



Autonomous RCMP Detachment Revised Conceptual Designs

June 7, 2022



Conceptual Designs – May 3, 2022

- 3 conceptual designs presented: Base Option, Option A, Option B
- Feedback received included:
 - Revise the structure appearance: less industrial, softer look, more natural elements, embrace Pitt Meadows' history, possible incorporation of wood elements, posts, overhangs, additional trees and vegetation
 - Accommodate future growth and some flexibility
 - Volunteer and flex space, along with a dedicated washroom, should be on the first floor for improved accessibility
 - Tiered look is preferable, less boxy, similar to Option A
 - Include adequate seating in the lobby
 - Explore opportunities to incorporate displays showing RCMP and Pitt Meadows history and public art



Previous Renderings – May 3, 2022

Option A – SW View



Option B – SW View



Option A – NW View



Option B – NW View



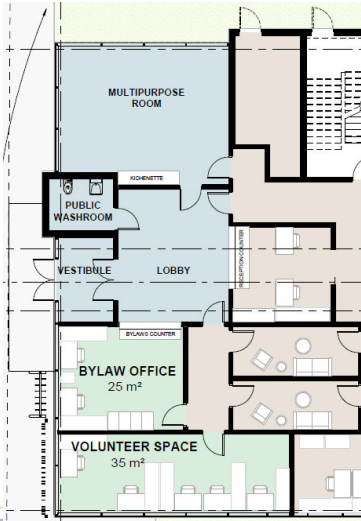
VS
CE

Revised Conceptual Designs

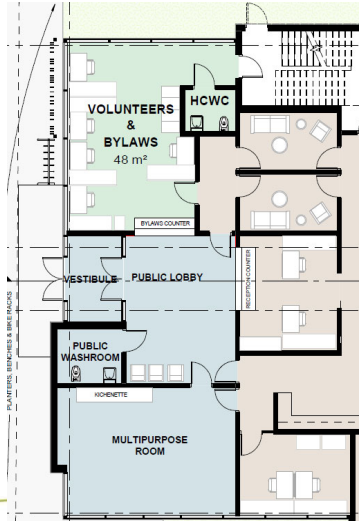
- Staff and KMBR considered all feedback received and created four new conceptual design options: Options 1 – 4
- Approved budget of \$21.733M
- All new options have identical RCMP floor space as Options A and B
- All new options have a volunteer and flex space area that is greater in size than Option A

Task	Option A (Previous)	Option B (Previous)	Option 1 (New)	Option 2 (New)	Option 3 (New)	Option 4 (New)
Total Floor Area	1,722 m ² (18,535 ft ²)	1,816 m ² (19,547 ft ²)	1,741 m ² (18,740 ft ²)			
Volunteer & Flex Area	126 m ² (1,357 ft ²)	220 m ² (2,368 ft ²)	140 m ² (1,507 ft ²)			

