



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: November 6, 2008
Contact: Sergeant Dan Dube
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VanRIMS No.: 08-2000-20
Meeting Date: November 25, 2008

TO: Vancouver City Council

FROM: Chief Constable in consultation with the Director of Facilities Design and Management

SUBJECT: Vancouver Police Department Office Facilities, Functional Program and Facilities Evaluation Study

RECOMMENDATION

THAT the Chief Constable and the General Manager of Business Planning and Services (the Project Sponsors), be authorized to undertake an appropriate call for proposals and to subsequently engage a facilities consultant at a cost of up to \$200,000 to assist the Vancouver Police Department (VPD) and the City of Vancouver (COV) in undertaking a review of police department space requirements and to identify options for achieving them; source of funding to be the VPD 2008 operating budget;

AND THAT the Project Sponsors and Director of Legal Services be authorized to execute and deliver on behalf of the City, all legal documents required to implement this recommendation noting that all such legal documents be on terms and conditions satisfactory to the project sponsors and the Director of Legal Services,

AND FURTHER THAT no legal rights or obligations will be created or arise from Council's approval of this recommendation unless and until such legal documents are executed and delivered by the Director of Legal Services.

CHIEF CONSTABLE'S COMMENTS

The VPD is committed to being a leader in best practices, emergency preparedness and in finding innovative solutions to address current and future public safety needs. The joint COV/VPD Operational Review illustrated how solutions can be found through consensus with all stakeholders. The success of this joint review has been recognized by numerous police departments throughout North America and will be formally recognized by the International Association of Chiefs of Police on November 11th, with an Honourable Mention in the *Excellence in Law Enforcement Research* category. The VPD is committed to building on the

success of this joint project with continued collaboration on a joint COV/VPD Facilities Project.

The need to address the state of VPD facilities is long overdue and is recognized by Council, the COV and the VPD. Several years ago the VPD undertook a review of its facilities which identified the need to upgrade and/or replace components of these facilities. The VPD, working with Council and other COV departments, developed a strategy for addressing some of these needs, including:

- The purchase and outfitting of the Coordinated Law Enforcement Unit (CLEU) building at 5 East 8th Avenue in 2000;
- A new Force Options Training Centre (FOTC) facility which is currently under construction at 2120 Glen Drive;
- Relocation of the Dog Squad facility to 755 Evan Drive, which is currently under construction; and,
- Securing funding for an evidence and property storage facility, which is to be located next to the FOTC on Glen Drive.

Future plans are also in place for replacement of the VPD's forensic laboratory and crime vehicle examination and storage area, which will also be co-located on the Glen Drive site.

The pending expiration of the 2120 Cambie Street lease in January 2014 and the recent increase in authorized sworn and civilian strength as a result of the VPD Operational Review necessitates a review of the balance of the VPD's facilities, located primarily at 2120 Cambie Street and 312 Main Street. Working with the City Manager, Facilities Design and Management, Real Estate and Business Planning Departments, the VPD wishes to engage a facilities consultant to assess space requirements for the balance of police operations, and develop concepts and determine options for a new facility. The cost for a consultant with requisite expertise to inform the VPD and COV in developing a plan for the future is estimated at \$200,000.

CITY MANAGER'S COMMENTS

The City Manager notes that there has been significant progress made in addressing the facilities needs of the Vancouver Police Department. While these steps and those at the planning stages will result in considerable improvement in the facilities available to the department, the futures of the remaining facilities at 2120 Cambie and 312 Main need to be reviewed and built into the City's overall facilities strategic planning process. The proposal in this report is to consider the locational and spatial requirements for those police functions which have not been accommodated in the work to date and to explore opportunities for meeting them. This work is forward looking and will not necessarily result in immediate demands on the capital expenditure program. However it will provide staff and Council with sufficient information to plan how this work will be accommodated in the future. As a result, the City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

City Council approval is required to appoint a consultant if the gross cost will exceed \$30,000.

PURPOSE

The purpose of this report is to seek Council approval for the engagement of a facilities consultant to undertake the next phase of work in the multi-year police facilities review. The VPD seeks allocation of \$200,000 from the existing VPD Operating Budget for this purpose.

BACKGROUND

In 1954, the VPD moved into its new headquarters at 312 Main Street. In 1961 the Oakridge Substation was established, housing police officers assigned to Operations, Patrol South. In 1976, after several years of significant departmental growth, the Cordova Street annex to 312 Main Street was constructed and opened.

