



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: March 1, 2007
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VanRIMS No.: 05-1400-20
Meeting Date: March 13, 2007

TO: Vancouver City Council

FROM: The Director, Facility Design and Management in consultation with the Director of Financial Planning and Treasury, and Chief Constable, Vancouver Police Department

SUBJECT: Relocation of the VPD Dog Squad Offices and Kennel

RECOMMENDATION

THAT Council approve relocation of the Police Dog Squad Offices and Kennel to the City-owned property at 755 Evans at a cost of \$3.403 million; source of funding to be:

- *\$0.45 million from the Police Dog Squad Relocation Capital Budget;*
- *\$1.2 million of borrowing authority approved by the electorate as part of the 2006 -2008 Capital Plan;*
- *\$1.753 million of Capital from Revenue (Inflation Adjustment) to be included in the 2007 Capital Budget.*

CHIEF CONSTABLE AND GENERAL MANAGER'S COMMENTS

The Chief Constable and General Manager of Corporate Services RECOMMEND approval of the foregoing.

CITY MANAGER'S COMMENTS

This is one of two reports on Vancouver Police Facilities that Council will be receiving in the near future. The other deals with the proposal to build a new Force Options Training Centre for the use of the Vancouver Police Department and on a partnership

basis by other public safety agencies that require a local venue for firearms and other force options training. There is a demonstrated requirement for both facilities and both are included in a police facilities' strategic plan that form the basis of funding requests over the coming years. The department has been forced to set priorities for its facility requirements to meet the available funding and that will mean deferral of projects that had been anticipated in the 2006 - 2008 Capital Plan.

The City Manager notes that there is some urgency to complete the project outlined in this report - the relocation of the Vancouver Police Dog Squad Offices and Kennel. Although this replacement has been planned for several years, finding a suitable site for a kennel holding up to 20 dogs on duty 24/7 has proved difficult. In the meantime the existing facility, a collection of modular buildings, has deteriorated beyond further repair and has become inadequate for the squad. The facility also sits on the southwest corner of the PEF site in Southeast False Creek and will interfere with the VANOC Olympic Village support facilities planned for the site beginning in 2009.

Over the last three capital plans, funding has been provided to relocate the facility however it was not until the currently proposed site on Evans Avenue was identified that programmatic planning and space design could be finalized. The proposed facility is larger than the existing facility, providing amenities for both the officers and their dogs. However, in designing the facility, staff have sought to provide a facility that meets the needs of this highly specialized and valuable police resource and the financial realities of the current capital expenditure climate. While it is difficult to allocate additional funding to this project given the needs of the City overall, the City Manager believes it is appropriate and timely to do so. The City Manager therefore RECOMMENDS approval of A.

COUNCIL POLICY

Council approval is required for projects funded from the Capital Budget.

Funding must be in place prior to proceeding with the development of any project.

PURPOSE

The purpose of this report is to seek Council's approval for funding for the relocation of the Vancouver Police Dog Squad offices and kennel.

BACKGROUND

The Vancouver Police Dog Squad is located on Property Endowment Fund property adjacent to 1st Avenue to the south and the Cambie Bridge to the west. This site has been slated for redevelopment as part of the SEFC project. The current facility has been scheduled for relocation and redevelopment for several years however, until recently an appropriate site had not been identified.

The existing facility has been in use since 1969 and has exceeded its useful life. The building has deteriorated significantly and lacks sufficient storage and operations space. Its location

adjacent to a residential area has resulted in a number of complaints from neighbourhood residents because of noise.

The 2000-2002 Capital Plan provided \$450,000 in anticipation of relocation. At that time, a site within the Stanley Park works yard area had been identified, however, this site proved unsuitable.

The 2006-2008 Capital Plan includes an additional \$1.2 million to relocate this facility bringing total funding to \$1.65 million to construct a 4,000 square foot facility - similar to the existing facility. It was anticipated that a site adjacent to the planned Police Training Centre on Glen Drive would be the location, however, this site also proved to be unacceptable. In 2006 attention turned to a vacant City-owned industrial site at Evans Avenue and Begg Street.

On February 28, 2006, Council approved the appointment of a design team, led by Chernoff Thompson Architects to commence design work on the Evans Street site. The design team has completed the schematic design and associated cost estimate is completed. Since this approval, both the scale of the facility and the necessary funding have increased as detailed in this report, however, the Council approval is sufficient for the consultant to continue until project completion.

DISCUSSION

After Council’s authorization to proceed with the schematic design, the consultant team worked with VPD representatives to finalize a building program. Through this process, it was determined that the 4,000 square feet space originally estimated would not be sufficient to satisfy operational requirements. The following table summarizes the changes in the program space designed into the new facility.

Facility Component	Original Area	New Program Area	Comments
Office & Support Space	1,900 SF	2,600 SF	Addition of locker, training and rest areas for staff
Kennels	2,300SF	3,500 SF	Increase from 10 to 20 kennels
Vehicle Service/Transition Bay	0 SF	700 SF	Enclosed bay for loading & unloading dogs and cleaning vehicles
Gravel Dog Run/All Season Training Area	2,300 SF	8,000 SF	All weather surface to meet full dog training and exercise requirements and a gravel dog run.

