



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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Legislation Details (With Text)

File #: 20-299 **Version:** 1 **Name:**

Type: Staff Report **Status:** Passed

File created: 6/12/2020 **In control:** Council

On agenda: 6/22/2020 **Final action:** 6/22/2020

Title: Public Safety Building Feasibility Design Results - Staff Report No. CSS-20-012

Sponsors:

Indexes:

Code sections:

Attachments: 1. Attachment No. 1: EPSB Feasibility Report Final Draft

Date	Ver.	Action By	Action	Result
6/22/2020	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: June 17, 2020 Report No. CSS-20-012

TO: Laurie Hurst, Chief Administrative Officer

FROM: Blair McDonald, Director of Community Safety Services

SUBJECT:
Public Safety Building - Feasibility Study Results

RECOMMENDATION:
That Council receive this report for information and direct staff to seek proposals for the design phase of the Public Safety Building.

RELEVANT POLICY:
Financial Plan Bylaw, 2019, No. 2959
Purchasing and Disposal Bylaw, 2014, No. 2845

STRATEGIC RELEVANCE:
This Request for Decision supports Council’s specific strategic priority towards a Healthy, Livable and Diverse Community: fully utilize the McLoughlin amenity funds to maximum potential Goals or Priorities of current work program.

BACKGROUND:
Following a public Request for Qualifications, as per the Township’s purchasing policies, HCMA Architecture and Design was awarded the contract to conduct a feasibility study in relation to the construction of a Public Safety Building (PSB). Working with HCMA and Core Project Management,

staff, comprised of the Public Safety Building Working Group (Fire Chief Jancowski, Blair McDonald, CSS Director, Laurie Hurst, CAO, Inspector Keith Lindner, VicPD, Esquimalt Division) conducted a needs analysis in relation to space requirements for a new PSB. The Working Group looked at current needs as well as projected future needs in the 30 to 50 year range; the expected life of the new building.

Numerous options for building type, amenities, consideration of other uses as well as augmenting current space requirements for other departments within the Township were considered. Also considered were the options of building in phases to allow the old PSB to remain in place during construction of the new PSB. The Working Group also reviewed other police and fire agency operations and space uses and building design. The Working Group considered the needs and wishes of VicPD and Fire Department personnel. HCMA was instrumental in applying their expertise in design of public safety buildings and assisted the Working Group with best practice in PSB design. Numerous building options were considered and discarded until the current feasibility study design remains.

ISSUES:

1. Rationale for Selected Option

Outlined in the HCMA report is the recommendation for the PSB general requirements, construction options and building configuration. The configuration as presented meets many of the guidelines as expressed by Council during the initial consideration of building a new PSB, including CRD space, commercial space along Esquimalt Road, Police and Fire space that allows for future growth, relocation of Community Safety Services functions to the PSB, as well as a stand alone Emergency Operations Centre space and also additional meeting space for other Township department functions.

2. Organizational Implications

This project is incorporated into existing staff work plans. The feasibility study was step one in the eventual process of constructing a PSB. The next phase is selecting an architecture firm to provide detailed design drawings for the PSB.

3. Financial Implications

Of the \$5 million of amenity funding available to contribute to the overall costs of the Public Safety Building, approximately \$100,000 has been expended thus far. The balance of the funding would be obtained through long term debt borrowing. The total cost of borrowing would depend on the term length, interest rate and the principal amount required.

4. Sustainability & Environmental Implications

Construction designs will be further refined during the design phase with an aim to minimizing environmental impacts.

5. Communication & Engagement

A multi-phased engagement process has been undertaken by the Township to inform the use of the McLoughlin Amenity Funds.

ALTERNATIVES:

1. That Council receive Staff Report CSS-20-012 for information and direct staff to seek proposals for the design phase of the Public Safety Building.

2. That Council receive Staff Report CSS-20-012 for information and does not direct staff to seek proposals for the design phase of the Public Safety Building.
3. That Council receive Staff Report CSS-20-012 for information and provides alternate direction to staff.