

FIRE STAFF REPORT

FSR-006/2020

TO: Mayor Gibson and Members of Council
FROM: M. Alcock, Fire Chief/CEMC
DATE OF MEETING: May 14, 2020
SUBJECT: Central Fire Station Project Chronology

RECOMMENDATION(S):

THAT Fire Staff Report FSR-006/2020 respecting Central Fire Station Project Chronology be received as information

EXECUTIVE SUMMARY:

This report includes information and a chronology/project history to assist the committee as it progresses with a review of the Joint Emergency Services Facility Project.

BACKGROUND

January 2019 - Council approved purchase of lands on Highway 3 in Chambers Corners for the proposed purpose of a Fire Station.

March 2019 - Staff delivered a presentation, outlining the needs of the proposed facility to the Niagara Region Police Services Board on March 28, 2019. Staff have met with representatives of Niagara Region and Niagara Emergency Medical Services to discuss service needs.

April 2019 - Council approved Phase 1: Land Acquisition and Preconstruction studies and engineering budget of \$850,000.00

May 2019 - Understanding the needs of the Wainfleet community and the long-standing lack of facilities for the Community Response Unit, Niagara Regional Emergency Medical Services have indicated an interest in a shared location provided through a long term Lease Agreement. Niagara Regional Emergency Medical Services have shared their spatial needs for the facility and Township staff are incorporating these needs into a draft plan that is currently being developed. A long term lease agreement is being developed and negotiated with Niagara Region EMS to ensure all costs associated with the EMS portion of the building are recovered.

June – October 2019 - Council directed staff to dispose of the existing dwelling by way of Real Estate sale, and to begin the rezoning and official plan amendment. Various Surveys and engineering studies including, the Land Survey, Traffic Brief, Geological study, etc., were conducted between June & September of 2019.

December 2019 - Council approved a Zoning Amendment and an Official Plan Amendment to combine and re-title all the lands within the hamlet boundary to “Institutional” for municipal government uses. Following consultation with Township and Regional Planning staff, a Justification Memo was developed.

December 2019 - Staff developed and conducted a survey with members of Council and Fire Service personnel, in order to determine priorities, needs, and expectations of the new facility. Results of the Surveys indicate that Firefighter Health & Wellness, Long term planning, Multi-purpose for municipal use, Energy efficient and cost effective construction are all priorities for Council and Fire Personnel.

January 2020 - Council received FSR-003-2020 Joint Emergency Services Facility Project Update - Spatial Needs Assessment, (http://www.wainfleet.ca/images/sections/council/files/agenda_packages/2020/2020%2001%2028%20Agenda%20Package%20C02.pdf Pages 120-246), which reviewed the following:

- Results of the surveys,
- Recommendations from the Master Fire Plan c.2013 and the Fire & Emergency Services Operational Review, c.2016
- Previous reports on satellite fire station needs,
- Ministry of Labour Orders, c.2015/2016,
- Various guides and Industry best practices

The spatial needs assessment (SNA) was conducted to determine and justify overall needs of the Fire Service. The SNA includes a gap analysis of current operational needs as well as longer-term projected needs. The gap analysis provides a comparison of current WFES operations to the Occupational Health & Safety Act, Section 21 Guidance Notes, NFPA standards, and industry best practices. It should be noted that the Ministry of Labour (MOL) conducted inspections on all four stations in April of 2016. There were orders issued at that time, which included recommendations that new facilities be built. MOL Inspectors required that some of the issues were to be immediately corrected. Outstanding violations were to be addressed during the construction of any new station. The MOL Section 21 Committee has developed a draft “Cancer Prevention Checklist” for Fire Services. Part ‘C’ of the checklist outlines MOL and Industry best practices for the design and use for Fire Stations, Which serves the twofold purpose of protecting the firefighters, but also, reducing liability in the unfortunate circumstance that a firefighter were to develop a health condition arising from his/her work environment.

Some of the items on the Checklist include:

- 1- Ventilated Laundry room/area (Regular washing machine)
- 2- Laundering facilities (Extractor) for Structural Firefighting Ensembles (Bunker Gear)
- 3- Shower & Decontamination areas
- 4- Clean vs. Dirty work areas
- 5- Protected and ventilated Structural Firefighting Ensembles (Bunker Gear) storage areas

Following the review, staff developed a spatial needs workbook ensuring each work space met the Ontario Building Code for occupancy ratings.

Once spatial needs were assessed and reviewed, staff drafted a “concept” plan that included all of the facilities identified in the needs assessment and workbook.

February 2020 - Council conducted a tour of local Fire Stations within Niagara Region that were utilized as Fire Services headquarters and as primary or alternate Municipal Emergency Operations Centres. The following stations were visited

- 1- West Lincoln Station 1 (Smithville) – Fire Department Headquarters & Municipal Emergency Operations Centre
- 2- Lincoln Station 3 (Fly Rd) – Satellite Station
- 3- Lincoln Station 4 (Jordan)- Primary Municipal Emergency Operations Centre
- 4- Pelham Station 1 (Fonthill) – Fire Department Headquarters & Primary Municipal Emergency Operations Centre
- 5- Pelham Station 2 (Fenwick) – Alternate Municipal Emergency Operations Centre & multipurpose community room
- 6- Pelham Station 3 (Cream Street) - Satellite Station
- 7- Port Colborne - Fire Department Headquarters & Alternate Municipal Emergency Operations Centre
- 8- Fort Erie Station Central - Fire Department Headquarters & Alternate Municipal Emergency Operations Centre

Direction was provided to staff to engage a firm to develop preliminary designs utilizing the spatial needs assessment as approved by FSR-003-2020 and prepare comparative costs estimates based on various types construction and finishes.

Council also directed staff to conduct a public open house to present the preliminary designs and comparative costs estimates based on various types construction and finishes.

As at the time of writing of this report, staff were in the process of implementing these Council directions for consideration by Council once the COVID-19 Pandemic State of Emergency condition had concluded.

March 2020 – Council approved the 2020 Budget including Phase 2: Fire Station Construction, Fixtures, Finished and Equipment estimated budget of \$4,500,000.00.

March/April/May 2020 - Provincial, regional and local states of emergency declared in response to the COVID-19 Pandemic.

April 28, 2020 – Council held a special meeting to discuss the status of the fire station project as a follow up from the Administrative Report ASR-012/2020 “COVID-19 Impact Report” that had been presented at the Regular council meeting held on April 21, 2020. Council formed a committee to review the Fire Station Project.

OPTIONS/DISCUSSION:

This report has been prepared as background information for review by Members of Council.

FINANCIAL CONSIDERATIONS:

See report ASR-016/2020 Central Fire Station Project Financial Overview

OTHERS CONSULTED:

- 1) WFES Officers
- 2) Deputy Fire Chief
- 3) Strategic Leadership Team

ATTACHMENTS:

None.

Respectfully submitted by,

Approved by,

Morgan Alcock
Fire Chief/CEMC

William Kolasa
Chief Administrative Officer