



Alternative formats and communication supports available upon request. Please contact accessibilityb@brantford.ca or 519-759-4150 for assistance.

Date: July 5th, 2022

To: Mayor Davis and Members of Council

From: Inderji Hans, P. Eng., PMP
General Manager, Public Works Commission

Re: Brantford Police Services Redevelopment Project Cost Analysis

At the Police Station Task Force (PSTF) Meeting on June 27th, 2022, Report No. 2022-484 was presented for discussion. Within the meeting discussions, additional information was requested to assess potential additional charges. Table 3 of the PSTF report describes "Additional Project Options Budgets" for review. These options have been previously presented by the Consultant (RPL Architects) under "Brantford Police Services Facility Redevelopment Project Alternative Options Comprehensive Analysis" dated April 22, 2022.

Report No. 2021-47 directed staff to report back with details and estimates for consideration related to Carbon Neutral building retrofit and redevelopment. These additional options are highlighted in this memo in order to achieve the overall project objectives for the Brantford Police Service.

1. Net Zero Design:
 - a. The Brantford Police Services Redevelopment Project can work to meet the public's expectation to adhere to the Corporate Climate Change Action Plan (CCAP.)
 - b. Benefits include optimizing energy performance and ongoing energy use. Total cost is \$80.69/sft and payback period is, at this very early stage in the project, to be estimated over a term of 10 to 20 years. This will be reviewed as the detailed design progresses and more details are developed.
 - c. The Green Municipal Fund administered by the Federation of Canadian Municipalities (FCM) supports feasibility studies on existing buildings to determine retrofits that would help achieve net-zero emissions. These grant programs fund up to 50% of costs of studies to convert a building to

be net-zero. There is also a pilot program through the Green Municipal Fund that will fund up to \$500,000 towards new construction of energy-efficient facilities. The City will continue to explore options for external funding for this project.

- d. At this time, with respect to additional grants, limited options exist. In the future there could be more opportunities for grant related upgrades. Potentially, we may engage in a feasibility study at a later date in order to move forward with net-zero options in the future.
2. Fixtures, Furniture and Equipment (FF&E): Appendix A
- a. Includes but not limited to IT equipment, software and furniture.
 - b. Cost analysis is attached for your review. Note that certain communications and telephony equipment have been identified under separate funding and therefore not within this project as a direct cost. Note that the furniture in the building will be inventoried and captured for reuse where safe and appropriate. Existing furniture is to be used as far as possible in newly-planned areas for each group, and over time reviewed as part of an ongoing furniture replacement plan with the BPS. New furniture will be identified for spaces that don't exist now. Special furniture and equipment will be clarified in the design phase of the project. This project can anticipate, based on scope and size, a total FF&E budget in the order of 8 -10% of the construction cost. The cost estimate stands at \$3 million and every effort will be made as the detailed design is developed and the scope is further refined to reduce this cost requirement.

Inderjit Hans, P.Eng., PMP
General Manager, Public Works Commission

Attachments

Appendix A – “RPL Memo-FF+E-2202-06-30”