



COMMERCE CITY, COLORADO
JUSTICE CENTER | Feasibility Study Report

Public Version

July 27, 2022



FEASIBILITY STUDY REPORT

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I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Over the course of approximately 13 weeks, Commerce City and HOK have met with stakeholders to understand future needs for the Commerce City Police Department and Municipal Court. This information was used to develop a space program for each department (Section III), and the totals from this exercise provided the basis for development of a planning concept to meet the future facility needs (Section III). In addition, rough order of magnitude (ROM) cost analyses were created (Section IV).

The program is organized by department for both the police and municipal court. The police department includes the lobby, police administration, patrol operations, support services and support services. The municipal court includes the lobby, screening, municipal courtroom, court administration, and jury services. Both the police department and municipal court utilize shared building support to optimize the amount of mechanical and electrical equipment required to support the facility. The program also includes a dispatch center, which is anticipated to be built after the new facility is operational, as well as shell space and a municipal court expansion. The full Space Program Summary and Space Program document can be found in Section III of this report.

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. The total cost using 2022 values in the estimate is then escalated to account for price increases that will occur during the design and construction phases of the project. A document of this analysis can be found in Section IV of this report.

ANTICIPATED PROJECT SCHEDULE

Based on the information contained in this report and discussions with the City Manager’s Office, the following anticipated project schedule was developed; this potential schedule is the basis by which the ROM cost estimate is escalated and provides a general overview of the expected phases and their lengths.

Design/Land Funds	Available October 2022
Design (24 months)	Start December 2022 Complete December 2023
Bid/Permit (2 months)	Start December 2023 Complete February 2024
Construction (23 months)	Start February 2024 Complete December 2025



II. INTRODUCTION

INTRODUCTION

We would like to begin by thanking Commerce City officials, the Commerce City Police Department, and the Commerce City Municipal Court for your active participation in this study. Your investment in addressing both current and future needs in providing services to the citizens of Commerce City gives this report a solid foundation upon which the Commerce City Council can base decisions on upcoming steps to address the future needs of the police and courts.

PROJECT GOALS

As the population of Commerce City continues to grow, with anticipation to double by 2030, the city's project goals include the evaluation for a new facility to house police, municipal court, holding and expansion area for a future dispatch center. The overarching goal for this phase of work is to develop a feasibility study capturing the anticipated space/land needs and anticipated budget for project development.

PROJECT APPROACH

The HOK team worked closely with the Commerce City Administration team, the Commerce City Police Department, and the Commerce City Municipal Court in a series of meetings to understand the needs of a future facility. Following these sessions, the items listed below were analyzed and developed:

1. Analysis of existing conditions
2. Documentation of current and future space needs
3. Development of a conceptual floor plan adjacency diagram
4. Development of a conceptual site plan
5. Rough Order of Magnitude (ROM) Cost Analysis

The information compiled in this report provides the City with a recommended facility size and space needs assessment to help support the design and construction of a future facility. This facility may function as a substation or as a secondary headquarters in the eastern region of Commerce City.

SCOPE & SCHEDULE FOR NEXT STEPS (DESIGN & CONSTRUCTION)

Moving forward the HOK team has outlined key steps starting at land acquisition through the end of construction (a list of anticipated dates can be found in Section I). By taking advantage of early decision making, the City can avoid higher escalation costs and address some of the established deficiencies of the current facilities. This roughly three year process would also need to be paired with continued coordination with the City regarding regulations.

ACKNOWLEDGMENTS

The HOK team would like to directly thank the following individuals listed and the many additional staff and team members unlisted that also contributed to this report:

City Council of Commerce City

Benjamin Huseman, Mayor
Kristi Douglas, Councilmember, At-Large
Sean Ford, Councilmember, At-Large
Meghan Grimes, Councilmember, At-Large
Craig Hurst, Councilmember, At-Large
Oscar Madera, Councilmember, Ward I
Jennifer Allen-Thomas, Councilmember, Ward II
Rick Davis, Councilmember, Ward III
Susan Noble, Councilmember, Ward IV

City Manager's Office of Commerce City

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Jason Rogers, Deputy City Manager of External Services
Sheryl Carstens, Director of Finance
Justin Bingham, Director of IT
Joe Wilson, Director of Public Works
Trenten Robinson, Management Analyst, Project Manager
Annette Peters, Executive Administrator, City Manager/Mayor & City Council

Commerce City Police Department

Clinton Nichols, Chief of Police
Dennis Moon, Deputy Police Chief
Gregory Sadar, Deputy Police Chief
Kirk Dominic, Emergency Manager
Kiana Jodell, Executive Administrative Supervisor
Commerce City Police Command Staff

Commerce City Municipal Court

Judge Brian Bowen
Adam Gollin, Municipal City Prosecutor
Maya Kiesnowski, Municipal Court Supervisor

HOK

Jeff Goodale, Director of Justice
Jason Wandersee, Regional Leader of Justice, Principal in Charge
Jeff Davis, Regional Leader of Planning
Kristen Zilch, Senior Justice Planner
Ashlyn Jach, Justice Planner
Jerry Philbin, Landscape Design Professional



III. PROGRAMMING & CONCEPT

PROGRAM METHODOLOGY OVERVIEW OF SPACE NEEDS ASSESSMENT

The space program is an assessment of the current and future space needs for each department. It forms the basis for development and concepts for the new police and municipal courts facility. The HOK team interviewed the police department and the municipal courts, as well as some members of the City Manager’s team, reviewed plans of the current Commerce City Civic Center. From this information, a program was developed with space standards across departments, quantities of spaces were generated, and future growth was estimated based on the departments expectations for future staffing and operations needs. The program was reviewed by each department and revised where appropriate before finalizing this program.

The program is divided into sections, numbered 1.0 through 6.0, plus an additional section for a future Dispatch Center, a municipal court expansion, and a warm shell space.

The individual departments include:

- 1.0 Public Support
- 2.0 Police Administration
- 3.0 Patrol Operations
- 4.0 Support Services
- 5.0 Municipal Court
- 6.0 Building Support
- D Dispatch
- E Municipal Court Expansion
- S Shell

It is envisioned that all of these departments will reside within the same facility, with the exception of Dispatch, which may be built later as an addition to the new facility, or a freestanding facility on the same site.

Program areas are all designated in square feet and include net, departmental gross and building gross.

Net Area (NSF) is defined as the interior area of each space from face of wall to face of wall. The program table assigns a net area to each space which is then multiplied by the number of spaces and totaled at the bottom.

Below the total Net Area is a total **Departmental Gross Area (DGSF)**. The DGSF includes corridors within the department to get from space to space and the thickness of internal walls and chases. This number is generated by applying a Departmental Efficiency Factor to the total NSF of each department.



The space summary lists each department and its departmental gross area. A separate overall efficiency factor is added to account for space to circulate between departments including corridors, stairs and elevators, public toilets, janitor closets, building systems and support spaces such as electrical and mechanical rooms not listed in the space list, and a thickness of the exterior wall which will wrap the building. This calculation results in a projection of the total **Building Gross Area (BGSF)** and is a preliminary benchmark for the size of the building.

TABLE FORMAT

Each department is assigned a whole number. The first column assigns a space number to each type of space within the department by adding three digits to the right of the department number, such as 1.101. The second column is the name of the space/function of the space. The following two columns are for Existing Spaces and 2040 Space Projections, with each divided into four categories, followed by a space for additional comments. The categories include Staff, Number of Areas, Space Standard per space (in SF) and Net SF (the product of the number of space sand the space standard).

