
Greater Sudbury Police Service New Headquarters Feasibility Study – Report Conclusions



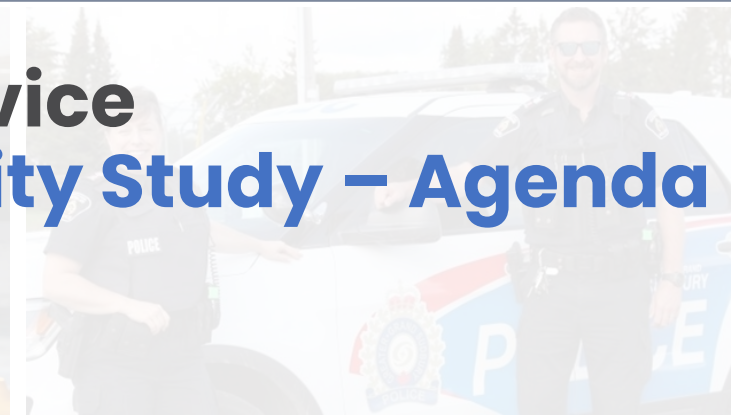
Board Meeting
October 16, 2024



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Greater Sudbury Police Service New Headquarters Feasibility Study – Agenda



Board Meeting
October 16, 2024



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PROJECT SUMMARY

**CURRENT OPERATIONS,
FACILITIES, AND ISSUES**

**FACILITY AND SPACE
REQUIREMENTS**

**ACCOMMODATION
OPTIONS**

Purpose of the Study

To provide programming and architectural solutions that support adequate and effective policing in Greater Sudbury, maximizing service delivery potential for GSPS members, staff, and Greater Sudbury citizens.



Evaluate existing GSPS facilities



Incorporate Police Servicing best practices



Provide final area requirements based on a 25-year planning horizon



Review property locations for a new Headquarters

Longstanding GSPS HQ Challenges





- **Organization Effectiveness and Efficiency**
 - **Interactions between divisions, people, and staff is limited**
 - **Lack of interaction has created a culture of silos**
 - **Lack of seamless business flow**
- **Public Risk/Security**
- **Internal Risk/Security**
- **Improved Responsiveness to the community is required**
- **Improved support for adequate operations is required**
- **Improve staff morale | reduction of staff frustration; there is an absence of an environment that contributes to the health, wellness, and retention of members**
- **Lack of departmental space for existing operations**
- **No space for growth of operations**

Study Process and Methodology

User Group Workshops & Departmental Interviews	
Police Adequacy Standards / Best Practices	
Policing Model Analysis & Strategizing	
Existing Facilities Review	
AODA Assessments	
OBC Assessments	
Condition Assessments	
Departmental Growth Projections	
Detailed Functional Programming	
Distribution Models	
Site Selection Guided Property Tour	
Schematic Block Plans	
Order of Magnitude Costing	

Current Facilities and Issues

Existing GSPS Facility Areas

- **190 Brady** **74,839 SF**  **Main Headquarters**
- **128 Larch** **15,277 SF**  **Finance, Fleet, HR, Strategic Ops**
- **District 2 (Azilda)** **25,216 SF**  **Training, Traffic, Patrol**
- **Lorne St storage** **3,319 SF**  **Storage**

Total Existing GSPS GFA	118,651 SF
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Required GSPS GFA	194,000 SF
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Area Variance	75,349 SF	 Program Area Shortfall
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Existing Conditions – 190 Brady

Tom Davies Square



Existing Conditions – 190 Brady

Public Risk and Internal Risk

- **No separate circulation system**
 - **Victims and accused can bypass one another in elevators/halls.**
 - **Victims, the accused, and the public must circulate into the secure part of the building to access required spaces.**
- **Accused line-up is visible along Brady Street**
- **Emergency Communications is isolated on the 6th Floor**
- **Outdated cell configurations and end of life cell door locking mechanisms**

Existing Conditions – 190 Brady

Public Risk and Internal Risk

- **Shared /Public Underground Parking**
 - **Responsive to the public impeded with underground parking**
 - **Exit points could be blocked**
 - **Restricted and unsecured access to the parking garage**
 - **Public is near GSPS fleet and deployment area**
 - **Visual patterns of police deployment, undercover vehicles are more noticeable to the public**
- **Existing facilities are not classified Post-Disaster, OBC new construction requirement**

