



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

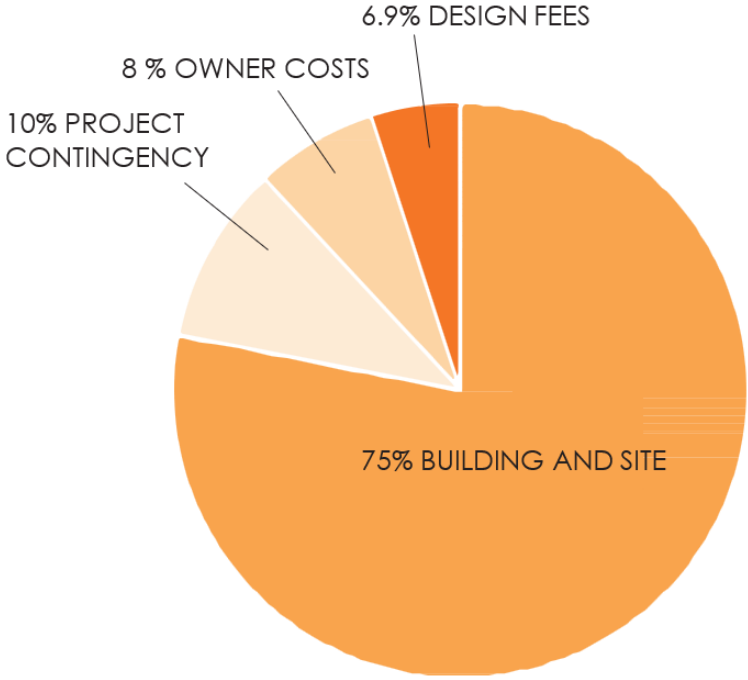
This Opinion of Probable Cost includes the base program without the municipal court expansion. It does not include Dispatch Center or Shell.

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 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



ORIGINAL RFP BUDGET

BUILDING AND SITE	\$9,450,000
<ul style="list-style-type: none"> Foundations and Super Structure Exterior Enclosure Interior Interior Finishes HVAC, Plumbing, Fire Protection Electrical Millwork 	
FEES AND CONTRACTOR COSTS	
<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> 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

