Durham Police Facilities Study

City Council Presentation 12/20/12

Introduction

- Update on status of CGA final report and interim implementation/leasing plan
- Executive summary and DPD Option analysis
- Police and GS have reviewed and agree with report and recommendations
- Here to provide recommendations and implementation plan

Background

- 2001 study by GSA (focus only on HQ facility)
- 2003 Carter Burgess (City-wide facility Study)
- 2006 DPD internal study and plan
- 2010 CGA study and plan
- Common message- Space deficiencies; recommendation of purpose built facilities; increasing costs and complexity of leasing program

Methodology

CGA Process

- CGA applied modeling to forecast Departmental growth and service through 2030 to determine facility needs at 5 year milestones
- Data reviewed
- City population; projected population increase -2030
- Calls for service and increased projections by 26.4% by yr 2030
- Personnel projections
- Prepared facility options for consideration that align with DPD operational and service needs (assumption new purpose built construction)

Existing Space Deficiencies

Take away from CGA report-

- DPD currently operates in space totaling 84,566 DGSF; 2010 space need is 127,455 DGSF- space deficit of 42,889 as of 2010 when space standards are applied.
- As we plan for the future, catching up from current deficit will be a factor

Recommended Option

CGA Estimate:

– **HQ** (81,525 dgsf)	$34,346,943
– **2 Service Centers**(21,640 dgsf)	$16,105,649
– **HQ Annex*** (38,400 dgsf)	$14,239,410
– **Total Cost**	**$64,692,002**

– *HQ Annex= Property & Evidence Facility, Forensics Services (Warehouse/Garage)

Purpose Built Facilities

Headquarters

- Office of Chief
- Executive Staff
- Professional Standards
- Information Tech
- Fiscal
- Records
- Personnel & Recruiting
- Training
- Community Services
- Major Criminal Investigations
- Special Operations
- Crime Analysis
- Planning
- Accreditation
- Supply
- District 5 & Bicycle

HQ Annex (Forensic Services, Property &Evidence Facility)

- Forensics Services
- Property & Evidence Offices & Warehouse
- K-9 Unit
- Traffic Services Unit
- Specialized Vehicle Parking
- Secure Sallyport

North and South Police Service Centers

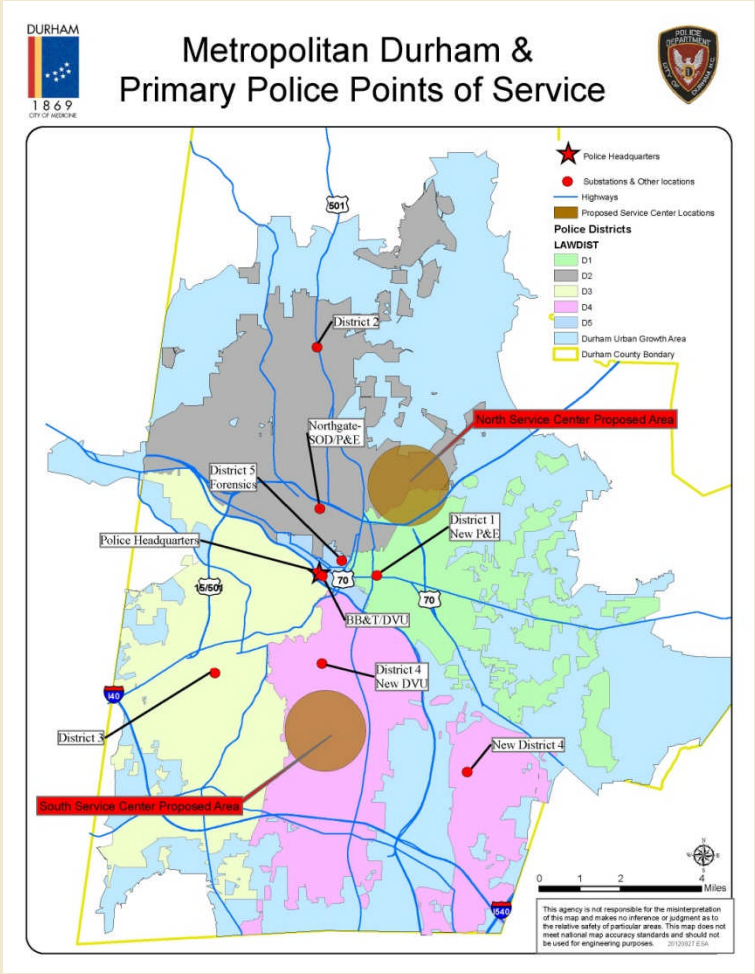
- Assistant Chiefs
- District Administration & Patrol
- District Criminal Investigations
- High Enforcement Abatement Team
- Public Records

