# Winnipeg Police Service Headquarters Construction Project

## Quarterly Report Card –2020 – Quarter 3

For more information visit:  Winnipeg.ca/audit

## History – Winnipeg Police Service Headquarters Construction Project

January 29, 2014:
City Council adopted a motion that the City Auditor be instructed to engage an external auditor to conduct an independent audit of the Winnipeg Police Service headquarters construction project.

April 22, 2014
The contract to perform the audit was awarded to KPMG.

July 15, 2014
KPMG reported to Audit Committee and EPC and made 19 recommendations.

July 16, 2014
City Council adopted the 19 recommendations.

January 7, 2015
Executive Policy Committee requested the City Auditor to provide a written report to its January 21, 2015 meeting, detailing the status of recommendations contained in the audits on the *New Fire Paramedic Stations Construction Project*, the *Winnipeg Police Service Headquarters Construction Project* and the *Real Estate Management Review*, which recommendations have been implemented and which are yet to be implemented.

View all previous quarterly reports at: https://winnipeg.ca/audit/reports.stm#tab-QuarterlyReports

October 2020
Quarterly Report Card produced for 2020 Quarter 3.

# Audit Recommendations Implementation Status

Once an Audit is complete, the next step is implementation of the recommendations. The Audit Department provides a list of the audit recommendations to the Public Service Director of the department that was audited. The Public Service prepares an action plan and target for completion date. The implementation of the audit recommendations is the responsibility of the Public Service.

Status updates are provided to the Audit Department on a quarterly basis; after presentation to Council these are posted at: https://winnipeg.ca/audit/reports.stm. An explanation is provided for any recommendations that will not be implemented; a targeted completion date is noted for implementation in progress. Documentation supporting implementation is reviewed by the Audit Department for confirmation.

| **Recommendations** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Status | | | | | Target date for implementation of recommendations in progress | | | | |
| | total | implemented | not to be implemented | % complete | 2020 Qtr 4 | 2021 Qtr 1 | 2021 Qtr 2 | 2021 Qtr 3 | 2021 Qtr 4 |
| Winnipeg Police Service Headquarters Construction Project Audit | 19 | 18 | | 95% | | | 3.36 | | |

# Recommendations in Progress – 2020 Qtr 3 Updates

| No. | Recommendation | Update – 2020 Qtr 3 |
|---|---|---|
| 3.3.6 | Design management, including: the requirement for project managers to proactively monitor the progress and quality of design against a contractual design schedule; and to help ensure all internal project managers understand the important difference between design development and design change. | The three working groups continue to review the industry deliverables to develop the checklists. On August 7, 2020, AACE International released updated industry recommended practices that these deliverable checklists are based on. There are significant amounts of additional deliverables to be reviewed. In addition, this initiative is competing with other priorities due to the Covid-19 pandemic. |

## Recommendations Implemented in 2017

| No. | Recommendation | Implemented |
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| 1.7 | **Capital Project Reporting**<br>Priority: High<br>To help promote improved governance and transparency, consideration should be given to the development of a standard major capital project report format for presentation to the Director of the "responsible department" and the relevant Oversight Committee for each major capital project. FM-004 outlines a reporting format that can serve as the basis upon which to build. The revised standard report format (in conjunction with recommendation 3.3 below) should cover the basic information typically required for an oversight body and/or key stakeholder to understand the status of a project, including: a baseline schedule with progress to date; progress against key milestones; detailed budget breakdown with cost incurred and committed cost to date and forecast total estimated cost taking into account approved/pending scope changes and trends; cash flow over time compared to the original business case cash flow; key environmental, health and safety data (as applicable), and the status of key risks and issues identified and being monitored. | 2017 Qtr 3 |

## Recommendations Implemented in 2016

| No. | Recommendation | Implemented |
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| 3.3 | **Project Management Framework**<br>Priority: High<br>To align with other municipal governments, the City should evaluate options for ensuring that its internal project managers have access to documented project management governance and control framework and/or a project management centre support function. The leading practice in this area is for a project management centre to provide training, support and infrastructure (policy, process, procedure, templates, etc.) that internal project managers require to successfully deliver major capital projects. | 2016 Qtr 4 |

