

# Justice Facility Study Final Report

August 01, 2022





# AGENDA

- Project Summary
- Project Goals & Objectives
- Process
- Program Summary
- ROM Cost Analysis
- Adjacency Concept
- Site Concept

COMMERCE CITY  
CIVIC CENTER  
7:87 EAST 60th AVENUE

# Project 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, and the totals from this exercise provided the basis for development of a planning concept to meet your facility needs. In addition, rough order of magnitude (ROM) cost analyses were produced.

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# Project Goals & Objectives

## PROJECT GOAL

- Develop a feasibility study capturing the anticipated space/land needs and anticipated budget for project development.

## PROJECT OBJECTIVES

- Analysis of existing conditions
- Documentation of current and future space needs
- Development of a conceptual plan adjacency diagram
- Development of a conceptual site plan
- Rough Order of Magnitude (ROM) Cost Analysis

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# Process

## INTERVIEWS

- Police Department
- Municipal Court
- City Manager's Office

## PROGRAM & CONCEPT DEVELOPMENT

## PLANNING REVIEW MEETING

- Police Department
- City Manager's Office

## ROM REVIEW

- City Manager's Office

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7887 EAST 60th AVENUE



# Program Summary

NO.	DEPARTMENT	EXISTING	PROJECTED	
		Staff	Staff	Department Area (SF)
<b>1.0</b>	<b>Public Support</b>	<b>0</b>	<b>0</b>	<b>3,168</b>
1.100	Police Entrance and Lobby	0	0	1,464
1.200	Court Entrance and Lobby	0	0	1,704
<b>2.0</b>	<b>Police Administration</b>	<b>15</b>	<b>19</b>	<b>7,425</b>
2.100	Administration	15	19	7,425
<b>3.0</b>	<b>Patrol Operations</b>	<b>99</b>	<b>157</b>	<b>30,002</b>
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
<b>4.0</b>	<b>Support Services</b>	<b>109</b>	<b>158</b>	<b>35,090</b>
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
<b>5.0</b>	<b>Municipal Court</b>	<b>7</b>	<b>13</b>	<b>13,592</b>
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
<b>6.0</b>	<b>Building Support</b>	<b>0</b>	<b>0</b>	<b>6,232</b>
6.100	Building Support	0	0	5,286
6.200	Receiving	0	0	946
<b>Departmental Area Subtotal</b>		<b>230</b>	<b>347</b>	<b>95,509</b>
<b>TOTAL BUILDING GROSS BUILDING AREA</b>		<b>~70,000 SF</b>	<b>1.40</b>	<b>133,712</b>

NO.	DEPARTMENT	EXISTING	PROJECTED	
		Staff	Staff	Department Area (SF)
<b>D</b>	<b>Dispatch</b>	<b>0</b>	<b>18</b>	<b>3,988</b>
D.100	Dispatch	0	18	3,988
<b>Departmental Area Subtotal</b>		<b>0</b>	<b>18</b>	<b>3,988</b>
<b>TOTAL BUILDING GROSS BUILDING AREA</b>			<b>1.20</b>	<b>4,785</b>

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

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

# Rough Order of Magnitude (ROM) Analysis

1

Opinion of Probable Cost (DRAFT V3) - Commerce City, CO Justice Center (July 22, 2022)					
Option 1: Architectural Space Program - July 6, 2022					
Land Costs <sup>2</sup>		\$ 1,497,209	\$ 2,620,115		
Utilities, Parking Lot, Landscape		\$ 200,000	\$ 250,000		
		Per Square Foot Range		Range	
New Construction <sup>1</sup>	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\$ <sup>3</sup>		10.0%		\$ 55,013,601	\$ 59,010,618
Subtotal Construction + Land - 2022\$				\$ 49,078,839	\$ 53,588,829
Subtotal Construction + Land - 2024\$ <sup>2+3</sup>				\$ 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\$) <sup>3</sup>				\$ 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\$) <sup>3</sup>		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\$) <sup>3</sup>		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\$) <sup>3</sup>		3.50%		\$ 12,530,511	\$ 13,991,444
Total Construction + Land - 2022\$				\$ 71,112,194	\$ 77,745,858
Total Construction + Land - 2024\$ <sup>2+3</sup>				\$ 79,710,980	\$ 87,067,039
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.					
Note 1: Includes Commerce City Use Tax for materials only					
Note 2: Includes estimated escalation costs to projected close of purchase date: March 2023. Assumes 8 acre parcel with low/high range from City					
Note 3: Includes estimated escalation costs to projected receipt of bids date: January 2024					



