

# Cobourg Police Service – Needs Assessment & Accommodation Options

Version 1.0 – FINAL DRAFT for REVIEW

September 22, 2023

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Accessibility – This document has been developed to conform to the requirements of the Accessibility for Ontarians with Disabilities Act (AODA).

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# 1 – PROJECT SUMMARY

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## 1.1 – Project Objectives & Methodology

### Objectives & Background

Under the Police Services Act of Ontario (the Act) the municipality is responsible for providing facilities to properly support adequate and effective policing in the community.

The existing facilities at 107 King Street West no longer provide sufficient space to support police operations effectively and safely, despite the addition of a separate detention building and use of space at the Cobourg Innovation Centre at 739 D'Arcy Street. The objective of this study is to form a masterplan for addressing current space deficiencies and options with respect to development of expanded, new or upgraded facilities to support current and future police operations in Cobourg.

### Challenges and Opportunities

A major challenge to providing new and adequate facilities for the Cobourg Police Service is the cost. The costs to provide community safety are increasing, and it is important to demonstrate value for money with any facility improvement strategy. Two factors should be considered – to make the best use of public dollars to provide the best possible value, considering upfront capital costs, operating costs and building durability to minimize the need for future maintenance and repairs, and also to plan for longevity by making any new facility flexible and expandable to minimize future costs beyond the established planning horizon. A properly planned and designed facility will allow the Cobourg Police Service to optimize and make best use of available resources.

The Town has several other large capital projects planned, and making another significant capital investment would place an additional burden on the Town and its residents and businesses. Other approaches to minimizing the capital cost impact could be studied, such as public-private partnerships or build-to-lease arrangements.

In this study, we have endeavoured to optimize space in the recommended new facility, and to balance the ability to support operational effectiveness with costs resulting from the facility size. This philosophy of optimizing costs and benefits should continue through any subsequent design and construction phases.

## Report Concept

The intention of this report is to determine future space and facility needs to support adequate and effective police services in Cobourg, based on a 25-year planning horizon, and to explore, identify and evaluate accommodation options that are available.

As a benchmark to compare alternative strategies, a functional program has been developed, and a conceptual building designed around that, considering space needs, internal functional relationships, distribution of space by floor, and site needs for the next 25 years. The cost estimate included with this report is included in Appendix F. Alternative development options (such as expanding and renovating the existing building) are compared to this benchmark in terms of cost, implementation, location and other considerations.

This report is intended to outline potential strategic accommodation options for the Cobourg Police Service, to permit project stakeholders to make an informed decision with respect to future facilities. Several key topics are covered in this report which will help this process:

- Validation of the need for new or expanded facilities.
- Strategic accommodation or development options available – including provisions to meet the needs of a potentially expanded jurisdiction.
- Size of facility required – this report outlines the size of facility required to meet 25-year space needs. While a concept site and building layout has been provided for illustration, and to determine approximate site area requirements, no detailed design has been prepared at this stage, and no specific locations or sites have been identified. That work will follow pending approval of a facility masterplan and funding. Refer to Section 4.1.3 and Appendix B.
- Potential construction cost – an estimate of construction costs based on a start date in Q4 2024, following detailed design and preparation of construction documents. Appropriate construction cost escalation should be added for potential construction tender dates beyond this. This is a Class D, order-of-magnitude pre-design estimate for planning and budgeting purposes. Refer to Appendix F.

## 1.2 – Study Process

RPL Architects were awarded this assignment based on a Proposal for Services in response to Request for Proposals RFP #1-2023 *Cobourg Police Service Facility Condition Assessment and Functional Space Analysis* dated February 2, 2023. Through this RFP, the Service sought to retain the services of a qualified consulting team with relevant expertise and experience in the planning and design of police buildings to undertake a facility condition assessment and police functional space analysis. The assignment was to determine the current level of service and projected service requirements for a thirty-year planning horizon, and to determine if these could be accommodated in the current building, or if alternative accommodation strategies would be necessary.

Following award RPL Architects began work on this assignment at the end of April 2023. The work was done through three distinct phases:

- Stage 1 – Understanding Current Operations, Facility Deficiencies & Issues
- Stage 2 – Developing a Vision of Future Needs
- Stage 3 – Evaluating Accommodation Options

### Consultant Team

The consultant team, led by RPL Architects as the prime consultant, included a number of specialists in the following areas:

Space planning and accommodation options evaluation, site evaluation, analysis	RPL Architects, Police Facility Consultants
Architectural	RPL Architects
Mechanical, electrical and IT/comms systems	Quasar Consulting Group
Structural & civil engineering	MTE Consultants, Engineers
Cost consulting	Ingersoll Associates
Building code and life safety	LMDG
Architectural heritage consultant	Philip Goldsmith Architect

### Study Participants

The following people were consulted and/or participated in the understanding of current and future police operations, priorities and accommodation needs:

- Chief of Police – Paul VandeGraaf
- Deputy Chief of Police – Jeff Haskins
- CAO Roger Ramkissoon
- Staff Sergeant Scott Bambridge – Operations Support
- Staff Sergeant John Linney – Operations
- Sgt Kyle Ferguson – Uniform Patrol
- D/Sgt Randy Curr – Investigations
- Cst. C. Bauer – Uniform Patrol
- Cst. Josalyn Hilts – HARP unit
- Jason Salisbury and Joel Rashotte – Training
- A/Supt. Duncan Walker A/Insp. Mark Salerno – Police Auxiliary
- Vicky Darbyshire – Identifications
- Gina Wilson – Director of Corporate Services, Business Centre
- Jackie Stacey, Lisa Munday – Administration
- Keri McCutcheon, Sara Guerra – Business Centre
- Phil Mandryk – Information Technologies
- Chantelle Vanderwel (and Sharon, Erin, Rhonda, Julie, Carla) – Records & CM, Exhibits
- Caitlin McLeod – DEMS & Property
- Lesley Rodrigues – Crime Analysis
- Joe Miller – PoliceTech Accelerator program

Others who were not part of the formal interview process provided additional valuable insight and opinions.

As part of the process the consultant team had conversations with several Town of Cobourg representatives:

- Lucas Cleveland – Mayor
- Nicole Beatty – Deputy Mayor, Councillor and member of the Police Services Board
- Brent Larner – Town Clerk
- Rob Franklin – Manager of Planning
- Marina Smirnova – Cobourg Heritage Planner

### **Police Services Board**

A presentation was made to the Cobourg Police Services Board on August 29, 2023 to provide a summary background to the findings of this assignment and report.

## Site Evaluation

As no suitable Town-owned or other available properties were identified during the course of the study, specific sites were not evaluated as potential locations for a new facility and compared in terms of operational effectiveness, locations, accessibility to the community, cost of development and other factors. Should the Police Services Board elect to approve one of the accommodation strategies recommended in this report, a comprehensive site selection study and facility master plan should be undertaken as described in the preceding section and in Section 4.1.3.

## Note on Areas

Areas in this report are given in imperial units. Square feet can be converted to square metres by dividing by 10.76. Existing and required areas for each operational unit, section or suite are approximate. Future space requirements are estimates based on typical circulation and grossing factors, and have been rounded.

- Gross floor area (GFA) refers to the area of the building including the thickness of exterior walls, common circulation areas (corridors, stairs, elevator) and service spaces, as well as common-use washrooms.
- Usable area generally refers to the area of each individual suite or group of spaces assigned to a specific purpose and includes internal circulation.
- Net area refers to the actual size of offices, rooms and workstations.

A factor has been used in the accompanying tables to estimate usable and gross floor area based on the required net area of each component.



## 1.3 – Findings & Recommendations

### Future Staffing Levels and Space Requirements

Space requirements to accommodate current and future police operations in Cobourg are based on anticipated staffing levels for each operational unit, and specific space requirements, functions, equipment and storage needs in each. Anticipated future staffing levels are based on an approximate 25-year planning horizon, however actual numbers could vary. Similarly, space provisions are based on a continuation of police service and operational and technical trends – however as there are many unknowns. Any new facility should be designed with flexibility in mind to accommodate or adapt to future policing needs, methods and technologies.

- Based on discussions with Cobourg Police Service representatives, past trends, population and demographic projections and development patterns within the Town, this report estimates that the Service will grow from its current level of 143 (including volunteers and Police Auxiliary) to around 225 by 2048.
- To accommodate this number of staff, approximately 60,000 sq.ft (6,600 sqm) of space would be required (excluding a new firing range and use-of-force training facility).
- A further 11,000 sq.ft (1,000 sqm) would be required for an 8-lane 50m firing range.

Note that these areas, and the figures included in Appendices B and D, are estimates only. The final gross floor area (and associated building cost) will depend on the final building shape and configuration, number of floors, internal planning efficiencies, provision of expansion space, property development costs, site servicing and many other factors. More detailed concept designs and cost estimates can be prepared following site selection.

Annexation – The figures above are based on providing services to the Town of Cobourg only, within the current jurisdictional boundaries. Should annexation of other communities be considered, the impact on staffing levels and operational needs of the police building will be affected. How the Service intends to approach this issue must be decided prior to embarking on any future facility location or design.

### Accommodation Options

There are three basic options available to provide facilities to support adequate and effective policing in Cobourg. A fourth option would be to plan a new building to be the primary facility, located in Cobourg, for a potential West Northumberland police service:

1. Expand and renovate the existing building.
2. Adapt another building for use by the Service.

3. Construct a new purpose-designed facility meeting best practices and providing a long-term solution for space needs for the Cobourg Police Service.
4. Develop a facility concept to accommodate a potential West Northumberland Police Service, amalgamating the services of Cobourg, Port Hope and areas currently serviced through contract with the OPP. No detailed staffing, space or facility requirements have been prepared for this option, but the facility would be much larger than would be necessary for Cobourg-only scenarios.

The first option is considered impractical, extremely difficult to implement, and would likely be the most expensive. Through the course of this study no suitable buildings were identified that could potentially be adapted for re-use.

This report recommends adopting the third option, to provide new facilities, specifically designed for the police service and the people of Cobourg. This can be designed to be expandable in future to optimize life cycle costs, and can be planned to support partnerships with other community service organizations.

- Base option
- Use-of-force training centre

A fifth option, to contract policing services to the Ontario Provincial Police, was not considered.

### **Options Comparison & Recommendations**

As Options 1 and 2 above were not considered feasible, this report focusses only on the provision of a new facility on as-yet undetermined site. A generic concept plan for each new option is included in this report for costing purposes and to validate the site area that would be required.

- For the Cobourg Police only
- Cobourg as a HQ location for a potential regional service or area of expanded jurisdiction

### **Construction & Project Costs**

Police buildings have always been expensive to construct. They must be designed to post-disaster structural requirements as dictated by the Ontario Building Code, they must have robust mechanical, electrical and communications systems with a high level of reliability and redundancy. They must be durable, easy to maintain and economical to operate. Recently, the requirement for high levels of energy efficiency and compliance with net zero carbon (NZC) targets has impacted construction costs. In the last three years (since COVID-19) construction costs have increased significantly, and are expected to continue to rise as a result of significant

investment into public buildings and infrastructure, combined with the impact of labour shortages, demographic changes in the workforce and supply chain issues and material shortages. Even the current war in Ukraine has impacted the availability and cost of structural steel internationally.

The Class D (program-based) pre-design cost estimate included in Appendix F has been escalated to the fourth quarter of 2024, which would be the earliest realistic date for a building design to be completed and tendered, however if the decision to commit to a new facility is delayed, the impact of further construction cost escalation must be considered. Due to the conceptual nature of the new building at this time, and the fact that no site has yet been selected, a 20% design contingency has been carried.

Other project delivery methods are available, such as design-build, construction management or Integrated Project Design (IPD), however the ultimate capital construction cost to the Town would be similar.

#### Option 1 – Expansion & Renovation:

- Estimated construction cost (2023 dollars) .....\$29.0 million
- Estimated construction cost (Q4 2024 + 10% escalation).....\$31.9 million

These costs exclude the cost of temporary relocation of all or a portion of police operations, and temporary fit-up of space.

#### Option 3 – New Construction:

- Estimated construction cost (2023 dollars) .....\$31.3 million
- Estimated construction cost (Q4 2024 + 10% escalation).....\$34.4 million

These costs exclude an indoor firing range, which has been included as an option. If included in the project, this would add another \$5 to \$8 million depending on the number of firing lanes included and the provision of other use-of-force training areas.

No cost estimate could be prepared for Option 2 (adaptive re-use), as no suitable facilities were identified.

### **Recommendations**

This report provides information on the requirements for a single new consolidated police headquarters, and the justification for this. Other options of renovation and expansion of the existing location, or of adaptive re-use of another building, are considered unfeasible.

This report recommends that need for a new police headquarters be acknowledged, and that the scope of this assignment be expanded to include identification and evaluation of potential sites, and to include the development of a new police facility master plan based on a site-specific concept.

### **Next Steps – Facility Master Plan**

Following approval of the recommendations in this report, a logical next step would be to prepare a comprehensive facility master plan for the Cobourg Police Service. Elements of this should include:

- Site selection and evaluation – including location, access, physical site characteristics, risk assessment, site servicing, acquisition cost, etc.
- Test-fit concept designs
- Construction and project cost validation, including land costs, soft costs, furniture and equipment, etc.
- Development opportunities for use of vacated areas currently allocated to the Police Service.
- Implications of having a new Cobourg Police facility become the headquarters for an enlarged jurisdiction.
- Determination of project delivery method (stipulated sum, design-build, Integrated Project Delivery)

This work could be conducted as a separate pre-design project, or could be incorporated into a full architectural and engineering consulting assignment from pre-design through to construction completion and move-in.

## 2 – CURRENT OPERATIONS, FACILITIES & ISSUES

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### 2.1 – Current Operations & Resources

The Cobourg Police Service provides policing, crime prevention and public safety services to the residents, businesses and visitors to the Town.

#### Mission, Vision and Values of the Cobourg Police Service

Strategic priorities of the plan include increasing visibility and presence, expanding and diversifying partnerships and modernizing youth engagement strategies, as well as promoting organizational wellness, modernizing the deployment of resources, improving road safety, and addressing systemic barriers.

The recommendations in this report will support these and other objectives, and the future direction of the Police Service in Cobourg.

#### 2.1.1 – Current Operations

##### Organization

Under the Chief of Police the Service is divided into two branches:

- The Community Policing Branch reports to the Deputy Chief of Police and includes the following divisions and units:
  - Office of the Deputy Chief (Professional Standards, Continuous Improvement/Innovation, Policy & Procedures, Organizational Performance & Crime Analysis.
  - Operations Division (Uniform platoons, 911 communications, Special Events and the Auxiliary unit.
  - Operations Support Division (Investigative Support, Public Safety Resource Unit, Training & Education, Court Services, Property & Evidence and volunteers.
  - Community Resource Unit (MHEART/HARP<sup>1</sup>, Youth Support, Traffic Safety, Forensic Identifications, Community Partnerships and the Northumberland County Situation Table.
- The Administrative Support Branch reports to the Chief Administrative Officer, and includes the following sections and responsibilities:
  - Information Technology Unit

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<sup>1</sup> Mental health, addiction and homeless support units.

- Human Resources and Financial Services
- Administrative Services Division (Administrative Coordinator/QM/Retention/Paid Duty, FOI coordinator, facilities management, fleet services)
- Corporate Services Division (Business Centre, Records & Case Management)

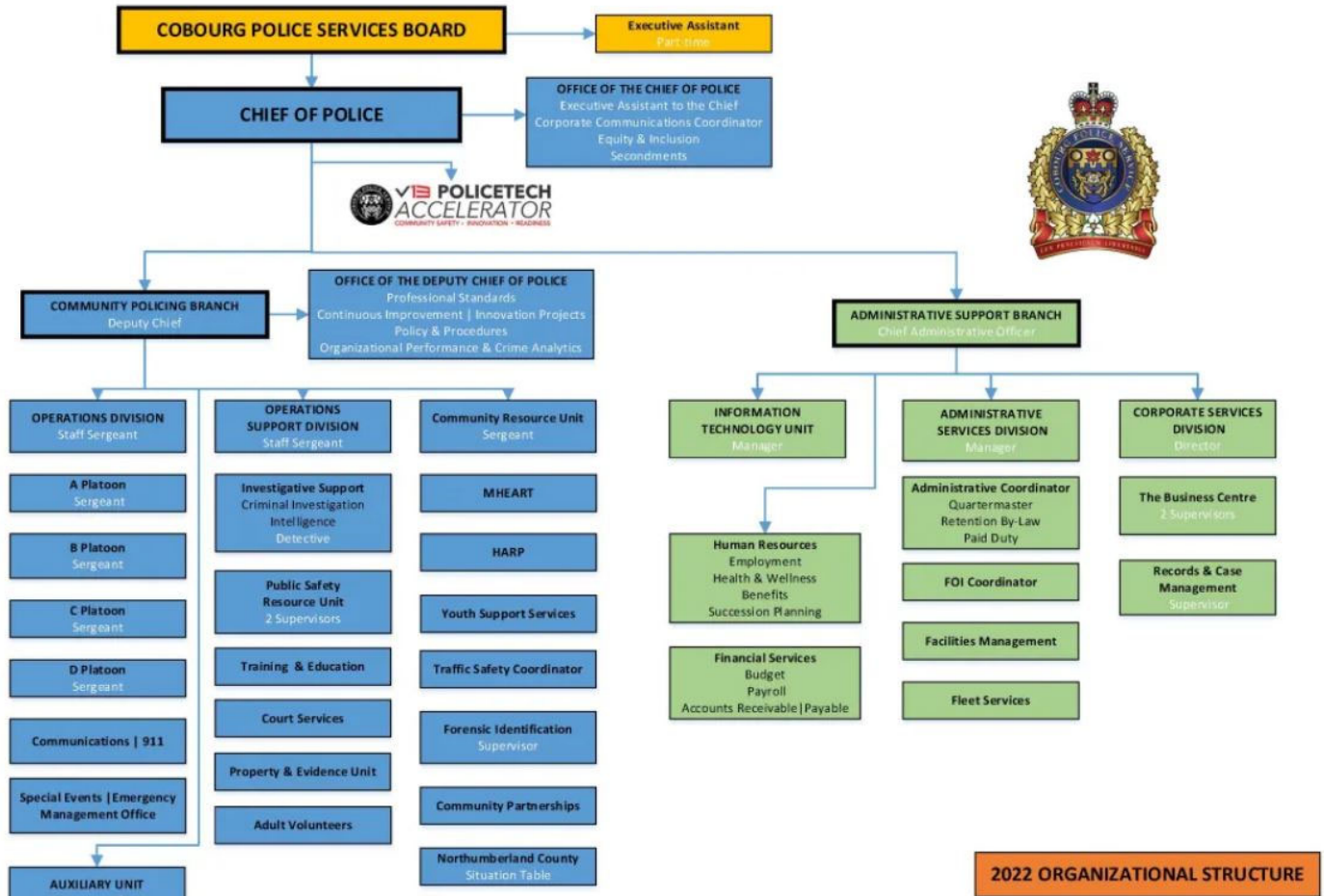


Fig. 2.1.1 – Cobourg Police Service organization chart 2022

### Current Locations & Service Profile

All police operations are conducted out of the principal building at 107 King Street West. The Business Centre, which conducts criminal record checks as a separate function occupies space on the second floor of the Cobourg Innovation Centre at 739 D'Arcy Street. There is no regular public access to the Business Centre, but the large conference room on the second floor is used for Police Service Board meetings, to which members of the public have access. An office is provided for the Police Auxiliary unit on the second floor at 739 D'Arcy Street as there is no available space at the King Street location.

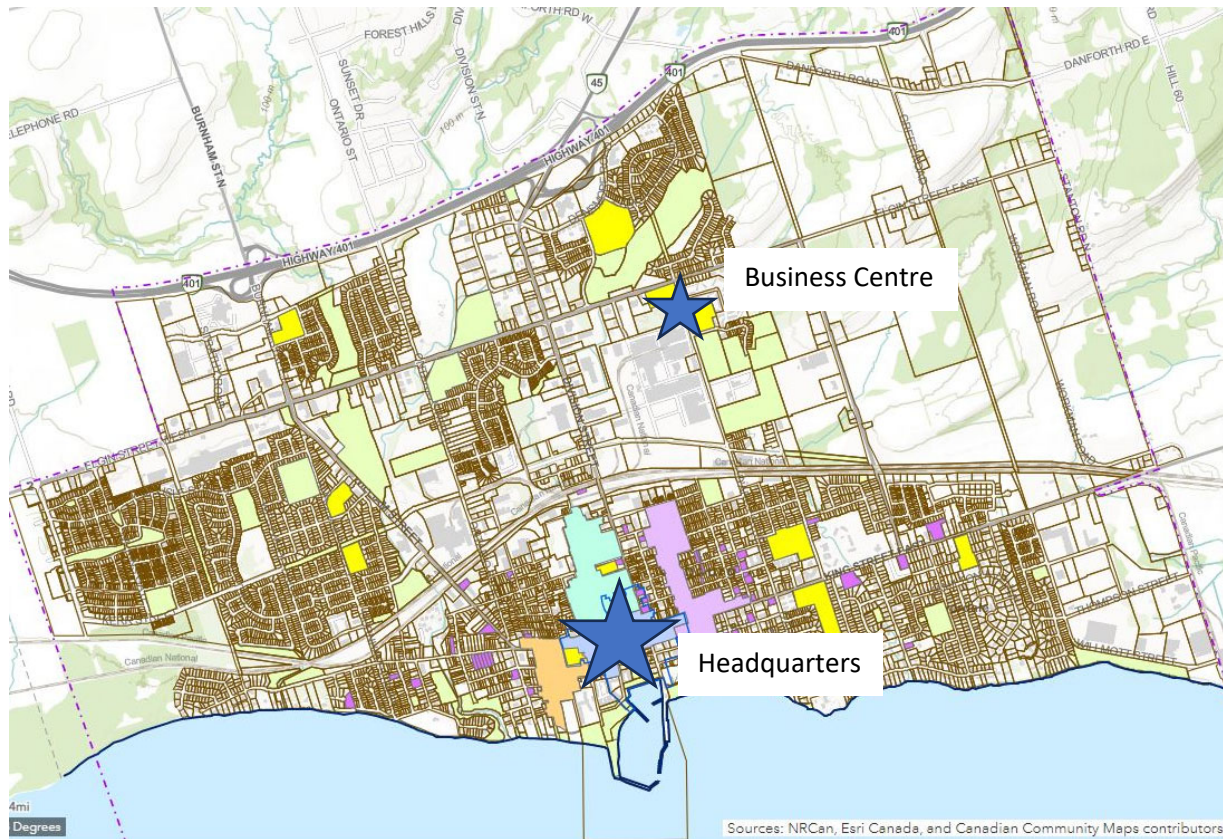


Fig. 2.1.1.1 – Facility Locations

### Provision of Adequate and Effective Police Service

Across Canada, policing organizations are challenged in providing adequate, effective and proactive services to their communities. Police work continues to become more complex, to require more training, and demands more collaboration and innovative response to ever-increasing community needs. The existing police facility does not adequately support those

objectives and the specific initiatives and services provided by the Cobourg Police Service. It has been outgrown, and the quality, arrangement and condition of its spaces cannot accommodate the inevitable organizational growth that the Service will undergo to meet the demands of a growing community.

