Minute No. 477
Report - Standing Policy Committee on Protection and Community Services - July 5, 2004

Item No. 5 **Public Safety Building Cladding Replacement and Winnipeg Police Service Accommodation Integration**
File FB-1.3

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

The Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Protection and Community Services and submits the following to Council:

1. That construction of a new district station, as recommended in the Council approved "Winnipeg Police Service - Four District Model" occur a year earlier (2005) than as identified in the current Five-Year Capital Budget Forecast (2006).

2. That the Public Safety Building Decanting Option 1C, as described in the administrative report dated June 9, 2004, to facilitate implementation of the Public Safety Building cladding replacement project be proceeded with.

3. That the Backup Communication Centre Option 3, as described in the administrative report dated June 9, 2004, to facilitate implementation of the Public Safety Building cladding replacement project and establish a permanent Backup Communication Centre for the Winnipeg Police Service with the Fire Paramedic Service be proceeded with.

4. That funding for Communication Centre equipment of $2,266,000.00 currently included in the Five-Year Capital Budget Forecast for the Winnipeg Police Service in 2009 be advanced to 2005.

5. That additional Capital Budget funding of $8,651,000.00 be included in the Five-Year Capital Budget Forecast to achieve implementation of the various Winnipeg Police Service accommodation initiatives described in the administrative report dated June 9, 2004.

6. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report - Standing Policy Committee on Protection and Community Services - July 5, 2004

DECISION MAKING HISTORY:

Moved by Councillor Gerbasi,

That the recommendation of the Standing Policy Committee on Protection and Community Services be concurred in and forwarded to Council.

Carried

STANDING COMMITTEE RECOMMENDATION:

On July 5, 2004, the Standing Policy Committee on Protection and Community Services concurred in the administrative recommendation and submitted the matter to the Executive Policy Committee and Council.

Re: PUBLIC SAFETY BUILDING CLADDING REPLACEMENT AND WINNIPEG POLICE SERVICE ACCOMMODATION INTEGRATION

For submission to: **Standing Policy Committee on Protection and Community Services**

Original report signed by: **Director of Planning, Property and Development**
Chief of Police, Winnipeg Police Services

Report date: **June 9, 2004**

Recommendation(s):

1. **That construction of a new district station, as recommended in the Council approved "Winnipeg Police Service – Four District Model" occur a year earlier (2005) than as identified in the current Five-Year Capital Budget Forecast (2006).**

2. **That the City proceed with PSB Decanting Option 1C, as described in this report, to facilitate implementation of the PSB cladding replacement project.**

3. **That the City proceed with Backup Communication Centre Option 3, as described in this report, to facilitate implementation of the PSB cladding replacement project and establish a permanent Backup Communication Centre for the Winnipeg Police Service (WPS) with the Fire Paramedic Service (FPS).**

4. **That funding for Communication Centre equipment of $2,266,000 currently included in the WPS Five-Year Capital Budget Forecast in 2009 be advanced to 2005.**

5. **That additional Capital Budget funding of $8,651,000 be included in the Five-Year Capital Budget Forecast to achieve implementation of the various WPS accommodation initiatives described in this report.**

REPORT SUMMARY

Key Issues:

- The existing limestone cladding of the PSB has deteriorated to the extent that a major structural repair is required to ensure pedestrian safety and further ongoing deterioration to the building.
- A significant number of PSB occupants have to be relocated during construction. A relocation (decanting) action plan must be finalized and funding identified prior to proceeding with cladding replacement.

- The WPS requires a permanent backup facility for the Communication Centre. As the current WPS Communication Centre and FPS Dispatch Centre require relocation during cladding replacement, the timely establishment of a permanent WPS Backup Communication Centre as well as co-location with the FPS Dispatch Centre is assessed.
- Advancing implementation of a single district station as recommended in the WPS Four District Model accomplishes many WPS accommodation initiatives with the least cost and greatest investment in assets with future economic value.