Option 2 Recommended

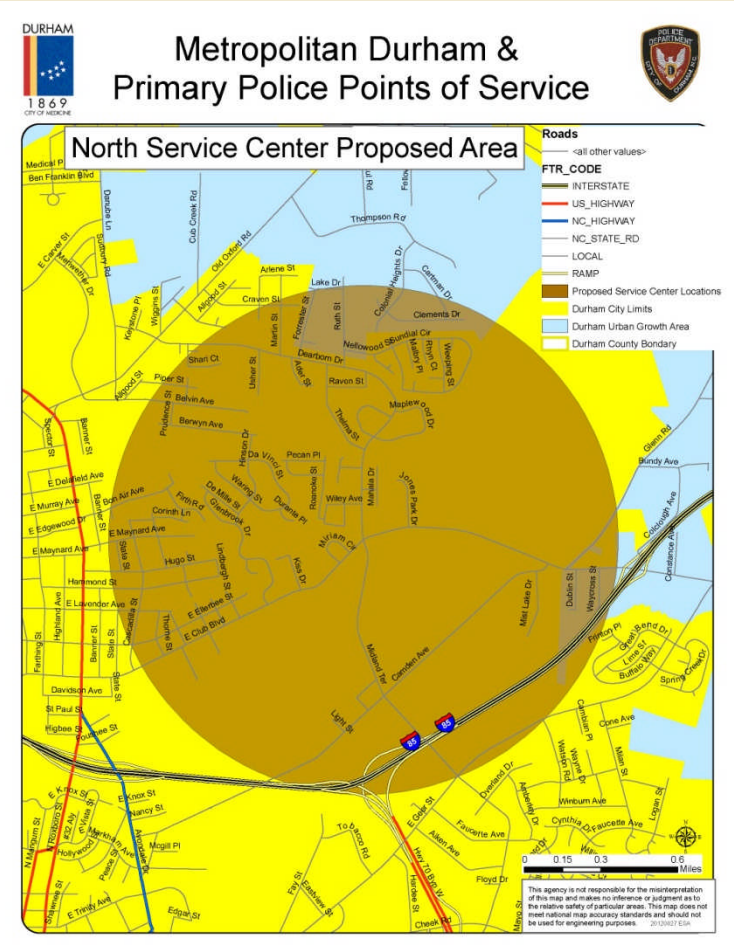
Operations/Service Benefits:

- **Command and Control –Unification**
  - Sharing of intelligence- quicker response
  - Coordination/sharing of personnel and equipment
  - Decision making/communication
  - Enhanced working relationships w/Assistant Chiefs and staff
- **Other Benefits:**
  - Minimize equipment duplication, contracted services & nonfunctional space
  - Citizens access to more services w/out having to travel to HQ
  - Citizens access to Assistant Chiefs w/out having to travel to HQ
  - Staffing- more realistic chance of providing 24-7 access to all Police

