

BURNABY RCMP DETACHMENT SPACE NEEDS ASSESSMENT



AGENDA

- Project Goal / Objectives
- Planning Process Overview
- Summary of Existing- State Key Findings
- Current- & Future- Program Highlights
- Renewal Options
- Next Steps



WHO WE ARE

Barbara Good

B.Des

Senior Strategic Facilities Planning Analyst



Barbara's multi-disciplinary experience in industrial design and visual communication design, alongside her strong communication and interpersonal skills, allow her to approach and understand projects from a broad point of view. Barbara is well-versed in liaising with clients and consultants to develop informed functional space programs, adjacency diagrams and accommodation plans that reflect each clients' unique requirements.

Michael Garforth

MArch, BES, MAIBC, AIBC

Senior Associate, Senior Project Manager



Michael has worked on several complex projects such as the RCMP E Division Headquarters, South Health Campus, and several renovation projects for facilities requiring continuous operations. He is currently the portfolio architect in charge of the BC Hydro projects with locations throughout the province. Having worked on international projects, such as those in Qatar, Michael has gained a unique perspective with creativity and design which is a valuable asset as a designer for the past 9 years at Kasian.

PROJECT GOAL & OBJECTIVES

4



GOAL: Provide an assessment of the existing Detachment space against the RCMP Detachment Standards (July 2020).

- Develop a clear understanding of the replacement space for the Detachment based on **current program** requirements.
- Develop a renewal plan that will reflect space provision for **future requirements** based on future community growth and anticipated staffing over a 20-year planning horizon.

OBJECTIVES:

Align with RCMP Strategic Plan

FACILITY VISION STATEMENT

The Detachment will be updated and modernized to meet the needs of a complex array of uses: provide the RCMP with the facilities that best support its capability to meet community service standards and respond to incidents.



PROJECT GOAL & OBJECTIVES

6

OBJECTIVES:

Align with RCMP Strategic Plan

- Maintain **continual operations** and capacity of the Detachment
- Staff wellbeing and access to natural light
- Ensure **business continuity and improve resiliency**
- Future Detachment to be considered for post-disaster (structural, mechanical, electrical)
- Define a work environment that best supports critical adjacencies, key workflows with consideration of **travel distances and response times**



PROJECT GOAL & OBJECTIVES

7

OBJECTIVES:

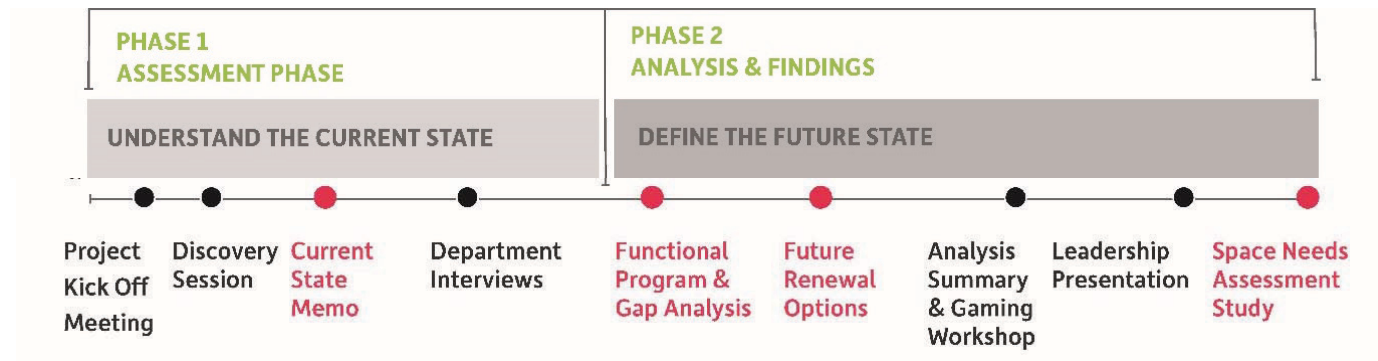
Align with RCMP Strategic Plan

- Align with RCMP and other appropriate **security requirements**.
- Create site zoning restricting public front-of-house activities from back-of-house operations, and secured areas across the facility and site.
- Apply safety-by-design principles
- Support **efficient and safe movement** of staff, exhibits, equipment and vehicles with dedicated access routes and wayfinding.