D2C ARCHITECTS
ARCHITECTURE | INTERIORS | SUSTAINABILITY



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

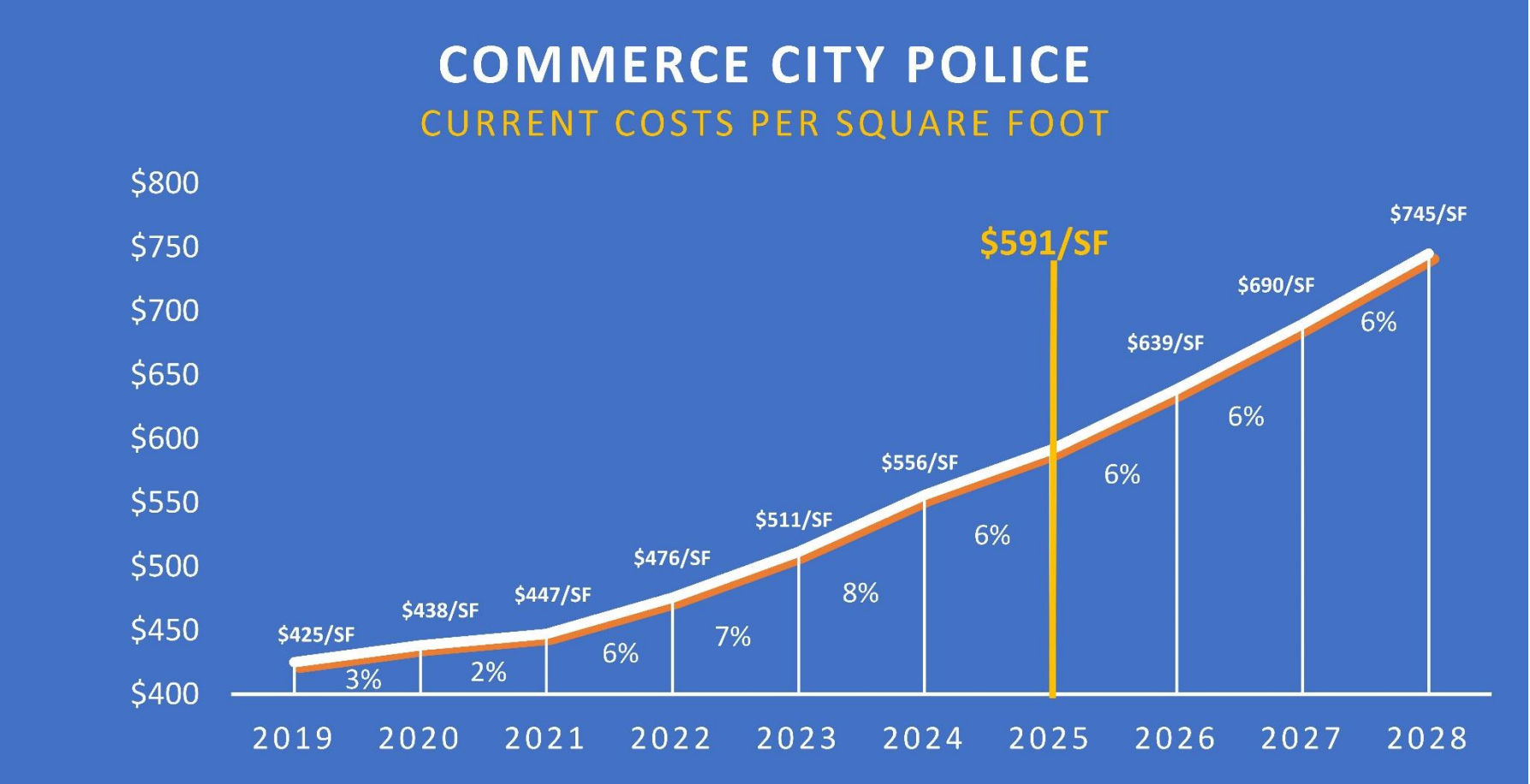


Area Description	Square Footage	Cost/SF	Total	
Leave At Civic Center	9,162	\$0/SF	0	
Full Buildout - PD Building	38,235	\$591.42	\$22,612,944	
SWAT Storage Building	5,115	\$386.05	\$1,974,646	
Total: Facilities Area	52,512		\$24,587,589	
NOT IN CURRENT SCOPE	MINUS Civic Center	9,162	\$0/SF	\$0
Total: 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	



