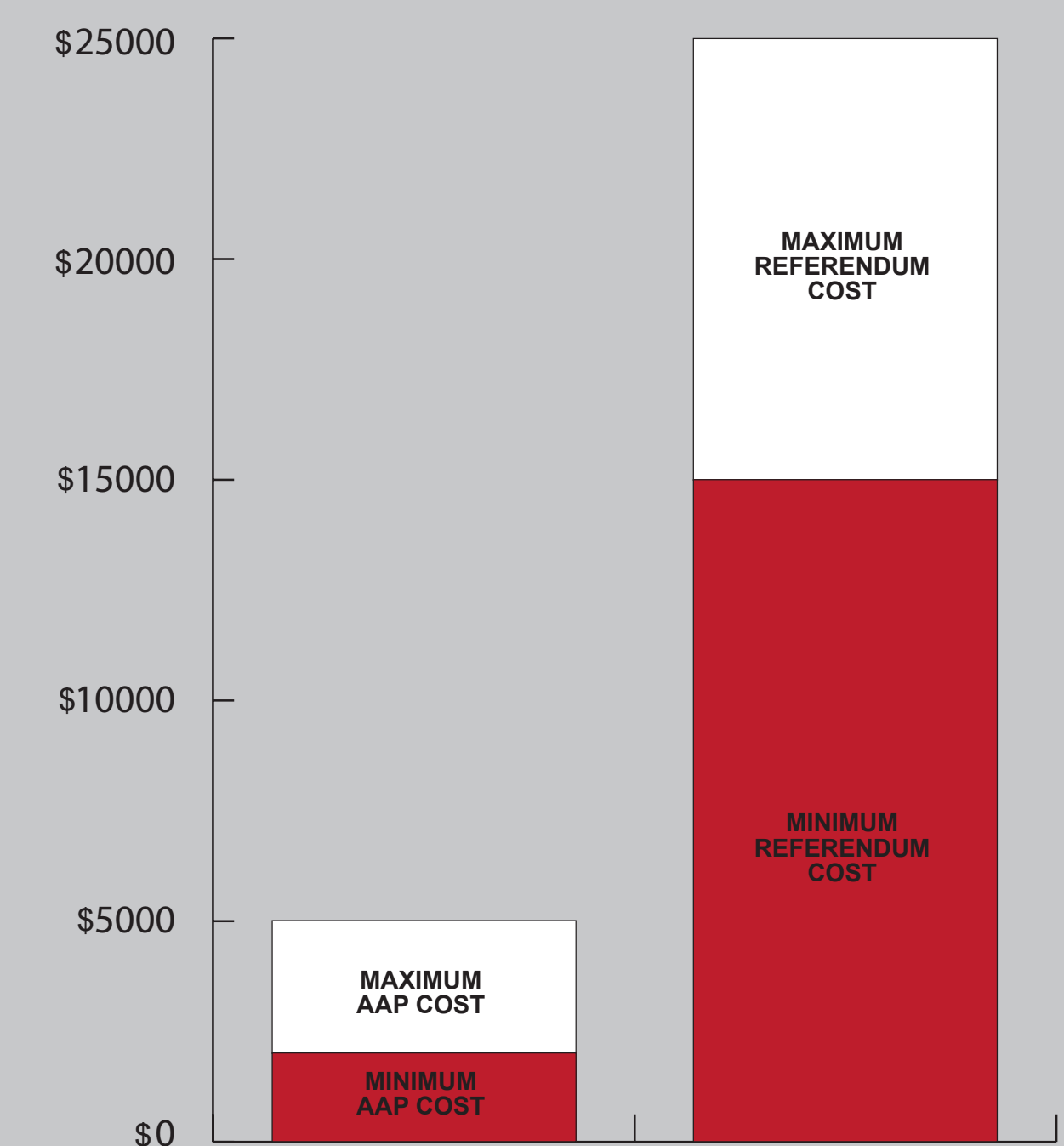
FIRE HALL AAP:

- Council is seeking to borrow \$4.2 million.
- The AAP form submission period is Nov. 5-Dec. 13, 2019 (4:30 PM), for those who OPPOSE borrowing funds.
- Forms are available at the Village office or by searching “Fire Hall AAP” on the Cumberland.ca website.

