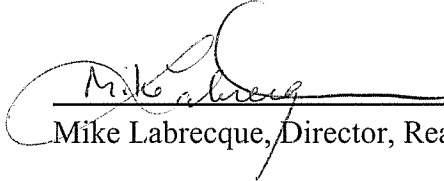

Halifax Regional Council
March 19, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Mike Labrecque, Director, Real Property Services

DATE: March 4, 2002

SUBJECT: Greenvale School Status - Update

INFORMATION REPORT

ORIGIN

At the February 26th session of Regional Council, Councillor Cunningham requested a report on the security and alarm system at Greenvale School.

BACKGROUND

Early in the morning of February 14, 2002, a fire was set at Greenvale School, 130 Ochterloney Street, Dartmouth. As a result of the fire the sprinkler system and integrated alarm system are no longer operational.

DISCUSSION

Greenvale School has sat vacant for several years while staff have explored several renovation and redevelopment opportunities. To date none of those opportunities has resulted in a viable plan for re-use of this building. To reduce operating costs the heating system was decommissioned. The sprinkler system in the building is a dry system, the pipes are filled with compressed air until a sprinkler head releases at which point the entire system is charged with water. The operation of this system was not compromised by the lack of heat. Early in the morning of February 14, 2002, the building was broken into and a fire was set in a store room containing a large number of books. The fire activated the sprinkler system which quickly extinguished the fire and relayed an alarm, notifying Fire Services of the event. Unfortunately, due to the extremely cold weather, and absence of heating in the building, the now charged

**Greenvale School Status - Update
Council Report**

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sprinkler system froze before it could be drained, resulting in pipe ruptures throughout the system. As the system was the trigger for the fire alarm the building is now without effective fire protection, a common circumstance in most vacant buildings. As it was not financially practical to reinstate either the sprinkler or alarm system, Real Property Services staff contacted HRM Fire Services for advice on achieving a steady state for this building. Staff were advised that the building should be made secure, security should be monitored on a 48 hour basis and significant combustible material should be removed from the school. All of these criteria have been met. The lower windows and doors of the school have been boarded, the building is inspected for security integrity every 48 hours and all major loose combustibles have been removed from the building.

Real Property Services, in conjunction with Heritage, Tourism and Culture are still actively investigating development opportunities for this location.

BUDGET IMPLICATIONS

The cost of boarding up the windows and doors and cleaning up the damage from the fire will be approximately \$5000, and will be covered by HRM's self insurance fund.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

N/A

ALTERNATIVES

N/A

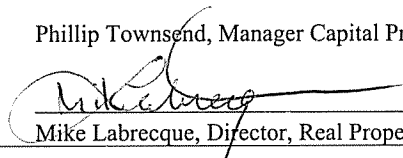
ATTACHMENTS

N/A

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Phillip Townsend, Manager Capital Projects, Building Management Services, 490-7166

Report Approved by:


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