

**Minutes – Standing Policy Committee on Finance – July 8, 2022**

**REPORTS**

**Item No. 3                    North District Police Station (NDPS),  
Project ID: 6322003016,  
Quarterly Project Status Report No. 16  
For the Period Ended April 30, 2022**

**STANDING COMMITTEE DECISION:**

The Standing Policy Committee on Finance concurred in the recommendation of the Winnipeg Public Service and received the financial status of the North District Police Station (NDPS), contained in the report, as information.

**Minutes – Standing Policy Committee on Finance – July 8, 2022**

DECISION MAKING HISTORY:

Moved by Councillor Rollins,

That the recommendation of the Winnipeg Public Service be concurred in.

Carried

# ADMINISTRATIVE REPORT

**Title:** North District Police Station (NDPS),  
Project ID: 6322003016,  
Quarterly Project Status Report No. 16  
For the Period Ended April 30, 2022

**Critical Path:** Standing Policy Committee on Finance

## AUTHORIZATION

| Author      | Department Head | CFO         | CAO     |
|-------------|-----------------|-------------|---------|
| B. Erickson | G. Patton       | C. Kloepfer | M. Jack |

## EXECUTIVE SUMMARY

**Project On Schedule:** Yes  No

**Project On Adopted Budget:** Yes  No

**Percent of Schedule Complete:**

**Percent of Adopted Budget Spent:**

The North District Police Station project budget, financial status and procurement schedule have been updated to reflect current project status. Design work advanced through the reporting period and concluded in 2022 Q2.

The contract to build North District Police Station was tendered to pre-qualified bidders on April 21 and closed June 2, 2022. The tender submissions are presently under review by the Public Service.

Scheduling of construction and opening of the new police facility is to be determined upon conclusion of the tender approval and award process.

The Advisory Committee has reviewed this report and recommends that the report be sent to the Standing Policy Committee on Finance.

## RECOMMENDATIONS

That the financial status of the North District Police Station (NDPS), as contained in this report, be received as information.

## REASON FOR THE REPORT

The Asset Management Administrative Standard FM-004 requires all projects with a total estimated cost of \$25 million (2022) or more report quarterly to the Standing Policy Committee on Finance. This threshold is adjusted annually for construction inflation as part of the annual Capital Budget approval. The Standing Policy Committee on Finance may also request reporting on any capital project.

## IMPLICATIONS OF THE RECOMMENDATIONS

No implications.

## HISTORY/DISCUSSION

See Appendix C – Key Project Events (History)

Current Project Phase: Design (Update from last report)

No update.

Table 1 – Contracts

| Contracts                |                                |   |  |   |               |                          |                      |
|--------------------------|--------------------------------|---|--|---|---------------|--------------------------|----------------------|
| Bid Opportunity #        | Company Name                   | Description   | Original Contract Award Value (GST & MRST extra as applicable) | Total Approved Over-Expenditures (Over-Expenditure amount only) | Date of Award | Date of Total Completion | Estimated % Complete |
| N/A                      | Number Ten Architectural Group | Consultant Services - Stakeholder & Development Site Metrics Analyses | \$ 223,400.00  | Nil   | 28-May-18     | 26-Nov-20                | 100%                 |
| 902-2020                 | Number Ten Architectural Group | Consultant Services - Design & Contract Administration Services       | \$ 1,249,458.24  | Nil   | 20-May-21     |                          | 57%                  |
| N/A                      | WSP Canada                     | Environmental Site Assessment   | \$ 10,250.00   | Nil   | 15-May-21     | 23-Aug-21                | 100%                 |
| N/A                      | Number Ten Architectural Group | Consultant Services - Building Assessment-Evidence Archive            | \$ 53,750.00   | Nil   | 3-Jun-20      | 3-Oct-20                 | 100%                 |
| N/A                      | 1x1 Architecture               | Consultant Services - Building Assessment-Old Ex                      | \$ 53,450.00   | Nil   | 20-Nov-19     | 30-Sep-20                | 100%                 |
| N/A                      | Phillips & Stevens             | Site Survey   | \$ 1,652.50  | Nil   | 23-Sep-19     | 31-Dec-19                | 100%                 |
| Total Value of Contracts |                                |   | \$ 1,591,960.74  |   |               |                          |                      |

