



POLICE



South Facility Project

Q1 2025 Status

April 7, 2025

Agenda

Objective:

To provide an update on the project status and report on Q1 2025 commitments as part of the delegated authority

Review:

- Project Status
- Financial Overview
- Next steps



Project Status

Risk Status

Scope	Budget	Schedule	Change Mgmt.
Low	Low	High	Low

Legend:

High Risk
Moderate Risk
Low Risk

Scope: The project is not experiencing any scope creep or significant adjustment

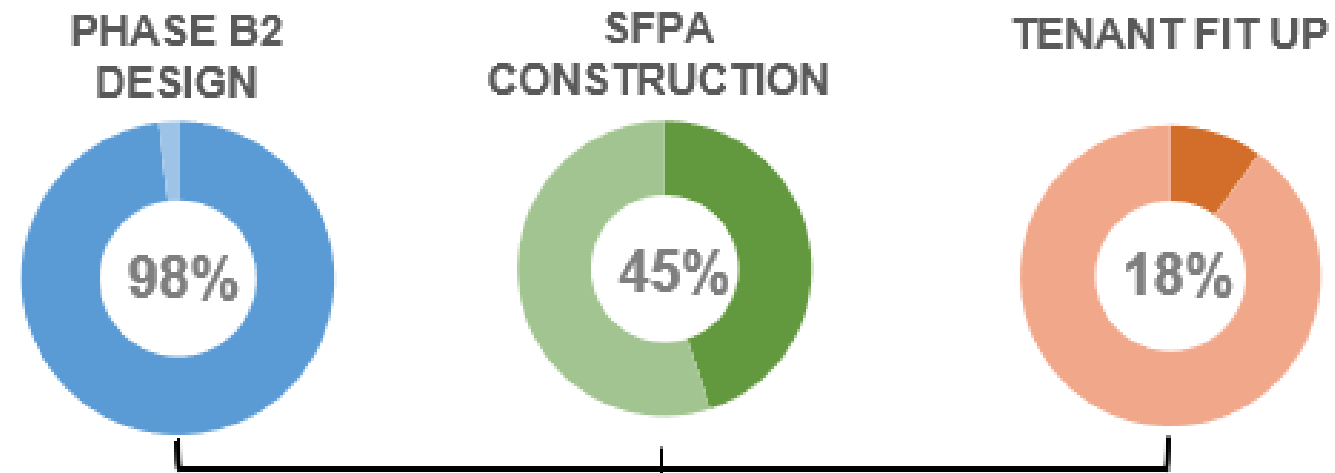
Budget: All contracts and project spending remain within the approved project budget

Schedule: Due to unfavourable soil conditions and indirect impacts, the project is experiencing an extension to construction completion to approximately May 2027

Change Management: Engagement with local Councillors, neighbours, and other stakeholders has remained positive. Further development of Change Management will be executed through Tenant Fit-Up activities

Project Status

Project Progress to Q1 2025



Q1 2025 Completed Actions

- Construction activities: concrete verticals, Levels 1 and 2 floor slabs, upper steel structure and roofing
- Top Floor Interior: Design package issued, gathering of quotes, initiations of quote review and negotiation
- Tenant Fit-Up: Preparation of project documents and TFU schedule

Current Project Activities in Flight

- Main Construction: Roofing installation, interior walls and infrastructure rough-ins, Parkade structural slabs and verticals
- Top Floor Interior: Finalizing agreement of schedule and costs
- Tenant Fit-Up: Inventories of existing furniture & equipment, Functional Program validations

Monitored Risks

- Direct and indirect schedule and cost impacts from unforeseen soil conditions
- Tariff impacts

Financial Overview

Financial Statement	Spent/Committed
Project Budget as of Q1 2025	187,715,193
Less: Spent/Committed (at March 14, 2025)	138,231,119
Available	49,484,074

Q1 2025 Spending Update	Spent/Committed
Balance as at November 18, 2024	138,180,818
Balance as at March 14, 2025	138,231,119
Increase Spent/Committed Q1 2025	50,300

