



## Staff Report

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**Report To:** Council  
**Report From:** Karl Schipprack, Director of Development and Community Services  
**Meeting Date:** December 3, 2024  
**Subject:** West Grey Police Services Building Update

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### Recommendations:

THAT in consideration of staff report 'West Grey Police Services Building Update', Council receives the report for information purposes.

### Highlights:

- Council awarded the tender for the construction of the West Grey Police Services building to Domm Construction on April 16, 2024, for the amount of \$8,800,000.
- Construction started in May of 2024 and is ongoing. Expected completion date is October 2025.
- Council awarded the tender for the road and infrastructure construction to Cedarwell Excavating on October 1, 2024, for the amount of \$1,323,860. Expected completion date is June 2025.

### Previous Report/Authority:

[West Grey Police Services Building Tender Results - April 16, 2024](#)

[West Grey Police Services Property Update - October 1, 2024](#)

### Analysis:

On January 19, 2023, Council confirmed they would continue with the West Grey Police Service for municipal policing. With this confirmation, the police station construction process was restarted.

In March 2023, the Municipality issued an RFP for architectural and contract administration services. +VG Architects was awarded the contract and has completed the architectural and engineering drawings.

On April 16, 2024, the tender for the police services building was awarded to Domm Construction. This tender is for the construction of the West Grey Police Services building, parking area, driveways, and landscaping; it does not include the road works and servicing. The construction cost of the building is \$8,800,000. The cost includes \$460,000 for cash allowances and \$300,000 for contingency.

\$942,786.00 has been paid to Domm's Construction as of the date on this report.

The building cash allowance of \$460,000 is for nine items.

- 1.) Door hardware - \$120,000
- 2.) Inspection and testing - \$30,000
- 3.) Interior and exterior signage - \$60,000
- 4.) Gas service connection - \$30,000
- 5.) Main electrical service and connections - \$60,000
- 6.) Access control devices - \$25,000
- 7.) Security/CCTV/monitoring devices - \$100,000
- 8.) Audio visual equipment - \$25,000
- 9.) Weapons rack - \$10,000

The design of these items were either unknown at the time of tendering or site specific. The cost consultant set the price of these items based on previous construction costs of similar buildings and all contractors were required to include \$460,000 in their bid.

The design of the access control devices and security/CCTV/monitoring devices was done by Brandt Security in consultation with West Grey Police. Brandt security provided a quote of \$275,632.42 plus HST; \$150,632.42 over the \$125,000 allowance. This additional cost can be deducted from the contingency fee, leaving a contingency balance of \$149,367.58.

On October 1, 2024, the tender for the road and infrastructure works was awarded to Cedarwell Excavating. This tender is for the construction of the road and infrastructure work on the balance of the property and includes water, sanitary and storm water management for this building, the Grey County paramedic building and a proposed residential subdivision. The construction cost is \$1,323,860 and includes a \$50,000 contingency. \$152,000 of this cost will be billed back to the County for the paramedic building. As of the writing of this report, Cedarwell has been delayed on another project and is expected to start construction the week of November 25, 2024.

## **Financial Implications:**

Construction of the new police station was included in the 2024 budget and the project will carry over into the 2025 budget as well. The project will be funded in part with the tax levy, reserves, and development charges, but most of the cost will be funded through long-term borrowing. The budget also includes tax levy funding for interest payments on the construction loan. The total annual tax levy funding budgeted in 2024 is \$350,000. Final estimated borrowing costs will be dependent on the interest rates in effect when the project is finished in 2025, however annual repayment required may be \$500,000 to \$600,000 over a 30-year period.

## **Communication Plan:**

Communication of this report is through the posting of council meeting agendas on the Municipality of West Grey website.

## **Consultation:**

Kerri Mighton, Director of Finance/Treasurer

## **Attachments:**

None.

## **Recommended by:**

Karl Schipprack, CBCO, Director of Development and Community Services/CBO

## **Submission approved by:**

Michele Harris, Chief Administrative Officer

For more information on this report, please contact Karl Schipprack at [cbo@westgrey.com](mailto:cbo@westgrey.com) or 519-369-2200 ext. 234.