

Esquimalt Public Safety Building

Feasibility Study Outcomes

Hosted by
HCMA Architecture + Design

22nd June 2020

The Project Objective

To develop a concept design for a new Public Safety Building that will serve the Township for the next **30 years** without major expansion

Not only will it meet the immediate needs but will provide **adequate space for future needs** if the Township chooses to move to a Municipal Police Department, and become less reliant on the Victoria Police Department.

The Program of Needs

Fire Hall – Suppression Teams + Equipment

Fire Administration Offices

Police Department

Shared Fitness, Training and Meeting Spaces

Emergency Operations Centre

Community Safety Services Offices

Capital Regional District Offices

Gross Area of Building:

47,160sf

The Program of Needs – Operational Parking

Fire

- 6 Fire Apparatus (trucks) in 2 Tandem Bays + 2 Single Truck Bays
- 4 Operational Vehicles

Police

- 2 Secure Bays
- 17 Patrol Cars
- 2 K9 Unit Vehicles
- 25 Operational Vehicles

Basement Parking Area

25,006sf (83% of Site Area)

The Program of Needs

Not included

Holding Cells and Associated Uses

- Operational Cost

- Contract-Out these services

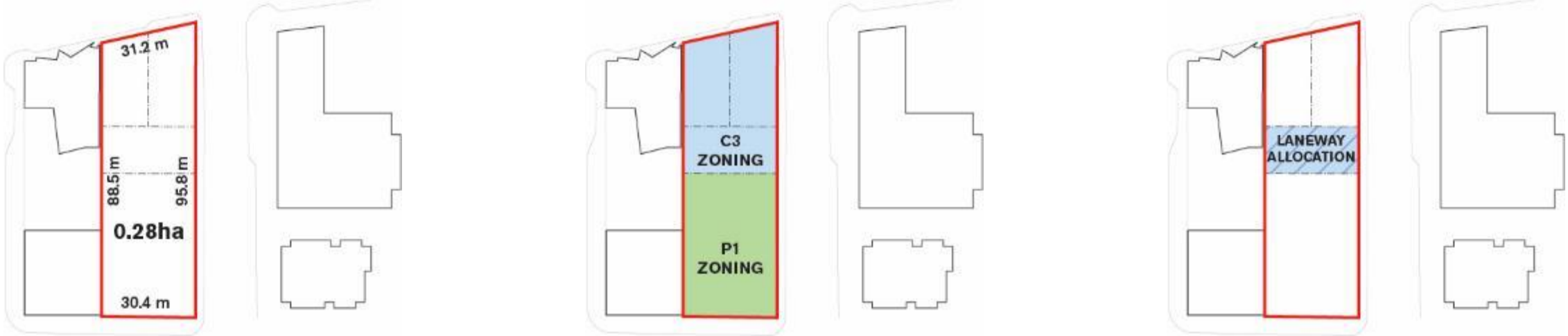
Residential Uses

- Parking Demand

- Legal Restrictions

- Access through stairs and elevators to the upper floors

Site Constraints



Site Area = 30,140sf

MEMORIAL
PARK



PSB
SITE



LIBRARY

PUBLIC
PLAZA



MUNICIPAL
HALL



MUNICIPAL
HALL PARKING



ESQUIMALT
RECREATION
CENTRE

ADVENTURE
WATER PARK

BULLEN
PARK

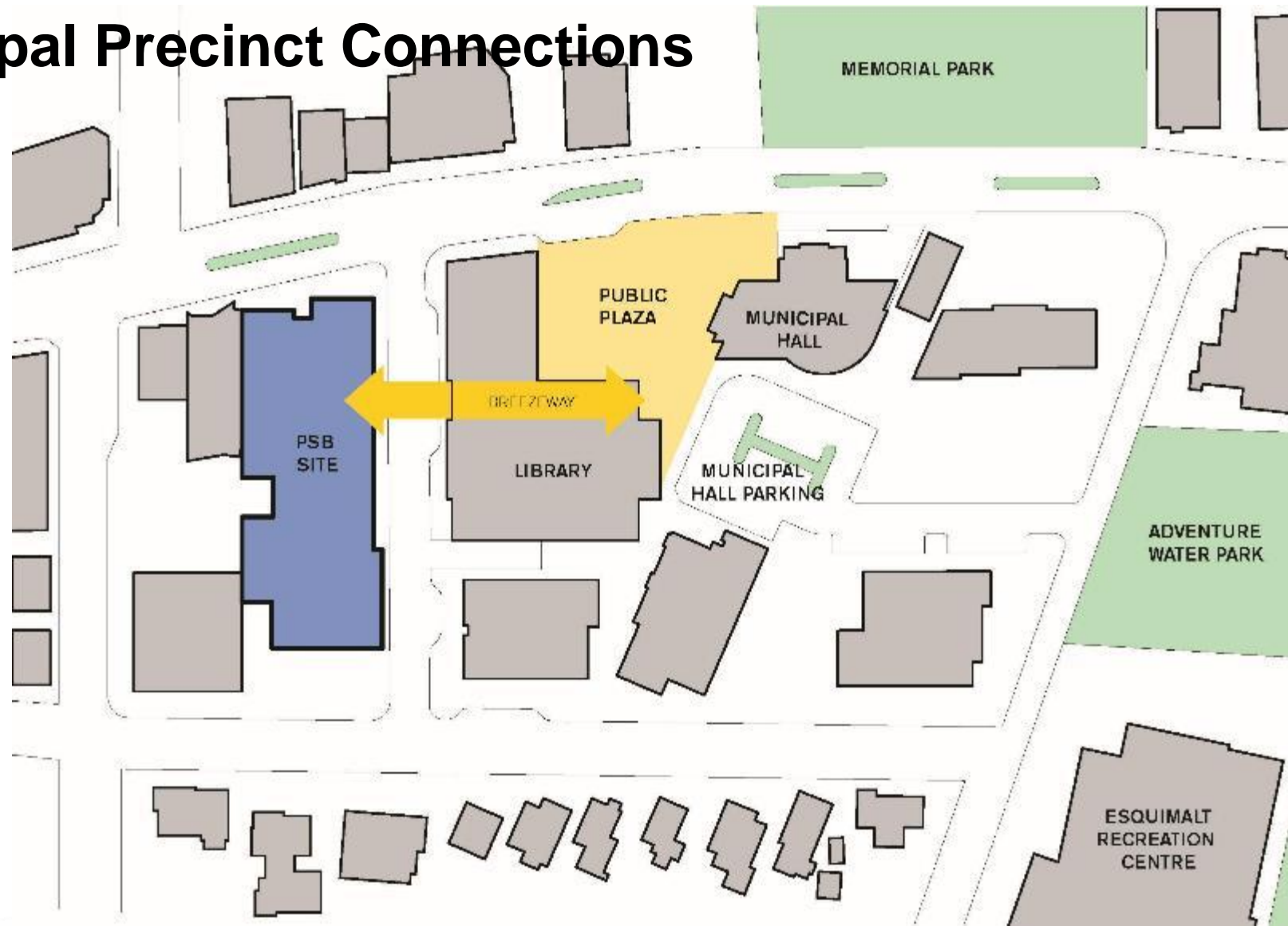


ARCHIE
BROWNING
SPORTS CENTRE

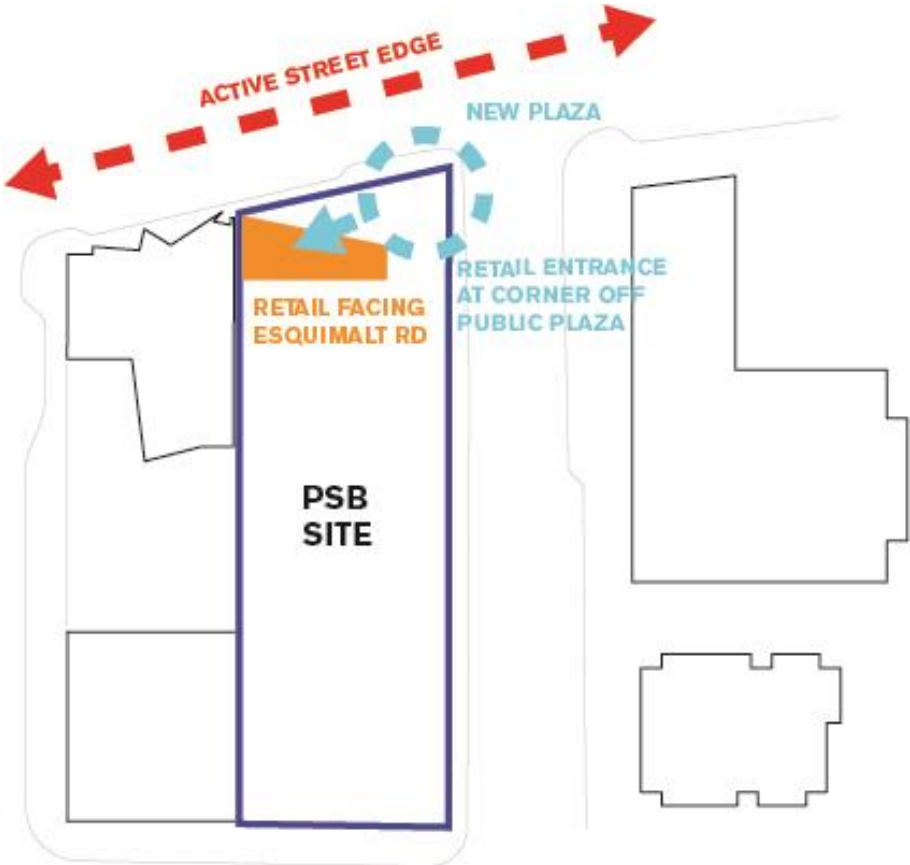
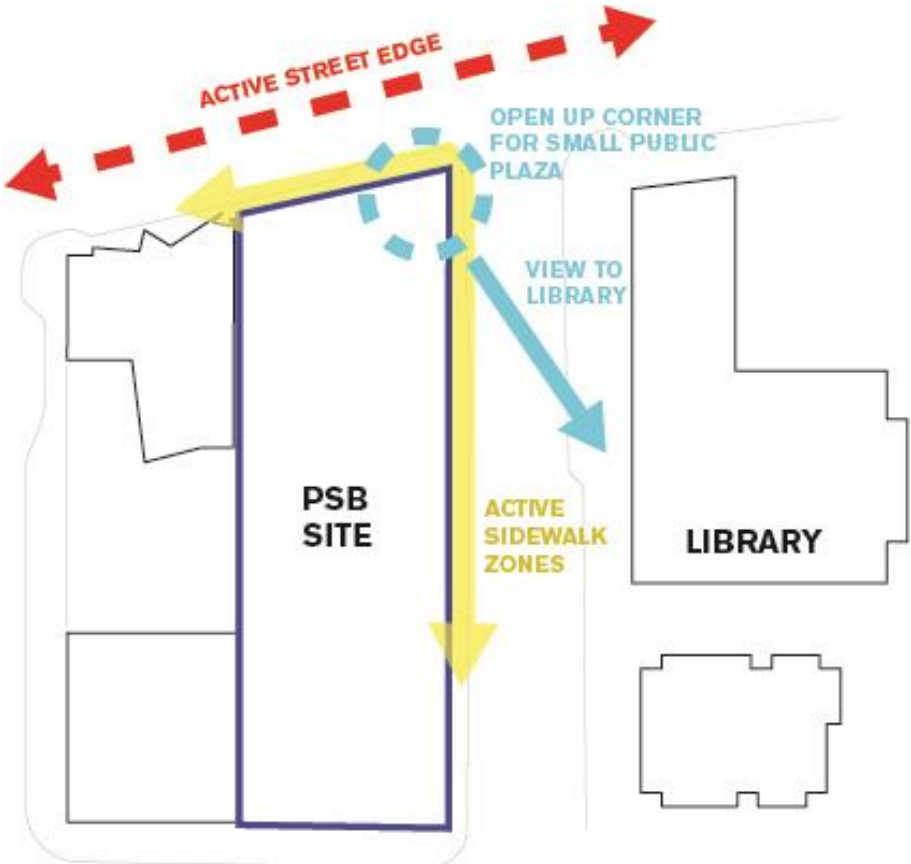
ARCHIE
BROWNING
PARKING LOT