The Existing Spaces provides a reference point for the spaces the team was able to identify and measure from existing Civic Center facility plans. Many of the rooms found in the space program are new for the future facility or could not be identified in existing plans, so the related lines in the program will be blank in the "Existing Spaces" column. Because these columns are not complete, they are not shown in the Space Summary. Instead, an estimated BGSF is provided based on the existing facility, separating the City offices from the Police Department in order to reach this total.

The 2040 Space projections applies to staffing projections based on Commerce City population projections and your input through questionnaires and in meetings applied to the space standards.

Programming
PROGRAM SUMMARY

NO.	DEPARTMENT	EXISTING	PROJECTED	
		Staff	Staff	Department Area (SF)
1.0	Public Support	0	0	3,168
1.100	Police Entrance and Lobby	0	0	1,464
1.200	Court Entrance and Lobby	0	0	1,704
2.0	Police Administration	15	19	7,425
2.100	Administration	15	19	7,425
3.0	Patrol Operations	99	157	30,002
3.100	Operations	99	157	11,399
3.200	Weapons Training	0	0	3,605
3.300	Holding	0	0	9,179
3.400	Vehicle Storage Garage	0	0	5,820
4.0	Support Services	109	158	35,090
4.100	Support Services Admin	16	21	2,476
4.200	Records	2	3	2,542
4.300	Property/Evidence	4	5	6,203
4.400	Training and Recruitment	31	51	964
4.500	Investigations	37	58	8,438
4.600	Victim Services	19	20	1,865
4.700	Police Department Support	0	0	12,602
5.0	Municipal Court	7	13	13,592
5.100	Court Screening	0	0	720
5.200	Municipal Courtroom	1	3	6,836
5.300	Court Administration	6	10	2,688
5.400	Jury Deliberation Suite	0	0	624
5.500	Jury Services	0	0	1,658
5.600	Staff Support	0	0	1,067
6.0	Building Support	0	0	6,232
6.100	Building Support	0	0	5,286
6.200	Receiving	0	0	946
Departmental Area Subtotal		230	347	95,509
TOTAL BUILDING GROSS BUILDING AREA		~70,000 SF	1.40	133,712

D	Dispatch	0	18	3,988
D.100	Dispatch	0	18	3,988
Departmental Area Subtotal		0	18	3,988
TOTAL BUILDING GROSS BUILDING AREA			1.20	4,785

S	Shell	0	0	16,000
S.100	Warm Shell	0	0	16,000
Departmental Area Subtotal		0	0	16,000
TOTAL BUILDING GROSS BUILDING AREA			1.40	22,400

E	Municipal Court Expansion	0	8	2,843
E.100	Municipal Court Expansion	1	8	2,843
Departmental Area Subtotal		0	8	2,843
TOTAL BUILDING GROSS BUILDING AREA			1.40	3,980



Programming

1.0 PUBLIC SUPPORT

SPACE NO.	DIVISION / DEPARTMENT	Existing Spaces			Projected 2040			COMMENTS		
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.	Net Sq. Ft.
1.0 Public Support										
1.100 Police Entrance and Lobby										
1.101	Vestibule		1	-	-		1	80	80	public vending, drug drop box, window queuing, waiting
1.102	Lobby		1	446	446		1	500	500	See 4.200 for corresponding secure staff spaces: secure window, paper pass
1.103	Support Services (Records) Counter		1	-	-		1	10	10	secure window, pass thru; locate adjacent to property storage, relocate counter to separate entry as required
1.104	Property Counter						1	10	10	includes vestibule
1.105	Restrooms, Female, Public		1	255	255		1	120	120	
1.106	Restrooms, Male, Public		1	200	200		1	120	120	
1.107	Restrooms, Family						1	70	70	
1.108	Lactation, Public						1	70	70	
1.109	Report Writing/Interview						1	120	120	interview room off lobby, mirrored security glazing into line-up room with blinds; soft space for interviewing victims
1.110	Line-Up Room						1	120	120	5-6 people, numbers above each position, color changing lighting, window with mirrored security glazing from adjacent report writing; door from inside police area
Subtotal			0		907		0	1,220	1,220	
Staff			0				0		0	
Net Area (NSF)									1,220	
Departmental Grossing Factor									244	20%
Total Departmental Area (DGSF)									1,464	



Programming

1.0 PUBLIC SUPPORT

SPACE NO.	DIVISION / DEPARTMENT	Existing Spaces			Projected 2040			COMMENTS		
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.	Net Sq. Ft.
1.200 Court Entrance and Lobby										
1.201	Vestibule		2	100	200		1	80	80	see 5.100 for security screening
1.202	Public Lobby		1	450	450		1	750	750	
1.203	Public Counter				-		3	10	30	
1.204	Self-Help Center		1	-	-		1	120	120	
1.205	Restrooms, Female, Public		1	255	255		1	150	150	
1.206	Restrooms, Male, Public		1	200	200		1	150	150	
1.207	Restrooms, Family		0	-	-		1	70	70	
1.208	Lactation, Public		0	-	-		1	70	70	
<i>Subtotal</i>		0			1,105				1,420	
Net Area (NSF)		0							1,420	
<i>Departmental Grossing Factor</i>								20%	284	
Total Departmental Area (DGSF)									1,704	

Public Support Total		Staff	Net Area (NSF)	Total Departmental Area (DGSF)
		0		3,168



Programming
2.0 POLICE ADMINISTRATION

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
2.0 Police Administration									
2.100 Administration									
2.101	Lobby/Wait		1	-	-		1	120	120
2.102	Chief of Police	1	1	-	-		1	300	300
2.103	Closet			-	-		1	15	15
2.104	Toilet			-	-		1	60	60
2.105	Deputy Chief	2	2	-	-		2	250	500
2.106	Closet			-	-		2	15	30
2.107	Commander - Administration	1					1	200	200
2.108	Sergeant - Administration	1	1	-	-		1	180	180
2.108	Sergeant - Compliance	1	1	-	-		1	180	180
2.109	Emergency Manager	1	1	-	-		1	150	150
2.109	IT Staff		1	-	-		1	150	150
2.110	IT Storage			-	-		1	200	200
2.111	EOC		1	450	450		1	750	750
2.112	EOC Storage			-	-		1	100	100
<i>Professional Standards Unit</i>									
2.115	Commander	1	1	-	-		1	200	200
2.116	Sergeant	2	2	-	-		3	180	540
<i>Executive Administration</i>									
2.117	Executive Administrative Supervisor	1	1	-	-		1	150	150
2.118	Administrative Supervisor	1	1	-	-		2	120	240
2.119	Admin Specialist II	3	3	-	-		5	64	320
<i>Support</i>									
2.120	Conference			-	-		1	420	420
2.121	Staff Toilets			-	-		2	60	120
2.122	Copy/Workroom			-	-		1	200	200
2.123	Supply Storage			-	-		1	150	150
2.124	PPE Storage			-	-		1	200	200
2.125	Coffee Bar			-	-		1	25	25
	Subtotal	15		450	450		19	5,500	5,500
	Staff	15					19		
	Net Area (NSF)							35%	5,500
	<i>Departmental Grossing Factor</i>								1,925
	Total Departmental Area (DGSF)								7,425