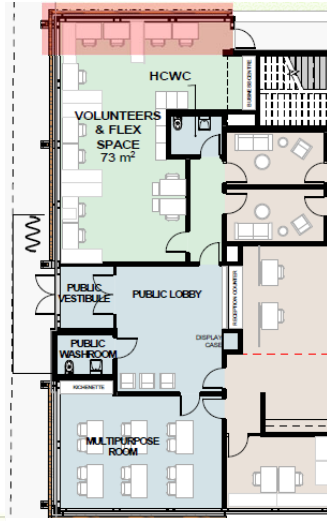
Revised Volunteer and Flex Space Area



Option A



Option B



Options 1 - 4

OWS
Natural PLACE



Option 1 – SW View

City of
Pitt Meadows
THE Natural PLACE

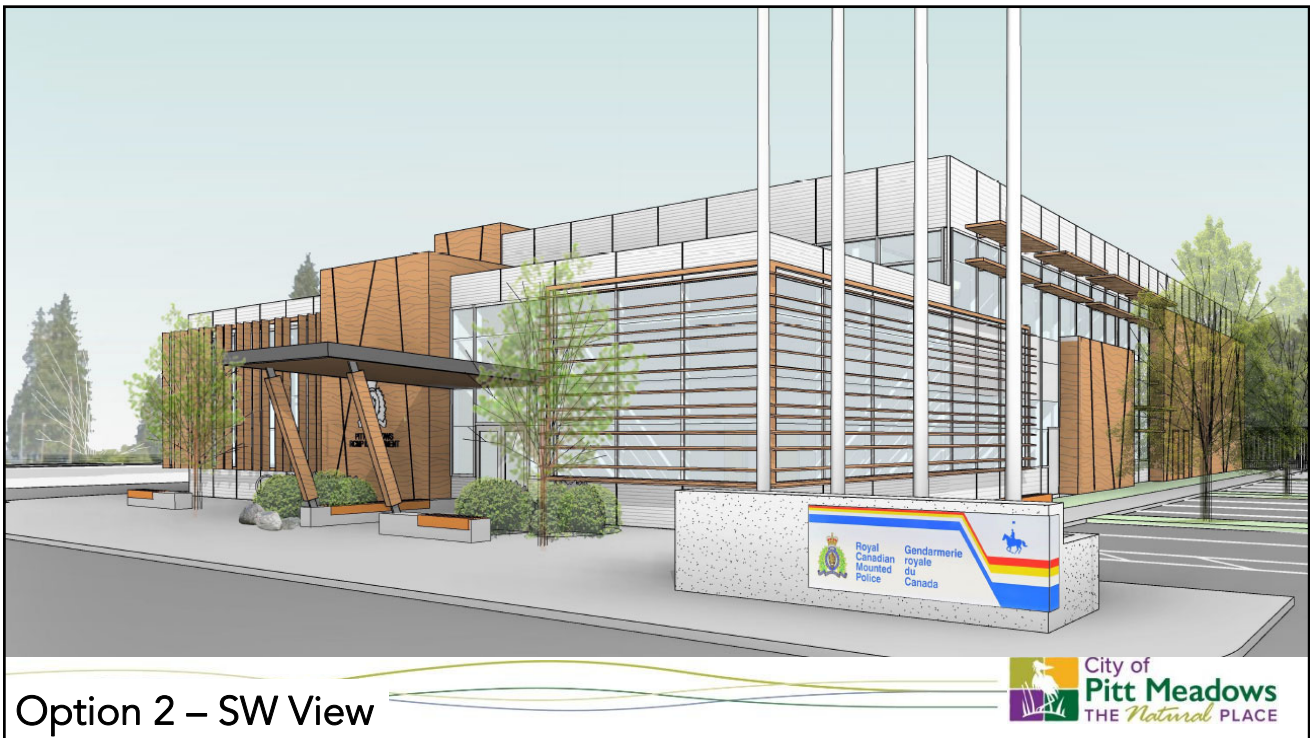


Option 1 – NW View



Option 1 – NE View







Option 2 – NW View

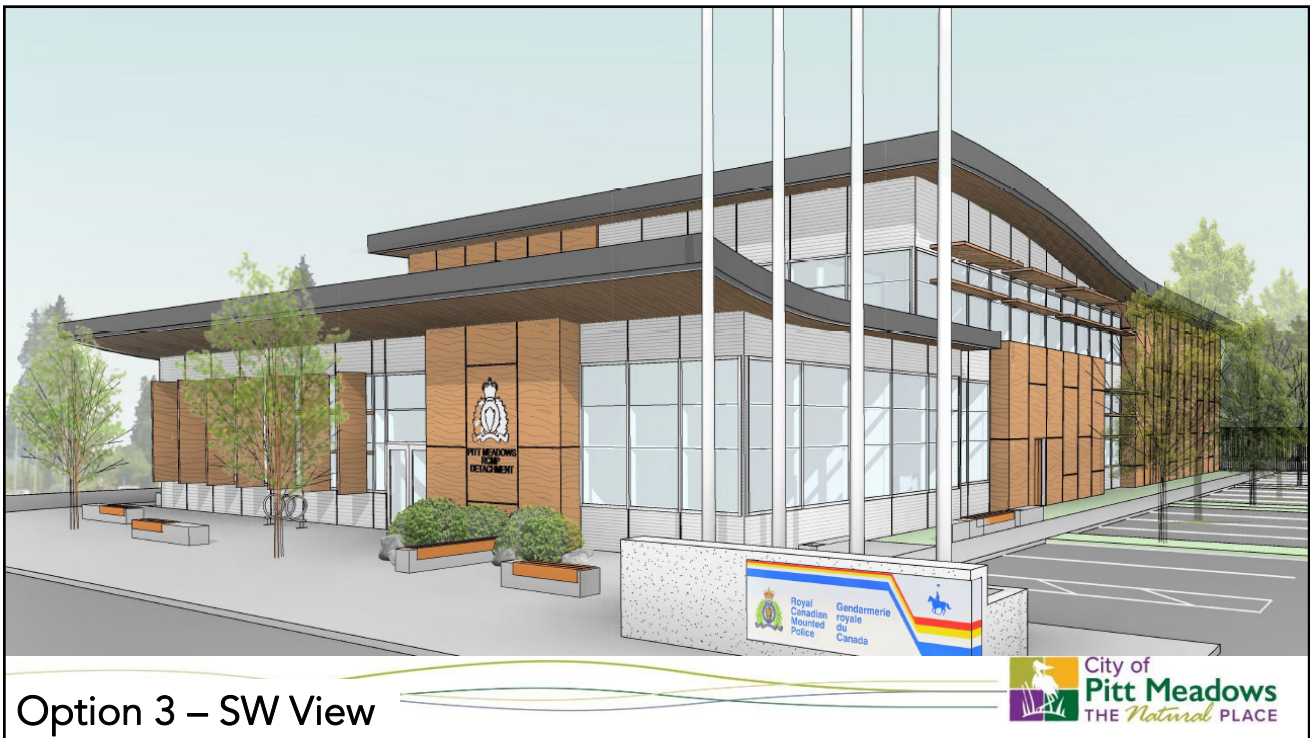


