

Order Paper Questions

Division HQ	\$2,550,000
S-Division HQ	915,000
Land	1,135,000
	\$4,600,000

Furnishings and office equipment, \$74,100
Landscaping, \$30,000.

(b) Sub-Division building was initially occupied 77-11-25 under lease. Division headquarters building was occupied 78-04-28 following purchase approval 78-03-31 which was finalized on 78-06-08.

2. The RCMP "E" Division headquarters was accommodated in the Montreal Trust Building at 1061 Fort Street, Victoria, B.C. from 1963 to 1978. In 1976, due to normal expansion plus a reorganization of the administration of the force in British Columbia, it became evident that this building would not meet the force's long-range requirements. It was therefore necessary to arrange a short-term lease renewal pending provision of alternative accommodation or expansion of the Fort Street building.

Due partly to the landlord's insistence that a minimum renewal term of three years be negotiated and the projected increase in space requirements by the RCMP, together with cost estimates for enlarging, upgrading and alterations to the existing premises, the RCMP, with the approval of Treasury Board, authorized Public Works Canada to proceed with a public tender call for 50,000 rentable square feet of space for a ten-year term.

Foreman Enterprises Ltd., Vancouver, British Columbia, was the successful tenderer and subsequently constructed both a Division and Sub-Division headquarters on one side of Topaz Avenue and Nanaimo Street in Victoria under a lease purchase agreement.

3. The recommendation by senior management of the force and the decision of the Solicitor General to relocate the headquarters in Vancouver was made only after an in-depth review of the present organization structure. The basis for the relocation of the headquarters is that Vancouver is clearly recognized as the hub of British Columbia and the centre of action in terms of police activity as well as being the centre of trade and commerce. Additionally, a large percentage of the force's personnel in British Columbia is located in Vancouver and surrounding municipalities and placing the headquarters in closer proximity thereto is likely to result in greater cost effectiveness.

Further, there is no logical rationale from an operational point of view to maintain the Division headquarters at Victoria since the provincial justice ministry has offices and conducts a great deal of its work out of Vancouver. Similarly, provincial Crown counsels have been decentralized to Vancouver and elsewhere, increasing their accessibility.

The review which was directed at the administrative costs and over-all efficiency and effectiveness, identified several deficiencies with the present concept of a secretariat and two districts:

(a) the secretariat concept is not cost effective;

(b) duplication in virtually all facets of management at the secretariat and district headquarters levels, resulting in costly administration delays;

(c) an unhealthy competitiveness between districts, and districts and secretariat;

(d) a lack of clear terms of reference for members of the secretariat, resulting in confusion and frustration of its employees and a limited contribution to division management and operations.

Based on the foregoing concerns, the decision was made to return to a one division concept which would eliminate the extra layer of management and provide for a more viable operation.

It is not planned to move our British Columbia headquarters to Vancouver immediately. Such a move will take place over a three-year period, with completion being in the latter part of 1983.

The costs and savings are projected to be as follows:

Action Plan: Total amalgamation of all RCMP HQ operational and administrative functions at Victoria and Vancouver to Fairmont, Vancouver.

Estimated costs:

(a) Relocation of manpower and equipment, renovations, and new construction	\$22,500,000
* (b) Purchase of WCB Clinic	6,500,000
(c) Fit-up of WCB Clinic	2,500,000
(d) Relocation of Victoria furnishings and equipment	80,000
(e) Relocation of Victoria employees (100)	1,000,000
Total cost	\$30,330,000

* Cost is only an estimate since purchase is still under negotiation which should be completed by end of June, 1981.

Estimated Savings: (a) 1. Sale of ED-1 HQ Victoria building. (Assumption: city of Victoria grants severance and Victoria S-D building will meet the force's needs). Sale proceeds: 50,000 sq. ft. at \$70 per sq. ft. or \$3,500,000.

2. Rental of ED-1 HQ Victoria building. (Assumption: city of Victoria will not grant severance), total rentable area 50,000 sq. ft. at \$15 per sq. ft., yearly rental of \$750,000. Escalated at 10 per cent per year (inflation factor) discounted at 15 per cent (time horizon of proposal), \$5,791,500.

3. Sale of Victoria S-D building. (Assumption: city of Victoria will grant severance and the larger ED-1 HQ building will be required to meet the force's projected space needs of 40,000 sq. ft. Sale proceeds: 15,000 sq. ft. at \$70 per sq. ft., \$1,050,000. Rental of excess space 10,000 sq. ft. at \$15 per sq. ft. yearly rental of \$150,000 escalated at 10 per cent per year (inflation factor), discounted at 15 per cent for 10 years (time horizon of proposal), \$1,158,300. Total \$2,208,300.