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New RCMP Detachment - Grande Cache AB

Project Relevance

- Full Detachment with complete Detention Area, Secure Bay / Garage Bay, Exhibit Storage, Police Equipment Rooms, Office Area, Secure Records, Public Area, Victims Services and staff amenities.
- Under Construction, built with the RCMP National Project Delivery Office included in the process.
- Worked within the constraints of the RCMP Space Analysis to provide innovative space allocations that included police equipment rooms and additional communication equipment.
- Planning, Schematic Design, Design Development, Construction Documents, Tender and Contract Administration for a new RCMP Detachment
- Size of Detachment is consistent with proposed Chestermere Building with 1 storey plus basement, all-new: 532 sqm on the main floor and a 276 sqm basement.



Project Purpose & Design Philosophy

- Located prominently just off highway 40 at the North end of town, the detachment reinforces the mountain location with a form that is a metaphorical mountain.
- The folded metal roof wraps the building and provides extended overhangs to protect the building envelope and move the snow away from the entrance doors.
- Consulted Municipal and RCMP stakeholders early in the design process, getting everyone “at the table” to discuss the unique characteristics of this project and how these could be accommodated within the constraints of the non-discretionary standards, RCMP space analysis, and other security or technical requirements.
- Building takes advantage of the sloping site to include a partial basement. This also allowed the building to be constructed with wood frame and un-sprinklered as the footprint was kept under 600 sqm to meet the RCMP standard



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Budget

- Design was carefully considered for every
 - Class A Pre-tender Estimate \$4,189,900
 - Contract Price \$4,676,200
- The project has just been awarded, and an evaluation has not yet been completed to review the unexpected price difference over the class A estimate.

Client References

RCMP Project Management: Brian Ludwar, Project Manager
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Key Personnel

Architecture: RBM Architecture
Paul Blaser, Design, Project Architect, Contract Documents,
Jeff Mannix, , Technical & Specifications, Contract Administrator

Structural: Genivar - Larry Peters

Mechanical: Key West Engineering. - Bob Cowan

Electrical: PWA Engineering - Jeremy Hall

