



REPORT

To: Rural Budgets Administration Committee

Report Number: CS-RBAC-027

From: Trish Morgan, General Manager of Community Services

Date: November 25, 2021

Subject: Moberly Lake Fire Hall Condition Assessment

RECOMMENDATION:

That the Rural Budgets Administration Committee approve a funding commitment in the amount of \$28,500 in 2022, payable from Electoral Area E Peace River Agreement Funds, Spending Item #6 – Fire Protection, to be issued to the Moberly Lake Fire Department Function – 335, for the following:

1. Installation of an automated winch system for access to the hose tower;
2. Replacement of a forced air furnace; and
3. Completion of an engineering study to assess water ponding and running into the building, and heaving of gravel.

BACKGROUND/RATIONALE:

Moberly Lake Fire Hall is located at 6494 Lakeshore Drive in Moberly Lake, BC. This facility is a two-storey structure without a basement, constructed in 1983. An addition was constructed on the west side in 1991. The total gross floor area is estimated to be about 410 m² in size. The building was assessed on June 22, 2021.

In alignment with the current Regional Board Strategic Plan, a condition assessment of the Moberly Lake Fire Hall was conducted by FCAPX in June 2021. The scope and purpose 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 Firehall's condition was rated as "Good" however, a number of items need addressed in 2022. The wood ladder and wood platforms constructed within the hose tower are unsafe. As a result, the hose tower is not in use. It is recommended to provide an automated winch system for the hose drying tower to eliminate the need to climb the tower, which would allow removal of the unsafe wood infrastructure.

The lunchroom at the Fire Hall is heated and ventilated using a forced air furnace that is powered by natural gas. The furnace has exceeded its expected useful life and is exhibiting signs of wear and tear consistent with its age including loud operation and presumed loss of efficiency. Lifecycle replacement is recommended. The furnace is currently rated in "poor" condition.

It is recommended that a study be completed to determine the source and provide a solution for site stormwater ponding (which at times leads to water running into the building) and associated ground heaving around the west entrance. Once the cause has been determined, and options to remedy the issue are developed, a future funding request may be brought forward to complete any site remediation and repair works identified in the study.

Staff recommend deferral of repainting the metal cladding on the building, estimated at a cost of approximately \$56,000. Other safety and capital needs are under review by the Fire Chief, which may need to be prioritized over painting the exterior in 2022.

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 at October 31, 2021, the Electoral Area E PRA reserve balance was \$2,283,900.20.

2022 Recommendations

Item	Cost (+/- 30%)	Year
4. Install an automated winch system for access to the hose tower as the current system is unsafe.	\$10,000	2022
5. Replace forced air furnace. (p. 62)	\$4,481	2022
6. Engineering study to assess ponding and heaving of gravel and water running into the building. (p.87)	\$7,500	2022
7. Repaint exterior metal cladding	n/a	Defer 1 more year
TOTAL	\$21,981	
Including ~30% Contingency	\$28,500	

COMMUNICATIONS CONSIDERATION(S):

None.

OTHER CONSIDERATION(S):

None

Attachments:

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