



# Peterborough Police Service Facility

## Condition Assessment and Functional Space Analysis

**sza** Shoalts and Zaback Architects Ltd.  
April 16, 2019

# Introduction



City of  
**Peterborough**

City of Peterborough



Peterborough Police Services

**sza**

**Shoalts and Zaback** Architects Ltd.

Shoalts and Zaback Architects Ltd.

# Agenda

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1. Brief History of the Station
2. Tasks Completed to Prepare the Report
3. Outcome of the Report
4. Recommendations

# Brief History of the Station

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## 1968

- Peterborough Police Service moved to its current location
- Two-storey, purpose-built building
- 85 Staff
- 19,600 ft<sup>2</sup> (1,820 m<sup>2</sup>)

## 1985

- Second floor added to accommodate 133 total staff
- Planned to accommodate the needs of the Service for 10 years
- 133 Staff
- Added 10,000 ft<sup>2</sup> (930 m<sup>2</sup>)

## 1998

- City of Peterborough and Lakefield amalgamated, including Policing
- New Adequacy Standards came into effect
- 143 Staff

## 2005

- City completed a Facility Review to ensure adequacy for next 10 Years
- 162 Staff, projected to reach 178
- Actual staff in 2015: 185

# Brief History of the Station

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## 2009

- Building was expanded
- 2,910 ft<sup>2</sup> (270 m<sup>2</sup>) added on three floors in the northeast corner
- Property to the east was added to site for parking

## 2010

- Further renovations to create more office space

## 2011

- Board Report indicated that the station was “Beyond Capacity”
- It was essential to plan for the future

## 2015

- PPS began contract policing of Cavan-Monaghan
- 191 Staff

## 2017-2019

- PPS 2017-2019 Business Plan included goal of addressing the long-term accommodation requirements of the station
- City of Peterborough issues a Request for Proposals to complete a Facility Conditions Assessment and Functional Space Analysis
- SZA were hired in July 2018 to complete this report

# Tasks Completed

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1. Gathering Existing Documentation
2. Review of the Current Accommodation
  - Structure and Envelope
  - Mechanical and Electrical Systems
  - Site and Parking
  - Security and Crime Prevention Through Environmental Design (CPTED)
3. Review of Functional Space Needs
  - Meetings with Committee
  - Series of Meetings with 14 Stakeholder Groups
  - Best Practice, Past Experience
  - Code and Standards
4. Review of Codes and Regulation

# Tasks Completed

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5. Summarized Deficiencies
6. Gathered Population and Staffing Data
7. Summarized Staff and Space Needs
8. Options Prepared
9. Options Evaluated

# Summary of Deficiencies

(Selected Deficiencies)

## Site

- Existing site is insufficient to accommodate an expanded station and all parking requirements
- High-risk building; the building does not meet current Security Standards
- No separation of Public and Private/Secure access
- Storm water management issues



# Summary of Deficiencies

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(Selected Deficiencies)

## **Building**

- The structure and systems are not designed to Post Disaster requirements
- The building is not fully sprinklered
- The building envelope contains lower insulation levels compared to current requirements
- The mechanical and electrical systems are at capacity and have poor control
- Poor/inadequate ventilation in some areas:
  - Detention
  - Property
  - Labs

# Summary of Deficiencies

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(Selected Deficiencies)

## **Functional**

- Inadequate separation of Public/Semi-Private and Private spaces
- Inadequate forensic lab facilities
- Poor spatial organization and lack of support spaces
  - Patrol
  - Investigative Services
- Poor interviewing facilities
- Inadequate staff facilities
- Lack of training facilities

# Summary of Deficiencies

(Selected Deficiencies)