Programming

3.0 PATROL OPERATIONS

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
3.0 Patrol Operations									
3.100 Operations									
<i>Administration</i>									
3.101	Deputy Chief			-	-		-	-	Listed in 2.100
3.102	Acting Commander - Patrol	1	1	-	-	1	1	200	200
3.103	Commander - Patrol	2	2	-	-	3	3	200	600
3.104	Patrol Services Technician	2	2	-	-	3	3	64	192
3.105	Administrative Specialist III	1	1	-	-	2	2	64	128
<i>North</i>									
3.106	Sergeant	6	6	-	-	10	5	180	900 can share offices as required
3.107	Sergeant (Flex)			-	-			-	-
3.108	Officer	28		-	-	45		-	- no workstation; use report writing
<i>South</i>									
3.109	Sergeant	6	6	-	-	10	5	180	900 can share offices as required
3.110	Sergeant (Flex)			-	-			-	-
3.111	Officer	31		-	-	50		-	- no workstation; use report writing
<i>Traffic</i>									
3.112	Sergeant	1	1	-	-	1	1	180	180 can share offices as required
3.113	Officer	4		-	-	6		-	- no workstation; use report writing
<i>Community Service Officer</i>									
3.114	Supervisor	1	1	-	-	1	1	150	150
3.115	CSO	6		-	-	9	1	450	450 shared office, 9 workstations @ 30SF each
3.116	Community Policing Specialist	1		-	-	2	2	64	128
3.117	CSO Storage		1	150			1	150	150
<i>School/Resource Officer</i>									
3.118	Sergeant	1	1	-	-	1	1	180	180
3.119	Officer	8		-	-	12		-	- no workstation; use report writing
<i>K9 Unit</i>									
3.120	Kennel		0	-	-	1	2	48	96 2 kennels, floor drain, washable
3.121	Dog Run		0	-	-	1	1	400	400



Programming

3.0 PATROL OPERATIONS

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
Support									
3.122	Roll Call/Training		1	890	890		1	900	24 people, classroom style
3.123	Storage						1	80	storage for chairs and tables
3.124	Officer Report Writing						1	500	12 computers, TVs to monitor holding after hours
3.125	Interview Room						1	120	
3.126	Arsenal			130			1	240	
3.127	SWAT Lockers		1	254	254		1	250	gun clearing trap, 10 lockers 24"x24" with 12" built in bench and drawer; locate near vehicle storage garage
3.128	Mobile Response/SWAT Storage						1	150	
3.129	Patrol Lockers		1	394	394		1	400	23 lockers 24"x36"; locate near secure parking
3.130	Ticket Drop Box						1	5	Officer ticket drop off
3.131	Pistol Lockers						1	5	
3.132	Body Cam Viewing								
3.133	Equipment Storage						1	240	
3.134	File Storage						1	240	
3.135	Coffee Bar						2	25	
3.136	Print/Copy						2	40	
3.137	Workroom/Copy						1	100	
3.138	Staff Toilets, Female						1	215	
3.139	Staff Toilets, Male						1	215	
	Subtotal	99		1,688			157	8,444	
	Staff	99					157		
	Net Area (NSF)							8,444	
	<i>Departmental Grossing Factor</i>							2,955	
	Total Departmental Area (DGSF)							11,399	
3.200 Weapons Training									
3.201	Firing Range						8	300	8 lanes; can go down to 6
3.202	Storage						1	120	
3.203	Workspace / Weapons Cleaning						1	150	
	Subtotal	0					0	2,670	
	Staff	0					0		
	Net Area (NSF)							2,670	
	<i>Departmental Grossing Factor</i>							935	mechanical space
	Total Departmental Area (DGSF)							3,605	



Programming

3.0 PATROL OPERATIONS

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS
		Staff	No. of Areas	Space Std. Net Sq. Ft.	Staff	No. of Areas	Space Std. Net Sq. Ft.	
3.300 Holding								
<i>Male</i>								
3.301	Holding Cell - Large		1	120		1	120	120
3.302	Holding Cell - Single		8	58		6	80	480
3.303	Vestibule			-			-	open to processing area
<i>Female</i>								
3.304	Holding Cell - Large			-		1	120	120
3.305	Holding Cell - Single			-		2	80	160
3.306	Vestibule			-			-	open to processing area
<i>Juvenile</i>								
3.307	Holding Cell - Single		3	55		2	80	160
3.308	Vestibule			-		1	100	100
<i>Intake/Processing</i>								
3.309	Vehicle Sallyport		1	935		1	4,000	4,000
3.310	Pedestrian Sallyport			-		1	60	60
3.311	Processing		1	370		1	500	500
3.312	Sobriety Testing (DU)		1	82		1	150	150
3.313	Black Room / Drug Screening			-		1	100	100
3.314	Gun Lockers			-		1	10	10
3.315	Property Lockers			-		4	5	20
3.316	In-Custody Interview			-		1	100	100
3.317	Non-Contact Visitation			-		2	35	70
3.318	Food Storage/Prep			-		1	40	40
3.319	Staff Toilet			-		1	60	60
3.320	Storage			-		1	80	80
	<i>Subtotal</i>	0		2,136	0		6,330	6,330
	Staff	0			0			
	Net Area (NSF)							6,330
	<i>Departmental Grossing Factor</i>						45%	2,849
	Total Departmental Area (DGSF)							9,179



Programming

3.0 PATROL OPERATIONS

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS		
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.	Net Sq. Ft.
3.400 Vehicle Storage Garage										
3.401	ATV		2	-	-		2	250	500	12'x8'
3.402	SWAT		3	-	-		3	500	1,500	25'x10'
3.403	Mobile Command Center		1	-	-		1	500	500	25'x10'
3.404	Future Spaces						4	500	2,000	
3.405	Police Bike Storage		1	150	150		1	300	300	15-20 bikes
3.406	Bike Repair			-	-		1	50	50	
	<i>Subtotal</i>	0			150	0			4,850	
	Staff	0				0				
	Net Area (NSF)								4,850	
	<i>Departmental Grossing Factor</i>							20%	970	
	Total Departmental Area (DGSF)								5,820	
Patrol Operations Total										
	Staff	99				157				
	Total Departmental Area (DGSF)								30,002	



Programming

4.0 SUPPORT SERVICES

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
4.0 Support Services									
4.100 Support Services Admin									
4.101	Deputy Chief			-	-	0	-	-	Listed in 2.100
4.102	Acting Commander - Support Operations	1	1	-	-	1	200	200	
4.103	Acting Police Services Supervisor	1	1	-	-	1	150	150	
4.104	Police Services Supervisor	1	1	-	-	1	150	150	
4.105	Police Services Manager	1	1	-	-	2	64	128	
4.106	Police Services Technician	4	4	-	-	6	64	384	
4.107	Crime Analyst	1	1	-	-	2	120	240	
4.108	Court Marshall	5	5	-	-	5	200	200	5 workstations @ 30SF each
4.109	Administrative Specialist III	2	2	-	-	3	64	192	
4.110	Quartermaster			-	-		-	-	
4.111	Quartermaster Storage			-	-	1	150	150	
4.112	Print/Copy			-	-	1	40	40	
	Subtotal	16				21		1,834	
	Staff	16				21		1,834	
	Net Area (NSF)							642	
	Departmental/Grossing Factor						35%	2,476	
	Total Departmental Area (DGSF)							2,476	
4.200 Records									
4.201	Counter Workstation		1	-	-	1	48	48	see 1.100 for corresponding public counter
4.202	Manager			-	-	0	150	-	
4.203	Specialist Lead	2	2	-	-	3	120	360	
	Support								
4.204	Records Workspace			-	-	1	80	80	printer/copier, fax, document prep table
4.205	Records Storage			-	-	1	240	240	
4.206	Coffee Bar			-	-	1	25	25	sink, undercounter refrigerator, microwave, coffee maker
4.207	Archive File Storage		1	600	600	2	500	1,000	
	Subtotal	2		600	600	3		1,753	
	Staff	2				3		1,753	
	Net Area (NSF)							789	
	Departmental/Grossing Factor						45%	2,542	
	Total Departmental Area (DGSF)							2,542	