## 2.1.2 – Staffing & Resources

### Current Staffing Levels

Including the Business Centre, the Service as of June 2023 comprises 143 sworn, civilian and volunteer staff. This number fluctuates with time based on new hires and retirements. A number of members are off duty with PTSD or have been assigned modified duties.

• Sworn members .....	41
• Special constables .....	16
• Police auxiliary.....	20
• Full-time civilians.....	19
• Part-time civilians.....	42
• Subtotal – excl. volunteers .....	138
• Volunteers.....	5
• Total – all categories .....	143

For comparison purposes, excluding staff associated with the Business Centre and volunteers, the Cobourg Police Service comprises approximately 93 sworn and civilian members, serving a community of around 21,000. This is a ratio of 4.4 per 1,000 population.

### The Town of Cobourg – Population & Demographics

According to the Town of Cobourg Planning Department the current resident population is estimated at between 20,519 and 21,077 (2021/2022). 25-year population growth projections indicate an anticipated population in the Town of between 28,000 and 31,000 by 2048, an estimated increase of between 36 and 66 percent over current levels.

- Current population (2022) est. 21,077  
([www.citypopulation.de/en/canada/ontario/admin/northumberland/3514021\\_\\_cobourg/](http://www.citypopulation.de/en/canada/ontario/admin/northumberland/3514021__cobourg/))
- Town of Cobourg/Census – population 20,519 in 2021.

Projected Population & Development:

- Population estimate 2006 (Town of Cobourg Official Plan, May 2018) ..... 18,210



- Town population projection 2031 (Town of Cobourg Official Plan, May 2018)... 23,430
- Extrapolated population projection 2048 @ +1.15% per year (RPL) ..... 28,000
- Town population estimate 2021 (Statistics Canada) ..... 20,519
- Town population projection 2041 (Northumberland County OP, 2016) ..... 28,800
- Extrapolated population projection 2048 @ +2% per year (RPL) ..... 30,800

Sources: Northumberland County Official Plan 2016, Population by Area Municipality by 2041

**Growth & Development**

According to the Long Range Planning section of the Town of Cobourg Planning and Development Division, significant residential development is planned and foreseen for the east end of the Town, along with associated commercial and community resources.

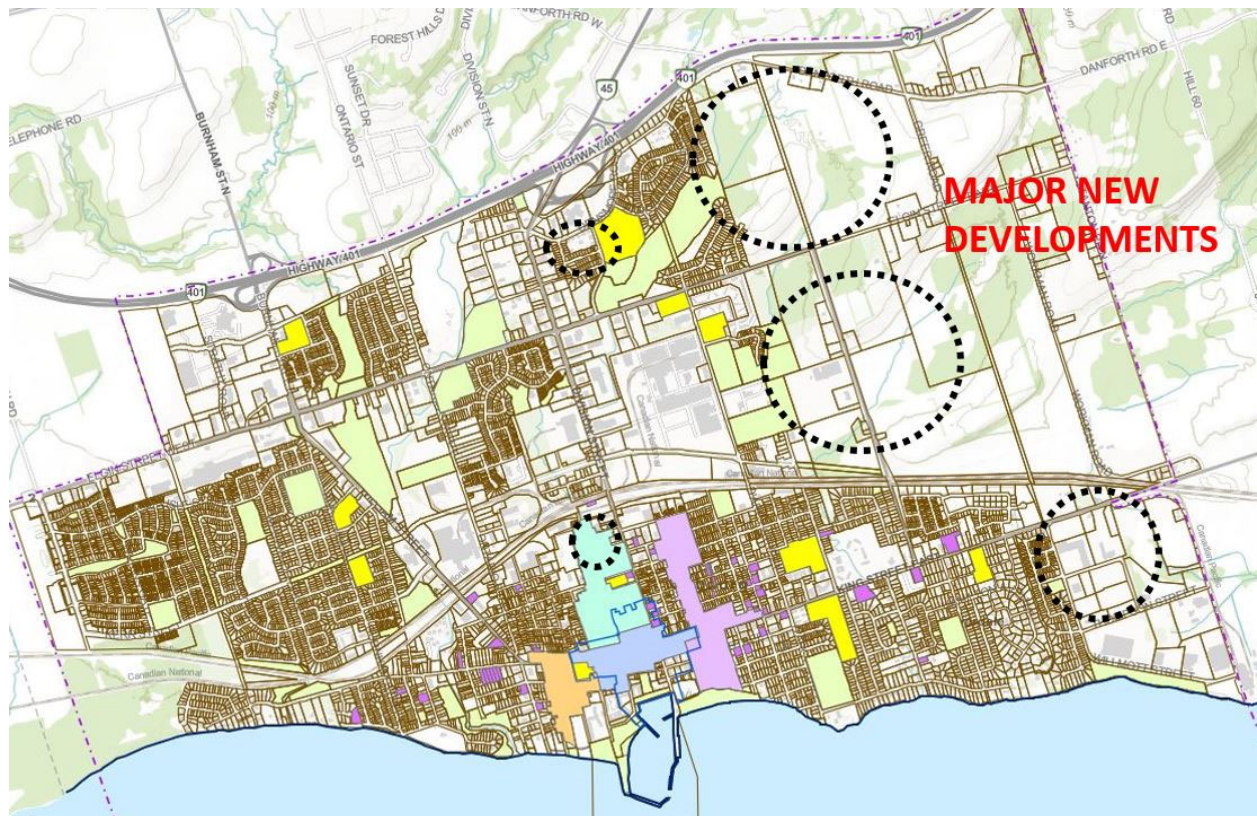


Fig. 2.1.2.1 – Future Development Growth in Cobourg

**Calls for Service & Other Service Load Indicators**

Other than raw growth in the resident population, other factors have had, and will continue to have, an impact on policing strategies and service load. These include implementing pro-active

and community-based policing, crime prevention and support programs, increased training demands, and increasingly time-consuming and complex response to calls for service.

The annual number of calls for service in Cobourg increased 23 percent between 2017 and 2022 – from 16,670 to 20,529. This trend is predicted to continue.

Average time spent on a call varies with occurrence type. Most police calls for service are for a limited number occurrence types. Time spent by reporting officers on a call (excluding follow-up or investigative time) can typically range from an average of 2.5 hours for assaults, warrants and bail violations to between one and two hours for other occurrences. Even ambulance assistance, municipal by-law calls and other activities takes up officers' time. Other, less frequent but more serious call types, such as kidnapping or sudden death, can take four to five hours or longer, excluding investigative time, court appearances and preparation.

### Potential Future Staffing Levels

Excluding the Business Centre and volunteers current total staff to be accommodated in the King Street building is around 93 (August 2023).

Based on anticipated population growth and demographic changes, future demand for police service could indicate a future total staff complement (excluding the Business Centre and volunteers) of around 152, a 63 percent increase over current levels. This represents a continual staffing growth of between 1 and 1.5 percent per year, or approximately two additional members a year.

- Current Population (approx.) ..... 21,000
- Current Police Staff (excluding 45 at the Business Centre)..... 93
- Police-to-Population Ratio..... 4.4 per 1,000
  
- Projected 2048 Population (mid range of projections, approx.)..... 30,000
- Projected Police Staff (excluding est. 68 at the Business Centre) ..... 152
- Police-to-Population Ratio..... 5.1 per 1,000

Actual numbers of sworn staff may vary from these anticipated numbers by the 25-year planning horizon. The figures above exclude the Business Centre and volunteers.

### Annexation or Amalgamation

The numbers presented in this report are based on the service area for the Cobourg Police Service to maintains its current boundaries. Should annexation of adjacent communities take place, adjustments in staffing projections and space requirements would have to be made. Service strategies for additional areas may dictate a need for other facilities or police substation to support revised resource allocation and deployment patterns.

This report does not cover the impact on staff of space that may result from amalgamation with the Town of Port Hope, or to have Cobourg be the location for a wider jurisdiction in the western portion of Northumberland County.

### 2.1.3 – Cobourg Police Service Strategic Plan 2022-2025

The recent Strategic Plan prepared by the Service is tailored to meeting the needs and priorities of the community. According to the chair of the Police Services Board it provides a framework for an integrated approach to policing rooted in innovation, collaboration and knowledge sharing. The Police Services Act (and the pending Comprehensive Ontario Police Services Act) requires the Board to prepare and adopt regular forward-thinking strategic plans to provide adequate and effective police services to the population served. Nine separate areas are the focus of performance goals and improvement indicators (community-based crime reduction and investigation initiatives; community satisfaction; emergency calls for service; clearance rates for violent crimes, property crimes and youth crime; assistance to victims of crime; interactions with youth, members of racialized or disadvantaged communities and those with addiction or mental health issues; interactions and relationships with indigenous communities; and road safety).

Five key strategic priorities are identified in the Strategic Plan to address these issues:

1. Collaboration amongst partners
2. Innovation in policing practices and technologies
3. Operational excellence
4. The people of the CPS – encouraging knowledge, motivation and passion in their work
5. Public trust and commitment

The aim of this report is to identify a facility improvement plan to support these priorities, to allow adoption of design best practices for police organizations, to facilitate increased efficiencies and communication within the organization, to permit community partnership opportunities, and to meet long-term needs of the service and the community.

## 2.2 – Current Facilities

### 2.2.1 – Current Facilities

The Cobourg Police Service operates out of two locations. The majority of police operations are housed at the former armouries building at 107 King Street West, including a separate detention block constructed several years ago. The Business Centre, which processes criminal record checks (and is the largest such operation in North America) is located on the second floor of the Venture 13 building at 739 D’Arcy Street.

- Primary location, 107 King St W (basement + 2 floors) ..... 27,630 sq.ft GFA
- Detention block.....Approx. 260 sq.ft GFA
- Business Centre, 739 D’Arcy St. (incl. large board room, Auxiliary)..... 7,620 sq.ft GFA
- Total area occupied ..... 35,510 sq.ft GFA

#### Headquarters – 107 King Street West

This two-storey building (two floors + basement) was constructed as an armoury for Canadian armed forces in 1904. The main and second floors accommodate the bulk of police operations, support and administrative functions. The basement, which doesn’t extend under the entire building, is in very poor condition. The only function located in the basement is evidence storage. Other parts of the basement are unusable. An elevator serves all three levels.

Floor areas (gross floor area) are as follows, but the actual usable area within the building is less. A portion of the existing basement is unusable because of damp and deteriorating condition. Internal planning is inefficient and fragmented.

- Main floor..... 11,088 sq.ft GFA
- Second floor ..... 11,087 sq.ft GFA
- Basement (only partially usable) ..... 5,455 sq.ft GFA
- Total gross floor area..... 27,630 sq.ft GFA

The main building at 107 King St W and the detention block are served by two independent emergency generators.



*Fig. 2.2.1 – Existing Facility at 107 King Street West*

### **Detention Block**

Constructed several years ago to house processing and detention of persons in custody, this facility fulfils its purpose, but does not meet best practices for detention facility design. Rooms and circulation areas are very restricted.

## Parking & Vehicle Access

The Police Service has access to approximately 50 parking spaces on the property for operational vehicles, including the police lot, on-street parking and use of the Town parking lot at the intersection of Hibernia Street and Albert Street. Staff vehicles are accommodated on the nearby parking lot of the William Academy. The number of on-site parking spaces is inadequate. Parking lot security is also an issue for both operational vehicles and staff vehicles. There is no secure fence, and vehicles have been subject to damage.

## Business Centre – 739 D’Arcy Street

The Cobourg Police Service Business Centre provides criminal and vulnerable sector checks to members of the public on a pay-for-service basis. The unit occupies part of the second floor of the Venture 13 Building. Approximately 7,600 sq.ft is assigned, including an office for the Police Auxiliary and a large conference/training room. Actual space provided for offices, workstations and support areas (printers, copiers) is around 4,500 sq.ft. The space is adequate for current Business Centre operations.

Other Town functions occupy the first floor, and a large break/reception room and kitchen area is located on the second floor.

This building is protected by an emergency generator to ensure seamless operation in the event of power failure.

## 2.2.2 – Facility Issues & Shortcomings

Primary concerns with the existing facilities include lack of space, inefficient planning and poor building condition in many areas. Of particular concern are the detention area, which removed from the main building, operational spaces throughout, the forensic identification area, evidence storage, lack of meeting and working areas, and public access spaces. There is no community room for community partner meetings. Circulation space for members of the public is not well planned, requiring members of the public to be brought into the secure part of the building for non-custodial interviews. There is no space for private, confidential conversations adjacent to the public lobby. The building is not fully accessible (Refer to Appendix E). Parking is inadequate and not secure.

Some of the more significant deficiencies in the existing building include:

- General lack of space (operational space, meeting space, lockers, facilities for public meetings)

- Need to lease off-site space for the Business Centre that could be better used by the Town
- Space is inefficient, poorly planned
- Some areas are in very poor condition
- Accessibility concerns (refer to the Appendix)
- Safety & security concerns
- Inadequate secure parking
- No space for growth
- Inadequate for partnership opportunities

### **Lack of Space**

Key space deficiencies in the existing building at 107 King Street West include:

- Inadequate working and meeting/collaboration spaces (shared and dedicated)
- Lack of office space for specialty teams (e.g. MHEART, HARP, etc.)
- Inadequate space for units that will grow (e.g. technical support team)
- Lack of focus rooms
- No private public meeting space, space for community meetings
- Inadequate locker space, physical fitness training/gym
- Inadequate physical and tactical training space, including use-of-force
- Inadequate space for specialty activities (e.g. forensic identifications)
- Lack of garage spaces, secure bays
- No space to accommodate growth, or support new activities

### **Layout & Planning**

The building was not designed as a modern police facility, and its use has been adapted over the years in attempts to make better use of the existing structure to support police operations. As a result, it is poorly planned and laid out, resulting in inefficient movement and communication, and inconsistent allocation of space for required functions. Issues include:

- Inefficient circulation and adjacencies
- Interview rooms require members of the public to be admitted to the secure zone
- Portion of basement damp and in very poor condition
- Poor building envelope condition and windows
- Floors are noisy and distracting
- Space in detention block is very tight



- Potentially vulnerable cooling and protection of IT equipment
- Poor heating and cooling, inconsistent
- Potential security risks, continuity of custody/separation of exhibits

### **Building Layout & Configuration**

Best practice for planning a police facility is to create publicly accessible, secure operational and high security zones. For the Cobourg police facility these zones are not well defined.

The separate detention block was added as there was no space to accommodate it within the existing structure. Locating the detention area closer to uniform operational areas and the station commander is considered best practice to ensure prisoner and officer safety.

### **Building Condition**

- Portion of basement damp and in very poor condition
- Poor building envelope condition and windows
- Floors are noisy and distracting
- Space in detention block is very tight
- Potentially vulnerable cooling and protection of IT equipment
- Poor heating and cooling, inconsistent
- Potential security risks, continuity of custody/separation of exhibits

### **Accessibility**

Several key accessibility deficiencies are evident with the existing building at 107 King Street West.

- Lack of a properly accessible entry for members of the public.
- Lack of adjacent accessible parking.
- Internal accessibility issues with stairs, locker rooms and washrooms.

Refer to the full accessibility report and recommended upgrades to the building in Appendix E.

### **Building Security**

Details of current building security are not included in this report. If required, a separate confidential security risk assessment can be prepared based on our observations.

### **Parking & Fleet, Site Conditions**

- Inadequate parking for operational vehicles
- Inadequate parking for staff vehicles
- Insecure parking lot
- No setbacks or security buffer from street
- Poor site security, potential non-police access
- Vulnerabilities – generators, building entrances

### **2.2.3 – Historical & Cultural Significance of the Existing Building**

The existing building is an important part of Cobourg’s architectural and historic heritage. The Armoury was completed in 1904 during a period of expanded development of civic building construction in many small towns and cities across Canada, and is a valuable part of Cobourg’s heritage and urban character.

Further details can be found in the two appendices – the Cultural Heritage Evaluation Report and the Cobourg Armoury Heritage/History Report.

### **2.2.4 – Mechanical & Electrical Systems**

Quasar Consulting Group was retained to carry out a building systems assessment of the main building a 107 King Street West. This assessment was carried out to assist Cobourg Police to determine capital expenditure planning for the next 10-year term. Probable costs for repairs or replacements over the immediate (0 and 1 years), short term (2 to 5 years) and longer term (6 to 10 years) are provided.

This report (Appendix C) is not to be used as a specification for undertaking work. All immediate and short-term work emanating from this assessment is to be supplemented by intrusive destructive testing and measurements to determine the most appropriate scope of work. Forecasted beyond the first few years (short term) are only to be viewed as speculative reserve placeholder items based on likely component life. Updates will be required as components age, systems are altered, management opinions change, or new information becomes available. These undertakings are beyond the scope of this report.

The study included an on-site visual review in May 2023 of mechanical and electrical systems in the building. Space occupied by the Business Centre at 739 D’Arcy Street is not included in this

report. Details regarding each of the reviewed elements, with our observations, are included in Appendix C.

## **Building Systems Observations**

### Main Police Building – Mechanical:

- Natural gas fired domestic hot water tank requires replacement within the next 10-year period.
- Natural gas fired furnaces on the main floor and 2nd floor, 5 in total, need to be replaced within the next 5 to 6 years.
- Condensing units attached to the 5 furnaces should be replaced at the same time as the furnaces within the next 5 to 6 years.
- Controls for the furnaces / condensing units should be replaced at the same time within the next 5 to 6 years.
- There are many abandoned heating radiators in the basement of the building. Consideration should be given to the removal of these items as they are not in use.
- Consideration should be given for the replacement of the natural gas heating appliances with heat pump units. This would allow the facility to decarbonize and reduce the emissions associated with its operations.
- Electrical:
- Lighting throughout the basement and mechanical rooms appears to be fluorescent fixtures and should be replaced with LED fixtures within the next 2-year period.
- It is also recommended to replace any older exit signs with the new running man or green pictograph type of exit sign.
- The electrical infrastructure for the building is in great condition and no recommendations are needed. However, if the facility were to install heat pump units and decarbonize the heating, consideration should be given to the potential extra power that would be required for the facility.

### Holding Facility – Mechanical:

- There are 2 rooftop units that supply heating and cooling to this building which were inaccessible during our site visits. Based on the age of the building, it would appear that the replacement of these units would be required within the next 10-year period.
- Consideration should be given for the replacement of the natural gas heating appliances with heat pump units. This would allow the facility to decarbonize and reduce the emissions associated with its operations.

Electrical:

- Most of the lighting in the building is older fluorescent fixtures. It is highly recommended to replace all lighting fixtures with LED within the next 2-year period.
- If the facility were to install heat pump units and decarbonize the heating, consideration should be given to the potential extra power that would be required for the facility.

## 3 – NEEDS ASSESSMENT

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### 3.1 – Operational & Support Units

For planning purposes this report divides required space in the building into discrete blocks based on their function and/or need for separation. Unless noted otherwise, all functions are currently located at 107 King Street West.

Refer to Section 3.2 for a description of current and future space needs, and to Appendix B – Staff & Space Tables listing.

#### 3.1.1 – Administration & Support Functions

##### Administration Suite

- Location: 2<sup>nd</sup> Floor
- Current staff: 8
- Current area: approx. 2,540 sq.ft
- Anticipated future staff: 9
- Required area: approx. 3,100 sq.ft

Currently this area comprises offices for senior command and administrative staff, the IT manager and PoliceTech Accelerator coordinator. The receptionist position occupies an open workstation. An open area is set up with a conference table for meetings, however this does not provide the appropriate privacy and sound separation.

As with many other areas of the existing building, the wooden floors creak loudly, which is distracting.

Required spaces not provided now include a dedicated board/meeting room sized for 20 people, access to a document centre (copier/printer, supplies) and an office for a future Inspector.

##### Records & Case Management

- Location: 2<sup>nd</sup> Floor
- Current staff: 7

- Current area: approx. 380 sq.ft
- Anticipated future staff: 13
- Required area: approx. 1,600 sq.ft

Currently this function is located on the second floor, and is removed from other policing operations, resulting in inefficiencies and additional travel time for operational staff needing information. This function would be much more efficient if placed on the same level as the majority of police operations.

Required spaces not provided now include a private office for the Records Supervisor, an office for the FOI/Disclosure clerk, sufficient file storage space, access to a document centre and appropriate office space for the anticipated growth in staff. Access to a nearby meeting room is also required (included in 33-Common Areas).

### **Business Centre**

- Location: Venture 13, 739 D'Arcy Street, 2<sup>nd</sup> Floor
- Current staff: 45, including 2 supervisors, full-time and part-time staff
- Current area: approx. 4,500 sq.ft
- Anticipated future staff: 68
- Required area: approx. 2,500 sq.ft

This unit operates as a separate business, generating income from conducting criminal record checks for members of the public. It is the largest such operation in North America.

In addition to offices for the 2 supervisors and appropriate workstations for full-time and part-time staff, this unit requires a substantial document centre with multiple printers/copiers and space to lay out and assemble documents. Access to focus rooms (small private temporary-use offices) is required, and access to a large training/meeting room (ref. 33-Common Areas). These latter spaces are not included in the space requirements listed above and in the Staff & Space Schedules. This unit also should provide private office space for 1 to 2 accommodated CPS members. In a new facility, space for server racks could be located in a caged-off area within the main data/server room (ref. 04-Technology Services).

For a number of reasons this function, although somewhat separate from core police operations, would be better located at the primary location, to improve internal communication and supervision by the Director of Corporate Services. A ground floor location is not necessary as there is limited need for public access.

## Technology Services

- Location: 2<sup>nd</sup> Floor
- Current area: approx. (office + server room)
- Current staff: 1
- Anticipated future staff: 5
- Required area: approx. 1,500 sq.ft (including main data centre/server room)

The main server room is located on the second floor. It functions well but is too small to accommodate future growth and new systems. A single office in the administration suite is provided for the current IT Manager. This unit is planned to increase to a total of 5 staff. In addition to a main data/server room space is required for technicians' workstations, a work area, storage and space for equipment testing and roll-out. With the introduction of body-worn cameras, ongoing changes in policing technology and practices, and other information-processing operations this section of the CPS is anticipated to grow significantly.

The main data room needs to be supplied with emergency power (the building should have 100% emergency backup), dedicated UPS and appropriate cooling and fire suppression. Space within the main data room can be provided for racks for the Business Centre in caged off-areas and secured racks for investigative purposes. Locating all racks in the same space will allow for a more efficient, robust and efficient cooling and emergency power system.

Data/communication closets will be required on each floor. The number of data closets and the space requirements for these will be determined during the design stage.

## 911 Communications

Emergency communications are not located in this facility. 911 calls are received and dispatched under contract to the Owen Sound Police Service. It is anticipated this arrangement will continue.