Implications of the Recommendation(s):

General implications:

X	**None**
	For the organization overall and/or for other departments
	For the community and/or organizations external to the City of Winnipeg
	Involves a multi-year contract

Comment(s):

-

Policy implications:

X	**No**
	Yes

Comment(s):

-

Environmental implications:

X	**No**
	Yes

Comment(s):

-

Human resources implications:

X	**No**
	Yes

Comment(s):

-

Financial implications:

	Within approved current and/or capital budget
X	**Current and/or capital budget adjustment required**

Comment(s):

- The Planning, Property and Development Department has identified Capital Budget funding for the PSB cladding replacement project and the WPS Four District Model implementation. It is recommended that additional Capital Budget funding of $8,651,000 be included in the Five-Year Capital Budget Forecast for the decanting necessary to complete cladding replacement, as well as for the provision of a permanent Backup Communication Centre for Winnipeg Police Services.

REASON FOR THE REPORT:

December 1, 2003, the Standing Policy Committee on Protection and Community Services recommended the following:

> *"that the Administration be requested to develop options to accommodate public safety operations during the Public Safety Building - Exterior Cladding project, once architectural reports, relocation options/strategies, and cost estimates are finalized, taking into consideration the Winnipeg Police Service - Four District Model Building Replacement and the Emergency Exit Overpass - 4th Floor Public Safety Building to Parkade, and report back to the Standing Policy Committee on Protection and Community Services by April, 2004."*

HISTORY:

The Public Safety Building (PSB) was originally constructed in the mid 1960's. PSB construction consisted of a concrete frame structure with a composite limestone cladding on a pre-cast concrete exterior wall panel system. Since the early 1990's the limestone/pre-cast wall system has been monitored and temporarily stabilized as a result of ongoing deterioration due to an inadequate building envelope system.

DISCUSSION:

This report provides an analysis of PSB cladding replacement requirements and integrates other WPS accommodation initiatives that cladding replacement is contingent on. Specifically, other initiatives requiring consideration are PSB decanting alternatives, the WPS Four District Model, and a Backup Communication Centre. At a future development stage, the aesthetic options associated with changing the architectural appearance of the PSB will be presented.

PSB Cladding Replacement - Current Status

At present, the existing limestone cladding is deteriorating to the extent that a major structural repair is required. Failure to replace the exterior cladding would require long-term scaffolding an/or netting around the perimeter of the building. Note that because of the specialized nature and building functionality, the building replacement cost for the PSB is estimated at $30 to $39 million.

The Administration engaged LM Architectural Group in April, 2003, to provide the necessary professional consulting services for the development, design, preparation of contract drawings and specifications, and contract administration for the PSB cladding replacement.

A Class "D" construction cost estimate for PSB cladding replacement has been received by LM Architectural Group of $7,810,000. After accounting for soft costs and burdens (consulting, finance and administration, tax, etc.), total construction cost is estimated to be approximately $9,910,000.

A Capital Program was previously approved for the replacement of the limestone cladding. Capital Budget funding of $1,940,000 was approved in previous budget years. Funding of $2,600,000 was approved in 2004 Capital Budget and an additional $4,000,000 is included in the current Five-Year Capital Budget Forecast in 2005. Therefore, total available funding for this project is $8,540,000.

The most recent condition inspection performed has determined that cladding replacement can be deferred one to two years. As such, the schedule for project construction has a start date in 2006 with completion in 2007, as opposed to the previously planned schedule of beginning in 2005 with completion by 2006.

Remediation of the PSB building envelope will be complicated by the office and special operations use of the building. Other local buildings which have undergone similar remediation were largely unoccupied.

As the entire cladding structure of the PSB has to be removed, there will be significant disruption to building occupants. Critical to the PSB cladding replacement project, is the need to maintain 24 hour, 7 day/week operations for the Winnipeg Police Service (WPS) and Fire Paramedic Service (FPS). As such, since the December 1, 2003, disposition by the Standing Policy Committee on Protection and Community Services (see *Reason for the Report* above) to develop options to accommodate public safety operations during the cladding replacement project, the Administration again engaged LM Architectural Group (in addition to their ongoing consulting assignment regarding the PSB cladding replacement) to investigate relocation (decanting) alternatives.