### Upcoming Procurements:

| Description   | Anticipated Award Date |
|---|------------------------|
| Construction of the North District Police Station at 100 Sinclair St<br>TenderNo. 441-2021B | 29-Jul-22              |

**Schedule** (Update from last report)

NDPS Building Design and Zoning/Subdivision/Variance Approval deliverables (Table 2, Items 3 & 4) were completed in the reporting period. Subsequent project milestones remain unchanged.

Table 2 – Milestones

|   | <b>Deliverable</b>                        | <b>Original Targeted Completion Date</b> | <b>Revised Targeted Completion Date</b> | <b>Actual Completion Date</b> | <b>Estimated % Complete</b> |
|---|---|--|---|-------------------------------|-----------------------------|
| 1 | NPDS Development Site Selection           | 2017 Q4                                  | 2020 Q4                                 | 2020 Q4                       | 100%                        |
| 2 | NDPS Development Site Acquisition         | 2017 Q4                                  | 2021 Q2                                 | 2021 Q1                       | 100%                        |
| 3 | NDPS Building Design                      | 2018 Q2                                  | 2022 Q1                                 | 2022 Q2                       | 100%                        |
| 4 | NDPS Zoning/Subdivision/Variance Approval | 2021 Q4                                  | 2022 Q1                                 | 2022 Q2                       | 100%                        |
| 5 | NDPS Construction Tender Process          | 2021 Q3                                  | 2022 Q2                                 |                               | 90%                         |
| 6 | NDPS Construction (commences 2022 Q3)     | 2018 Q3                                  | 2023 Q4                                 |                               | 0%                          |
| 7 | NDPS Facilities Commissioning, Opening    | 2019 Q4                                  | 2024 Q1                                 |                               | 0%                          |

**Risk** (Update from last report)

Ongoing risks are being managed as per the risk mitigation management plan (Table 3).

No update.

Table 3 – Significant Risks and Mitigations Strategies

| <b>Significant Risks and Mitigation Strategies</b>  |   |
|---|---|
| <b>Risk Statement and Explanation</b>   | <b>Risk Mitigation Management Plan</b>  |
| <b>Ongoing:</b>   |   |
| Police Station No.13 shuttered unexpectedly prior to relocation to new facility (NDPS)                        | Winnipeg Police Service to redeploy staff, assets and operations as warranted to maintain policing of the community   |
| Global influences on cost & schedule  | 1. Perform value engineering/scope reduction assessment to identify cost reduction opportunities; 2. Reassess market conditions at time of construction tender (establish fixed cost) |
| Environmental liabilities attributable to pre-existing site conditions  | Confirmed that no documented liabilities exist. Monitor site conditions during construction   |
| <b>Mitigated:</b>   |   |
| Site selection delayed  | Development site approved in 2020 Q4  |
| Potential delay to complete rezoning process (Re: appeal respecting adoption by Council on February 24, 2022) | Rezoning process concluded in 2022 Q2 with no impact to the project   |

**Financial** (Update from last report)

The forecasted total project cost is under review based on receipt of construction tender bids and a potential contract award.

**Funding** (Update from last report)

No update – see Table 4

Table 4 – Project Funding Forecast

| <b>Funding Forecast</b>  |   |   |                                    |
|--------------------------|---|---|------------------------------------|
| <b>Funding Source</b>    | <b>Adopted Budget<br/>(in millions)</b> | <b>Amended Budget<br/>(in millions)</b> | <b>Committed<br/>(in millions)</b> |
| <b>Class of Estimate</b> | <b>Class 5</b>                          | <b>Class 5</b>                          |                                    |
| External Debt            | 20.0                                    | 22.3                                    | -                                  |
| Cash-to-Capital          | 3.4                                     | 3.4                                     | -                                  |
|                          | -                                       | -                                       | -                                  |
|                          | -                                       | -                                       | -                                  |
| <b>Total</b>             | <b>\$ 23.4</b>                          | <b>\$ 25.7</b>                          | <b>\$ -</b>                        |

**Property Acquisition** (Update from last report)

No update

**Stakeholder Engagements/Communications** (Update from last report)

**Stakeholder Assessment**

No stakeholder assessment activities were undertaken in the current reporting period.