## Training Facilities

Appropriate training is becoming an increasingly important part of policing in Canada, and is required to meet the provisions of the Police Services Act (and pending update to that).

In addition to offices for CPS training personnel, a number of larger spaces are provided in the recommended Staff and Space Schedule to support ongoing training requirements for the Service. These spaces include:

- Use-of-force training room (higher ceiling)
- Standard 24p classroom (dividable)
- Simulator room
- Multipurpose community room
- 24p common meeting room
- Operations Division parade/briefing room (when not in operational use)
- Senior administration boardroom (as/when available)

Provision of suitable training venues will allow the Service to host training sessions made available to other nearby agencies, including remote training programmes conducted by the Ontario Police College – for in-service and specialty training. Other, off-site, training venues will continue to be used for specialty tactical and rapid-response training.

While appropriate facilities should be provided for in-service, special-purpose, tactical and use-of-force training, the cost of an indoor firing range is not likely to be feasible. The scope of this report does not include development of a business case to support investment in a new firing range or use-of-force training centre, and the expected payback on a pay-for-use by other law-enforcement and other authorized users. The space required for a 50m indoor firing range and support facilities could vary from 6,500 sq.ft for a 4-position range to 11,000 sq.ft for an 8-position.

### **3.1.2 – Operations Division & Operations Support**

The Operations Division and Operations Support Division are both headed by a Staff Sergeant, each of whom reports to the Deputy Chief of Police. The Community Resource Unit also reports to the Deputy Chief.

#### **Operations Division**

- Location: Main floor
- Current area: approx. 580 sq.ft

This Division is responsible for uniform patrol, community programmes, special constables and the Auxiliary unit. The S/Sgt is located on west side of the main floor. The duty sergeant (shared office) and officers' report-writing area is located on the east side of the main floor on the other side of the building, resulting in inefficient communications. There is inadequate space to accommodate the number of officers present at shift change.



There are no available spaces for activities requiring privacy, lack of distraction and focus. These activities range from preparing briefs to conducting sensitive or confidential phone calls or on-line meetings.

An office is provided for the Special Constables supervisor and an office for the front desk staff behind the front desk, in addition to a small document centre and storage room. This space is insufficient and poorly planned to facilitate proper communication with Uniform Patrol and other sworn members and specialty programs.

There is no dedicated briefing/parade room, and very limited space for community and special programs that have become an important part of how the Cobourg Police Service has addressed addiction, mental health and homelessness issues in the Town. These are problems that have become steadily worse in Canada for many years. The Police Auxiliary unit is located at the Innovation Centre on D'Arcy Street because there is no space available at the main building. Overall the inadequate and dispersed current facilities result in inefficient communication, cooperation amongst units and information sharing. New, increased and properly-planned spaces would facilitate the Cobourg Police Service to carry out its policing strategies and service more efficiently to the community, and support current and future initiatives.

### **Operations Support Division**

- Location: Main floor
- Current area: approx.

The S/Sgt is located on west side of the main floor. Responsibilities of this division include:

- Investigate Support (covered separately below)
- Public Safety Resource Unit
- Training & Education (covered separately below)
- Court Services
- Property & Evidence Unit (covered separately below)
- Adult volunteers

Many of the comments and recommendations made above are applicable to this Division, and a new, properly-planned facility would permit more efficient integration of the activities and responsibilities of the two Divisions.

This Community Resource Unit is headed by a Sergeant, and includes the following:

- MHEART (mental health) & HARP (homelessness and addiction) teams

- Youth Support Services
- Traffic Safety
- Community partnerships & Northumberland County situation table
- Forensic Identifications (covered separately below)

### **Investigations & Crime Analysis**

- Location: Main floor, east side
- Current Area: approx. 525 sq.ft

An office is provided for 3 investigators on the main floor, and a private office for the supervisor. There is no space for growth. There are no dedicated project rooms, and very limited space to meet, either informally or formally. The unit should have access to a meeting room, but this can be shared with other units and the Service as a whole (ref. Common Areas).

The Crime Analyst currently works in the command centre/camera room on the main floor. This function should have a dedicated office, which will become more important as this function is expanded to two people.

### **Interview Rooms**

- Soft interview – 2<sup>nd</sup> floor
- Interview monitoring – 2<sup>nd</sup> floor

There is no space available to speak in privacy with members of the public or victims of crime without bringing those individuals into the secure part of the building. There is one small interview room behind the front desk area, and a public-use fingerprinting station on the main floor in the secure zone. The single 'soft' interview is located on the 2<sup>nd</sup> floor, on the same level as many police operations.

These areas should be planned to allow access by members of the public, people making statements, and victims of crime, in privacy without compromising security or staff safety.

In-custody interviews are conducted in the detention block.

### **Forensic Identifications**

- Location: 107 King St W, 2<sup>nd</sup> floor
- Current Area: approx. 290 sq.ft

All CPS forensic ident activities are conducted in a small office on the 2<sup>nd</sup> floor. There is no separation between work spaces and spaces used for examining evidence. A suitable-planned area is required with separate spaces for working with evidence from a number of sources. Provision of separate examination rooms for items from the victim, suspect and scene is standard practice for police forensic examination facilities. However, given the scale of identification activities within the CPS, in this case separate bio-cabinets could be provided within the main ident lab to provide continuity of custody of evidentiary material and eliminate the risk of cross-contamination.

### **Emergency Communications**

911 call-taking and dispatch are contracted out to the Open Sound Police Service. Due to the significant expense of upgrading to (next generation) NG911 this arrangement is expected to continue.

### **Incident Management**

A room behind the front desk area is set up with monitors from cameras located at key points around the building and in the Town. This is currently used for other functions (e.g. crime analysis) due to lack of space in the remainder of the building.

### **3.1.3 – Detention Facility**

The separate detention facility functions somewhat adequately, however best practice to optimize safety is to locate this component closer to Uniform Patrol and the watch commander. A safe and secure path for prisoner release should also be considered during the design phase.

### **3.1.4 – Staff Amenities**

Staff amenities should be planned and located to encourage members to mix, facilitating information-sharing and camaraderie amongst the different groups of people working in the building – sworn/non-sworn, uniform, plain clothes, etc. Amenities should include appropriate physical fitness training areas on-site and beverage stations and/or vending machines located at key areas. Provisions should be made for quiet rooms for trauma decompression, confidential phone calls, prayer/meditation, and for sleeping if members are unable to get home due to weather, emergencies or court dates.

### **3.1.5 – Public-Access Areas**

#### **Front Desk Area**

A key deficiency of the front desk area is lack of space for members of the public to have private conversations out of earshot of others waiting in the lobby. A public-use restroom and shower is available to members of the public.

The recommended space program includes interview and meeting spaces immediately accessible from the public lobby, where members of the public can be kept outside the secure zone. The community/multipurpose room should also be immediately accessible from the public lobby, with secondary access from the secure side for police training and other operational purposes.

### **3.1.6 – Garage Areas**

Garage areas are very limited in the existing building. The former garage has been taken over for equipment storage and other operational purposes. Proper space is required for specialty vehicle storage, minor maintenance (e.g. fluids and wiper blade replacement), forensic identification, and impound.

### **3.1.7 – Site & Parking**

The site selected should be large enough to accommodate the building, operational vehicle parking (including shelters for active front-line vehicles), vehicle impound, visitor parking, and for future expansion. There should be space for surge parking to accommodate shift overlap and special events or emergency responses (including joint forces teams). The operational parking lot should be secured with fences and gates. Provision should be made for prisoner release safely and out of reach of operational, staff of visitor vehicles.

## 3.2 – Facility & Space Requirements

### 3.2.1 – Space & Facility Needs

Currently the Cobourg Police Service occupies around 34,180 sq.ft (3,175 sqm) including the Business Centre on D’Arcy Street. For the purposes of this study it is assumed that function would be integrated into any new headquarters.

Following the user engagement meetings, interview and review of existing facilities and police operations, it has been determined that a building of around 85,800 sq.ft (7,970 sq.m) would be required to accommodate projected 25-year growth, including vehicle storage/garage space.

A summary of projected future staffing and space requirements is included on the next page. The full Functional Program is included in Appendix B, which lists each staff category, and space required for all operational and support functions.

#### Impact of Amalgamation or Service Area Expansion

The projected staffing and space needs presented in this report are based on the service area for the Cornwall Police Service maintaining its current service boundaries.

Should annexation of adjacent communities take place, adjustments in staffing projections and space requirements would have to be made. Service strategies for additional areas may dictate a need for other facilities or police substation to support revised resource allocation and deployment patterns.

<b>Staff &amp; Space Summary</b>				<b>Cobourg Police Service</b>	
<b>Table 1</b>				Version 1.0 - July 4, 2023	
<b>Summary</b>	<b>Current</b>	<b>Future</b>		<b>Required Block Area</b>	<b>Notes</b>
01 - Administration	8	9		3,100	
02 - Records & Case Management	7	13		1,600	
03 - Business Centre	45	68		2,500	
04 - Technology Services	1	5		1,500	
11 - Operations Div./Operations Support	68	106		4,400	
12 - Investigative Support	5	10		1,800	
13 - Interview Rooms				1,000	
14 - Forensic Identifications	1	2		800	
15 - Property/Evidence	1	1		2,500	
16 - QM/Stores	0	1		900	
17 - Tactical/Specialty	0	1		600	
18 - Other Units	0	0		300	
19 - Front Desk	0	0		400	
20 - Detention/Custody	0	0		2,900	
21 - Training Centre	2	3		4,400	
31 - Staff Amenities, Lockers				3,900	
32 - Public-Access Areas				2,800	
33 - Common Areas				2,400	
41 - Garages, Vehicle Areas				6,100	
42 - Storage & Maintenance	0	1		2,400	
<b>Total</b>	<b>138</b>	<b>220</b>		<b>46,300</b>	<b>Sum of Block Areas (sq.ft)</b>
<b>Volunteers</b>	<b>5</b>	<b>5</b>		<b>1.30</b>	<b>Grossing Factor</b>
<b>Total Building Occupancy</b>	<b>143</b>	<b>225</b>		<b>60,200</b>	<b>Estimated GFA (sq.ft)</b>
<b>Growth</b>		<b>82</b>	<b>59%</b>		
43 - Outdoor Covered Areas				1,800	sq.ft
51 - Parking & Outdoor Areas				80,800	sq.ft

Table 3.2.1.1 – Staff &amp; Space Summary

### **3.2.2 – Site Requirements**

To accommodate the building (planned on two floors), parking for operational vehicles, staff vehicles and visitors, and other site needs, and depending on the character and topography of any potential site, a property with between 4 and 6 acres of usable area would be required to accommodate the building, public and operational parking and room for future expansion. Smaller sites may be usable subject to a test-fit and provision of space for future expansion.

## 4 – ACCOMMODATION OPTIONS

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### 4.1 – Accommodation Strategies

#### 4.1.1 – Accommodation Options

For the Cobourg Police, there are three basic options to provide the additional space required:

1. Expand and renovate the existing facility.
2. Repurpose another property for Cobourg Police operations.
3. Construct a new facility.

The option of splitting police operations between two or more locations is not operationally practical. The option of contracting police services in Cobourg to the Ontario Provincial Police is not covered by this report.

The following factors were considered in developing the following accommodation options:

- Current, future and long-term space needs, long term planning strategies
- Police service delivery options
- Importance of downtown location
- Heritage district considerations
- Current building structural and general condition, building code issues, accessibility
- Compliance with the Police Services Act Adequacy Standards and other best practices
- Land and building availability, possibility of expansion at current location, Town policy regarding property acquisition/expropriation
- Implementation (disruption during construction)
- Construction and site development costs
- Ongoing operating costs (facility costs and police operations)
- Sustainability and Town climate change policies
- Culture and history of the Cobourg Police Service
- Partnership opportunities and development opportunities
- Potential to accommodate other Town functions or public spaces
- Community and business synergies, partnerships

#### Option 1 – Expand and Renovate the Existing Building

This concept has been developed for illustration and comparison only, and should not be inferred as a recommendation. The only feasible option for providing the required amount of



space at 107 King Street West would be to construct a two or three-storey annex to the existing building and a parking deck. Challenges with this option include difficulties with purchase or expropriation of adjacent properties, the difficulty of conducting construction work while maintaining critical police operations, and considerations for new construction within the Cobourg downtown heritage district.

### **Option 2 – Repurpose Another Property for Cobourg Police Operations**

No potentially-suitable properties have been identified as candidates for adaptive re-use. Any building to be used and occupied by the Police Service must meet post-disaster requirements as defined in the Ontario Building Code, which would increase the cost of adapting any existing building. The cost of adapting an existing building would potentially exceed the cost of new construction.

### **Option 3 – Construct a New Facility**

Given the impracticality and higher cost of Option 1, and the apparent unavailability of any suitable buildings for adaptive re-use, this report recommends constructing a new purpose-designed facility on a suitable site. No specific sites have been identified, but a generic concept has been developed that will form the basis of the attached cost estimate. This concept has also been used to determine the site area that would be required.

The attached functional program is based on anticipated 25-year needs for the Cobourg Police Service, given projected population numbers, future demographics and police service demand. Any new building should be designed to be expanded in future to accommodate police service and operational needs beyond that planning horizon.

Concepts for potential development approaches to Options 1 and 3 are shown in the next section.

### **Option 4 – Construct a New as a Headquarters for a Larger Jurisdiction**

A fourth option would be to plan a new building to be the primary facility, located in Cobourg, for a potential West Northumberland police service, potentially amalgamating the services of Cobourg, Port Hope and areas currently serviced through contract with the OPP. No detailed staffing, space or facility requirements have been prepared in this report for this option, however the facility would be significantly larger than would be necessary for a Cobourg-only scenario.

### 4.1.2 – Site Selection & Evaluation

No specific sites have been identified, however the following criteria should be used when evaluating potential properties:

- Ability to accommodate the proposed building and site operations
- Site security and nearby threats
- Planning and zoning requirements
- Ability to provide multiple access points on and off the property
- Overall cost of development

#### Location Criteria

A number of factors should be considered when evaluating locations for a new police facility:

- Deployment patterns
- Incident mapping & events, impact of police presence
- Proximity to courts
- Public visibility & accessibility
- Impact on local businesses
- Proximity to neighbourhood amenities
- Compatibility with adjacent property uses
- Security and risk assessment
- Traffic patterns
- Impact of potential amalgamation or expansion of service area
- Potential co-location with other emergency services or municipal operations

Often, evaluation of location criteria will result in determination of suitable or unsuitable areas within the municipality, which may reduce the number of available properties to evaluate and rank in the next step.

#### Physical Site Evaluation Criteria

- Site area and configuration, grades & site features – ability to accommodate the ideal building footprint, configuration and site needs
- Ability to have duplicate entry/exit points
- Room to accommodate future expansion
- Ability to accommodate co-location of community partners
- Site servicing, including proximity of power lines
- Zoning
- Rights-of-way or easements

- Watercourses, floodplains, environmentally protected areas
- Impact on traffic patterns, and effect of existing patterns on emergency response/deployment
- Site-specific risk assessment
- Soils conditions, environmental contamination
- Redevelopment of brownfield sites
- Ownership/cost of acquisition
- Impact on construction or site development costs
- Beneficial adaptive re-use of existing structures

A location and site evaluation process would assign weighted values to these criteria depending on their importance to the organization or to the Town. Each criterion would be scored, then multiplied by its importance factor to provide a weighted comparison amongst sites, to shortlist the most suitable. The usual next step would be to develop concept building and site layouts (test-fits) for each property to validate its suitability and refine the selection process and site suitability ranking.

#### **4.1.3 – Masterplan Recommendations**

Following approval of the recommendations in this report, a logical next step would be to prepare a comprehensive facility master plan to define and guide future development of a new facility. Elements of this should include:

- Site selection and evaluation – including location, access, physical site characteristics, risk assessment, site servicing, etc.
- Test-fit concept designs
- Construction and project cost validation, including land costs, soft costs, furniture and equipment, etc.
- Determination of project delivery method (e.g. stipulated sum, construction management, Integrated Project Delivery)
- Potential P3 partnerships (e.g. design-build, build-to-lease)

This work could be conducted as a separate pre-design project, or could be incorporated into a full architectural and engineering consulting assignment from pre-design, production of construction documents through to construction completion and move-in.

## 4.2 – Development Concepts

Potential development concepts for Accommodation Option 1 (expand and renovate at the current location) and Option 3 (new construction). For Option 2, no properties were identified as potential sites for adaptive re-use.

### 4.2.1 – Accommodation Option 1, Expansion & Renovation

This concept has been developed for illustration and comparison only. The only feasible option for providing the required amount of space at 107 King Street West would be to construct a two or three-storey annex to the existing building and a parking deck.

While it would be operationally beneficial to relocate the Business Centre to the main centre of operations, this would likely not be practical or cost-efficient under this arrangement.

Expanding and renovating the existing building does not appear practical or reasonable for several reasons:

- Challenges with purchase or expropriation of adjacent properties.
- The difficulty of conducting construction work while maintaining critical police operations.
- Considerations for new construction within the Cobourg downtown heritage district.
- Difficulties and cost of providing sufficient on-site parking for operational and staff vehicles.
- Higher construction costs for renovation and building an addition, including the cost of purchasing or expropriating adjacent properties.

Further, the Town of Cobourg may be interested in using the existing heritage building for other municipal or public uses.



*Fig. 4.1.1.1 – Existing Building at 107 King Street West*



Fig. 4.1.1.2 – Expansion/Renovation Conceptual Option

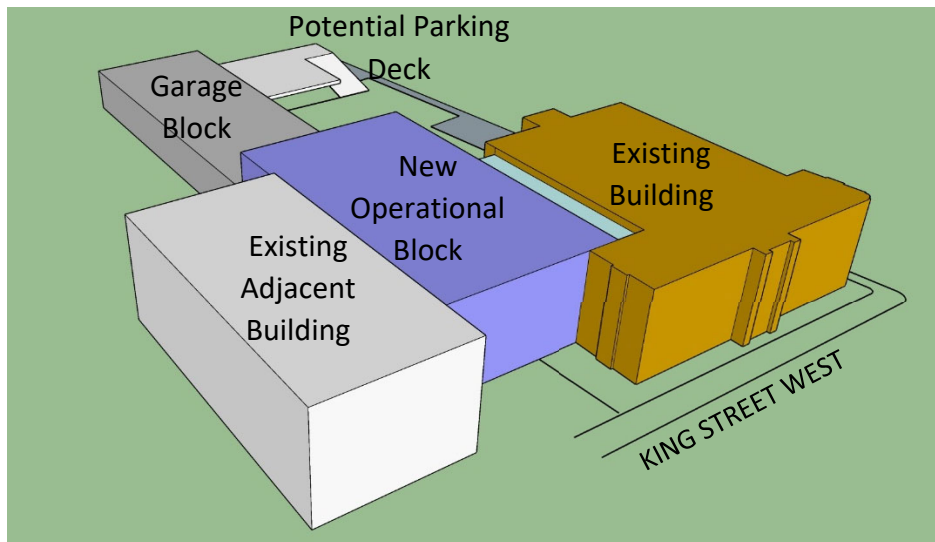


Fig. 4.1.1.3 – Expansion/Renovation Conceptual Option

#### 4.2.2 – Accommodation Option 3, New Construction

The attached functional program (Appendix B) is based on anticipated 25-year needs for the Cobourg Police Service, given projected population numbers, future demographics and police service demand.

Any new building should be designed to be expanded in future to accommodate police service and operational needs beyond that planning horizon. Should amalgamation or expansion of the Cobourg Police service boundary be considered, this would have a relatively minor effect on space requirements at the headquarters, depending on decisions regarding deployment of resources at each location.

A new building could be designed to provide space for community partnerships. It could also be designed to achieve a high level of energy efficiency, to conform to Town of Cobourg sustainable design requirements, mandated Net Zero Carbon compliance and optimization of ongoing energy and operational costs.

As no specific sites have been identified, this is a generic concept only to determine approximate site area that would be required. Alternative building and site configuration concepts may be developed for specific properties.

- Two-storey building with no basement. To optimize operational adjacencies, to accommodate vehicle access, and to limit public-access areas, the main floor is larger than the second floor. Garage areas can be constructed in a less expensive way than the

rest of the building. The firing range is shown as a separate wing. The actual configuration and location would depend on the final site selected. A number of police specialty vehicles will be stored indoors.

- Main floor (including garages) ..... 38,700 sq.ft
- Upper floor ..... 18,200 sq.ft
- Mechanical Penthouse ..... 3,400 sq.ft
- Total building area ..... 60,200 sq.ft

- Sites between 5 and 8 acres should be considered. Actual site area required will depend on site shape/configuration, adjacent streets, zoning or other setbacks, and site features and topography. Multiple vehicle access/egress points are shown, with separate circulation for public vehicles. Police operational and staff vehicles would be within a secure compound.
- Actual building location, orientation and arrangement of driveways and parking areas would depend on the actual site selected. Security setbacks should be considered.

**Parking Provisions**

- Police operational vehicles (partly covered) ..... 55 spaces
- Staff vehicles ..... 120 spaces + 3 accessible
- Public visitor vehicles ..... 12 + 2 accessible

Parking stalls for police cruisers are planned to be larger than municipal standards. Larger spaces are provided for specialty vehicles. Several vehicles now parked outside will be accommodated in the recommended garage space. Space is also provided on site for vehicle impound, outdoor secure storage and other uses. Refer to the Functional Program in Appendix B.



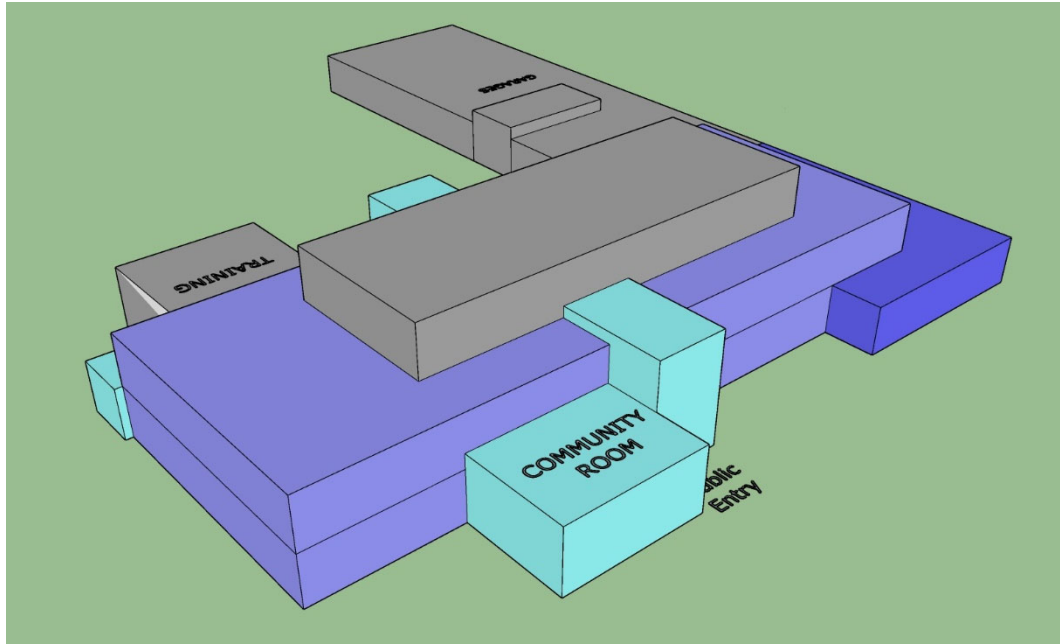


Fig. 4.2.2.1 – New building concept (generic site)

## **APPENDICES**

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Appendix A – Existing Facility Drawings

Appendix B – Functional Program

Appendix C – Building & Systems Condition Assessment

Appendix D1 – Cultural Heritage Evaluation Report

Appendix D2 – Cobourg Armoury Heritage/History Report

Appendix E – Cost Estimate

# Appendix A – Existing Facility Drawings

Floorplan images from drawings by Piccinni Architects.