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| 3.2 | **Project Management Training & Development**<br>Priority: Moderate<br>Address the formal training and development needs of the City's internal project managers. Given that in our experience, a capable Engineer may not necessarily be a capable project manager, consider requiring the Project Management Professional ("PMP") designation for major capital project managers. | 2016 Qtr 1 |
| 2.2 | **Competencies of Project Managers and Project Director**<br>Priority: High<br>The City should document the required competencies and capabilities of a "Project Manager" and "Project Director" to ensure that individuals fulfilling these key roles are suitably qualified and experienced in the successful delivery of projects of similar scope and complexity. | 2016 Qtr 1 |

## Recommendations Implemented in 2015

| No. | Recommendation | Implemented |
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| 1.3 | **Clarity of Department Deemed "Responsible for the Project"**<br>Priority: Moderate<br>We recommend that clarification be provided regarding which City department is deemed as being "responsible for the Project" under the terms of FM-004 – the department delivering the Project is not necessarily the budget holder or the end-user department and there may be conflicting expectations of "control over the project" if clear guidance is not provided. | 2015 Qtr 2 |
| 1.2 | **Clarity of Reporting Requirements for Projects to Committees of Council**<br>Priority: Lower<br>We recommend that further clarity is provided regarding the required format, content and frequency of capital project reporting to the Committees of Council. If major capital projects for buildings (as opposed to infrastructure) are to report to the Standing Policy Committee on Downtown Development, Heritage and Riverbank Management, then an amendment is required to FM-004 which currently requires reporting to the Standing Policy Committee on Infrastructure Renewal and Public Works. | 2015 Qtr 1 |

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| 2.1 | **Segregate & Define End-User and Project Manager Roles and Responsibilities**<br>Priority: High<br>Where a major capital project involves both PPD as well as other City department(s) as end-user and/or budget holder, the City should clarify their respective project-related roles and responsibilities to ensure appropriate segregation of the project manager and end- user representative roles. | 2015 Qtr 1 |
| 2.3 | **Role and Responsibilities of the Manager of Capital Projects**<br>Priority: Moderate<br>Consideration should be given to whether the currently defined required roles and responsibilities for the position of Manager of Capital Projects require more than one individual given the workload and the required competencies, qualifications and experience necessary for this role to be effective (should consider in conjunction with recommendations 3.1 and 3.3 below). | 2015 Qtr 1 |
| 3.1 | **Resources to deliver the Project Management Manual**<br>Priority: Lower<br>Resources should be committed to allow the City to complete the implementation of the 2008 Capital Project Management Audit – specifically the update of the Project Management Manual (should consider in conjunction with recommendation 3.3 below). | 2015 Qtr 1 |
| 3.3.1 | Schedule management, including addressing contractor baseline schedule development and reporting obligations and the project management team's schedule monitoring and analysis requirements. | 2015 Qtr 1 |
| 3.3.2 | Risk management, including the requirement: to maintain a live project risk register and risk mitigation plans; for regular, periodic reporting of the status of key risks and issues; to link the project contingency allowance to identified and quantified risks; and to develop rules that govern the draw-down/use of the project contingency allowance. | 2015 Qtr 1 |
| 3.3.5 | Contract management, including: addressing the need for a contract strategy stage gate to determine the most appropriate contracting strategy for a given project in a transparent manner on the basis of evaluation of project specific risks and objectives; and the need to develop the City's capacity to successfully manage and deliver non-traditional contract strategies. | 2015 Qtr 1 |

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| 4.2 | **Procurement & Contract Management Roles & Responsibilities**<br>Priority: Moderate<br>Consider developing and implementing a procurement and contract management RACI Chart (responsible, accountable, consulted and informed) to provide guidance to the various process participants and to help improve the quality and consistency of the required documentation for procurement and contract management (including contract variations) and to ensure that consultants and contractors are not engaged outside of contract or outside of the City's procurement rules and obligations. | 2015 Qtr 1 |
| 4.3 | **Restrict Ability to Single Source Contracts**<br>Priority: High<br>Consider implementing either additional oversight over the use or the formal approval of single source contracts in order to reduce the likelihood of any potential abuse of the single sourcing provisions. As well, consider the need for additional training or more explicit guidance on the application of the provisions of both the City's Materials Management Policy and Administrative Standard FM-002 (notably Appendix 1). | 2015 Qtr 1 |

