

BARRIE COUNCIL PRESENTATION

BARRIE – SIMCOE EMERGENCY SERVICES CAMPUS



Summary of Project Costs by Partner

Barrie Police Service	Barrie Fire & Emergency Service	County of Simcoe Paramedic Services	TOTAL PROJECT COSTS
\$79,330,313	\$17,099,323	\$24,065,414	\$120,495,051
			*\$102,445,989.5M Total City of Barrie

Campus vs. Standalone Cost Savings

Capital Costs

Campus (IPD)	\$120,495,051	<i>High Cost Certainty</i>
Campus (Traditional Contract)	\$140,144,888	+ \$19.7M
Standalone (Traditional Contract)	\$155,925,928	+ \$15.7M
		<hr/> + \$35.4M

Campus vs. Standalone Cost Savings

Operating Costs

	Barrie Police Service	Barrie Fire & Emergency Service	County of Simcoe Paramedic Services	TOTAL
Existing Facility O & M *	\$1,374,986	\$1	\$529,400	\$1,904,387
Campus Facility O & M	\$1,303,474	\$268,384	\$448,644	\$2,020,502
Standalone New Facility O & M	\$1,533,237	\$353,901	\$502,837	\$2,389,975 + \$0.37M (18%)

Alternative #1 – Reduction of Cost in Building A

- Barrie Police Service has expressed serious concern with any reduction to space in Building A, as this would significantly impact their operations
- Reduces ability to respond to growth
- Potential of incurring early renovation costs within the first ten years, similar to experience at 29 Sperling; significant future capital costs would be incurred
- Reducing quality of building materials to achieve a lower cost greatly affects both operating and capital renewal costs and not supported by our County partner

Alternative #1 – Reduction of Cost in Building A

	Barrie Police Service	Barrie Fire & Emergency Service	County of Simcoe Paramedic Services	TOTAL
<i>BASE CASE (Recommended) PROJECT COSTS</i>	\$79,330,313	\$17,099,323	\$24,065,414	\$120,495,051
<i>REDUCTION IN BUILDING A PROJECT COSTS</i>	\$77,138,021	\$16,759,315	\$24,065,414	\$117,962,750
				- \$2.5M*

*Savings may be short term due to incurring renovation costs in first ten years to accommodate growth

Alternative #2 – Feasibility of Locating Building B at Another Site

- Not able to sell 79 Bell Farm Road (existing Training Facility), and would incur additional 200k / year in O & M on top of Campus
- Reduces economies of scale, increases capital costs
- Optimal partnership and opportunity for joint operational savings exists at this Campus

Alternative #2 – Feasibility of Locating Building B at Another Site

	Campus*	New Site**	Increase in Cost
Capital Cost***	\$21,079,914	\$26,792,550	+ \$5.7M
Operating Facility O&M	\$477,473	\$650,322	+ \$0.2M

* Land costs have been excluded, as land acquisition is required for campus, regardless of location of Building B

** Would need to defer sale of 79 Bell Farm, and continue Police training operations

*** Cost split between Police and Fire would be 50.72% and 49.28% respectively

Alternative #3 – Feasibility of Integrating Building C at Ferndale

- Not able to sell 29 Sperling Rd (existing maintenance garage, forensics, IT bays) until Ferndale renovations complete (\$3M)
- Significant risk to Police Operations by not having a forensics bay at Campus – continuity of evidence, security, access, etc.
- Increased operating costs to Barrie Police Service, travelling time to/from Ferndale and Campus

Alternative #3 – Feasibility of Integrating Building C at Ferndale

	Campus*	Ferndale**	Increase in Cost
Capital Cost	\$2,931,413	\$3,559,840	+ \$0.6M
Operating Facility O&M	\$68,741	\$236,536	+ \$0.2M

* Land costs have been excluded, as land acquisition is required for campus, regardless of location of Building B

** Would need to defer sale for 29 Sperling until maintenance of Police vehicles is accommodated elsewhere

Alternative #4 – Potential to Phase Buildings B and C

- Not able to sell 79 Bell Farm Road until a Building B is constructed in future phase
 - Would incur additional 200k / year in O & M on top of Campus O & M until a Building B is constructed in future phase
- Significant risk to Police Operations by not having a forensics bay at Campus – continuity of evidence, security, access, etc.
- Not able to sell 29 Sperling Rd (existing maintenance garage, forensics, IT bays) until Ferndale renovations complete (\$3M)
 - Significant risk to Police Operations by not having a forensics bay at Campus – continuity of evidence, security, access, etc.

Alternative #4 – Potential to Phase Buildings B and C

	Barrie Police Service	Barrie Fire & Emergency Services	County of Simcoe Paramedic Service	TOTAL PROJECT COSTS	
Total Cost of Project For Building A & Siteworks*	\$71,829,135	\$5,015,835	\$24,065,414	**\$100,910,384	+\$5M

**Includes exterior fire training components*

*** Increase of 5M in Building A due to lost economies of scale, resulting in higher per-square foot cost to construct only Building A*

	TOTAL (2017)	IF PHASED 10 YEARS (2027 incl. inflation)	
Building B - Training	\$21,792,550	\$29,287,364	
Building C - Police Fleet Bldg.	\$3,235,777	\$4,221,954	
Total Cost of Buildings B & C If Phased	\$25,028,326	\$33,509,319	+\$8.4M

Summary of Alternatives

	BASE CASE	Standalone	Alternative #1	Alternative #2	Alternative #3	Alternative #4
Capital Costs	\$120M	+ \$35.4M	- \$2.5	+ 5.7M	+0.6M	+ \$14M
O & M Costs	\$2M / year	+ 0.37M	-\$0.025	+ 0.2M	+0.3M	+ \$1M

- **If Council moves forward with one of the above alternatives, or chooses to phase any other component within the Campus, the result is similar:**
 - Increased project costs (per square foot in the building, and costs for sitework);
 - Increased future capital costs due to inflation or growth accommodation projects; and
 - Increased ongoing operating costs for the City, Barrie Police Service, and Barrie Fire & Emergency Services