



## CENTRAL YORK FIRE SERVICES

May 1, 2017

### CENTRAL YORK FIRE SERVICES REPORT 2017-03

TO: Mayor Tony Van Bynen and Members of Council

SUBJECT: Update on Station 4-5

ORIGIN: Central York Fire Services – Fire Chief

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***In accordance with the Procedure By-law, any Member of Council may make a request to the Town Clerk that this Information Report be placed on an upcoming Committee of the Whole agenda for discussion.***

#### **COMMENTS**

The purpose of this report is to provide Members of Council with a chronological timeline of all relevant items and events pertaining to the design and construction of the new fire station 4-5 to the present date. A number of reports have included specific funding and design items; this report is meant to include all relevant information to date pertaining to the new fire station project.

The land has been acquired and a preliminary budget estimate of \$11,000,000 has been calculated for design and construction of the station by the architectural firm hired to do the preliminary block design. Thomas Brown Architects were selected through a competitive bid process to complete the detailed design and project management for the construction of the new Fire Station. Aurora will be responsible for the administration of the project, with funding shared between Aurora and Newmarket based on a 40.4% / 59.6% allocation formula.

#### ***Components we are building***

A number of different scenarios were considered for the various fire divisions to be included in the new fire station, including combinations of Fire Suppression, Administration, Training, and Prevention. Early in the process, it was determined the Fire Prevention Division will remain stationed at the Gorham Street Fire Station in Newmarket. This is the most effective use of the current facility and results in a construction cost reduction in the new fire station of approximately \$700,000.

Four options for the new fire services facility were presented to JCC in CYFS Report 2016-02 in November 2016. JCC approved and recommended to the Councils of Aurora and Newmarket that staff proceeds with the design of the fire hall which will include Administration, Fire Suppression and the Training Division.

### ***Timeline***

A timeline has been prepared to show the key dates associated with the project (see CYFS Timeline).

#### **1. Hiring of 4 firefighters each year for 5 years**

On January 12, 2016, JCC recommended Option 4 (hiring 4 additional firefighters every year for 5 years beginning in 2016), as the preferred staffing strategy, and in April of that year the first 4 new recruits were hired. In April 2017 another 4 new recruits were hired and this will continue each year until 2020 at which time there will be sufficient staffing levels to create the seventh in service crew.

#### **2. Seventh fire apparatus**

A new fire apparatus will be ordered in the spring of 2019 to coincide its arrival with the completion of training for the last of the 20 new firefighters hired over the previous five year period. Currently, the creation of the seventh active crew is scheduled for July 2020. The new fire apparatus and associated equipment will be funded through Development Charges.

#### **3. Station 4-5 in Aurora**

With the approval of the award by Aurora Council for the design and project management services for the construction of Fire Station 4-5, the architectural firm can proceed with the design of the new station. The design phase will include two conceptual designs and presentations to JCC, Aurora Council and Newmarket Council. It is anticipated that the approval of the final design will be received by the end of October 2017. Upon approval of the design, it is anticipated that the project will be completed and the fire station occupied by the fall of 2019.

#### **4. Station 4-1 and Interim Training Centre**

Consideration was given to a temporary move of the Fire Administration and Prevention Divisions to 395 Mulock in an effort to initiate the renovations at Station 4-1 on Gorham Street prior to the new fire station being constructed. Upon consideration of the disruption and additional costs involved with such a move, it was determined to move Administration only once after the new station is constructed. Upon completion of the new fire station, Administration, Suppression will move from Station 4-1 and the Training Division will move from the interim training facility on Timothy Street.

The existing fire station on Gorham Street requires renovations which have been funded through the Capital Budget. To facilitate these renovations to Station 4-1, the Fire Prevention Division will temporarily relocate to the newly vacated interim training



centre on Timothy Street. With the main floor of Station 4-1 vacated, interior renovations to the building can commence. Upon hiring a consultant to design the new work space at the station, a determination will be made whether to relocate the fire suppression crew at the same time. It is possible the suppression crew also could be temporarily housed in the interim training centre. Once the renovations at Station 4-1 have been completed, (approximately fall of 2020), the Prevention Division and Suppression will move to the renovated Station 4-1 and the temporary training centre will be vacated.

### ***Financing***

In CYFS Report 2016-02 presented at JCC's meeting on November 29, 2016, a financial analysis for station 4-5 was prepared based on numbers provided by Thomas Brown Architects, the architectural firm that was hired to do the block design. The project estimate is \$11,000,000 for a new fire services facility including administration, fire suppression, and training services.

As reported in Corporate Services Information Report – Financial Services 2017-02, the design and construction of the fire hall is to be funded from two sources. Construction of the new fire hall will be substantially funded from Development Charges, as the majority of the project is in response to growth and has been included in the DC Background Studies of both municipalities. Due to timing, not all DC's for this fire project have been collected yet. Fire component DC's will temporarily go into a deficit. Internal debt will be required until future collections of Fire DC's are realized. Debt repayments, including interest costs, will be fully funded from future development charge collections.

The acquisition of the new fire apparatus will be fully funded from DC's.

An element of replacement funding is required for the training facility which is deemed to be an existing service level. It will be funded from the CYFS asset replacement (reserve) fund. Joint CYFS-Corporate Services-Financial Services Report 2017-14 proposed several options to increase the annual ARF contribution to finance the projected replacement capital expenditures in the next 10 years, including the training centre in the new station 4-5.

### **IMPACT ON THE MASTER FIRE PLAN**

This report is consistent with the budget methodology set out in the Master Fire Plan.

### **CONSULTATION**

There has been consultation between the Finance staff of both Aurora and Newmarket.

## **BUDGET IMPACT**

The two municipalities will have sufficient Development Charges to fund their share of the project, although the majority have not been collected to date.

Consideration should be given to increasing future contributions to the CYFS asset replacement fund, to replenish funding used for the new fire facility.

## **CONTACT**

For more information or questions on this report, please contact:



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Ian Laing, Fire Chief  
Central York Fire Services

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Attachment: CYFS Timeline (1 pg)

**CENTRAL YORK FIRE SERVICES - Timeline of Key Deliverables re Station 4-5**

	Apr-15	Feb-16	Mar-16	Apr-16	Nov-16	Mar-17	Apr-17	Sep-17	Nov-17	Feb-18	Mar-18	Apr-18	Oct-18	Apr-19	Oct-19	Apr-20	Jun-20	Jul-20	Oct-20
Approval of FDMPU																			
Hire 4 FF's																			
Acquire Land for Station 4-5																			
Consultant Retained to Prepare Options re Site Development and Configuration																			
JCC Approves the Design of a Fire Hall, Includes Admin., Fire and Training																			
Aurora Council Approves Architect to do the Detailed Design and Project Management																			
Design Activity																			
JCC/Council Approval of Final Design																			
Tender Period for Construction																			
JCC/Council Tender Approval																			
Construction of Station 4-5																			
Admin, Training, Suppression Move to Station 4-5																			
Order and Build 7th Fire Apparatus																			
7th Crew Created																			
Prevention Moves to Old Training Centre on Timothy Street																			
Training Centre on Timothy Street Vacated																			
Interior Renovations at Station 4-1 to Better Accommodate Prevention/Suppression																			
Prevention Returns to Renovated Station 4-1																			