

**Special Joint Meeting
Mayne Island Improvement District Board of Trustees
Fire Hall Task Force Committee
Thursday, August 12, 2010 12:00 Lunch; Meeting following
Location: MIFRS Fire hall Boardroom**

CALL TO ORDER:

Chair, Jim Marlon-Lambert called the meeting to order at 12:45 p.m.

PRESENT:

Trustees:

Jon Hoff, Jim Marlon-Lambert; David Maude; Aaron Somerville;
and Tracey DeRousie, arriving at 1:15 PM

Staff:

Administrator: Moira McCulloch
Fire Chief: Jeff Francis
Recording Secretary: Gerrie Wise
Deputy Chief: Steve DeRousie

Task Force Committee Members

Don DeRousie
Al Wood
Peter Waddell
Harry Lane
Bob Aldcorn

Guests

Liberty Contract Management Inc: Ken Zukiwsky; Cole Zukiwsky
KMBR Architects: Witmar Abele

MIVFFA Representatives: None

ABSENT WITH NOTICE:

Sean Skiffington
Ian Birtwell
Bill Warning
Kyle Stobart

Chair presented the Agenda:

To Receive Reports from Liberty Contract Management Inc and KMBR
Architects, Planners Inc.

MOTION

Moved by Trustee Aaron Somerville and Seconded by Trustee David Maude to accept the Agenda as presented.

CARRIED UNANIMOUSLY

PRESENTATIONS

Ken Zukiwsky from Liberty Contract Management Inc provided a reminder that design, costing, budgeting and scheduling a project is a progressive, integrated and ongoing process. He then introduced:

Witmar Abele, of KMBR Architects, Planners Inc.

- Reviewed his drawings and the meetings held to date with regard to design requirements put forth by the Fire Hall Task Force and MIID Board.
- Fire hall is designed as a post-disaster facility
- Construction material recommended is wood on a concrete foundation.
- Gluelam Beams over Vehicle bays. Dimension lumber over the office portion
- Exterior combination of metal cladding and larger panels of Hardy panel composite and some glazed areas on upper wall and doors of apparatus bays.
- Operable windows for natural ventilation in office portion
- Heating proposed as electric baseboards

Ken Zukiwsky then provided an introduction of Liberty Contract Management Inc and some background of their work in the past, particularly with Emergency Services such as Fire and Police buildings.

Liberty Contract Management Inc has reviewed requirements and the proposed design and looked at various options including steel buildings, but the present design dictates the recommended wood frame construction.

All construction materials, heating plant, finishing materials, etc. have been reviewed and as recommended, are the most economical to still meet all requirements and regulations.

Chair, Jim Marlon-Lambert reminded all present that all this information is to be treated as confidential. No decisions have yet been made, and when all reviews have been completed, final design decisions made and the budget completed, the information will be released to the public.

Ken Zukiwsky presented the preliminary budget with the estimated cost of \$3.2 million dollars with a reminder that it includes some design and planning fees and a contingency fund. It does not include some costs, such as financing and costs incurred to date with planning, etc. Liberty Contract Management Inc feels this is an accurate budget for planning and hopes to be able to end up with a lower overall figure.

The figures will change as the detailed budget is completed. Liberty Contract Management Inc is looking for more cost effective materials and methods without sacrificing quality and long term maintenance requirements. Ken stressed the difference between lower costs and cheaper.

The conservative preliminary schedule would be a start in February of 2011 with an occupancy date of November 2011.

The meeting was opened for Questions:

Q. John Hoff Regarding the large amount of glazing: Is there a heating loss during the winter?

A. Witmar Abele: a low E coating would be used to reduce heat loss. There will also be a solar gain to be considered of both heat and significant light.

A. Ken Zukiwsky The Engineer will determine if the glass to heating plant ratio requires some reduction in glass area.

There will be a mechanical ventilation system which will dissipate any heat gain in summer.

Q John Hoff: Why is this “torch-on” roofing material been chosen?

A. Witmar Abele; Because of the low slope on apparatus bay and flat roof on the office, there is insufficient slope for metal. Recommends 2-ply SBS torch on roofing

Q John Hoff what is life expectancy of this material?

