



MEDIA RELEASE

410-9th Street Brandon, MB R7A 6A2

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Fact Sheets on Planned Fire Hall and Police Station Construction

Brandon, MB - Over the past year, substantial progress has been made toward the ultimate construction of new Police and Fire facilities in the City. At this point, City Council has authorized City Administration to proceed to detailed design and tendering of both projects. It is anticipated that recommendations relative to tender awards will be before Council in the Spring of 2009, with construction of both projects planned to commence shortly after tender award.

As these are complex facilities that will serve the citizens of Brandon for the foreseeable future, the planning and approval processes have been extensive, with significant amounts of information being publicly released throughout 2008. Recognizing the time period over which this considerable information has been provided, the City is releasing Fact Sheets on both facilities to assist the general public in understanding the nature of these critical Public Safety Buildings and the costs associated with their construction.

"Providing this summarized information to the public, including making the Fact Sheets available on the City's website (www.brandon.ca), should clarify many of the unique requirements for Public Safety Buildings", said City Manager Brian MacRae.

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For further information, please contact:

Keith Atkinson, Chief of Police – 729-2305

Brent Dane, Chief of Fire and Emergency Services – 729-2410

Brandon Fire Hall
Project Cost Estimates

Building Construction.....	\$ 6,772,200.00
Parking and Site Work.....	935,300.00
General Conditions Overhead & Fees	1,380,540.00
Contingency (Design).....	636,162.80
Building Furnishings	115,000.00
Cost Escalation Allowance	291,726.08
Architectural/Engineering Fees	769,023.21
Disbursements	100,000.00
RST	20,074.44
Total Project Budget	\$ 11,020,026.53

There have been a variety of questions raised about the Class D price estimate for the new fire hall. This new hall will be approximately 30,000 square feet, resulting in an estimated total cost of approximately \$367 per square foot.

As a public, emergency response building, it has requirements that normal office buildings / retail sites do not have to include, and regulations it has to meet. It is also important to note that the price estimates are for the entire project, and not just for the physical building itself. This includes site development which consists of utility infrastructure, pilings, fifty-two paved parking spots, and bringing the site to grade above the 100-year flood plain levels. All the site services development will come from 19th and McDonald, with the fiberoptics cabling being brought from 26th and McDonald.

As a Public Safety Answering Point, the E911 Center is governed by Provincial legislation that sets out requirements to ensure continuity of service. These requirements include bullet resistant windows, an emergency assistance alarm system, diversified telecommunication lines, raised flooring, CCTV, an uninterruptible power supply, a substantial generator to allow the operation of the 911 Centre during power failures, and secured accesses into both the building, and the Center itself.

As a public building, the structure includes the complexity of the multiple occupancies within the building requiring a number of fire separations from space to space. The building is required to be sprinklered with a fire alarm system / emergency lighting / intercom system throughout the entire building. It will also include two full kitchens plus one kitchenette and extremely durable materials in all the high traffic areas in the fire hall portion of the building. Standard design of current fire halls have concrete from the apparatus floor to the street; however our new fire hall will only have concrete for the width of the vehicles with the rest being asphalt.

The apparatus floor will house the fire response vehicles, and the infrastructure required to support this equipment. For example, the apparatus floor will include a source capture exhaust system (Nederman), and a radiant heating system supplemented by forced air unit heaters for quick temperature recovery. This area will require trench drains under

each truck, pressure washer hookups, and 2 ½ inch water supply lines. Additionally, this area will include the hose drying tower which is also being designed to support training exercises.

Fire Departments also require a great deal of specialty equipment. The building requires a stainless steel medical decontamination area to deal with infectious diseases, which is mandated by Manitoba Health. It also requires specialized washer and dryer facilities for turn-out gear and contaminated clothing, and 60 specialized turnout gear lockers. The alarm room, where members of the public will be able to reach members of the Fire Department by phone or in person, will have communications infrastructure, and the training room will have the information technology infrastructure required for medical certification training.

In considering the overall cost of the Fire Hall, we have also been advised of the square footage costs of other recently constructed fire facilities in Canada. These comparators are provided below for information:

- Surrey, BC: 15,000 sq. ft., \$4.7 Million (\$313 sq. ft.)
- Ajax, ON: 28,000 sq. ft., \$12 Million, (\$428 sq. ft.)
- Ft. St. John, BC: 28,000 sq. ft., \$12.3 Million, (\$439 sq. ft.)

Brandon Fire & Emergency Services and the Emergency Communications Department are committed to designing a functional building that will serve the community both now and into the future.

**Brandon Police Service Building
Project Cost Estimates, Considerations and Comparisons**

Building Construction.....	\$ 8,500,000.00
Parking and Site Work.....	350,000.00
General Conditions Overhead & Fees	870,000.00
Contingency (Design).....	1,000,000.00
Misc. (Testing, Signs, Etc.)	65,000.00
Building Furnishings	500,000.00
Cost Escalation Allowance.....	700,000.00
Architectural/Engineering Fees	<u>1,009,230.00</u>
Total Project Budget	\$ 12,994,230.00

Project Considerations:

- Structural upgrades to accommodate code-dictated roof snow loads and code-dictated seismic loads.¹
- Building modifications: Elevator, mezzanine, excavation for basement emergency exit, demolition of safe and raised concrete area.
- Specialized equipment: Ballistic surfaces, forensic equipment, holding room security considerations.
- 1600 sq. ft. forensic garage, 875 sq. ft. holding area garage, 2500 sq. ft. optional garage.
- Specialized Mechanical:²
 - Plumbing: Stainless steel security grade for holding area.
 - Fire Protection: Upgraded throughout, concealed tamper-proof institutional sprinklers for holding area. Glycol charged sprinkler system for interior garages.
- Specialized Electrical:³
 - Power, secure data and telephone services.
 - Emergency power diesel generator set.
 - CCTV system.
 - Panic alarm systems.
 - Door access system.
- LEED Considerations:⁴ (5 – 10% of total costs)
 - Sustainable sites: Storm water management, landscaping and exterior design. Light pollution reduction.
 - Water efficiency: Water efficient landscaping, wastewater technologies, water use reduction.
 - Energy and atmosphere: Optimized energy performance, best practices.
 - Materials & Resources: Building reuse, durable buildings.
 - Indoor Environmental Quality: Low-emitting materials, ventilation effectiveness, controllability of systems, daylight and views.
 - Innovations and design process: Water use reduction, education.
 - Additional costs associated with LEED considerations recovered in 7 – 8 years through operational savings.
 - Using glass atrium for natural light (LEED and operational considerations), entrance identification and aesthetics adds approximately \$200,000 to total construction costs.

¹ LM Architectural Group/Stantec Consulting, Building Assessment, May 2007

² NOVA 3 Engineering, Mechanical Scope of Work, July 2008

³ NOVA 3 Engineering, Electrical Scope of Work, July 2008

⁴ Calnitsky Associates Architects, LEED Review, July 2008

Current Building, 1340 10th Street:

- Occupied since the 1970's, addition in 1980's brought the square footage to 18,700.
- The BPS also currently utilizes the majority of 9,040 sq. ft. of the former MLCC store at the 10th Street and Victoria Avenue property, 750 sq. ft. in Town Centre.
- In 2005, the BPS utilized approximately 26,000 sq. ft. of space including the 10th Street facility, off-site storage, enclosed garage (since sold), and off-site training.⁵
- Current building is in need of total mechanical and electrical replacement. Additionally, in 2005 it was recommended that the roof be replaced within five years.⁶

Building Proposals:

- 7th Street and Princess Avenue, 2002: 56,000 square foot (garage separate) combined Police/Fire building, costs unavailable.⁷
- Unknown Location Option 1, 2004 "Minimal Requirements": 19,400 sq. ft. for police with 11,400 sq. ft. of shared facilities with fire (\$185 sq. ft.).⁸
- Unknown Location Option 1A, 2004 Brandon Public Safety Building: 25,002 sq. ft. for police with 14,069 sq. ft. of shared facilities with fire (\$192 sq. ft.).⁹
- Unknown Location Option 2, 2004 "Significant Functional Requirements Included": 25,550 sq. ft. for police with 19,590 sq. ft. of shared facilities with fire (\$185 sq. ft.).¹⁰
- Unknown Location Option 2A, 2004 "Significant Functional Requirements Included": 27,170 sq. ft. for police with 18,960 sq. ft. of shared facilities with fire (\$185 sq. ft.).¹¹
- Unknown Location Option 2B, 2004 "Significant Functional Requirements Included": 26,380 sq. ft. for police with 14,700 sq. ft. of shared facilities with fire (\$185 sq. ft.).¹²
- Expansion of 1340 10th Street, 2005: 36,200 sq. ft. addition bringing total to 54,900 square feet. Construction costs only, 2006 dollars estimated at \$9,799,000.00 (\$178 sq. ft.).¹³
- 1st Street and Rosser Avenue, 2005: 35,000 sq. ft. for police with 23,020 square feet of shared facilities with Fire. Estimated costs \$24,472,900.00 for combined facility totaling 79,700 square feet (\$307 sq. ft.).¹⁴
- Current Proposal 2008: approximately 34,697 sq. ft. main floor, 4,000 sq. ft. basement, 4,000 sq. ft. mezzanine (\$304 sq. ft.) excluding garages.

Recent Police Service Building Construction Costs:

- Hamilton, 2004: 40,000 sq. ft., \$9,910,281.00. (\$247 sq. ft.)
- Holland, Mich, 2004: 44,000 sq. ft., \$12 Million. (\$272 sq. ft.)
- Timmins, 2007: 39,000 sq. ft., \$11,921,759.00. (\$305 sq. ft.)
- Scottsdale, Ariz: 34,000 sq. ft, \$10.7 Million (\$334 sq. ft.)
- Winnipeg East District, 2008: 33,000 sq. ft, \$12,000,000.00. (\$363 sq. ft.)

Comparable Police Services:

- Timmins PS: 45,000 population, 85 sworn members, 127 total staff. 39,000 sq. ft.
- North Bay PS: 56,000 population, 93 sworn members, 153 total staff. 47,000 sq. ft.
- Brandon PS: 41,500 population (2006 census), 82 sworn members, 110 total staff, 42,697 sq. ft.

⁵ LM Architectural Group/Stantec Architecture Ltd., New Public Safety Building Addendum, November 2005

⁶ LM Architectural Group/Stantec Architecture Ltd., Brandon Public Safety Building, October 2005

⁷ James Kacki & Number Ten Architects, Building Drawings, June 2002

⁸ LM Architectural Group/Dunlop Architects, Project No. 03854, March 2004

⁹ LM Architectural Group/Dunlop Architects, Project No. 03854, April 2004

¹⁰ LM Architectural Group/Dunlop Architects, Project No. 03854, March 2004

¹¹ LM Architectural Group/Dunlop Architects, Project No. 03854, March 2004

¹² LM Architectural Group/Dunlop Architects, Project No. 03854, March 2004

¹³ LM Architectural Group/Stantec Architecture Ltd., New Public Safety Building, October 2005

¹⁴ LM Architectural Group/Stantec Architecture Ltd., New Public Safety Building Addendum, November 2005