Programming

4.0 SUPPORT SERVICES

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
4.300 Property/Evidence									
4.301	Supervisor Office	1	1	180	180	1	1	150	
4.302	Technician Office	3	1	250	250	4	1	420	4 workstations @64SF each
4.303	Property Return		1	55	55		-	-	see 1.100, off main lobby near records window; may relocate as needed to be adjacent to property/evidence dependent upon building layout
4.304	Evidence Prep		1	265	265		1	300	Located off staff corridor near pass-thru evidence lockers; gun clearing trap, evidence drop box, counter and sink
4.305	CSI Lab		1	446	446		1	450	2 workstations currently
4.306	Evidence Lockers		1	65	65		1	100	Lockers open on both sides; secure side opens to evidence storage area
4.307	Evidence Drying			-	-		2	50	locate in evidence prep area; locking doors; cleanable with drain
4.308	Evidence Storage		1	1,115	1,115		1	2,000	high density storage
4.309	Drug Evidence Storage			-	-		1	80	enclosed room, accessed within evidence storage room, separate exhaust
4.310	Secure Evidence Storage			-	-		1	80	enclosed or fenced area for additional security, accessed within evidence storage
4.311	Large Item Evidence Drop			-	-		1	100	officer drop at exterior, secondary door from within evidence storage for tech access
4.312	Vehicle Investigations Garage		1	610	610		1	750	1 lane, ev drying cabinet
Support									
4.313	Coffee Bar			-	-		1	25	sink, undercounter refrigerator, microwave, coffee maker
4.314	Print/Copy			-	-		1	40	
	Subtotal	4		2,986		5		4,595	
	Staff	4				5			
	Net Area (NSF)							4,595	
	Departmental Grossing Factor						35%	1,608	
	Total Departmental Area (DGSF)							6,203	
4.400 Training and Recruitment									
4.401	Sergeant	1	1	-	-	2	2	180	360
4.402	Technician	1	1	-	-	2	2	120	240
4.403	Cadet	17	0	-	-	27	0	64	-
4.404	Recruit	12	0	-	-	20	0	64	-
Support									
4.404	Coffee Bar			-	-		1	25	sink, undercounter refrigerator, microwave, coffee maker
4.405	Print/Copy			-	-		1	40	
	Subtotal	31		-	-	51		665	
	Staff	31				51			
	Net Area (NSF)							665	
	Departmental Grossing Factor						45%	299	
	Total Departmental Area (DGSF)							964	



Programming
4.0 SUPPORT SERVICES

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
4.500 Investigations									
4.501	Commander	1	1	-	-	1	1	200	200
4.502	Sergeant	3	3	-	-	5	5	180	900
4.503	Investigative Tech	3	3	-	-	5	5	64	320
4.504	Crime Scene Technician I	1	1	-	-	2	2	120	240
4.505	Crime Scene Technician II	2	2	-	-	3	3	120	360
4.506	Detective (FT)	12	12	-	-	19	19	64	1,216
4.506	Digital Records Technician	2	2	64	128	3	3	64	192
4.507	Interview	3	3	120	360	3	3	120	360
4.508	Observation	1	1	127	127	1	1	140	140
<i>Sexual Assault Task Force</i>									
4.509	Sergeant	1	1	-	-	1	1	180	180
4.509	Detective	8	8	-	-	12	12	64	768
4.510	Investigative Tech	1	1	-	-	2	2	64	128
<i>North Metro Task Force</i>									
4.511	Detective	2	2	-	-	3	3	64	192
<i>Safe Streets Task Force</i>									
4.512	Detective	1	1	-	-	2	2	64	128
<i>Support</i>									
4.513	Coffee Bar					1	1	25	25
4.514	Print/Copy					1	1	40	40
4.515	Gun Lockers					2	2	5	10
4.516	File Storage					1	1	300	300
4.517	Storage					1	1	120	120
	<i>Subtotal</i>	37			615	58			5,819
	Staff	37				58			5,819
	Net Area (NSF)							45%	2,619
	<i>Departmental Grossing Factor</i>								8,438
4.600 Victim Services									
4.601	Victim Services Manager	1	1	-	-	1	1	150	150
4.602	Lead Victim Advocate Specialist	1	1	-	-	1	1	120	120
4.603	Victim Advocate Specialist	5	5	-	-	6	6	64	384
4.604	Victim Advocate Volunteers	12	0	-	-	12	4	48	192
4.605	Interview Rooms			-	-	2	2	120	240
4.606	Storage			-	-	1	1	200	200
	<i>Subtotal</i>	19				20			1,286
	Staff	19				20			1,286
	Net Area (NSF)							45%	579
	<i>Departmental Grossing Factor</i>								1,865
<i>currently located in separate building</i>									



Programming

4.0 SUPPORT SERVICES

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS		
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.	Net Sq. Ft.
4.700 Police Department Support										
4.701	Staff Entry		1	105	105		1	100	100	walk off mat
4.702	Lockers - Male		106	1,272	1,272		230	12	2,760	24"x24" lockers with 12" built in bench and drawer; gun clearing trap; ada bench
4.703	Toilets		3	45	45		8	15	120	
4.704	Showers		4	20	80		6	30	180	
4.705	Lockers - Female		46	552	552		100	12	1,200	24"x24" lockers with 12" built in bench and drawer; gun clearing trap; ada bench
4.706	Toilets		3	45	45		4	15	60	
4.707	Showers		4	20	80		4	30	120	
4.708	Lockers - Gender Neutral			-	-		5	12	60	
4.709	Toilets			-	-		1	15	15	
4.710	Showers			-	-		1	30	30	
4.711	Staff Toilets, Female			-	-		1	215	215	located near staff work areas
4.712	Staff Toilets, Male			-	-		1	215	215	located near staff work areas
4.713	Break		1	600	600		1	900	900	sink, undercounter refrigerator, microwave, coffee maker; provide outdoor space
4.714	Fitness Room		1	830	830		1	1,200	1,200	drinking fountain, TVs
4.715	Mailboxes			-	-		1	120	120	PD staff mailboxes - full mail room in 6.0
4.716	Conference - Large		0	-	-		1	500	500	Building Support
4.717	Conference - Medium		0	-	-		2	375	750	
4.718	Conference - Small		0	-	-		1	150	150	
4.719	Sleeping Room - Female		1	95	95		3	50	150	
4.720	Sleeping Room - Male		1	95	95		7	50	350	
4.721	Lactation, Staff		0	-	-		2	70	140	
<i>Subtotal</i>			0	3,789	3,789		0		9,335	
Staff			0				0			
Net Area (NSF)									9,335	
<i>Departmental Grossing Factor</i>								35%	3,267	
Total Departmental Area (DGSF)									12,602	
Patrol Operations Total										
Staff			109							
Total Departmental Area (DGSF)							158			35,090