A. Witmar Abele 25 years

A. Ken Zukiwsky There is “cheaper” metal roofing but very unlikely to last even a few years. Definitely not recommended.

Q. John Hoff: What allowance is being made for Water Catchment

A. Witmar Abele It is not included in the design, but runoff could be easily caught in gutters and directed to tanks.

Q Bob Aldcorn Please explain the foundation and earthquake resistance

A. Witmar Abele: A spread footing foundation with a flat slab

A. Ken Zukiwsky explained there are engineering criteria for the structure to withstand a “reasonable shake” -doors will open and close, and building can function. This is another good reason for using wood frame.

Chair Jim Marlon-Lambert offered an engineering explanation of building for earthquake resistance in BC, explaining the use of shear walls and wood construction. Wood construction material means less weight than steel building materials resulting in less stress to the building in an earthquake. Steel would require much deeper foundations. Wood is also a more flexible material.

An engineer’s report on earthquake loading for this design has been requested, and will be available for public viewing.

Witmar Abele suggested the Structural Drawings are quite well developed and suggested they be consulted (looking at the plans, explained SW stands for shear wall)

NOTED by Peter Waddell; the suggestion to remove a wall which was made July 10th, will not be possible since the wall in question is a shear wall

Q. John Hoff Does this include the sprinkler system?

A. Ken Zukiwsky No, not in these plans. This can be addressed and they can be added. The budget is quite conservative and there is room in the contingency allowance as well as the ventilation system.

Q. Al Wood reminded the meeting that the Task Force recommended installing a Sprinkler system. Will it be added?

A. Cole & Ken Zukiwsky: When Liberty goes through the Design with Advicis Costing, it will add the sprinkler system. This will add \$40,000 approx. to the budget, but will be covered by the contingency fund.

Q. Peter Waddell Is the hot water heated by electric hot water tank?

A. Cole, and Ken Zukiwsky and Witmar Abele: Yes. Solar systems, in particular Photo-voltaic particularly expensive- has over 40 year payback. There was some further discussion regarding solar hot-water rather than photo-voltaic and “on-demand” electric systems. Plans recommend n electric hot water tank.

Q. Peter Waddell Is there an exhaust system for the fire vehicles?

A. Cole & Ken Zukiwsky Yes, more than adequate.

Chair reminded everyone that the design is not “final”. This is a class B cost estimate which should be within 10% of the cost. This is now the stage at which we can get public approval. The task for the TF and the Board is to identify now other deficiencies, when they can be addressed.

Then we must obtain the complete costs and then go to the public for approval.

Comment: Al Wood, The |Task Force will recommend MIID pay for the moving, foundation, relocation and painting and roof of the “school house” as part of the project. This has now just been given to Liberty as part of the project to manage.

Q. John Hoff: Does the quote include insurance costs?

A. Ken Zukiwsky Yes, Approximately \$35,000 for construction and Liability Insurance.

Q. Al Wood – Do the figures we have allow the MIID Board to begin the process to go to the Ministry and the Referendum process?

A. Jim Marlon Lambert Yes.

Q. Fire Chief Jeff Francis What accommodation for vehicles (tents) has been arranged during the construction?

A. Ken Zukiwsky: Liberty will look into this – Needs to know how many square feet will be required; is heating required, what security, etc.

Q. John Hoff : Regarding the building construction schedule, how could construction time be reduced or saved?

A. Ken Zukiwsky: The schedule is quite flexible: for examples: by using consecutive tendering, if site prep takes less time. Liberty Contract Management Inc is quite familiar with building while operations continue due to their extensive experience with building for Emergency Services.

MOTION

Moved by Trustee John Hoff and seconded by Trustee Tracey DeRousie to receive the set of Drawings and Architectural Outline Specification “Class B” Costing Submission (June 30,2010)from KMBR Architects, Planners Inc.; the Electrical Design Report from Jarvis Engineering Consultants and the Preliminary Plan, Budget and Schedule from Liberty Contract Management Inc

CARRIED UNANIMOUSLY

Chair Jim Marlon-Lambert: The Task Force needs to set their next meeting date soon. Please review all drawings and documents, and direct all questions and concerns to the Task Force.

A three month time period is required for a referendum. The sooner everyone can get their questions and concerns together and the Task Force can meet and make their recommendations, the better

A discussion ensued.

NEXT MEETING DATES:

Thursday, August 19, 2010 Regular Board Meeting at 7:00 PM

ADJOURNMENT:

the Meeting was adjourned at 2:05 PM by “Paddy`s Motion” made by Trustee Aaron Somerville.

Approved:

Jim Marlon-Lambert, Chair

Date:

Recorded and presented by:
Gerrie Wise
Recording Secretary