



HORNBY ISLAND FIRE HALL PROJECT UPDATE

April 15, 2015

Referendum Vote is Saturday, April 18th at the Hornby Island School

What's Inside?

**Referendum April 18th
Who can Vote?**

**April 12th Design
Presentation Summary**

**Average Tax Increase
Estimate of \$24/year**

**Lower Fire Insurance
Premiums from STSA**

Referendum Voting Day is **Saturday, April 18, 2015** at the Hornby Island Community School from 8 am - 8 pm. Bring two pieces of ID, at least one with your signature. The ID must prove both residency and identity (eg. BC driver's Licence with your Hornby Island address).

Who can vote? As a resident, you are eligible to vote if you are a Canadian citizen 18 years of age or older, have lived on Hornby Island for 30 days preceding voting day, have been a BC resident for six months preceding voting day, and are not otherwise disqualified by law to vote.

Who cannot vote? Anyone who has already voted in the advanced or special votes or by mail ballot.

Special voting is offered on Thursday, April 16 from 9 am to 1 pm in the CVRD boardroom in Courtenay for voters who cannot be on Hornby Island on Saturday. Full details can be seen at www.comoxvalleyrd.ca/referendum. Non-resident property electors are encouraged to contact the CVRD by phone at 250-334-6070 before voting day to confirm eligibility and documentation requirements.

April 12th Fire Hall Design Presentation Summary

On April 12th, 2015 at the Hornby Island Community Hall, Bill Uhrich and Marko Simcic of SUA Architects presented the 95 per cent fire hall design and cost estimate to the Hornby Island community (See attached).

Overall, a few small changes were made to the previous design plans (60 per cent stage) but the size of the building and the majority of the interior spaces and their relationships have remained the same. The overall design of the fire hall is a safe, functional and efficient workplace and meets the spatial requirements for the volunteer emergency responders.

Early community input stressed keeping the design simple, adequate and sufficient, preferred function over form, looking for creative ways to work with a smaller budget, and exploring areas of the design where residents could participate in a facet of the building.

SUA Architects and the HIFR Design Committee have achieved these objectives in designing an energy efficient building that will have low maintenance and operating costs and will last at least 50 years. Indeed, the Passive House standard of construction will ensure that the community will save up to \$500,000 in energy operating costs over the life of the building compared to standard stick frame construction.

The new fire hall will be constructed to current B.C. Building Code, post-disaster standard and silver LEED (Leadership in Energy & Environmental Design) equivalent for improved energy efficiency. It is designed to post-disaster standard so that the fire hall remains functioning after a significant seismic event.

The civil engineering consultants for the building project have indicated that the slopes (road grades to/from the new fire hall) are acceptable and will not impact the functionality of the fire hall.

SUA stated that the current construction cost estimate of the building is \$1,892,714. A \$200,000 grant will come from the Community Works Fund (Gas Tax), \$100,000 from reserves, which leaves approximately \$1.6 million.

Pending electoral assent by referendum, the CVRD board has approval to borrow \$1.6 million from Municipal Finance Authority to assist with the construction of the new fire hall on Hornby Island.

Borrowed funds will be paid back through tax requisition. Based on the \$1.6 million loan, the net increase to the tax levy over 2014, for the average Hornby Island residential property, would be approximately \$24 per year. Note the estimated increase in the tax levy is over 2014 figures.

Lower Fire Insurance Premiums from STSA

“The annual savings in house insurance premiums may offset the taxation costs.”

A new fire hall and added tanker truck means HIFR could apply for Superior Tanker Shuttle Accreditation (STSA).

STSA is a program that changes your insurance designation from “**Semi-protected (Fire Hall)**” to “**Hydrant Protected (Superior Tanker Shuttle)**”.

In addition, residents of Hornby Island will have a higher level of fire protection service and most Hornby Island residents and homeowners may see **a reduction of between \$300 and \$500** in their fire insurance premiums.

The annual savings in house insurance premiums may offset the taxation costs. It is important to use the terminology “**Hydrant Protected**” when asking your insurance broker about potential savings from STSA.

For further info from brokers offering these insurance savings, please see www.hifd.org.

Note: The budgeted cost estimate of \$180,000 for the additional tanker truck has already been collected and placed in reserves. There will not be an additional increase in taxes for the purchase of a second tanker truck.