Option 2 – NE View





Option 2 - Elevations



Option 3 – SW View



Option 3 – NW View

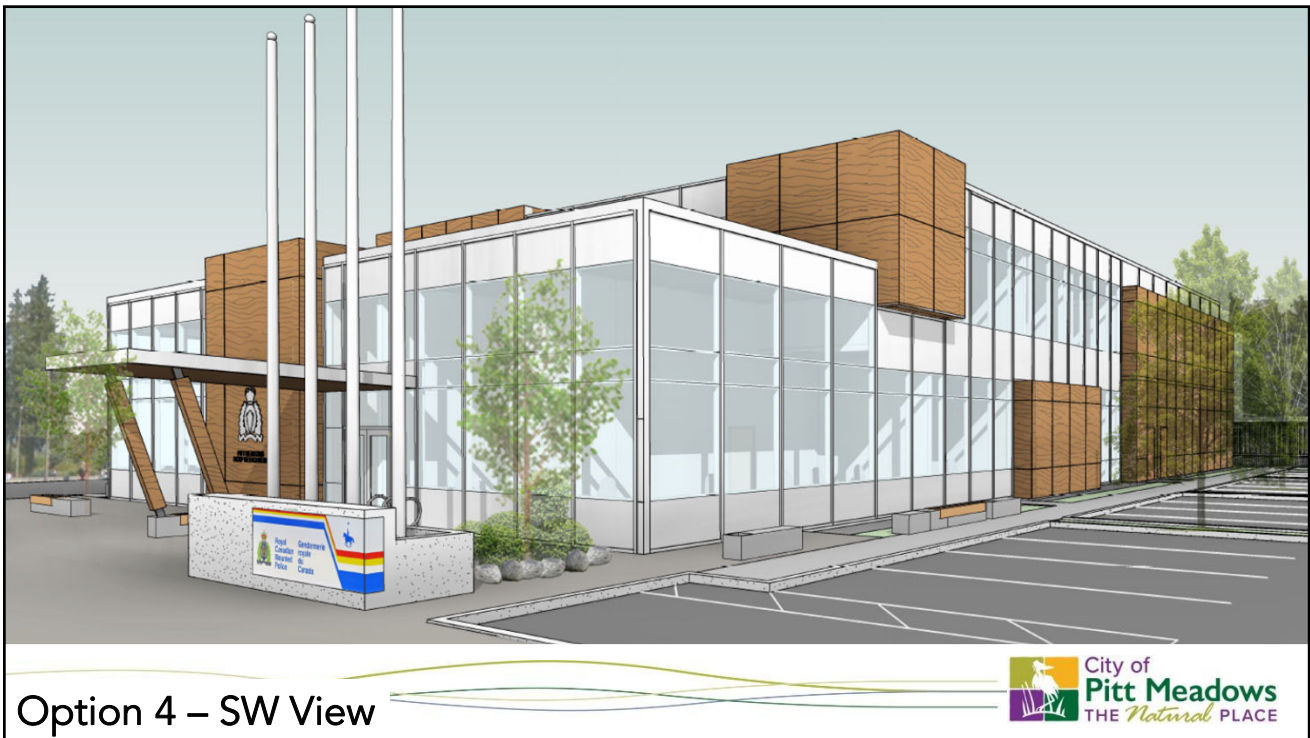


Option 3 – NE View





Option 3 - Elevations



