

**Report to / Rapport au:**

**FINANCE AND AUDIT COMMITTEE  
COMITE DES FINANCES ET DE LA VERIFICATION**

**5 September 2024 / 5 septembre 2024**

**Submitted by / Soumis par:**

**Chief of Police, Ottawa Police Service / Chef de police, Service de police d'Ottawa**

**Contact Person / Personne ressource:**

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**SUBJECT: THIRD QUARTER 2024 SOUTH FACILITY PROJECT UPDATE**

**OBJET: TROISIÈME TRIMESTRE 2023 MISE À JOUR DU PROJET  
D'INSTALLATION SUD**

**REPORT RECOMMENDATIONS**

**That the Ottawa Police Service Board's Finance and Audit Committee receive this report for information.**

**RECOMMANDATIONS DU RAPPORT**

**Que le Comité des finances et de la vérification de la Commission de service de police d'Ottawa prenne connaissance du présent rapport à titre d'information.**

**BACKGROUND**

The South facility is the foundational project in the Ottawa Police Service (OPS) Facilities Strategic Plan (FSP). Located at 3505 Prince of Wales Drive, the South Facility Project (SFP) will develop approximately half, or 8 acres, of the full 15-acre site. The new South facility is critical to support necessary and evolving operations of the OPS.

Since the January 2023 Board approval of the FSP Refresh, the SFP has achieved various milestones that include:

- Project re-initiation in February 2023.
- Board-approved re-assignment of Phase B.2 for OPS occupancy in light of the future disposal of the Queensview facility and portfolio space shortfall.

- Road modifications construction contract and execution in summer and early fall of 2023.
- Re-release of the main Construction tender package and Board-approved award in September 2023 to Broccolini Construction Inc.(BCI). At the same time, approval was provided for delegated authority to the Chief of Police to amend existing contracts and award new contracts to complete the SFP, not to exceed the approved project budget.
- OPS reported previously on the Q4 2023, Q1 and Q2 2024 financial status of the SFP, highlighting delegated spending on new contracts procured and amendments to existing contracts.

The OPS remains committed to informing the Finance and Audit Committee on a quarterly basis of the project status, highlighting financial commitments under the Chief's delegated authority.

## **DISCUSSION**

In Q3 2024, construction work included completion of structural piling, continuation of foundation forming, pouring, and erection of structural walls and columns. Ongoing monitoring of the construction schedule continues with a close eye on the piling work and assessing opportunities for work to be accelerated. As part of construction, third party specialized testing and inspection services related to concrete and steel inspections were procured by OPS through various City Standing Offers.

Project risks and issues are being continuously monitored. Piling was identified as a risk due to the encountered soil conditions. Mitigation strategies applied included adjustment to the construction sequence, advancing other activities where possible, and simultaneous execution of work at different areas of the site and facility. The project team is also monitoring the industry for long-lead items to ensure that procurement can occur in a timely manner to meet the schedule.

Phase B.2 progressed to achieve 95% Design Development completion and is on target to achieve 100% submission in September. As the Design Development progressed, the project team took advantage of advance coordination of some infrastructure systems, issuing change orders to construction. In general, the change orders have a limited scope and are low in dollar value but realize overall cost savings. For example, the project was able to apply minor adjustments to mechanical duct work because of the Phase B.2 design prior to materials being ordered.

The SFP also developed the scope of work and released the Request For Proposal (RFP) for Project Management support and Interior Design services required to execute the

Tenant Fit-Up phase. Identification of the successful proponent is expected to be completed in September.

## **CONSULTATION**

Consultations with the public were not performed during Q3 2024 nor were they required. However, activities noted below have been completed as part of the SFP and in preparation for contract amendments.

### **Adjacent Neighbours**

In July 2024, the OPS provided a status update and communication to surrounding neighbours, as well as Councillor Lo, regarding site activities related to the completion of piling work. This included a mailed notice and door knocking for neighbours facing the site on Lodge Road, Woodroffe Avenue and across Prince of Wales Drive, delivering the notice by hand and answering any questions the residents may have.

Lines of communication are being maintained and regular updates are being provided to immediate neighbours of the facility as construction proceeds.

### **City Councillor**

In addition to the construction notice communication, the project team met with Councillor Lo on site on July 24, 2024, to provide an update on construction progress and community engagement. Discussions with Councillor Lo will be ongoing as the project progresses, being kept abreast of activities where there is reach out to the adjacent neighbours.

### **Carleton Lodge – 55 Lodge Road**

The OPS is maintaining an open line of communication with the Administrator of Carleton Lodge and the Director of Long-Term Care as the SFP progresses.

### **City Procurement**

City Procurement provided guidance and oversight on the development and release of RFP's to obtain support and design services necessary to complete Tenant Fit-Up, ensuring Procurement Bylaw compliance. City Procurement also continued to provide direction and support in the procurement of construction testing and inspections services.

### **City Legal**

City Legal is available to provide input and direction on any matters that require legal oversight.

## FINANCIAL IMPLICATIONS

The Chief of Police was previously provided delegated authority by the Board to amend existing contracts and award new contracts required to complete the SFP, within the approved project budget.

In Q3 2024, the SFP did not amended or award contracts as part of the Chief's delegated authority, however, the project did procure services for testing and inspection services required for construction.

## FINANCIAL STATEMENT

Project Budget as of Q1 2024	\$193,715,193	South Facility 903447
Less: Spent/Committed	<u>\$137,186,272</u>	At August 31, 2024
Available	\$ 56,528,921	

## Q3 2024 Spending update

South Facility - Capital Order # 903447

Project spending (including commitments) in Q3 increased by \$7,255.

Balance as at December 31, 2023	\$137,179,017
Balance as at August 31, 2024	\$137,186,272

No Purchase Orders were issued in Q3 2024 that exceeded \$100k in value.

The increase in spending is due to payment for procurement services and cost consultant services required for Tenant Fit-Up.

## CONCLUSION

Throughout Q3 2024, the South Facility Project saw important progress and milestone achievements in various areas: completion of piling work, pile cap foundation pours, forming of concrete work, 95% completion of Phase B.2 design, and Request for Proposals for Project Management and Interior Design services to execute the Tenant Fit-Up phase.

As part of the approved Chief's Delegated Authority, the SFP will continue to amend existing contracts and award new as may be required to complete all aspects of the South Facility Project, primarily focused on tenant fit-up services and activities in the coming months.

The OPS will continue to provide updates to the Finance and Audit Committee on a quarterly basis, reporting on project progress and financial status.