Decanting Alternatives

The investigation and subsequent report by LM Architectural Group identified that a significant number of building occupants would have to be relocated (decanted) during construction. A decanting action plan must be finalized prior to proceeding with the design phase of the project. As such, a Project Committee consisting of LM Architectural Group, WPS, FPS, and the Planning, Property and Development Department conducted an analysis of the building occupants requiring temporary relocation and their accommodation needs. Upon identification of their accommodation needs, alternate facilities were assessed for suitability.

After thorough assessment, a total of six decanting options were identified that achieved the following:

(1) the accommodation needs of the building occupants requiring relocation, and
(2) 24 hour, 7 day/week operations where required.

Further, required moving, facility upgrades and operating costs resulting from the relocation were identified. After accounting for tax and other burdens, the total decanting cost would range from $3,958,000 to $8,578,000, as shown on the following page.

Decanting Alternatives					
Four District Model			***Civic Facilities***		***Civic\Leased Properties***
Option 1A	**Option 1B**	**Option 1C**	**Option 2A**	**Option 2B**	**Option 3**
$4,195,558	$5,112,915	$4,553,588	$4,432,912	$3,957,747	$8,578,223

Prior to evaluation of the above options, note that Options 1A, 1B, and 1C require advance implementation of a single new District Station as recommended in the Council approved "WPS Four District Model" report. Options 2A and 2B utilize existing civic buildings which are vacant or planned to be vacated, and Option 3 would utilize leased office space. Detailed descriptions of each Option are included in **Appendix A** Note that decanting cost has not been included in the previously approved Capital Budget Estimates or Capital Budget Forecast.

Winnipeg Police Services - Four District Model

On July 23, 2003, Council approved implementation of the "Winnipeg Police Service – Four District Model" based on a report dated December 9, 2002. The report was the result of collaboration between the WPS and the Planning, Property and Development Department.

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 recommended realignment from six to four districts.

The realignment will accrue many organizational and public benefits including annualized salary and benefit savings in the first year of full implementation estimated at $1,211,000. Further, under the proposed Four District Model, more officers become available for duty. Finally, implementation of the Four District Model results in a net present value benefit of approximately $2,483,000 compared to a net present value cost of $1,097,000 should the current district stations have their deficiencies repaired.

While salary savings and operational efficiencies in both service delivery and occupancy costs are anticipated to offset net construction costs, this realignment will require the construction of three new stations at a total estimated project cost of $16,000,000.

Capital Budget funding of $535,000 was approved in the previous budget year (2003). An additional $15,585,000 is included in the current Five-Year Capital Budget Forecast. Therefore, total available funding for this project is $16,120,000. However, the $15,585,000 included in the current Five-Year Capital Budget Forecast is budgeted (cash flowed) as follows.

Four District Model Current Five-year Capital Budget Forecast						
2004	**2005**	**2006**	**2007**	**2008**	**2009**	**Total**
$0	$0	$4,755,000	$4,859,000	$5,175,000	$796,000	$15,585,000

As such, to comply with a proposed PSB cladding replacement construction start date in 2006, advancing construction of a single new district station would be required for Decanting Options 1A, 1B, and 1C to remain feasible. Specifically, and as shown in the section entitled *Financial Impact*, advancing construction of a new district station as well as implementation of the other initiatives contained in this report would require adjustment to the Five-Year Capital Budget Forecast.

For the purposes of this analysis, it is assumed that advancing the construction of one District Station one year earlier would require the current Capital Budget Forecast for the Four District Model of $4,755,000 in 2006 be made available in 2005. Moving this Capital Budget funding a year forward would result in a net benefit of $316,000. This benefit results from salary savings and operational efficiencies in both service delivery and occupancy costs. Therefore, it is recommended that construction of a new district station occur a year earlier than as identified in the Five-Year Capital Budget Forecast.

Evaluation of Decanting Alternatives

The Administration and LM Architectural Group have developed options to accommodate public safety operations during the PSB cladding replacement project. Note that all options are operationally feasible for both the WPS and FPS, and that Options 1A, 1B, and 1C utilize a single new District Station as planned in the Council approved WPS Four District Model.