# Summary of Deficiencies

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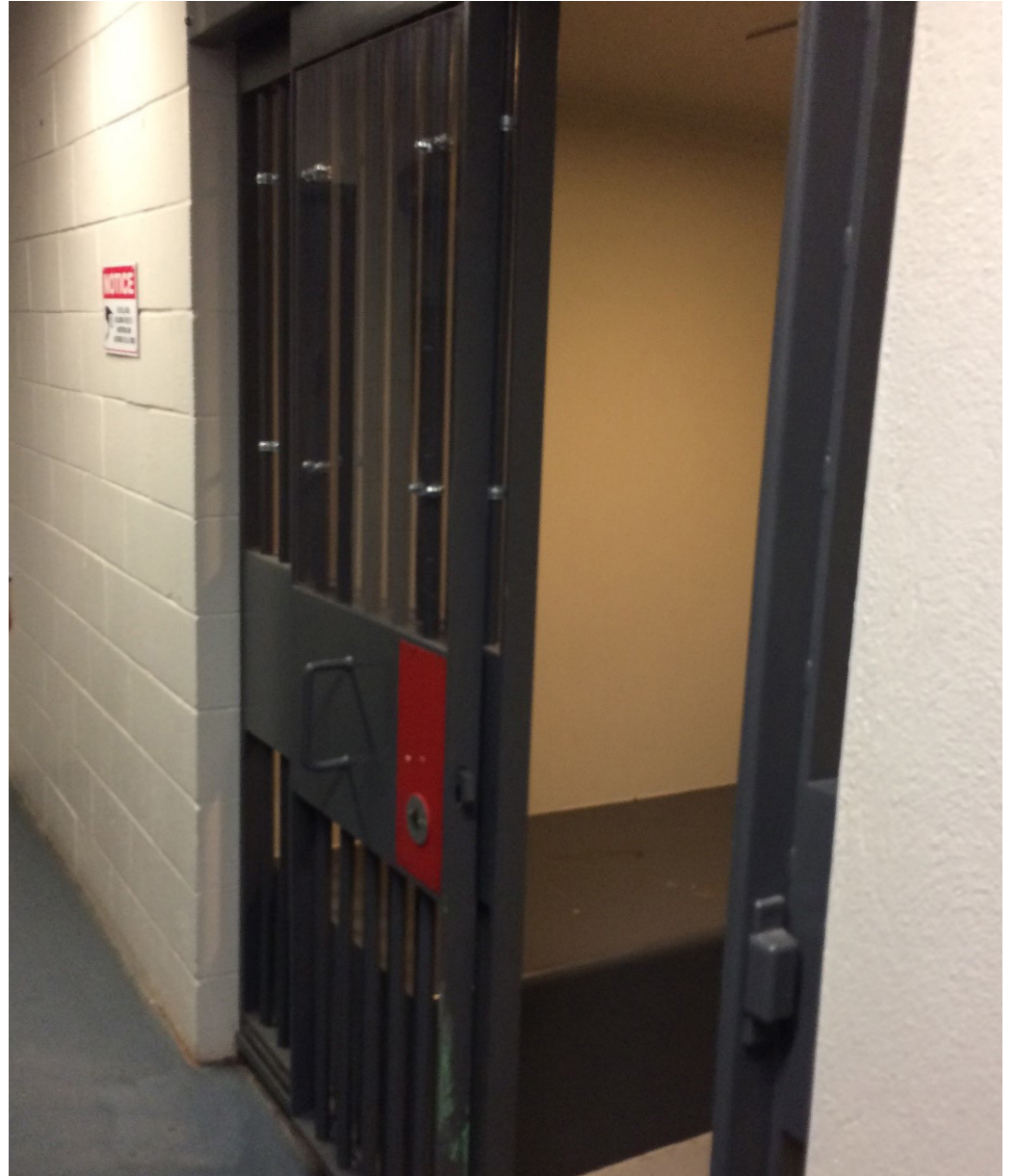
(Selected Deficiencies)

## **Codes and Regulations**

- The building and site are not accessible
- Forensic labs ventilation and plumbing are not to current design practices
- Detention areas are undersized and outdated
- Cell doors are older type with bars that are no longer used in current design practices for safety
- Property and evidence secure storage room must be accessed to shut off water lines in cells
- Lack of training facilities

# Summary of Deficiencies

(Selected Deficiencies)



# Population and Staffing Data

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- Population of Peterborough is expected to grow +/- 0.5% a year for the next 25 years
- Current PPS staffing levels are below national average
- Current population (including Lakefield and Cavan-Monaghan) is approximately 97,000
- 25 year projected population is 106,500
- Current PPS staffing is 215
- 25 year projected staffing is 236-285