Fig. A.1 – Existing Ground Floor Plan



Fig. A.2 – Existing Second Floor Plan





## **Appendix B – Functional Program**

Staff & Space Tables

# Staff & Space Summary

# Cobourg Police Service

Table 1

Version 1.0 - July 4, 2023

Summary	Current	Future	Required Block		Notes
			Area		
01 - Administration	8	9	3,100		
02 - Records & Case Management	7	13	1,600		
03 - Business Centre	45	68	2,500		
04 - Technology Services	1	5	1,500		
11 - Operations Div./Operations Supp	68	106	4,400		
12 - Investigative Support	5	10	1,800		
13 - Interview Rooms			1,000		
14 - Forensic Identifications	1	2	800		
15 - Property/Evidence	1	1	2,500		
16 - QM/Stores	0	1	900		
17 - Tactical/Specialty	0	1	600		
18 - Other Units	0	0	300		
19 - Front Desk	0	0	400		
20 - Detention/Custody	0	0	2,900		
21 - Training Centre	2	3	4,400		
31 - Staff Amenities, Lockers			3,900		
32 - Public-Access Areas			2,800		
33 - Common Areas			2,400		
41 - Garages, Vehicle Areas			6,100		
42 - Storage & Maintenance	0	1	2,400		
<b>Total</b>	<b>138</b>	<b>220</b>	<b>46,300</b>		Sum of Block Areas (sq.ft)
<b>Volunteers</b>	<b>5</b>	<b>5</b>	<b>1.30</b>		Grossing Factor
<b>Total Building Occupancy</b>	<b>143</b>	<b>225</b>	<b>60,200</b>		Estimated GFA (sq.ft)
<b>Growth</b>		<b>82</b>	<b>59%</b>		
43 - Outdoor Covered Areas			1,800		sq.ft
51 - Parking & Outdoor Areas			80,800		sq.ft



Table 2

01 - Administration				Required Areas			
	Current	Future	Space Type	Number	Size	Allocated	Notes
Police Chief	1	1	Office	1	240	240	
Deputy Chief	1	1	Office	1	180	180	
Executive Asst.	1	1	Office	1	120	120	
CAO	1	1	Office	1	120	120	
Director of Corp. Serv.	1	1	Office	1	120	120	
Admin Asst./Reception	2	2	Workstation	2	80	160	
PoliceTech Coord.			Office	1	120	120	
			Waiting Area	1	150	150	
Corporate Commun.	1	1	Office	1	120	120	
Future Inspector		1	Office	1	120	120	
			Media Room	1	180	180	
			Board Room (20p)	1	480	480	Accessible to other units
			Beverage Station	1	16	16	
			Secure Files	1	120	120	
			Document Centre	1	150	150	Accessible to other units?
<b>Total Staff</b>	<b>8</b>	<b>9</b>	<b>13% Growth</b>			<b>2,396</b>	<b>Net Area (sq.ft)</b>
						<b>1.30</b>	<b>Internal Circulation</b>
						<b>3,100</b>	<b>Block Area (sq.ft)</b>

02 - Records & Case Management				Required Areas			
	Current	Future	Space Type	Number	Size	Allocated	Notes
Records Supervisor	1	1	Office	1	120	120	
Records Staff	3	5	Workstation	5	60	300	
PT Civilians	2	3	Workstation	2	60	120	
CPIC Auditor		1	Workstation	1	60	60	
Transcription	1	2	Workstation	2	60	120	
FOI/Disclosure		1	Office	1	120	120	?
			File Area	1	150	150	Is this sufficient?
			Document Centre	1	150	150	
			Beverage Station	1	16	16	
			Public Counter	1	40	40	TBD
			Meeting (10p)	1	Ref. Common Areas		
<b>Total Staff</b>	<b>7</b>	<b>13</b>	<b>86% Growth</b>			<b>1,196</b>	<b>Net Area (sq.ft)</b>
						<b>1.30</b>	<b>Internal Circulation</b>
						<b>1,600</b>	<b>Block Area (sq.ft)</b>

03 - Business Centre				Required Areas			
	Current	Future	Space Type	Number	Size	Allocated	Notes
Supervisor	2	2	Office	2	120	240	
FT Civilians	4	6	Workstation	25	36	900	
PT Civilians	39	60					
Accommodated Members			File/Collaboration Area	1	400	400	
			2-p Office	1	180	180	Privacy required
			Document Centre	1	180	180	
			Beverage Station	1	16	16	
			Server racks		Ref. 04 - IT Services		
			Focus rooms		Ref. Common Areas		
			Training/Meeting	1	Ref. Common Areas		
<b>Total Staff</b>	<b>45</b>	<b>68</b>	<b>51% Growth</b>			<b>1,916</b>	<b>Net Area (sq.ft)</b>
						<b>1.30</b>	<b>Internal Circulation</b>
						<b>2,500</b>	<b>Block Area (sq.ft)</b>

Table 2

04 - Technology Services				Required Areas			
	Current	Future	Space Type	Number	Size	Allocated	Notes
			Main Data Centre	1	600	600	
			Racks for 03-Business Centre			incl.	Caged-off area
			Other racks			incl.	Caged-off area
IT Manager	1	1	Office	1	120	120	
Tech Services		4	Open Office (4p)	1	360	360	(confirm size)
			Work Area/Storage	1	240	240	
			IT Closets			Incl. in building gross	# TBD
Total Staff	1	5	400% Growth			1,320	Net Area (sq.ft)
						1.10	Internal Circulation
						1,500	Block Area (sq.ft)

11 - Operations Div./Operations Support				Required Areas			
	Current	Future	Space Type	Number	Size	Allocated	Notes
S/Sgt - Support Div.	1	1	Office	1	120	120	
Sergeants	4	6	Shared Office (2p)	1	180	180	2 workstations
Patrol Officers (incl. PTSD & accomm.)	19	30	Report Writing	1	300	300	8 stations
			Parade Room (24p)	1	600	600	Size for 24p
			Equipment	1	160	160	Handgun lockers + proving stns
			Focus Rooms			Ref. Common Areas	Use as virtual courtroom
			Duty Bags/Mail	1	240	240	24" x 24" x 4-high (80)
Special Constable Supv.	1	1	Office	1	120	120	
Special Constables	15	22	Use Patrol areas				
DEMS/Redaction	1	2	Shared Office (2p)	1	180	180	
			Command Centre/RTOC	1	360	360	
			Conference/Breakout	1	240	240	Accessible to other units?
Police Auxiliary	20	30	Shared Office	1	240	240	A/Supt, A/Insp
S/Sgt - Oper. Support	1	1	Office	1	120	120	
Public Safety Resource	?	2	Shared Office (2p)	1	180	180	2 workstations
Community Resource	2	4	Open Office (4p)	1	360	360	MHEART, HARP
Other Constables	3	5					
			Meeting Room (8p)			Ref. Common Areas	
			Storage	1	80	80	
Court Services	1	2	Off-site				
			Beverage Station	1	40	40	
Total Staff	68	106	56% Growth			3,520	Net Area (sq.ft)
						1.25	Internal Circulation
						4,400	Block Area (sq.ft)

12 - Investigative Support				Required Areas			
	Current	Future	Space Type	Number	Size	Allocated	Notes
Sergeant	1	1	Office	1	120	120	
Investigators	3	5	Workstation	5	60	300	
Street Crime Unit		2	Shared Office (2p)	1	180	180	
Crime Analyst	1	2	Workstation	2	60	120	Currently in Command Ctr.
			Project Room	2	240	480	
			Meeting Room (8p)			Ref. Common Areas	
			Secure Storage	1	120	120	
			Beverage Station	1	40	40	
Total Staff	5	10	100% Growth			1,360	Net Area (sq.ft)
						1.30	Internal Circulation
						1,800	Block Area (sq.ft)

Table 2

13 - Interview Rooms				Required Areas			
			Space Type	Number	Size	Allocated	Notes
			Standard Interview	2	100	200	
			Soft Interview	2	120	240	
			Fingerprint/Photo (non-custody)	1	160	160	
			Monitoring Room	2	60	120	
			Interview/Public Meeting	Ref. Public Access Areas			
			Waiting Area	1	150	150	
						870	Net Area (sq.ft)
						1.10	Internal Circulation
						1,000	Block Area (sq.ft)

14 - Forensic Identifications				Required Areas				
	Current	Future	Space Type	Number	Size	Allocated	Notes	
Ident Officer	1	1	Office	1	120	120		
SOCO		1	Ident Lab	1	480	480		
			Bio-cabinets (3)	1	48	48		
			Evidence Holding	1	50	50	Indiv. Lockers	
			Exam Bays	Ref. Garages				
Total Staff	1	2	100% Growth				698	Net Area (sq.ft)
						1.10	Internal Circulation	
						800	Block Area (sq.ft)	

15 - Property/Evidence				Required Areas				
	Current	Future	Space Type	Number	Size	Allocated	Notes	
Evidence Clerks	1	1	Office	1	120	120		
			Intake/Processing	1	120	120		
			Large Item Drop-off	1	80	80		
			General Evidence	1	1,500	1,500	Incl. vaults, frig/freezers	
			Secure Storage	1	400	400		
			Evidence Bicycles	Ref. Garages				
			Property Return	1	80	80		
			Vehicle Impound	Ref. Garages				
			Flammables	Ref. Outdoor Storage				
			Loading Dock	Incl. in building gross				
Total Staff	1	1	0% Growth				2,300	Net Area (sq.ft)
						1.10	Internal Circulation	
						2,500	Block Area (sq.ft)	

16 - QM/Stores				Required Areas				
	Current	Future	Space Type	Number	Size	Allocated	Notes	
QM Clerk		1	Workstation	1	60	60		
			Property/Supplies	1	600	600	Confirm area required	
			Emergency Supplies	1	120	120		
			Change Room	1	10	10		
			Loading Dock	Incl. in building gross				
			Waste Management	Incl. in building gross				
Total Staff	0	1	#### Growth				790	Net Area (sq.ft)
						1.10	Internal Circulation	
						900	Block Area (sq.ft)	

Table 2

17 - Tactical/Specialty			Required Areas				
	Current	Future	Space Type	Number	Size	Allocated	Notes
ERT/EDT Team (incl. in other units)			Team Room (12p)	1	480	480	Gear storage, planning table
			Shower/WR/change	1	80	80	
Canine Unit	0	1	Workroom/Storage			Ref. Garages	
			Temporary Kennel			Ref. Garages	
Total Staff	0	1				560	Net Area (sq.ft)
						1.10	Internal Circulation
						600	Block Area (sq.ft)

18 - Other Units			Required Areas				
			Space Type	Number	Size	Allocated	Notes
Police Association			Office/Storage	1	180	180	
Police Services Board			Office	1	120	120	Adj. Community Room
						300	Net Area (sq.ft)
						1.10	Internal Circulation
						300	Block Area (sq.ft)

19 - Front Desk			Required Areas				
			Space Type	Number	Size	Allocated	Notes
			Public Reception	1	240	240	Incl. accessible counter
			Storage/Filing/Printer	1	160	160	
			Growth			400	Net Area (sq.ft)
						1.10	Internal Circulation
						400	Block Area (sq.ft)

20 - Detention/Custody			Required Areas				
			Space Type	Number	Size	Allocated	Notes
			Booking	1	360	360	
			Cell Monitoring	1	80	80	
			Staff Washroom	1	36	36	
			Report Room	1	240	240	Use Patrol area if close
			Interview Monitoring	1	80	80	
			Fingerprint/Photo	1	100	100	
			Breath Testing/DRE	1	120	120	
			Secure Interview	2	100	200	
			Prisoner Phone/Video	1	24	24	
			Prisoner Washroom	1	36	36	
			Prisoner Property	1	12	12	Vented lockers
			Prisoner Shower	1	60	60	
			Detention Cells	8	80	640	
			Barrier-free/watch cell	1	80	80	
			Janitor	1	48	48	
			Sallyport			Ref. Garages	
			Growth			2,116	Net Area (sq.ft)
						1.35	Internal Circulation
						2,900	Block Area (sq.ft)

Table 2

21 - Training Centre				Required Areas			
	Current	Future	Space Type	Number	Size	Allocated	Notes
Training Supervisor	1	1	Office	1	120	120	
Training & Education	1	2	Shared Office	1	180	180	
			Use of Force Training	1	1,800	1,800	Double height
			Storage	1	240	240	
			Standard Classroom (24p)	1	900	900	Dividable
			Simulator Room	1	475	475	(17' x 28')
			Break Area	1	300	300	
Total Staff	2	3	50% Growth			4,015	Net Area (sq.ft)
						1.10	Internal Circulation
						4,400	Block Area (sq.ft)

31 - Staff Amenities, Lockers				Required Areas			
			Space Type	Number	Size	Allocated	Notes
			Lunch Room	1	480	480	
			First Aid Room	1	120	120	
		55	Male Locker Room	1	715	715	Potential open locker room
			Male WR/Shower	1	400	400	
		25	Female Locker Room	1	325	325	Potential open locker room
			Female WR/Shower	1	300	300	
			Gender-Neutral Area	1	240	240	
			Civilian Lockers	1	80	80	
			Staff WRs		incl. in building gross		
			Fitness Room	1	900	900	
						3,560	Net Area (sq.ft)
						1.10	Internal Circulation
						3,900	Block Area (sq.ft)

During the design phase an alternate gender-neutral locker room and washroom arrangement will be evaluated. This may result in less area or greater locker capacity.

32 - Public-Access Areas				Required Areas			
			Space Type	Number	Size	Allocated	Notes
			Public Lobby	1	800	800	Excl. entry vestibule
			Public WRs	2	90	180	
			Interview/Meeting (4p)	1	180	180	
			Community Room	1	1,200	1,200	Use for public Board meetings
			Servery	1	80	80	
			Storage	1	80	80	
						2,520	Net Area (sq.ft)
						1.10	Internal Circulation
						2,800	Block Area (sq.ft)

Table 2

33 - Common Areas			Required Areas			
			Space Type	Number	Size	Allocated
		Common Meeting (8p)	3	240	720	
		Common Meeting (16p)	2	400	800	
		Common Meeting (24p)	1	600	600	
		Focus Rooms	5	60	300	
					2,420	Net Area (sq.ft)
					1.00	Internal Circulation
					2,400	Block Area (sq.ft)

Other Available Spaces (included in units above):

01 - Administration	Board Room (20p)	1	480	480		
11 - Operations Div./Operations Support	Parade Room (24p)	1	600	600		
11 - Operations Div./Operations Support	Conference/Breakout	1	240	240		
21 - Training Centre	Use of Force Training	1	1,800	1,800		
	Standard Classroom (24p)	1	900	900		
32 - Public-Access Areas	Interview/Meeting (4p)	1	180	180		
	Community Room	1	1,200	1,200		
					5,400	Net Area (sq.ft)

41 - Garages, Vehicle Areas			Required Areas			
			Space Type	Number	Size	Allocated
		Prisoner sallyport (adjacent to Detention)	1	600	600	Separate from other garages
		General Garage	1	1,200	1,200	Confirm vehicles, equipment
		Work Bay	1	600	600	
		FIS Van Bay	1	600	600	7m long x 3.5m high
		FIS Exam Bay	1	960	960	Catwalk, hoist, lighting
		Impound Bay	1	600	600	
		Drug Seizure	1	250	250	
		Secure Storage	1	480	480	Divide into cages
		Bicycle Team/Segways	1	240	240	Incl. storage, workbench
					5,530	Net Area (sq.ft)
					1.10	Internal Circulation
					6,100	Block Area (sq.ft)

42 - Storage & Maintenance				Required Areas			
				Current	Future	Space Type	Number
Maintenance Staff	0	1	Maintenance Shop	1	480	480	
			Workstation	1	60	60	
			Property/Supplies	1	600	600	Confirm area required
			Emergency Supplies	1	120	120	
			Change Room	1	10	10	
			Loading Dock				Incl. in building gross
			Waste Management				Incl. in building gross
			General Storage	1	900	900	
Total Staff	0	1	#### Growth			2,170	Net Area (sq.ft)
						1.10	Internal Circulation
						2,400	Block Area (sq.ft)

**Table 2**

<b>43 - Outdoor Covered Areas</b>		Required Areas			
Space Type	Number	Size	Allocated	Notes	
Bicycles, unheated evidence	1	1,000	1,000		
Flammables	1	480	480		
Outdoor Maint. Equip.	1	300	300		
			1,780	Net Area (sq.ft)	
			1.00	Internal Circulation	
			1,800	Block Area (sq.ft)	

<b>51 - Parking &amp; Outdoor Areas</b>		Required Areas			
Space Type	Number	Size	Allocated	Notes	
Operational parking (partially covered)	100	200	20,000	Secure lot	
Large vehicle parking	4	240	960	Secure lot	
Staff parking	147	165	24,176	Secure lot	
Accessible spaces	2	210	420	Secure lot	
Break patio	1	500	500	No public visibility	
Visitor parking	15	165	2,475		
Accessible spaces	2	210	420		
			48,951	Net Area (sq.ft)	
			1.65	Internal Circulation	
			80,800	Block Area (sq.ft)	

**Table 3**

Version 1.0 - July 4, 2023

<b>Summary</b>	Required Block Area	Main Floor	Upper Floor	MPH
01 - Administration	3,100		3,100	
02 - Records & Case Management	1,600	1,600		
03 - Business Centre	2,500		2,500	
04 - Technology Services	1,500		1,500	
11 - Operations Div./Operations Support	4,400	4,400		
12 - Investigative Support	1,800		1,800	
13 - Interview Rooms	1,000	1,000		
14 - Forensic Identifications	800		800	Excl. vehicle exam bay
15 - Property/Evidence	2,500	2,500		
16 - QM/Stores	900	900		
17 - Tactical/Specialty	600	600		
18 - Other Units	300	170	130	
19 - Front Desk	400	400		
20 - Detention/Custody	2,900	2,900		
21 - Training Centre	4,400	4,400		Potential 2nd floor classrooms
31 - Staff Amenities, Lockers	3,900		3,900	
32 - Public-Access Areas	2,800	2,800		
33 - Common Areas	2,400	1,000	1,400	
41 - Garages, Vehicle Areas	6,100	6,100		
42 - Storage & Maintenance	2,400	2,400		
<b>Total</b>	<b>46,300 sq.ft</b>	<b>31,170</b>	<b>15,130</b>	
Grossing Factor (est.)	1.30	1.24	1.20	
Approx. Area by Level	60,200 sq.ft	38,700	18,200	3,400 sq.ft
Total Building Area (est.)				60,300 sq.ft

**Building Components**

	Approx. GFA
Main building	45,400
Custody area, excl. sallyport	3,200
One-storey community multipurpose room	1,200
One-storey tactical training room	1,800
Single-storey garage, incl. sallyport	6,700
Mechanical penthouse on 3rd level	2,000
	<b>60,300 sq.ft</b>
Building Footprint for Planning	38,700 sq.ft

Area distribution is approximate for planning purposes, depending on final building configuration and mechanical penthouse.



## Appendix C – Building & Systems Condition Assessment

## **Appendix D – Cultural Heritage Evaluation Report**

Appendix D1 – Cultural Heritage Evaluation Report

Appendix D2 – Cobourg Armoury Heritage/History Report

## Appendix E – Accessibility Report

# Appendix E – Cobourg Police Service – Accessibility Report

## 1 – COBOURG POLICE SERVICE – ACCESSIBILITY REQUIREMENTS

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### 1.1 Accessibility Aspirations and Summary of Current Restrictions in the Existing Building

#### Objectives & Limitations

The Cobourg Police Service is committed to provide a fully accessible facility for any member of the public, volunteers and to all staff members working in or visiting the existing building at 107 King Street West. There are existing efforts to reach out to as many representative communities in Cobourg to attract anyone interested in working with the Service, and to provide a facility that will not pose any restrictions on anyone wanting to contribute in any manner.

Although the current facility can accommodate some aspects of both the requirements of the Ontario Building Code and accessible design (as required under the Accessibility for Ontarians with Disabilities Act) best practices, both floor levels have restrictions in their ability to provide a completely accessible work and public space for employees, volunteers and members of the public.

#### Ground and Second Floor Limitations

The biggest challenge facing the ground floor is the provision of accessible entrance to the public and the male staff washrooms. Currently, the only accessible entrance is found on a side entrance with an interview room that is not fully accessible and the male washroom accessible stall is not fully compliant

In the second floor the staff kitchen and conference room kitchenette does not provide a fully accessible kitchen that is built in compliance with best practices found in current standards. Furthermore, both the male and female washrooms do not provide accessible stalls that satisfy current OBC requirements for path of travel or clearance for wheelchair maneuverability. Finally, the smaller interview room is too small to accommodate someone in a wheelchair.

### **Lack of Accessible Parking**

In addition to a few deficient elements of the main building's interior, as explained above, it's also important to note that along with not providing a compliant main entrance, the exterior of the building does not provide accessible parking stalls. There were no identifiable accessible parking stalls anywhere near the main building.

### **Detention Facility**

The challenges above may be overcome with targeted renovations, however the biggest challenge in the facility is found outside the main building in the detention building. Although the corridors are all within the requirements set by the OBC, all the spaces: interview room, booking area, remote court interview room- do not provide any space to accommodate a wheelchair-bound detainee. Furthermore, as described below the facility presents a series of challenges for paramedics and police officers tending to detainees and sick detainees .

Because of the specialized nature of the detention building, accessibility issues have to be considered along with the way the police and other emergency workers interact with the detainees. Not only does the facility need to accommodate detainees with accessibility challenges, but it must also be designed to facilitate their physical handling by the police officers throughout their time in custody across all the different types of rooms that they will need to be placed in. Furthermore, along with the physical interaction between the police officers and detainees, paramedics frequently respond to health emergencies and have to maneuver in and out with their emergency equipment. Transporting their gurneys through the narrow corridors and placing the detainee on them is a serious challenge. The accessibility and safety challenges posed by the existing Detention Building will require understanding, synthesizing and applying the principles behind the accessible design standards and methods based on ODA and the requirements of the OBC with thorough consideration of the procedures used in handling the range of physical interactions with detainee during routine and emergency situations.

