



New Police Substation

104th and Potomac

12/9/2024

OVERVIEW

- Project History
- Historic Costs
- Updated Program Requirements
- Total Project Costs
- Current Escalation Costs
- Community Engagement
- CM/GC Process

HISTORY – HOK/PREVIOUS STUDY

ROUGH ORDER OF MAGNITUDE (ROM) COST ANALYSIS

The HOK team has prepared a ROM construction cost estimate based on the space program. The estimate is prepared in the context of 2022 costs and is then multiplied by factors including land acquisition cost, design and management fees, owner costs, etc.

Rough Order of Magnitude Cost

This Opinion of Probable Cost includes the base program without the municipal court expansion. It does not include Dispatch Center or Shell.

Opinion of Probable Cost (DRAFT V3) - Commerce City, CO				(July 22, 2022)	
Option 1: Architectural Space Program - July 6, 2022					
Land Costs ²		\$ 1,497,209	\$ 2,620,115		
Utilities, Parking Lot, Landscape		\$ 200,000	\$ 250,000		
		Per Square Foot Range		Range	
New Construction ¹	GSF	Low	High	Low	High
Public Support	4,435	\$ 307	\$ 327	\$ 1,360,498	\$ 1,451,197
Police Administration	10,395	\$ 332	\$ 358	\$ 3,454,388	\$ 3,720,111
Patrol Operations	42,003	\$ 332	\$ 358	\$ 13,958,055	\$ 15,031,752

ORIGINAL RFP BUDGET

BUILDING AND SITE **\$9,450,000**

Foundations and Super Structure
Exterior Enclosure
Interior
Interior Finishes
HVAC, Plumbing, Fire Protection
Electrical
Millwork

FEES AND CONTRACTOR COSTS

General Conditions (12%)
Final Cleaning (0.25%)
Building Permit, Plan Check Fee, Inspections (0.75%)
Builders Risk Insurance (1.5%)
Liability and Workers Comp Insurance (1.5%)
Performance & Payment Bond (1.2%)
Commissioning (0.7%)
Contractor Fee (4.5%)

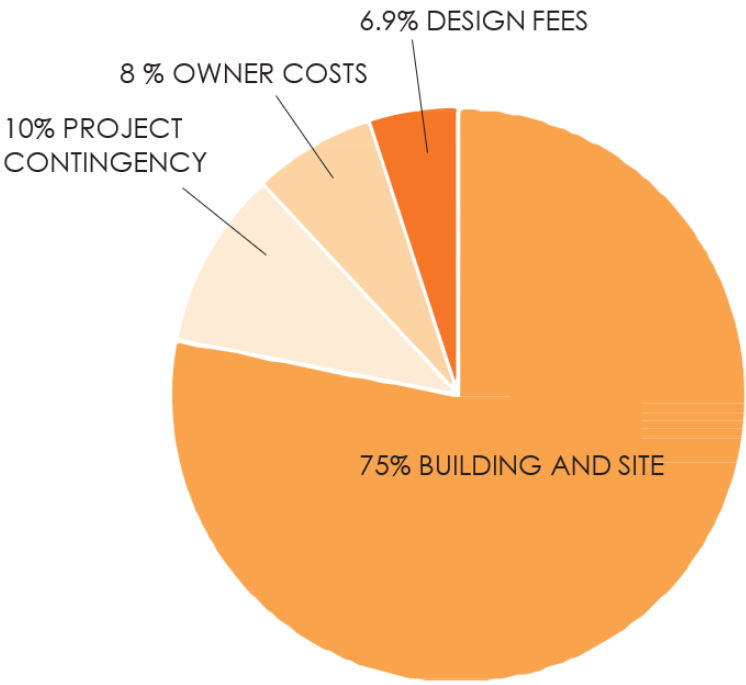
PROJECT CONTINGENCY **\$1,260,000**

DESIGN FEES **\$872,884**

OWNER COSTS **\$1,017,116**

FF&E (Furniture)
Audio Video Equipment and Install
Communication (Cable, Data, Voice, etc.)
Utilities (Electric Transformer)
Utilities (Water Tap Fee)
Utilities (Sewer Tap Fee)
Surveying
Traffic Studies
Materials Testing / Special Inspections