Existing Conditions – 190 Brady

Physical impediments to improving efficiency and effectiveness

- **Departmental silos and fragmented distribution**
 - **Lack of flow and staff frustration, particularly front-line workers**
- **Challenging public access to GSPS front entrance from parking garage**
- **Information desk is not readily accessible**
- **No public access to community meeting rooms**
- **Limited public parking (4) at GSPS main entrance**
- **Non-sworn staff (140) must use paid parking with various distances to the facilities, security concerns/mental fatigue**
- **Conflict of designated parking spaces at the front entrance with adjacent shipping/receiving area**

Existing Conditions – 190 Brady

Physical impediments to improving efficiency and effectiveness

- **Not enough lockers and changerooms**
- **Overcrowded gym**
- **Lack of wellness spaces/rooms**
- **Overcrowding at CID and the requirement for dedicated work rooms**
- **Conflicting access to fingerprint area from secure and public side**
- **Forensics location and equipment are deemed inadequate**
- **Handling and circulation of evidence challenges**
- **Limitations within secure block with need for change room, lawyer/telephone room,.**
- **Inadequate storage for all departments**

Accommodation Options

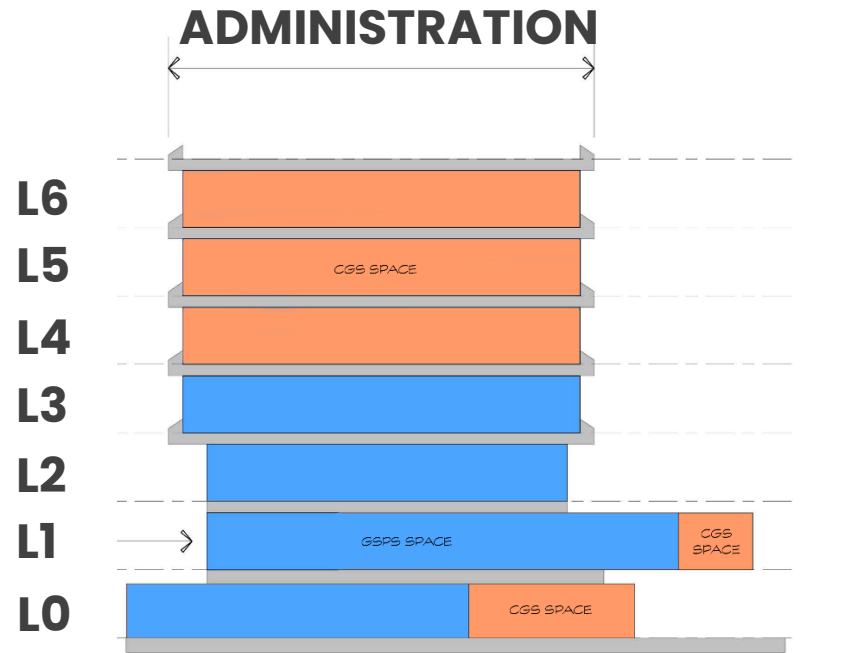
Option 1 – Hybrid Distribution Model

• 190 Brady (administration)	53,000 SF
• 1825 Frobisher (operations)	140,700 SF
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	193,700 SF

Option 2 – Consolidated Model

• 1825 Frobisher (administration and operations)	193,700 SF
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Option 1 – Hybrid Distribution Model