### **Summary**

If the Cobourg Police Service's aspiration is to provide a fully accessible facility, it must go beyond the minimal requirements found in the OBC and strive to incorporate the best practices in line with the Town of Cobourg's Multi-Year Accessibility Plan 2020-2024, The Ontario Human Rights Code and the Accessibility for Ontarians with Disabilities Act.

## **1.2 Study Process and Structure**

RPL Architects interviewed a member of the executive staff to understand what are the concerns, current number of people who are being accommodated in the building that have restrictions in their movement or interfacing with the work and use of the building. Following this, RPL Architects reviewed the main building, the exterior and the detention building.

Although, RPL Architects evaluated the current facility mainly against the latest Ontario Building Code, RPL also relied on principles found in a variety of documents based on the Accessibility for Ontarians with Disabilities Act (AODA) for best practice recommendations and references. This report will address each of the major components of a building where accessible requirements have the biggest impact in the usability of the facility by those with physical restrictions.

RPL evaluated the corridors and doors; washrooms; lobby and reception areas; office and interview spaces; ramps and elevator and exterior areas. Other than the stairs, elevator and exterior, each of these components will be covered by floor within the main and detention building.

It's important to note that this report is not an exhaustive review of the facility's accessible status. It gives an overview. It did not go to fine grain evaluation of secondary accessibility elements, such as pushbutton locations, washroom fixture's locations, wayfinding or other details. These details would be more appropriately covered should the Town of Cobourg elect to implement a full building accessibility programme.

## 2 – COBOURG POLICE SERVICE – REVIEW

### 2.1 Exterior of Facility

#### Building Entrance Ramps

As mentioned below, accessible entrance to the building is provided by a non-compliant ramp to the side of the building and there no other accessible entrances/exits without steps around the building ( refer to Fig. 4). In addition, there were no observed reserved accessible parking stalls provided. Parking stalls are to follow and satisfy the minimal number determined by the municipality’s zoning by laws and to follow a similar layout described below.

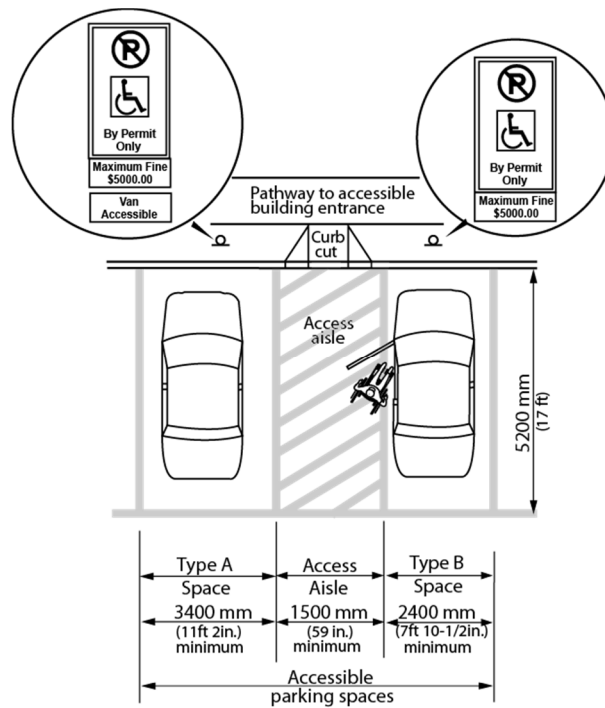


Image 1: Reference accessible parking layout.



Picture 1: Picture taken from the back of building toward the Exist. Exit from the building is not level to the ground level.

## 2.2 Main Building

### Ground Floor

#### Corridors, Doors, Entrances and Ramps, Reception and Lobby

As per OBC 3.8.2.1, since the ground floor is considered the entrance story, a barrier free path of travel is required for the whole floor area. The barrier free path of travel shall have an unobstructed width of at least 1100mm (including ramps) and the minimal clear width of a door is to be 860mm when it is in an open position.

Although most of corridors are wide enough to comply with the barrier free minimums throughout the ground floor level, the current barrier free entrance does not comply with OBC 3.8.3.3.(4). This section of the Building Code states that any barrier free path of travel needs to have push button and barrier free entrance and path has to originate in the main entrance into the current lobby entrance. Presently the barrier free entrance is at the side entrance not the lobby. Furthermore, there are discontinuities in barrier free travel clearance, which prevents a full access to all areas of the ground floor and to and through the back exit to the outside (refer to the plan at the end of this section). However, both door width and require push button are present in the side entrance.

With few exceptions doors into to most spaces comply with the barrier free 860 mm door clearance required for accessible passage ways. Similarly, the two large ramps also have the



required minimum clearances (1100mm) and maximum slopes of 1 in 12 (OBC 3.8.3.4.(1)(b)). However, the small ramp does not comply. It has a slope of 1 in 10. Furthermore, the ramp that leads into the South Stair Exit does not have a level landing area at the bottom of its run that is 1670mm by 1670mm. The South Exit to the exterior does not have a level change, which compromises exiting from the existing South Stair. According to OBC Section 3.8.3.2.(1)(a) *“exterior walks that form part of a barrier-free path travel shall, (a) provide by means of a continuous plane not interrupted by steps or abrupt changes in level”*.

To ameliorate the current situation, a new ramp should be built to provide a smooth transition from the inside to the outside of the South Exit. A full solution would require a major internal renovation of the ramp and stairs to address the issues above.

#### Offices (Offices 114 and 115; Report Room, Interview Room, Resource Room)

As mentioned above, with few exception doors into to most spaces comply with the barrier free 860 mm door clearance required for accessible passage ways. (Those which do not are highlighted). However, if the intention is to provide volunteers and civilian workers with compromised accessibility to work in the facility there are few office spaces that can accommodate required turning radius for maneuvering a wheel chair. Furthermore, although there are pushbuttons to the washrooms, best practice would suggest that additional door activation pushbuttons should be located into interview room since that is the room most likely used by the public.

#### Women and Men’s Locker, Change Room, Shower and Washroom

Currently the Men’s Locker and Washroom do not comply with the OBC requirements for accessible washrooms. The accessible stall is not correctly sized. There is not enough space currently for the wheelchair 1500mm diameter maneuvering clearance that complies with the OBC Section 3.8.3.8.(1)(a) and for a clear transfer space at least 900 mm wide and 1 500 mm deep provided on one side of the water closet as per OBC Section 3.8.3.8.(2)(a)(ii). In addition, path way through to the showers is not 1100mm required for barrier free path of travel. The Women’s Locker, shower and Washroom is a new renovation. It, therefore, complies with OBC.

#### Barrier free Washroom

Both the public barrier free washroom off the reception area and the universal washroom immediately next to the east entrance, do not have panic buttons as per requirements of Section 3.8.3.12.(2)(b) of the OBC for universal washrooms. In addition, only the universal washroom next to the reception room has enough space to satisfy the requirement for adult change space. Refer to reference drawings below for best design practice for washrooms.

Image 2: Reference accessible washroom

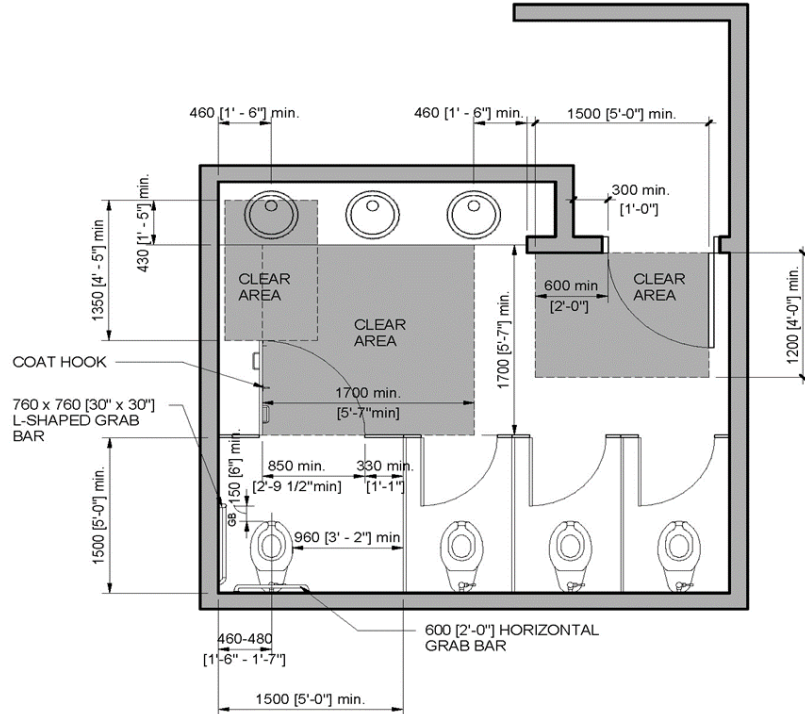
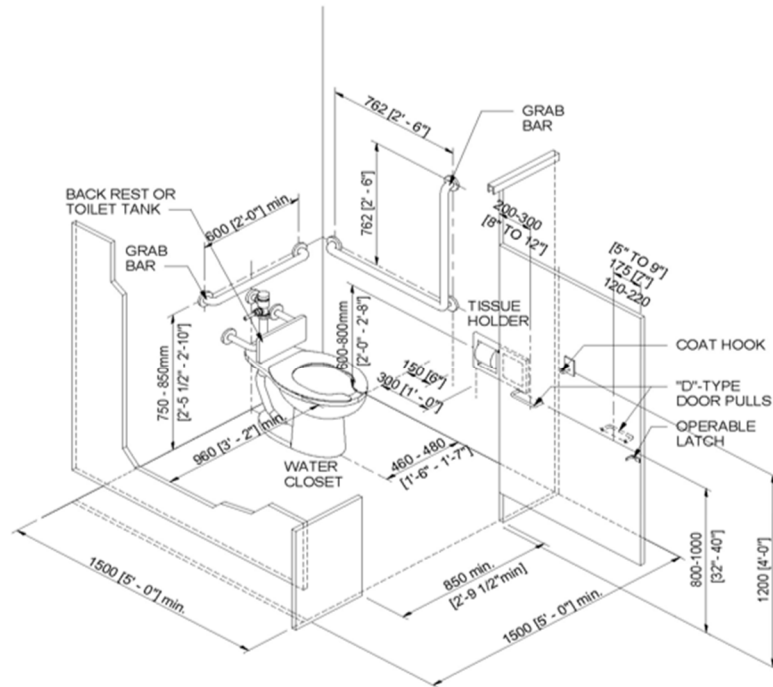


Image 3: Reference accessible stall



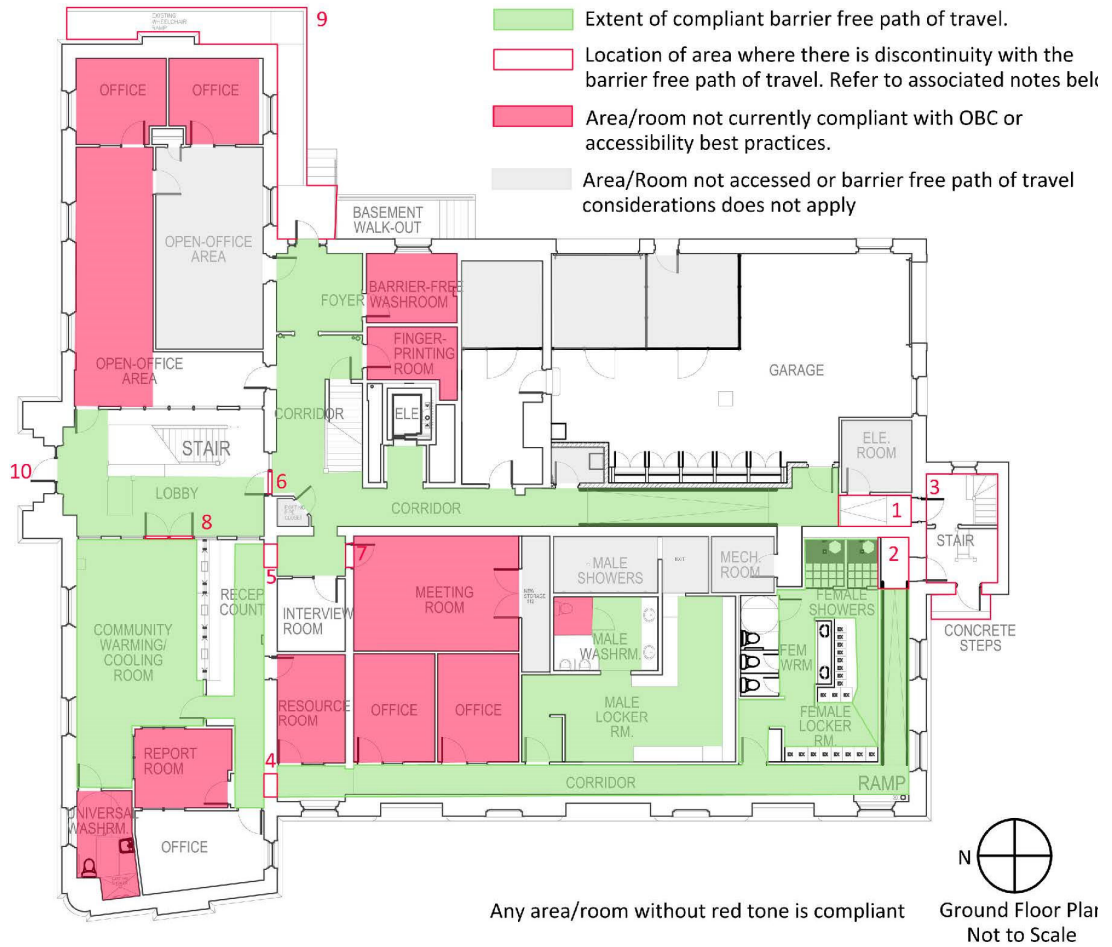


Image 4: Ground Floor Accessible Summary Plan

- |   |   |    |  |
|---|---|----|--|
| 1 | Ramp does not have a compliant slope.   | 5  | Access too narrow between spaces.                      |
| 2 | Ramp Landing is not compliant.  | 6  | Push button is recommended.                            |
| 3 | Maneuvering through exit is not compliant<br>Exterior concrete steps do not provide compliant level area for persons using wheel chair to easily move away from building. | 7  | Push button is recommended.                            |
| 4 | Access too narrow between spaces.   | 8  | Push button is recommended                             |
|   |   | 9  | Accessible ramp must be provided at the main entrance. |
|   |   | 10 | Accessible ramp must be provided at the main entrance. |

## **Second floor**

### Corridors, Doors, and Entrances

If the intention is to provide as accessible a facility as is possible, the second floor must also provide corridors that have fully accessible paths of travel. The existing main corridors are all wide enough for movement. However, much like the ground floor, there are discontinuities in the accessible path of travel. With few exceptions, such as the two interview rooms, doors into to most spaces comply with the barrier free 860 mm door clearance required for accessible passage ways.

### Offices (Offices, Reception and Interview Rooms and Quiet Room)

#### Executive Area, Interview Rooms and Offices

Access to all individual offices from the shared executive work space and along King Street are compliant. However, their individual sizes would make accommodating and maneuvering anyone using a wheel chair difficult.

#### Interview Rooms

Access into the two interview rooms is not compliant with the minimum corridor widths. While the larger interview room can accommodate the requirements of someone in a wheelchair, the smaller interview room is too small to easily accommodate someone in a wheelchair and its turning radius.

#### Staff Lunch Room, Quiet Room and Kitchen

Considering the intention for a fully accessible second floor, it would be advisable for the staff lunch room to be fitted with a push button to activate a door opener. Currently there is none. However, the space itself does have enough room for a wheelchair to maneuver. The kitchen counter is not presently accessibly designed. Cabinets are not designed for accommodating accessible requirements.

#### Washrooms

Similar to the ground floor staff washrooms, both men and women's washroom do not comply with the OBC requirements. The accessible stall does not have enough space currently for the 1500mm diameter maneuvering clearance that complies with the OBC Section 3.8.3.8.(1)(a) and for a clear transfer space of at least 900 mm wide and 1 500 mm deep provided on one side of the water closet as per OBC Section 3.8.3.8.(2)(a)(ii).

Conference room

The conference room is large enough to accommodate accessible requirements. However, the current kitchenette lower cabinets do not comply with acceptable accessible design best practices.



Image 5: Second Floor Accessible Summary Plan

- |   |                                   |   |                             |
|---|-----------------------------------|---|-----------------------------|
| 1 | Access too narrow between spaces. | 5 | Push button is recommended. |
| 2 | Access too narrow between spaces. | 6 | Push button is recommended. |
| 3 | Access too narrow between spaces. |   |                             |

## 2.3 Detention Building

All corridors are complying with the OBC minimum width requirement of 1100mm and, other than the detainee cells, most of the doors comply with minimum 860mm wide requirement. However, there is nowhere that can accommodate a 1500mm diameter clear space for maneuvering a wheel chair. This is especially important since some detainees do use wheelchairs and there is a routine requirement for use of a gurney. These corridors pose a challenge when the officers and the emergency persons have to negotiate a gurney through corridors, especially with non-cooperative detainees. Interview rooms, virtual court room, and detainee processing rooms do not have adequate room to negotiate a wheelchair easily and without compromising the physical control by the accompanying police officer of the detainee. The washroom off the corridor is too small to comply with any standard and the individual cells are specialized spaces and were not evaluated for their conformity to accessibility standards.

## 2.4 Stairs

Although stairs are not directly evaluated for accessibility to those that have a difficult time moving, they are increasingly required to provide physical cues to those who are visually impaired, by providing contrasting colours at the beginning and end of stair runs. Currently all the stairs in the main building do not provide tactile landing indications and railings that provide smooth transitions between landing and steps, as required.

## Appendix F – Cost Estimate

<b>Cobourg Police</b>				<b>August 2, 2023.</b>	<b>R1</b>
<b>Cobourg, Ontario.</b>					
		<b>Option 1 Reno + Expansion</b>	<b>\$/SF</b>	<b>Option 2 New Build</b>	<b>\$/SF</b>
<b>Project Summary:</b>					
Trade Summary		\$20,482,568.00	\$328.60	\$23,005,202.00	\$382.82
Contractor General Conditions & Fee	12.50%	\$2,560,321.00	\$41.07	\$2,875,650.00	\$47.85
Winter Heat & Protection	0.75%	\$153,619.00	\$2.46	\$172,539.00	\$2.87
<b>Subtotal</b>		<b>\$23,196,508.00</b>	<b>\$372.14</b>	<b>\$26,053,391.00</b>	<b>\$433.54</b>
Contingency Allowance		\$5,799,127.00	\$93.03	\$5,210,678.00	\$86.71
<b>Subtotal</b>		<b>\$28,995,635.00</b>	<b>\$465.17</b>	<b>\$31,264,069.00</b>	<b>\$520.25</b>
2024 Q4 Tender		10.00%	\$2,899,564.00	\$46.52	\$3,126,407.00
<b>TOTAL</b>		<b>\$31,895,199.00</b>	<b>\$511.69</b>	<b>\$34,390,476.00</b>	<b>\$572.28</b>
			<i>/sf</i>		
<b>SEPARATE PRICE (Not Included in the above):</b>					
1) Provide 730m2 firing range (order of magnitude)	<b>ADD</b>	<b>\$4,550,000.00</b>			
<b>Option 1:</b>					
..gut & renovate existing building	<b>sf</b>	<b>23,436.00</b>			
..add building expansion of basement, ground & second floors	<b>sf</b>	<b>38,897.00</b>			
<b>Total Building Area</b>		<b>sf</b>	<b>62,333.00</b>		
<b>Option 2:</b>					
..new building on a green field site, one & two storey areas	<b>sf</b>	<b>60,094.00</b>			
..no basement area					
<b>NOT INCLUDED:</b>					
-HST					
-design fees					
-pricing / trade contingencies					
-inspection & testing allowance					
-all items noted NIC					
-any item not included above					
-additional soil borings					
-special foundations (piles, caissons)					
-removal or replacement of contaminated soils					
-development, education, park fees or levies					
-site plan approval / building permit fees / costs					
-premium for tender validity periods >30 days					
<b>NOTE:</b>					
<b>This cost estimate is based on current market pricing. The current marketplace is continuing to experience significant price increases on a variety of materials on a monthly basis. The contingency included in this estimate is for the building unknowns and not meant as a contingency to cover the fluctuating market conditions.</b>					