Programming
5.0 MUNICIPAL COURT

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
5.0 Municipal Court									
5.100 Court Screening									
5.101	Public Queuing		1	450	450		1	450	450
5.102	Security Screen		1	75	75		1	75	75
5.103	Staff Bypass Lane		0	-	-		0	-	-
5.104	Secure Exit		1	75	75		1	75	use as staff bypass
	<i>Subtotal</i>	0			600	0			600
	Staff	0				0			
	Net Area (NSF)							20%	600
	<i>Departmental Grossing Factor</i>								120
	Total Departmental Area (DGSF)								720
5.200 Municipal Courtroom									
5.201	Check-In			-	-		1	120	120
5.202	Courtroom		1	3,975	3,975		1	2,400	2,400
5.203	Courtroom Vestibule			-	-		1	80	80
5.204	Attorney/Client Conference		1	245	245		2	240	480
5.205	Public Waiting			-	-		1	750	750
5.206	Court Technology		1	135	135		1	80	80
5.207	Witness Waiting			-	-		1	120	120
5.208	Equipment Storage		1	72	72		1	120	120
	<i>Chambers</i>								
5.209	Judge's Office	1	1	240	240	2	2	300	600
5.210	Toilet			-	-		2	60	120
5.211	Closet			-	-		2	15	30
5.212	Law Clerk/Intern			-	-		1	64	64
	<i>Holding</i>								
5.213	Holding Cell		1	36	36		1	50	50
5.214	Secure Vestibule			-	-		1	50	50
	<i>Subtotal</i>	1			4,703	3			5,064
	Staff	1				3			
	Net Area (NSF)							35%	5,064
	<i>Departmental Grossing Factor</i>								1,772
	Total Departmental Area (DGSF)								6,836



Programming
5.0 MUNICIPAL COURT

SPACE NO.	DIVISION / DEPARTMENT	Existing		Projected 2040		COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.		Staff
5.300 Court Administration							
5.301	Counter Workstation			-	-	computer, printer, keyboard, credit card machine, scanner, see 1.200 for public side	
5.302	Administrator			-	-	locate near judge's office, high sound privacy space	
5.303	Supervisor	1		-	-	locate near clerk workstations, high sound privacy space	
5.304	Clerk	4		-	-	visibility to counter from all desks	
<i>City Prosecutor</i>							
5.305	City Prosecutor	1		-	-		
5.306	Paralegal			-	-	located with city prosecutor	
<i>Support</i>							
5.307	Conference			-	-	Shared between Court Clerks and City Prosecutor, accessible from lobby	
5.308	Money Counting Room		1	230	230	approx. 50 SF for safe	
5.309	Storage			-	-	existing combined with vault	
5.310	Workroom/Copy			-	-		
5.311	Print/Copy			-	-		
5.312	Coffee Bar			-	-	sink, undercounter refrigerator, microwave, coffee maker	
5.313	Staff Toilet			-	-	single toilet rooms	
	<i>Subtotal/</i>	6			230	1,991	
	Staff	6				10	
	Net Area (NSF)					1,991	
	<i>Departmental Grossing Factor</i>					35%	
	Total Departmental Area (DGSF)					2,688	
5.400 Jury Deliberation Suite							
5.401	Jury Deliberation			-	-	6 jurors per deliberation	
5.402	Toilet			-	-		
5.403	Soundlock Vestibule			-	-		
5.404	Coffee Bar			-	-		
5.405	Coat Storage			-	-		
	<i>Subtotal/</i>	0				0	
	Staff	0				0	
	Net Area (NSF)					462	
	<i>Departmental Grossing Factor</i>					35%	
	Total Departmental Area (DGSF)					624	



Programming

5.0 MUNICIPAL COURT

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS		
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.	Net Sq. Ft.
5.500 Jury Services										
5.501	Jury Check-In		0	-	-		1	120	120	Waiting, counter for 1, collocate with court office counter
5.502	Jury Assembly Coordinator		0	-	-		1	48	48	
5.503	Jury Assembly		0	-	-		40	12	480	12 NSF per Juror; tables, media, flexible seating options
5.504	Jury Workspace		0	-	-		1	100	100	
5.505	Jury Assembly Kitchenette		0	-	-		1	80	80	
5.506	Vending		0	-	-		1	80	80	
5.507	Jury Lockers		0	-	-		1	50	50	
5.508	Restroom, Jury		0	-	-		2	60	120	
5.509	Lactation, Jury		0	-	-		1	70	70	
5.510	Storage		0	-	-		1	80	80	
	<i>Subtotal</i>	0					0		1,228	
	Staff	0					0			
	Net Area (NSF)								1,228	
	<i>Departmental Grossing Factor</i>							35%	430	
	Total Departmental Area (DGSF)								1,658	
5.600 Staff Support										
5.601	Break		1	300	300		1	420	420	
5.602	Conference		0	-	-		1	300	300	10 people
5.603	Lactation, Staff		0	-	-		1	70	70	
	<i>Subtotal</i>	0			300		0		790	
	Staff	0					0			
	Net Area (NSF)								790	
	<i>Departmental Grossing Factor</i>							35%	277	
	Total Departmental Area (DGSF)								1,067	
Municipal Court Total										
	Staff	7					13			
	Total Departmental Area (DGSF)								13,592	



Programming

6.0 BUILDING SUPPORT

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS		
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.	Net Sq. Ft.
6.0 Building Support										
6.100 Building Support										
6.101	Central Electrical		3	106	318		1	400	400	
6.102	Emergency Generator			-	-		1	-	-	locate outside
6.103	Mechanical		1	307	307		1	400	400	
6.104	Domestic Water Service Entrance			-	-			-	-	
6.105	Fire Protection and Fire Pump			-	-		1	80	80	
6.106	MDF		1	568	568		1	500	500	
6.107	IDF		3	85	255		3	115	345	
6.108	Floor Electrical Rooms		4	105	420		3	100	300	
6.109	Building Server Room		1	575	575		1	300	300	
6.110	Janitor Closets			-	-		4	60	240	assume (2) per floor, (2) floors assumed
6.111	Custodial Storage			-	-		1	200	200	
6.112	Equipment Storage			-	-		1	320	320	
6.113	Building Storage			-	-		1	320	320	
6.114	Mail Room			-	-		1	200	200	locate adjacent to dock
6.115	Public Elevator						2	100	200	assume (1) per floor, (2) floors assumed
6.116	Staff Elevator						2	100	200	assume (1) per floor, (2) floors assumed
6.117	Egress Stairs						4	200	800	assume (2) per floor, (2) floors assumed
	Subtotal	0			2,443		0		4,805	
	Staff	0					0			
	Net Area (NSF)								4,805	
	<i>Departmental Grossing Factor</i>							10%	481	
	Total Departmental Area (DGSF)								5,286	
6.200 Receiving										
6.201	Recycling			-	-		1	80	80	
6.202	Trash Staging			-	-		1	80	80	
6.203	Loading Dock		1	415	415		1	400	400	dock leveler
6.204	Building Receiving		1	140	140		1	150	150	chain link fence enclosure
6.205	Facilities Storage		1	145	145		1	150	150	chain link fence enclosure
	Subtotal	0			700		0		860	
	Staff	0					0			
	Net Area (NSF)								860	
	<i>Departmental Grossing Factor</i>							10%	86	
	Total Departmental Area (DGSF)								946	
Municipal Court Total										
	Staff	0					0			
	Total Departmental Area (DGSF)								6,232	