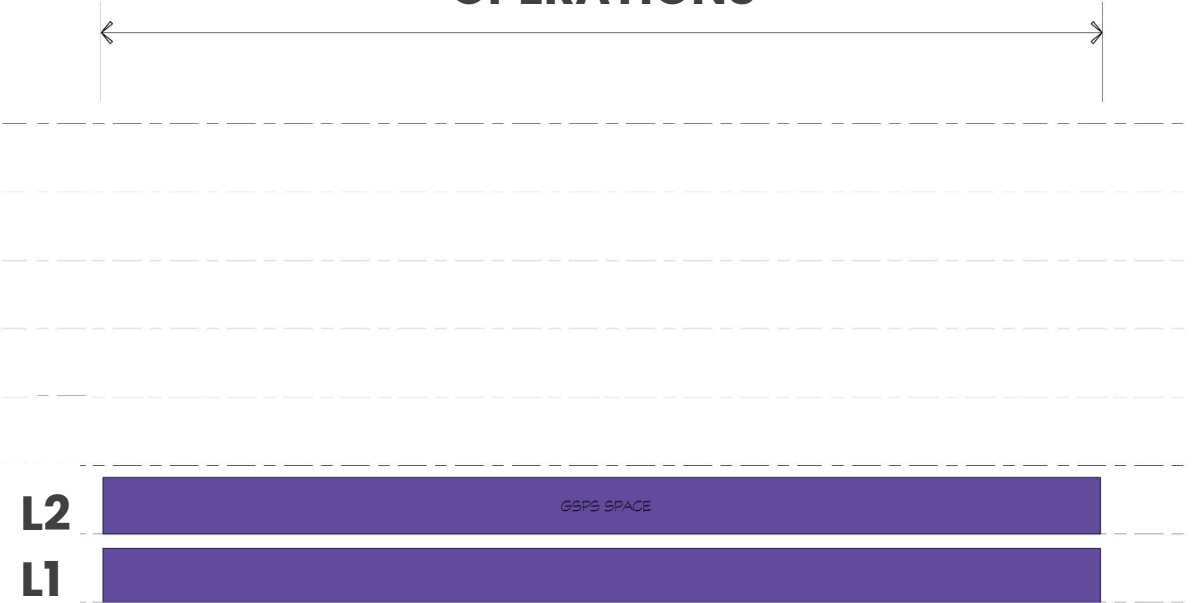


Administration

- Member Support & Wellness
- Corporate Communications
- Strategic Operations
- Human Resources & Professional Development
- Training Classrooms & Office
- Finance
- Records & Customer Service
- Strategic Operations, Professional Standards
- Victim Services, Crime Stoppers & Museum
- Staff Amenities

53,000 SF + Dedicated Indoor Parking

OPERATIONS

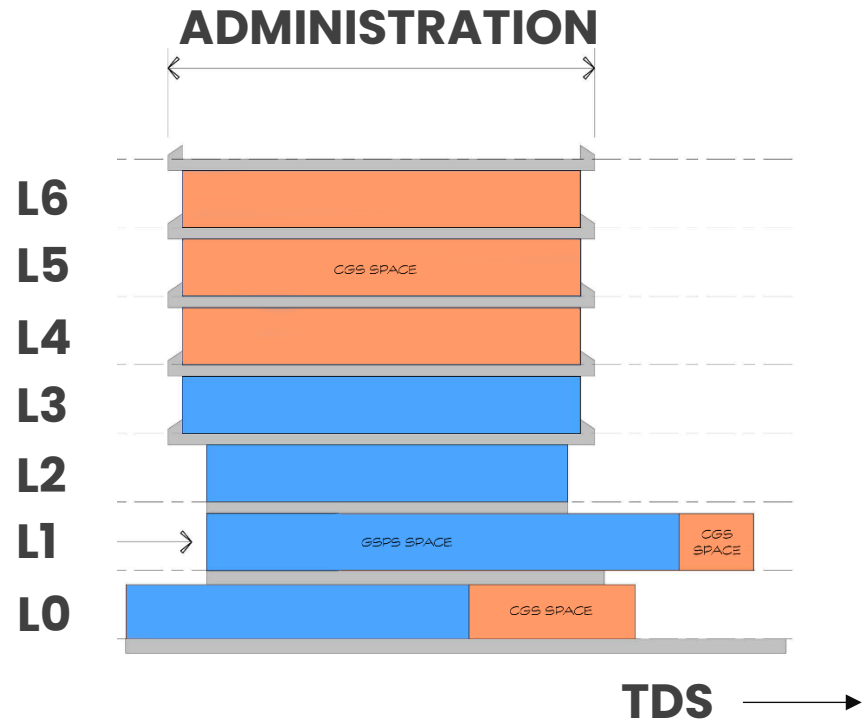


Operations

- Patrol Operations
- Criminal Investigations
- Integrated Operations
- Emergency Communications
- Specialized Operations
- Finance, Equipment & Supply Services
- Finance, Fleet & Facilities
- Communication Information Technology
- Training, Indoor Firing Range