Cobourg Police		Option 1 Renovate Extg. +Expansion				August 2, 2023.	R1	
Cobourg, Ontario.								
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>01 21 00</b>	<b>ALLOWANCES:</b>							
	existing building finishes	2,140.00	m2	\$850.00	m2	\$1,819,000.00		
	expansion finishes	3,660.00	m2	\$850.00	m2	\$3,111,000.00		
	NOT USED				0	\$0.00		\$4,930,000.00
<b>02 03 50</b>	<b>CUT &amp; PATCH</b>							
	cut & patch for mechanical & electrical	161.00	hrs	\$125.00	hrs	\$20,125.00		
	miscellaneous cut & patch	1.00	sum	\$5,000.00	sum	\$5,000.00		\$25,125.00
<b>02 41 16</b>	<b>BUILDING DEMOLITION</b>							
	demolish single storey building	250.00	m2	\$120.00	m2	\$30,000.00		
	demolish two buildings on County Rd 2	240.00	m2	\$85.00	m2	\$20,400.00		
	gut floor plate	2,140.00	m2	\$65.00	m2	\$139,100.00		
	disposal bins	40.00	ea	\$850.00	ea	\$34,000.00		\$223,500.00
<b>02 41 23</b>	<b>SITE DEMOLITION &amp; REMOVALS:</b>							
	miscellaneous removals	1.00	sum	\$35,000.00	sum	\$35,000.00		\$35,000.00
<b>02 82 11</b>	<b>ASBESTOS ABATEMENT</b>							
	asbestos abatement	1.00	sum	\$100,000.00	sum	\$100,000.00		\$100,000.00
<b>03 10 00</b>	<b>BUILDING CONCRETE FORMWORK</b>							
	column footings	85.00	m2	\$125.00	m2	\$10,625.00		
	columns basement - ground	280.00	m2	\$145.00	m2	\$40,600.00		
	foundation wall footings	120.00	m2	\$135.00	m2	\$16,200.00		
	foundation walls	1,270.00	m2	\$145.00	m2	\$184,150.00		
	slab on grade	45.00	m2	\$130.00	m2	\$5,850.00		
	slab on metal deck	45.00	m2	\$135.00	m2	\$6,075.00		
	loading docks	4.00	m2	\$175.00	m2	\$700.00		
	miscellaneous bases	20.00	m2	\$200.00	m2	\$4,000.00		
	stairs	0.00	m2	\$0.00	m2	\$0.00		
	formwork equipment	1,869.00	m2	\$15.00	m2	\$28,035.00		\$296,235.00
<b>03 14 00</b>	<b>SET EMBEDDED ITEMS</b>							
	anchor bolts	116.00	ea	\$18.00	ea	\$2,088.00		
	loading dock pit frames	1.00	ea	\$500.00	ea	\$500.00		
	miscellaneous items	1.00	sum	\$1,500.00	sum	\$1,500.00		\$4,088.00
<b>03 15 00</b>	<b>CONCRETE SUNDRIES</b>							
	AIFB at slab edge	184.00	m	\$12.50	m	\$2,300.00		
	drill & grout anchors in slab edges	150.00	ea	\$20.00	ea	\$3,000.00		
	grout column base plates	29.00	ea	\$100.00	ea	\$2,900.00		
	water stop	320.00	m	\$35.00	m	\$11,200.00		
	miscellaneous concrete items	1.00	sum	\$2,500.00	sum	\$2,500.00		\$21,900.00
<b>03 20 00</b>	<b>REINFORCING STEEL</b>							
	reinforcing steel -foundations	35.00	mt	\$2,900.00	mt	\$101,500.00		
	reinforcing steel -structural slabs	43.00	mt	\$2,900.00	mt	\$124,700.00		
	loading dock pit slabs	0.00	mt	\$2,900.00	mt	\$0.00		
	mesh to slab on grade	1,294.00	m2	\$7.25	m2	\$9,382.00		
	mesh to slab on metal deck	1,294.00	m2	\$7.25	m2	\$9,382.00		\$244,964.00
<b>03 30 00</b>	<b>BUILDING CONCRETE PLACEMENT</b>							
	column footings	40.00	m3	\$60.00	m3	\$2,400.00		
	columns basement-grd	45.00	m3	\$70.00	m3	\$3,150.00		
	foundation wall footings	45.00	m3	\$60.00	m3	\$2,700.00		
	foundation walls	190.00	m3	\$65.00	m3	\$12,350.00		
	slab on grade	170.00	m3	\$60.00	m3	\$10,200.00		
	ground floor structural slab	395.00	m3	\$55.00	m3	\$21,725.00		
	2nd floor slab on metal deck	170.00	m3	\$60.00	m3	\$10,200.00		
	loading dock pits	3.00	m3	\$60.00	m3	\$180.00		
	miscellaneous bases	5.00	m3	\$175.00	m3	\$875.00		
	stair pan fill	5.00	m3	\$175.00	m3	\$875.00		
	placement equipment	1,068.00	m3	\$40.00	m3	\$42,720.00		\$107,375.00
<b>03 33 00</b>	<b>CONCRETE SUPPLY</b>							
	foundations	320.00	m3	\$188.00	m3	\$60,160.00		
	slabs on grade & deck	340.00	m3	\$184.00	m3	\$62,560.00		
	structural slabs	395.00	m3	\$196.00	m3	\$77,420.00		
	stairs & miscellaneous bases	10.00	m3	\$184.00	m3	\$1,840.00		
	environmental charge	1,065.00	m3	\$5.00	m3	\$5,325.00		
	fuel surcharge	1,065.00	m3	\$5.00	m3	\$5,325.00		
	carbon fee	1,065.00	m3	\$1.50	m3	\$1,598.00		
	winter heat	300.00	m3	\$20.00	m3	\$6,000.00		
	superplastisizer	340.00	m3	\$18.00	m3	\$6,120.00		
	waste	32.00	m3	\$185.00	m3	\$5,920.00		\$232,268.00

Cobourg Police		Option 1 Renovate Extg. +Expansion				August 2, 2023.	R1	
Cobourg, Ontario.								
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>03 35 00</b>	<b>CONCRETE FLOOR FINISHING</b>							
	slab on grade	1,125.00	m2	\$15.00	m2	\$16,875.00		
	structural slabs	1,125.00	m2	\$15.00	m2	\$16,875.00		
	slab on metal deck	1,125.00	m2	\$15.00	m2	\$16,875.00		
	elevator pit slabs	10.00	m2	\$75.00	m2	\$750.00		
	loading dock pits	4.00	m2	\$75.00	m2	\$300.00		
	stairs & miscellaneous bases	55.00	m2	\$150.00	m2	\$8,250.00		
	cure & seal	3,385.00	m2	\$1.90	m2	\$6,432.00		
	sawcut & filler to slab on grade	563.00	m	\$8.50	m	\$4,786.00		\$71,143.00
<b>04 03 41</b>	<b>MASONRY RESTORATION</b>							
	brick	1,032.00	m2	\$325.00	m2	\$335,400.00		
	stone	228.00	m2	\$90.00	m2	\$20,520.00		
	miscellaneous items	1,260.00	m2	\$15.00	m2	\$18,900.00		\$374,820.00
<b>04 05 10</b>	<b>MASONRY</b>							
	elevator & stair core walls	470.00	m2	\$235.00	m2	\$110,450.00		
	new expansion brick veneer	1,560.00	m2	\$525.00	m2	\$819,000.00		
	cavity wall insulation	1,560.00	m2	\$120.00	m2	\$187,200.00		
	cavity wall air vapour barrier	1,560.00	m2	\$50.00	m2	\$78,000.00		\$1,194,650.00
<b>04 43 23</b>	<b>STONE</b>							
	stone supply	50.00	m2	\$350.00	m2	\$17,500.00		
	stone installation	50.00	m2	\$450.00	m2	\$22,500.00		
	cavity wall insulation	50.00	m2	\$120.00	m2	\$6,000.00		
	cavity wall air vapour barrier	50.00	m2	\$50.00	m2	\$2,500.00		\$48,500.00
<b>05 12 23</b>	<b>STRUCTURAL STEEL</b>							
	columns	17.00	mt	\$6,500.00	mt	\$110,500.00		
	perimeter beams 2nd & roof	23.20	mt	\$6,500.00	mt	\$150,800.00		
	interior beams 2nd & roof	27.40	mt	\$6,500.00	mt	\$178,100.00		
	OWSJ 2nd & roof	22.30	mt	\$6,750.00	mt	\$150,525.00		
	reinforce to existing structure	2,140.00	m2	\$35.00	m2	\$74,900.00		
	tie into existing steel	0.00	sum	\$0.00	sum	\$0.00	NIC	
	man door frames/lintels	0.00	ea	\$0.00	ea	\$0.00	NIC	
	overhead door frames	3.00	ea	\$2,250.00	ea	\$6,750.00		
	design development	89.90	mt	\$250.00	mt	\$22,475.00		\$694,050.00
<b>05 31 00</b>	<b>STEEL DECKING</b>							
	floor deck	1,125.00	m2	\$75.00	m2	\$84,375.00		
	roof deck	1,125.00	m2	\$70.00	m2	\$78,750.00		
	roof upstands	450.00	m	\$45.00	m	\$20,250.00		\$183,375.00
<b>05 50 00</b>	<b>MISCELLANEOUS METALS</b>							
	bollards	12.00	ea	\$800.00	ea	\$9,600.00		
	ladders	5.00	m	\$750.00	m	\$3,750.00		
	miscellaneous items	2,140.00	m2	\$35.00	m2	\$74,900.00		\$88,250.00
<b>05 51 29</b>	<b>STAIRS &amp; LANDINGS</b>							
	steel pan stairs -2 sets	100.00	tr	\$625.00	tr	\$62,500.00		
	landings	30.00	m2	\$325.00	m2	\$9,750.00		
	handrail & railings	60.00	m	\$325.00	m	\$19,500.00		\$91,750.00
<b>06 10 10</b>	<b>ROOF WOOD BLOCKING</b>							
	2 x 6 roof blocking	1,350.00	m	\$14.00	m	\$18,900.00		
	3/4" plywood to roof	60.00	sht	\$155.00	sht	\$9,300.00		
	interior plywood to sills, etc.	1.00	sum	\$3,500.00	.	\$3,500.00		\$31,700.00
<b>06 10 11</b>	<b>ROUGH CARPENTRY</b>							
	rough hardware	1.00	sum	\$1,585.00	sum	\$1,585.00		\$1,585.00
<b>06 18 19</b>	<b>TEMPORARY WORK</b>							
	site security fencing	310.00	m	\$30.00	m	\$9,300.00		
	monthly rental	10.00	mth	\$1,800.00	mth	\$18,000.00		
	weather tight enclosures -68#	110.00	m2	\$115.00	m2	\$12,650.00		
	temporary partitions	240.00	m2	\$75.00	m2	\$18,000.00		
	temporary stair to roof -initial setup & dismantle	1.00	sum	\$3,500.00	sum	\$3,500.00		
	temporary stair -monthly rental	3.00	mth	\$2,500.00	mth	\$7,500.00		
	safety rails	450.00	m	\$25.00	m	\$11,250.00		\$80,200.00
<b>06 20 00</b>	<b>MILLWORK / FINISH CARPENTRY</b>							
	millwork	0.00	sum	\$0.00	sum	\$0.00	see 01 21 00	
	finish carpentry	0.00	sum	\$0.00	sum	\$0.00	see 01 21 00	\$0.00
<b>06 40 00</b>	<b>ARCHITECTURAL WOODWORK</b>							
	architectural woodwork	0.00	m	\$0.00	m	\$0.00	see 01 21 00	\$0.00

Cobourg Police		Option 1 Renovate Extg. +Expansion			August 2, 2023.	R1		
Cobourg, Ontario.								
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>07 11 13</b>	<b>DAMP-PROOFING</b>							
	damp-proofing	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 16 19</b>	<b>CEMENTIOUS WATERPROOFING</b>							
	elevator pits	35.00	m2	\$125.00	m2	\$4,375.00		\$4,375.00
<b>07 18 00</b>	<b>TRAFFIC TOPPING</b>							
	traffic topping	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 21 13</b>	<b>BUILDING INSULATION</b>							
	existing building foundation insulation	330.00	m2	\$80.00	m2	\$26,400.00		
	expansion foundation insulation	504.00	m2	\$80.00	m2	\$40,320.00		\$66,720.00
<b>07 24 00</b>	<b>EXTERIOR INSULATION FINISH SYSTEM</b>							
	EIFS	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 26 00</b>	<b>WATERPROOFING</b>							
	excavate existing building foundation walls	360.00	m3	\$80.00	m3	\$28,800.00		
	make good & waterproof existing building foundation walls	300.00	m2	\$150.00	m2	\$45,000.00		
	backfill existing building foundation walls	792.00	mt	\$40.00	mt	\$31,680.00		
	expansion waterproofing to walls	504.00	m2	\$85.00	m2	\$42,840.00		\$148,320.00
<b>07 41 43</b>	<b>METAL ROOFING</b>							
	sloped metal roofing	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 42 23</b>	<b>WOOD PANELS:</b>							
	exterior wood panels at existing curved top doors -2.4x3.2M	3.00	ea	\$15,000.00	ea	\$45,000.00		\$45,000.00
<b>07 46 13</b>	<b>METAL SIDING</b>							
	metal siding	0.00	m2	\$0.00	m2	\$0.00	NIC	
	miscellaneous flashings	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>07 53 24</b>	<b>MEMBRANE ROOFING</b>							
	remove existing building roofing	865.00	m2	\$50.00	m2	\$43,250.00		
	new roofing to existing bldg	865.00	m2	\$325.00	m2	\$281,125.00		
	expansion membrane roofing	1,410.00	m2	\$300.00	m2	\$423,000.00		
	roof pavers	160.00	m	\$225.00	m	\$36,000.00		\$783,375.00
<b>07 61 00</b>	<b>METAL FLASHING</b>							
	parapet cap flashing	320.00	m	\$50.00	m	\$16,000.00		
	miscellaneous flashings at openings	1.00	sum	\$3,500.00	sum	\$3,500.00		\$19,500.00
<b>07 81 00</b>	<b>SPRAYED FIREPROOFING</b>							
	sprayed fireproofing	5,800.00	m2	\$65.00	m2	\$377,000.00		\$377,000.00
<b>07 84 00</b>	<b>FIRESTOPPING</b>							
	perimeter edge firestopping	280.00	m	\$55.00	m	\$15,400.00		\$15,400.00
<b>07 86 00</b>	<b>SMOKE SEALS</b>							
	smoke seals	280.00	m	\$45.00	m	\$12,600.00		\$12,600.00
<b>07 92 10</b>	<b>SEALANTS</b>							
	sealants	5,800.00	m2	\$5.00	m2	\$29,000.00		\$29,000.00
<b>08 11 14</b>	<b>HOLLOW METAL DOORS &amp; FRAMES</b>							
	single door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	single frames for wood doors	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	double door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	doors	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	\$0.00
<b>08 11 15</b>	<b>INSTALL METAL DOORS &amp; FRAMES</b>							
	single door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	double door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	doors	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	handle doors, frames & screens	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	\$0.00
<b>08 11 16</b>	<b>ALUMINUM WINDOWS &amp; DOORS</b>							
	existing building entrance	15.00	m2	\$950.00	m2	\$14,250.00		
	doors to above	2.00	ea	\$3,500.00	ea	\$7,000.00		
	vestibules	15.00	m2	\$850.00	m2	\$12,750.00		
	doors to above	2.00	ea	\$3,500.00	ea	\$7,000.00		
	automatic operators	2.00	ea	\$3,500.00	ea	\$7,000.00		
	interior aluminum windows / screens	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	glass balustrades	0.00	m	\$0.00	m	\$0.00	NIC	\$48,000.00

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<b>08 14 10</b>	<b>WOOD DOORS &amp; FRAMES</b>						
	single door frames	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	double door frames	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	doors	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	windows or screens	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	install wood doors & frames	0.00	ea	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>08 33 25</b>	<b>COILING DOORS</b>						
	coiling doors	0.00	ea	\$0.00	\$0.00	NIC	\$0.00
<b>08 36 12</b>	<b>OVERHEAD DOORS</b>						
	overhead doors at dock levellers	1.00	ea	\$8,500.00	\$8,500.00		
	overhead doors at sally port	2.00	ea	\$12,500.00	\$25,000.00		\$33,500.00
<b>08 44 13</b>	<b>CURTAIN WALL</b>						
	curtain wall	294.00	m2	\$1,500.00	\$441,000.00		
	doors to above	2.00	ea	\$3,500.00	\$7,000.00		
	automatic operators	1.00	ea	\$3,500.00	\$3,500.00		\$451,500.00
<b>08 50 50</b>	<b>ALUMINUM WINDOWS</b>						
	expansion aluminum windows 25% of exterior wall	537.00	m2	\$925.00	\$496,725.00		\$496,725.00
<b>08 54 13</b>	<b>FIBREGLAS WINDOWS</b>						
	replace ground floor windows -1.0x2.1M	20.00	ea	\$4,750.00	\$95,000.00		
	replace upper floor windows -0.6x1.52M	42.00	ea	\$2,950.00	\$123,900.00		
	remove existing windows	62.00	ea	\$750.00	\$46,500.00		\$265,400.00
<b>08 71 10</b>	<b>FINISH HARDWARE</b>						
	hollow metal doors	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	wood doors	0.00	ea	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>08 80 50</b>	<b>MISCELLANEOUS GLASS &amp; GLAZING</b>						
	glass & glazing	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	mirrors	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>08 90 00</b>	<b>LOUVRES</b>						
	roof equipment screening louvres	75.00	m2	\$750.00	\$56,250.00		\$56,250.00
<b>09 23 00</b>	<b>GYPSUM BOARD</b>						
	drywall & insulation to interior side of perimeter walls	1,800.00	m2	\$155.00	\$279,000.00		
	drywall partition to exterior wood panels	25.00	m2	\$185.00	\$4,625.00		
	drywall partitions	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	drywall furred to masonry	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	drywall ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$283,625.00
<b>09 30 13</b>	<b>CERAMIC TILE</b>						
	ceramic tile flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	ceramic tile to walls	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	tile base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 30 15</b>	<b>QUARRY TILE</b>						
	tile flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	tile to walls	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	tile base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 51 13</b>	<b>ACOUSTIC CEILINGS</b>						
	acoustic tile ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 54 23</b>	<b>LINEAR METAL CEILINGS:</b>						
	Linear Metal Ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 57 00</b>	<b>WOOD CEILINGS</b>						
	wood ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 62 00</b>	<b>SPECIAL FLOORING</b>						
	polished concrete flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 64 29</b>	<b>WOOD FLOORING</b>						
	wood flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	baseboards	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 65 19</b>	<b>RESILIENT FLOORING</b>						
	vct flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	sheet flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	vinyl base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00

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<b>09 67 00</b>	<b>FLUID APPLIED FLOORING</b>							
	epoxy flooring	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	epoxy base	0.00	m	\$0.00	m	\$0.00	see 01 21 00	\$0.00
<b>09 68 00</b>	<b>CARPET</b>							
	carpet	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	carpet base	0.00	m	\$0.00	m	\$0.00	see 01 21 00	\$0.00
<b>09 84 00</b>	<b>ACOUSTICAL WALL TREATMENT</b>							
	wall panels	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	ceiling panels	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	\$0.00
<b>09 91 00</b>	<b>PAINTING</b>							
	masonry partitions	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	drywall partitions	1,800.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	drywall ceilings	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	exposed structure ceilings	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	hollow metal doors, frames & screens	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	bollards	12.00	ea	\$100.00	ea	\$1,200.00		
	miscellaneous items	1.00	sum	\$6,000.00	sum	\$6,000.00	0	\$7,200.00
<b>09 96 00</b>	<b>SPECIAL WALL COATINGS</b>							
	special coating to walls	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	\$0.00
<b>10 11 13</b>	<b>CHALK, TACK &amp; WHITE BOARDS</b>							
	chalk, tack & white boards	20.00	ea	\$650.00	ea	\$13,000.00		\$13,000.00
<b>10 14 50</b>	<b>VISUAL AID BOARDS</b>							
	visual aid boards	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>10 21 13</b>	<b>TOILET COMPARTMENTS</b>							
	toilet partitions	20.00	ea	\$2,500.00	ea	\$50,000.00		
	urinal screens	6.00	ea	\$500.00	ea	\$3,000.00		\$53,000.00
<b>10 21 16</b>	<b>SHOWER &amp; DRESSING COMPARTMENTS</b>							
	pre-fabricated shower units	10.00	ea	\$4,500.00	ea	\$45,000.00		
	pre-fabricated dressing cubicles	10.00	ea	\$2,500.00	ea	\$25,000.00		\$70,000.00
<b>10 22 39</b>	<b>OPERABLE PARTITIONS</b>							
	folding partitions	6.00	m	\$2,500.00	m	\$15,000.00		\$15,000.00
<b>10 28 00</b>	<b>WASHROOM ACCESSORIES</b>							
	supply washroom accessories	10.00	ea	\$3,500.00	ea	\$35,000.00		
	hand dryers	10.00	ea	\$850.00	ea	\$8,500.00		
	install washroom accessories	1.00	sum	\$7,000.00	sum	\$7,000.00		\$50,500.00
<b>10 43 00</b>	<b>EXTERIOR SIGNAGE</b>							
	exterior signage	1.00	sum	\$40,000.00	sum	\$40,000.00		\$40,000.00
<b>10 44 00</b>	<b>INTERIOR SIGNAGE</b>							
	interior signage	5,800.00	m2	\$5.00	m2	\$29,000.00		\$29,000.00
<b>10 51 13</b>	<b>LOCKERS</b>							
	lockers	75.00	ea	\$350.00	ea	\$26,250.00		\$26,250.00
<b>10 56 13</b>	<b>STORAGE SHELVING</b>							
	janitors room shelving	6.00	ea	\$500.00	ea	\$3,000.00		\$3,000.00
<b>10 75 00</b>	<b>FLAGPOLES</b>							
	flagpole c/w base	3.00	ea	\$7,500.00	ea	\$22,500.00		\$22,500.00
<b>11 11 36</b>	<b>ELECTRIC VEHICLE CHARGING UNITS:</b>							
	level 2 charging unit -240V	0.00	ea	\$9,500.00	ea	\$0.00	NIC	
	level 3 charging unit -480V	0.00	ea	\$35,000.00	ea	\$0.00	NIC	\$0.00
<b>11 12 00</b>	<b>PARKING CONTROL EQUIPMENT</b>							
	parking control equipment	0.00	ea	\$0.00	ea	\$0.00	NIC	
	spare cards	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>11 13 00</b>	<b>LOADING DOCK EQUIPMENT:</b>							
	loading dock c/w bumpers	1.00	ea	\$25,000.00	ea	\$25,000.00		
	seals / shelters	1.00	ea	\$3,500.00	ea	\$3,500.00		
	trailer restraints	1.00	ea	\$3,000.00	ea	\$3,000.00		\$31,500.00
<b>11 19 00</b>	<b>DETENTION EQUIPMENT:</b>							
	door, tables, equipment	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	\$0.00