From a solely financial perspective, Options 1B and 3 should be eliminated based on their significantly higher cost compared to all other alternatives. Option 2A should be eliminated from further consideration as it results in a significant investment ($1,914,000) for only a temporary and partial use of 700 Assiniboine Park Drive. Further, there is no known civic re-use of the renovated area at 700 Assiniboine Park Drive after completion of the cladding replacement project. Similarly, Option 2B should be eliminated as it also results in a significant investment ($1,741,000) in 100 Main with no future planned civic use. Specifically, 100 Main is scheduled to become surplus and available for sale in 2005 as recommended in the Council approved *Public Works/Water & Waste Facilities Master Plan*. Further, it is the opinion of Planning, Property and Development that an investment of $1,741,000 would likely not result in any marginally incremental proceeds from disposition of 100 Main.

The remaining Options 1A and 1C are $4,196,000 and $4,554,000, respectively. As Option 1C results in the WPS Executive remaining in the PSB during the entire PSB cladding replacement project, it is recommended that the City proceed with Decanting Option 1C. Having the WPS Executive remain in the PSB would help maintain critical operational and functional consistencies.

Backup Communication Centre

The WPS Communication Centre is currently located on the 4th floor of the PSB. The Communication Centre requires temporary relocation to an alternate location during PSB cladding replacement. In addition, the WPS requires a permanent backup facility for the current Communication Centre.

The Administration engaged Number TEN Architectural Group in December, 2003, to review the accommodation requirements for a temporary decanting site and permanent backup site for the Communication Centre.

Thorough analysis by the WPS resulted in the selection of 700 Assiniboine Park Drive for a Communication Centre because it met all building, accommodation and risk reduction factors such as flooding potential, proximity to railroad lines, proximity to high attack risk industrial developments, and reduced potential sniper activity. In addition, Number TEN Architectural Group analyzed co-location of the Communication Centre with a newly constructed District Station (as planned in the Four District Model) to gain accommodation and operational synergies. Further, co-locating the WPS Communication Centre operations with the FPS Dispatch Centre operations (both requiring relocation) is recommended because of the strong operational linkages regarding the 911 Response System.

A total of three options were identified that provided the accommodation needs for a Communication Centre for temporary relocation and permanent backup. Construction costs were estimated as shown below:

WPS Backup Communication Centre Alternatives		
4 District Model Option 1	**4 District Model Option 2**	**700 Assiniboine Park Option 3**
Temporary relocation of new district station operations in the event of Backup Communication Centre use.	Permanent stand-alone Backup Communication Centre contained within new district station.	Building renovation
$1,410,000	$2,947,000	$2,237,000
FPS Dispatch Centre		
$490,000	$490,000	$490,000

Note neither decanting for the Communication Centre/Dispatch Centre nor Backup Communication Centre construction costs have been included in the previously approved Capital Budget Estimates or Capital Budget Forecast. Further, the above construction costs do not include equipping the Backup Communication Centre with the communication equipment or specialized furnishings required to operate a Communication Centre. Funding, however, for Communication Centre equipment of $2,266,000 is included in the current Five-Year Capital Budget Forecast in 2009.

Prior to evaluation of the above options, note that Options 1 and 2 require advance implementation of a second new district station, as a single new district station is already

recommended under *Decanting Alternatives* above and a single district station would be insufficient in size to accommodate the current Communication Centre.

While advancing Capital Budget funding a year forward resulted in a net benefit of $316,000 from earlier construction of a single new district station (see *Decanting Alternatives* above) and advancing funding forward for a second district station would result in a similar benefit annually, it is the opinion of the Planning, Property and Development Department that advancing Capital Budget funding for a second station would significantly restrict resources and the City's Capital Budget Program. Therefore, it is recommended that the City proceed with Option 3 for a decanting site and permanent Backup Communication Centre. Further, it is recommended that funding for Communication Centre equipment of $2,266,000 currently included in the Five-Year Capital Budget Forecast in 2009, be advanced to 2005.