141,000 SF + Dedicated Indoor and Outdoor Parking

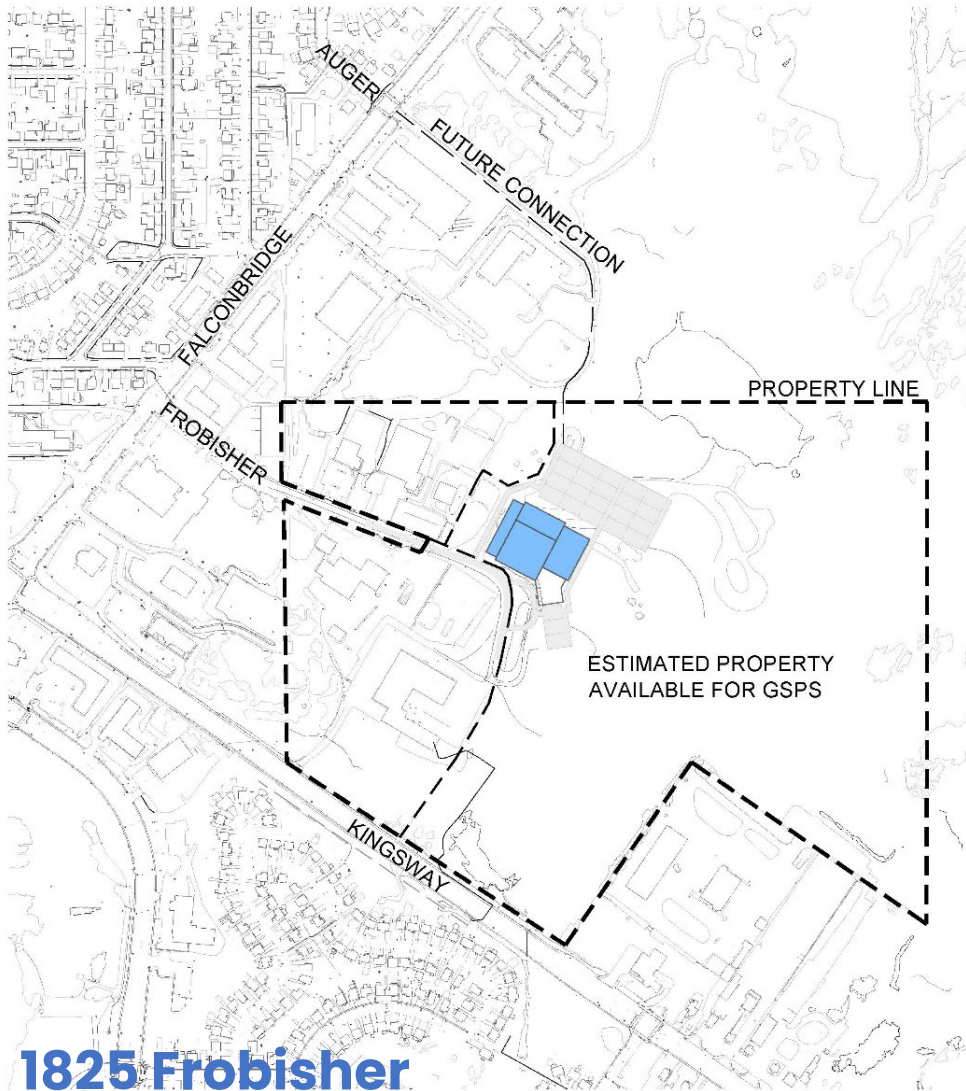
Option 1 – Hybrid Distribution Model



