

Staff Report to Council

Engineering Department

FILE: 02-0890-03/22

REPORT DATE: April 26, 2022 **MEETING DATE:** May 03, 2022
TO: Mayor and Council
FROM: Justin Hart, Manager of Major Projects
SUBJECT: **Autonomous RCMP Detachment Conceptual Designs**

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Approve Option B as the preferred conceptual design for the autonomous RCMP Detachment as presented to Council on May 3, 2022; AND
- B. Direct staff to proceed with the detailed design of the autonomous RCMP Detachment based on Option B; AND
- C. Approve \$1,733,000 of the total project costs to be funded from the Facilities & Fixtures Reserve Fund - Major Buildings Reserve; OR
- D. Other.

PURPOSE

To provide Council with an overview of the conceptual designs of the autonomous RCMP detachment project for determination of a preferred design, as well as, an overall project update including budget, schedule, and additional projects.

☐ Information Report ☐ Direction Report ☒ Decision Report

DISCUSSION

Background:

The establishment of an autonomous RCMP detachment is a priority project for the City of Pitt Meadows. As part of the ongoing process to establish a new autonomous RCMP detachment, the following major milestones have been achieved:

| | |
|----------------|---|
| June 2019 | Launch of Policing Service Review to evaluate how local RCMP resources could be deployed to enhance service and responsiveness to the community; |
| February 2020 | Results of the Policing Service Review shared with the community at an Engagement and Priorities Committee (EPC) meeting; |
| March 2020 | Council voted unanimously to take steps forward in creating an autonomous RCMP detachment; |
| September 2020 | Launch of Feasibility Study to assess various sites and options for the autonomous RCMP detachment, including expanding the existing Community Police Office; |
| February 2021 | Findings of the Feasibility Study presented to the community at an EPC, followed by a site recommendation; |
| March 2021 | Art Gallery / Athletic Building site selected as the preferred site for the new autonomous RCMP detachment; |
| July 2021 | After receiving alternate approval of electors, park designated land located within the selected site was removed, as well as a 10m wide portion of land to east of site to allow for greater flexibility if the space was needed. Refer to Figure 1 below; |
| November 2021 | Province of British Columbia granted approval for City of Pitt Meadows to establish an autonomous RCMP detachment. Shortly after, KMBR Architects Planners Inc. was awarded the consulting contract for the new RCMP detachment and related projects through a competitive process and the conceptual design commenced. |