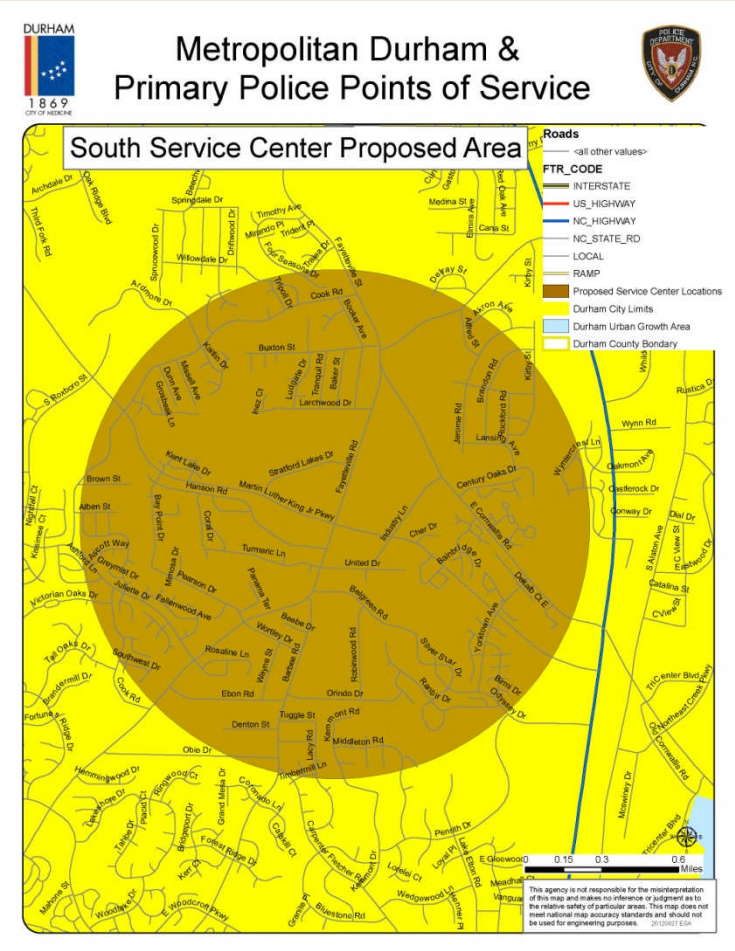
Area Map


Metropolitan Durham &
Primary Police Points of Service
Police Headquarters
Substations & Other locations
Highways
Proposed Service Center Locations
Police Districts
LAWDIST
D1
D2
D3
D4
D5
Durham Urban Growth Area
Durham County Bondary
District 2
Northgate-
SOD/P&E
North Service Center Proposed Area
District 5
Forensics
District 1
New P&E
Police Headquarters
BB&T/DVU
District 4
New DVU
District 3
New District 4
South Service Center Proposed Area
501
70
15/501
40
540
0 1 2 4
Miles
This agency is not responsible for the misinterpretation of this map and makes no inference or judgment as to the relative safety of particular areas. This map does not meet national map accuracy standards and should not be used for engineering purposes.