WHY AN AAP AND NOT A REFERENDUM?

CHEAPER: AAPs are less expensive to administer than a referendum (outside a local government election cycle)

FASTER: An AAP can be completed in a shorter time frame. For the Cumberland Fire Hall project, this could result in completing the tender process before the end of 2019 and securing lower construction rates.

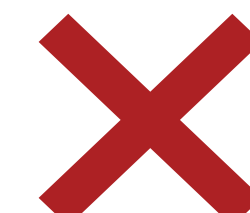


WHAT HAPPENS IF THE AAP...



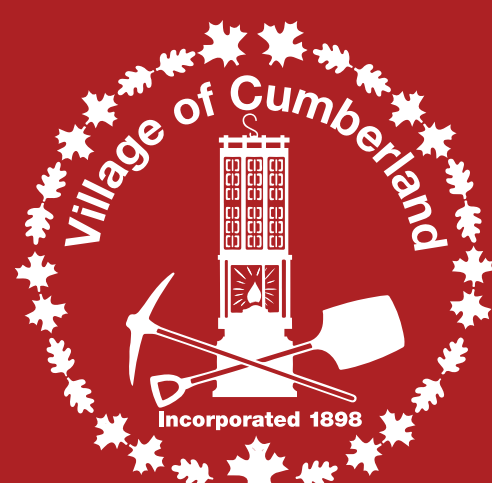
PASSES

Should the AAP result in support for borrowing; tender procurement will close before the end of December with construction to begin in 2020. This short timeframe is the result of much preparation work over the last six years.



FAILS

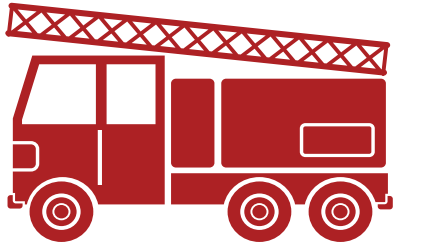
Council would not have approval to borrow funds to construct the fire hall and would then need to consider next steps, which could include proceeding to a referendum or revisiting the proposed approach for a new fire hall. Either way, the fire hall could not be constructed on the current timeline.



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Cumberland Fire Hall Project



COSTS FOR RESIDENTS

Council is seeking to borrow \$4.2 million to build the new fire hall at 4382 Cumberland Road. Currently, a design has been drafted, the property is purchased and now the Village is looking to borrow the funds required for construction.

COST ESTIMATE:

If approved, the \$4.2 million borrowed will result in an increase in taxes for the fire protection service. This will cover debt repayment AND operating costs.

\$4.2 Million Borrowing + \$75,000/Year Operating	30-Year Term 4.5%	20-Year Term 4%
2019 Average Residential Assessment – \$431,847		
Current Charges*	\$3,194.00	\$3,194.00
2020 Increase	\$170.00	\$170.00
New Fire Hall – Additional Charges**	\$120.00	\$142.00
Total:	\$3,484.00	\$3,506.00
2019 Median Commercial Assessment – \$306,150		
Current Charges*	\$7,394.00	\$7,394.00
2020 Increase	\$461.00	\$461.00
New Fire Hall – Additional Charges**	\$248.00	\$294.00
Total:	\$8,103.00	\$8,149.00

* Total includes 2019 taxes, utilities, parcel and frontage charges plus an estimated water supply parcel charge (expected in 2021). Average household is estimated to pay \$205 towards fire services as part of their charges in 2019. Median commercial is estimated to pay \$425.

** Total includes facility operating costs of \$75,000 per year and funding received by the Village from the Rural Cumberland Fire Protection Service.



PLANNING FOR UPGRADES

Cumberland is facing a number of required infrastructure upgrades, in addition to the important new fire hall. Council is also preparing for a wastewater treatment project that will not impact taxpayers due to grants and Developer contributions. There will be a parcel charge estimated between \$63 and \$74 for the Water Supply Project debt.

