



REPORT

To: Rural Budgets Administration Committee

Report Number: CS-RBAC-026

From: Trish Morgan, General Manager of Community Services

Date: November 25, 2021

Subject: Charlie Lake Fire Hall Condition Assessment Repairs

RECOMMENDATION #1:

That the Rural Budgets Administration Committee approve a funding commitment in the amount of \$11,500, in 2021, payable from Electoral Area C Peace River Agreement Funds, Spending Item #6 – Fire Protection, to be issued to the Charlie Lake Fire Department Function – 315, for the replacement of their hot water heater.

RECOMMENDATION #2:

That the Rural Budgets Administration Committee recommend that the Regional Board amend the 2021 budget for Function 315 – Charlie Lake Fire to:

- Increase Transfer from Peace River Agreement Reserve - \$11,500
- Increase Machinery & Equipment - \$11,500

RECOMMENDATION #3:

That the Rural Budgets Administration Committee approve a funding commitment in the amount of \$26,000, in 2022, payable from Electoral Area C Peace River Agreement Funds, Spending Item #6 – Fire Protection, to be issued to Function 315 - Charlie Lake Fire Department, to move domestic water piping away from electrical outlets and to conduct engineering studies to:

- a) review condition of structure between original building and addition;
- b) examine the grading around the building perimeter; and
- c) examine the heated water distribution and glycol loop.

BACKGROUND/RATIONALE:

Charlie Lake Fire Hall is located at Fire Hall Road in Charlie Lake, BC. This facility is a two-storey structure without a basement, constructed in 1977 on land leased from the Province of BC. An addition was constructed in 1987. The total gross floor area is estimated to be about 624 SM in size. The building was assessed on June 17, 2021.

Aligning with the current Regional Board Strategic Plan, a condition assessment of the Charlie Lake Fire Hall was conducted in 2021 by FCAPX in June 2021. The scope of the assessment was to determine the current condition and remaining service life of the fire hall, and to identify required repairs along with associated costs.

The Fire Hall's condition was rated as "Good" however, the following items need addressing in 2021 and 2022. Charlie Lake's hot water heater is currently not working and staff have been looking at options for replacement. WorkSafe Regulation 5.82 and 5.83 requires that firefighters shower at the fire hall after they have been exposed to any hazardous materials (e.g., after any fire). As such staff

have been investigating hot water tanks with larger capacity and hot water on demand so that all crew members can decontaminate before leaving the hall.

Further, a number of recommendations relate to conducting engineering studies in 2022. Once those studies are complete, then requests for funding may be brought forward to the conduct the work based on the costs identified in the studies.

ALTERNATIVE OPTIONS:

1. That the Rural Budgets Administration Committee provide further direction.

STRATEGIC PLAN RELEVANCE:

- Organizational Effectiveness
 - Develop a Corporate Asset Management Program

FINANCIAL CONSIDERATION(S):

As of October 31, 2021 Electoral Area C had the following uncommitted balances:

- Peace River Agreement = \$3,007,080.74
- Fair Share = \$981,719.04
- Gas Tax = \$2,300,136.34

2021 Recommendations

Item	Cost (+/- 30%)	Year
1. Replace rusted and worn domestic water heater (currently not functioning)	\$8,822	2021
TOTAL	\$8,822	
Including ~30% Contingency	\$11,500	

2022 Recommendations

Item	Cost (+/- 30%)	Year
1. Engineering study to review condition of structure between original building and addition and conduct recommended repairs (p.22)	\$5,000	2022
2. Engineering study of grading around the building perimeter and identify associated repairs.	\$5,000	2022
3. Engineering study of heating water distribution and glycol loop and identify associated repairs (p. 77)	\$5,000	2022
4. Move domestic water piping away from electrical outlets	\$5,000	2022
TOTAL	\$20,000	
Including ~30% Contingency	\$26,000	

COMMUNICATIONS CONSIDERATION(S):

None at this time.

OTHER CONSIDERATION(S):

[Community Works Gas Tax](#) funding can now be used for specific items related fire departments as follows:

Fire Halls and Fire Stations

Fire hall and fire station infrastructure* Examples include:

- New fire hall (building) for housing fire-fighting apparatus and staff (may include attached dorms, basic training facilities and administration areas)
- Retro-fit and modernization of existing firehalls and attached building space
- Acquisition of a fire-truck as a capital asset as part of an overall capital upgrade to an existing fire hall or construction of a new firehall

*Note, the following investments are **not eligible** in the Fire Halls and Fire Stations category:*

- Acquisition or replacement of fire trucks or other vehicles as a standalone project
- Personal protective equipment (PPE) and gear and other fire station related equipment
- Fire hydrants and reservoirs
- Communications devices (Ex.: Cell phones, radios, pagers)
- Structural Protection Units and contents

*Exclusive to the Fire Halls and Fire Stations category, costs must have been incurred after April 1, 2021 to be eligible for investment.

Attachments:

1. Charlie Lake Fire Hall Facility Condition Assessment 2021
2. Charlie Lake Fire Hall Reserve Fund Study 2021
3. Charlie Lake Fire Hall Energy Efficiency Report 2021