



Council report

Meeting date:	January 19, 2021
Title:	Proposed Police Station Design
Prepared by:	Karl Schipprack, Chief Building Official
Reviewed by:	Laura Johnston, CAO

Recommendation

That report – Proposed Police Station Design: West Grey Police Service be received; and further

That council bring from the table and address the motion to adopt the design of the proposed West Grey Police station.

Executive summary

Approval of the proposed West Grey police station design is required for the architect to move forward with the construction documents and detailed budgeting. Budgeting will include three proposals for varying levels of energy efficiency and will include proposed savings.

Background and discussion

The existing West Grey police station is well past its usable lifespan and is drastically under-sized to serve the residents of West Grey. West Grey awarded a contract to Formworks Architects for the design and project management of the new West Grey police station in July, 2020. Since then Formworks has been working with West Grey and West Grey Police staff to complete a site plan and building layout.

Multiple regulations govern police station design and construction. Police stations are required by the Ontario Building Code to be Post-Disaster buildings, which dictates structural design and construction materials. The Police Services Act dictates required spaces for staff and prisoners. Formworks was chosen because they have designed multiple police stations and are very knowledgeable in this legislation. The list of rooms and spaces below are essentially required by law or required to support staff to perform their duties. How the spaces flow together - including prisoner handling and movement and separation of secure and unsecured spaces - has been designed by years of experience and knowledge by the architects and the West Grey Police Chief.

The proposed building is 15,648 square feet and the layout has been designed for a staff complement of 24, with expansion to accommodate up to 30 members. The size of the secure function area and support spaces will accommodate the 10 year window and beyond.

There is future expansion space at an estimated 1900 square feet, which is entirely variable depending on the needs of the community and facility.



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Rooms/Spaces required by legislation

Exhibit vault, seized weapons vault, drug vault, guard station, booking area, sally port, bullpen, SOCO (Scenes of Crime Officer Room), 2 - adult holding cell (Male), female holding cell, youth holding cell, video interview & legal counsel room, female washroom, male washroom, all-gender washroom, breath test room, fingerprint room, barrier free accessible washroom, electrical and mechanical rooms.

Supporting rooms/spaces

Community briefing/meeting/training room, 5 private or shared offices, open office for use by 17 constables (shared workstations), 3 deployed project offices (Victim services, integrated mental health and addictions response team, probation and parole and special projects, file room, public interview room, fitness area, voice/data, janitor, lunch room, mud room, storage/closets, female locker room, female showers, male locker room, male showers, administration, entrance vestibule and public reception/waiting area.

Legal and legislated requirements

A new police station is required as the existing building does not meet the current requirements of the Police Services Act.

The majority of the interior space is required by specific legislation and governed by the proposed number of staff as dictated in the RFP.

Financial and resource implications

The approval of the design of the police station will enable the architects to proceed with the construction documents and detailed budgeting.

Staffing implications

None.

Consultation

- Formworks Architects
- Police Chief, Rob Martin
- CAO, Laura Johnston



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Alignment to strategic vision plan

Pillar: Build a better future
Goal: Vibrant community
Strategy: Maintain and invest in our infrastructure

Attachments

Site plan of proposed design

Elevations of proposed design

Floor plan of proposed design

Next steps

The Architect, working with a cost analysis consultant, will prepare three budgets for review by council. Budget #1 will be a basic low cost construction. Budget #2 will include recommended upgrades to the HVAC, energy conservation and construction that will provide a cost recovery over indicated time frame that will be included in the budget. Budget #3 will include further upgrades to HVAC, energy conservation and construction that may or may not provide for cost recovery over an extended period of time. Details will be provided as part of the budget.

Respectfully submitted:

Karl Schipprack, Chief Building Official