Option 4 – SW View

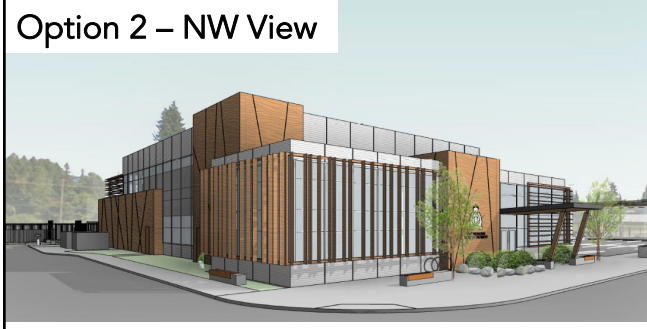
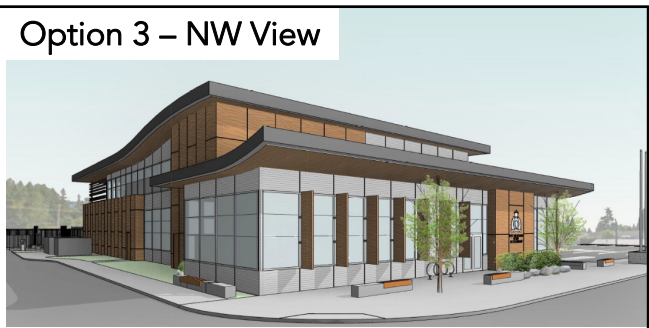
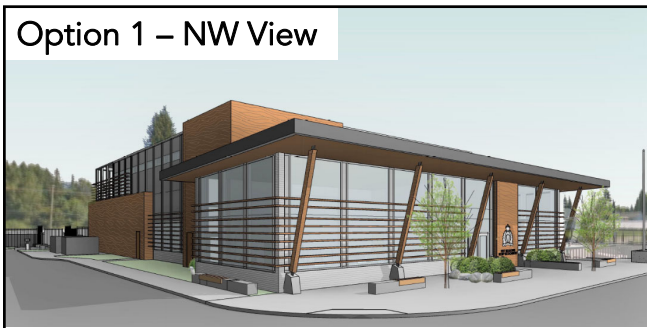
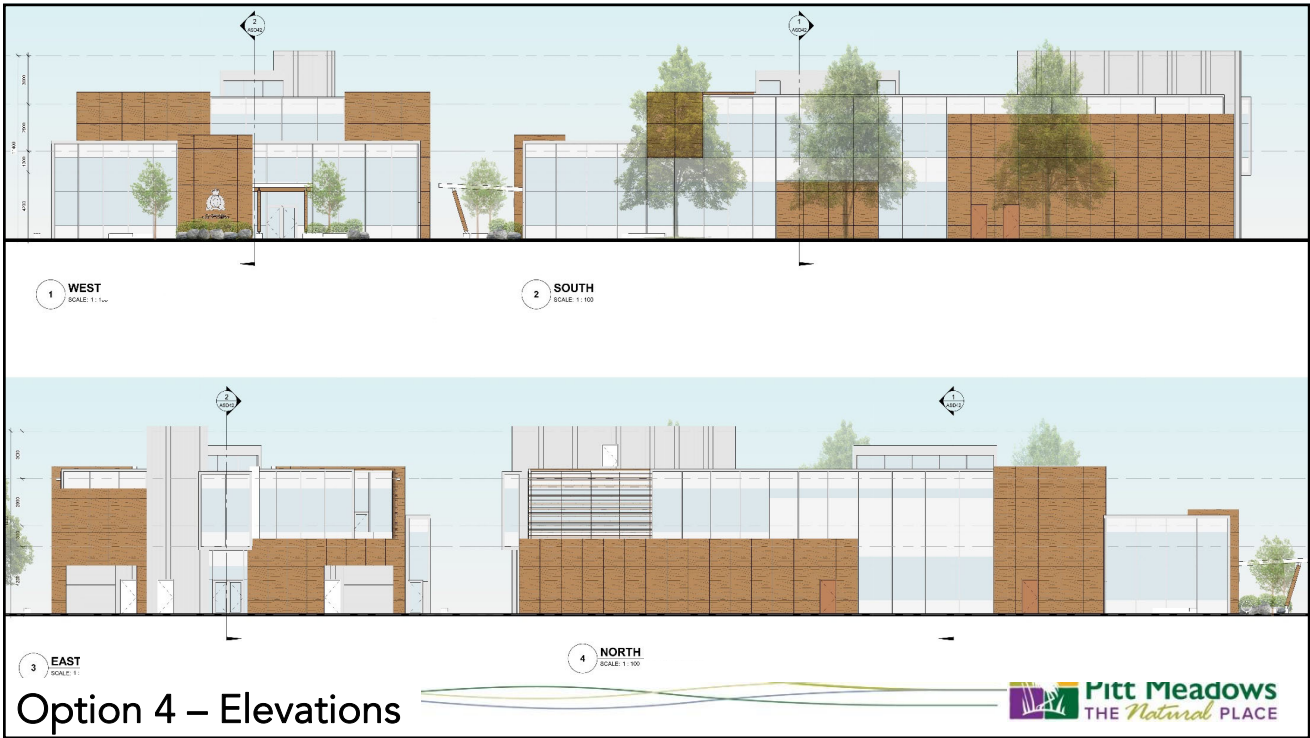