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<b>11 21 73</b>	<b>COMMERCIAL LAUNDRY EQUIPMENT:</b>							
	washers	0.00	ea	\$0.00	ea	\$0.00	NIC	
	dryers	0.00	ea	\$0.00	ea	\$0.00	NIC	
	unload, uncrate, install	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>11 30 13</b>	<b>APPLIANCES:</b>							
	refrigerator	0.00	ea	\$0.00	ea	\$0.00	NIC	
	range	0.00	ea	\$0.00	ea	\$0.00	NIC	
	dishwasher	0.00	ea	\$0.00	ea	\$0.00	NIC	
	microwave	0.00	ea	\$0.00	ea	\$0.00	NIC	
	unload, uncrate, set in place & hook-up	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>11 40 00</b>	<b>FOOD SERVICE EQUIPMENT</b>							
	food service equipment	1.00	sum	\$100,000.00	sum	\$100,000.00		\$100,000.00
<b>11 52 00</b>	<b>AUDIOVISUAL EQUIPMENT</b>							
	projection screens	5.00	ea	\$3,500.00	ea	\$17,500.00		
	audiovisual equipment	5.00	ea	\$4,500.00	ea	\$22,500.00		\$40,000.00
<b>11 81 23</b>	<b>WINDOW WASHING EQUIPMENT</b>							
	roof anchors	10.00	ea	\$1,000.00	ea	\$10,000.00		
	swing stage c/w anchors	0.00	ea	\$0.00	ea	\$0.00	NIC	\$10,000.00
<b>11 67 23</b>	<b>SHOOTING RANGE EQUIPMENT:</b>							
	update existing shooting range equipment	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
	new shooting range equipment	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>11 82 26</b>	<b>WASTE HANDLING EQUIPMENT</b>							
	compactors	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>12 21 00</b>	<b>WINDOW TREATMENT</b>							
	window treatment	130.00	m2	\$90.00	m2	\$11,700.00		\$11,700.00
<b>12 30 00</b>	<b>MANUFACTURED CASEWORK</b>							
	manufactured casework	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>12 35 53</b>	<b>LAB EQUIPMENT</b>							
	laboratory furniture	0.00	sum	\$0.00	sum	\$0.00	see 01 21 00	\$0.00
<b>12 50 00</b>	<b>FURNITURE, FIXTURES &amp; EQUIPMENT</b>							
	furniture, fixtures & equipment	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>13 08 00</b>	<b>SOUND, VIBRATION &amp; SEISMIC CONTROL</b>							
	existing building	2,140.00	m2	\$20.00	m2	\$42,800.00		\$42,800.00
<b>14 20 00</b>	<b>ELEVATORS</b>							
	passenger	1.00	ea	\$185,000.00	ea	\$185,000.00		
	modify, upgrade existing elevator(s)	0.00	ea	\$0.00	ea	\$0.00	NIC	\$185,000.00
<b>21 13 13</b>	<b>FIRE PROTECTION</b>							
	existing building	2,140.00	m2	\$35.00	m2	\$74,900.00		
	expansion	3,660.00	m2	\$50.00	m2	\$183,000.00		
	fire protection header	1.00	ea	\$15,000.00	ea	\$15,000.00		\$272,900.00
<b>23 05 00</b>	<b>MECHANICAL</b>							
	existing HVAC units	2.00	ea	\$82,000.00	ea	\$164,000.00		
	existing ductwork	2,140.00	m2	\$115.00	m2	\$246,100.00		
	liquid transfer heating & cooling	2,140.00	m2	\$90.00	m2	\$192,600.00		
	balancing & commissioning	2,140.00	m2	\$5.00	m2	\$10,700.00		
	existing roof drainage	865.00	m2	\$30.00	m2	\$25,950.00		
	existing plumbing & drainage	2,140.00	m2	\$80.00	m2	\$171,200.00		
	existing controls	2,140.00	m2	\$55.00	m2	\$117,700.00		
	unit heaters at loading docks	1.00	ea	\$10,500.00	ea	\$10,500.00		
	expansion HVAC units	3.00	ea	\$155,000.00	ea	\$465,000.00		
	expansion ductwork	3,660.00	m2	\$175.00	m2	\$640,500.00		
	liquid transfer heating & cooling	3,660.00	m2	\$140.00	m2	\$512,400.00		
	balancing & commissioning	3,660.00	m2	\$6.00	m2	\$21,960.00		
	expansion roof drainage	1,125.00	m2	\$30.00	m2	\$33,750.00		
	expansion plumbing & drainage	3,660.00	m2	\$120.00	m2	\$439,200.00		
	expansion controls	3,660.00	m2	\$80.00	m2	\$292,800.00		
	miscellaneous systems	1.00	sum	\$10,000.00	sum	\$10,000.00		\$3,354,360.00
<b>23 56 13</b>	<b>SOLAR &amp; WIND ENERGY EQUIPMENT</b>							
	solar panels	0.00	ea	\$0.00	ea	\$0.00	NIC	
	wind energy	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00

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Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>26 05 01</b>	<b>ELECTRICAL</b>							
	existing power & distribution	2,140.00	m2	\$70.00	m2	\$149,800.00		
	existing data & communication empty conduit	2,140.00	m2	\$20.00	m2	\$42,800.00		
	existing data & communication wire & terminations	2,140.00	m2	\$0.00	m2	\$0.00	NIC	
	existing lighting	2,140.00	m2	\$125.00	m2	\$267,500.00		
	existing fire alarm	2,140.00	m2	\$20.00	m2	\$42,800.00		
	existing security system	2,140.00	m2	\$70.00	m2	\$149,800.00		
	existing public address system	2,140.00	m2	\$8.00	m2	\$17,120.00		
	expansion power & distribution	3,660.00	m2	\$95.00	m2	\$347,700.00		
	expansion data & communication empty conduit	3,660.00	m2	\$20.00	m2	\$73,200.00		
	expansion data & communication wire & terminations	3,660.00	m2	\$0.00	m2	\$0.00	NIC	
	expansion lighting	3,660.00	m2	\$175.00	m2	\$640,500.00		
	expansion fire alarm	3,660.00	m2	\$25.00	m2	\$91,500.00		
	expansion security system	3,660.00	m2	\$98.00	m2	\$358,680.00		
	expansion public address system	3,660.00	m2	\$10.00	m2	\$36,600.00		
	loading dock & door feeds	1.00	ea	\$1,750.00	ea	\$1,750.00		
	level 2 charging unit -240V power supply	0.00	ea	\$0.00	ea	\$0.00	NIC	
	level 3 charging unit -480V power supply	0.00	ea	\$0.00	ea	\$0.00	NIC	
	miscellaneous systems	1.00	sum	\$15,000.00	sum	\$15,000.00		\$2,234,750.00
<b>31 11 00</b>	<b>CLEAR &amp; GRUB</b>							
	clear & grub site	1.00	sum	\$20,000.00	sum	\$20,000.00		\$20,000.00
<b>31 14 13</b>	<b>SITE EXCAVATION</b>							
	storm water control	1.00	sum	\$1,500.00	sum	\$1,500.00		
	regrade site	0.00	m2	\$0.00	m2	\$0.00		\$1,500.00
<b>31 14 13</b>	<b>SITE BACKFILL</b>							
	fill site to new contours at landscape areas	0.00	m3	\$0.00	m3	\$0.00	NIC	
	raise grade at u/s paved surfaces	0.00	mt	\$0.00	mt	\$0.00	NIC	\$0.00
<b>31 23 10</b>	<b>BUILDING EXCAVATION</b>							
	bulk dig basement	3,600.00	m3	\$30.00	m3	\$108,000.00		
	column footings	246.00	m3	\$45.00	m3	\$11,070.00		
	foundation walls	280.00	m3	\$45.00	m3	\$12,600.00		
	loading dock pits	3.00	m3	\$75.00	m3	\$225.00		
	elevator pit	35.00	m3	\$75.00	m3	\$2,625.00		
	hand excavation	40.00	hrs	\$75.00	hrs	\$3,000.00		
	fence protection at excavations	1.00	sum	\$2,500.00	sum	\$2,500.00		
	Ontario government soil verification/reports	21.00	ea	\$750.00	ea	\$15,750.00		
	disposal off site	4,129.00	m3	\$15.00	m3	\$61,935.00		\$217,705.00
<b>31 23 10</b>	<b>BUILDING BACKFILL</b>							
	backfill basement walls	1,663.00	mt	\$35.00	mt	\$58,205.00		
	column footings	541.00	mt	\$35.00	mt	\$18,935.00		
	foundation walls	493.00	mt	\$35.00	mt	\$17,255.00		
	elevator pits	46.00	mt	\$65.00	mt	\$2,990.00		
	A' to u/s slab on grade	495.00	mt	\$40.00	mt	\$19,800.00		\$117,185.00
<b>31 23 16</b>	<b>ROCK REMOVAL:</b>							
	drilling & blasting	0.00	m3	\$0.00	m3	\$0.00	NIC	
	rock removal	0.00	m3	\$0.00	m3	\$0.00	NIC	\$0.00
<b>31 23 19</b>	<b>DEWATERING</b>							
	dewatering	3.00	mth	\$3,500.00	mth	\$10,500.00		
	wellpoint system	0.00	mth	\$0.00	mth	\$0.00	NIC	\$10,500.00
<b>31 41 00</b>	<b>SHORING</b>							
	shoring	378.00	m2	\$600.00	m2	\$226,800.00		
	mobilization	1.00	sum	\$25,000.00	sum	\$25,000.00	NIC	\$251,800.00
<b>31 48 00</b>	<b>UNDERPINNING</b>							
	underpinning	80.00	m3	\$2,500.00	m3	\$200,000.00		\$200,000.00
<b>31 62 26</b>	<b>PILING</b>							
	piling	0.00	m	\$0.00	m	\$0.00	NIC	
	mobilization	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>31 64 00</b>	<b>CAISSONS</b>							
	caissons	0.00	m	\$0.00	m	\$0.00	NIC	
	mobilization	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>31 66 15</b>	<b>HELICAL PILES:</b>							
	helical piles	0.00	m	\$0.00	m	\$0.00	NIC	
	mobilization	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00

Cobourg Police		Option 1 Renovate Extg. +Expansion				August 2, 2023.	R1	
Cobourg, Ontario.								
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>32 12 16</b>	<b>ASPHALT PAVING</b>							
	make good existing parking lot	1,050.00	m2	\$85.00	m2	\$89,250.00		
	excavation to pavement	473.00	m3	\$50.00	m3	\$23,650.00		\$112,900.00
<b>32 13 13</b>	<b>CONCRETE PAVEMENT</b>							
	concrete pavement	0.00	m2	\$0.00	m2	\$0.00	NIC	
	granular 'A' to u/s concrete pavement	0.00	mt	\$0.00	mt	\$0.00	NIC	\$0.00
<b>32 16 13</b>	<b>CONCRETE CURBS</b>							
	concrete curbs	120.00	m	\$125.00	m	\$15,000.00		\$15,000.00
<b>32 16 23</b>	<b>CONCRETE SIDEWALKS</b>							
	concrete sidewalks	480.00	m2	\$115.00	m2	\$55,200.00		\$55,200.00
<b>32 14 00</b>	<b>UNIT PAVING:</b>							
	unit pavers	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>32 31 13</b>	<b>FENCING &amp; GATES</b>							
	chain link fencing & gates	0.00	m	\$0.00	m	\$0.00	NIC	\$0.00
<b>32 32 34</b>	<b>RETAINING WALLS</b>							
	retaining walls	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>32 37 00</b>	<b>SITE FURNISHINGS</b>							
	site furniture	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>32 92 23</b>	<b>SEEDING / SODDING</b>							
	landscaping	1.00	sum	\$50,000.00	sum	\$50,000.00		\$50,000.00
<b>33 44 00</b>	<b>MECHANICAL SITE SERVICES</b>							
	storm / sanitary / water / gas	1.00	sum	\$75,000.00	sum	\$75,000.00		
	street connections from property line	4.00	ea	\$7,500.00	ea	\$30,000.00		
	dewatering	1.00	sum	\$10,000.00	sum	\$10,000.00		\$115,000.00
<b>33 46 20</b>	<b>FOUNDATION DRAINAGE</b>							
	underslab weeping tile system	0.00	m	\$0.00	m	\$0.00	NIC	
	existing building perimeter drainage	172.50	m	\$50.00	m	\$8,625.00		
	new expansion perimeter foundation drainage	161.00	m	\$50.00	m	\$8,050.00		\$16,675.00
<b>33 46 23</b>	<b>INFILTRATION SYSTEM:</b>							
	infiltration system	0.00	m3	\$0.00	m3	\$0.00	NIC	\$0.00
<b>33 71 75</b>	<b>ELECTRICAL SITE SERVICES</b>							
	<b>Existing:</b>							
	...hydro service fees	1.00	sum	\$25,000.00	sum	\$25,000.00		
	...primary u/g ductbank	0.00	m	\$250.00	m	\$0.00	NIC	
	...primary cabling	0.00	m	\$0.00	m	\$0.00	by Hydro	
	...transformer	0.00	sum	\$0.00	sum	\$0.00	by Hydro	
	...transformer pad	0.00	m2	\$125.00	m2	\$0.00	NIC	
	...transformer pad bollards	0.00	ea	\$850.00	ea	\$0.00	NIC	
	...secondary u/g ductbank	0.00	m	\$250.00	m	\$0.00	NIC	
	...secondary cabling	0.00	m	\$150.00	m	\$0.00	NIC	
	...generator pad	0.00	m2	\$125.00	m2	\$0.00	NIC	
	...generator pad bollards	0.00	ea	\$850.00	ea	\$0.00	NIC	
	...parking lot light standards w/ conc base	6.00	ea	\$8,500.00	ea	\$51,000.00		
	...buried u/g conduit / cabling for above	150.00	m	\$75.00	m	\$11,250.00		
	...landscaping lighting	0.00	ea	\$0.00	ea	\$0.00	NIC	\$87,250.00
	<b>Expansion:</b>							
	...hydro service fees	1.00	sum	\$50,000.00	sum	\$50,000.00		
	...primary u/g ductbank	15.00	m	\$250.00	m	\$3,750.00		
	...primary cabling	0.00	m	\$0.00	m	\$0.00	by Hydro	
	...transformer	0.00	sum	\$0.00	sum	\$0.00	by Hydro	
	...transformer pad	9.00	m2	\$125.00	m2	\$1,125.00		
	...transformer pad bollards	4.00	ea	\$850.00	ea	\$3,400.00		
	...secondary u/g ductbank	10.00	m	\$250.00	m	\$2,500.00		
	...secondary cabling	10.00	m	\$150.00	m	\$1,500.00		
	...generator	1.00	sum	\$250,000.00	sum	\$250,000.00		
	...generator pad	24.00	m2	\$125.00	m2	\$3,000.00		
	...generator pad bollards	6.00	ea	\$850.00	ea	\$5,100.00		
	...parking lot light standards w/ conc base	6.00	ea	\$8,500.00	ea	\$51,000.00		
	...buried u/g conduit / cabling for above	150.00	m	\$75.00	m	\$11,250.00		
	...landscaping lighting	0.00	sum	\$0.00	sum	\$0.00	NIC	\$382,625.00
	<b>Total Base Cost</b>					<b>\$20,482,568.00</b>		<b>\$20,482,568.00</b>
	Construction Contingency					\$0.00		
	<b>Total Projected Construction Costs</b>			<b>\$328.60 /sf</b>		<b>\$20,482,568.00</b>	<b>+HST</b>	



Cobourg Police Cobourg, Ontario.		Option 1 Renovate Extg. +Expansion				August 2, 2023.	R1	
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>Existing Building Areas:</b>								
	-ground floor	4,822.00	sf	410.00	m2			
	-2nd floor	9,307.00	sf	865.00	m2			
	-3rd floor	9,307.00	sf	865.00	m2			
	<b>Total Building Area</b>	<b>23,436.00</b>	<b>sf</b>	<b>2,140.00</b>	<b>m2</b>			
<b>Expansion Areas:</b>								
	-ground floor	12,105.00	sf	1,125.00	m2			
	-2nd floor	12,105.00	sf	1,125.00	m2			
	-3rd floor	12,105.00	sf	1,125.00	m2			
	-penthouse	2,582.00	sf	240.00	m2			
	<b>Total Building Area</b>	<b>38,897.00</b>	<b>sf</b>	<b>3,615.00</b>	<b>m2</b>			
<b>Total Existing &amp; New Building Area</b>		<b>62,333.00</b>	<b>sf</b>	<b>5,755.00</b>	<b>m2</b>			

Cobourg Police		Option 2 New Building				August 2, 2023.	R1	
Cobourg, Ontario.								
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>01 21 00</b>	<b>ALLOWANCES:</b>							
	new building interior finishes	5,585.00	m2	\$800.00	m2	\$4,468,000.00		
	NOT USED	0.00	m2	\$0.00	m2	\$0.00		\$4,468,000.00
<b>02 03 50</b>	<b>CUT &amp; PATCH</b>							
	cut & patch for mechanical & electrical	0.00	hrs	\$0.00	hrs	\$0.00	NIC	
	miscellaneous cut & patch	1.00	sum	\$5,000.00	sum	\$5,000.00	NIC	\$5,000.00
<b>02 41 16</b>	<b>BUILDING DEMOLITION</b>							
	demolish single storey building	0.00	m2	\$0.00	m2	\$0.00	NIC	
	demolish two buildings on County Rd 2	0.00	m2	\$0.00	m2	\$0.00	NIC	
	gut floor plate	0.00	m2	\$0.00	m2	\$0.00	NIC	
	disposal bins	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>02 41 23</b>	<b>SITE DEMOLITION &amp; REMOVALS:</b>							
	miscellaneous removals	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>02 82 11</b>	<b>ASBESTOS ABATEMENT</b>							
	asbestos abatement	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>03 10 00</b>	<b>BUILDING CONCRETE FORMWORK</b>							
	column footings	329.00	m2	\$125.00	m2	\$41,125.00		
	piers	371.00	m2	\$145.00	m2	\$53,795.00		
	foundation wall footings	392.00	m2	\$135.00	m2	\$52,920.00		
	foundation walls perimeter	1,344.00	m2	\$145.00	m2	\$194,880.00		
	foundation walls -interior	420.00	m2	\$145.00	m2	\$60,900.00		
	slab on grade	91.00	m2	\$130.00	m2	\$11,830.00		
	slab on metal deck	98.00	m2	\$135.00	m2	\$13,230.00		
	loading docks	4.00	m2	\$175.00	m2	\$700.00		
	miscellaneous bases	20.00	m2	\$200.00	m2	\$4,000.00		
	stairs	0.00	m2	\$0.00	m2	\$0.00		
	formwork equipment	3,069.00	m2	\$15.00	m2	\$46,035.00		\$479,415.00
<b>03 14 00</b>	<b>SET EMBEDDED ITEMS</b>							
	anchor bolts	700.00	ea	\$18.00	ea	\$12,600.00		
	loading dock pit frames	1.00	ea	\$500.00	ea	\$500.00		
	miscellaneous items	1.00	sum	\$1,500.00	sum	\$1,500.00		\$14,600.00
<b>03 15 00</b>	<b>CONCRETE SUNDRIES</b>							
	AIFB at slab edge	588.00	m	\$12.50	m	\$7,350.00		
	drill & grout anchors in slab edges	0.00	ea	\$20.00	ea	\$0.00	NIC	
	grout column base plates	175.00	ea	\$100.00	ea	\$17,500.00		
	water stop	0.00	m	\$35.00	m	\$0.00	NIC	
	miscellaneous concrete items	1.00	sum	\$3,000.00	sum	\$3,000.00		\$27,850.00
<b>03 20 00</b>	<b>REINFORCING STEEL</b>							
	reinforcing steel -foundations	90.00	mt	\$2,900.00	mt	\$261,000.00		
	loading dock pit slabs	1.00	mt	\$2,900.00	mt	\$2,900.00		
	mesh to slab on grade	4,359.00	m2	\$7.25	m2	\$31,603.00		
	mesh to slab on metal deck	1,783.00	m2	\$7.25	m2	\$12,927.00		\$308,430.00
<b>03 30 00</b>	<b>BUILDING CONCRETE PLACEMENT</b>							
	column footings	280.00	m3	\$60.00	m3	\$16,800.00		
	piers	168.00	m3	\$70.00	m3	\$11,760.00		
	foundation wall footings	112.00	m3	\$60.00	m3	\$6,720.00		
	foundation walls -perimeter	203.00	m3	\$65.00	m3	\$13,195.00		
	foundation walls -interior	56.00	m3	\$65.00	m3	\$3,640.00		
	slab on grade	532.00	m3	\$60.00	m3	\$31,920.00		
	2nd floor slab on metal deck	217.00	m3	\$60.00	m3	\$13,020.00		
	penthouse slab on metal deck	56.00	m3	\$65.00	m3	\$3,640.00		
	loading dock pits	3.00	m3	\$60.00	m3	\$180.00		
	miscellaneous bases	5.00	m3	\$175.00	m3	\$875.00		
	stair pan fill	5.00	m3	\$175.00	m3	\$875.00		
	placement equipment	1,637.00	m3	\$40.00	m3	\$65,480.00		\$168,105.00
<b>03 33 00</b>	<b>CONCRETE SUPPLY</b>							
	foundations	819.00	m3	\$188.00	m3	\$153,972.00		
	slabs on grade	535.00	m3	\$184.00	m3	\$98,440.00		
	slabs on metal deck	273.00	m3	\$184.00	m3	\$50,232.00		
	stairs & miscellaneous bases	10.00	m3	\$184.00	m3	\$1,840.00		
	environmental charge	1,637.00	m3	\$5.00	m3	\$8,185.00		
	fuel surcharge	1,637.00	m3	\$5.00	m3	\$8,185.00		
	carbon fee	1,637.00	m3	\$1.50	m3	\$2,456.00		
	winter heat	300.00	m3	\$20.00	m3	\$6,000.00		
	superplastisizer	535.00	m3	\$18.00	m3	\$9,630.00		
	waste	49.00	m3	\$185.00	m3	\$9,065.00		\$348,005.00

Cobourg Police Cobourg, Ontario.		Option 2 New Building				August 2, 2023.	R1	
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>03 35 00</b>	<b>CONCRETE FLOOR FINISHING</b>							
	slab on grade	3,790.00	m2	\$15.00	m2	\$56,850.00		
	slab on metal deck	1,550.00	m2	\$15.00	m2	\$23,250.00		
	elevator pit slabs	20.00	m2	\$75.00	m2	\$1,500.00		
	loading dock pits	4.00	m2	\$75.00	m2	\$300.00		
	stairs & miscellaneous bases	55.00	m2	\$150.00	m2	\$8,250.00		
	cure & seal	5,360.00	m2	\$1.90	m2	\$10,184.00		
	sawcut & filler to slab on grade	1,895.00	m	\$8.50	m	\$16,108.00		\$116,442.00
<b>04 03 41</b>	<b>MASONRY RESTORATION</b>							
	brick	0.00	m2	\$0.00	m2	\$0.00	N/A	
	stone	0.00	m2	\$0.00	m2	\$0.00	N/A	
	miscellaneous items	0.00	m2	\$0.00	m2	\$0.00	N/A	\$0.00
<b>04 05 10</b>	<b>MASONRY</b>							
	elevator & stair core walls	650.00	m2	\$220.00	m2	\$143,000.00		
	brick veneer -25% of façade	871.00	m2	\$525.00	m2	\$457,275.00		
	cavity wall insulation	871.00	m2	\$120.00	m2	\$104,520.00		
	cavity wall air vapour barrier	871.00	m2	\$50.00	m2	\$43,550.00		\$748,345.00
<b>04 43 23</b>	<b>STONE</b>							
	stone supply	0.00	m2	\$0.00	m2	\$0.00	NIC	
	stone installation	0.00	m2	\$0.00	m2	\$0.00	NIC	
	cavity wall insulation	0.00	m2	\$0.00	m2	\$0.00	NIC	
	cavity wall air vapour barrier	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>05 12 23</b>	<b>STRUCTURAL STEEL</b>							
	garage	72.00	mt	\$6,500.00	mt	\$468,000.00		
	custody	21.00	mt	\$6,500.00	mt	\$136,500.00		
	tactical	15.00	mt	\$6,500.00	mt	\$97,500.00		
	circulation	16.00	mt	\$8,500.00	mt	\$136,000.00		
	common	9.00	mt	\$6,500.00	mt	\$58,500.00		
	entrance	3.00	mt	\$6,500.00	mt	\$19,500.00		
	operations 2nd floor	103.00	mt	\$6,500.00	mt	\$669,500.00		
	operations roof	95.00	mt	\$6,500.00	mt	\$617,500.00		
	penthouse	24.00	mt	\$6,500.00	mt	\$156,000.00		
	overhead door frames	11.00	ea	\$2,250.00	ea	\$24,750.00		
	design development	358.00	mt	\$250.00	mt	\$89,500.00		\$2,473,250.00
<b>05 31 00</b>	<b>STEEL DECKING</b>							
	floor deck	1,795.00	m2	\$75.00	m2	\$134,625.00		
	roof deck	3,790.00	m2	\$70.00	m2	\$265,300.00		
	roof upstands	450.00	m	\$45.00	m	\$20,250.00		\$420,175.00
<b>05 50 00</b>	<b>MISCELLANEOUS METALS</b>							
	bollards	44.00	ea	\$800.00	ea	\$35,200.00		
	ladders	5.00	m	\$750.00	m	\$3,750.00		
	miscellaneous items	5,585.00	m2	\$35.00	m2	\$195,475.00		\$234,425.00
<b>05 51 29</b>	<b>STAIRS &amp; LANDINGS</b>							
	steel pan stairs -2 sets	100.00	tr	\$625.00	tr	\$62,500.00		
	landings	30.00	m2	\$325.00	m2	\$9,750.00		
	handrail & railings	60.00	m	\$325.00	m	\$19,500.00		\$91,750.00
<b>06 10 10</b>	<b>ROOF WOOD BLOCKING</b>							
	2 x 6 roof blocking	1,350.00	m	\$14.00	m	\$18,900.00		
	3/4" plywood to roof	60.00	sht	\$155.00	sht	\$9,300.00		
	interior plywood to sills, etc.	1.00	sum	\$3,500.00		\$3,500.00		\$31,700.00
<b>06 10 11</b>	<b>ROUGH CARPENTRY</b>							
	rough hardware	1.00	sum	\$1,585.00	sum	\$1,585.00		\$1,585.00
<b>06 18 19</b>	<b>TEMPORARY WORK</b>							
	site security fencing	310.00	m	\$30.00	m	\$9,300.00		
	monthly rental	10.00	mth	\$1,800.00	mth	\$18,000.00		
	weather tight enclosures -68#	30.00	m2	\$115.00	m2	\$3,450.00		
	temporary partitions	80.00	m2	\$75.00	m2	\$6,000.00		
	temporary stair to roof -initial setup & dismantle	1.00	sum	\$4,000.00	sum	\$4,000.00		
	temporary stair -monthly rental	4.00	mth	\$2,500.00	mth	\$10,000.00		
	safety rails	376.00	m	\$25.00	m	\$9,400.00		\$60,150.00
<b>06 20 00</b>	<b>MILLWORK / FINISH CARPENTRY</b>							
	millwork	0.00	sum	\$0.00	sum	\$0.00	see 01 21 00	
	finish carpentry	0.00	sum	\$0.00	sum	\$0.00	see 01 21 00	\$0.00