Delegated Authority Actions

No change – No new DA contracts or amendments issued

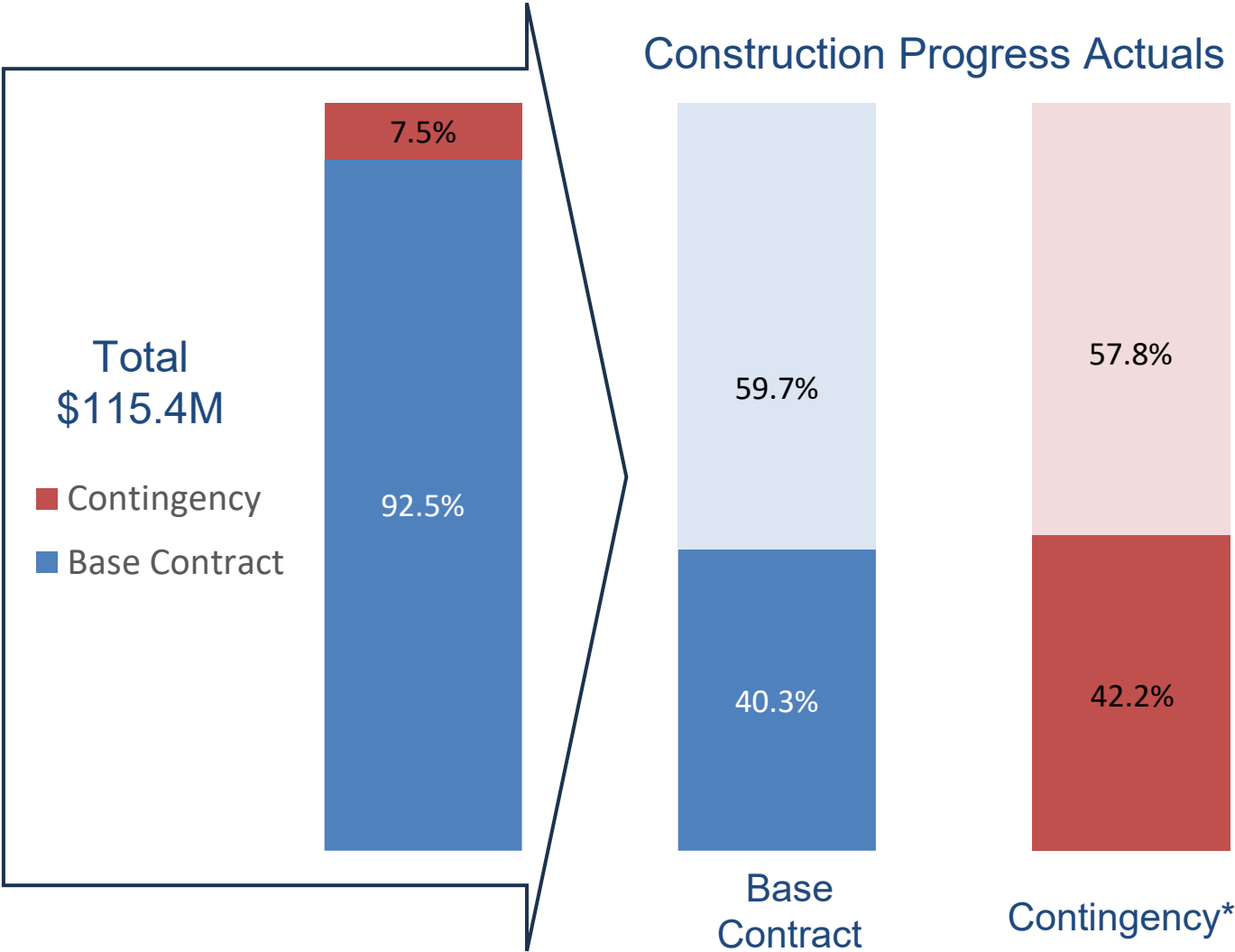
New Contract (>\$100K)

Revay and Associates (\$111K)

Minor Spending

IT Cabling (\$20K)

Recovery of billings for procurement services (-\$81K)



*Construction Contingency

- Construction contingency is effectively at \$14M (or 13%) of the base construction contract value
- Approx. \$10M is directly attributed to unforeseen soil conditions