Programming D DISPATCH

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
D Dispatch									
D.100 Dispatch									
D.101	Dispatchers			-	-	16	16	64	1,024
D.102	Dispatch Equipment			-	-		1	900	900
D.103	Supervisor Office			-	-	2	2	140	280
D.104	Conference Room			-	-		1	140	140
D.105	Break Room			-	-		1	150	150
D.106	Copy/Print			-	-		1	40	40
D.107	Storage			-	-		1	180	180
D.108	Staff Toilets			-	-		2	120	240
	<i>Subtotal</i>	0				18			2,954
	Staff	0				18			2,954
	Net Area (NSF)							35%	1,034
	<i>Departmental Grossing Factor</i>								3,988
	Total Departmental Area (DGSF)								

Commerce City, Colorado Justice Center Feasibility Study S SHELL

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
S Shell									
S.100 Future Expansion									
S.101	Warm Shell			-	-		1	16,000	16,000
	<i>Subtotal</i>	0				0			16,000
	Staff	0				0			16,000
	Net Area (NSF)							0%	-
	<i>Departmental Grossing Factor</i>								16,000
	Total Departmental Area (DGSF)								



Programming

E MUNICIPAL COURT EXPANSION

SPACE NO.	DIVISION / DEPARTMENT	Existing			Projected 2040			COMMENTS	
		Staff	No. of Areas	Space Std.	Net Sq. Ft.	Staff	No. of Areas		Space Std.
E Municipal Court Expansion									
E.100 Municipal Court Expansion									
E.101	Security Office					1	1	120	120
E.102	Hearing Room						1	500	500
E.103	Courtroom Vestibule						2	80	160
E.104	Clerk					2	2	64	128
E.105	Court Specialist					1	1	64	64
E.106	Attorney					1	1	240	240
E.107	Paralegal					1	1	64	64
E.108	Conference						1	120	120
E.109	Jury Deliberation						1	225	225
E.110	Soundlock						1	80	80
E.111	Jury Toilet						2	60	120
E.112	Coffee Bar						1	25	25
E.113	Coat Storage						1	12	12
<i>Probation</i>									
E.114	Probation Officers	1				2	2	64	128
E.115	Interview						1	120	120
	<i>Subtotal</i>					8			2,706
	Staff					8			
	Net Area (NSF)								2,106
	<i>Departmental Grossing Factor</i>							35%	737
	Total Departmental Area (DGSF)								2,843



Departmental and Site Planning Overview

In order to understand the site needs of a future facility, the space program was used in the development of a conceptual site plan. This site plan works in conjunction with the conceptual building floor plans to understand the various methods of site access and parking needs.

To the east side of the building in this concept, the public is able to access the facility; this side also serves as access for dock deliveries. To the west, police and other building staff can enter a secure parking lot, and police can enter the vehicle sallyport to bring detained individuals in for processing. Within the secure fence as well is a drive to access police vehicle storage, which houses the larger utility vehicles utilized by the police department.

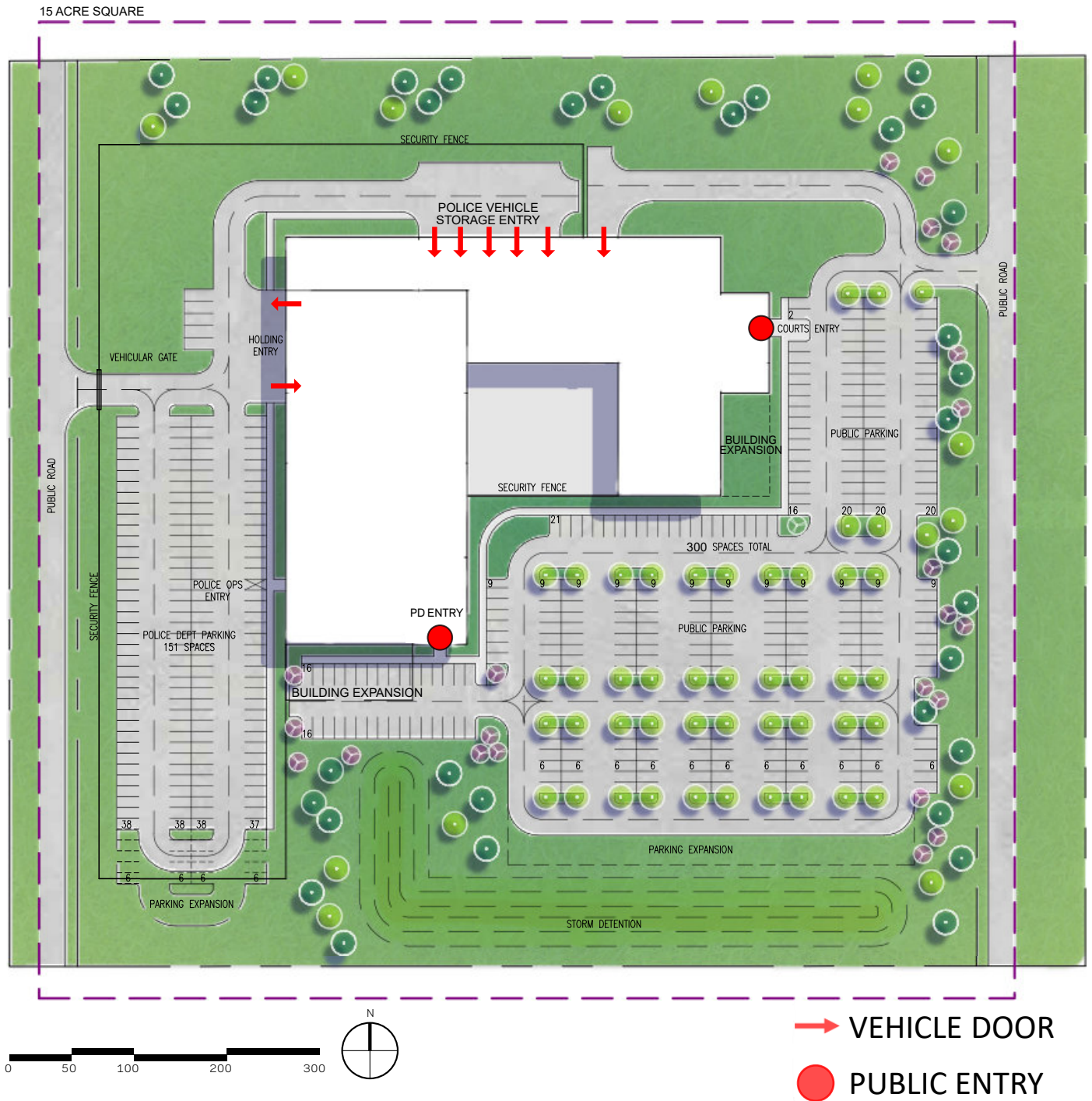
The arrangement of the building planning is such that the police department and the municipal court have separate entries. These entries are separate and distinct from each other so that the police department and municipal court can share building support functions such as mechanical and electrical spaces, but do not present as a single entity to the public. Building expansion space is shown at the south end of the police department for a future dispatch center and at the southeast corner of the municipal court for potential courts growth.

