

## Proposal for the lease of the “Old Lund Fire Hall”

**January 2022 –Submitted to the qathet Regional District**



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## **Summary**

The Lund Community Society (LCS) is seeking to expand its [lease agreement](#) with the qathet Regional District (qRD) to include the old Lund firehall (9642 Larson Rd) in 2022 for community programming in addition to its current use of the Northside Community Recreational Centre. After a number of community meetings and visits to the site, the LCS has found the building to be in satisfactory condition to house the following initiatives: A clothing exchange, a community bike shop and a covered skate ramp. We believe the LCS can safely administer the programming in this building and offer the community these additional services. We hope that you will find in this proposal all of the information needed for the qathet Regional District to agree to lease the old Lund firehall to the LCS.

## **Proposal**

After multiple conversations with the LCS membership and the community at large we have prioritized three uses for the space that we believe can work together to best meet the needs of the community:

- **Clothing Exchange**

A clothing exchange for children's garments is already in existence, but is lacking a space of its own. It has proven to be an important resource for new parents, as the LCS continues to receive positive comments about this project. The LCS would like to see it expand to be better known and more easily accessible to the community. A clothing exchange housed in the "office" section, located on the northside of the building (see [annex](#) for plans), would allow for this project to reach more community members. A series of shelves and racks would be installed by volunteers to make the space organized and easy to browse.

- **Community Bike Shop**

[Bike Lund](#), a committee of the Lund Community Society has already been providing free tune-ups, workshops, bike parts & tools, as well as an old bike collection service for the last 2 years. The committee does not currently have a

proper space and operates out of a temporary carport. The old fire hall would allow all of the Bike Lund programming to expand and provide services to more people in the region. This space would allow for the storage of parts, and donated bicycles as well as two complete work benches with all the tools needed for bike repair. The location of the recycling depot in Lund also means that we would be very well located to receive old donated bicycles that can be scrapped or refurbished.

- **Skate ramp**

A major theme that has come up in all of the discussions we have had with the community is the lack of infrastructure for kids and teenagers in Lund. Many parents have wished for a centrally located skate park to provide an area for kids to gather and do a positive activity while supervised. The use of the old fire hall for this would allow a space to be used year round as it would be protected from the rain and elements.

- **Other uses**

The layout presented in our plans for the suggested uses, comes from multiple meetings with community members over the last few months and is designed to get the most use for the community out of the space. In addition to the three uses described above the LCS believes the old fire hall building could also accommodate other uses including, but not limited to: tool oriented workshops (as the NCRC is not currently set-up for this) and movie nights.

### **Administration & safety**

The Lund Community Society has a good track record of operating the Northside Community Recreational Centre, with a daycare and preschool operating there as well as a number of groups and events taking place on site. We believe that we could show the same amount of diligence at ensuring the old Lund firehall is made available to the community while being used responsibly with appropriate supervision. To make the space available to the community it is our intention to train a number of **volunteer building attendants** that commit to "shifts" where they open the space, monitor activities during that time and lock-up at the end. The volunteer building attendants will be responsible for opening the space, ensuring that users

follow the rules and respect the building. In addition, these volunteers will be able to provide information about the space, have access to first aid equipment and fire safety equipment and call for help in the event of an emergency. We have already identified over a dozen potential volunteers from the community that are interested in opening the space on a regular basis. Many of these volunteers are parents and many have first aid accreditations.

Donations of clothing or bicycles would only be allowed during opening hours which we hope would limit the amount of potential littering that often happens when drop-offs are allowed.

### **Lease agreement**

Our current [lease agreement](#) for the Northside Community Recreational Centre (9656 Larson Road) has been in place since May 2017 and was signed for a 5 year period. In summary the lease agreement was done for a nominal fee (\$1), entrusted the LCS with the general upkeep of the building, community programming and insurance. We would like to continue this agreement for another 5 years, with the addition of the new property and building at 9642 Larson Rd.

### **Insurance**

The Lund Community Society has already reached out to its current insurance provider and is in the process of receiving a quote for the old firehall building and its uses, covering what it outlined in the current lease agreement:

- Fire & theft protection
- Comprehensive general liability of a minimum of two million dollars (\$2,000,000)

Under this proposal, the LCS would continue to cover the insurance requirements set by the qRD.

### **State of the building and Repairs needed**

The Lund Community Society has had a number of professional builders visit the site and suggest improvements needed for the uses proposed. Overall the assessment by local builders found:

- There are currently no leaks from the metal roof

- The outside walls and garage doors are in good conditions
- The water and sewage system have not been inspected, but are not necessary for the usage planned
- The centre post in the garage is solid, but has been struck by a vehicle and would need to be replaced to be safe.
- Reinforcements for the garage door could easily be done by the installation of a cross beam for each door.
- A new concrete pour would be important on the north east corner of the “garage” area as the current concrete in that corner is crumbling.
- A skate ramp would be built from scratch. Builders and materials have been sourced for this.
- Workbenches and shelves for the community bike shop would be built by volunteers to accommodate the parts and tools offered to the community.
- The lowered ceiling above the skate ramp would be removed in certain areas to give more room
- A number of clothing racks would be built by volunteers in the “office” space to make the clothing exchange easy to organize and browse.
- All electrical is in working, but we will have a local electrician look it over before any upgrades are started.