Site Area = 30,140sf

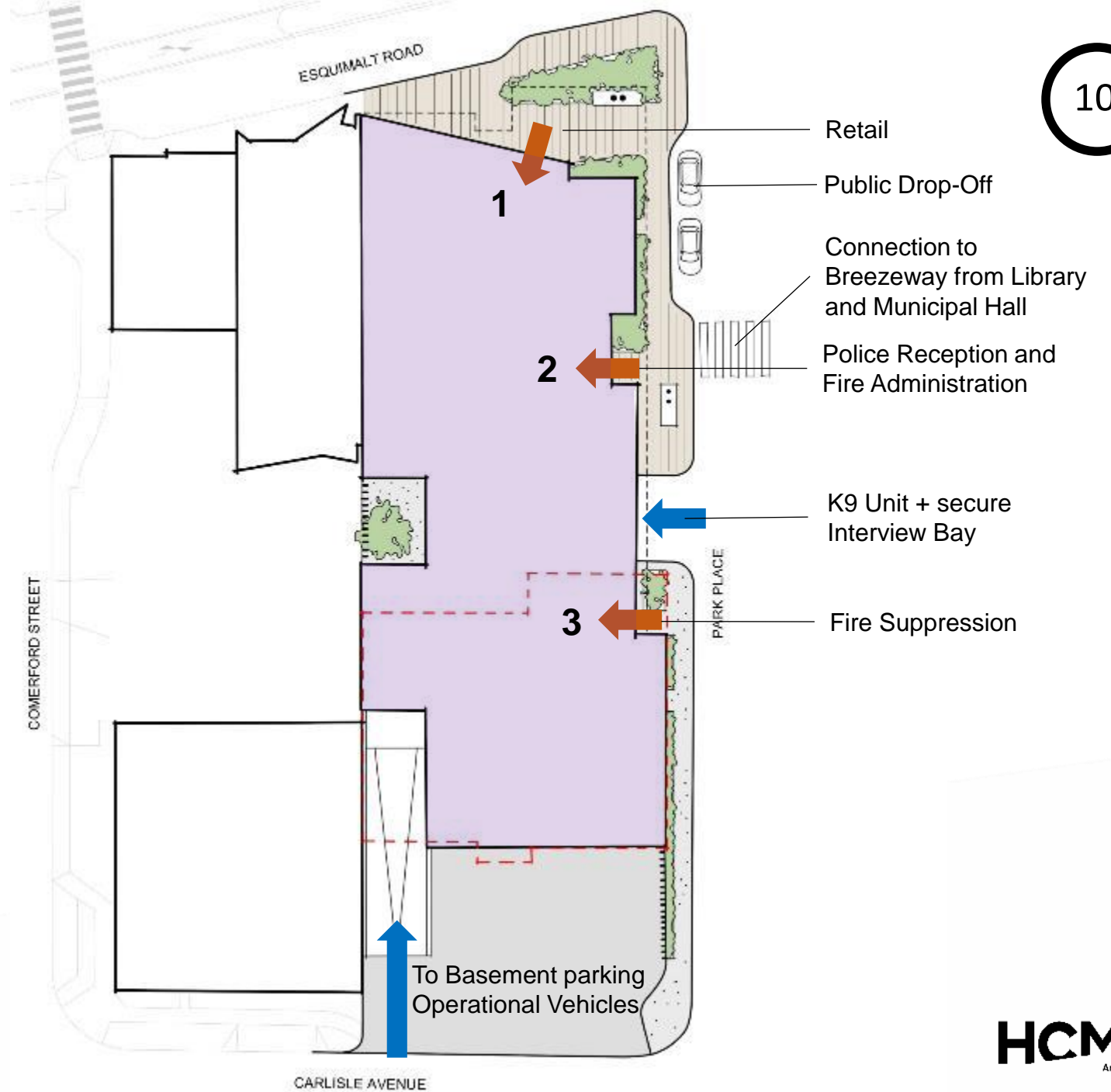
Municipal Precinct Connections



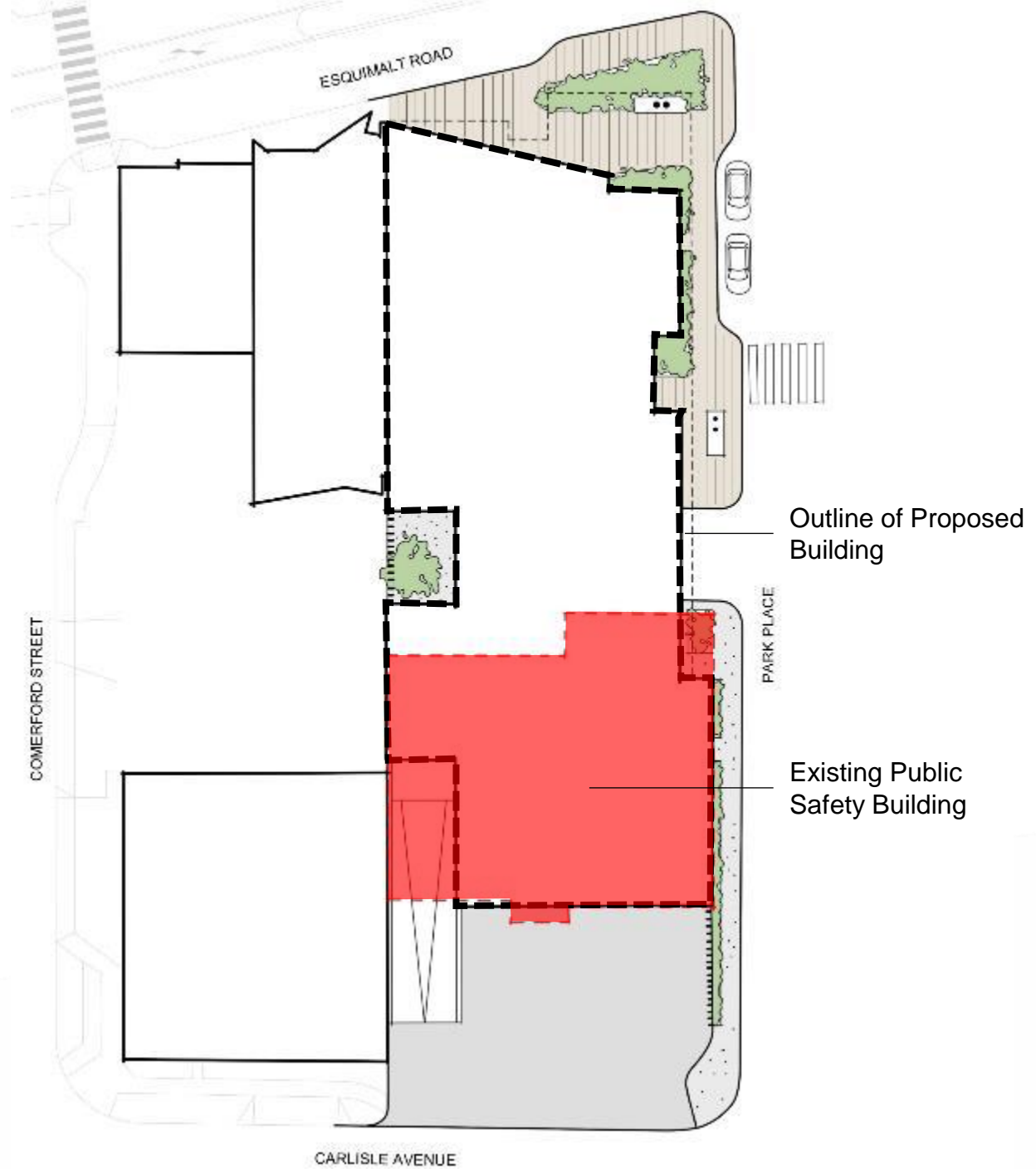
Public Space Activation + Retail Placement



Site Plan – Entry Points



Site Plan – Phasing?