SPACE NEEDS ASSESSMENT PROCESS OVERVIEW

8



- Understand the existing-state program and workflows
- Define the current and future state programs
- Undergo a gap analysis with existing, current and future state programs
- Develop potential future renewal options and phasing strategies

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CURRENT- AND FUTURE- PROGRAM HIGHLIGHTS

16

- A high-level program was developed by the design team in coordination with facility stakeholders and RCMP strategic planning representatives
- Aligned with RCMP Detachment Standards and precedent projects
- Areas have been right-sized and outline the necessary replacement space to align with the standards today
- Future growth (including anticipated staffing) has been identified separately for planning purposes
- The program is grouped into key functional areas including both indoor and outdoor accommodations detailed separately

CURRENT- AND FUTURE- PROGRAM HIGHLIGHTS

CURRENT STAFF COMPLEMENT

Current Staff FTE Departmental Grouping	RCMP		City Employee
	Current	Current	Current
Administration	9		104
Community Programs	39		-
Executive	13		-
Investigative Services	98		-
Operations	112		-
Community Police Office	30		-
Current Staff	301		104

FUTURE STAFF COMPLEMENT

Forecasted Staff FTE Departmental Grouping	RCMP				City Employee			
	2025	2030	2035	2040	2025	2030	2035	2040
Administration	1	1	1	1	1	2	2	2
Community Programs	6	6	6	6	0	1	0	1
Executive	1	1	1	1	1	0	0	0
Investigative Services	6	6	6	6	2	2	2	2
Operations	6	6	6	6	2	2	2	2
Forecasted Staff	20	20	20	20	6	7	6	7
	Total Forecasted Staff				Total Forecasted Staff			
	80				26			
	Current Staff				Current Staff			
	301				104			
	2040 Staff, RCMP				2040 Staff, City Employee			
	381				130			

Burnaby Detachment FTE 511

Require workspace or contribute to support spaces (i.e. locker storage, staff parking)

- 271 at Main Detachment + 30 at Community Police Offices (301 RCMP FTE)
- 104 City Employees (FTE) ACCESS TO
- 12.94 FTE equivalent auxiliary utilize existing workspaces
- 5 per shift (24 FTE) recruits / reserves
- 20 Auxiliary Constables community volunteers
- 5 Janitorial Staff
- 24.5 Integrated Teams NIC

- Forecasted in 5-year increments over a 20-year planning horizon, alignment with historical growth
- Adoption of the Main Detachment Start-Stop Model
- 327 largest shift RCMP / City staff reflects the busiest period at the Detachment, typically mid weekday shift
- 335 Operational RCMP (may undergo investigations, enforcement activities, perform arrests on a shift)
- Additionally Auxiliary Constables are anticipated to grow to a total of 40 community members

CURRENT- AND FUTURE- PROGRAM HIGHLIGHTS

18

INDOOR ACCOMMODATIONS

KEY FUNCTIONAL AREAS

- Lobby / Front-of-House Public Area
- Common Support / Amenity Space (per Level)
- Executive Leadership & Senior Operational Support
- Front-line Policing
- Cell Block Detention Area
- Exhibit Processing & Storage Area
- Investigative Services
- Community Programs
- Operational Support
- Back-of-House Shipping & Receiving
- Back-of-House Gear & Support

OCCUPANCY TYPE

Utilized to inform costing:

- Administration
- Industrial
- Cell Block
- Exhibits
- Base Building

CURRENT- AND FUTURE- PROGRAM HIGHLIGHTS

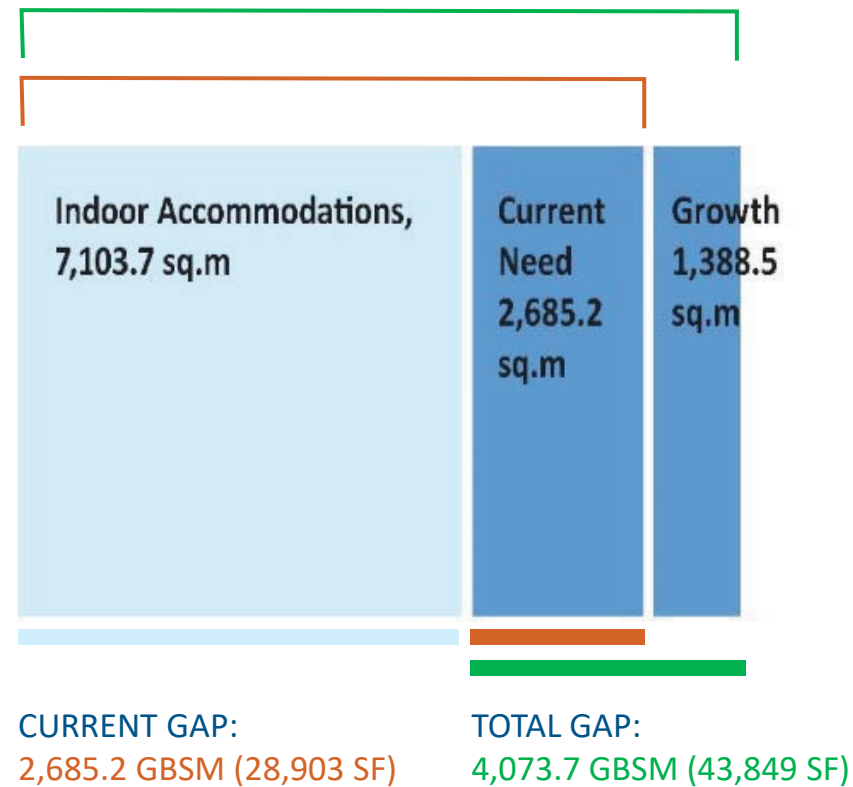
INDOOR ACCOMMODATIONS (PARKING NIC)

EXISTING INDOOR PROGRAM AREA:
7,103.7 GBSM (76,464 SF)

CURRENT REQUIRED INDOOR AREA:
9,788.9 GBSM (105,367 SF)

20 YEAR FUTURE GROWTH:
+1,388.5 GBSM (14,946 SF)

20 YEAR FUTURE TOTAL:
11,177.4 GBSM (120,313 SF)



CURRENT- AND FUTURE- PROGRAM HIGHLIGHTS

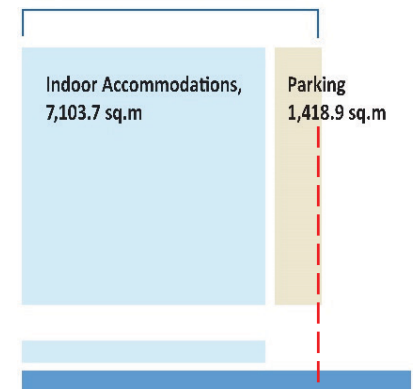
INDOOR ACCOMMODATIONS – GAP ANALYSIS

	Existing Program (NSM)	% of Existing Program	Current 2020 Program (NSM)	% Current 2020 Program	Variance to Existing (NSM)	Future Growth 2040 Program (NSM)	Final-State Program (NSM)	% of Final-State Program	Variance to Existing (NSM)
Admin	3,377.5	40%	5,164.1	53%	1786.6	1,053.3	6,217.4	56%	2,839.90
Cell Block	359.3	4%	673.6	7%	314.3		673.6	6%	314.30
Exhibits	492.1	6%	936.3	10%	444.2		936.3	8%	444.23
Industrial	232.1	3%	538.5	6%	306.4	57.4	595.9	5%	363.80
Base Building	2,642.7	31%	2,476.4	25%	-166.3	277.7	2,754.1	25%	111.43
Parking	1,418.9	17%	-	0%	-1418.9	-	-	0%	-1,418.90
Total Indoor Accommodations	8,522.6	100%	9,788.9	100%	1,266.3	1,388.5	11,177.4	100%	2,654.76
Indoor to Indoor Program Area (Parking included in Outdoor Program)	7,103.7		9,788.9		2,685.2	1,388.5	11,177.4		4,073.66

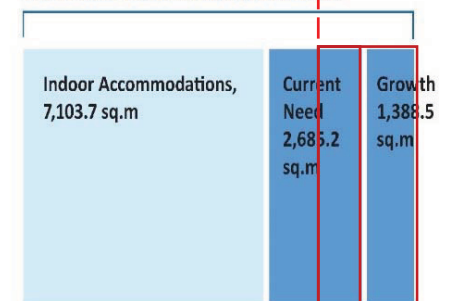
CURRENT NEEDS GROSS BUILDING GAP
 1,266.3 GBSM (13,630 SF)
 **Note – Assumes Indoor Parking Converted to Office Space

FUTURE NEEDS GROSS BUILDING GAP
 2654.8 GBSM (28,576 SF)