TOTAL **\$12,600,000**



BUDGET ALLOCATION

CURRENT – PROGRAM STUDY

Area Description	SCENARIO	
	D	
Police Public Access	5,309	
Police Administration	2,296	
Professional Standard	282	
Police Investigations	2,734	
Victim Services Unit	544	
Property and Evidence	647	
Patrol / Operations Bureau	4,039	
Support Division	0	
Police Training Unit	4,054	
Records	556	
Police Booking / Holding	3,789	
Police Staff Support	4,071	
Building Support	2,635	
Total: Facilities Area	30,956	
Circ/Mech/Elec/Struct	24%	7,279
TOTAL GROSS AREA		38,235

KEEP AT CIVIC CENTER – REMOVED FROM SUBSTATION

- COURT
- RADIO SUPPORT - RECORDS
- BULK EVIDENCE STORAGE
- DNA STORAGE
- CASH/NARCOTICS/WEAPONS/CASH VAULT
- SCHOOL RESOURCE OFFICERS
- COMMUNITY SERVICE OFFICERS
- TRAFFIC UNIT
- K9 UNIT
- ANIMAL CONTROL

PROGRAM SUMMARY



Area Description	Square Footage		
Leave At Civic Center	9,162		
Full Buildout	38,235		
SWAT Storage Building	5,115		
Total: Facilities Area	52,512		
	MINUS Civic Center	-9,162	
TOTAL GROSS AREA OF NEW FACILITY		43,350	



PROJECT COSTS

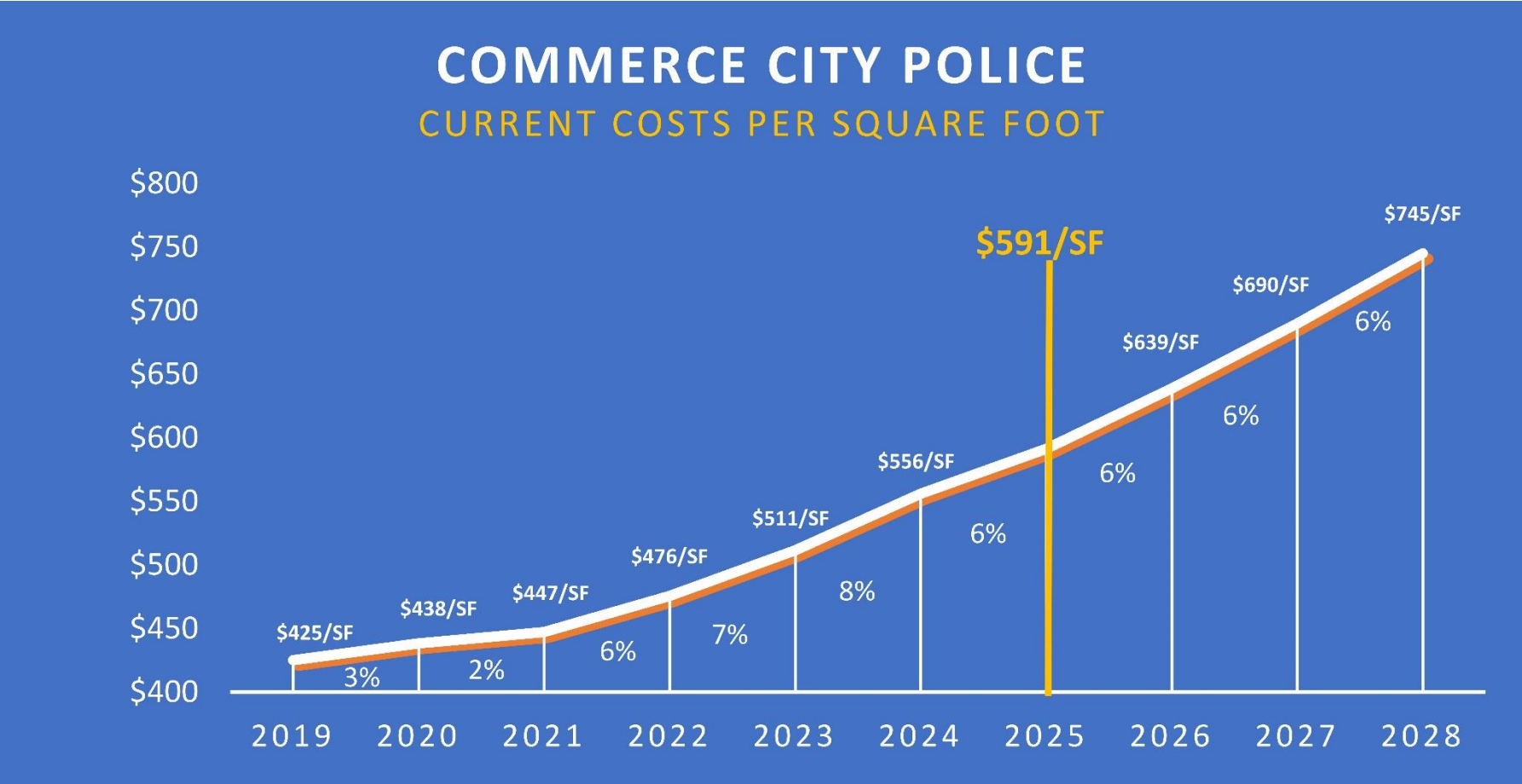
D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY