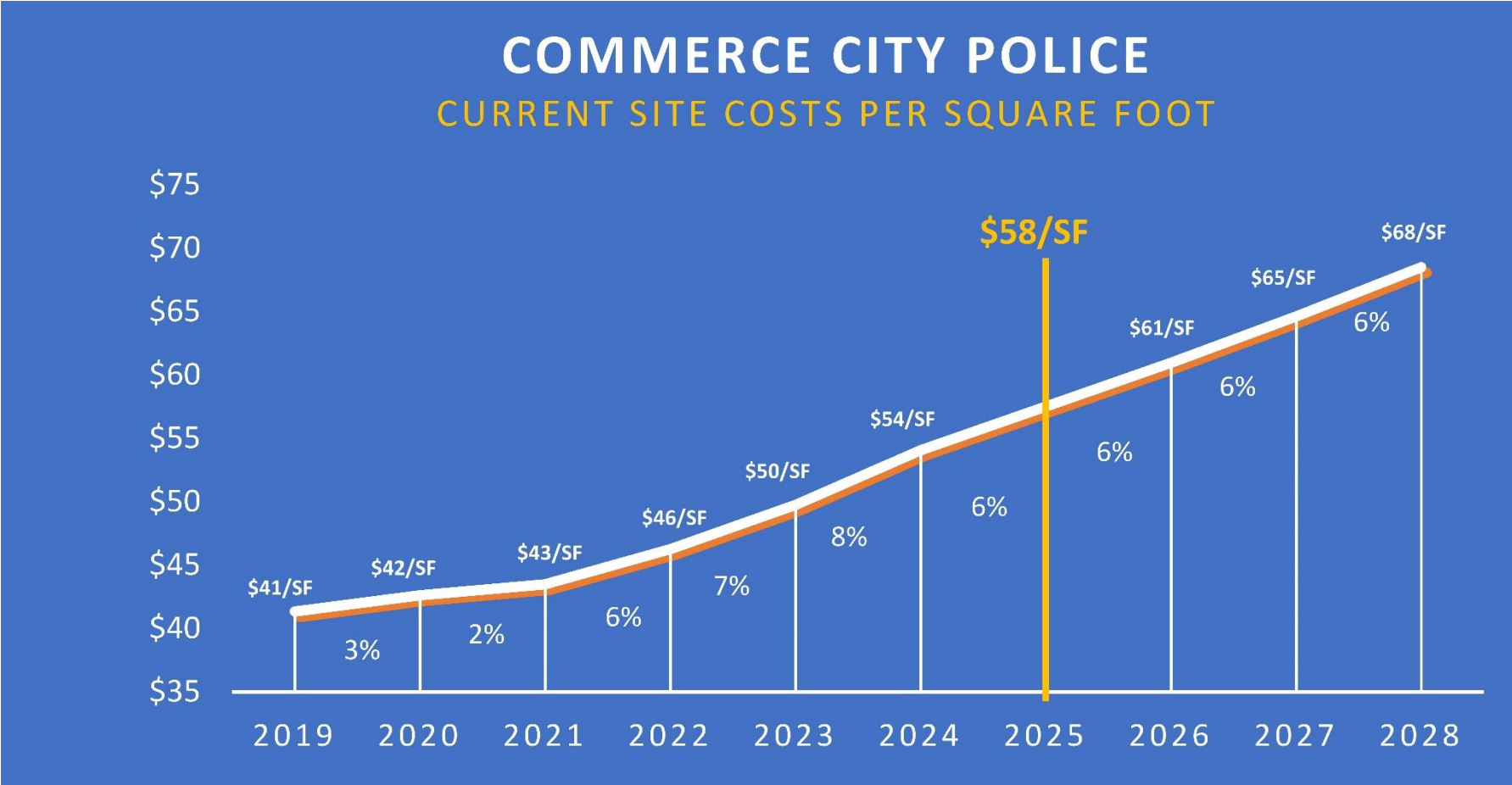
CURRENT – COSTS & ESCALATION

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



CURRENT – COSTS & ESCALATION

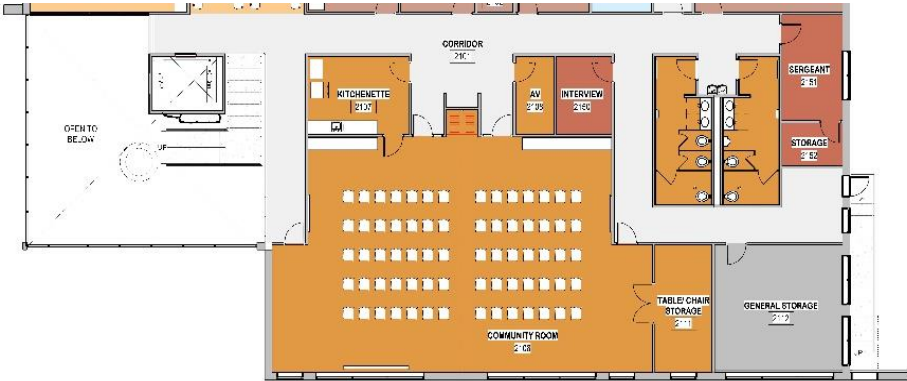
SITE CONSTRUCTION COSTS PER SQUARE FOOT
(SOURCE OF COSTS – CUMMING GROUP 10/24)