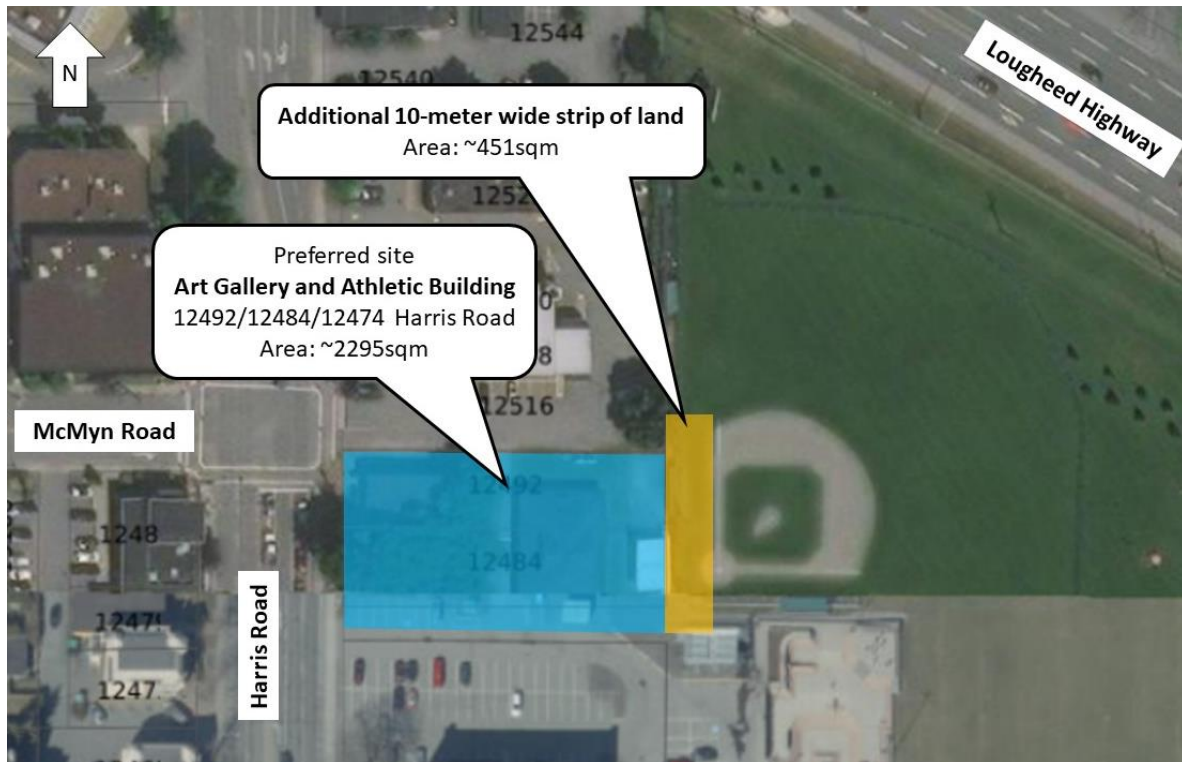


Figure 1 – Art Gallery / Athletic Building Site Increased Area

Feedback Received - Design Considerations

Since the Art Gallery / Athletic Building site was endorsed as the preferred location for the autonomous RCMP detachment, staff have received feedback from Council, the RCMP, members of community, and other stakeholders / rightsholders regarding numerous aspects of the detachment. A high-level summary of the feedback is included below. All feedback received was considered and used to inform the conceptual design options, as well as, guide general decisions regarding the project:

- Consider allocating space for the City Bylaws Department as well as volunteers, as these groups frequently collaborate with the RCMP. There are also operational efficiencies that can be realized by locating these groups together;
- Consider accommodating further growth than was originally allowed for in the feasibility study, including additional growth for the RCMP, Bylaws, volunteers, and parking;
- Consider implementing an underground parking structure to allow for additional RCMP/community parking;
- Design of the detachment should consider the neighbouring Heritage Hall;
- Parking at Harris Park is already busy during the summer months, and any design should be cognizant of the impact associated with the removal of any parking spaces.

Analysis:

Feasibility Study - Base Option

As part of the feasibility study, a Base Option was established. This Base Option was informed by a preliminary spatial needs analysis conducted by the RCMP in March 2020 and comprised of a two-story building on grade and was approximately 1,363 m² (14,671 ft²) in size after including a 10% growth factor. It included three cell blocks, but did not include any Bylaw or volunteer spaces, and assumed surface parking for both the public and RCMP vehicles. During the feasibility study, it was noted that further consideration of the growth rate should be undertaken by both the City and the RCMP during the next programming needs analysis to ensure that all spatial requirements were met. The cost estimate for this option did not include the additional 10m east into Harris Park, but assumed that it may be added in the future to allow for greater flexibility of the site.

Option A

Option A consists of a two-story building on grade situated with the main pedestrian entrance (i.e. the building front) facing Harris Road. Option A incorporates numerous components associated with the feedback received from Council, the RCMP, and the community, including space for volunteers and Bylaws as well as accommodating additional growth. There is surface parking provided for the public and City staff along the south side of the building and RCMP vehicle parking is provided within a secure parking compound on the east side of the building, which also utilizes the additional 10m into Harris Park. This option also includes interview rooms, three detention cells, a general duty pit for RCMP staff, various office spaces, an exercise center, a lunch room, washrooms, a multi-purpose room, and various storage and service areas. The building also incorporates 1.5-storey high ceilings at the front lobby and vestibule areas. This option is approximately 1,722 m² (18,535 ft²) in size, which is 359 m² (3,864 ft²) larger than the Base Option.

Option B

This option is generally similar to Option A, with the exception of expanded areas for Bylaws and volunteers by utilizing portions of the second floor at the building front. This option also includes a private washroom for the sole use of the Bylaw staff and volunteers. This option is approximately 1,816 m² (19,547 ft²), which is 453 m² (4,876 ft²) larger than the Base Option.