**Public Engagement**

No public engagement activities were undertaken in the current reporting period.

**Subsequent Events after Report Period End Date**

The NDPS construction tender closed on June 2, 2022, and submissions are presently under review. The Public Service anticipates being in a position to provide a verbal update at forthcoming meetings, as warranted, on matters of the tender result and a potential contract award.

**FINANCIAL IMPACT**

**Financial Impact Statement**

Date: **June 8, 2022**

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**Project Name:**

**North District Police Station (NDPS), Project ID: 6322003016, Quarterly Project  
Status Report No. 16  
For the Period Ended April 30, 2022**

**COMMENTS:**

There are no financial implications associated with this report.

*Mike McGinn June 8, 2022*

Mike McGinn, CPA, CA  
Manager of Finance

## CONSULTATION

This Report has been prepared in consultation with:

- Winnipeg Police Service

## OURWINNIPEG POLICY ALIGNMENT

01-3 Prosperity Direction 1: Provide efficient and focused civic administration and governance. This report supports demonstration of accountability through service performance measurement and reporting.

## WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

Key Directions (Short-Term Implementation):

- 1.3 Implement Low Carbon and Energy Efficient City Facilities and Buildings - p.6
- 5.2 Improve Energy Performance of New Buildings - p.8

## WINNIPEG POVERTY REDUCTION STRATEGY ALIGNMENT

The information and recommendations presented in this report align with and advance the Winnipeg Poverty Reduction Strategy (2021-2031) as follows:

They embody the following Guiding Principles:

- We will Uphold Human Rights
- We will Honour Relationships and Reconciliation with Indigenous Peoples

They align with the following Goal and Objectives:

Goal 6: All City Services are Equitable, Inclusive and Accessible

Related 10-year Objective:

- A. Residents have equitable access to City services, in particular demographic groups who experience marginalization

## SUBMITTED BY

**Department:** Assets & Project Management

**Division:** Municipal Accommodations

**Prepared by:** B. Piniuta

**Date:** June 9, 2022

## **Appendices**

Appendix A – Key Project Facts

Appendix B – Financial Forecast

Appendix C – Key Project Events (History)

## Appendix A – Key Project Facts

| Appendix A – Key Project Facts  |                                      |
|---|--------------------------------------|
| <b>Project Name</b>   | North District Police Station (NDPS) |
| <b>Business Owner (Department)</b>                                      | Winnipeg Police Service              |
| <b>Project ID</b>   | 6322003016                           |
| <b>Project Sponsor</b>  | M. Jack                              |
| <b>Department Responsible for Project Delivery</b>                      | Planning, Property and Development   |
| <b>Consultant Engineer (Company Name)</b>                               | Number Ten Architectural Group       |
| <b>Adopted Budget</b>   | \$23,379,000.00                      |
| <b>Class of Estimate (Adopted)</b>                                      | Class 5                              |
| <b>Range of Estimate (Adopted)</b>                                      | \$11,689,500 - \$46,758,000          |
| <b>Amended Budget</b>   | \$25,675,000.00                      |
| <b>Class of Estimate (Amended)</b>                                      | Class 5                              |
| <b>Range of Estimate (Amended)</b>                                      | \$12,837,500 - \$51,350,000          |
| <b><u>Project Scope</u></b>   |                                      |
| Identify and procure a project development site (project location)      |                                      |
| Construct new civic assets: North District Police Station               |                                      |
|   |                                      |
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| <b>Major Capital Projects Advisory Committee Membership:</b>            |                                      |
| M. Jack, Chief Administrative Officer (Chair)                           |                                      |
| C. Kloepfer, Chief Financial Officer                                    |                                      |
| S. Halley, Deputy Chief, WPS (Business Owner Department Representative) |                                      |
| G. Patton, Director, Assets & Project Management                        |                                      |
| D. Tooth, Manager Capital Projects, Assets & Project Management         |                                      |