FLOOR PLAN (Conceptual Draft)



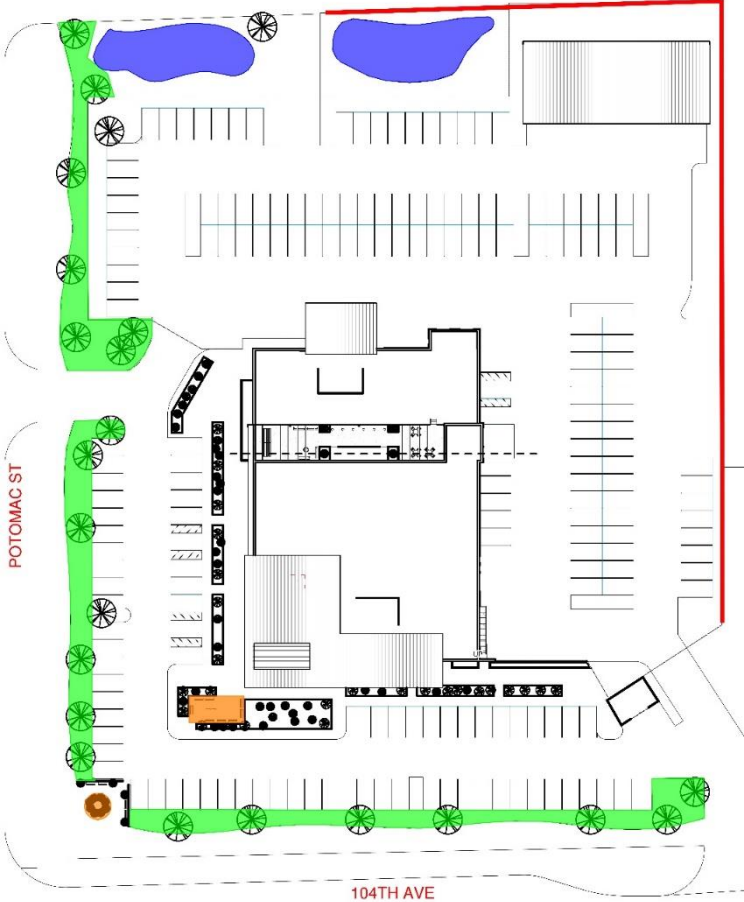
COMMUNITY ROOM (Conceptual Draft)