# Rough Order of Magnitude (ROM) Analysis

1A

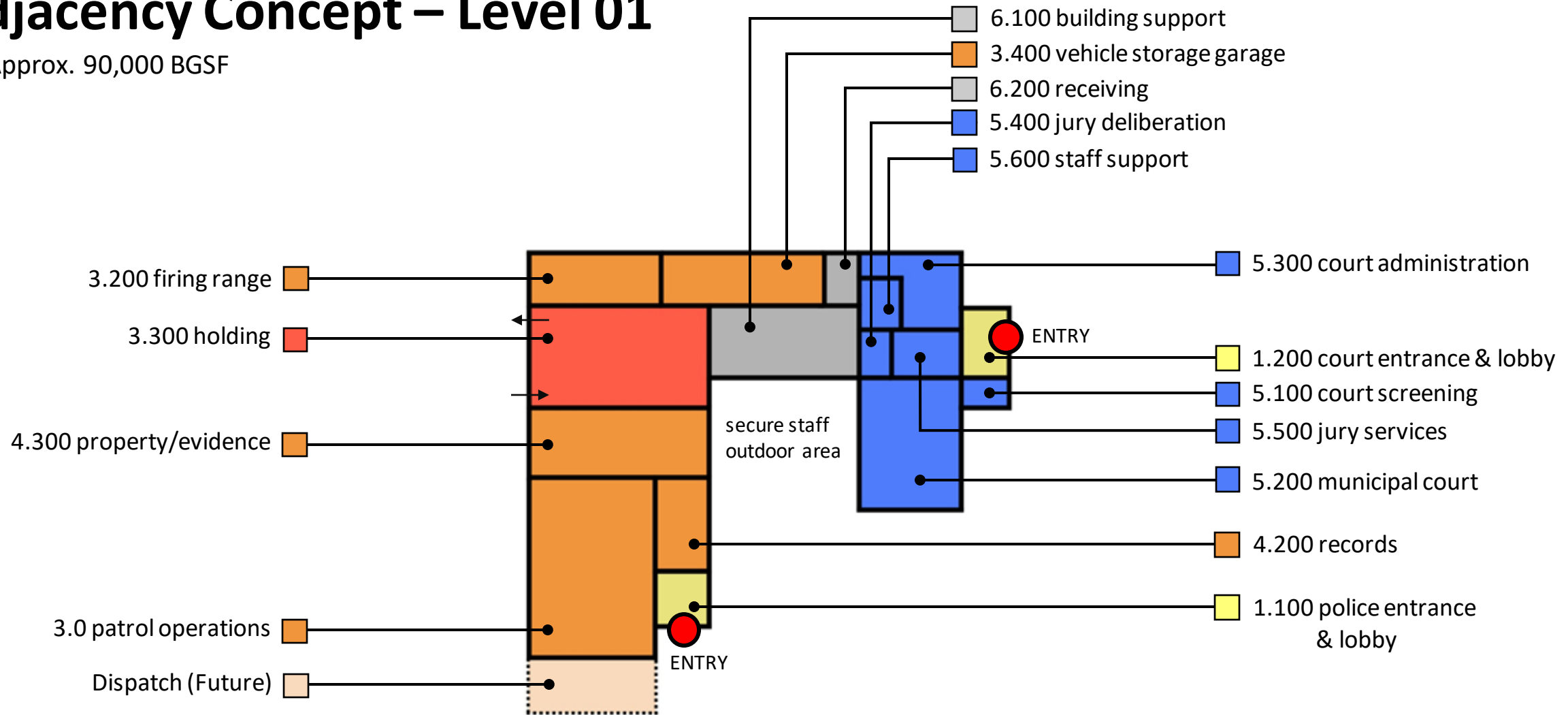
Opinion of Probable Cost (DRAFT V3) - Commerce City, CO Justice Center (July 22, 2022)					
Option 1A: Architectural Space Program - July 6, 2022					
Land Costs <sup>2</sup>		\$ 1,497,209	\$ 2,620,115		
Utilities, Parking Lot, Landscape		\$ 200,000	\$ 250,000		
		Per Square Foot Range		Range	
New Construction <sup>1</sup>	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\$ <sup>3</sup>		10.0%		\$ 56,640,500	\$ 60,766,635
Subtotal Construction + Land - 2022\$				\$ 50,489,009	\$ 55,110,917
Subtotal Construction + Land - 2024\$ <sup>2+3</sup>				\$ 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\$) <sup>3</sup>				\$ 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\$) <sup>3</sup>		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\$) <sup>3</sup>		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\$) <sup>3</sup>		3.50%		\$ 12,901,482	\$ 14,407,822
Total Construction + Land - 2022\$				\$ 73,174,338	\$ 79,986,828
Total Construction + Land - 2024\$ <sup>2+3</sup>				\$ 82,024,379	\$ 89,580,007
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# Adjacency Concept – Level 01

- Approx. 90,000 BGSF



- Approx. 44,000 BGSF

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- 4.700 police department support
- 4.500 investigations
- 4.400 training and recruitment
- 2.100 police administration
- 4.100 support services admin
- roof below



# Site Concept

Site:

- Requires 10-15 acres
- 151 secure parking spaces
  - 24 expansion spaces
- 300 public parking spaces

Building (approx. 134,000 BGSF):

- 2 stories – approx. 30' height
- separate PD and Court entries
- sallyport with separate in vs. out drive thru approach
- integrated vehicle storage garage single door approach
  - access directly from building, minimize number of doors
- Building expansion at south of PD for future dispatch center
- Building expansion at southeast of municipal court for future growth

