



Criminal Justice Center Feasibility Study

September 26th, 2022

Overview

- On August 1st, staff presented Council with initial feasibility study results for a consolidated criminal justice center facility
- Following that presentation, Council provided staff with direction for continued exploration of expanding public safety facilities
- This presentation will cover:
 - Immediate-term Needs/Planning
 - Long-Term Options/Alternatives
 - Direction from Council

Immediate-term Needs

- Population growth and a tough job market has made staffing needs for Public Safety greater than ever
- Current facilities are not sufficient to support current or budgeted staff
- Addressing this issue involves two parts:
 - Communications and Recruitment
 - Short-term Facilities

Immediate-term Needs - Facilities

- Current Public Safety facilities are insufficient to safely house and support current staff
 - Current facilities consist of Police Department at Civic Center and small substation in office space on 104th Ave
 - Regardless of long-term planning, additional space is needed as soon as possible
- Staff has worked with a broker and has identified potential space for short-term use in northwestern and northeastern Commerce City
 - With consensus direction, staff can proceed with exploring these facilities and potentially bring an executive session to Council
 - Facility could be delivered in 2023, specific timing pending potential contract execution by Council



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Immediate-term Needs - Communications

- PD Leadership has been working with HR on a strategic recruiting plan for sworn-staff
 - Increased outreach
 - Ensuring competitive salary/benefits compared to nearby communities
- Staff has begun discussions with Community Relations and Slate Communications to create a Communications Plan for Public Safety Expansions
 - Unified messaging, communicating need
 - Draft High-Level Communications Plan in packet

Long-term Needs

- The long-term needs of the Public Safety department involve around 300 employees
- Multiple Options:
 - Consolidated Criminal Justice Center
 - Substation (or Series of Substations)
- Facility would need to be located in Northern Range
 - Current police station at Civic Center would not see reduced staffing/service levels

Long-term Needs

- On August 1st, staff presented findings from an initial feasibility study that concluded that accommodating future growth would require a large, expanded facility in Northern Range
- Council discussed potential facility (combined all PD functionality and Courts) and provided staff direction
- Based on Council direction, staff worked with HOK to complete a study for substation(s) that would ideally reduce costs.



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Long-term Needs

- Substation Rough Order-of-Magnitude (ROM) and Space Study included in packet tonight.
- A substation provides a point-of-contact and check-in for patrol officers:
 - 'Touchdown' space for patrol officers
 - Community Space for public interactions and PD events
 - Limited booking, holding spaces
- Based on PD input, two substations would be needed to support growth.
 - In study, first substation projected to finish in 2024; second in 2029.
 - Ideally, the City would likely to construct the first substation in northwest, second in northeast
- Reminder - Creating a substation does not exclude the possibility of a criminal justice center, nor vice versa



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Long-term Needs

The Following space and cost estimates assume the construction of a brand-new facility

It is possible that existing commercial/industrial space could be retrofitted, reducing costs and construction time

FACILITY	GROSS SQ/FT	COST
Substation 1 (2024)	26,307	\$15,819,384 to \$17,143,005
Substation 2 (2029)	26,307	\$23,549,810 to \$25,497,359

Long-term Needs

FACILITY	GROSS SQ/FT	COST	COMPLETION DATE
Two Substations	52,614	~\$41 Milli on	~2024, ~2029
Consolidated Criminal Justice Center	133,712	\$79.7 Million to \$87.1 Million	~2025

Comparison of Options

Consolidated Criminal Justice Center

Pros

- Meets long-term needs
- Prevents cost escalation
- Frees up space at Civic Center, moves Headquarters closer to jail

Cons

- Significantly higher cost and larger land requirements (10-15 acres)
- Not an immediate-term solution

Substations

Pros

- Significantly lower cost and smaller land requirements (~1 acre)
- Quicker turn-around, particularly if only retrofitting space
- Provides broader coverage in Northern Range
- Can work in tandem with Consolidated solution

Cons

- Multiple locations required to meet long-term need until 2030.
- Headquarters remains in Core City

Decision-Points for Council

- Staff is looking for consensus opinion from Council on the following:
- Immediate-Term Needs
 - Would Council like staff to bring back proposed locations for short-term substation solutions?
- Long-Term Needs
 - How would Council like to proceed for the long-term project?
- Staff and consultants are available to answer questions.