# Summary of Space Needs

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- SZA prepared a 'draft' program of spaces that would accommodate the future Service requirements
- This program includes a reorganization of the existing building program elements (approx. 30,000 sq.ft.) into a new expanded facility of approx. 95,000 sq.ft.
- The program is not intended as a final list of requirements, rather a demonstration of the potential needs to be used as a tool for planning and site evaluation and comparison
- In addition to the existing space needs the new program includes additional spaces for training (combative, exercise, classroom and firearms), file and equipment storage, meeting / project rooms, IT infrastructure, interview rooms, enlarged lab and property areas, additional staff spaces, specialty vehicle storage and detention processing etc.

# Options Prepared

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To demonstrate options for the future service accommodations:

- 1a.** Addition and Renovation on the Existing Site
- 1b.** New Station on the Existing Site
- 2.** New Station on a Generic Site
- 3.** New Station as an Addition and Renovation to Another Building
- 4.** Phased New Construction on a Generic Site

# Options Prepared

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## Assumptions

- PPS must remain in operation throughout
- Land is available in a “central” location of adequate size
- Costs:

New Construction:	\$350-\$450/ft <sup>2</sup>
Renovation:	\$220-\$300/ft <sup>2</sup>
Demolition:	\$15/ft <sup>2</sup>
Site Work:	\$350,000/acre
Professional Fees:	8-12% (new construction) 10-15% (renovation)
- Costs exclude land acquisition, moving and temporary location, FFE, and permits
- Costs are based on 2019 Canadian Dollars (\$CDN). Costs must be planned to increase by 3% per year beyond 2019.

# Options Prepared



1a. Addition & Renovation on the Existing Site

# Options Prepared



**1b. New Station on the Existing Site**

# Options Prepared



## 2. New Station on a Generic Site

# Options Prepared



## 4. Phased New Station on a Generic Site

# Options Evaluated

## Section 9 - Recommendations

### Ranking of Options

		Option 1a	Option 1b	Option 2	Option 3	Option 4	Comments
Building Functionality	25	20	22	25	22	25	New building will be most functional
Site Functionality	20	5	5	20	15	20	New site will be most functional
Construction Cost (Lowest man cost ÷ option cost) x 20	20	15.5	15.3	16.6	20.0	16.6	Existing building renovated may be least expensive if it is suited for new purpose
Mitigation of Service Disruption	15	5	8	15	15	15	New building on new site will allow ongoing Police operations
Expansion Potential	10	0	0	10	7	10	New site of adequate size should provide expansion. Existing site has no expansion potential.
Project Duration	5	1	2	5	4	0	New construction will take less time to construct.
Associated Costs	3	0	0	0.5 to 3	0.5 to 3	0.5 to 3	Existing site is free. New site must be purchased unless City owned. New site allows sale / repurposing of existing HQ. Existing site will incur additional cost premiums for staged work and construction complications for restricted site.
Civic Presence	2	2	2	0	0	0	New sites will not have strong downtown presence
Total	100	49	54	<b>92 to 94.5</b>	83 to 85.5	87 to 89.5	

# Options Evaluated

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## **1a.** Addition and Renovation on the Existing Site

- \$50,235,130.00
- The site is too small to accommodate the requirements and the work would interrupt service continuity

## **1b.** New Station on the Existing Site

- \$51,190,885.00
- The site is too small to accommodate the requirements and the work would interrupt service continuity

## **2.** New Station on a Generic Site

- \$46,991,550.00
- This is the preferred option

## **3.** New Station as an Addition and Renovation to Another Building

- \$39,051,310.00
- This is a viable option

## **4.** Phased New Construction on a Generic Site

- \$46,991,550.00
- This is also a viable option, provides the opportunity to spread out the financing

# Recommendations

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1. Complete a Detailed Site Study
2. Hire a Consultant Team to develop design concept, building program, detailed design, and contract documents
3. Further evaluate pros and cons of a Phased Project
4. Construct a new Police Station to serve the current and future needs of the Peterborough Police Service

# Discussion