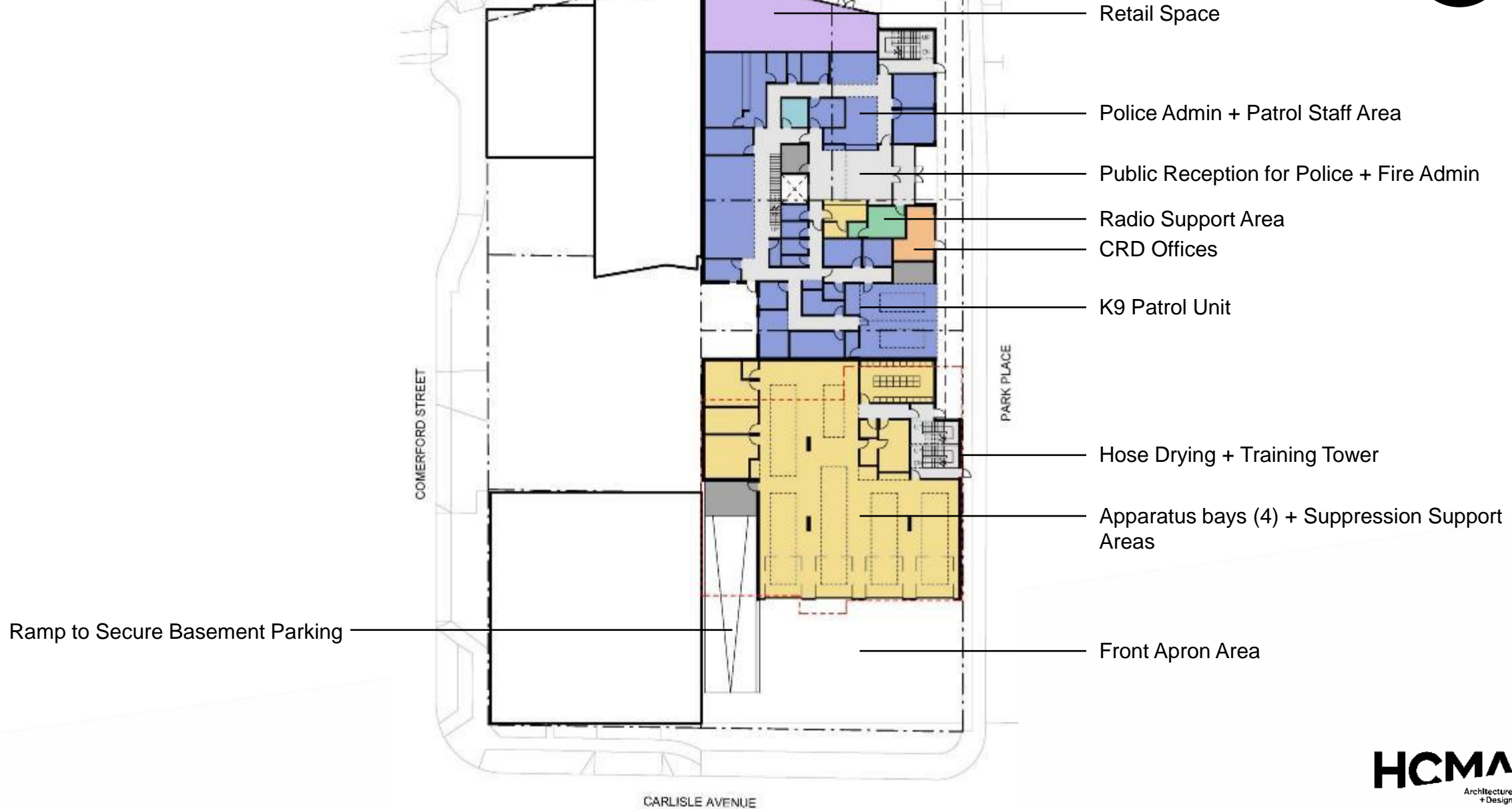
Temporary Fire Hall at Archie Browning Parking Lot