Area Description					
	Square Footage	Cost/SF	Total		
Leave At Civic Center	9,162	\$0/SF	0		
Full Buildout - PD Building	38,235	\$591.42	\$22,612,944		
SWAT Storage Building	5,115	\$386.05	\$1,974,646		
Total: Facilities Area	52,512		\$24,587,589		
NOT IN CURRENT SCOPE	MINUS Civic Center	9,162	\$0/SF	\$0	
Total: Facilities Area - Subtract HQ	43,350		\$24,587,589		
	TOTAL SITE	174,400	\$57.50	\$10,028,000	
Estimated Cost (Start Date 9/1/25)				\$34,615,589	
Midpoint of Construction Escalation (2/28/26)				5.71%	\$1,976,550
Project Contingency 10%					\$3,659,213
Design Fees 6.9%					\$2,524,857
Owner Costs 8%					\$2,927,380
TOTAL HARD COST					\$45,703,590

CURRENT – COSTS & ESCALATION

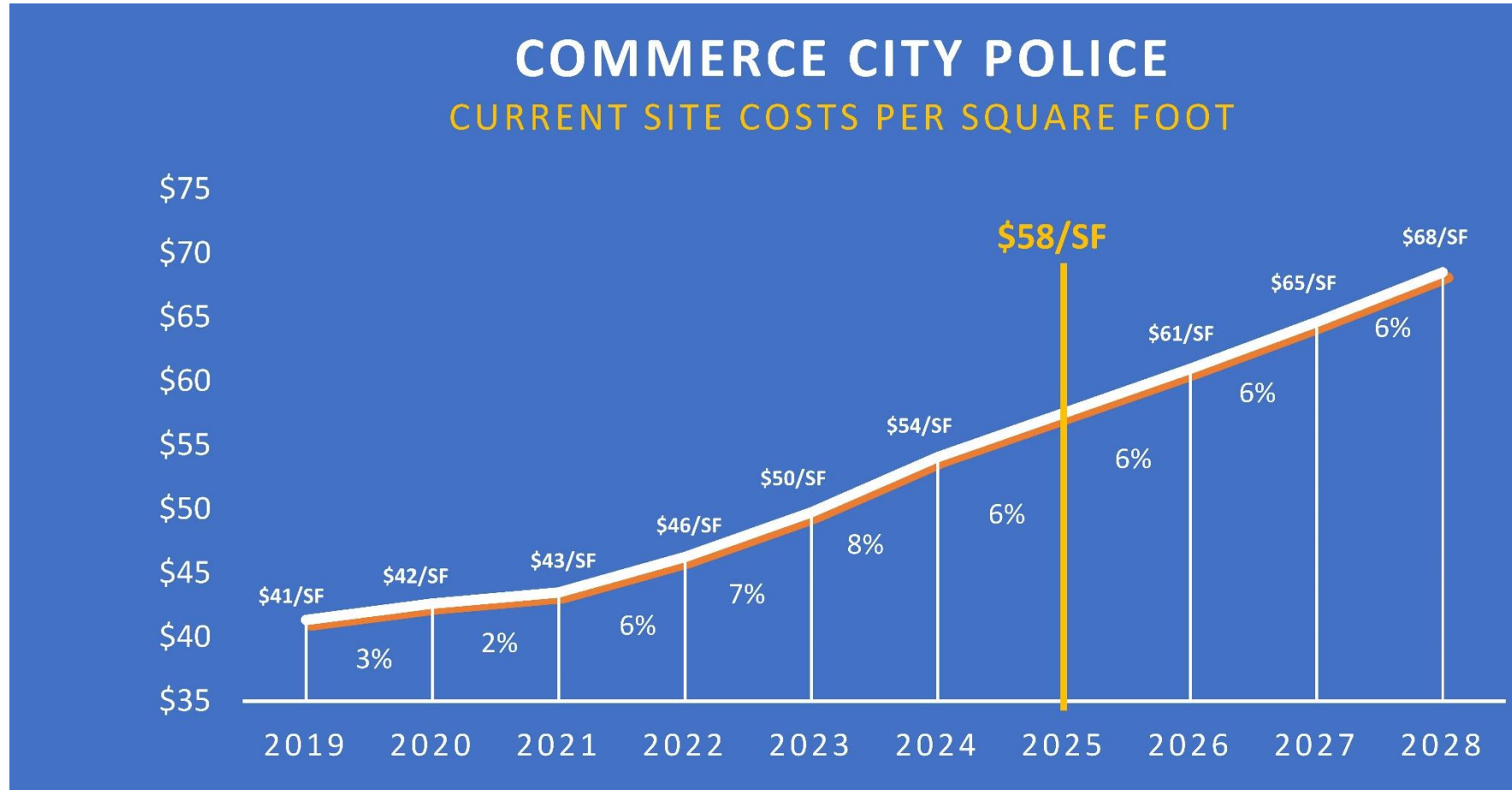
BUILDING CONSTRUCTION COSTS PER SQUARE FOOT

(SOURCE OF COSTS – CUMMING GROUP 10/24)



CURRENT – COSTS & ESCALATION

SITE CONSTRUCTION COSTS PER SQUARE FOOT
(SOURCE OF COSTS – CUMMING GROUP 10/24)