Existing Detachment, 8522.6 GBSM



Future-State Detachment, 11,177.4 GBSM



CURRENT- AND FUTURE- PROGRAM HIGHLIGHTS

OUTDOOR ACCOMMODATIONS – PROGRAM (SITE ALLOWANCES NIC)

EXISTING OUTDOOR PROGRAM AREA:
6,238.5 NSM (67,150 SF)

CURRENT REQUIRED SPACE:
10,497.8 NSM (112,997 SF)

20 YEAR FUTURE GROWTH:
+1,138.1 NSM (12,250 SF)

CURRENT OUTDOOR GAP:
4,259.3 NSM (45,846 SF)

20 YEAR FUTURE TOTAL:
11,635.8 GBSM (125,247 SF)

TOTAL OUTDOOR GAP:
5,397.3 NSM (58,096 SF)

	Existing Program (NSM)	% of Existing Program	Current 2020 Program (NSM)	% Current 2020 Program	Variance to Existing (NSM)	Future Growth 2040 Program (NSM)	Final-State Program (NSM)	% of Final-State Program	Variance to Existing (NSM)
Parking	4,353.1	93%	10,079.0	96%	4,307.0	1,092.1	11,171.0	96%	6,817.9
Parking (Garage)	1,418.9		-		-	-	-		-
Exhibits (Seized Vehicles)	76.1	1%	273.1	3%	282.5	-	273.1	3%	197.0
Exhibits (HTDPR)			85.5	1%		-	85.5		85.5
Yard	390.4	6%	60.2	1%	330.2	46.0	106.2	1%	284.2
Total Outdoor	6,238.5	100%	10,497.8	100%	4,259.3	1,138.1	11,635.8	100%	5,397.3

Note: future parking structure, staff stall count to be finalized during future planning phases.

RENEWAL OPTIONS

22

Option 1 /

Renovate and Expand the Existing Detachment
East-West Corridor Spine

Option 3 /

Build New Detachment on Existing Property
East-West Corridor Spine

Option 2 /

Renovate and Expand the Existing Detachment
North-South Corridor Spine

Option 4 /

Build New Detachment on New Property

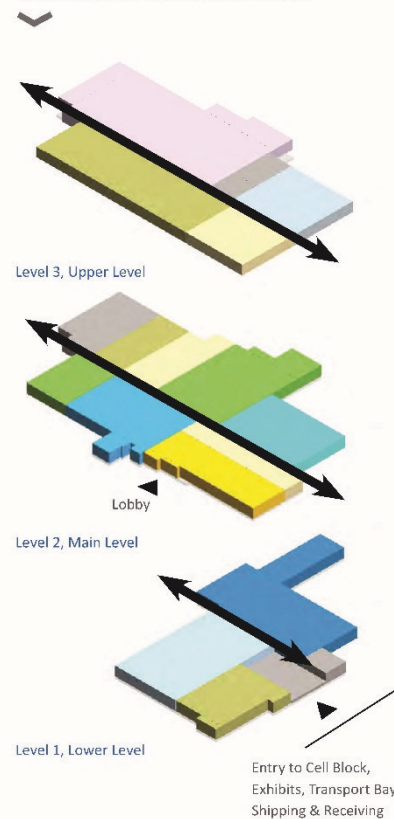
RENEWAL OPTIONS

- Best possible workflows are constrained by the existing building configuration
- Drawbacks to the existing building include maintaining access to natural light for areas located on the west-side of the Main Level
- Public and secured operational zones
- Major renovations to the existing building are anticipated and would allow for the introduction of a critical unifying feature or central spine concept to allow for quick response time
- Options would require significant phasing strategies to maintain ongoing operations
- Options would be likely very challenging to meet post disaster requirements