The new office and kennel building will total 6,800 SF (see Appendix A), representing an increase of 58% floor area from the original planned floor area. The original office, kennel and yard area projections did not take into consideration a number of operational requirements that are now necessary for the effective operation of the Dog Squad. Changes which have increased the scope of the project include:

- Increased office space, court preparation area, sleeping area and locker room space for both female and male officers as well as a small exercise room (increase of 700 SF);
- Increased number of kennels and improved kennel design to provide adequate accommodation for 18 police dogs (increase of 1200 SF);
- Increased outdoor space to accommodate an exercise area for the dogs as well as a secure training area that will meet all of the operational standards required for municipal K-9 teams. This space will eliminate the need for dog handlers from training to train in public areas such as parks and will eliminate the liability issues that arise as a result of an accidental public contact with police dogs. The all-weather field will ensure the area is available 12 months a year regardless of weather conditions. (increase of 5700 SF);
- Add an enclosed service bay to provide for disinfection and servicing of Dog Squad vehicles after each use (increase of 700 SF).

Based on the revised program, the consultant team completed the schematic design and a cost estimate in August, 2006. Two separate reviews were conducted to identify potential areas for program reduction and cost savings. VPD staff has advised that any further reductions will not support the operational requirements of this police unit.

Other than the program area increase, soil tests showed that the new site has contaminated soil that will require treatment as part of the development.

The overall project cost is estimated at \$3.403 million which includes cost escalation for construction beginning in December 2007.

LEED® Gold Requirement

Council policy requires all new buildings with a floor area exceeding 500 SM (5,382 SF) to meet LEED Gold certification standards. The new Dog Squad facility will be in the range of 6,850 square feet, however certain areas around the dog kennel will be built to house and secure the dogs and have not been counted as habitable area. As a result, the total habitable area of this project will be in the range of 3,300 square feet and the current design and costs estimates do not meet the LEED Gold requirement. If that requirement is to be met the anticipated cost premium would be \$100,000 to \$200,000.

FINANCIAL IMPLICATIONS

The cost of the VPD Dog Squad project is anticipated to be \$3.403 million. Recent Capital Plans have included \$1.65 million in funding for this replacement. The shortfall is recommended to be provided from the inflation adjustment provision in the 2006 - 2008 Capital Plan. In summary, project funding will be:

- \$0.45 million from the Police Dog Squad Relocation Capital Budget;
- \$1.2 million of borrowing authority approved by the electorate as part of the 2006 -2008 Capital Plan;
- \$1.753 million of Capital from Revenue (Inflation Adjustment) to be included in the 2007 Capital Budget.

Delay in implementation of this project will result in further costs resulting from market escalation.

ENVIRONMENTAL IMPLICATIONS

The current Dog Squad facility is adjacent to residential area and noise generated from the facility continues to be a problem. The surrounding area of the current site is in the fast-developing area and new residential projects will be increased significantly in the near future. The new site is in an industrial area that will not impact on residential comfort.

CONCLUSION

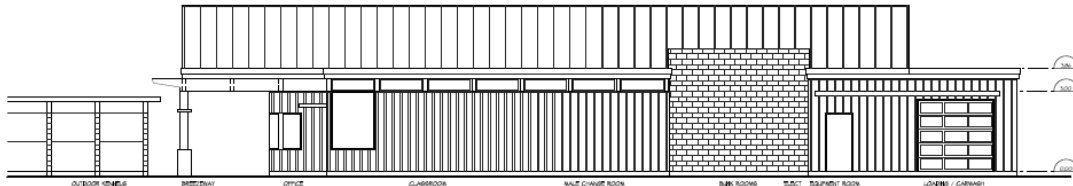
The existing Dog Squad facility is poorly located, well beyond its useful life and does not adequately support VPD operations. Additional funding of \$ 1.753 million is required in order to construct a new Dog Squad facility to properly address these concerns. Further delay the project will result in further cost escalation and may affect the next phase of the development of Southeast False Creek project.

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WEST ELEVATION @ BRIDGEWAY



SOUTH ELEVATION

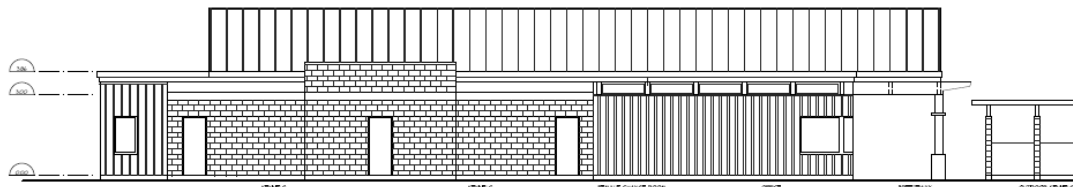
ELEVATIONS

Vancouver Police Department - Dog Squad
CHERNOFF THOMPSON ARCHITECTS
DATE: 11.15
SCALE: 1/8" = 1'-0"
PROJECT: AUGUST 2005
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EAST ELEVATION



NORTH ELEVATION

ELEVATIONS

Vancouver Police Department - Dog Squad
CHERNOFF THOMPSON ARCHITECTS
DATE: 11.15
SCALE: 1/8" = 1'-0"
PROJECT: AUGUST 2005
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