


NEW RCMP DETACHMENT PROJECT

AN UPDATE TO THE CODIAC REGIONAL POLICING
AUTHORITY BY THE CRPA BUILDING COMMITTEE

June 8th, 2017

PROJECT TIMELINE

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- 1998: Creation of Codiac RCMP
 - 2006 - 2012: Building Structure issues identified by RCMP
 - 2012: Strategy for new / renovated RCMP detachment
 - 2014: MHPM Project Managers hired to provide options to CRPA / Municipalities including a preliminary size, shape and order of magnitude cost for a new building (MHPM used 2009 RCMP Standards / New Detachment will use the recently developed 2016 standards)
 - 2015 /Jan: CRPA receives MHPM report and recommends option to Municipalities
 - 2015 /May: Tri-Community Council creates sub-committee to understand the potential cost of new detachment (using data contained in MHPM report)

PROJECT TIMELINE (CONTINUED)



- **2016 / March:** Costing analysis complete – re-establishment of CRPA building committee to complete “next steps” identified for the new detachment project which are RFQ, Hire professional services, RFP, Award construction
- **2016 / August:** Creation of RFQ completed and released to market
- **2017 / March:** Successful submissions/proponents selected
- **2017 / April:** Municipalities authorize creation of RFP and associated funding for the hiring of professional services in regards to preparing the new detachment RFP
- **2017 / June:** RFP for Professional consulting services is approved by the building committee and released to the market

PROJECT TIMELINE (CONTINUED)

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- 2017 / Aug: Evaluation and selection of the Professional Services Consulting firm
 - 2017 / Sept: RCMP Project Management Branch provides “Program” to CRPA with requirements based on new RCMP 2016 standards - debating the exact size and shape of the building – creating the right balance between present and future needs
 - 2017 / Dec: Creation of RFP and approval by Municipalities
 - 2018 / Jan: Release of RFP to the Market
 - 2018 / Apr: Evaluation and Selection of Design-Build project team
 - 2018 / June: Selection of Successful proponent to build new detachment
 - 2018 / July: Finalization of contract documents and design development process
 - 2018 / Sept: Start of Construction
 - 2020 / Sept: Occupancy of new detachment by RCMP

A FEW FACTS

Age of current detachment

- Current detachment located at 520 Main St opened in 1980

Square footage of current detachment and OCC/911 Centre

- Size of current facility : 36,285 sq/ft
- Size of current OCC/911 centre located on Gauvin road in Dieppe : 2,890 sq/ft
- Total size of Current facility and OCC/911 centre : 39,175 sq/ft - (The MHPM report had erroneously stated that the approximate total size was 40,400 sq/ft)

Staff complements – 1998 and Present

- **1998 Total staff complement in building:** 178 (Regular and civilian members, municipal staff and corps of commissionaires)
- **2017 Total staff complement in building:** 198 (Regular and civilian members, municipal staff and corps of commissionaires)(29 staff members are located in Dieppe OCC / 911) (Total: 227). This is a different number used by MHPM as they omitted the Corps of Commissionaires as well as J Division IT Staff housed in the building.

Cost spent to date (May 2017) on Detachment project

- Cost spent to date on Codiak detachment project: \$170,296 for MHPM project and allocation of \$350,000 for the third party external professional services to develop the RFP document and other miscellaneous services.

HOW INITIAL REQUIREMENTS WERE IDENTIFIED

HOW THE REQUIREMENTS (including size and cost) FOR THE NEW DETACHMENT WERE INITIALLY DETERMINED BY MHPM

MPHM and Rebanks Pepper Littlewood Architects

- MHPM and Rebanks Pepper Littlewood Architects were hired in late 2012 by the City of Moncton to provide a strategy and recommendations to the CRPA on how to manage the issues around the aging and inadequate police detachment.
- Rebanks Pepper Littlewood architects have been in existence since the 1960's and since the early 1980's have provided architectural planning services to police organizations across North America – helping them develop strategic plans to replace outdated and overcrowded buildings. Their clients include municipal, regional and provincial police services, and the RCMP. They have worked with many of North America's most forward looking agencies, learning along the way and becoming familiar with changing policing operations and best design practices. They have worked on Operational Police Headquarters and detachments, 911 telecommunications facilities, detention centres, forensic identification labs, firearms and tactical and use of force buildings.

Current Operations and Staffing

- MHPM and Rebanks Pepper Littlewood Architects examined past and projected population and demographics for the Codiac Region in order to determine the population to be served going forward. They determined that:
 - the population in the Codiac Region should grow by about 1.5% per year over the next 25 years from approximately 114,000 to 157,000
 - the Total Staff to be accommodated should grow by about 1.5% per year over the next 25 years from a current level of 207 (did not include IT Staff and commissionaires) to a planned occupancy of 280 (does not include IT Staff and commissionaires).

HOW INITIAL REQUIREMENTS WERE IDENTIFIED (CONTINUED)

Facility Space Needs

- MHPM examined 25-year space requirements and determined that 64,000 sq/ft was required. They came to this conclusion by using a “Bottom-up approach that included:
 - actual space needs for each functional unit using the 2009 RCMP space standards. (Please note that the 2016 space standards are now being used by the RCMP);
 - current industry best practice standard space allocations for police detachments;
 - two series of interviews with senior Codiac RCMP detachment staff and other staff working in the various functional units.
- The information gathered from the meetings / interviews, 2009 space standards, current industry best practice accommodation standards and Rebanks Pepper Littlewood Architects extensive experience with similar work with RCMP and municipal policing organizations allowed them to develop the Functional Program required for this stage of the project.
- A final Functional Program created by the RCMP using the new 2016 space standards is currently being developed and will be used to revisit and validate the MHPM Functional Program and enable the Design phase to commence.

Planning for 5 or 25 years of growth?

- Planning a building for short-term needs (i.e. little space for growth) would require a building of approximately 59,000 sq/ft or 92% of the projected 25-year size building.