By examining the parking needs of the existing police facility and comparing it with the projected staff count and public needs of a future facility, this conceptual site plan includes:

- 300 public parking spaces
- 151 secure parking spaces
- 24 future expansion spaces for secure parking

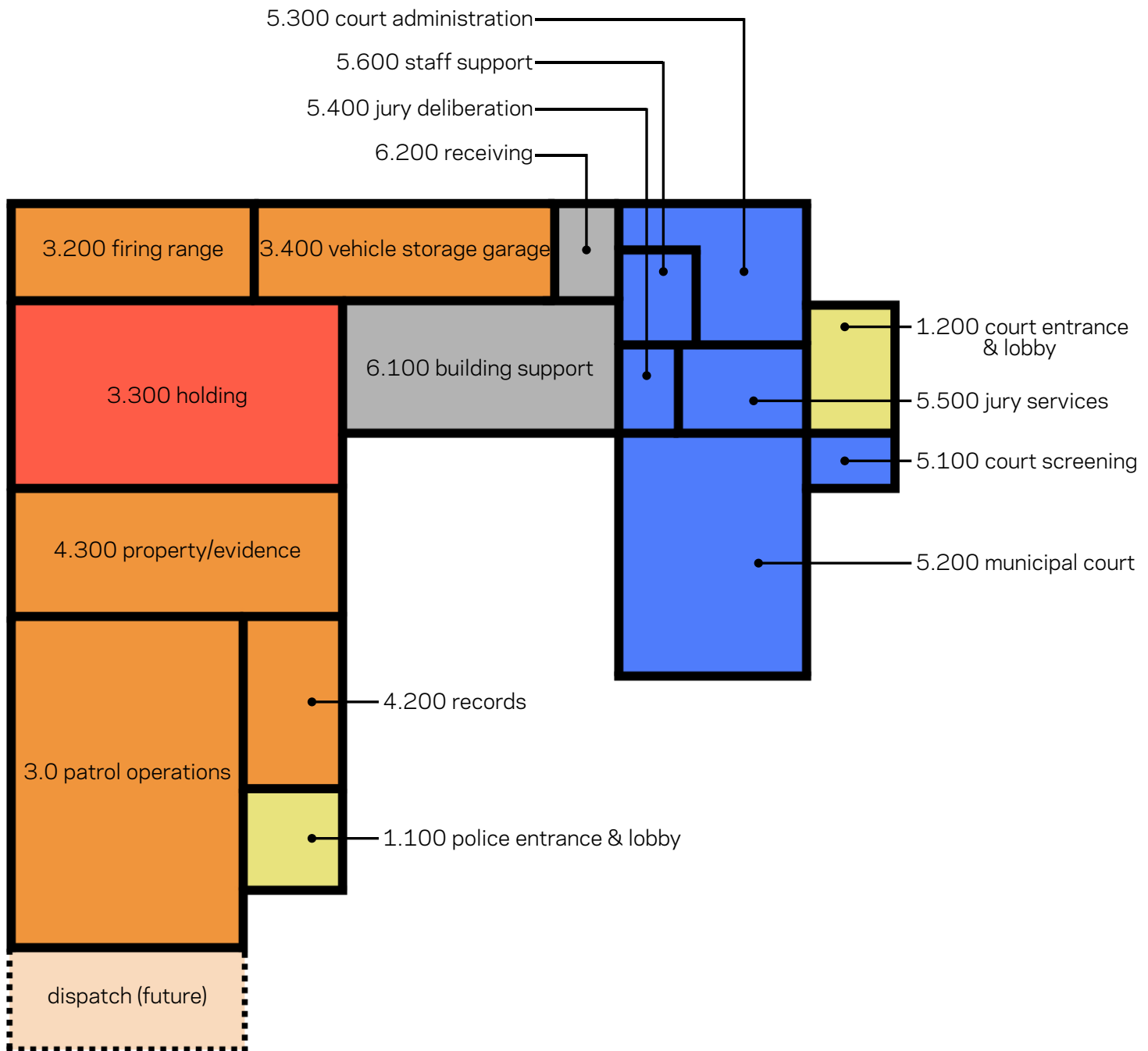
The following pages include the concept site plan, first floor concept plan, and second floor concept plan. These do not represent a final planning arrangement for this facility, but rather offer an early understanding of how much space is required and how the building could be arranged to address the needs of the users.

Programming CONCEPT SITE PLAN



FIRST FLOOR CONCEPT PLAN

The first floor concept plan houses most of the police department, all of the municipal court functions, and the building support space. Two separate lobbies are created to give each user a distinct public face. This arrangement allows the police and municipal court to share building support functions while maintaining separate identities with the public. The U-shape of the building also provides an opportunity for a secure staff courtyard that can be utilized by both police staff and municipal court staff.

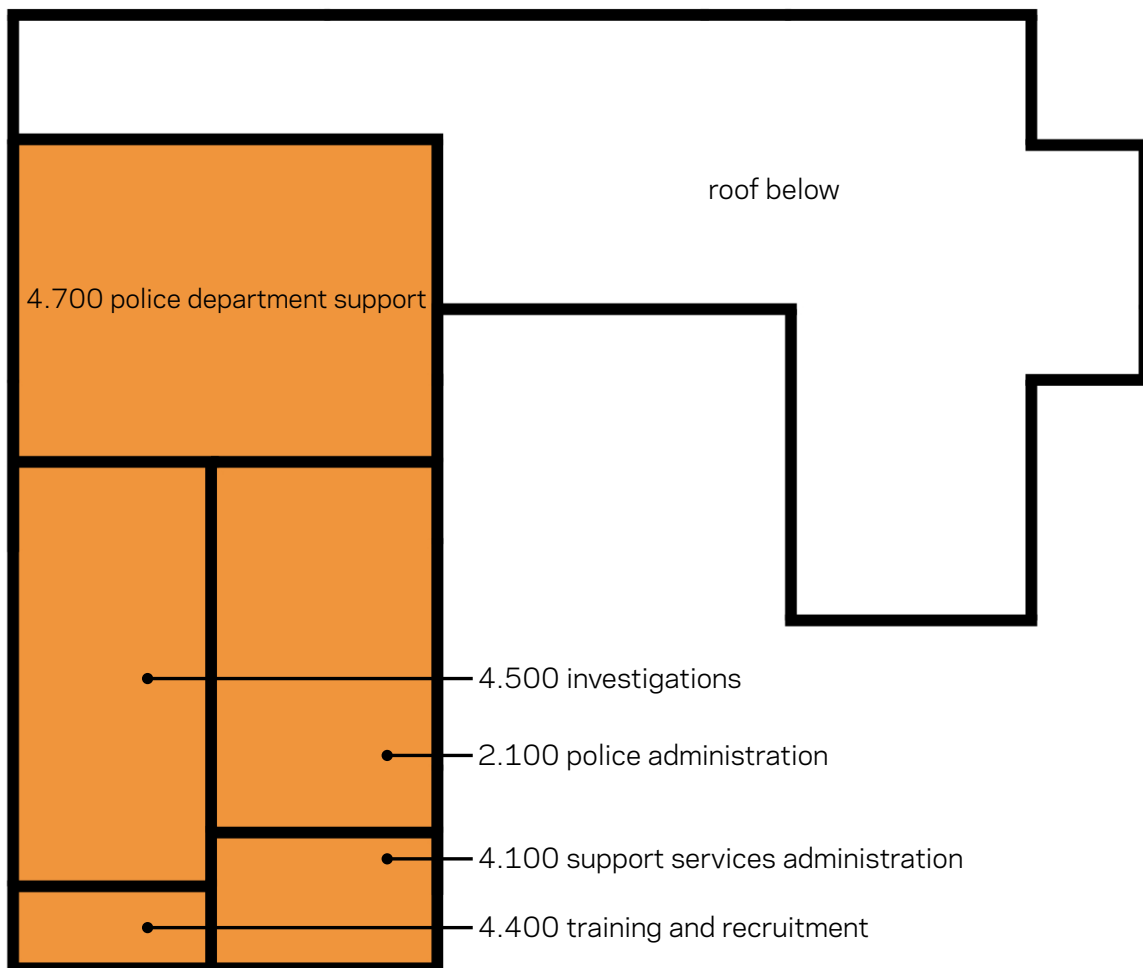


not to scale



SECOND FLOOR CONCEPT PLAN

The second floor concept plan houses police department functions. These departments serve important functions within the police department but do not necessarily need immediate first floor access.