ESTIMATE + CONTINGENCY

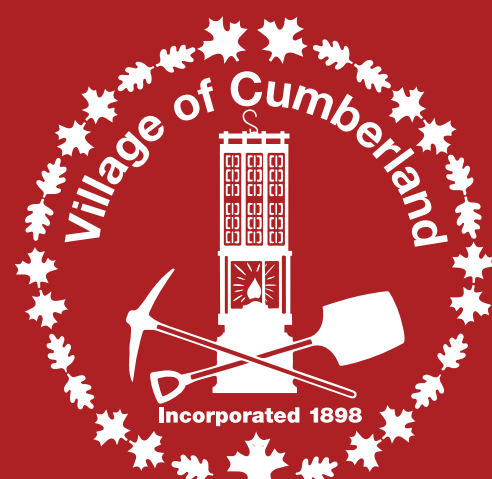
The current construction estimate is \$4.05 million – this includes a five per cent contingency. The village is seeking support to borrow up to \$4.2 million so that they can move forward if there are small increases to the original estimate. The full \$4.2 million will only be borrowed if needed.

2019 CONSTRUCTION COSTS

The Village is moving through this process now in the hopes of securing 2019 construction pricing.

INCREMENTAL INTRODUCTION

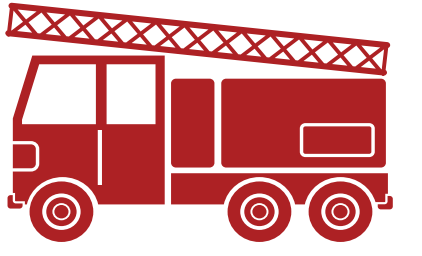
The Village's finance team is recommending an incremental introduction of this additional fee over the coming four years, to allow property owners to prepare for the anticipated change to their property bill.



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FEATURES OF THE NEW DESIGN

The new fire hall is designed to resolve longstanding operational issues with the aging current facility. This efficient, structurally sound facility is intended to provide what is needed now, while providing opportunities for expansion in the future. Below are a few highlights of the proposed design:



GENERAL

- Space designed for function and economics
- All building features designed with budget in mind.
- Historical area for display of the Village's equipment & achievements
- Area provided for public use and the use of firefighters
- Room to maneuver engines outside of the building without impacts to Dunsmuir Avenue traffic
- Designed to accommodate future expansion