The Planning, Property and Development Department are investigating other communications synergies at 700 Assiniboine Park Drive with other departments for both permanent and back-up communication centres.

Comparison of PSB Cladding Replacement With and Without the WPS Four District Model

Should the City select to perform PSB cladding replacement independent of the Four District Model, the total cost inclusive of decanting and backup communication and selecting the most cost effective alternative, would be $32,715,000. Alternatively, should the City select to perform PSB cladding replacement integrated with the Four District Model, the total cost would be $33,311,000 or $596,000 more than independent implementation.

However, the most cost effective decanting option under independent implementation is Option 2B which results in a significant investment of $1,741,000 in 100 Main as described above (see *Evaluation of Decanting Alternatives*). Note the property at 100 Main has (a) no future planned civic use (b) is scheduled to become surplus and available for sale in 2005 and (c) with an investment of $1,741,000, would likely not result in any marginally incremental proceeds from disposition upon sale. Therefore, such an investment could be deemed "throw away". In addition, advancing the Capital Budget funding for a single district station associated with the Four District Model a year forward would result in a net benefit of $316,000. This benefit results from salary savings and operational efficiencies in both service delivery and occupancy costs.

Based on the above analysis, the net benefit to performing PSB cladding replacement integrated with the Four District Model is approximately $1,461,000 as shown on the following page:

Financial Comparison of PSB Cladding With & Without the Four District Model (4DM)		
PSB Cladding with 4DM	**PSB Cladding without 4DM**	**Difference**
$33,311,000	$32,715,000	($596,000)
Less:		
Uneconomic investment in 100 Main		$1,741,000
Net benefit associated with advancing 4DM implementation		$316,000
Total Benefit of PSB Cladding with 4DM		**$1,461,000**

Financial Impact

Table 1 below contains implementation cost cash outflow estimates, proceeds from disposition of surplus property cash inflow estimates, and the Capital Budget funding cash flow associated with net implementation cost.

WPS ACCOMMODATION INITIATIVES
Table 1: Projected Capital Budget Cash Flow
As At May 1, 2004

	2004	2005	2006	2007	2008	2009	Total
Implementation Cost[1]:							
PSB Cladding Replacement	$ -	$ -	$ 4,955,000	$ 4,445,000	$ 510,000	$ -	$ 9,910,000
Four District Model	$ 535,000	$ 4,755,000	$ -	$ 4,859,000	$ 5,175,000	$ 796,000	$ 16,120,000
PSB Decanting	$ -	$ -	$ 2,277,000	$ 2,277,000	$ -	$ -	$ 4,554,000
Backup Communication Centre[2]	$ -	$ 2,237,000	$ -	$ -	$ -	$ -	$ 2,237,000
FPS Dispatch Centre	$ -	$ 490,000	$ -	$ -	$ -	$ -	$ 490,000
Total Implementation Cost	**$ 535,000**	**$ 7,482,000**	**$ 7,232,000**	**$ 11,581,000**	**$ 5,685,000**	**$ 796,000**	**$ 33,311,000**
Cumulative Net Implementation Cost	***$ 535,000***	***$ 8,017,000***	***$ 15,249,000***	***$ 26,830,000***	***$ 32,515,000***	***$ 33,311,000***	
Estimated Capital Budget Cash Flow[3]:							
Approved Capital Budget	$ 535,000	$ 4,540,000	$ -	$ -	$ -	$ -	$ 5,075,000
Forecasted Capital Budget[4]	$ -	$ 2,942,000	$ 5,813,000	$ 4,859,000	$ 5,175,000	$ 796,000	$ 19,585,000
Additional Required Capital Budget	$ -	$ -	$ 1,419,000	$ 6,722,000	$ 510,000	$ -	$ 8,651,000
Total Capital Budget Funding	**$ 535,000**	**$ 7,482,000**	**$ 7,232,000**	**$ 11,581,000**	**$ 5,685,000**	**$ 796,000**	**$ 33,311,000**
Total Cumulative Capital Budget Funding	***$ 535,000***	***$ 8,017,000***	***$ 15,249,000***	***$ 26,830,000***	***$ 32,515,000***	***$ 33,311,000***	