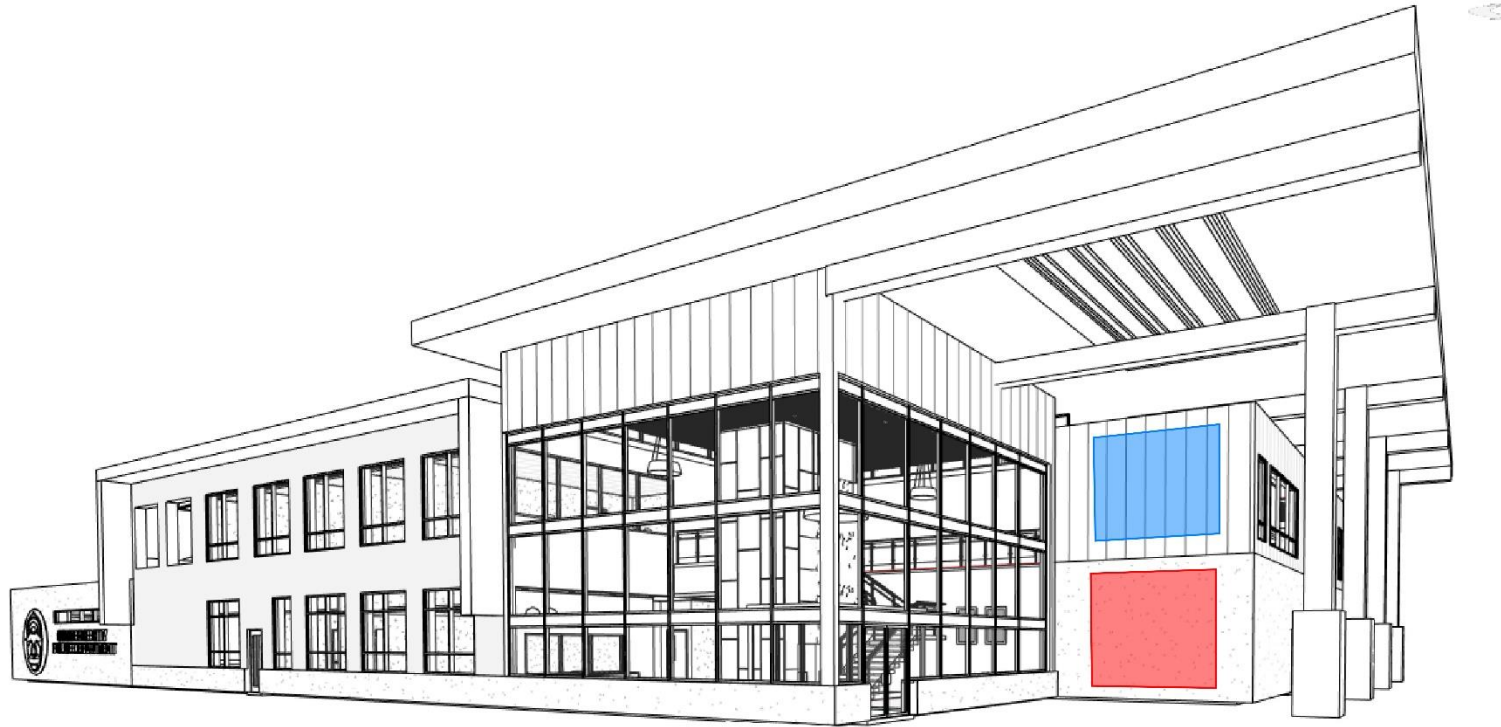
FLOOR PLAN (Conceptual Draft)



