



Madden Fire Station 105 Occupational Health & Safety Mitigation

Electoral Division: 4

File: N/A

Date:	April 23, 2024		
Presenter:	Merlin Klassen, Assistant Fire Chief, Paid Per Call, Fire Prevention		
Department:	Fire Services		
Approved by:	<input checked="" type="checkbox"/> Executive Director / Director	and/or	<input checked="" type="checkbox"/> Chief Administrative Officer

REPORT SUMMARY

This report is for Council's consideration of a Temporary Use on Municipal Reserve (MR) Land at Lot 17 Block;1 Plan 2392EI, adjacent to Madden Fire Station 105 at 285052 Symons Valley Rd., as well as a budget adjustment for the associated costs to remedy historical and ongoing health and safety concerns at the Madden Fire Station.

ADMINISTRATION'S RECOMMENDATION

THAT Council approve the use of the Municipal Reserve lands at Lot 17 Block;1 Plan 2392E for purposes related to the Madden Fire Station on a temporary basis.

THAT Council approve a budget adjustment of \$110,500 to fund interim health and safety measures at the Madden Fire Station, as per Attachment A.

BACKGROUND

Council was informed of the historical and ongoing health and safety concerns at the Madden Fire Station on March 28, 2024; the two major safety concerns being access to clean water, and diesel exhaust particulate. Fire services staff have been focused on providing remedies for these concerns within the current facility.

Water Quality

Several remedies included flushing the current holding tanks, adding additional water filters, incorporating an inline chlorination induction system and replacement of all sinks, faucets, and toilet have been put into service; however, these actions have not met the requirement for improved water quality.

Diesel Particulate

Circulating ceiling fans were added in the attempt to force the exhaust out of the bays; however, this only added to the concentration of diesel particulate within the station. A vendor was brought in to assess if a ventilation system or an exhaust extraction system could be installed and determined that, based on the design and construction of the facility, it would not allow for the installation of any products that would hang from the ceiling without extensive structural upgrades to the facility, thus making investment in this solution to address concerns with the air quality cost prohibitive.

Administration recommends placing a temporary structure on the neighbouring Municipal Reserve (MR) land to allow for decontamination procedures, washroom facilities, and meeting and training space to be separated from the existing bays to address the above-noted concerns. In order to move forward with the temporary use MR land, Administration requires a resolution of Council.

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ANALYSIS

Fire Services met with the Executive Leadership team on April 2, 2024, to present and review short-term mitigation strategies and long term remedy strategies.

A memo was sent to Council on April 3, 2024, stating that ELT had directed Administration to take interim measures to address the Occupational Health and Safety concerns of the station and its operations. Administration has identified the following recommendations to address the concerns of the station and its operations.

Resolution to Approve a Temporary Use on MR Land

An immediate solution would be to place a temporary, self-contained structure on the County-owned land directly adjacently east of the current station.

The parcel in question would be adequate to temporarily hold a 24 x 60 structure (ATCO Trailer) along with improving the current parking situation for the Paid Per Call (PPC) Fire Fighters. The structure would be self-contained with potable water tanks and dark water holding tanks. It would be fitted with two washrooms and three shower units, which would address the current lack of gender-specific washroom/shower availability, and would allow for the firefighter to decontaminate as per department guidelines after fire responses. The facility would allow for more room to conduct meetings, training sessions, and fire station administration duties in a non-contaminated area.

This facility could be supplied and set up in 7-10 days after site preparation is completed.

However, the proposed parcel is currently zoned MR, which is not suited to this temporary use. Due to the emergent and critical nature of the situation, Administration requires a resolution of Council to proceed with getting the temporary infrastructure ready and operational, and to allow the necessary permitting and installation steps to proceed. This resolution would also give Administration the direction to commence the redesignation process, the staff report for which would be brought back to Council at a forthcoming public hearing to recommend approval of the rezoning to accommodate this temporary structure. At a future date, upon completion of a permanent structure to replace the current station and proposed temporary use, a bylaw would again be brought back to Council to return the property to an MR designation.