Note:

1. The analysis above includes taxes, disbursements, and financing and administration fees.
2. Backup Communication Centre cost represents facility construction cost only and does not include communication equipment or specialized furnishings required to operate a Communication Centre. Funding for such equipment of $2,266,000 is included in the current Five-Year Capital Budget Forecast in 2009.
3. All Capital Budget funding identified above is within the authority of the Planning, Property and Development Department.
4. Forecasted cashflows as approved in the 2005-2009 Capital Budget Forecast.

As shown below, there is a Capital Budget shortfall in the following years:

Five-Year Capital Budget Forecast Shortfall						
2004	**2005**	**2006**	**2007**	**2008**	**2009**	**Total**
$0	$0	$1,419,000	$6,722,000	$510,000	$0	$8,651,000

Funding of the $8,651,000 shortfall identified above results in the greatest economic benefit to the City as it accomplishes all WPS accommodation requirements with the least cost and greatest investment in assets with future economic value. In addition, this implementation plan results in the smallest capital outlay for temporary accommodations which, by their nature, have little or no future economic value. Therefore, it is recommended that additional Capital Budget funding totalling $8,651,000 be included in the Five-Year Capital Budget Forecast.

Financial Impact Statement

Date: June 9, 2004

Project Name: PUBLIC SAFETY BUILDING CLADDING REPLACEMENT AND WINNIPEG POLICE SERVICE ACCOMMODATION INTEGRATION

First Year of Program 2005

	2005	2006	2007	2008	2009
Capital					
Capital Expenditures Required	$ 7,706,460	$ 7,401,820	$ 11,812,620	$ 5,798,700	$ 811,920
Less: Existing Budgeted Costs	7,482,000	5,813,000	4,859,000	5,175,000	796,000
Additional Capital Budget Required	$ 224,460	$ 1,588,820	$ 6,953,620	$ 623,700	$ 15,920
Funding Sources:					
Debt - Internal	$ 224,460	$ 1,588,820	$ 6,953,620	$ 623,700	$ 15,920
External	-	-	-	-	-
Grants (Identify)	-	-	-	-	-
Reserves, Equity, Surplus, Other	-	-	-	-	-
Total Funding	$ 224,460	$ 1,588,820	$ 6,953,620	$ 623,700	$ 15,920
Total Additional Capital Budget Required	$ 9,406,520				
Total Additional Debt Required	$ 9,406,520				
Current Expenditures/Revenues					
Direct Costs	$ -	$ 693,581	$ 1,359,745	$ 2,422,881	$ 2,944,764
Less: Incremental Revenue/Recovery	442,382	380,461	568,931	279,283	39,104
Net Cost/(Benefit)	$ (442,382)	$ 313,121	$ 790,815	$ 2,143,598	$ 2,905,660
Less: Existing Budget Amounts	-	673,380	1,196,550	1,633,860	2,099,610
Net Budget Adjustment Required	$ (442,382)	$ (360,259)	$ (405,735)	$ 509,738	$ 806,050

Additional Comments:

The "Total Additional Capital Budget Required" is $9,406,520 and is comprised of $8,651,000, including the 3% GST component, in contractor expenses plus an additional $755,520 in interest & administration charges. Both the GST and interest & administration charges are offset by corporate recoveries of the same amount reflected above in "Current Expenditures/Revenues". The "Net Budget Adjustment Required" figures above are positive in 2005 to 2007 when corporate recoveries from P,P & D's capital budget exceed incremental debt & finance charges. In 2008 & 2009, the opposite is true.