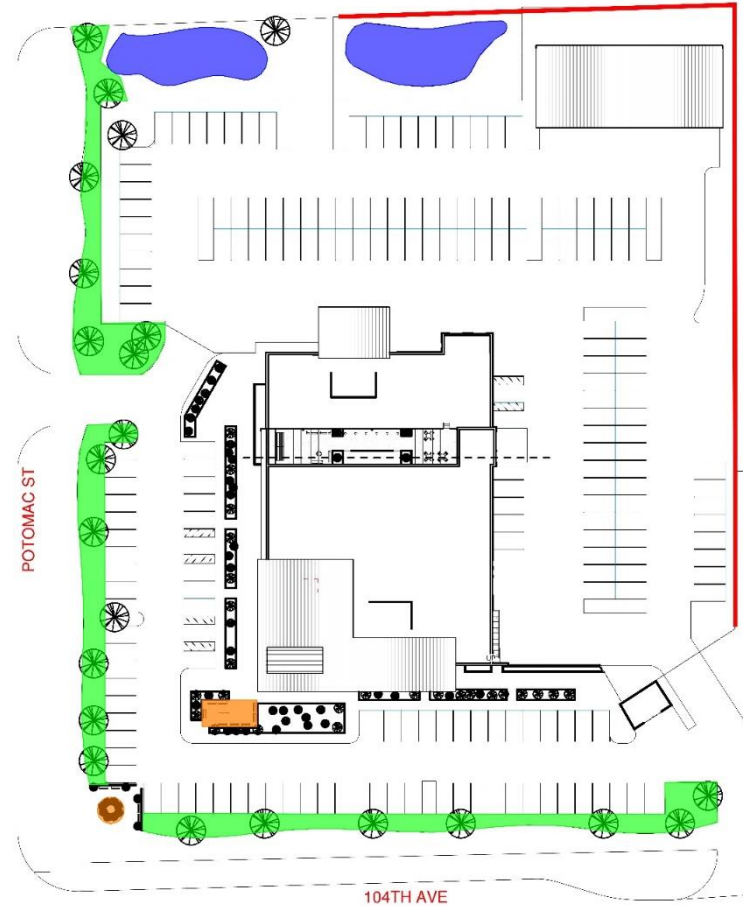
COMMUNITY ROOM (Conceptual Draft)