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



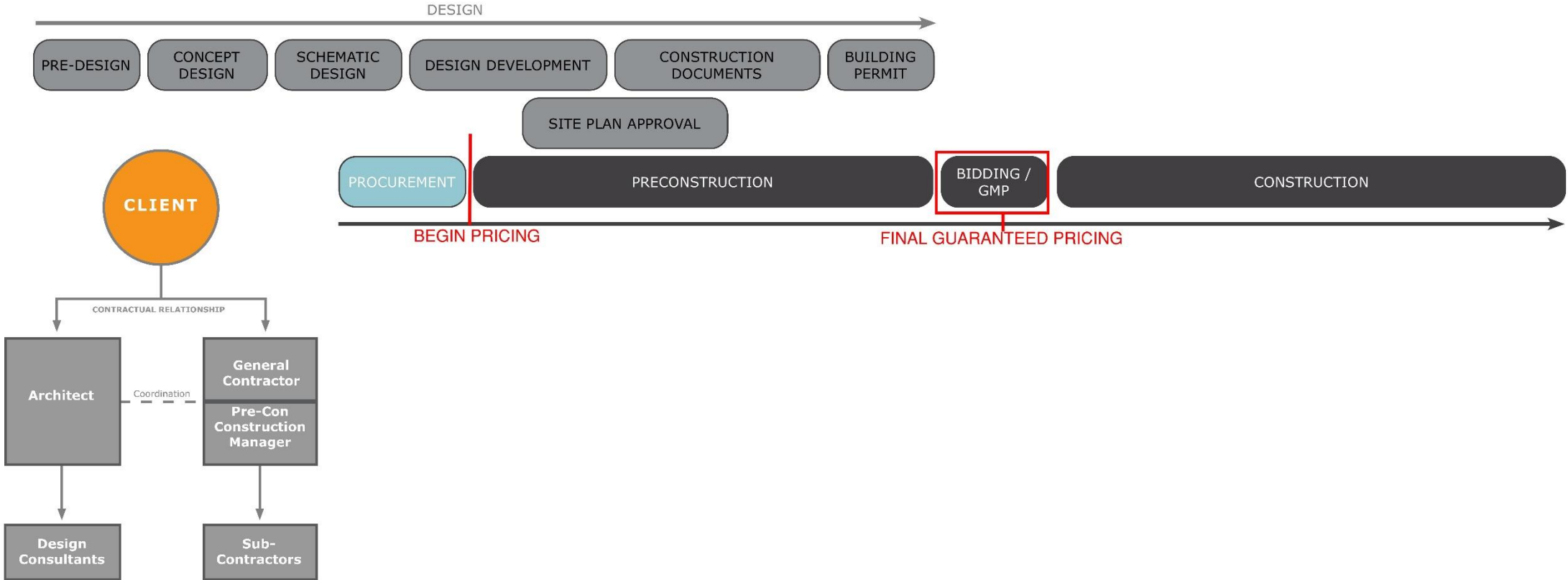
APPLICABLE SECTIONS OF LAND DEVELOPMENT CODE

- 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

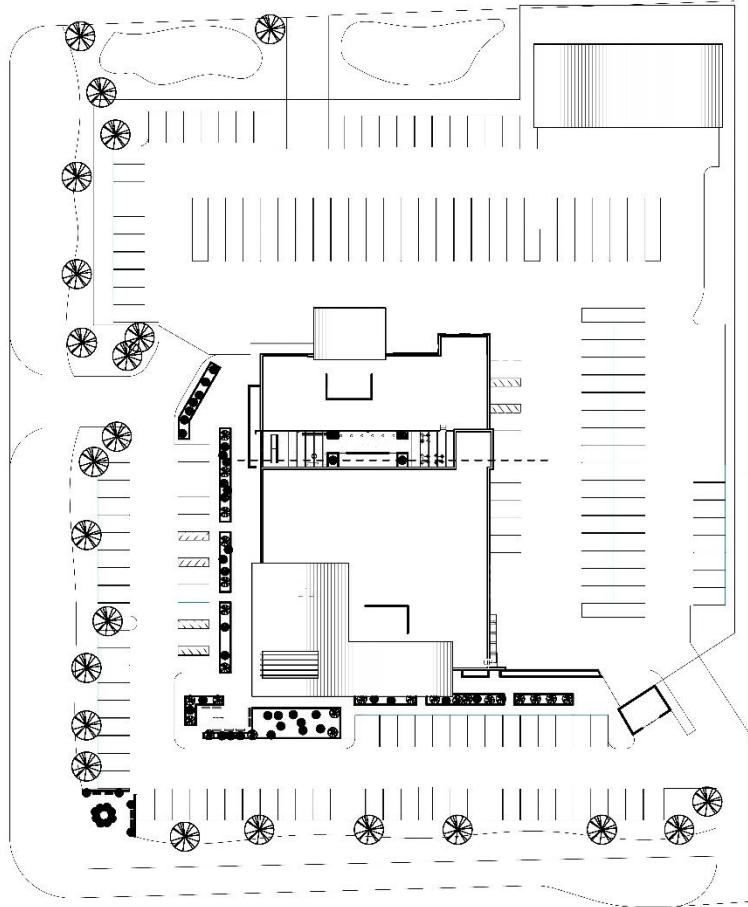
CM/GC PROCESS

CM/GC (CONSTRUCTION MANAGER /GENERAL CONTRACTOR)

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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