

3.2.2 Past Experience

Architect - Prime Consultant



meaningful
practical
buildings

RCMP Prototype Transportable Cells

RFP Awarded: August 2010

Tender: September 2011

Substantial: June 2012

Project Relevance

- RCMP Detention area designed under the most current Fit-up Standards.
- In depth research and understanding of the principals behind many of the fit-up standard requirements to ensure that safety and performance principals were met where the strict requirements would not work due to other project constraints.
- Study/Report/Analysis leading to a prototype design , documentation, tendering, manufacturing and deployment in 2 locations.
- Total construction contract including manufacturing, transportation and deployment over the \$2M consistent with the terms of the SOA.



Project Objectives, Challenges, Constraints

- Unique project not undertaken by any other by any other policing or security force in North America. The project is the first of it's kind and has interest from DND and CBSA.
- The primary challenge was the design of a detention facility that meets the Fit-up standards that could be easily transported and used for multiple deployments in a wide variety of areas across Canada with a variety of transportation and infrastructure needs.
- In depth understanding of the fit-up standards and the performance intents was required to find solutions that would meet the functional requirements with minor variance to the strict standard.
- Worked closely with RCMP Facilities Management, HRSDC, Departmental Security, PTSS and Security Engineering to achieve an innovative and ground breaking solution
- RCMP Fit-Up Standards had to be reviewed to ensure that the operational risks behind the Fit-Up standards continued to be managed when strict compliance with the standard was not possible. For example, the cells could not meet the required ceiling height. The associated risks were mitigated by eliminating the bunks. Similarly, the cells could not be sprinklered in all locations, therefore additional measures were taken to ensure fire separations, flame spread ratings, and fire separations between the units were designed to exceed the requirements.

Project Schedule

- Construction Tender initially intended for January 2011, however as a prototype project, there were significant changes to the scope and functional requirements during design. Tender sent to RCMP August 2011, tender published November 2011. First units completed May 2012.
- Variance in schedule was managed with RCMP input, ensuring that schedule implications decisions to re-calibrating the scope and functional requirements were understood and incorporated value for money, improving functionality, durability, transportability and ease of set-up.

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Scope of Services, Design Philosophy and Approach

- Feasibility, Planning, Schematic Design, Design Development, Construction Documents, Tender and Contract Administration
- The design for the cells needed to meet the RCMP Fit-Up standards, be easily transported to a wide variety of locations in Canada by various means, and be easily deployed with the available resources in many remote communities.
- The units were also designed for durability, with an anticipated service life of 20 to 30 years and likely 10 deployments in that time.
- The design was focussed on simple, robust solutions. It was anticipated that specialized equipment or technicians would be problematic as deployments would primarily be to remote communities.
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Budget

- Innovative Solutions were sought with budget and functionality as the driving priorities.
 - Design Estimate Base Unit: \$391,630 Master Unit: \$ 376,912
 - Contract Price Base Unit: \$405,000 Master Unit: \$ 390,000
- Change Orders were issued during construction to make changes recommended by the manufacturer.
 - Base unit Change Orders were \$46,755.20
 - Master Unit Change Orders were \$45,417.76
- Variance in the Budget was managed by ensuring that any changes proposed by the manufacturer were value for money, improving functionality, durability, transportability and ease of set-up

Key Personnel

Architecture:	RBM Architecture Paul Blaser, Design, Project Architect, Contract Documents, Contract Admi..
Structural:	Genivar Mark Bourassa, Structural Engineer
Mechanical:	Genivar Brian Dent, Mechanical Engineer
Electrical:	PWA Engineering Jeremy Hall, Electrical Engineer

Client References

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