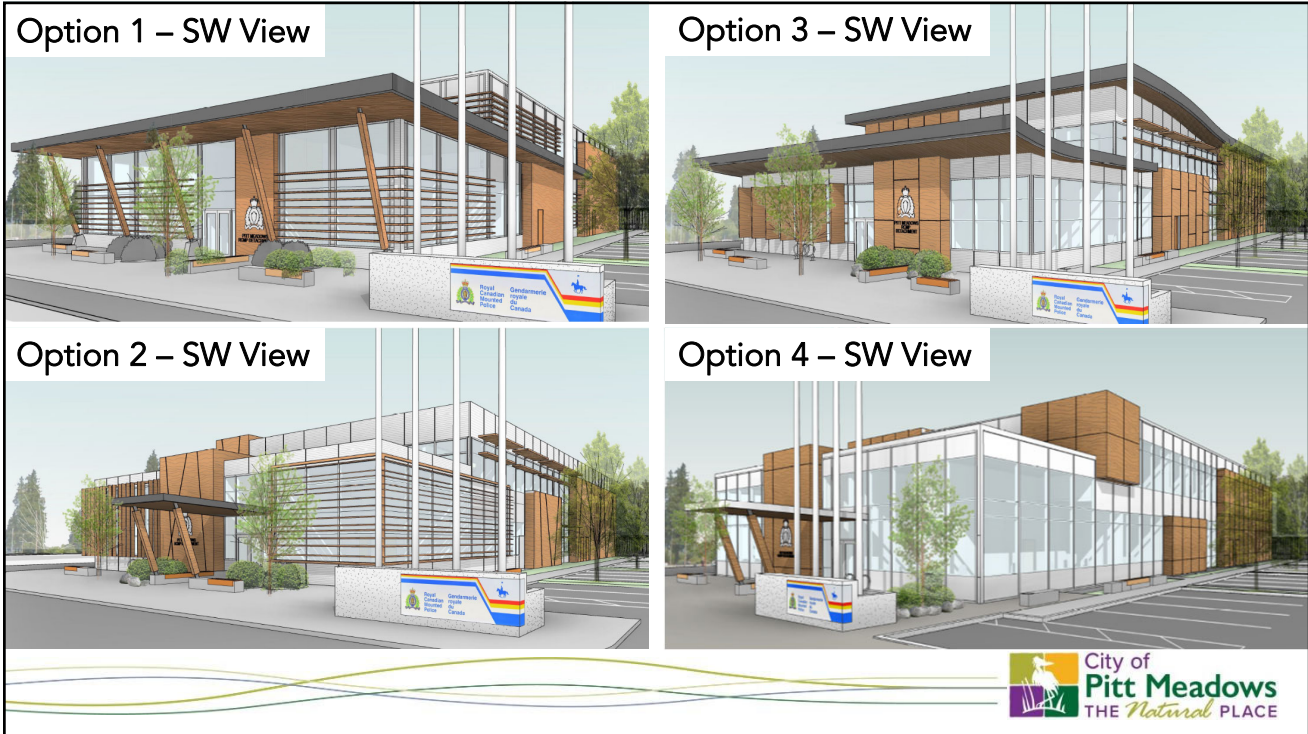
Option 4 – NW View



Option 4 – NE View







Estimated Costs with Cost Saving Measures

Task	Option A (Previous) "Tiered"	Option B (Previous) "Full Height"	Option 1 (New) "Posts"	Option 2 (New) "No Overhang"	Option 3 (New) "Curve"	Option 4 (New) "Paneling"
Total RCMP Project	\$21,073,000	\$21,733,000	\$21,751,000	\$21,543,000	\$22,262,000	\$21,459,000
Compared to Approved Budget	-\$660,000	\$0	+\$18,000	-\$190,000	+\$529,000	-\$274,000

Includes slight reduction in volunteer/flex space (to match size in Option A), minimal reduction in curtain wall and minor changes to interior components

Recommended Option – Option 4

- Incorporates a majority of feedback received, including appearance, volunteer space with a dedicated washroom, accessibility, displays, trees and other considerations
- Within the approved project budget of \$21.7M after minimal cost savings are applied
- Estimated cost is lowest of the 4 new options presented, which allows for the possibility of incorporating mass timber into the lobby and other public areas



Next Steps – RCMP Detachment

- Selection of the preferred conceptual design
- Detailed design progression throughout 2022, with a goal to present to Council in late 2022 / early 2023
- Construction commencing spring 2023
- Estimated construction completion spring 2025



Recommend that Council:

- A. Approve Option 4 as the preferred conceptual design for the autonomous RCMP Detachment as presented to Council on June 7, 2022; AND
- B. Direct staff to proceed with the detailed design of the autonomous RCMP Detachment based on Option 4; OR
- C. Other.