## Appendix B – Financial Forecast - Project ID 6322003016

As at April 30, 2022

| Project Component Deliverables  | Budget (in 000's) |                               |                   | Expenditure Forecast (in 000's)     |                  |                  |                 |             |                              | Surplus<br>(Deficit)<br>From<br>Amended<br>Budget | Variance<br>Last<br>Report | Change<br>in<br>Variance |
|---|-------------------|-------------------------------|-------------------|-------------------------------------|------------------|------------------|-----------------|-------------|------------------------------|---|----------------------------|--------------------------|
|   | Adopted<br>Budget | Council<br>Approved<br>Change | Amended<br>Budget | Actual<br>Costs<br>To<br>04/30/2022 |                  |                  |                 |             | Total<br>Forecasted<br>Costs |   |                            |                          |
|   |                   |                               |                   |                                     | 2022             | 2023             | 2024            | 2025        |                              |   |                            |                          |
| Engineering, Design and Other   | \$ 460            | \$ 790                        | \$ 1,250          | \$ 1,090                            | \$ 296           | \$ 270           | \$ -            | \$ -        | \$ 1,656                     | \$ (406)  |                            | \$ (406)                 |
| Construction  | \$ 18,650         | \$ 4,461                      | \$ 23,111         |                                     | \$ 10,341        | \$ 13,079        | \$ 2,140        | \$ -        | \$ 25,560                    | \$ (2,449)  |                            | \$ (2,449)               |
| Land Acquisition  | \$ 3,130          | \$ (3,130)                    | \$ -              |                                     | \$ -             | \$ -             | \$ -            | \$ -        | \$ -                         | \$ -  |                            | \$ -                     |
| Internal Financing/Overhead Costs   | \$ 486            | \$ 75                         | \$ 561            | \$ 77                               | \$ 215           | \$ 260           | \$ 102          | \$ -        | \$ 654                       | \$ (93)   |                            | \$ (93)                  |
| Contingency   | \$ 653            | \$ 100                        | \$ 753            |                                     | \$ -             | \$ -             | \$ -            | \$ -        | \$ -                         | \$ 753  |                            | \$ 753                   |
| <b>Total Project Budget</b>   | <b>\$ 23,379</b>  | <b>\$ 2,296</b>               | <b>\$ 25,675</b>  | <b>\$ 1,167</b>                     | <b>\$ 10,852</b> | <b>\$ 13,609</b> | <b>\$ 2,242</b> | <b>\$ -</b> | <b>\$ 27,870</b>             | <b>\$ (2,195)</b>                                 |                            |                          |
| <b>% of Project Budget Spent</b><br>(Actual Costs to Date / Adopted & Amended Budget) | 5%                |                               | 5%                |                                     |                  |                  |                 |             |                              |   |                            |                          |

## Appendix C – Key Project Events (History)

On July 23, 2003, Council approved implementation of the WPS Four District Model. The current WPS six district service delivery model is based on a municipal structure which existed prior to 1971. Contemporary policing issues led the WPS to review this service delivery structure and recommend realignment from six to four districts. The Four District Model encompasses replacement of five existing police stations with three newly constructed police stations within realigned service districts.

On February 21, 2006, Council approved the 2006 Capital Budget and the 2007 to 2011 Five-Year Forecast and recommended, along with the budget, that the Administration identify, investigate, and recommend Private - Public Partnerships (P3's) for the Four District Model project.

East District Police Station (EDPS) located at 1750 Dugald Road was substantially completed in September 2007.

West District Police Station (WDPS) located at 2321 Grant Avenue followed with substantial completion occurring in November 2013.

The Downtown District Station opened as part of the new Police Headquarters facility, 245 Smith Street, in October 2016.

