

TO: CHAIR AND MEMBERS
FINANCE AND CIVIC DEVELOPMENT
COMMITTEE

DATE: 2015 January 15

FROM: MAJOR CIVIC BUILDING PROJECT
COORDINATION COMMITTEE

SUBJECT: RCMP BUILDING LOCKER ROOMS UPGRADE AND EMERGENCY
EXIT PROJECT

PURPOSE: To obtain funding for the construction of the RCMP Building - Locker rooms
upgrade project

RECOMMENDATION:

1. **THAT** Finance and Civic Development Committee request Council to bring down a Capital Reserves Expenditure Bylaw in the amount of \$1,800,000 (inclusive of GST) from Capital Reserves to finance the construction of the RCMP Building Locker Rooms Upgrade Project.

REPORT**1.0 BACKGROUND**

The City-owned Police building located at 6355 Deer Lake Avenue was constructed in 1966. In the early 1980's an additional administration wing and the secured parking and prisoner transfer area were added. Presently, the building is fully occupied by the RCMP Burnaby Detachment with the City's Emergency Operations Centre co-located in the former Court rooms.

The existing locker rooms (men's and women's) have remained the same since the construction of the building in 1966. The change room facilities have now reached the end of their life expectancy and need repairs and upgrades to meet life safety requirements and to avoid extensive maintenance repairs.

At their meeting 12 May 2014, Council approved the funding of the detailed design and contract documents. The detailed design and contract documents for the locker room upgrades are nearing completion. These plans have been developed by Ratio Architecture in concert with City Staff and the RCMP management staff.

2.0 DESIGN CONCEPT FOR THE MEN'S AND WOMEN'S CHANGE ROOMS

The proposed design addresses the needs identified in the building assessment conducted in recent years; to upgrade the change room facilities to meet life safety requirements and building components replacement needs.

Following the needs assessment process, a preliminary design was undertaken to determine the scope of work. The upgrades include the following components:

2.1 Men's Locker Room

The proposed men's locker room upgrades include the replacement of the existing asbestos-containing flooring with new sheet flooring, installation of new energy-efficient lighting and new plumbing fixtures.

The existing lockers do not meet current RCMP regulations because they do not have secure firearm storage within the lockers. Each new locker will have a small lockable drawer inside the locker for secure storage of the RCMP member's handgun. Asbestos flooring and duct insulation in the area will also be removed during the renovation.

In addition, a code-required secondary emergency egress will be constructed that will connect the change room to a separate exit to the north side of the building. Several options for providing the secondary egress were examined during the preliminary design phase and the option selected provides the best combination of optimal space use and building code compliance.

Construction of the new emergency exit will reconfigure the existing file storage room (former gun range) by removing the old, unused bullet deflector and an unused corridor. This reconfigured file storage room will allow for more efficient use of space for rolling file cabinets, which will be a separate RCMP project.

2.2 Women's Locker Room

The existing women's locker room area is comprised of two separate rooms separated by a solid wall. The second room was created several years ago as the number of female RCMP members increased. As the two rooms are not directly connected, female members who require access to the second change room must exit the room and go down the hallway to access the showers in the first room. The proposed improvements would connect the two rooms and create one common locker room with showers and washroom facilities. The lockers, flooring, lighting and plumbing fixtures would also be upgraded. Asbestos flooring and drywall joint compound in the area will also be removed during the renovation. The design also allows for future expansion of the women's locker room area into the gym area should the need arise in the coming years, as the demographic of the police force shifts.

The design led by the City's major civic buildings project management group is now complete. RCMP Burnaby Detachment OIC and his senior staff team have also reviewed the design and are in support of the proposed upgrades.

3.0 FUNDING

Based on the detailed design drawings, the estimated cost of the project is approximately \$1.8M including all change room upgrades, asbestos abatement, and the secondary emergency egress. Provisions have also been made in the estimate to account for temporary locker and shower facilities within the building during the construction period. Funding in the amount of \$1,728,600 for the project is included in the 2015 Annual Capital Plan. The 2015 Annual Capital Plan will be updated to include this current estimate of projected costs.

Estimated Construction Costs (<i>incl. PST</i>)	\$1,457,000
Asbestos abatement	\$79,000
Construction Contingency	\$214,200
GST	\$76,800
Building Permit	\$16,000
<u>Less: available funding from consulting phase (\$43,000)</u>	
TOTAL FUNDING REQUEST:	<u>\$1,800,000</u>

4.0 RECOMMENDATIONS

The detailed design and tender documents are nearing completion, and in order to award a construction contract, funding will be required. In this regard, it is recommended that Finance and Civic Development Committee request that Council bring down a Capital Reserves Expenditure Bylaw in the amount of \$1,800,000 (inclusive of GST) from Capital Reserves for the construction of the RCMP Locker Rooms Upgrade Project.

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Subject to receiving funding approval staff will proceed to tender. The award of a fixed price construction contract will be the subject of a future report to Committee and Council.



Lou Pelletier, Chair Major Civic Building
Project Coordination Committee



Leon Gous, Director Engineering



D. T. Critchley, Chief Superintendent
Officer in Charge, Burnaby Detachment

JC/TVC:ap

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Copied to: City Manager
Deputy City Managers
Director Finance
Chief Building Inspector