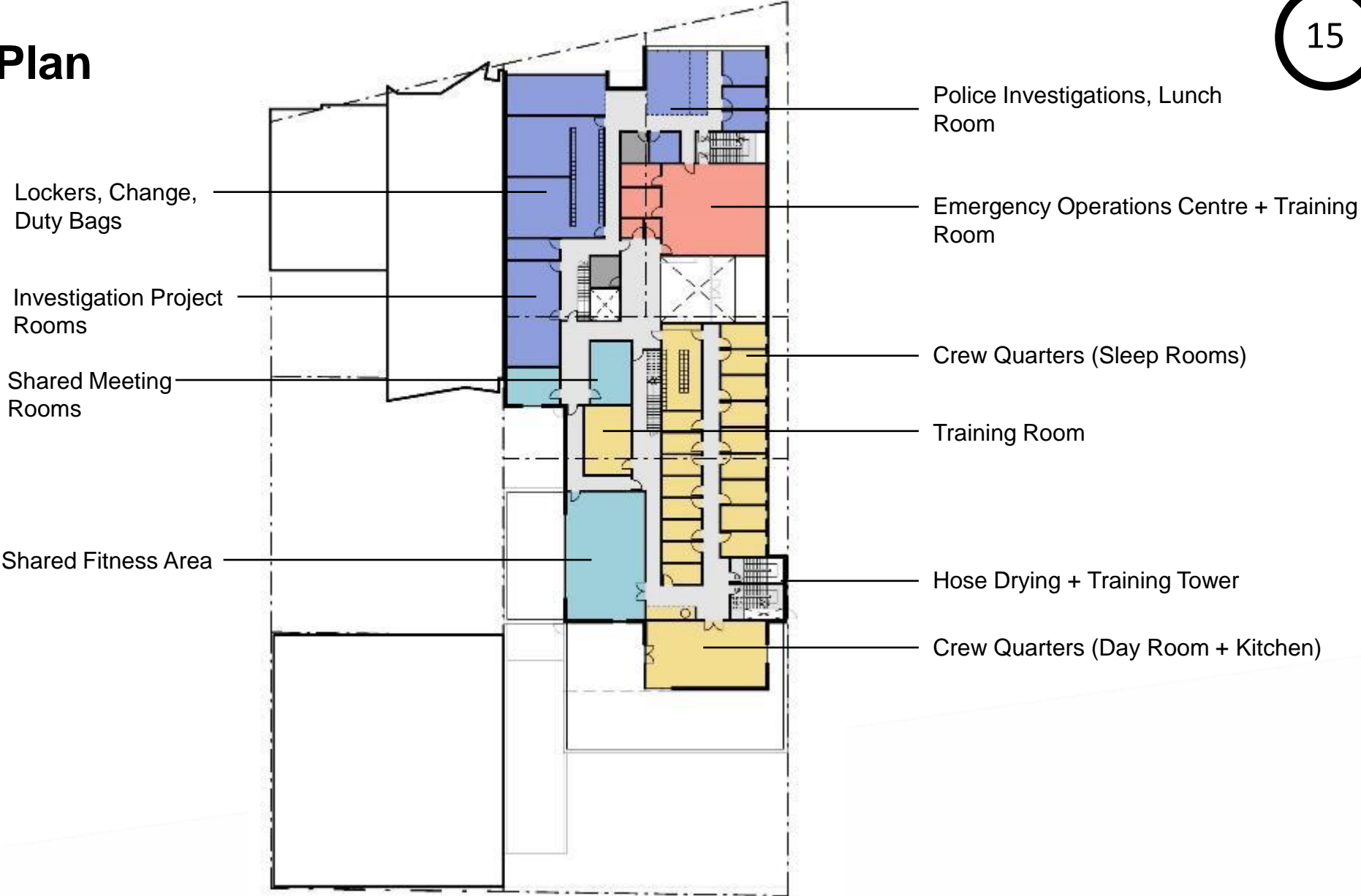
Temporary Police facility 398 Fraser Street



Level 1 Floor Plan



Level 2 Floor Plan



Level 3 Floor Plan



View from Esquimalt Road



View from Esquimalt Road – Looking East



View from Carlisle Avenue – Fire Hall



Project Costs

New Construction	\$29.6m - \$32.4m
Temporary Fire Hall	\$1.5m

Soft Costs:

- Relocation of Fire + Police Operations
- Demolition + Hazardous Abatement
- Consultant Fees
- Permit and Insurance Costs
- Escalation + Contingency

Total Project Costs:	\$38.5 - \$43.6m
-----------------------------	-------------------------