North Service Center Area Location



South Service Center Area Location

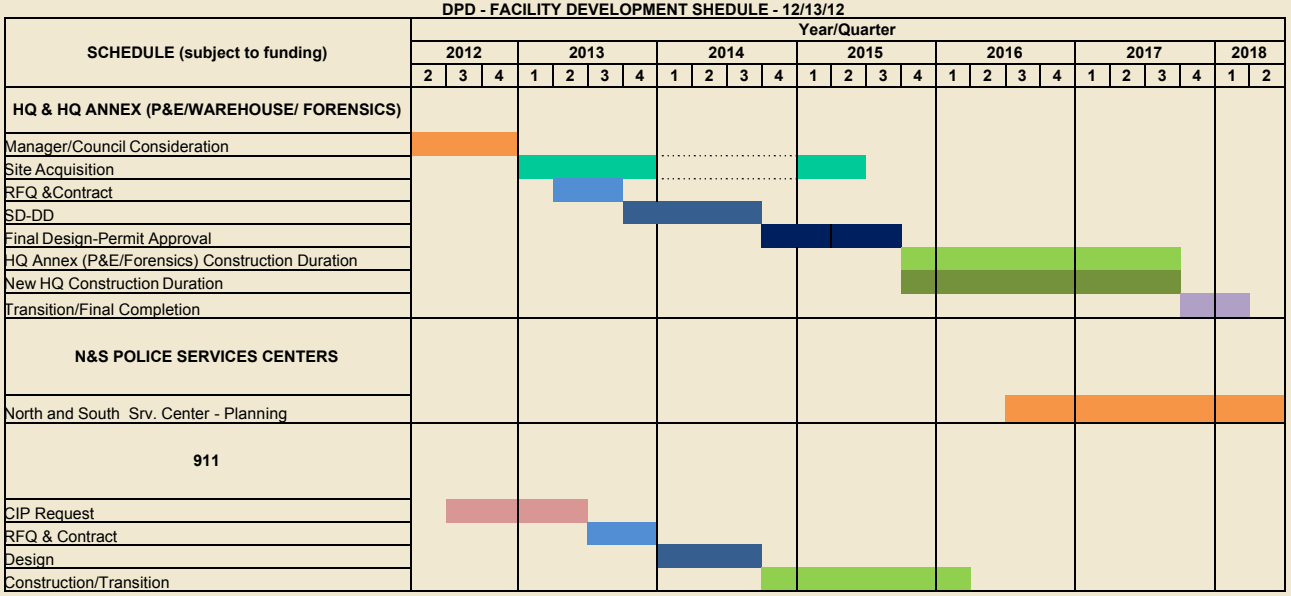


Facilities
Consolidation Benefits

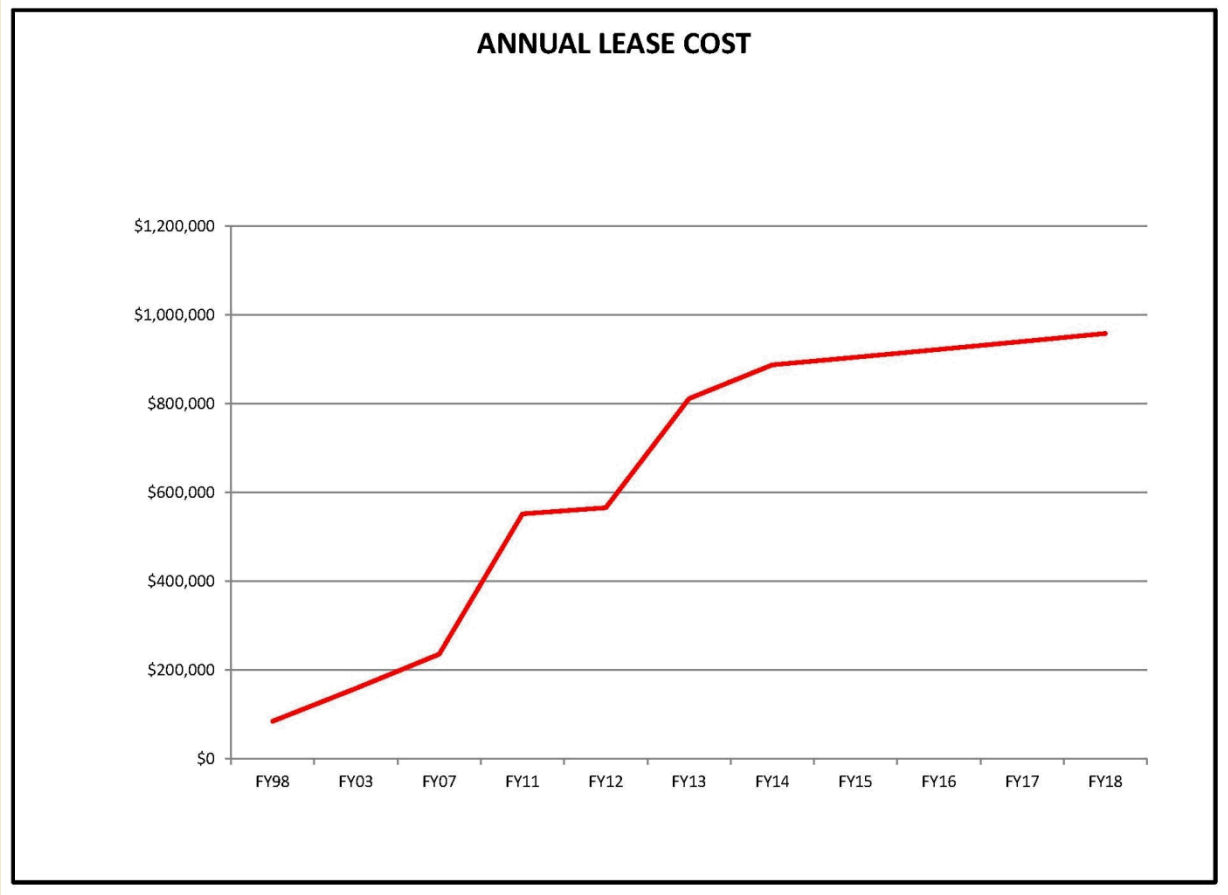
- Facilities consolidation/purpose built facilities
- Fewer buildings to maintain
- Space efficiency
- Extended Useful life

