



The Case for a New Thunder Bay Police Campus



THE FACTS

Why build versus renovate?

- There is insufficient space at the Balmoral Street facility to support current operations, without even contemplating future growth or policing needs.
- The existing building is 64,385 sf versus the estimated 115,161 sf required to achieve best practices in modern policing operations.
- Upgrading for minimal repairs and replacements to meet Ontario Building Code Compliance is estimated to cost over \$10 million.
- Upgrading is an expensive, band-aid solution that does not address space, functionality, or growth needs. It has been deemed an unviable solution.
- The estimated cost to renovate and include an addition onto the existing building is estimated to cost approximately \$64 million.
- Renovation is more expensive than new construction and presents serious security and safety concerns for the police workforce, operations, and storage of evidence during construction.
- A new police campus is estimated to cost approximately \$56 million. The price is inclusive of the full building project, land acquisition, project management, equipment, and contingencies.
- A new building provides wider opportunities for police service innovation, resource efficiencies and savings through co-location or shared services with current and future community partners.
- Thunder Bay's vision for policing involves a community hub model where partners work together to address issues such as mental health, addictions and victim services. This is not possible without a new building.
- The concrete walls and ceilings do not allow for upgrades to equipment and original cable infrastructure. This limits our ability to improve existing building security, access and monitoring.
- Building a new police facility is inevitable. Deferring the decision will cost the community more every year from both a capital and operational perspective.



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What's wrong with the current police building at 1200 Balmoral Street?

- The Balmoral Street building is a clear example of how appearances can be deceiving. It is failing to support modern-day policing functions and services to meet adequacy Standards, codes and best practices.
- The building is currently extended beyond capacity and cannot accommodate the growing police workforce now or in the future.
- More police resources are required to serve and protect Thunder Bay's changing criminal environment and the estimated 25,000 people who are not included in the city's population count.
- In 1987, the building housed approximately 219 employees. Recent studies estimate potential staffing of 400.8 FTE over the next 20-25 years.
- Additional space and equipment are needed to accommodate today's specialized crime units such as gangs, guns, drugs, and human trafficking.
- New technology and infrastructure are required to deliver modern policing services such as cybercrime and Next Generation 911.
- The current building lacks the necessary Indigenous, cultural and community facilities to serve Thunder Bay's changing population.
- Thunder Bay's police facility needs a training centre for workforce skills and knowledge development.
- Aside from space and technology issues, Balmoral Street is well worn, non-compliant and does not meet health & safety standards in key areas.
- Whether it be lack of desk space, poor heating, inadequate ventilation or leaking ceilings, the shortage of adequate working conditions is seriously impacting employee health and wellness, and the ability to perform duties effectively.
- Issues like mold, leaking water and an outdated HVAC system impact day to day productivity and morale among employees.
- Overcrowding makes it difficult to ensure the safety of employees, prisoners, and victims of crime on an average day.
- Confidentiality is a serious concern throughout the building for employees, victims and prisoners.

Safety

Wellness

Vision

Collaboration

Accountability