

8 September 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-Background**

**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.**

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

**The Ad Hoc committee 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.**

**Please find attached minutes of the aforementioned Public Meeting. In terms of Station location a site north of the subway received the highest rating.**

**In terms of Station size Chief White recommended that the Town of Kenora build a new Station that was 1 and ½ storeys, 4 apparatus bays and measured 100'x150' or 15,000 square feet. The estimated cost of this 15,000 square foot Station was \$1 million dollars or \$67.00 per square foot.**

**By comparison the size of the present Emergency Service Facility serving the former Towns of Kenora, Keewatin and Jaffray Melick (City of Kenora) has increased in 13 years to 18,127 square feet an increase of 3,127 square feet.**

**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.**

**The following chart represents the costs and incremental costs associated to the former Town of Kenora's standalone Fire Station and the costs and incremental costs associated to the City of Kenora's Emergency Service Facility.**

<b>1912 Town of Kenora</b>	<b>9,167 sq. ft.</b>	<b>\$2.27/sq. ft.</b>	<b>\$20,875</b>	
<b>1996 Town of Kenora</b>	<b>15,000 sq. ft.</b>	<b>\$67/sq. ft.</b>	<b>\$1,000,000</b>	<b>Close 1 Station</b>
<b>2009 City of Kenora</b>	<b>18,127 sq. ft.</b>	<b>\$325/sq. ft.</b>	<b>\$5,900,000</b>	<b>Closes 2 Stations</b>
<b>1996 Town of Kenora</b>	<b>18,127 sq. ft.</b>	<b>\$67.00</b>	<b>\$1,214,509</b>	<b>Close 1 Station</b>
<b>2009 City of Kenora Comparator from 1996 to 2009</b>	<b>18,127 sq. ft. an increase of 3127 sq. ft. from 1996</b>	<b>\$325/sq.ft. an increase on similar size of \$286/sq. ft. in 13 years</b>	<b>An increase of \$4,685,491 on similar size in 13 years</b>	<b>Closes 2 Stations</b>

**Based on current construction values the costs for construction have increased on average \$22/sq. ft. per year.**

**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.**

**The Fire Station on 2<sup>nd</sup> Street was designed by Architect Fred A. Hudson and constructed in 1912. The total area was 9,167 sq. ft. At a building cost of \$20,875 the cost per square foot was \$2.27.**

**In 1996 the Council for the Town of Kenora abandoned plans to construct a 15,000 sq. ft. Fire Station to serve the former Town of Kenora at an estimated construction cost of \$1,000,000 or \$67 per sq. ft.**

**Some thirteen years later Council for the City of Kenora is considering the construction of a New Emergency Service Facility at a construction cost of \$5,900,000 or \$325 per sq. ft.**

**With this proposed construction, two Fire Stations will be closed. This represents 11,023 square feet. One station is approximately 100 years old, the other is 37 years old.**

**Station 1 represents valuable downtown commercial space while Station 3 offers a valuable small industrial occupancy.**