Proposed
Facility Development Schedule

DPD - FACILITY DEVELOPMENT SHEDULE - 12/13/12



Historical and Projected Lease Cost



DURHAM
1869
CITY OF MEDICINE

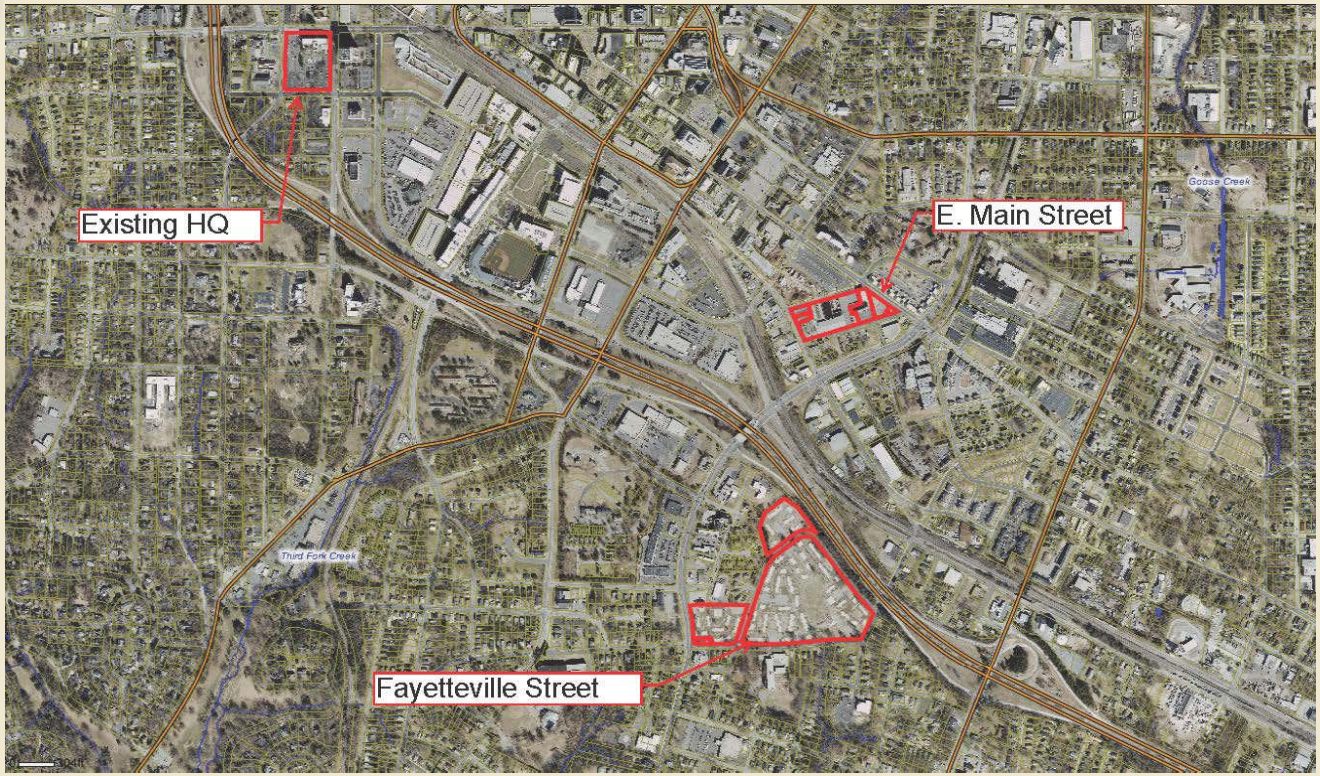
POLICE HQ

DURHAM
1869
CITY OF MEDICINE

Potential Future HQ Locations

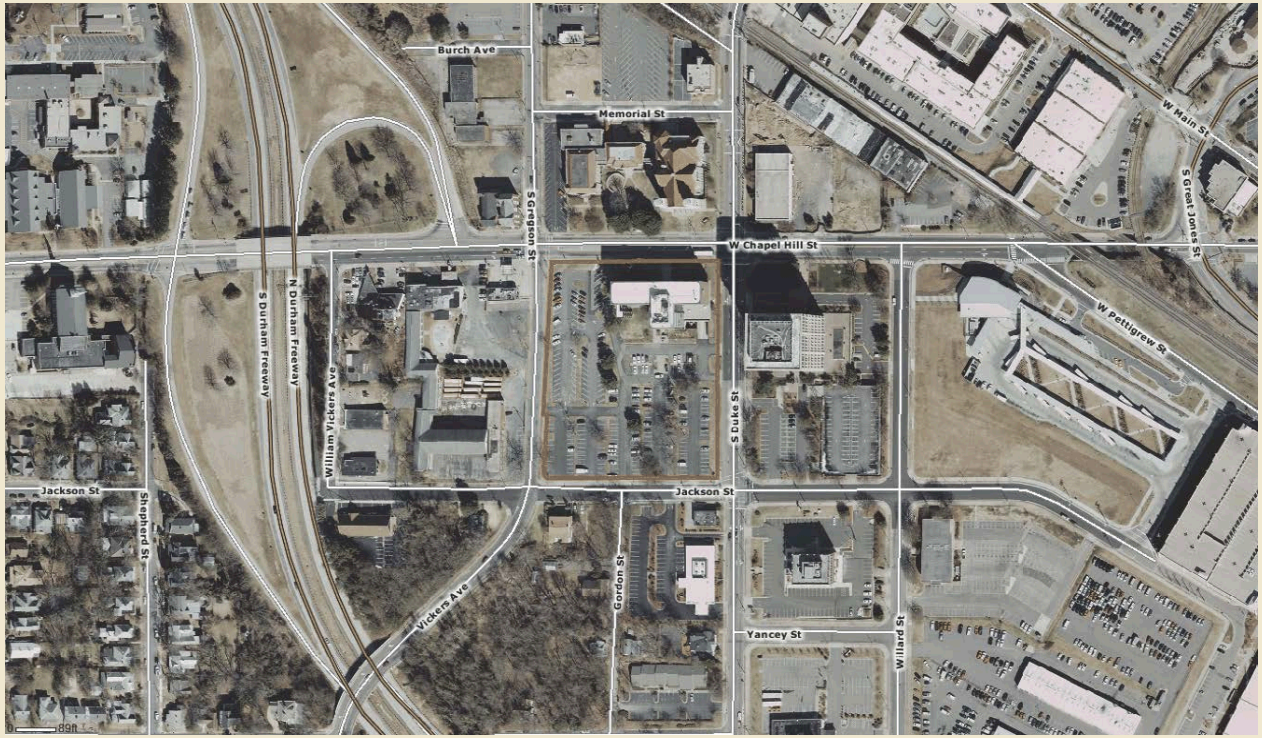