BUILDING

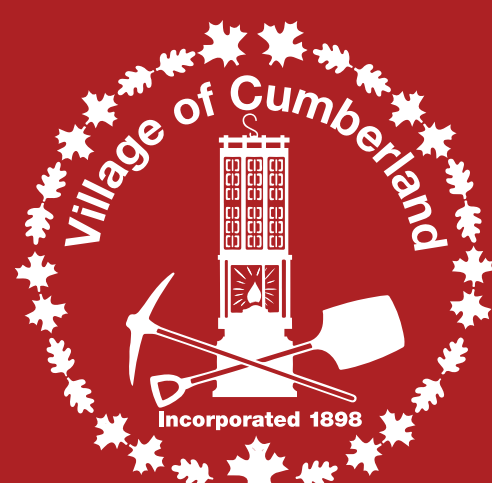
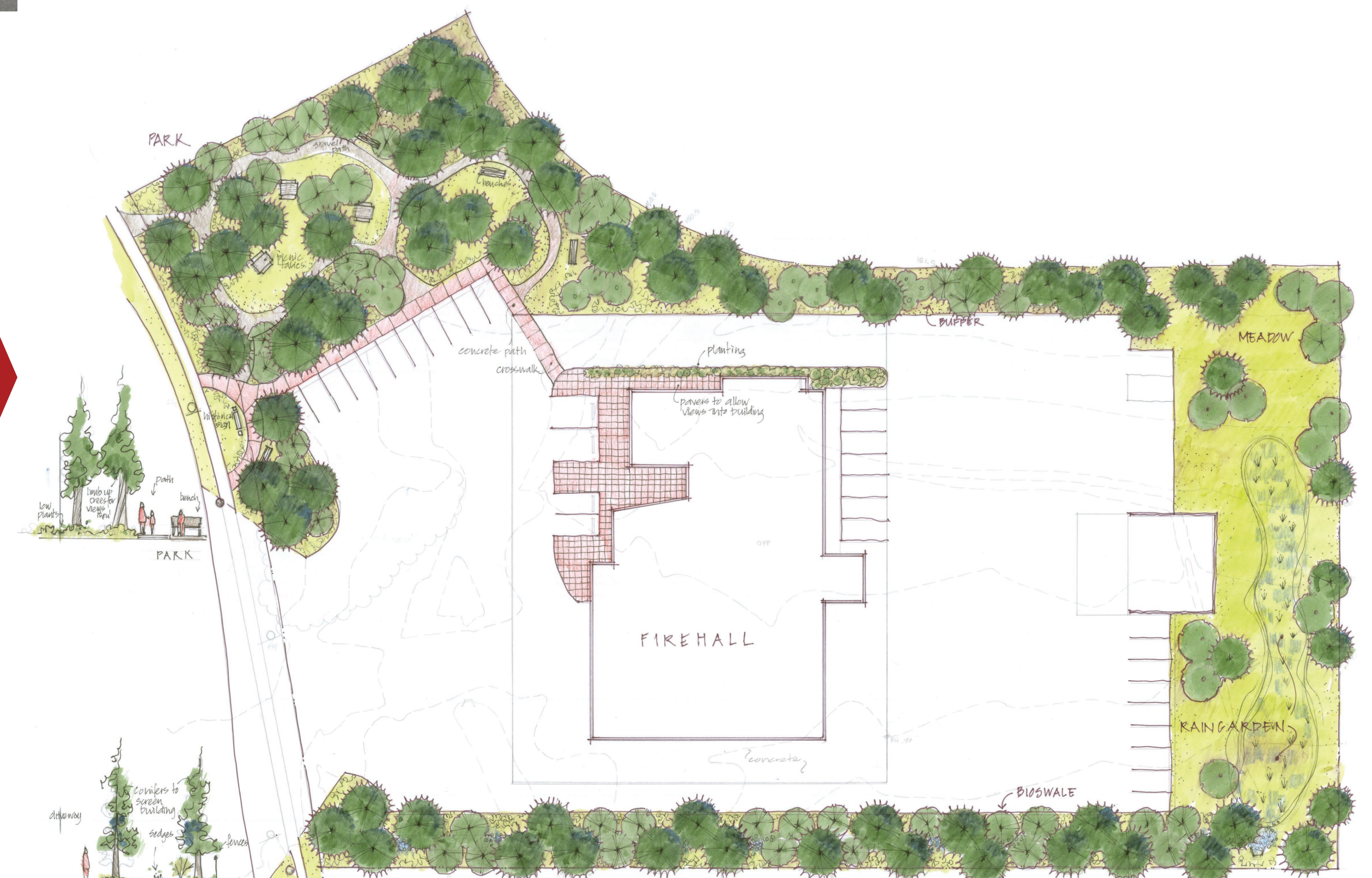
- Post-disaster design using wood frame, steel and concrete
- Proper ventilation to vent exhaust from engines, and for gear room
- High efficiency fixtures
- Houses all fire protection operations under one roof
- Onsite gym to support firefighter fitness requirements

EQUIPMENT AND PERSONNEL

- Size-appropriate entries for modern trucks and equipment
- Sufficient room to accommodate firefighters as they prepare themselves and equipment
- Office space and training/gathering room incorporated
- Decontamination showers and washers to wash firefighting gear
- SCBA room for maintenance/testing of breathing equipment

SITE

- Use of native plants/ planting material
- Addition of walking paths for public use along Cumberland road
- Use of bio-swale to filter stormwater runoff and oils
- Proper parking to accommodate volunteers



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