## **Funding**

We have identified the following itemized budget for repairs and upgrades.

Cross beam installation (doors): \$1500

Cement pour (Northeast corner): \$500

Skate ramp materials: \$3600

Bike shop materials: \$1000

Clothing exchange paint and materials: \$400

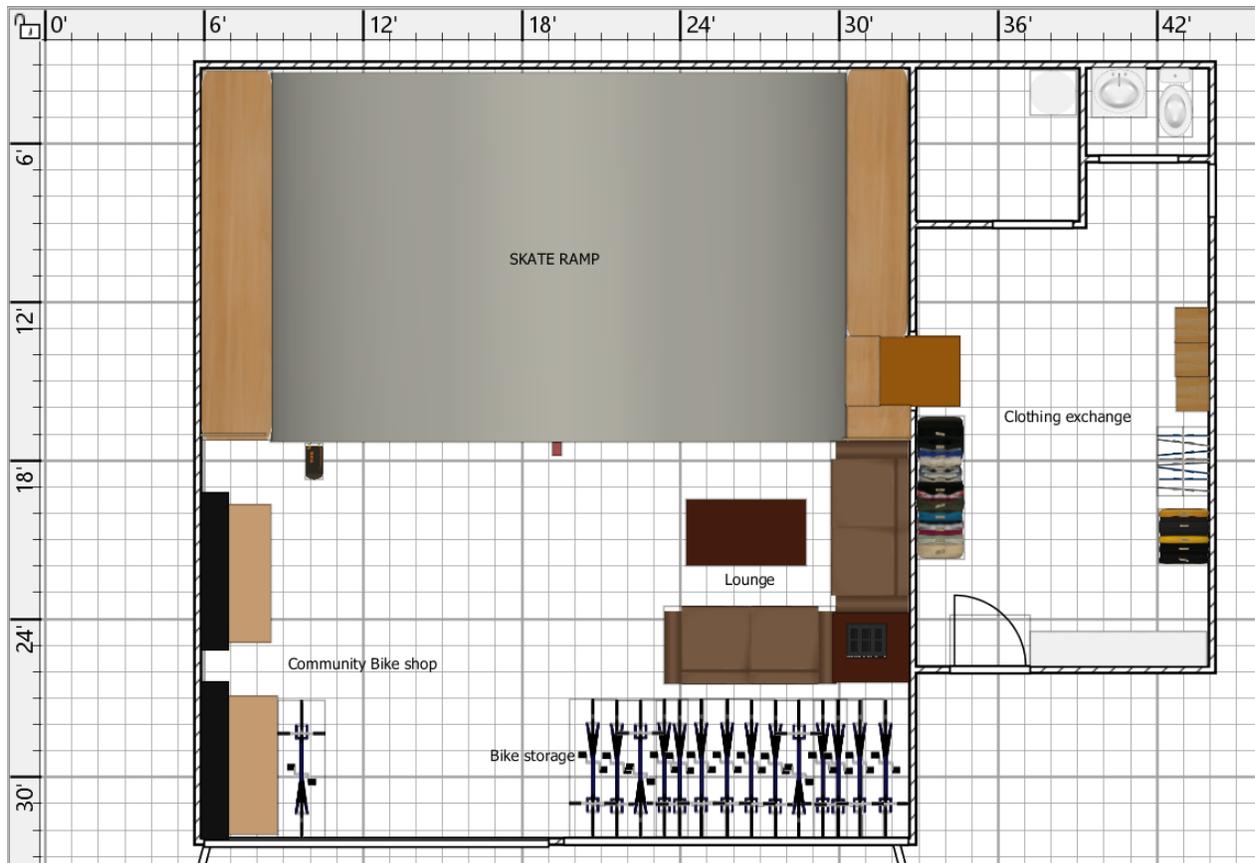
**Total: \$7000** (to be covered by LCS)

The Lund Community Society is ready to help fund these costs and will also be applying for grants to offset most costs. Any additional help from the qathet Regional District would be appreciated, but not required for this project to go forward. A large number of volunteers have already stepped forward and have offered to donate their labour to build many of the upgrades that have been discussed previously.

## Annex

[qathet Regional District lease agreement with Lund Community Society](#)  
[2021 Insurance for the Northside Community Recreational Centre](#)

Plans for the use of the space



# Budget and plans for skate ramp

