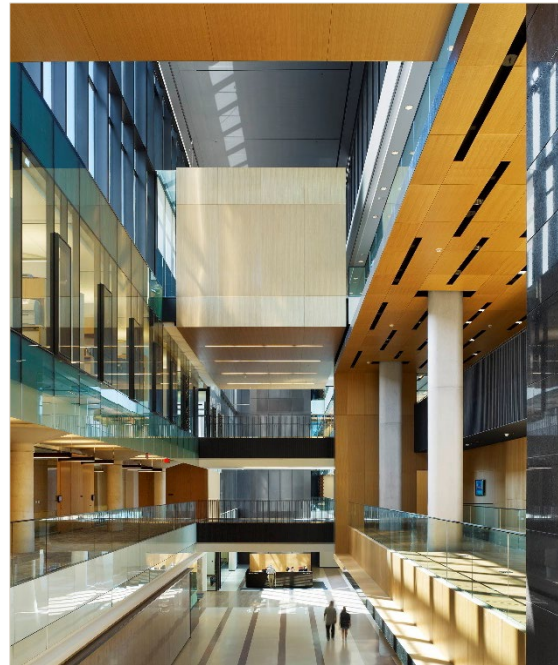


# Infrastructure Ontario

## Municipal Partnerships for Ontario Provincial Police (OPP) Accommodations



▶ PARTNERSHIP OPPORTUNITIES  
PROPOSAL PROCESS  
OVERVIEW OF OPTIONS  
SUBMISSION OF PROPOSAL



The Ontario Provincial Police (OPP) identifies locations for renewal or new development annually in the Infrastructure Plan. The OPP cannot reveal the status of a location on the list as the list forms Confidential Advice to Cabinet.

Infrastructure Ontario (IO) prepares an Options Analysis and recommends the best real estate solution to the OPP for the new location.

PARTNERSHIP OPPORTUNITIES

▶ PROPOSAL PROCESS

OVERVIEW OF OPTIONS

SUBMISSION OF PROPOSAL

- 1 Municipality approaches the OPP on possible partnership.
- 2 The OPP provides direction to IO to reach out to the Municipality. IO engages Municipality to present options available for Municipal Partnerships.
- 3 IO sends municipality formal response letter with partnership options and high-level cost estimates.
- 4 Municipality develops and submits a formal proposal to IO. Proposal should include:
  - Desired option (including possible locations)
  - High-level timelines
  - Expectations of the Province for the project
  - Projected annual lease costs
  - Projected one-time costs
- 5 IO will analyze the proposal and determine if the proposal can be commended to the OPP.
  - a) If recommended, proposal will be presented to the OPP for approval. If approved, IO will engage the Municipality on next steps.
  - b) If not recommended, IO will respond back to the Municipality.

PARTNERSHIP OPPORTUNITIES  
PROPOSAL PROCESS

▣ OVERVIEW OF OPTIONS  
SUBMISSION OF PROPOSAL

**There are three (3) options available for municipal partnership. The Municipality must determine which option they would like to formally propose to the OPP and IO for consideration.**



Land Contribution



Lease Base Building Only



Turnkey Building

## Option One: Land Contribution

### Summary

- Municipality provides land to the Province for a building to be constructed through Crown Construction.
- Province would design, develop, own and be responsible for the on-going cost of the detachment.
- This option is most commonly use for the development of detachments to accommodate provincial policing responsibilities only.

### Consideration

- IO would consult the OPP to see if the proposal aligns with the OPP renewal strategy for the development of a new detachment.
- OPP would assess if proposed lands meet the requirements of a Threat Risk Assessment.
- If the land proposed is determined to be feasible and the timing of the proposal aligns with the OPP renewal strategy, IO will engage the Municipality on next steps.



## Option Two: Base Building Only

### Summary

- Municipality designates land and constructs the base building.
- The OPP would contribute towards the cost of leasehold improvements equal to the provincial policing component.
- The Province would lease back the portion of the building equal to the provincial policing component for the market rate (with OPP investment considered).
- Lease terms are to be included in the proposal submitted by the Municipality and are subject to negotiation.

### Consideration

- Estimated cost of construction of the base building for an OPP detachment is \$375.00 per square foot based on the construction of a 15,000 square foot detachment (\$5,625,000 million). *\*Provincial average.*
- IO would analyze the cost effectiveness of the proposal and consult with the OPP on the feasibility of the location.
- If the proposal is recommended by IO and approved by the OPP, IO will engage the Municipality on next steps.

## Option Three: Turn Key Building

### Summary

- Municipality designates land and constructs a complete building including base building and leasehold improvements.
- The Province would lease back the portion of the building equal to the provincial policing component for the market rate.
- Lease terms are to be included in the proposal submitted by the Municipality and are subject to negotiation. Dates would align with the Municipal Policing Contract.

### Consideration

- The estimated cost of construction of a base OPP detachment is \$850.00 per square foot based on the construction of a 15,000 square foot detachment (\$12,751,200 million). *\*Provincial average.*
- IO would analyze the cost effectiveness of the proposal and consult with the OPP on the feasibility of the location.
- If the proposal is recommended by IO and approved by the OPP, IO will engage the Municipality on next steps.

PARTNERSHIP OPPORTUNITIES  
PROPOSAL PROCESS  
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# Q & A

## Proposals can be submitted to:

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