"Original signed by"
Mike McGinn, CA
Manager of Finance

IN PREPARING THIS REPORT, THERE WAS CONSULTATION WITH AND CONCURRENCE BY:

Fire Paramedic Service

THIS REPORT SUBMITTED BY:

Planning, Property and Development Department and Winnipeg Police Services
Prepared by: Brad Erickson, Jerry Comeau
PPD File #: 2004-0011

cc: Jack Ewatski, Chief of Winnipeg Police Services
Wes Shoemaker, Fire & Paramedic Chief

Decanting Alternatives		
Option 1A	**Option 1B**	**Option 1C**
New District Station constructed to accommodate District 4 & 5 Operations.	New District Station constructed to accommodate District 4 & 5 Operations.	New District Station constructed to accommodate District 4 & 5 Operations.
Division 26 (Traffic would be temporarily relocated from the main to the fifth floor of the PSB.	Proposed relocations are same as Option 1A with the following adjustments:	Proposed relocations are same as Option 1A with the following adjustments:
Division 40 (Robbery and Homicide) would be temporarily relocated from the second floor of the PSB to Winnipeg Police Service District 5 Station.	Division 26 (Traffic) would be temporarily relocated from the main floor of the PSB to the main floor of 700 Assiniboine Park Drive.	Division 26 (Traffic) would be temporarily relocated from the main floor of the PSB to the third floor of 180 King Street (Dynasty Building).
Division 41 (Missing Persons, Child Abuse, Sex Crimes and Youth Crimes) would be temporarily relocated from the third floor of the PSB to Winnipeg Police Service District 4 Station.	The Winnipeg Police Service Executive Suite would be temporarily relocated from the east to the west side of the fifth floor of the PSB.	The Winnipeg Police Service Executive Suite would be temporarily relocated from the east to the west side of the fifth floor of the PSB.
Division 36 (911 Emergency Communications Centre) would be temporarily relocated from the fourth floor of the PSB to an alternate location.		
The Winnipeg Police Service Executive Suite would be temporarily relocated from the fifth floor of the PSB to the fifth floor of 180 King Street (Dynasty Building).		
The Fire Paramedic Service Emergency Dispatch Centre would be temporarily relocated from the sixth floor of the PSB to an alternate location.		

Appendix A

Decanting Alternatives		
Option 2A	**Option 2B**	**Option 3**
Proposed relocations are same as Option 1A with the following adjustments:	Proposed relocations are same as Option 1B with the following adjustments:	The Arrest Processing Unit, Male and Female Locker Rooms, Research and Planning Unit, Exercise Room, Bike Unit, and other ancillary and support services would remain as-is in the basement of the PSB.
Division 40 (Robbery and Homicide) would be temporarily relocated from the second floor of the PSB to the main floor of 700 Assiniboine Park Drive.	Division 26 (Traffic) would be temporarily relocated from the main floor of the PSB to the second floor of 100 Main Street.	Division 42 Forensics Laboratory and Darkrooms on the second floor PSB would be permanently relocated to the centre of the second floor PSB.
Division 41 (Missing Persons, Child Abuse, Sex Crimes and Youth Crimes) would be temporarily relocated from the third floor of the PSB to the second and third floors of 700 Assiniboine Park Drive.	Division 40 (Robbery and Homicide) would be temporarily relocated from the second floor of the PSB to the basement and main floor of 100 Main Street.	Division 36 (911 Emergency Communications Centre) would be temporarily relocated same as for Option 1A.
	Division 41 (Missing Persons, Child Abuse, Sex Crimes and Youth Crimes) would be temporarily relocated from the third floor of the PSB to the third floor of 100 Main Street.	The Fire Paramedic Service Emergency Dispatch Centre would be temporarily relocated same as for Option 1A. ISU Server Room would remain as-is on the sixth floor PSB. Radio Room would remain as-is on the sixth floor PSB.
		All other Divisions and Units would be temporarily relocated to a third party location.

Appendix A (Con't)

Appendix A (Con't)

Backup Communication Centre Alternatives		
4 District Model Option 1	**4 District Model Option 2**	**700 Assiniboine Park Option 3**
Space sharing option requiring temporary relocation of new district station operations in the event of Backup Communication Centre use.	Permanent stand-a-lone Backup Communication Centre contained within new districts station.	Building renovation
$1,410,000	$2,947,000	$2,237,000
FPS Dispatch Centre		
$490,000	$490,000	$490,000