Excerpt Letter from Rick Jackson, Fire Chief, Gabriola Volunteer Fire Dept

My name is Rick Jackson, and I am the fire chief on Gabriola Island.

I am writing to inform your community of the benefits realized by my community from our fire department successfully earning the Fire Underwriters Survey (FUS) / Superior Tanker Shuttle Accreditation (STSA)...

...I would like to encourage your department to do whatever it takes to plan for and acquire the STSA for Hornby Island. Call your insurance company and ask what the premiums would be if Hornby was rated as ‘hydrant protected’. Not only will your residents enjoy the benefits of lower insurance costs, but your volunteer firefighters will be justifiably proud of the accomplishment, which naturally leads to a happier, more stable team of volunteers - a huge bonus for small, self-reliant islands such as Hornby and Gabriola.

Sincerely,
Rick Jackson, Fire Chief
Gabriola Volunteer Fire Dept.

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Contact Us:

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Pre-construction Coordinator
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James Bast
Manager of Fire Services
Comox Valley Regional District
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Website Links:

The Hornby Island Fire Hall Project has a website which is hosted by the Comox Valley Regional District. It is located at:
www.comoxvalleyrd.ca/hornbyislandfirehall

Hornby Island Fire Rescue Department
www.hifd.org

INTRODUCTION

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Hornby Island Fire Hall Design - April 2015

With the construction of this proposed new fire hall, the Hornby community will see improved fire protection as well as a safe, healthy workplace for your volunteer emergency responders. With the acquisition of an extra tanker truck and Superior Tanker Shuttle Accreditation, Hornby Island residents may receive a financial benefit with reduced fire insurance premiums.

What have we heard from the Community to date?

- That the fire hall be a highly functioning hall that fully supports the volunteer fire department.
- That the size of the fire hall allow the fire department to achieve superior tanker shuttle accreditation but also be sized appropriately for the community population found on Hornby Island
- That the design and construction of the hall be simple and cost effective.
- That the design meet Post Disaster requirements.
- That simple and thoughtful sustainable features are valued.

Design Features

- 4 Drive Through Apparatus Bays for Fire Trucks
- 1 Ambulance Apparatus Bay
- Post Disaster Design
- Training Room
- Passive House Construction for Reduced Operating and Maintenance Costs
- Cisterns for Rainwater Collection
- Training Area
- Concrete Aprons
- Auto Exhaust Extraction



