

DEEP BAY IMPROVEMENT DISTRICT
MINUTES OF THE SPECIAL BOARD MEETING

December 9, 2016

Trustees: Tom Plensky, Chair
Dave Simpson
Bob Leggett
Linda McKay
Claire Hilscher
Candace Cowan

Regrets: Don Milburn

Staff: Leslie Carter, Administrator

Call to Order: 10:00 am

Motion: to approve agenda for current meeting

Dave Simpson Seconded: Bob Leggett Vote: Carried

New Business:

Verbal report from Building Renewal Committee by Bob and Dave

Hornby Island Fire Hall Tour, November 18, 2016

Several committee members attended a tour of the Hornby Island Fire Hall project on November 18th and met with their Giff La Rose, Fire Chief, Deputy Chief and also met Mike Butler, Senior Project Manager from IWCD

Original cost of project was \$1.8 million, looks like final costs will be close to \$2.5 million.

- Project is being built as a “passive house”, European technology, super insulated but very costly (eg \$7000 doors). Building is being built “green” but this comes with increased costs
- Building site required blasting and then material was crushed and compacted
- Multiple architects noted on drawings.
- Concessions have been required due to cost overruns
- It was strongly recommended to go with a design/build process when we are ready. Bidding firms will have own architect to use as required.

Meeting with IWCD, November 23, 2016

A meeting was held at DBID offices with Jordan Almond, Design Development, from IWCD. IWCD can vet our current plans and produce a preliminary budget. IWCD are also currently working with the Village of Cumberland on the planning process for their new fire hall.

IWCD has provided an estimate of \$3500 to vet current plans and provide pricing for multiple building options (stick frame, steel frame, and concrete erected panel) as well as options for phases in the project. Building costing is generally \$200-\$250 sq. ft. Jordan provided a rough estimate for current plans of \$1.2 - \$1.3 million. General consensus is that this cost is too high for the community.

Meeting with RDN, December 6, 2017

Several committee members met with RDN staff: Tom Armet, Manager Building & Bylaw Services, Jerry Schaefer, Building Inspector Supervisor and Kristy Marks, Planner.

RDN staff was not able to provide a detailed answer for most inquiries but in general did like the plans presented. It was made clear that the DBID cannot change use of existing building easily (for example to provide community space).

We need to know the allowable separation between any new construction and the existing building; RDN staff stated this was the architect's role. The architect has to provide plans with the applicable codes included.

RDN will respond to information from the Coordinating Registered Professional (CRP). RDN feels that based on their experience, the CRP will need to be an architect.

RDN stated that once the building permits are in place, the building can be constructed in phases.

Discussion

For costing: options must include just the truck bay with room for turnout gear as well as phases for the remainder. IWCD will be asked for phasing options and costing to include 3 building styles (stick frame, steel frame, and concrete erected panel). Roof will be flat as this will be easier for any additions/phasing. Assumption will be made for 10 foot separation between buildings.

We need confirmation from RDN for building in phases.

The conceptual budget work IWCD has proposed will not include any design work that would exclude them for the bidding process once that point is reached.

Motion: to approve the Conceptual Design/Budget Agreement with IWCD in the amount of \$3500.00, pending amendments to include the above noted details as part of the scope.

Candace Cowan Seconded: Linda McKay Vote: Carried

Dave and Leslie to draft and send email to Jordan at IWCD.

There being no further business the meeting was adjourned at 11:00 am.

The above minutes were approved by the Board of Trustees on December 21, 2016.

By: _____
Chair of the Trustees

Officer