DURHAM
1869
CITY OF MEDICINE

Potential Future HQ Locations



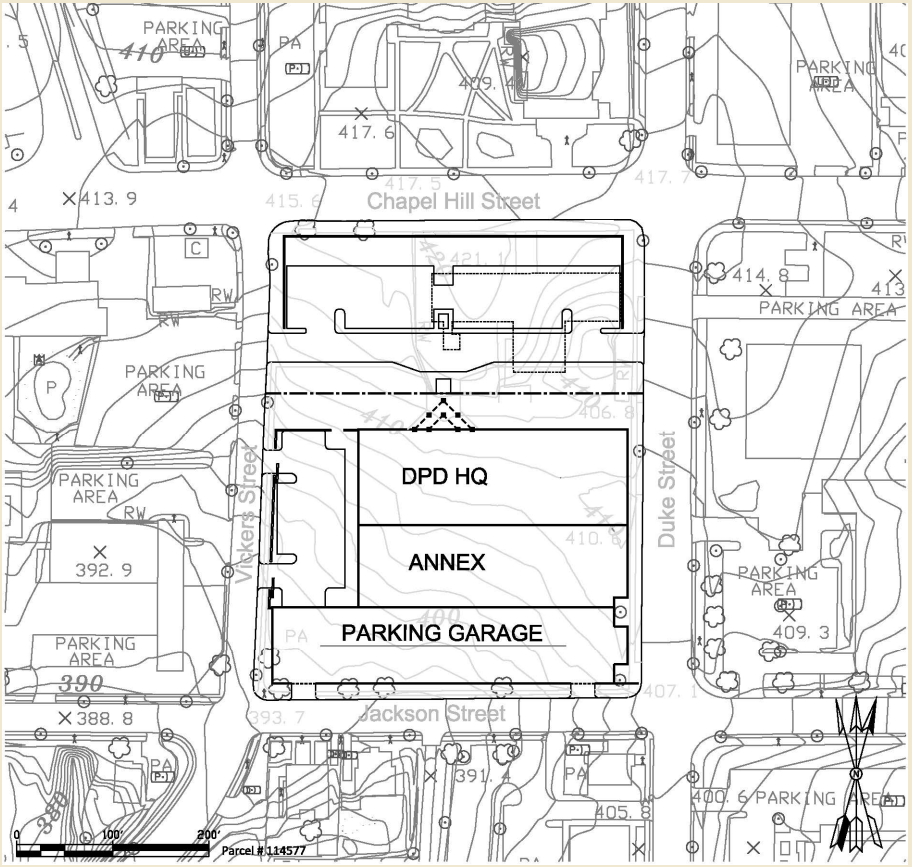
DURHAM
1869
CITY OF MEDICINE

Existing HQ Site



DURHAM
1869
CITY OF MEDICINE

Existing HQ Site



DPD HQ - 4 to 5 floors
Annex - 1 to 2 floors
Parking Garage - 4 floors
Parking - 440 spaces
Acreage - 4.068

