

## **Regina Police Service Facilities Renewal**

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### Recommendation

The 2020-2024 Capital Plan includes additional funding in the amount of \$7 million for the Regina Police Service (RPS) Facilities Renewal to achieve a campus facility solution that will serve the RPS into the future. This funding is proposed to be spread out across 2021 and 2022 with approval being requested to include the additional funding as part of the construction Request for Proposals that will be issued in 2020.

### Background

In 2013, Facilities Management Services (FMS) led a project to develop a facility needs assessment and develop a Facility Renewal Plan for RPS. The primary objective of this work was to develop an accommodation master plan to address the short-term and long-term facility needs, to a 25-year (2037) planning horizon.

The Facility Renewal Plan led to two viable options: build an addition on the current headquarters (HQ) site or build a new facility on a new site. The plan indicated that, although, the existing HQ was significantly overcrowded, it is in good condition and capable of being renovated and upgraded to meet current functional requirements. However, as the existing site was landlocked, limiting the ability for future development beyond the short-term horizon, the preferred option was to build a new HQ on a new, but yet to be determined, site.

The RPS Facility Renewal Plan estimated the cost to construct a new HQ at \$100 million (in 2014 dollars), not including land. With inflation, land purchase and project contingency, it was estimated that a new police station could cost as much as \$140 million and take five years to design and construct once a site has been determined.

In November of 2017, City Council approved a budget of \$37 million to take advantage of a unique opportunity to purchase the former STC building and undertake related site development and facility improvements to create a campus or compound solution that would allow, as part of a long-term affordable solution, for RPS to maintain a centralized location and position itself for the future.

### Discussion

The RPS facility needs assessment (2013) has now been updated and preliminary design work has been completed on the tenant improvements, site development and structure that will link the existing headquarters facility to the former STC facility. As a result of this work, a need for an additional \$7 million in funding has been identified to achieve a campus facility solution that will serve the RPS into the future. The additional \$7 million is included as part of the five-year proposed capital plan, spread out over years 2021 and 2022, with the budget report requesting approval to include the additional funding as part of the construction Request for Proposals that will be released in 2020.

Some of the new information that came out of the updated facility needs assessment and the preliminary design work that impacts the overall development costs that were not identified when the original budget was brought forward include:

- The need to improve the safety and security of the former STC building including exterior building and site hardening and either rerouting the alley adjacent to the building, which part of the building actually overhangs, or implement a structural engineered solution to address the safety and security risk.
- The need to address building code deficiencies such as fire suppression sprinklers in the existing headquarters facility given renovations to accommodate programming needs in that facility are greater than originally anticipated.
- The construction of a more substantial link between the former STC building and the existing headquarters building driven by programming needs and the need to achieve an improved solution to centralize some of the operating units and to develop a purpose-built front counter and customer service area; and
- Revisions to external partnership arrangements requiring additional space at RPS headquarters.

Through an additional investment of \$7 million now, the above items can be addressed and incorporated into the phasing and implementation plan. This will allow a greater number of facility needs for operational units to be addressed and set them up for the long-term. The greatest value in this investment can be realized now through leveraging the construction Request For Proposals that will be issued in 2020, achieving greater efficiencies with bundled construction activities that will reduce the overall impact on RPS operations. This will make the most efficient use of the space available that best supports functional programming requirements.