

September 2018

Q-City News

CITY OF
Quesnel



Public Works Facility Referendum

The Public Works Facility must be replaced. The City is holding a referendum during the Local Government Election on October 20 to ask residents for approval for a loan authorization bylaw. The bylaw will allow the City to borrow up to \$8,500,000 for the replacement of the Public Works Facility.

What is the issue?

The majority of the Public Works buildings are located on two sites on Davie Street along the Quesnel River.

The buildings are old, decaying, and inefficient. The buildings were built between 1940 and 1980 and are well past their lifespan.

The current Public Works Facility was never intended for its current use. Buildings were acquired, constructed and leased to become what it is today. The buildings are undersized and

deteriorating. Renovations would be extremely costly and would not be good value for tax payer dollars.

The buildings on both sites are located well below the floodplain level. In 1948 and 1972, both sites were completely flooded and crews were only able to access buildings by boat. In the event of flooding, equipment would be evacuated to the Quesnel airport, but doing so would create a delayed response in helping residents who would also be experiencing flooding.



Building condition assessment report

This spring, the City hired an independent engineering firm, Westedge Engineering, to perform a conditions assessment on the main public works buildings located on both sides of Davie Street.

Key findings include the buildings are:

1. In the flood plain - the existing site has been temporarily abandoned a number of times due to flooding and the close proximity to the Quesnel River makes it nearly impossible to rebuild given current riparian requirements.
2. Past their life span - built between 1940 and 1980, their advanced age has impacted the efficiency and the structural integrity.
3. Ineffective - they were initially designed for other purposes. Staff expects ongoing savings due to higher efficiency of the workplace once the relocation has occurred.
4. Not building code compliant - creating countless building safety issues such as inadequate fire separation and ventilation, washrooms, gender-balanced

facilities, insulation and seismic design.

All of these issues point to a very clear recommendation: it is not financially responsible to attempt to renovate or rebuild the existing buildings. It will be lower cost and yield a much better, long-term, result to build a complete new facility at the Sword Road site. The only issues which will be addressed prior to vacating will be immediate health safety issues for City employees.

View the full report at www.quesnel.ca/referendum.



Undersized mechanic shop



New Public Works Facility

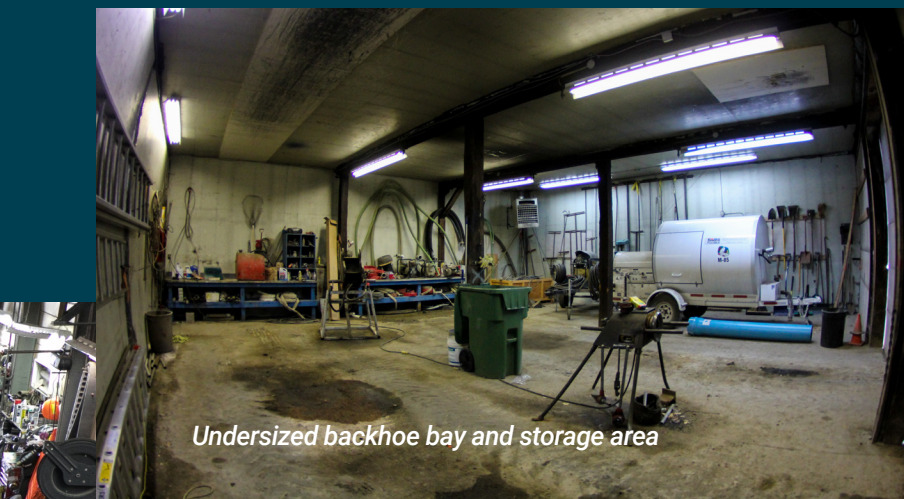
The new public works facility will be located on Sword Avenue, near the Quesnel Landfill.

The replacement of the public works facility is a very high priority project for the City. It has to be replaced; this referendum will determine how this replacement will be funded.

City Council unanimously approved long-term borrowing as the best option because it has a smaller impact on taxpayers, and spreads the cost over the life of the asset. The City must seek approval from the electors (you!) to proceed.

This loan will require a 3.2% tax increase.

If the referendum fails, the City still must replace the public works facility in the next 10 years. To do this, the City would need to save \$1,135,000 per year for 10 years. In order to achieve this, a 7.5% tax increase would be applied to City property taxes.



Undersized backhoe bay and storage area

Watch a video tour of our Public Works Facility at

www.quesnel.ca/referendum

Public Information Events

INFORMATION BOOTH

Saturday, September 29

8:30 am to 12:30 pm

Farmers' Market | 241 Kinchant Street

Visit our information booth at the Quesnel Farmers' Market. City staff will be there to provide you project information and answer your questions.

DIGITAL TOWN HALL

Wednesday, October 3

6 pm

www.facebook.com/cityofquesnel

Watch our digital town hall on Facebook Live at the address above. Staff will be presenting to you over Facebook Live. You will be able to ask questions through Facebook and the media with will be present to also ask questions.

INFORMATION BOOTH

Saturday, October 6

10 am to 2 pm

Spirit Square | Reid St and St Laurent Ave

Visit our information booth at Spirit Square on the corner of Reid St and St Laurent Ave. City staff will be there to provide you project information and answer your questions.

Project Funding

If the referendum is successful, the project will be funded through long-term borrowing, and City reserves.

Funding Sources	Amount
Public Works Reserve	\$1,739,000
Capital Reinvestment Reserve	\$1,000,000
Long-term borrowing	\$8,447,000
Total	\$11,186,000



Undersized carpentry shop

Your costs

Taxes are based on the assessed value of each individual property so the answer is different for everybody. The City has estimated what the cost will be per \$100,000 of assessed value. A new Public Works Facility would cost \$15.65 per \$100,000 of assessed value per year. If your property is assessed at \$200,000, for example, the annual cost of a new Public Works Facility would be \$31.30. These figures are based on a 30-year loan and an interest rate of 3.5% and result in a 3.2% tax increase, as opposed to the 7.5% tax increase if the City saves for the project over the next 10 years.

Our responsibility

The City of Quesnel and the tax payers of Quesnel have a responsibility to employees to provide a safe and healthy working environment. The City also desires cost effective operations that return high value to the taxpayers. The current public works facility does not meet these standards.

Project Costs

The total cost of the Public Works Facility is \$11,186,000.

Component	Costs
Planning and design	\$816,000
Site development	\$766,000
Main building	\$5,801,000
Enclosed vehicle bays	\$757,000
Covered vehicle bays	\$582,000
Ancillary buildings (sand, salt, pipe and material storage)	\$882,000
Site paving	\$115,000
Subtotal	\$9,719,000
Construction contingencies	\$1,157,000
Total construction costs	\$10,876,000
Consultation/cost updates	\$80,000
Old site demolition	\$230,000
Total project costs	\$11,186,000



Drinking water sampling area next to sewer storage area



Employee lockers located in the painting bays

Find more information at www.quesnel.ca/referendum

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