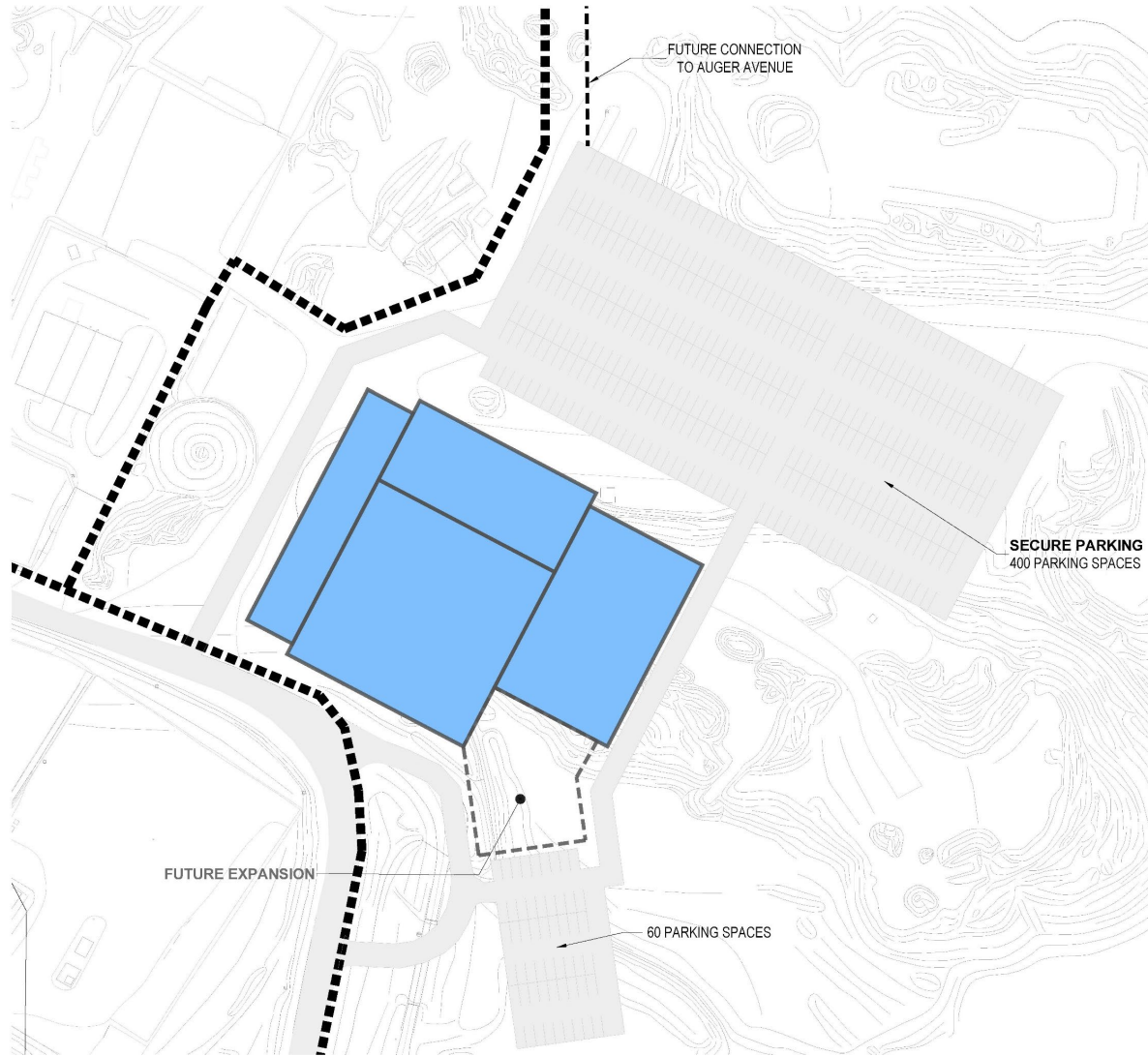
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Option 1 – Hybrid Distribution Model



