

29 June 2009



**CITY COUNCIL  
COMMITTEE REPORT**

**TO: Emergency Service Committee**

**FR: Warren F. Brinkman, Emergency Service Manager, City of Kenora Fire and Emergency Services**

**RE: Emergency Service Facility-Issuance of Tender Documents**

**BACKGROUND: Previous Municipal Councils have considered the viability and location of the Fire Station as situated in the former Town of Kenora.**

**Records show that the concept of constructing a New Firehall in the “core area” of the former Town of Kenora was initiated after a recommendation was submitted to the Municipality from the Office of the Fire Marshal in September of 1991.**

**Accordingly, Council established an Ad Hoc committee comprised of councillors from the Town of Kenora council in January of 1992.**

**The Ad Hoc committee reportedly convened in February of 1994 to examine the options with respect to the location and building design of the New Firehall.**

**Subsequent to this meeting the members of the Firehall committee were reconstituted and as such a new committee was re-established in December of 1994.**

**This committee met on at least five occasions in 1995 to discuss potential locations and costs associated to the development and construction of a new firehall.**

**Participants of this committee completed location and cost estimates related to this project in February of 1996.**

**A Notice of Motion to solicit public input was put forward in March of 1996 as to Council’s preferred Firehall location. Accordingly, no site selection was finalized.**

**Following a public meeting on 22 April 1996 the matter of constructing and relocating the Fire Station presently located in the former Town of Kenora, although recognized as being necessary, was never brought forward as a recorded concept for future Councils to address.**

**In January of 2000 the former Towns of Kenora, Keewatin, and Jaffray Melick amalgamated to form the City of Kenora. With the exception of Jaffray Melick whose municipality was served by two firehalls, Kenora and Keewatin each maintained their own separate quarters.**

**In this context, the Operational Review for the new City of Kenora as conducted by KPMG and prepared for the Transition Board of the City of Kenora recognized that “the new firefighting leadership will want to review in cooperation with the Office of the Fire Marshal the optimal number of firehalls”.**

**Not only is determining the optimal number of firehalls a critical component to managing the newly amalgamated City of Kenora Fire and Emergency Services but determining the viability of their present locations is equally critical and of paramount importance, particularly as it will coincide with our City’s future and anticipated growth.**

**In point of fact, the concept of establishing a “New Emergency Services Facility” found its way into “Kenora Vision, Leading the Way” as a major capital project with priority and timelines. This project remains in Kenora’s Vision.**

**In addition the Emergency Services Facility continues to be identified as a Capital Budget item that would proceed based on business case.**

**Funding partners with the Kenora District Service Board’s Land Ambulance Committee have been examined over the past number of years, however, no viable arrangements were achieved that would facilitate the consolidation of an “emergency services facility”.**

**Council has agreed that a new emergency service facility is required and is a necessity.**

**The need for a new Fire Station is supported in the Office of the Fire Marshal’s Master Fire Plan Status Report of May 2008 and as presented to Council on 11 June 2008. More specifically**

**Recommendation #19 of this report states that the “municipality replace Hall #1 with a more functional building capable of providing the fire department the full ability to function within their means in a location that acknowledges the present and future needs and circumstances of the community and utilizes the station location study and its parameters.”**

**In July of 2005 a report on renovating Station 1 (the fire station that served the former Town of Kenora) was authored. This report concluded that “because the condition of the existing building requires a major retrofit, the renovation cost would equal and most likely exceed the new construction cost.”**

**Council by way of Resolution #13 on 24 September 2007 engaged Nelson Architecture Inc. to perform an analysis of the options for the development of a new Fire Station.**

**Nelson Architecture presented their report to the Emergency Service Committee of Council on 9 April 2008. Nelson Architecture concluded that “standalone” Fire Station was the preferred option.**

**Council on 11 August 2008 and by way of Resolution #9 engaged Nelson Architecture to complete the detailed design of a new Emergency Service Facility for the City of Kenora.**

**A Public Meeting was convened at the Rotary Room, Kenora Recreation Centre on 18 November 2008 to discuss the proposed new Emergency Service Facility.**

**Council in the 2009 Capital Plan identified several significant projects which are not currently in the approved 2009 five year capital plan project lists. As stated the net costs for these projects are well in excess of what the City historically contributes to capital expenditures through tax levy. The Emergency Service Facility is considered to be one of these projects currently being considered in the 2009 five year capital plan, but would require long term debt financing to proceed. As noted in the five year capital plan under the heading “Long Term Debt Financing Considerations” the projected cost of this \$5.0 million project is being held for Council consideration pending the development of a business plan that would support the associated long term debt issuance to fund this project.**

**On a priority basis, the Emergency Services Facility has been referred to the Emergency Service Committee for review and final**

**recommendation to Council. As noted related design and development is near completion and initial plans include financing this project through Infrastructure Ontario.**

**In the City of Kenora's present economic climate, how is such a major capital project funded in a way that is fiscally responsible?**

**Based on Finance Manager Karen Brown's report of 3 June 2008 and as presented to the Emergency Service Committee on 11 June 2008, there are three options to fund this project. They are: 1) internal 2) a financial institution 3) OSIFA or Ontario Strategic Infrastructure Financing Authority. Each method has its merits and benefits. Based on the fixed interest rate over 40 years as offered through OSIFA, that funding option is attractive. Station 1 has served the ratepayer from its current location since 1912. Notwithstanding, Council will need to choose a funding methodology should the new Fire Station project be deemed to be a City of Kenora infrastructure priority in 2009.**

***Budget:* There is no budget; however, based on Council's direction a 40 year loan from the Ontario Strategic Infrastructure Financing Authority (OSIFA) is the preferred funding option.**

***COMMUNICATION PLAN/Notice By-law Requirements:***

**Municipal Memo, Portal, Media**

***RECOMMENDATION:* That Council of the City of Kenora engage Nelson Architecture Inc. to issue for tender the detailed design documents for the new Emergency Service Facility for the City of Kenora;  
And that this detailed design be available for tender distribution by 20 July 2009;  
And that Council engage Nelson Architecture to evaluate all bids received;  
And that Council engage Nelson Architecture to recommend the General Contractor to construct the new Emergency Service Facility based on their bid evaluation.**