PUBLIC ART / MEMORIAL (Conceptual Draft)



SITE PLAN – SITE BUFFERS (Conceptual Draft)



COMMUNITY ENGAGEMENT



- NORTHGLENN JUSTICE CENTER
- ERIE PD
- HUDSON PD
- JOHNSTOWN PD
- THORNTON PD

COMMUNITY ENGAGEMENT EXPECTATIONS



NEIGHBORHOOD MEETING – THORTON PD, TRAINING FACILITY

- Sound Separation
- Sight Separation
- Traffic
- Being a Good Neighbor
 - *Road Improvement
 - *Bike Lane

DEVELOPMENT REVIEW PROCESS

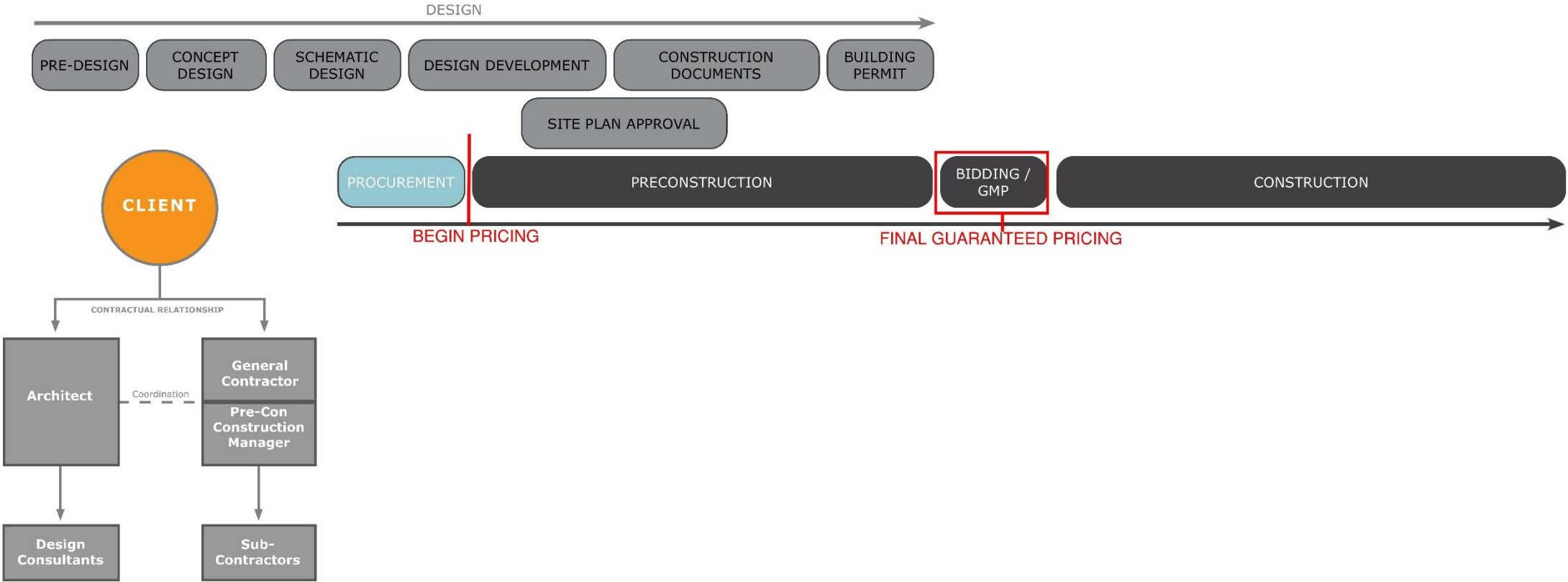


APPLICABLE SECTIONS OF LAND DEVELOPMENT CODE

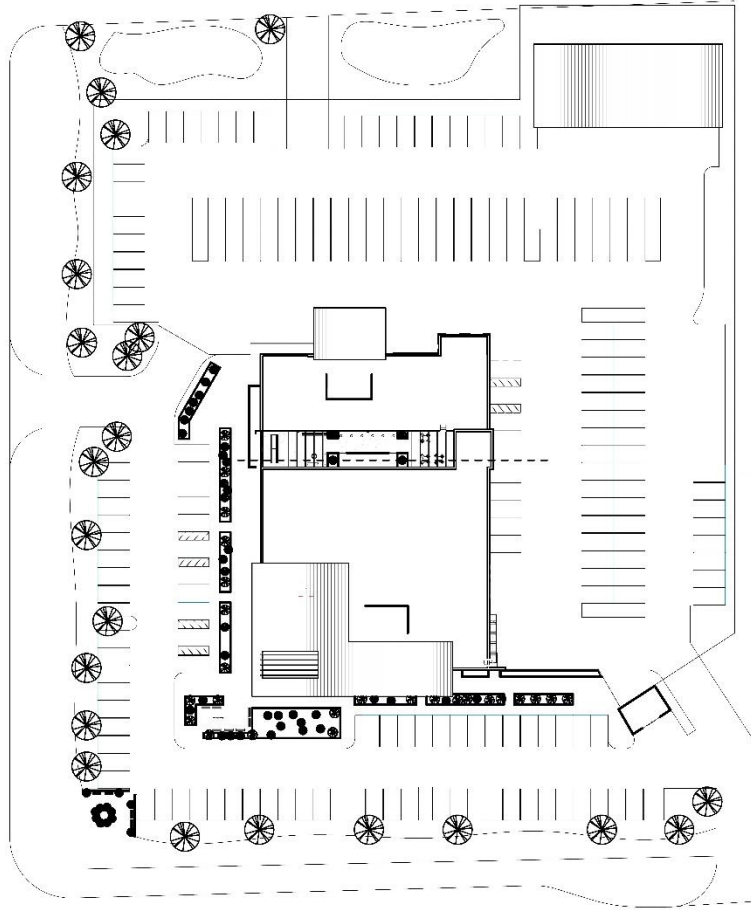
- Potential subdivision review, to be determined at time of pre-application meeting
- Development permits review
 - 1 week for staff's first review
 - 2 weeks for staff's second review
 - 1 week for staff's subsequent reviews
- Staff rezoning approval in 2025

CM/GC PROCESS

CM/GC (CONSTRUCTION MANAGER /GENERAL CONTRACTOR) \$\$\$\$



RECOMMENDATIONS



- PROCEED WITH FINALIZING DESIGN
 - \$585K to finalize design
- START TO ENGAGE THE COMMUNITY
- BRING CM/GC ONBOARD
 - Approximately \$80K for this project
- Support the City Manager in taking next steps to identify various funding mechanisms of the \$29,703,590 gap to design and construct a 43,350 SF facility that totals \$45,703,590
 - Currently have \$16.9M budgeted
 - Present funding mechanisms to City Council at the Winter Planning Retreat in January/February 2025

Discussion