not to scale

IV. ROM COST ANALYSIS

Rough Order of Magnitude Cost

OPTION 1

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 Justice Center (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 Construction¹	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
Support Services	49,126	\$ 317	\$ 337	\$ 15,571,714	\$ 16,576,341
Municipal Court	19,029	\$ 322	\$ 348	\$ 6,128,939	\$ 6,615,362
Building Support	8,725	\$ 307	\$ 327	\$ 2,676,332	\$ 2,854,755
Subtotal Construction				\$ 43,349,926	\$ 46,499,518
Design Contingency		10.00%		\$ 4,334,993	\$ 4,649,952
Subtotal (Construction) - 2022\$				\$ 47,684,919	\$ 51,149,469
Subtotal (Construction) - 2024\$³		10.0%		\$ 55,013,601	\$ 59,010,618
Subtotal Construction + Land - 2022\$				\$ 49,078,839	\$ 53,588,829
Subtotal Construction + Land - 2024\$²⁺³				\$ 56,510,810	\$ 61,630,733
Total Building Square Footage				133,713	133,713
Construction Square Foot (Avg. 2022\$)				\$ 357	\$ 383
Construction Square Foot (Avg. 2024\$)³				\$ 411	\$ 441
Design & Management					
A/E Fees		7.25%		\$ 3,457,157	\$ 3,708,337
General Conditions		7.50%		\$ 3,576,369	\$ 3,836,210
Testing, Surveys		1.00%		\$ 476,849	\$ 511,495
Total Design & Management (2022\$)		0.00%		\$ 7,510,375	\$ 8,056,041
Total Design & Management (2024\$) ³		3.50%		\$ 7,908,100	\$ 8,482,663
Owner Costs					
Owner Administrative / Commissioning / CM		4.50%		\$ 2,145,821	\$ 2,301,726
Bldg. Permits / Agency Reviews		1.00%		\$ 476,849	\$ 511,495
Total Owner Costs (2022\$)		0.00%		\$ 2,622,671	\$ 2,813,221
Total Owner Costs (2024\$) ³		3.50%		\$ 2,761,559	\$ 2,962,200
Reservations					
Project Contingency		10.00%		\$ 4,768,492	\$ 5,114,947
FFE Allowance		\$ 15.00	\$ 20.00	\$ 2,005,689	\$ 2,674,252
IT/ AV		10.00%		\$ 4,768,492	\$ 5,114,947
Signage		0.75%		\$ 357,637	\$ 383,621
Demolition		0.00%		\$ -	\$ -
Hazardous Material Abatement		0.00%		\$ -	\$ -
Total Reservations (2022\$)		0.00%		\$ 11,900,310	\$ 13,287,767
Total Reservations (2024\$) ³		3.50%		\$ 12,530,511	\$ 13,991,444
Total Construction + Land - 2022\$				\$ 71,112,194	\$ 77,745,858
Total Construction + Land - 2024\$²⁺³				\$ 79,710,980	\$ 87,067,039
<p><i>Owner understands that HOK's services may include advice and recommendations related to a potential construction budget. However, Owner acknowledges that all decisions in connection with the implementation of such advice & recommendations shall be the responsibility of and made by Owner. Owner acknowledges that HOK is providing its services with the understanding that contemporaneously Owner is consulting with a legal professional, an insurance professional, a financial professional, and a construction professional to provide advice, recommendations and information related to those professionals' area of expertise. Owner understands, recognizes and agrees that HOK does not warrant or represent that a Project will actually be built for a specific price. Owner acknowledges that financials of any project is dependent on numerous factors outside of the control of HOK. Owner further acknowledges that HOK is not performing any management functions, nor making any management decisions for Owner.</i></p>					
<p>Note 1: Includes Commerce City Use Tax for materials only</p>					
<p>Note 2: Includes estimated escalation costs to projected close of purchase date: March 2023. Assumes 8 acre parcel with low/high range from City</p>					
<p>Note 3: Includes estimated escalation costs to projected receipt of bids date: January 2024</p>					



Rough Order of Magnitude Cost

OPTION 1A

This Opinion of Probable Cost includes the base program with the municipal court expansion. It does not include Dispatch Center or Shell.

Opinion of Probable Cost (DRAFT V3) - Commerce City, CO Justice Center (July 22, 2022)					
Option 1A: 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 Construction¹	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
Support Services	49,126	\$ 317	\$ 337	\$ 15,571,714	\$ 16,576,341
Municipal Court	23,009	\$ 322	\$ 348	\$ 7,410,911	\$ 7,999,079
Building Support	8,725	\$ 307	\$ 327	\$ 2,676,332	\$ 2,854,755
Subtotal Construction				\$ 44,631,899	\$ 47,883,234
Design Contingency		10.00%		\$ 4,463,190	\$ 4,788,323
Subtotal (Construction) - 2022\$				\$ 49,095,089	\$ 52,671,557
Subtotal (Construction) - 2024\$³		10.0%		\$ 56,640,500	\$ 60,766,635
Subtotal Construction + Land - 2022\$				\$ 50,489,009	\$ 55,110,917
Subtotal Construction + Land - 2024\$²⁺³				\$ 58,137,709	\$ 63,386,750
Total Building Square Footage				137,693	137,693
Construction Square Foot (Avg. 2022\$)				\$ 357	\$ 383
Construction Square Foot (Avg. 2024\$)³				\$ 411	\$ 441
Design & Management					
A/E Fees		7.25%		\$ 3,559,394	\$ 3,818,688
General Conditions		7.50%		\$ 3,682,132	\$ 3,950,367
Testing, Surveys		1.00%		\$ 490,951	\$ 526,716
Total Design & Management (2022\$)		0.00%		\$ 7,732,477	\$ 8,295,770
Total Design & Management (2024\$) ³		3.50%		\$ 8,141,963	\$ 8,735,087
Owner Costs					
Owner Administrative / Commissioning / CM		4.50%		\$ 2,209,279	\$ 2,370,220
Bldg. Permits / Agency Reviews		1.00%		\$ 490,951	\$ 526,716
Total Owner Costs (2022\$)		0.00%		\$ 2,700,230	\$ 2,896,936
Total Owner Costs (2024\$) ³		3.50%		\$ 2,843,225	\$ 3,050,348
Reservations					
Project Contingency		10.00%		\$ 4,909,509	\$ 5,267,156
FFE Allowance		\$ 15.00	\$ 20.00	\$ 2,065,392	\$ 2,753,856
IT/ AV		10.00%		\$ 4,909,509	\$ 5,267,156
Signage		0.75%		\$ 368,213	\$ 395,037
Demolition		0.00%		\$ -	\$ -
Hazardous Material Abatement		0.00%		\$ -	\$ -
Total Reservations (2022\$)		0.00%		\$ 12,252,623	\$ 13,683,204
Total Reservations (2024\$) ³		3.50%		\$ 12,901,482	\$ 14,407,822
Total Construction + Land - 2022\$				\$ 73,174,338	\$ 79,986,828
Total Construction + Land - 2024\$²⁺³				\$ 82,024,379	\$ 89,580,007
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