Conceptual design drawings for both Options A and B are provided in Attachment A.

Summary Table

| Table 1 – Conceptual Design Options Summary – Areas & Options | | | |
|--|---|---|---|
| Area | Base Option | Option A | Option B |
| Total Floor Area | 1,363 m ² (14,671 ft ²) | 1,722 m ² (18,535 ft ²) | 1,816 m ² (19,547 ft ²) |
| Bylaws Area | 0 m ² (0 ft ²) | 52 m ² (560 ft ²) | 99 m ² (1,066 ft ²) |
| Volunteer Area | 0 m ² (0 ft ²) | 74 m ² (797 ft ²) | 121 m ² (1,302 ft ²) |
| RCMP Additional Area | 0 m ² (0 ft ²) | 233 m ² (2,508 ft ²) | 233 m ² (2,508 ft ²) |

| Table 2 – Conceptual Design Options Summary – Cost Estimate | | | |
|---|-----------------------------|-----------------------------|-----------------------------|
| Task | Base Option | Option A | Option B |
| Base Construction | \$ 12,639,000 | \$ 12,727,000 | \$ 12,476,000 |
| Cost for Bylaw Space | - | \$ 428,000* | \$ 778,000* |
| Cost for Volunteer Space | - | \$ 570,000* | \$ 965,000* |
| Cost for Additional RCMP Space | - | \$ 2,084,000* | \$ 2,084,000* |
| Contingencies | \$ 2,528,000** | \$ 2,371,000** | \$ 2,446,000** |
| Escalation | \$3,577,000*** | \$ 2,893,000*** | \$ 2,984,000*** |
| <u>Total RCMP Project</u> | <u>\$ 18,744,000</u> | <u>\$ 21,073,000</u> | <u>\$ 21,733,000</u> |
| Cost Estimate per Unit Area | \$ 13,752 | \$ 12,238 | \$ 11,968 |
| <p>* Relative unit rates were used to calculate these values to account for economies of scale and specific uses.</p> <p>** For the Base Option, a Class D contingency (20%) was used. For Options A and B, Class C contingencies (15%) are used. Class D contingencies are applied during the feasibility stage when less information is known and the accuracy of cost estimates is lower. As the conceptual design progresses and greater detail is established, more accurate estimates can be established and therefore a lower Class C contingency can be applied.</p> <p>*** The initial escalation for Base Option was estimated at 10% up to mid-2022. Further escalation of 18.3% is included to account for construction start date of March 2023 for all options to allow for appropriate comparison.</p> | | | |

The increase in costs for Options A and B in comparison to the Base Option is generally due to provision of larger interior areas and increases in construction costs (escalation). Construction costs have increased over the last year (since the date of the feasibility study), largely attributed to the impacts being experienced by the COVID-19 pandemic and the general construction environment, and are expected to increase further into the future. The escalation of 18.3% for all options assumes a construction start date in March 2023 with a duration of approximately 2 years.

Underground Parking

The option to implement an underground parkade was explored by staff and KMBR, and it was determined that implementing an underground parkade would cost an additional \$5M while only gaining four spaces, when considering that space would need to be allocated to ramps to access the parkade. The RCMP also voiced their general opposition to the idea of implementing a parkade. A summary of staff and RCMP's feedback is outlined below:

- Lack of natural surveillance
- Increased building and security vulnerability
- Requirement for two egress points (i.e. two ramps)
- Potential for blockage of ramps
- High water table levels
- Cell block relocation and requirement for an additional ramp to patrol corridor

For these reasons, the underground parking option is not recommended to be explored further.

Additional Projects

As part of the new RCMP detachment project on the site of the existing Art Gallery / Athletic Building, completion of additional projects are required. Additional projects are defined as works that are created as a result of the selection of the Art Gallery / Athletic Building site. In alignment with the community's feedback and the Parks, Recreation and Culture Master Plan, the scope of these projects have significantly grown and will be managed separately. The scope is generally expected to include:

- Enhancement of the Art Gallery by permanent relocation and upgrade of the existing building or construction of a new building;
- Enhancement of the washblock in Harris Park by constructing a new, larger facility (i.e. replacing the existing washroom building adjacent to the spray park and adding some lost amenities from the Athletic Building, including storage and a concession space);
- Relocation of the baseball diamond to Pitt Meadows Athletic Park (PMAP). Staff are working with Ridge Meadows Minor Baseball Association (see letter – Attachment B) to review options for relocation of the baseball diamond. Relocation aligns with the recently completed Parks, Recreation and Culture Master Plan and allows Harris Park to become

a destination park with a focus on spontaneous use for social gathering and passive recreation.