Existing HQ
Preliminary Test Fit Estimates

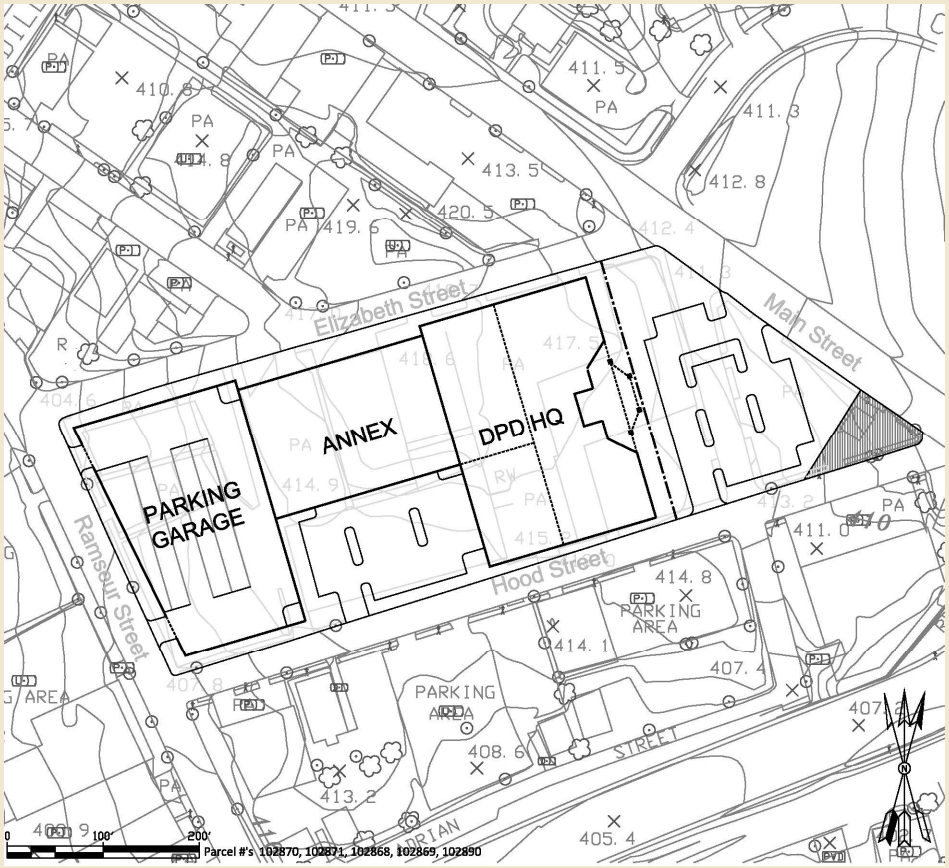
- 4 acre site
- Phase I Parking Garage Construction $5,500,000
- Phase II Annex & HQ Construction $34,186,353
- Phase III Demolition of Existing $600,000
- Total $40,286,353

- * potential credit/sale of Rigsbee (-$2,500,000)

DURHAM
1869
CITY OF MEDICINE

E. Main Street Site

E. Main Street Site



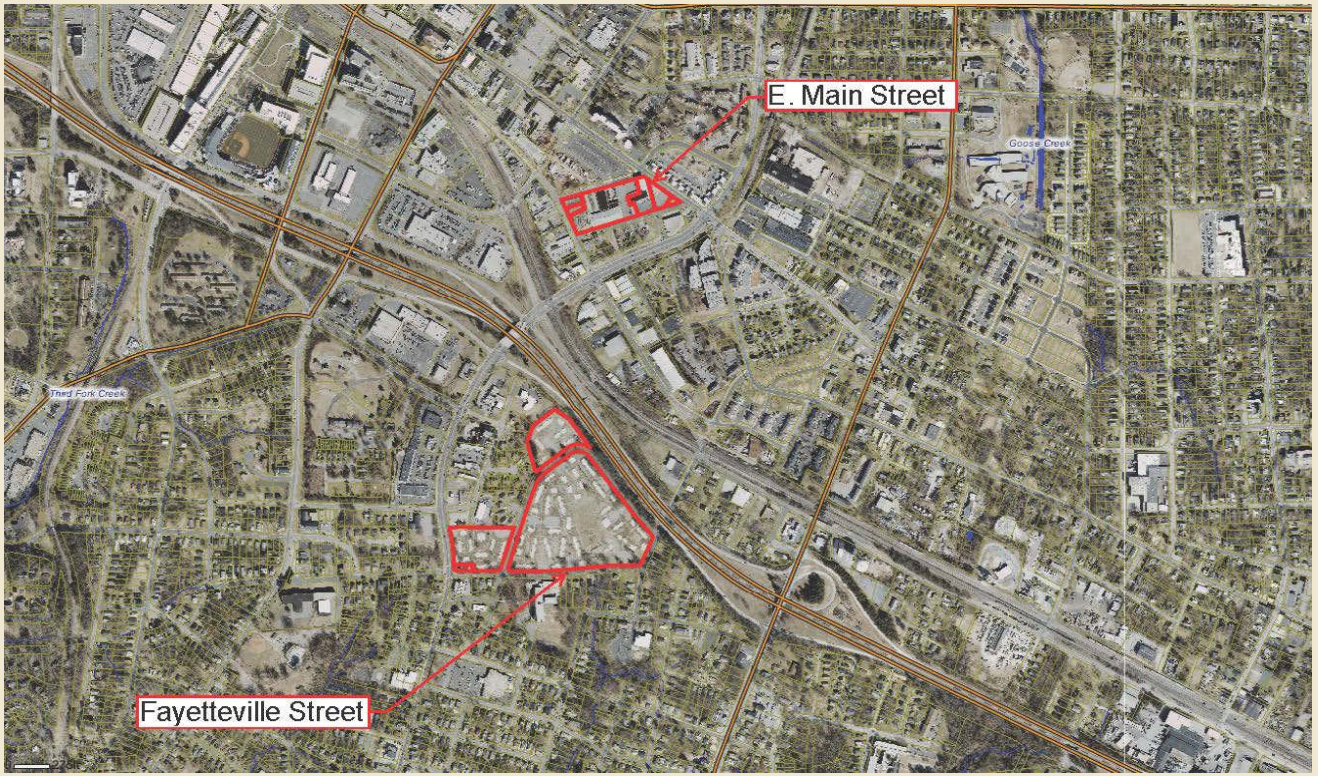
DPD HQ - 4 to 5 floors
Annex - 1 floor
Parking Garage - 4 floors
Parking - 484 spaces
Acreage - 4.40

