



# 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.