Cobourg Police Cobourg, Ontario.		Option 2 New Building			August 2, 2023.	R1		
Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>06 40 00</b>	<b>ARCHITECTURAL WOODWORK</b>							
	architectural woodwork	0.00	m	\$0.00	m	\$0.00	see 01 21 00	\$0.00
<b>07 11 13</b>	<b>DAMPPROOFING</b>							
	dampproofing	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 16 19</b>	<b>CEMENTIOUS WATERPROOFING</b>							
	elevator pits	70.00	m2	\$125.00	m2	\$8,750.00		\$8,750.00
<b>07 18 00</b>	<b>TRAFFIC TOPPINGS</b>							
	traffic topping	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 21 13</b>	<b>BUILDING INSULATION</b>							
	foundation wall insulation	1,610.00	m2	\$80.00	m2	\$128,800.00		\$128,800.00
<b>07 24 00</b>	<b>EXTERIOR INSULATION FINISH SYSTEM</b>							
	EIFS	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 26 00</b>	<b>WATERPROOFING</b>							
	waterproofing to perimeter walls	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 41 43</b>	<b>METAL ROOFING</b>							
	sloped metal roofing	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>07 42 23</b>	<b>WOOD PANELS:</b>							
	wood exterior cladding	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>07 46 13</b>	<b>METAL SIDING</b>							
	composite panels -50% of façade	1,742.00	m2	\$560.00	m2	\$975,520.00		
	cavity wall insulation	1,742.00	m2	\$120.00	m2	\$209,040.00		
	cavity wall air vapour barrier	1,742.00	m2	\$50.00	m2	\$87,100.00		
	miscellaneous flashings	1.00	sum	\$5,000.00	sum	\$5,000.00	NIC	\$1,276,660.00
<b>07 53 24</b>	<b>MEMBRANE ROOFING</b>							
	membrane roofing	3,790.00	m2	\$290.00	m2	\$1,099,100.00		
	roof pavers	160.00	m	\$225.00	m	\$36,000.00		\$1,135,100.00
<b>07 61 00</b>	<b>METAL FLASHING</b>							
	parapet cap flashing	630.00	m	\$50.00	m	\$31,500.00		
	miscellaneous flashings at openings	1.00	sum	\$3,500.00	sum	\$3,500.00		\$35,000.00
<b>07 81 00</b>	<b>SPRAYED FIREPROOFING</b>							
	sprayed fireproofing	1,795.00	m2	\$65.00	m2	\$116,675.00		\$116,675.00
<b>07 84 00</b>	<b>FIRESTOPPING</b>							
	perimeter edge firestopping	630.00	m	\$55.00	m	\$34,650.00		\$34,650.00
<b>07 86 00</b>	<b>SMOKE SEALS</b>							
	smoke seals	630.00	m	\$45.00	m	\$28,350.00		\$28,350.00
<b>07 92 10</b>	<b>SEALANTS</b>							
	sealants	5,585.00	m2	\$5.00	m2	\$27,925.00		\$27,925.00
<b>08 11 14</b>	<b>HOLLOW METAL DOORS &amp; FRAMES</b>							
	single door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	single frames for wood doors	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	double door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	doors	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	\$0.00
<b>08 11 15</b>	<b>INSTALL METAL DOORS &amp; FRAMES</b>							
	single door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	double door frames	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	doors	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	windows or screens	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	
	handle doors, frames & screens	0.00	ea	\$0.00	ea	\$0.00	see 01 21 00	\$0.00
<b>08 11 16</b>	<b>ALUMINUM WINDOWS &amp; DOORS</b>							
	entrance glazing	72.00	m2	\$950.00	m2	\$68,400.00		
	doors to above	2.00	m2	\$3,500.00	m2	\$7,000.00		
	vestibules	26.00	m2	\$850.00	m2	\$22,100.00		
	doors to above	2.00	ea	\$3,500.00	ea	\$7,000.00		
	automatic operators	2.00	ea	\$3,500.00	ea	\$7,000.00		
	interior aluminum windows / screens	0.00	m2	\$0.00	m2	\$0.00	see 01 21 00	
	glass balustrades	30.00	m	\$1,800.00	m	\$54,000.00		\$165,500.00

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Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total
<b>08 14 10</b>	<b>WOOD DOORS &amp; FRAMES</b>						
	single door frames	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	double door frames	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	doors	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	windows or screens	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	install wood doors & frames	0.00	ea	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>08 33 25</b>	<b>COILING DOORS</b>						
	coiling doors	0.00	ea	\$0.00	\$0.00	NIC	\$0.00
<b>08 36 12</b>	<b>OVERHEAD DOORS</b>						
	overhead doors at dock levellers	1.00	ea	\$9,500.00	\$9,500.00		
	overhead doors at garage	8.00	ea	\$9,500.00	\$76,000.00		
	overhead doors at sally port	2.00	ea	\$12,500.00	\$25,000.00		\$110,500.00
<b>08 44 13</b>	<b>CURTAIN WALL</b>						
	curtain wall 25% of façade	871.00	m2	\$1,500.00	\$1,306,500.00		
	doors to above	2.00	ea	\$3,500.00	\$7,000.00		
	automatic operators	1.00	ea	\$3,500.00	\$3,500.00		\$1,317,000.00
<b>08 50 50</b>	<b>ALUMINUM WINDOWS</b>						
	aluminum windows	0.00	m2	\$0.00	\$0.00	NIC	\$0.00
<b>08 54 13</b>	<b>FIBREGLAS WINDOWS</b>						
	fibreglas windows	0.00	ea	\$0.00	\$0.00	NIC	\$0.00
<b>08 71 10</b>	<b>FINISH HARDWARE</b>						
	hollow metal doors	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	wood doors	0.00	ea	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>08 80 50</b>	<b>MISCELLANEOUS GLASS &amp; GLAZING</b>						
	glass & glazing	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	mirrors	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>08 90 00</b>	<b>LOUVRES</b>						
	roof equipment screening louvres	0.00	m2	\$0.00	\$0.00	N/A	\$0.00
<b>09 23 00</b>	<b>GYPSON BOARD</b>						
	backup to exterior masonry	871.00	m2	\$155.00	\$135,005.00		
	backup to composite siding	1,742.00	m2	\$155.00	\$270,010.00		
	drywall furred to masonry	650.00	m2	\$75.00	\$48,750.00		
	interior drywall ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	drywall ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$453,765.00
<b>09 30 13</b>	<b>CERAMIC TILE</b>						
	ceramic tile flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	ceramic tile to walls	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	tile base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 30 15</b>	<b>QUARRY TILE</b>						
	tile flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	tile to walls	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	tile base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 51 13</b>	<b>ACOUSTIC CEILINGS</b>						
	acoustic tile ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 54 23</b>	<b>LINEAR METAL CEILINGS:</b>						
	Linear Metal Ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 57 00</b>	<b>WOOD CEILINGS</b>						
	wood ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 62 00</b>	<b>SPECIAL FLOORING</b>						
	polished concrete flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 64 29</b>	<b>WOOD FLOORING</b>						
	wood flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	baseboards	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 65 19</b>	<b>RESILIENT FLOORING</b>						
	vct flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	sheet flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	vinyl base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00

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<b>09 67 00</b>	<b>FLUID APPLIED FLOORING</b>						
	epoxy flooring	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	epoxy base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 68 00</b>	<b>CARPET</b>						
	carpet	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	carpet base	0.00	m	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 84 00</b>	<b>ACOUSTICAL WALL TREATMENT</b>						
	wall panels	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	ceiling panels	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>09 91 00</b>	<b>PAINTING</b>						
	masonry partitions	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	perimeter wall drywall	3,263.00	m2	\$15.00	\$48,945.00		
	drywall partitions	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	drywall ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	exposed structure ceilings	0.00	m2	\$0.00	\$0.00	see 01 21 00	
	hollow metal doors, frames & screens	0.00	ea	\$0.00	\$0.00	see 01 21 00	
	bollards	44.00	ea	\$100.00	\$4,400.00		
	miscellaneous items	1.00	sum	\$6,000.00	\$6,000.00		\$59,345.00
<b>09 96 00</b>	<b>SPECIAL WALL COATINGS</b>						
	special coating to walls	0.00	m2	\$0.00	\$0.00	see 01 21 00	\$0.00
<b>10 11 13</b>	<b>CHALK, TACK &amp; WHITE BOARDS</b>						
	chalk, tack & white boards	20.00	ea	\$650.00	\$13,000.00		\$13,000.00
<b>10 14 50</b>	<b>VISUAL AID BOARDS</b>						
	visual aid boards	0.00	ea	\$0.00	\$0.00	NIC	\$0.00
<b>10 21 13</b>	<b>TOILET COMPARTMENTS</b>						
	toilet partitions	24.00	ea	\$2,500.00	\$60,000.00		
	urinal screens	6.00	ea	\$500.00	\$3,000.00		\$63,000.00
<b>10 21 16</b>	<b>SHOWER &amp; DRESSING COMPARTMENTS</b>						
	pre-fabricated shower units	10.00	ea	\$4,000.00	\$40,000.00		
	pre-fabricated dressing cubicles	10.00	ea	\$2,500.00	\$25,000.00		\$65,000.00
<b>10 22 39</b>	<b>OPERABLE PARTITIONS</b>						
	folding partitions	6.00	m	\$2,500.00	\$15,000.00		\$15,000.00
<b>10 28 00</b>	<b>WASHROOM ACCESSORIES</b>						
	supply washroom accessories	10.00	ea	\$4,500.00	\$45,000.00		
	hand dryers	10.00	ea	\$850.00	\$8,500.00		
	install washroom accessories	1.00	sum	\$9,000.00	\$9,000.00		\$62,500.00
<b>10 43 00</b>	<b>EXTERIOR SIGNAGE</b>						
	exterior signage	1.00	sum	\$40,000.00	\$40,000.00		\$40,000.00
<b>10 44 00</b>	<b>INTERIOR SIGNAGE</b>						
	interior signage	5,585.00	m2	\$5.00	\$27,925.00		\$27,925.00
<b>10 51 13</b>	<b>LOCKERS</b>						
	lockers	100.00	ea	\$350.00	\$35,000.00		\$35,000.00
<b>10 56 13</b>	<b>STORAGE SHELVING</b>						
	janitors room shelving	5.00	ea	\$500.00	\$2,500.00		\$2,500.00
<b>10 75 00</b>	<b>FLAGPOLES</b>						
	flagpole c/w base	3.00	ea	\$7,500.00	\$22,500.00		\$22,500.00
<b>11 11 36</b>	<b>ELECTRIC VEHICLE CHARGING UNITS:</b>						
	level 2 charging unit -240V	5.00	ea	\$10,500.00	\$52,500.00		
	level 3 charging unit -480V	0.00	ea	\$0.00	\$0.00	NIC	\$52,500.00
<b>11 12 00</b>	<b>PARKING CONTROL EQUIPMENT</b>						
	parking control equipment	0.00	ea	\$0.00	\$0.00	NIC	
	spare cards	0.00	ea	\$0.00	\$0.00	NIC	\$0.00
<b>11 13 00</b>	<b>LOADING DOCK EQUIPMENT:</b>						
	loading dock c/w bumpers	1.00	ea	\$25,000.00	\$25,000.00		
	seals / shelters	1.00	ea	\$3,500.00	\$3,500.00		
	trailer restraints	1.00	ea	\$3,000.00	\$3,000.00		\$31,500.00
<b>11 19 00</b>	<b>DETENTION EQUIPMENT:</b>						
	door, tables, equipment	0.00	ea	\$0.00	\$0.00	see 01 21 00	\$0.00

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Section	Item	Quantity		\$/Unit		Totals	Remarks	Section Total
<b>11 21 73</b>	<b>COMMERCIAL LAUNDRY EQUIPMENT:</b>							
	washers	0.00	ea	\$0.00	ea	\$0.00	NIC	
	dryers	0.00	ea	\$0.00	ea	\$0.00	NIC	
	unload, uncrate, install	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>11 30 13</b>	<b>APPLIANCES:</b>							
	refrigerator	0.00	ea	\$0.00	ea	\$0.00	NIC	
	range	0.00	ea	\$0.00	ea	\$0.00	NIC	
	dishwasher	0.00	ea	\$0.00	ea	\$0.00	NIC	
	microwave	0.00	ea	\$0.00	ea	\$0.00	NIC	
	unload, uncrate, set in place & hook-up	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>11 40 00</b>	<b>FOOD SERVICE EQUIPMENT</b>							
	food service equipment	1.00	sum	\$100,000.00	sum	\$100,000.00		\$100,000.00
<b>11 52 00</b>	<b>AUDIOVISUAL EQUIPMENT</b>							
	projection screens	5.00	ea	\$3,500.00	ea	\$17,500.00		
	audiovisual equipment	5.00	ea	\$4,500.00	ea	\$22,500.00		\$40,000.00
<b>11 81 23</b>	<b>WINDOW WASHING EQUIPMENT</b>							
	roof anchors	10.00	ea	\$1,000.00	ea	\$10,000.00		
	swing stage c/w anchors	0.00	ea	\$0.00	ea	\$0.00	NIC	\$10,000.00
<b>11 67 23</b>	<b>SHOOTING RANGE EQUIPMENT:</b>							
	new shooting range equipment	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>11 82 26</b>	<b>WASTE HANDLING EQUIPMENT</b>							
	compactors	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00
<b>12 21 00</b>	<b>WINDOW TREATMENT</b>							
	window treatment	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>12 30 00</b>	<b>MANUFACTURED CASEWORK</b>							
	manufactured casework	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>12 35 53</b>	<b>LAB EQUIPMENT</b>							
	laboratory furniture	0.00	sum	\$0.00	sum	\$0.00	see 01 21 00	\$0.00
<b>12 50 00</b>	<b>FURNITURE, FIXTURES &amp; EQUIPMENT</b>							
	furniture, fixtures & equipment	0.00	sum	\$0.00	sum	\$0.00	NIC	\$0.00
<b>13 08 00</b>	<b>SOUND, VIBRATION &amp; SEISMIC CONTROL</b>							
	sound / vibration / seismic	0.00	m2	\$0.00	m2	\$0.00	NIC	\$0.00
<b>14 20 00</b>	<b>ELEVATORS</b>							
	passenger	2.00	ea	\$175,000.00	ea	\$350,000.00		
	freight	0.00	ea	\$0.00	ea	\$0.00	NIC	\$350,000.00
<b>21 13 13</b>	<b>FIRE PROTECTION</b>							
	fire protection	5,585.00	m2	\$42.00	m2	\$234,570.00		
	fire protection header	1.00	ea	\$10,000.00	ea	\$10,000.00		\$244,570.00
<b>23 05 00</b>	<b>MECHANICAL</b>							
	HVAC units	6.00	ea	\$80,000.00	ea	\$480,000.00		
	ductwork	5,585.00	m2	\$160.00	m2	\$893,600.00		
	liquid transfer heating & cooling	5,585.00	m2	\$105.00	m2	\$586,425.00		
	balancing & commissioning	5,585.00	m2	\$5.00	m2	\$27,925.00		
	roof drainage	3,790.00	m2	\$25.00	m2	\$94,750.00		
	plumbing & drainage	5,585.00	m2	\$85.00	m2	\$474,725.00		
	existing controls	5,585.00	m2	\$55.00	m2	\$307,175.00		
	unit heaters at loading docks	1.00	ea	\$10,500.00	ea	\$10,500.00		
	miscellaneous systems	1.00	sum	\$10,000.00	sum	\$10,000.00		\$2,885,100.00
<b>23 56 13</b>	<b>SOLAR &amp; WIND ENERGY EQUIPMENT</b>							
	solar panels	0.00	ea	\$0.00	ea	\$0.00	NIC	
	wind energy	0.00	ea	\$0.00	ea	\$0.00	NIC	\$0.00

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Section	Item	Quantity		\$/Unit	Totals	Remarks	Section Total
<b>26 05 01</b>	<b>ELECTRICAL</b>						
	power & distribution	5,585.00	m2	\$75.00	\$418,875.00		
	data & communication empty conduit	5,585.00	m2	\$15.00	\$83,775.00		
	data & communication wire & terminations	0.00	m2	\$0.00	\$0.00	NIC	
	lighting	5,585.00	m2	\$150.00	\$837,750.00		
	fire alarm	5,585.00	m2	\$22.00	\$122,870.00		
	security system	5,585.00	m2	\$75.00	\$418,875.00		
	public address system	5,585.00	m2	\$8.00	\$44,680.00		
	loading dock & door feeds	1.00	ea	\$1,750.00	\$1,750.00		
	level 2 charging unit -240V power supply	5.00	ea	\$3,500.00	\$17,500.00		
	level 3 charging unit -480V power supply	0.00	ea	\$0.00	\$0.00	NIC	
	miscellaneous systems	1.00	sum	\$15,000.00	\$15,000.00		\$1,961,075.00
<b>31 11 00</b>	<b>CLEAR &amp; GRUB</b>						
	clear & grub site	1.00	sum	\$25,000.00	\$25,000.00		\$25,000.00
<b>31 14 13</b>	<b>SITE EXCAVATION</b>						
	storm water control	1.00	sum	\$1,500.00	\$1,500.00		
	regrade site	0.00	m2	\$0.00	\$0.00		\$1,500.00
<b>31 14 13</b>	<b>SITE BACKFILL</b>						
	fill site to new contours at landscape areas	0.00	m3	\$0.00	\$0.00	NIC	
	raise grade at u/s paved surfaces	0.00	mt	\$0.00	\$0.00	NIC	\$0.00
<b>31 23 10</b>	<b>BUILDING EXCAVATION</b>						
	column footings	1,047.00	m3	\$45.00	\$47,115.00		
	foundation walls	1,053.00	m3	\$45.00	\$47,385.00		
	loading dock pits	3.00	m3	\$75.00	\$225.00		
	elevator pit	68.00	m3	\$75.00	\$5,100.00		
	hand excavation	40.00	hrs	\$75.00	\$3,000.00		
	fence protection at excavations	1.00	sum	\$2,500.00	\$2,500.00		
	Ontario government soil verification/reports	11.00	ea	\$750.00	\$8,250.00		
	disposal off site	2,103.00	m3	\$15.00	\$31,545.00		\$145,120.00
<b>31 23 10</b>	<b>BUILDING BACKFILL</b>						
	backfill basement walls	0.00	mt	\$0.00	\$0.00	N/A	
	column footings	2,303.00	mt	\$35.00	\$80,605.00		
	foundation walls	1,853.00	mt	\$35.00	\$64,855.00		
	elevator pits	90.00	mt	\$65.00	\$5,850.00		
	A' to u/s slab on grade	4.00	mt	\$40.00	\$160.00		\$151,470.00
<b>31 23 16</b>	<b>ROCK REMOVAL:</b>						
	drilling & blasting	0.00	m3	\$0.00	\$0.00	NIC	
	rock removal	0.00	m3	\$0.00	\$0.00	NIC	\$0.00
<b>31 23 19</b>	<b>DEWATERING</b>						
	dewatering	40.00	mth	\$3,500.00	\$140,000.00		
	wellpoint system	0.00	mth	\$0.00	\$0.00	NIC	\$140,000.00
<b>31 41 00</b>	<b>SHORING</b>						
	shoring	0.00	m2	\$0.00	\$0.00	NIC	
	mobilization	0.00	sum	\$0.00	\$0.00	NIC	\$0.00
<b>31 48 00</b>	<b>UNDERPINNING</b>						
	underpinning	0.00	m3	\$0.00	\$0.00	NIC	\$0.00
<b>31 62 26</b>	<b>PILING</b>						
	piling	0.00	m	\$0.00	\$0.00	NIC	
	mobilization	0.00	sum	\$0.00	\$0.00	NIC	\$0.00
<b>31 64 00</b>	<b>CAISSONS</b>						
	caissons	0.00	m	\$0.00	\$0.00	NIC	
	mobilization	0.00	sum	\$0.00	\$0.00	NIC	\$0.00
<b>31 66 15</b>	<b>HELICAL PILES:</b>						
	helical piles	0.00	m	\$0.00	\$0.00	NIC	
	mobilization	0.00	sum	\$0.00	\$0.00	NIC	\$0.00
<b>32 12 16</b>	<b>ASPHALT PAVING</b>						
	parking lots, etc.	3,600.00	m2	\$65.00	\$234,000.00		
	excavation to pavement	1,620.00	m3	\$50.00	\$81,000.00		\$315,000.00
<b>32 13 13</b>	<b>CONCRETE PAVEMENT</b>						
	concrete pavement	0.00	m2	\$0.00	\$0.00	NIC	
	granular 'A' to u/s concrete pavement	0.00	mt	\$0.00	\$0.00	NIC	\$0.00