In 1992, Council approved the closure of the Oakridge Substation and the leasing of 2120 Cambie Street, commencing in 1994. This was intended to be a temporary measure while a new police facility was planned and developed. The lease arrangements for 2120 Cambie Street included an initial ten-year term with the option of two separate five-year additional terms. The expiration date for the final additional term is January 2014.

In 2000, Council authorized the purchase of 5 East 8th Avenue - a purpose-built facility to house the Emergency Response Team and other operational support sections. This building was intended to form part of the VPD's long-range facilities plan.

In 2001, Council instructed the VPD to prepare a facilities strategic plan to identify the VPD's immediate and long-term needs. That study, completed in 2002, identified the VPD's most pressing facilities needs. In 2003, Council approved the development of the FOTC through the 2003-2005 Capital Plan. The site at 2010 Glen Drive was purchased in 2004 and after failed discussions with the RCMP on a joint facility construction began in 2007. Subsequent studies of the Glen Drive site concluded the area could also accommodate the proposed evidence and property storage facility, the forensic laboratory and crime vehicle examination and storage area. However, it was determined that the Glen Drive site was not large enough for a headquarters facility and associated parking needs. Finally, the 2006-2008 Capital Plan included funding for the relocation of the Dog Squad to 755 Evans Avenue and this project is now in progress.

Numerous reviews have identified critical issues related to the physical state of the two main police facilities at 2120 Cambie Street and 312 Main Street. The primary issues surround the buildings' structural integrity, and the facilities' inability to meet current seismic standards.

DISCUSSION

The assessment of existing facilities and any planning for new facilities should be based on best practices to ensure all facilities meet relevant health, safety and logistical standards. In addition, it is imperative that all VPD facilities meet established seismic and operating standards to ensure that the VPD can act as first responders in the event of a disaster. This best practice assessment should also ensure efficiency in the use of space and the optimal location of related sections within the Police Department. Recommendations on how to resolve the facility needs of the VPD should be based on an assessment conducted by a contract consultant, with the input of VPD and COV staff.

The facilities study will include the following:

1. A review and update of earlier studies to assess VPD's current and projected requirements;
2. Preparation of a functional and spatial program based on VPD's projected operational needs;
3. A general facilities evaluation of VPD's existing facilities;
4. Identification of other uses (municipal, other governments, private) that might be co-located within a new police facility;
5. Preparation of a massing study and block diagrams of potential development of a consolidated 312 Main Street site;
6. Preparation of a transition plan for VPD's offices and parking until a new facility is secured;
7. Preliminary estimate of costs based on conceptual plans and current unit prices; and,
8. Identification of other sites if existing sites are deemed to be unsuitable for proposed development.

Upon approval of the funding allocation, a search will be launched to identify a consultant with relevant experience. Simultaneously, the VPD Planning, Research and Audit (PR&A) Section Facilities Project Team will develop a membership survey and a section specific questionnaire to identify building needs. Once identified, a consultant will be engaged and the contractual parameters and obligations will be determined. The consultant will be tasked with assisting in the development and implementation of the membership survey and section questionnaires. Other tasks will include assessment of collected information, a spatial needs assessment, the detailed development of facilities needs with collaboration from the VPD and COV, generation of possible alternatives, and projected costs for each option.

FINANCIAL IMPLICATIONS

The cost for consultant services to complete this work is estimated at approximately \$200,000. Funds for the consultant are available from the existing VPD operating budget.

CONCLUSION

Both the COV and VPD recognize the need to address the many issues concerning current police facilities. Through cooperative efforts between VPD and COV, several of the previously identified concerns have been addressed and new construction projects are underway. However, serious problems with 312 Main Street and 2120 Cambie Street facilities remain. The VPD and COV agree on the initiation of an immediate VPD facilities review. The risks associated with the facilities' deficiencies create tremendous liability issues for the VPD and ultimately for the COV, and reduce the VPD's operational effectiveness and efficiency.

The VPD is committed to being a leader in finding innovative solutions to address issues relating to public safety and to building on the success of recent joint COV/VPD projects. It is with this commitment that the VPD will work jointly with the COV to develop viable options and find solutions that meet the needs of the COV, the VPD and the citizens of the City of Vancouver.

A professional facilities consultant is necessary to inform the joint COV/VPD Facilities Project Steering Committee so they can make decisions based on the most current and accurate information. As such, the VPD requests that Council authorize the allocation of consultant funds of up to \$200,000 from the existing VPD operating budget, in order for this joint project to move forward.

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