steel siding



CLT



wood windows



hardie panel



painted steel panel

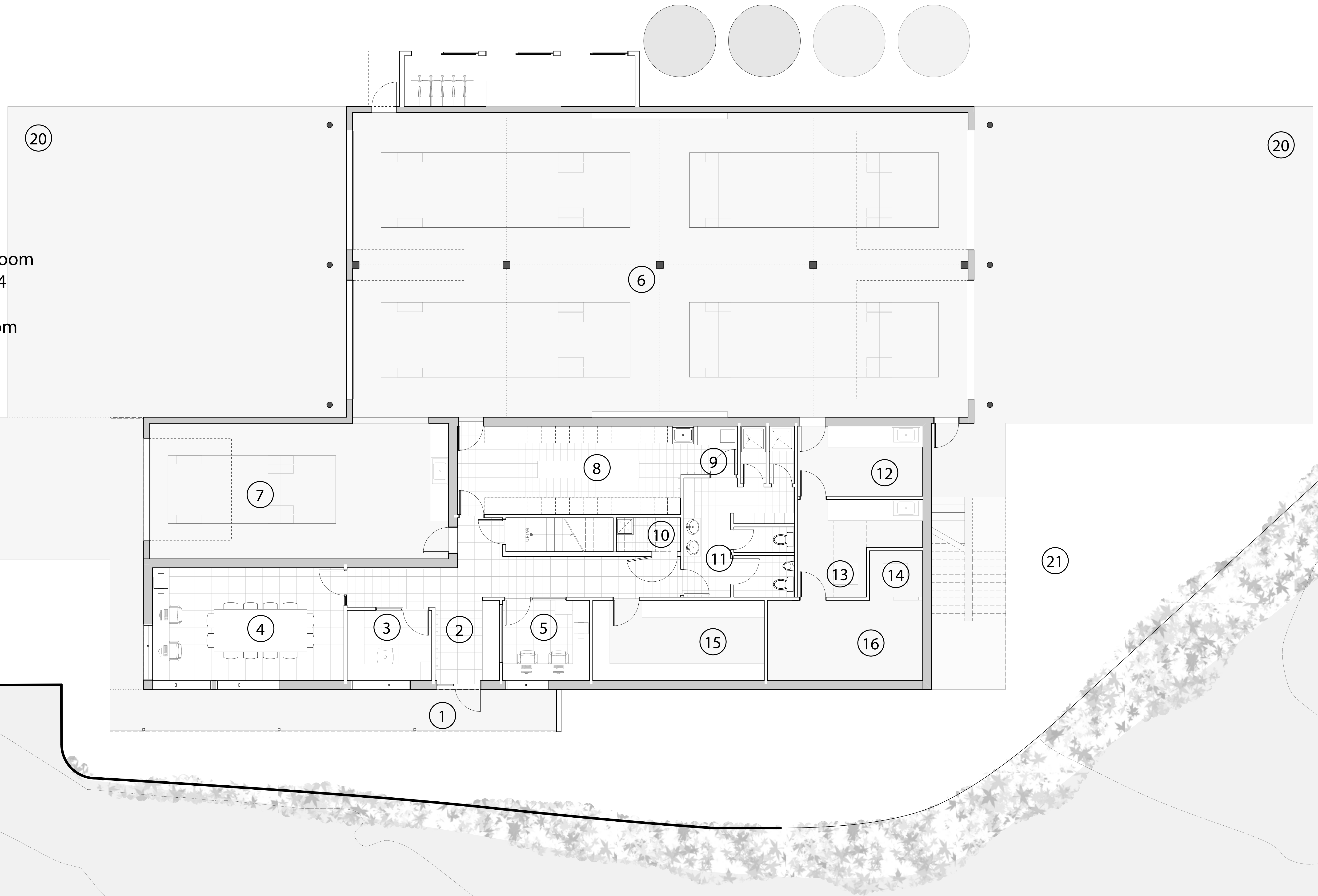
LEGEND

- 1. Fire Hall
- 2. Fire Truck Apparatus Bays
- 3. Concrete Aprons (2% Slope)
- 4. Parking Locations
- 5. Access to Gravel Pit
- 6. Landscaping
- 7. Bio Swale



