



ATTACHMENT C

Kamloops vs Nanaimo Replacement RCMP Detachment Project Comparison

	 City of Kamloops	 City of Nanaimo	
Element to Consider	Council Accepted Option	Renovate 303 Prideaux & Expand	New Build at 303 Prideaux
Current Lot Size	0.71 Ha 1.75 Ac	0.70 Ha 1.73 Ac	
Current Building Size	3,995 sq. m 43,000 sq. ft.	3,900 sq. m at 303 Prideaux Street 42,000 sq. ft.	
Current Building Age	35 Years 1990 Construction	39 Years 1986 Construction	
Projected Building Size	11,215 sq. m 120,700 sq. ft.	11,185 sq. m 120,372 sq. ft.	
Projected Building Cost	\$150M Validated Inc. Contingencies	\$310M Apx. Inc. Contingencies	\$285M Apx. Inc. Contingencies
Post Disaster Bld.	Yes, Included	No, \$9M Additional Cost	No, \$13.8M Additional Cost
Geothermal Heating	Yes, Included	No, \$8.2M Additional Cost	
Parking	Meets RCMP Reqs. <ul style="list-style-type: none"> • Parkade Included • Street Parking Improvements Included 	Below RCMP Reqs. <ul style="list-style-type: none"> • 29 Space Gap at Completion • 166 Space Gap in 2046 • No Parkade Included • No Street Parking Improvements Included 	Below RCMP Reqs. <ul style="list-style-type: none"> • 14 Space Gap at Completion • 151 Space Gap in 2046 • No Parkade Included • No Street Parking Improvements Included
Current Status	Preparing Borrowing Bylaw for AAP	Conceptual Design, Requires Significant Further Refinement and Investigation	
Cost to Date	\$4.75M to Validate Three Options	\$355k to Complete Space Needs Assessments, Building Assessments, and Four Conceptual Designs	

While there is a significant similarity between current RCMP detachment conditions and the proposed solutions to overcome present challenges, there is also large disparity between the costs and value of those solutions. Though it is important to note that the maturity of these two projects is at opposite ends of the spectrum, with Kamloops having a validated project with contractually enforceable pricing and Nanaimo having conceptual level designs with rudimentary level cost estimates and higher associated contingencies, it is still a stark comparison