Option 1 /

Renovate and Expand the Existing Detachment
East-West Corridor Spine

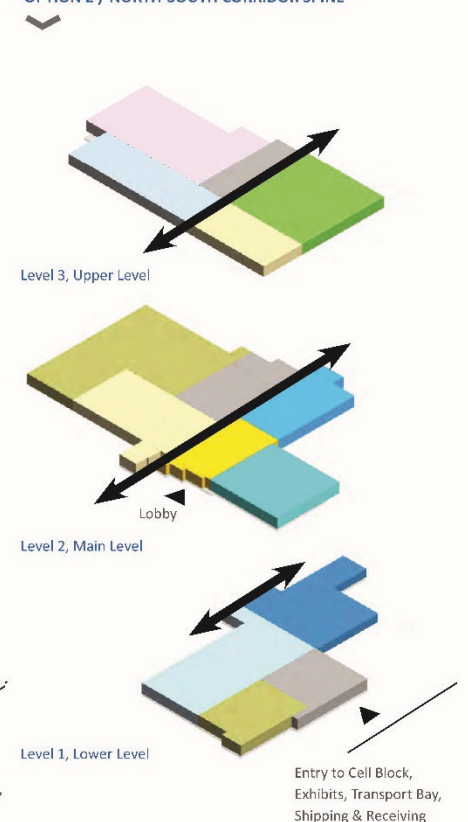
OPTION 1 / EAST-WEST CORRIDOR SPINE



Option 2 /

Renovate and Expand the Existing Detachment
North-South Corridor Spine

OPTION 2 / NORTH-SOUTH CORRIDOR SPINE



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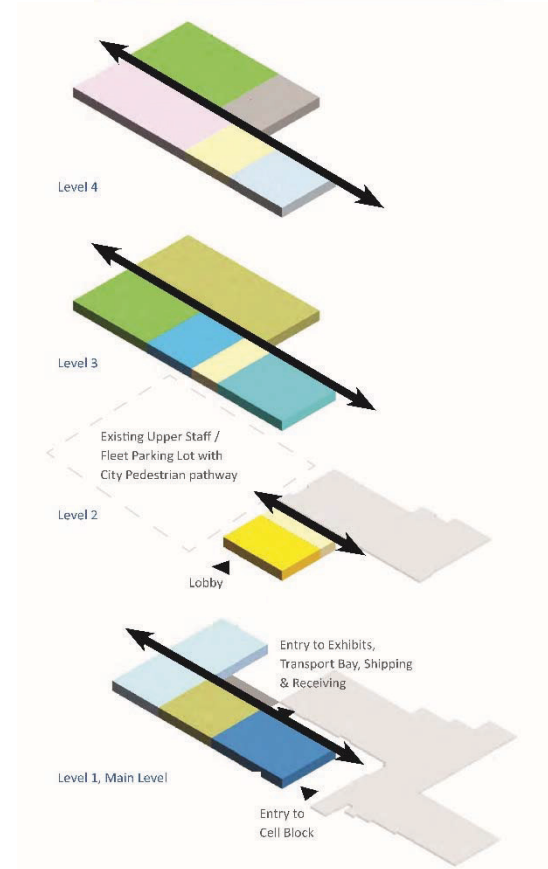
RENEWAL OPTIONS

Option 3 /

Build New Detachment on Existing Property
East-West Corridor Spine

26

- The design team explored the possibility of a new purpose-built facility on the existing parcel in Option 3.
- To ensure the main park circulation path from City Hall through to Deer Lake is maintained, the design team studied the feasibility of a new facility straddling the two fleet/staff parking lots.
- This option takes advantage of the topography and provides secured underground access to exhibits and cell block from the fleet parking structure.
- Option 3 would require a temporary parking area to facilitate construction of the new building along with demolition of the existing building and permanent parking areas.



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RENEWAL OPTIONS – SUMMARY COMPARISON (ALL OPTIONS MEET PROGRAM REQUIREMENTS)	1 / Reno Existing	2 / Reno Existing	3 / New Build Existing Site	4 / New Build Green Site
Maintain continual operations and capacity of the Detachment	●	●	●	●
Staff wellbeing and access to natural light	●	●	●	●
Ensure business continuity and improve resiliency	●	●	●	●
Post-disaster facility (structural, mechanical, electrical)	●	●	●	●
Best supports critical adjacencies, key workflows with consideration of travel distances and response times	●	●	●	●
Align with RCMP and other appropriate security requirements	●	●	●	●
Create site zoning restricting public front-of-house activities from back-of-house operations, and secured areas across the facility and site	●	●	●	●
Apply safety-by-design principles	●	●	●	●
Support efficient and safe movement of staff, exhibits, equipment and vehicles with dedicated access routes and wayfinding	●	●	●	●

- Feedback from Mayor and Council on study?
- Proceed with next phase:
 - Conceptual design (stack options are fluid)
 - Preliminary costing (building only)
 - Site considerations
 - Co-location considerations
- Return to Mayor and Council – Summer 2021

BURNABY RCMP DETACHMENT SPACE NEEDS ASSESSMENT