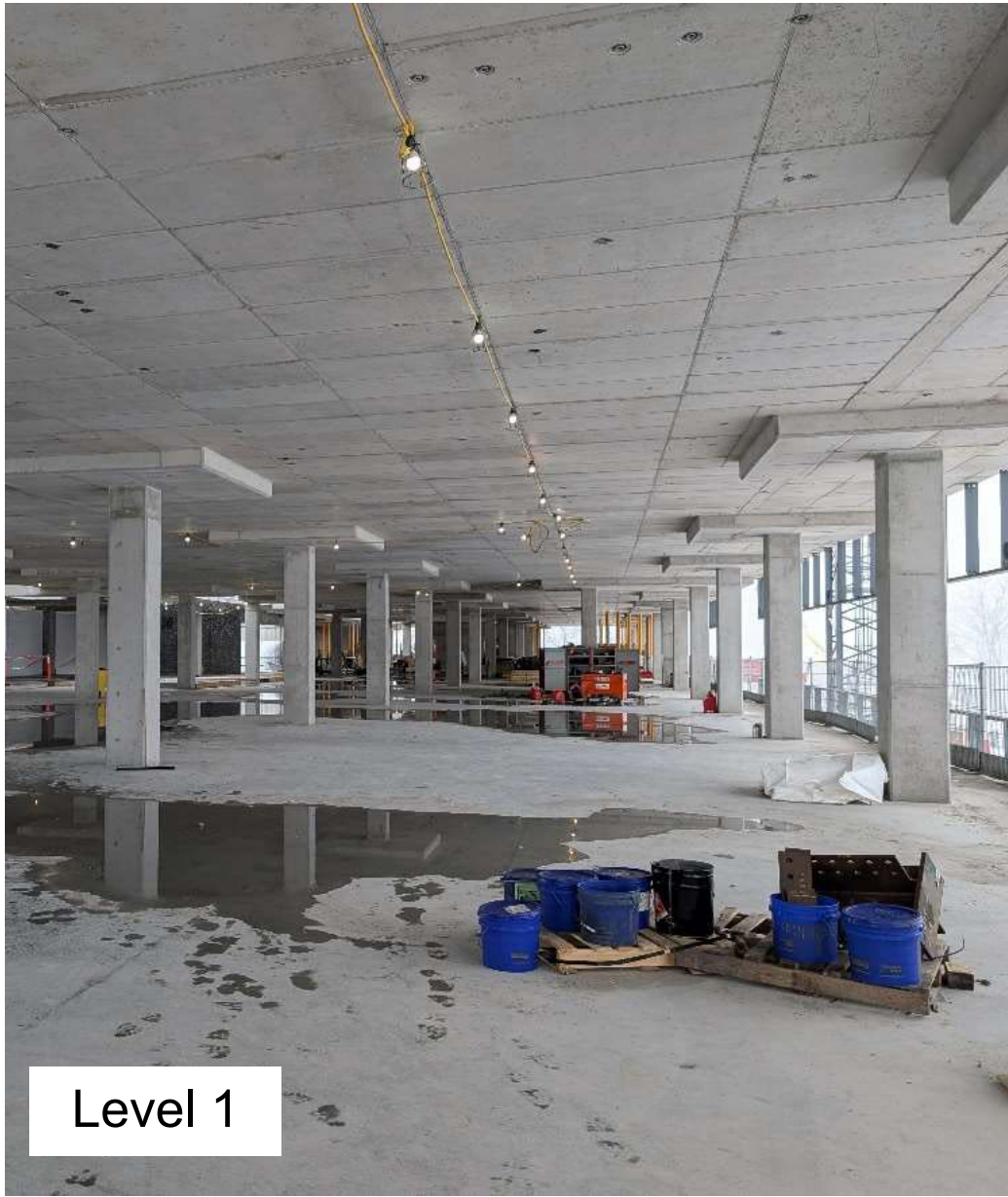
Next Steps

Q2 2025 Project Activities

- Construction: Roof assemblies and interior rough-in work continuing
- Top Floor Interiors: Integration into the project
- Tenant Fit Up: Completion of inventories, furniture planning activities



Site Activity





SERVICE DE POLICE D'OTTAWA
OTTAWA POLICE SERVICE

Un partenaire fiable de la sécurité communautaire
A Trusted Partner in Community Safety