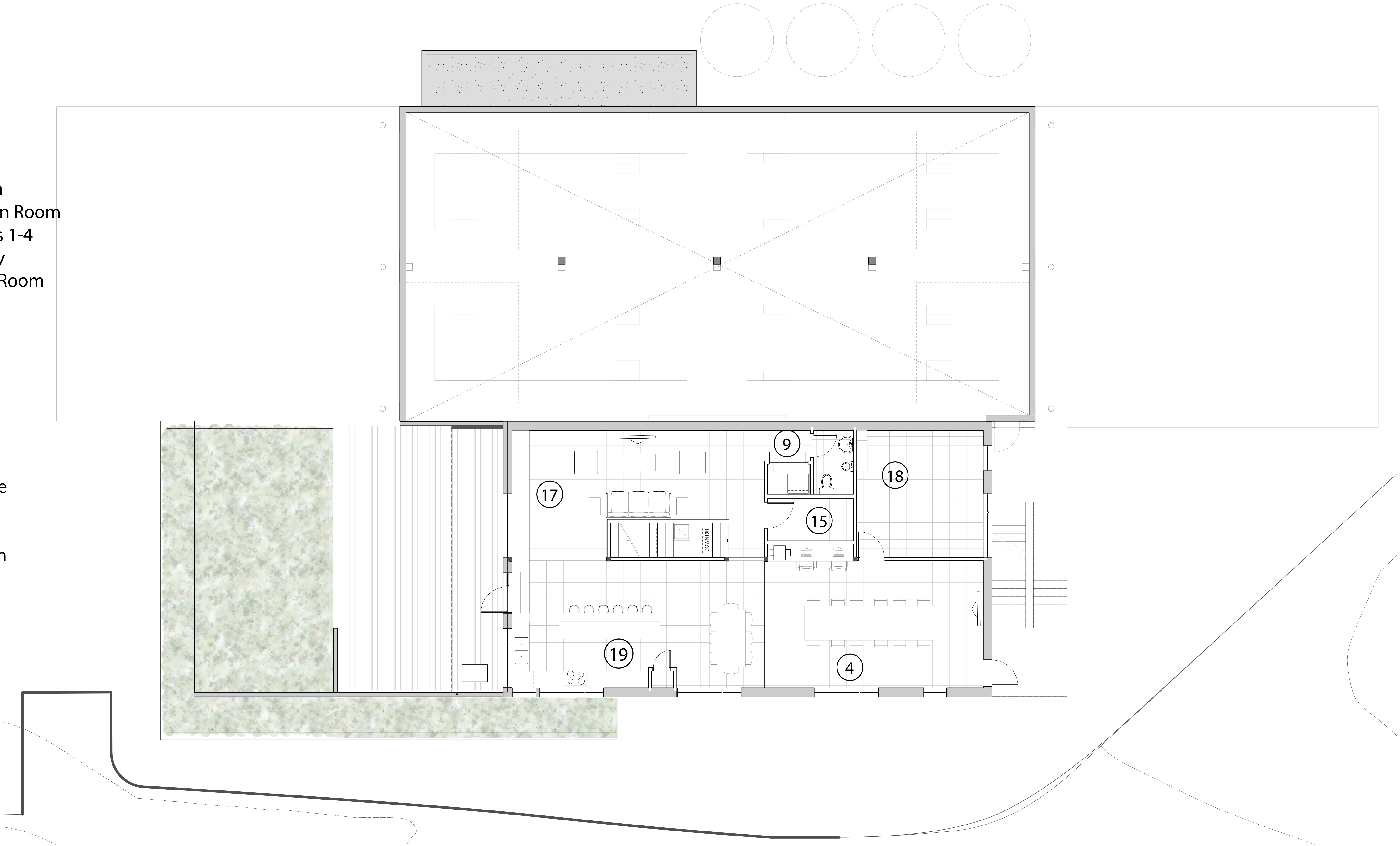
LEGEND

1. Entry
2. Foyer
3. Chief's Office
4. Meeting Room
5. Communication Room
6. Apparatus Bays 1-4
7. Ambulance Bay
8. Turn Out Gear Room
9. Laundry
10. Janitor
11. Facilities
12. Workshop
13. SCBA Room
14. Compressor
15. Storage
16. Mechanical
17. Common Space
18. Multi-Purpose
19. Kitchen
20. Concrete Apron
21. Training area



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Construction waste diverted from the landfill by recycling or reuse

Building materials that will be made up of recycled content



Materials manufactured within 800km by road or 2400 km by boat or train

Reduction in water use due to low-flow plumbing fixtures and



Reduction in the energy consumption for heating and cooling due to high-performance building envelope

SUSTAINABILITY

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Passive House

This standard certifies buildings with drastically reduced energy consumption and low-energy active HVAC components. Despite its name, the Passive House standard can be applied to any building type, not just homes. Using it in combination with LEED allows us to take a holistic and high-performance approach to sustainability.

Passive House Advantages

- Substantial energy savings, both in terms of peak load and overall consumption
- Resilience in the event of rising energy costs
- Lower operating & maintenance costs
- Lower mechanical capital costs
- A more steady and comfortable internal temperature, even when the mechanical system is turned off due to irregular building use or during a prolonged power outage
- Better indoor air quality
- Durability, thanks to a higher standard of construction quality with less moving parts (HVAC) than a conventional building

Prefabrication

The walls, roof and intermediary floor will be constructed off-site as panels 8' to 10' wide and up to 22' long. These panels will be shipped to Hornby Island and positioned in a few days using a crane and a small crew. All interior joints between panels will be sealed using specialized tapes that are durable and easy to use.

Prefabrication Advantages

- Quality control
- Reduced escalation exposure from a trade labour shortage due to concurrent construction of the new Comox Valley Hospital
- A shorter construction schedule since off-site framing work can take place concurrently with on-site foundation work
- Less on-site construction waste, therefore less strain on the island's waste disposal facilities

LEED

Leadership in Energy & Environmental Design (LEED) is a certification standard that addresses sustainability based on seven broad categories, scored out of 100 potential points.

The Firehall will be built to LEED Silver standards, without pursuing certification with the Canadian Green Building Council (CaGBC).

Water Use

Water consumption is reduced by using low-flow plumbing fixtures. The rainwater that falls on the roof is collected and stored in cisterns until it can be used for firefighting training exercises.

Natural light

Naturally lit interior spaces reduce the need for artificial light during the day. The design team is using specialized software to assess whether the firehall's interior spaces are receiving the enough natural light, without being prone to overheating and glare issues.

Sustainability Strategies