## Recommendations Implemented in 2014

| No. | Recommendation | Implemented |
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| 1.4 | **Committees of Council Terms of Reference**<br>Priority: Lower<br>To help promote improved governance and accountability, consideration should be given to adding to the terms of reference for the relevant Committee(s) of Council the responsibility for monitoring the frequency of reporting by departments delivering major capital projects and report to Council when there is a failure to report on the status of a major capital project on the agreed upon reporting frequency. | 2014 Qtr 4 |

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| 1.5 | **Ability of Committees of Council to Provide Effective Oversight**<br>Priority: Moderate<br>In order to help ensure that oversight by Committees of Council is effective, consider whether Committees or Council should have access to independent specialist subject matter expertise in the future to provide advice<br>related to major capital projects and assist with the interpretation of complex reporting to help mitigate the risk of potentially misleading, incomplete or inaccurate information being submitted. | 2014 Qtr 4 |
| 3.3.3 | Change management, including reporting on the status and value of pending and/or approved project change notice requests; and standard change management procedures with which consultants and contractors will have to comply. | 2014 Qtr 4 |
| 3.3.4 | Budget and contingency management, including: clear definition and communication of the various "class estimates" for projects and guidance on appropriate contingency allowances for each; and explicit definition of required categories of cost such as FFE, IT infrastructure, design fees, other fees, internal charges, escalation, etc. to reduce the risk of misinterpretation of what is included in budget line items/areas, and what is not included. | 2014 Qtr 4 |
| 4.4 | **Assignment of Contracts**<br>Priority: Lower<br>Revisit the City's Materials Management Policy to ensure that solicitations awarded to a joint venture cannot subsequently simply be assigned to a constituent entity within that joint venture without a rescoring or new public solicitation being performed. | 2014 Qtr 4 |
| 1.6 | **Delegation of Authority for Contract Over-Expenditure**<br>Priority: High<br>Consideration should be given to revising the process to approve over-expenditures, and the related delegated authorities, such that contracts may only be able to be extended within the limits of the budget for that particular scope or service line item; an acceptable tolerance should be provided prior to requiring Council approval, and the request should include a cash-flow forecast that shows that there are funds available within the scope or service line item's project budget. | 2014 Qtr 3 |

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| 4.1 | **Procurement Compliance**<br>Priority: Lower<br>Clarify accountability for who is required to ensure compliance with both the City's Materials Management Policy and the Agreement on Internal Trade. Consider revising the guidelines and the process to document delegated authorities to execute contracts on behalf of the City to better mitigate the risk of non-compliance. | 2014 Qtr 3 |
| 4.5 | **Standardized Construction Contracts**<br>Priority: High<br>Develop and implement a suite of standard construction contracts for the City's preferred contract strategies to ensure that more robust terms and conditions are developed and implemented, and appropriate training is developed and provided to internal project managers and team members to protect the City's interests and manage its retained risks. | 2014 Qtr 3 |
| 4.6 | **Procurement Guidance**<br>Priority: Lower<br>Develop improved procurement guidance to mitigate the risk of unfair practices (whether intentional or otherwise) being performed by the evaluation team – such as one person being responsible for performing and documenting any bidder contact to ensure that clarification requests are either provided to all or only short-listed proponents following bid opening. | 2014 Qtr 3 |

## Additional Recommendations adopted by Council

| No. | Recommendation | Status | |
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| 5 | That Council forward the full KPMG "Winnipeg Police Service Headquarters Construction Project Audit" dated July 14, 2014 to Manitoba Justice for review. | Complete | City Clerks sent the Report to Manitoba Justice on July 18, 2014. |
| 6 | That Council requests that Manitoba Justice responds to the request through the City of Winnipeg Auditor to Council. | Complete | On August 15, 2014 the Department of Justice informed the City Auditor that the matter has been referred to the Royal Canadian Mounted Police to review. |