More information regarding options for these projects along with more refined cost estimates will be provided at an upcoming EPC meeting.

Recommended Option

After evaluating the provided options for the RCMP detachment, staff and KMBR, with the RCMP's support, recommend proceeding with Option B. A high-level summary of the reasoning is provided below:

- The provided Class C cost estimate for Option B has the lowest cost per unit area in comparison to the other two options. By choosing this option, the City can take advantage of potential economies of scale;
- Option B allows adequate room for growth for both RCMP staff and City staff and also allows for greater flexibility in future uses of the space (i.e. easily convertible space);
- It would cost more in the future should renovations/expansions be needed to accommodate growth or additional space;
- The floor plan includes a private washroom for the sole use of the Bylaw staff and volunteers;
- The building height is limited to two-storeys, which blends in well with the surrounding structures and does not overbear on the adjacent Heritage Hall building;
- The building does not include an underground parking structure and the parking needs can be achieved on the surface level with utilization of the 10m east into Harris Park. The underground parking structure is an added significant cost and is not supported by City staff or the RCMP;
- The building does not encroach on the north access area adjacent to the site, therefore eliminating the need to reconfigure access; and
- By reconfiguring the parking stalls on the south adjacent lot to optimize available space, the quantity of parking stalls for non-RCMP users (such visitors to Heritage Hall and Harris Park) will be maintained, with the potential to slightly increase the number of stalls.

Alternatively, the Bylaws Department could remain in their current location at City Hall and continue working alongside various City departments, although space is limited. With this, Option A could be selected and the Bylaw space could be reallocated to volunteer space. This would allow the volunteer space to be similar in size to Option B and allow for the implementation of a dedicated washroom for their use. This would also allow for greater flexibility in use of the space, depending on future needs.

Schedule Update

Following selection of the preferred conceptual design option, staff will continue to work with KMBR and the RCMP to begin the detailed design process. Parking, façade options, interior wood elements, and public art options will be further explored, along with any additional feedback received. The anticipated project timeline is provided below:

- December 2022 – Progression of detailed design with a presentation to Council late in the year;
- March 2023 – Tender and award of construction contract;
- April 2023 – Start construction;
- March 2025 – Estimated construction completion.

COUNCIL STRATEGIC PLAN ALIGNMENT

☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☒ Transportation & Infrastructure Initiatives

FINANCIAL IMPLICATIONS

☐ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☒ Other

The recommended option, Option B, is estimated to have a total project cost of \$21,733,000. Council adopted the Loan Authorization Bylaw No. 2913, 2021 on February 15, 2022, which authorized the borrowing of \$20,000,000 for the Police Building project. The recommended funding source for the difference between Option B and the loan authorization bylaw of \$1,733,000 is the Facilities & Fixtures Reserve Fund - Major Buildings Reserve.

PUBLIC PARTICIPATION

☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

The RCMP Feasibility Study was presented to Council and the public at the February 9, 2021 EPC meeting.

The RCMP conceptual design options were presented to Council and the public at the May 3, 2022 Council meeting.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No

For the past 2 years, in our pursuit of an autonomous RCMP detachment in Pitt Meadows, the City has been working closely with Katzie First Nation who have expressed support for this project. An autonomous RCMP detachment in Pitt Meadows will benefit all parties by enhancing public safety, responsiveness and a higher quality of service.

SIGN-OFFS**Written by:**

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Project Engineer

Reviewed by:

Justin Hart,
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Samantha Maki,
Director of Engineering and Operations

ATTACHMENT(S):

- A. Conceptual Drawings - Options A & B
- B. Letter from Ridge Meadows Minor Baseball Association regarding Harris Park