Upon adoption of the 2017 Capital Budget on December 13, 2016, Council approved funding for the North District Police Station (NDPS) in the amount of \$20M for the facility build plus \$3.13M for land assembly, thereby enabling the NDPS project to proceed.

On June 21, 2017, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

WHEREAS the city's Old Exhibition Grounds has been used for recreation and leisure purposes for over one hundred years;

AND WHEREAS there is a shortage of sport fields in the Lord Selkirk West Kildonan Community Committee area;

AND WHEREAS whether crime prevention is achieved through sport or other measures, prevention needs to be facilitated to reduce the load on the Winnipeg Police Service;

AND WHEREAS the City of Winnipeg needs to play a role in crime prevention;

AND WHEREAS the North District police station needs to provide the same functionality as the other district stations to the public; 3

AND WHEREAS Winnipeg's perception of what area makes up the North End has grown to encompass West and old Kildonan;

AND WHEREAS Winnipeg Transit's north garage has come to its end of life, and the east rapid transit BRT corridor has a new bus garage in its plans on city owned property;

AND WHEREAS unlike the other district stations, there was no RFP put out to the private sector to identify privately owned property and to build the stations;

AND WHEREAS Property, Planning and Development leases buildings to the Winnipeg Police Service as Municipal Accommodations basically owns the assets under their portfolio of city assets;

THEREFORE BE IT RESOLVED that the Winnipeg Public Service undertake the needed activities to find a different property than the Old Exhibition Grounds for the North district police station.

On July 4, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended to Council that the Council Motion of June 21, 2017 be referred to the Winnipeg Public Service for report back to the Standing Committee within 180 days, and be forwarded to the Executive Policy Committee and Council.

On July 19, 2017, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and directed the Winnipeg Public Service to undertake the needed activities to find a different property than the Old Exhibition Grounds for the North District police station and report back to Standing Committee in 180 days.

Stakeholder assessment and public engagement activities were undertaken by the Public Service during the summer and fall months of 2017. Results were compiled and received as information by SPC on Property and Development, Heritage and Downtown Development on June 8, 2018.

As part of the 2018 Capital Budget planning/development process, the 'Archival and Exhibit Building' project was consolidated with the pre-existing 'North District Police Station' project.

At its February 2, 2018 meeting, the Standing Policy Committee on Property and Development, Heritage and Downtown Development granted an extension of time to its meeting on June 8, 2018, for the Winnipeg Public Service to report back on the June 21, 2017 Council Motion.

At its June 8, 2018 meeting, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred with the recommendations of the Public Service:

- That the Real Estate Branch of Planning, Property and Development Department undertake to issue a Request for Proposal (RFP) to solicit private land sale opportunities as a means of identifying a preferred development site for the North District Police Station project.
- That the Public Service perform an evaluation of proposals received to validate the project program of requirements at alternate site(s), prepare associated development cost estimate(s) and assess capital funding requirements, and report back to convey results and provide recommendation as to a preferred project development site.

Per direction received from the Standing Policy Committee on Property and Development, Heritage and Downtown Development on June 8, 2018 a public Request for Proposal (RFP) was issued by the City to solicit private land sale opportunities as a means of identifying a development site for the project. The RFP was posted November 2, 2018 and closed January 31, 2019.

The City received RFP submissions and performed a score-based evaluation for the purpose of identifying shortlisted proponents; this phase is complete. A second phase of evaluation to verify program and technical development conformance at the prospective sites and prepare associated capital cost estimates, was completed in August 2020.

At its November 26, 2020 meeting, Council adopted the Public Service's recommendation (referred by the Executive Policy Committee on November 18, 2020) to construct North District Police Station at the Old Ex Grounds site using an optimized development plan, and to increase the project budget to \$25.675 million from the previously approved \$23.379 million. The Winnipeg Police Service Archival and Exhibit Building was also separated out from the North District Police Station project for standalone procurement.

A Plan of Subdivision and Rezoning File, DASZ 44/2021, respecting the Old Ex Grounds as the project development site was approved by Council on February 24, 2022, and subsequently finalized on March 17, 2022.