

er Lake

BURNABY RCMP DETACHMENT

Cost Review Update
January 25, 2024



agenda

1. Functional space categories
2. What make this project unique?
3. Costing
4. Opportunities
5. Recommendations
6. Questions

What has changed to address Council questions?

- Review of siting approach, operational flow + access.
 - Original design was optimal, but a review of the approach undertaken to see what acceptable access options could help reduce excavation costs.
- Parking changes – location, height and construction.
 - We optimized the previous layout for flow and operational efficiency. The review was undertaken to review alternatives.
- Review of the Validation Costing from an external consultant.
 - External consultant was hired to complete an independent review of the costing.

What is a functional program?

- **Functional program** *"A functional program describes the requirements which a building must satisfy in order to support and enhance human activities."*
- **Example:** there needs to be space for RCMP duty bag storage next to entry door from parking.

- **Space program** *"A space program associates areas with the functional program requirements"*
- **Example:** the duty bag storage needs to be 21 sq. m (200 sq. ft.) in size.



Functional program history



Existing detachment today:

Represents the Detachment as it stands today.

2020 Needs Assessment: *Needs assessment completed 4 years ago which evaluated all spatial and functional requirements of the RCMP to 2020.*

Move in 2027: *Revaluated square footage to move date 2027 and reduced future proofing by 500 sq. m (6,500 sq. ft.).*

BFD Dispatch

- Explored BFD dispatch inclusion in detachment project
- Special Purpose Space
- Space requirements of approx. 400 sq. m
- Additional cost of \$5.9M (not including equipment)
- Was not included in base building cost

BFD Dispatch

- Operational gains not obtained (security and physical constraints)
- Recommendation to not include in detachment
- Supported by Fire Chief and Detachment OIC
- Remain at Fire Hall 1
- Considered in future Fire Hall 1 renewal project

RCMP Operational Communications Centre (OCC)

- Explored potential to include OCC/Dispatch in detachment project
- Highly technical Special Purpose Space
- Space requirements of approx. 600 sq. m
- Additional cost of approx. \$7.6M (not including equipment)
- Unable to accurately cost due to uncertainty of technology for Next Gen 911
- Was not included in base building cost

RCMP Operational Communications Centre (OCC)

- No current operational gap
- No service level concerns
- Continued challenges of staffing and technology (cost prohibitive)
- Recommendation to not include in detachment project
- OCC (dispatch) to remain with E-Comm
- Continue Non-Emergency Call transition
- Supported by OIC

What makes this project unique?

- **National/Provincial post-disaster design requirements**
- **Standards for police buildings**
- **Security requirements**



National/Provincial post-disaster



**1.5 times
seismic
forces**

- Building must be designed to meet BC Building Code seismically = 1.5 times the same seismic forces as an average building.
- Building is designed not just to survive the event but to be operational after the event.
- Emergency power = power required to provide to operate the building a capacity in order to function during a natural disaster.



**Back up
power**

Parking program comparison

DETACHMENT TODAY

Parking Numbers:

Operational:	176
Staff	
Dedicated:	69
Shared w/other entities:	143
Visitors	4
Public	<u>3</u>
Total:	395

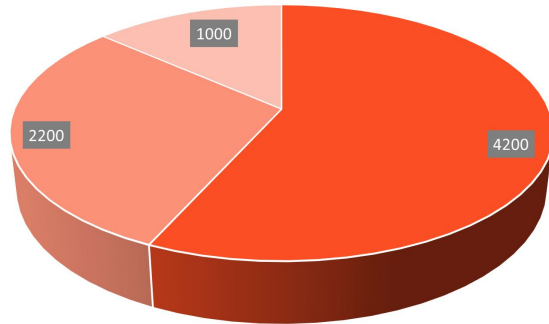
DETACHMENT MOVE IN (2027)

Parking Numbers:

Operational:	196
Staff:	
Dedicated:	225
Shared:	0
Visitors	13
Public	<u>21</u>
Total:	455
Difference to today :	60

Parking breakdown (move in 2027)

PROJECT PARKING BREAKDOWN



Operational surface parking

120 parking spaces

Operational underground parking

76 parking spaces
\$69,000 per stall

Visitor/public surface parking

34 parking spaces

Cost comparison (based on original council report, Oct 30)

Description	Comparative Detachment estimate represents the most recent example in size and scope	The Burnaby IPD information is a contractor quote not an estimate	Turner Townsend was hired as the independent external cost consultant to review the IPD quote. These numbers represent an estimate
Total project cost	\$ 259,559,900	\$ 208,407,089	\$ 198,299,000
Estimate accuracy	±25%	Final Cost	±25%
Potential final cost	\$324,449,875	208,407,089	\$247,873,750
Gross Floor Area (GFA) sq. ft.	120,373	134,700	134,615
Cost per square foot (\$/sq)	\$ 2,156 to \$2,695	\$1,547	\$1,473 to 1,857

Project cost summary

Item	Amount
Base building	\$201,784,841
GST	\$10,089,242
Additional underground parking	\$16,600,000
GST for UG Parking	\$830,000
Total	\$229,304,082.79

Recommendations

1. Approve the award of the contract to design + construct the building to support police services to a value of \$201,784,841.
2. Exclude Burnaby Fire Dispatch from this project.
3. Include an additional 225 spaces of underground parking at a cost of \$16,600,000.