



Project Profile:

Kingston Police Headquarters



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The Challenge

With 188 officers and 52 civilian employees, the force required a headquarters that would house its sizeable employee base. In May of 2004, the City of Kingston passed a policy that required all large municipal buildings and retrofit projects to undertake the goal of acquiring LEED certification (Leadership in Energy & Environmental Design). The LEED system represents a set of standards for environmentally sustainable construction. Originating in the United States in 1998, LEED has grown beyond its original American borders, with a Canadian component created by the Canada Green Building Council (CaGBC). As a larger facility was required for the growing Kingston force, the timing was right for the construction of a new headquarters. In keeping with the objective of LEED designation, the force needed to find a way to maximize the available space while using ergonomic workstations that would be robust enough to survive a police environment. As well, a primary objective of the force was to engage the services of a one-stop shop in the construction of the new space. Due to timing and resources related to multiple RFPs it would be difficult to coordinate numerous schedules and vendors within the timeline that was provided. The force was challenged with finding a provider that could offer total consultative and installation services from the ground up.

Industry

Police Headquarters

Project Scope

Project manage the space planning and furniture installation of Kingston Police Headquarters new facility

General Contractor

M. Sullivan & Son Limited

Architectural Firm

Rebanks Pepper Littlewood + Shoalts and Zaback Architects Ltd. Architects in Joint Venture

Products

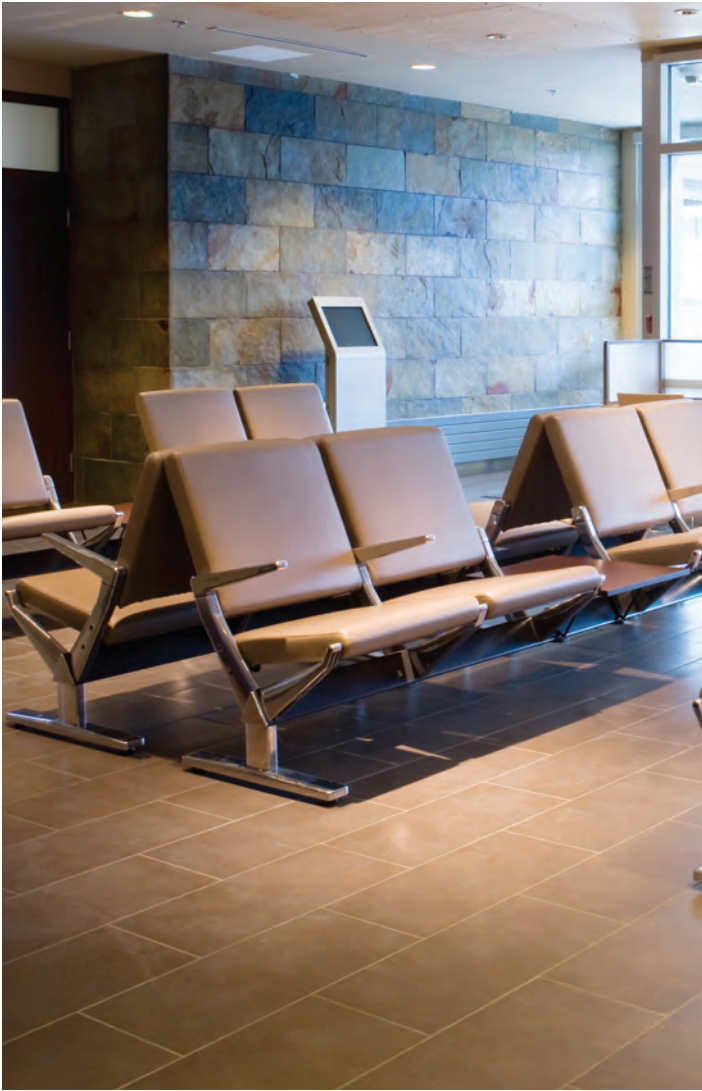
Desking, Wood Caseworks, Workstations, Workstation Seating - Teknion Furniture Systems
Forensic tables - mottLAB inc
Shelving and mobile shelving - Spacesaver
Side Seating - Global Contract
Coat hangers and benches - Peter Pepper Products
Outdoor furniture - Rodo Industries Inc.
Industrial seating and tables - Lyon Workspace Products
Whiteboards - Quartet
Lateral files - Fire King
Metro Shelving
Lounge Seating - Krug



The Outcome

Since its completion, the Kingston Police building has been awarded the distinction of being the first LEED accredited building in the city, as well as the first LEED certified police headquarters in Ontario — one of few across the country. The Kingston Police building's GOLD LEED status has provided not only greater visibility to the police force, but incentive for other organizations looking to further their own sustainability efforts.

The Kingston Police Headquarters is now an example of successful sustainability in the Province of Ontario, leading the way for other organizations looking to achieve similar goals.



The Customer

The Kingston Police hold the distinctive honour of being one of the oldest in Ontario. In 1998, the City of Kingston amalgamated with Pittsburgh and Kingston Townships, growing the existing force from 101 to 145 officers overnight. At the time, the force resided at a Queen Street location in Kingston, which proved to inadequately support the growing number of officers that were joining the ranks. With 188 officers and 52 civilian employees, the force required a headquarters that would house its sizeable employee base.



The Solution

The Kingston Police engaged the services of Grand & Toy as their total service provider to manage the workspace planning and furniture installation of the new facilities. With the goal of low-emitting systems furniture and seating, the Kingston Police required an expert in the area of product fulfillment, project management, and workplace planning. From the outset of the program, including the RFP process, Grand & Toy impressed the police force over and above its competitors.

“The headquarters project was very complex, we needed to maximize our time, especially when it came to a furniture project of this scope and magnitude.” said Constable Greg Harbec, Project Officer for the Kingston Police. “During the RFP process, Grand & Toy scored very high in all categories, but what was equally significant was the fact that their RFP was complete, on time and easy to read.”

After selecting Grand & Toy as its total solutions provider, the Kingston Police force was able to reach predetermined milestones on schedule, while holding to LEED standards. Because there was only one vendor that managed the project, the installation was streamlined and efficient. Grand & Toy worked as a consultative partner to the police force and appointed architectural firms to provide expert suggestions and feedback to many questions that arose.

“We really needed a supplier that could come in and provide answers to the challenges that we faced from an overall workspace planning perspective. Since we were working towards LEED GOLD certification, there was more reason for us to engage a qualified and experienced partner that could assist us along the path,” said Deputy Chief Robert Napier. “By engaging Grand & Toy, we were able to remain on track with our goals while continuing to provide our regular public service. ”

Grand & Toy oversaw all areas of the project from administration to liaison with the general contractor and leading architectural firms Rebanks Pepper Littlewod + Shoalts and Zaback Architects Ltd. during construction. Providing feedback, recommendations and professional services to the force, Grand & Toy helped establish a cost-effective and LEED-compliant environment that met the requirements of the rating system as well as the needs of the force. As part of the consultation process, the Kingston Police provided Grand & Toy with details about what was required in the new facility, and its desired end result for the project. From there, Grand & Toy sourced and managed the entire process from start to finish. At the outset of the project, the Kingston Police force was looking for an expert in the area of workplace planning; they were pleasantly surprised to find a supplier that offered complete project management and consultative services as well.



“ By engaging Grand & Toy, we were able to remain on track with our goals while continuing to provide our regular public service. ”

Robert Napier,
*Deputy Chief,
Kingston Police*





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