



Date: June 22, 2023
To: Committee of the Whole (COTW)
Author: Terry Fink, Special Projects Coordinator
RE: Facilities Assessment - Kingsville Fire South Station

COMMITTEE OF THE WHOLE

RECOMMENDED ACTION

1. That Administration **BE DIRECTED** to obtain an engineering report for a structural analysis regarding the lifecycle of the Kingsville South Fire Station at 1720 Division Road.

BACKGROUND

Facility Description:

The Kingsville Fire Station is located at 1720 Division Road. It is a 7,500 sq. ft. (2,286 m²) "Butler Building" constructed in 1991.

The station was expanded in 1991 to include a single bay Ambulance Station which is being relocated to a new site in 2023. Fire Services will take over the Ambulance Station and redesign the square feet into office space and relocate equipment.

The Capital Replacement Value of the property is set at \$3,920,175.00.

Facility Use:

The Fire Station currently houses fire truck, apparatus, meeting space, kitchen facilities, offices, and mezzanine storage. There is no space for outside training, and indoor training within the training/meeting space is limited. Storage is also limited to a mezzanine area above the office spaces. Overall the Fire Station building and site will not meet the future needs of the Fire Department.

DISCUSSION

Needs Assessment:

There have been several interior renovations of the Fire Station's administrative space to create an efficient and functional office environment.

The Fire Station is located on the perimeter of a residential neighbourhood. The Fire Station is now 32-years old and is requiring substantial financial investments. For example, new garage doors are required (estimated cost = \$50,000). In addition, the facility's HVAC system is nearing end of life with replacement of part of the system required in 2023 at a cost of \$23,000.

In addition, the concrete floor in the bay area shows signs of increased deterioration, the training room is beyond the capacity for the number of Fire Services staff and there is limited storage space. The footprint of the Fire Service Station cannot accommodate outside training exercises. The Fire Service facility now and into the future will require sufficient financial investment just to remain functional.

Kingsville Fire and Rescue is also undertaking an update to its Fire Master Plan that will study the current status of Fire Services levels and will recommend proactive strategies for the next five to ten years.

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REVIEWED BY:



John Norton
Chief Administrative Officer