Budget Adjustment to Fund the Interim Measure

The temporary office and washroom facility is a rental unit, with the costs based on a 24-month rental. The first-year costs include: rental costs, set up and delivery costs, site preparation, building permits, temporary utilities, potable water, and dark water removal costs.

A budget adjustment to the 2024 operating budget of \$110,464 is required to facilitate this urgent solution to temporarily remedy the current OHS safety concerns.

Tables 1 and 2 show the projected costs for the first and second year, for a two-year total of \$201,364, which includes the demobilization and site reclamation costs.

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Table 1: Year One Projected Costs:

Item	Description	Cost
Rental Cost	3200/month X 8	25,600
Shower Retro fit cost	install of 3 showers	21,000
Set up	delivery, set up crane service	21,000
Site prep	site grade/ Gravel/fencing	15,000
Professional Services	Engineering, Survey	5,000
Utility services	Electrical service drop	5,000
Water delivery	272/delivery. 1.5 deliveries/month = 18 /year (12 x272 = 3264.)	3,264
Septic Services	150/service. 1.5 services / month= 18 services/year (12 X 150 = 1,800.)	1,800
Propane	Heating - 1000/month	8,000
Sewer tank for Showers	350./month X 8	2,800
Misc. furniture/supplies	Tables/chairs/whiteboards	2,000
Year One Projection Total		110,464

Table 2: Year Two Projected Costs

Item	Description	Cost
Rental Cost	3200/month X 12	38,400
Water delivery	272/delivery. 1.5 deliveries/month = 18 /year (4896.00)	5,000
Septic Services	150/service. 1.5 services / month= 18 services/year	2,700
Propane	Heating 1000/month	12,000
Demobilization	Return delivery, take down, crane service	13,000
Site Reclamation	site grade/ Landscaping/fencing	15,000
Sewer tank Rental	350/month X 12	4,800
Year Two Projection Total		90,900

COMMUNICATIONS / OUTREACH

Fire Services has prepared a multi-phased Outreach plan in anticipation of the facility change. There will be a hosted Outreach event on the evening of May 6, 2024, at the Madden Fire Station. Leading up to the event, Transportation Services will stage several road side signs advising of the event, and Fire Service personnel will conduct a door knocking campaign in the immediate area on April 29, 2024, inviting residents to attend.

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IMPLICATIONS

Not removing the staff from the current station for the required administrative functions, training functions, and general meetings will continue to place Station 105 personnel at risk. Not providing gender specific washrooms or required shower facilities (as per Fire Department (FD) Standard Operating Guideline (SOG) 7-21 - decontamination procedures) will place Rocky View County in a non-compliance position with OHS Legislation parts 2, 18, and 24.

Additionally, not addressing the concerns poses a risk to public safety as the station will continue to depreciate/deteriorate.

Financial

There is currently no accommodation in the 2024 budget to allow for the funding of a temporary structure. The request is to deal with an emergent safety issue and requires emergency funding. Waiting until the 2025 budget cycle would increase the health risks to staff as well place the County in OHS non-compliance.

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment	
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.3: Employee engagement score	Employee wellness and engagement would be significantly improved by creating a safe work environment for staff.
Effective Service Delivery	SD2: Services are resourced and delivered to specific groups as intended, and citizens are satisfied with the outcomes	SD2.3: Percent of services achieving defined service level targets	Ensuring that the County meets its own land use and zoning requirements and demonstrating proper process
Effective Service Delivery	SD4: Services are continually assessed for improvements in cost efficiency, effectiveness, and customer experience	SD4.1: Percent of services that are assessed annually for innovation opportunities and have demonstrable efficiency improvements	Providing compliant and safe facilities for staff that meet legislated requirements.

ALTERNATE DIRECTION

Administration does not have an alternative direction for Council's consideration.

ATTACHMENTS

Attachment A: Budget Adjustment
Attachment B: Maps of MR Area