



City Council Communication

AGENDA DATE: December 15, 2025 **LEGISTAR ITEM #:** RES 2025-184

PRESENTER: Jim Tolbert

DEPARTMENT: Public Works

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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REQUEST

Approve a resolution authoring a second amendment to the agreement for professional services with D2C Architects for architectural and engineering design services for the new police substation building.

BACKGROUND

D2C Architects, Inc. is providing architectural and engineering design services, land development and entitlement work, and construction oversight assistance for the PD Substation CIP project located at the northeast corner of E. 104th Avenue and Potomac Street.

The purpose of this resolution is to authorize a second amendment to the agreement with D2C Architects for architectural and engineering design services.

This amendment does not increase the overall project budget beyond what has already been authorized by City Council. However, it does extend the contract expiration date with D2C Architects from December 31, 2025 to December 31, 2027. The amendment also includes additional design development and entitlement work to complete the 43,000SF (38,000SF for the substation building and 5,000SF for the SWAT building) footprint discussed with City Council in 2025. This scope increases the cost of the design contract, but not the overall project, by \$696,730. These funds are already appropriated in the approved CIP Fund for the PD Substation. This increase is within normal design costs, which typically range from seven to ten percent of total project costs. The project design is currently 30% complete and this amendment is

CITY COUNCIL COMMUNICATION CONTINUED

necessary to advance the design to the 90% completion mark, which is required before the project can be put out to bid for construction.

The project budget will remain consistent with what City Council has previously authorized and will not be altered by this amendment.

FINANCIAL IMPACT

Contractor	D2C Architects, Inc.
Amount of Request/Contract	\$696,730.00 (amount previously authorized by Council)
Amount Not To Exceed	\$1,629.839.00 for second amendment
Amount Budgeted	\$47,988,700 as shown in the August 11, 2025 presentation to Council
Budget Year	FY 2025-2027
Funding Source	CIP Fund
Additional Funds Needed	N/A
Funding Source (if funds needed)	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
December 16, 2025	December 31, 2027
Years and Months of Contract	Number of Times Renewable
2 years	0

JUSTIFICATION

<input checked="" type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	City Council Goal 3: Public Health and Safety – Protect resident health, safety, and education by promoting public safety, environmental health, and sustainability.		

PUBLIC OUTREACH

CITY COUNCIL COMMUNICATION CONTINUED

In September 2025, there was a community outreach meeting held at Bison Ridge Recreation Center during the Commerce City Speak Up event. Once this amendment is approved, City staff and D2C will begin planning neighborhood outreach efforts to keep the public informed and engaged throughout the remainder of the project.

AVAILABLE ACTIONS

- Available Action #1: Approve as submitted, allowing the project to continue to progress on schedule and within budget.

STAFF RECOMMENDATION

Staff recommends Available Action #1.