1825 Frobisher



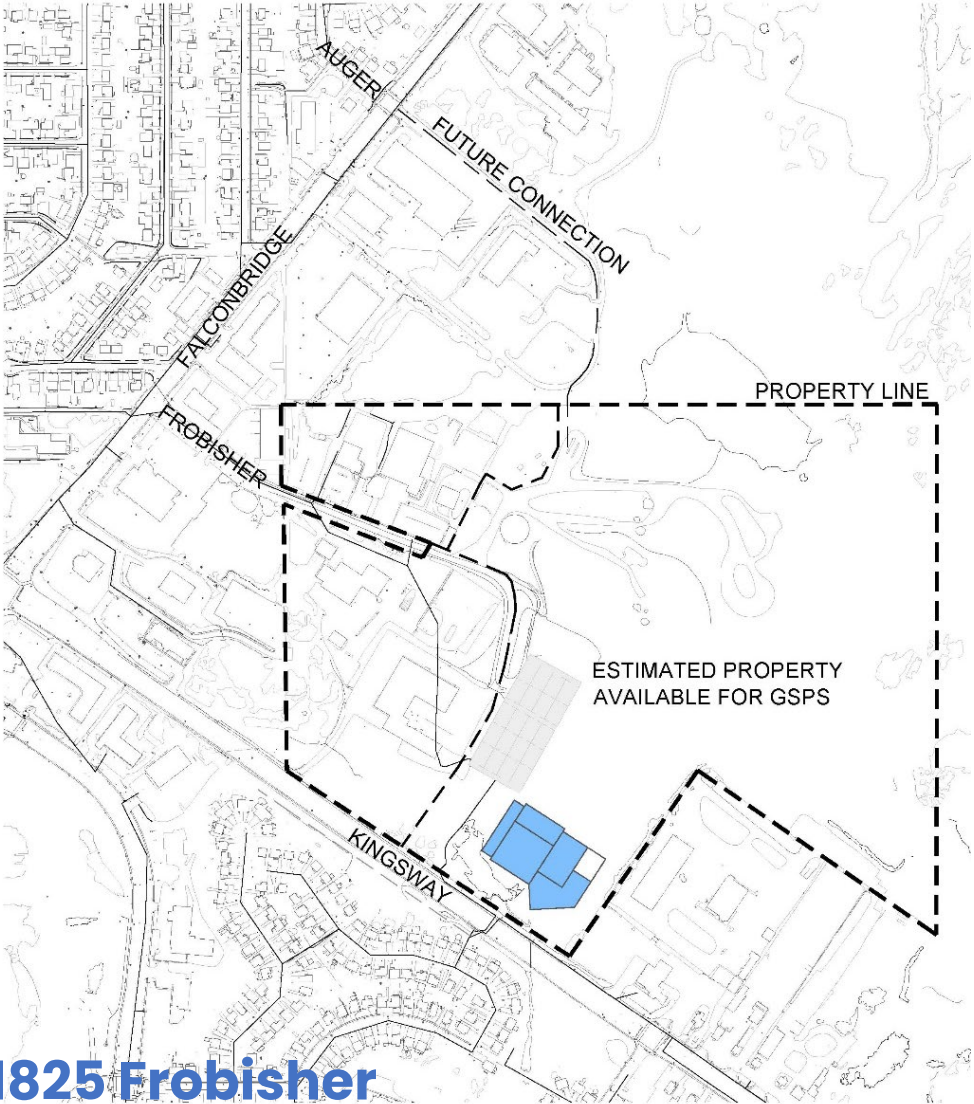
Option 1 – Hybrid Distribution Model

Estimated Costs

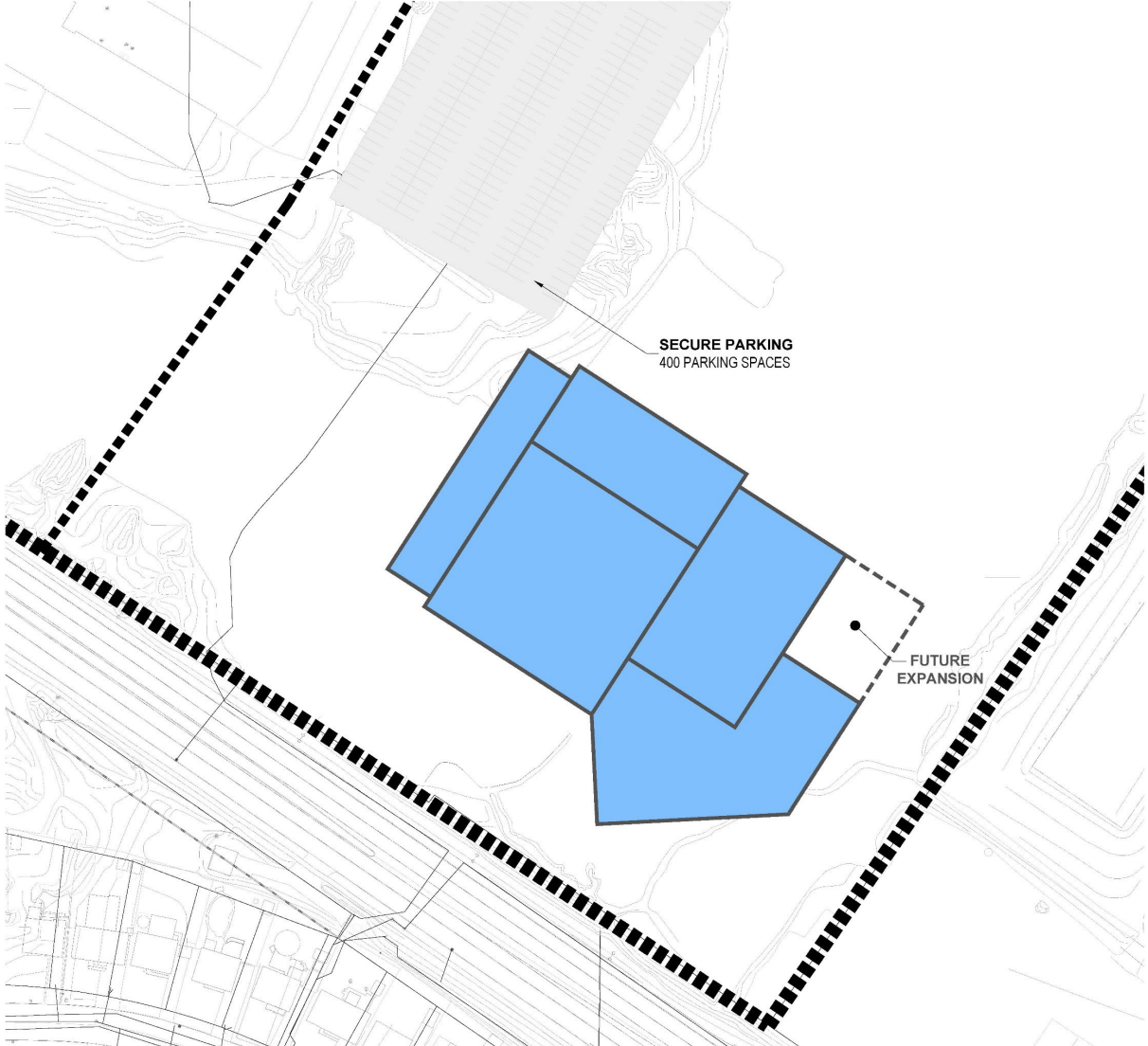
• New Construction (1825 Frobisher)	\$87,937,500
• Renovation (190 Brady)	\$10,600,000
• Capital Upgrades (190 Brady)	\$20,034,000
• Site Work	\$1,650,000
• Contingencies	\$37,688,253
• Soft Costs and FFE	\$14,587,991

Total Estimated Project Cost	\$172,497,744
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Option 2 – Consolidated Model



1825 Frobisher



Option 2 – Consolidated Model

Estimated Costs

• New Construction (1825 Frobisher)	\$121,062,500
• Site Work	\$3,750,000
• Contingencies	\$35,079,814
• Soft Costs and FFE	\$15,709,863

Total Estimated Project Cost	\$175,602,177
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GSPS Facility Headquarter Recommendations

This report recommends that the need for a new GSPS headquarters be acknowledged, and next steps to include detailed design development of Option 1 or 2.

Next Steps:

- **Comprehensive site analysis of the proposed property at Frobisher, including preliminary civil, structural, mechanical, and electrical design, costing and scheduling.**
- **If Option 1 is selected, it is recommended that detailed floor plan layouts be developed for 190 Brady, along with operational and construction sequencing strategies examined thoroughly.**
- **RFP for Architectural Consulting Services for the new GSPS HQ be issued for full construction documents, project management, and construction administration services to see the new headquarters to successful fruition**

