



Photos courtesy Kingston Police

CASE STUDY: Kingston Police

A single service provider helped build a more sustainable headquarters.

By Jill Johnston

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The Kingston Police force is one of the oldest in Ontario, but its growth has meant some major recent changes. In 1998, the city of Kingston amalgamated with the nearby Pittsburgh and Kingston townships, increasing the existing police force from 101 to 145 officers overnight.

In May 2004, the city passed a policy requiring all large municipal buildings and retrofit projects to undertake the goal of acquiring Leadership in Energy & Environmental Design (LEED) certification.

The LEED system represents a set of standards for environmentally sustainable construction based on five categories of assessment:



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Post-installation, Grand & Toy arranged a walk-through of the offices with the force members to make sure the installation was completed to their specifications and there were no outstanding issues that needed to be addressed.



A 'trainer day' was held for the force's managers one month after installation. The demonstration included a complete overview of how to properly use the various chairs and tables.

sustainable site, water efficiency, energy and atmosphere, materials and resources and indoor environment quality. The system originated in the U.S. in 1998, but has since grown beyond its American borders, with a Canadian component created by the Canada Green Building Council (CaGBC) in December 2004.

In 2007, it was determined Kingston's police headquarters was too small to support the growing force, which then had 188 officers and 52 civilian employees.

Since the growing force required a larger facility, the timing was right to begin the construction of new headquarters in keeping with the LEED objectives. The force needed to find a way to maximize available space and use ergonomic workstations that would be strong enough to survive a police environment.

Another primary objective was to rely on the services of a single source supplier for the construction of the new space. Due to timing and resources related to multiple requests for proposals (RFPs), it would have been difficult to co-ordinate numerous schedules and vendors within the timeline provided, which spanned two weeks in August 2007. The force was challenged to find a provider that could offer total consultative and installation services.

"The headquarters project was very complex," says constable Greg Harbec, project officer for the Kingston Police. "We needed to maximize our time, especially when it came to a furniture project of this scope and magnitude."

Interior services

The Kingston Police engaged the services of Grand & Toy Interiors as its total service provider to manage the workspace planning and furniture installation for the new headquarters.

The force required specialists in product fulfilment, management and workplace planning to help achieve its goal of installing furniture made of materials that release low amounts of environmentally harmful volatile organic compounds (VOCs).

Grand & Toy offered complete project management and consultative services, including furniture design and space planning, moving management, warehousing and inventory, a furniture rental program and electrical cabling.

Reconstruction

After selecting Grand & Toy as its single service provider, the force was able to reach predetermined milestones on schedule, while sticking to LEED standards.

The process was streamlined and efficient. Grand & Toy worked as a consultative partner to the force and appointed architectural firms to provide expert suggestions and feedback to many questions that arose.

Starting with a floor plan that outlined all areas of the building, the parties discussed the requirements of each area, from top to bottom, to determine the force's specific requirements.

To ensure satisfaction with the furniture and materials chosen, members of the force visited a showroom to look at and try out all of the furniture.

"We really needed answers to the challenges we faced from an overall workspace planning perspective," says deputy chief Robert Napier. "Since we were working towards gold LEED certification, there was even more reason for us to engage a qualified and experienced partner that could assist us along the path."

Grand & Toy oversaw all areas of the project, from administration to serving as a liaison with the general contractor, M. Sullivan & Son, and the architectural firms, Rebanks Pepper Littlewood and Shoalts and Zaback Architects. 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.

The products selected were Green Guard-certified and the force required all product packaging be recyclable. Green Guard is a standard applied to furniture, building materials, electronic equipment, etc., which recognizes low-emitting products and helps organizations build healthier indoor office environments.

Installations included the following products:

- Desks, workstations and chairs from Teknion Furniture Systems.
- Forensic tables from MottLab.
- Shelving and mobile shelving from Spacesaver.
- Desk chairs from Global Contract.
- Coat hangers and benches from Peter Pepper Products.
- Outdoor furniture from Rodo Industries.
- Industrial seating and tables from Lyon Workspace Products.
- Whiteboards from Quartet.
- Lateral files from Fire King.
- Shelving from Metro.
- Lounge seating from Krug.

Post-installation, Grand & Toy arranged a walk-through of the offices with the force members to make sure the installation was completed to their specifications and there were no outstanding issues that needed to be addressed.

There was also a 'trainer day' for the force's managers one month after installation. The demonstration

included a complete overview of how to properly use the various chairs and tables.

The outcome

Since its completion in August 2007, the Kingston Police headquarters has earned the distinction of being the first LEED-accredited building in the city and the first LEED-certified police headquarters anywhere in Ontario. It is one of only a few across the country.

The building's gold LEED status has provided greater visibility for the police force and an incentive

for other organizations looking to further their own sustainability efforts.

Buildings can qualify for four levels of LEED certification by earning points based on the rating system. Gold certification means the building received 39 to 51 of the possible 69 points. The only higher level is platinum.

Jill Johnston is general manager of interiors at Grand & Toy. For more information, visit www.grandandtoy.com/interiors.

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