



Ottawa Police Services Board
Finance and Audit Committee

Minutes 14

Thursday, 08 April, 2021, 1:30 p.m.

Krista Ferraro, Executive Director

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Committee Members: D. Deans, B. Johnson, L.A Smallwood (Chair)

Other Panellists: Board Members: C. Meehan, D. Nirman, R King, R. Swaita; Chief P. Sloy; CAO J. Letourneau; CFO C. Rogers; M. Ford

CONFIRMATION OF AGENDA

That the Finance and Audit Committee confirm the Agenda of the 8 April 2021 meeting.

CARRIED

CONFIRMATION OF MINUTES

MINUTES 13 OF 11 FEBRUARY 2021

That the Finance and Audit Committee confirm the Minutes from the 11 February 2021 meeting.

CARRIED

BUSINESS ARISING FROM MINUTES

There was no business arising from the minutes.

ITEMS OF BUSINESS

1. UPDATE ON SOUTH FACILITY

Presentation

This item's discussion commenced in a public session, before the Board moved in-camera. Finance and Audit Committee Chair L.A. Smallwood invited Chief of Police Peter Sloly to introduce the item. CAO Jeff Letourneau and CFO Cyril Rogers provided the briefing by way of a presentation.

Following the public portion of the presentation, Committee Members and Board Members were invited to raise their questions.

The Leitrim Station is to be decommissioned in 2026 due to the widening of Bank St. The 2026 date is based on current plans for the project. It was clarified that at some point in and around 2026 a replacement of this station will be required. The closure date is not finalized; because of the magnitude of the Bank Street widening project, it could be delayed.

With respect to the Greenbank Station, it was clarified that there is more flexibility regarding prolonging its use than there is with the Leitrim facility. Investments into Greenbank would be required should they want to extend its use. The plan, however, is for it to be decommissioned and, as such, they want to minimize investments towards its maintenance.

A question was then raised regarding increases in the need for PPE since the onset of the pandemic and its contribution to higher costs of construction projects. Chief Sloly said that a problem at the beginning of the pandemic was that there had not been a maintained stock of adequate PPE, and much of it was expired. He said that there likely will be a net-effect as we move towards maintaining a usable stock of PPE, having learned from this. That said, there likely will be a drop in the current expenditure on PPE once we're beyond the grips of the pandemic. The question was then reframed relating to construction costs. It was said that building contracts have become more costly throughout the pandemic due to the need for construction companies to maintain distancing measures and adequate PPE for their employees. Absent the current environment of the pandemic, it can be assumed that these costs will go down and positively impact construction projects going forward.

Mentioned in the presentation was a 70,000 square foot parking garage. A question was raised regarding how the use of the garage would be divided between fleet vehicles and members' personal vehicles. It was said that the garage itself will be solely for fleet vehicles. The current garage design incorporates some charging stations for electric vehicles, as well. In addition to the garage, there will be an open-air lot where members can park their personal vehicles.

It was further stated that there is accessible transit to a location 700 meters away from the South facility. The ongoing pandemic was referenced as having made transit planning a challenge at this time.

When asked about a construction timeline, the Committee was told that should the South facility proceed, construction could begin in May and would be completed by May of 2024. There is not currently a "Plan B," and should the Board decide the conditions are not right to proceed with the South building, a "Plan B" would need to be developed. Because of the unique operational requirements of a police service, renting an existing space would be a challenge.

It was confirmed that front desk services at Leitrim and Greenbank have been shut down due to the pandemic. Currently the only operating front desk locations are Huntmar, Elgin, and 10th Line.

A question was raised regarding whether the pandemic and measures taken throughout it have had any impact on the designing of the South facility workspaces, such as the distance between desks, etc. It was explained that the

South facility design was imagined with alternative work strategies in mind after a workplace improvements project had been launched. The project's outcome was an alternative strategy. The alternative strategy concepts were built into the design of the South facility, which led to a 30 per cent reduction in footprint. The strategy involves activity-based workplaces, personal storage units, no fixed office suites, modular layouts, durable and cleanable materials, among other elements. It was explained that the South facility has been designed for a mobile workforce with hybrid or work from home options. One of the big concerns of the organization pre-covid was how they could evolve to having members work remotely. Pre pandemic, hardly any members worked from home. Now 400 members work from home on at least a part time basis. The South building has been designed to capture that shift.

It was noted, however, that the South facility did not anticipate a re-think on how the OPS provides service, as seen with the development of a community lead mental health response, for example.

The South facility is currently designed as one building with multiple phases of construction. Phase A and Phase B1 would see three floors constructed with the third floor being a shell space to be upfitted later. The third floor would be used as office space. The site is 15-acres in total. The facility will take up approximately half, leaving the rest of the land for future development if needed. The land is City-owned, so any revenue sources generated would go back to the City.

The proposed South facility would accommodate 760 members.

The Committee then moved in-camera to continue their discussions.

That the Finance and Audit Committee receive this presentation for information.

RECEIVED

OTHER BUSINESS

There was no other business.

NEXT MEETING

To be determined

ADJOURNMENT

The public meeting adjourned at 2:18 p.m.

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