E. Main Street Site
Preliminary Test Fit Estimates

• 4.4 acre site	
• Demolition of Existing	$500,000
• Parking Garage Construction	$5,500,000
• Annex & HQ Construction	$37,811,353
• Total	$43,811,353
• *potential credit/ Sale of HQ	(-$5,100,000)
• *potential credit/Sale of Rigsbee	(-$2,500,000)

DURHAM
1869
CITY OF MEDICINE

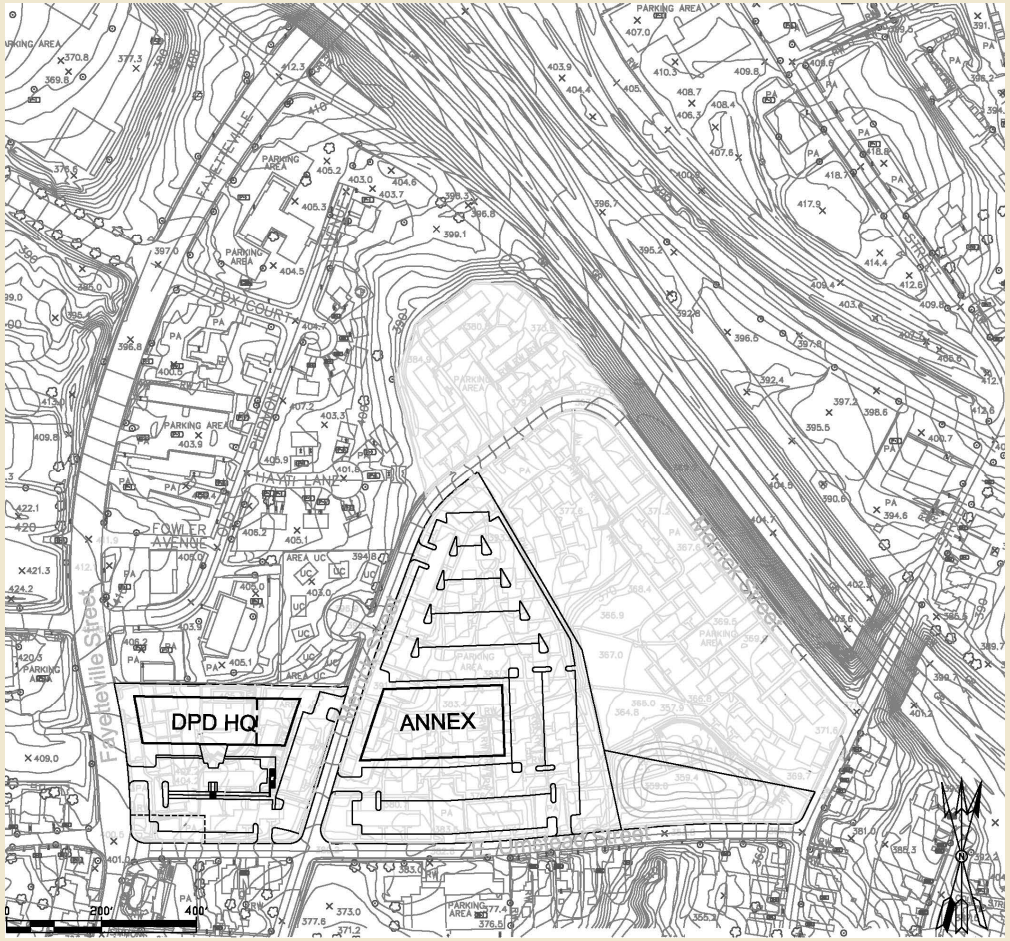
View of Fayetteville Street and E. Main Street Sites



DURHAM
1869
CITY OF MEDICINE

Fayetteville Street Site

Fayetteville Street Site



DPD HQ - 3 floors
Annex - 1 floor
Surface Parking:
- DPD HQ - 98 spaces
- Annex - 410 spaces

Acreage:
- Fayette Place - 10.651 of 19.828
- Other Parcel - .154

Fayetteville Street Site
Preliminary Test Fit Estimates

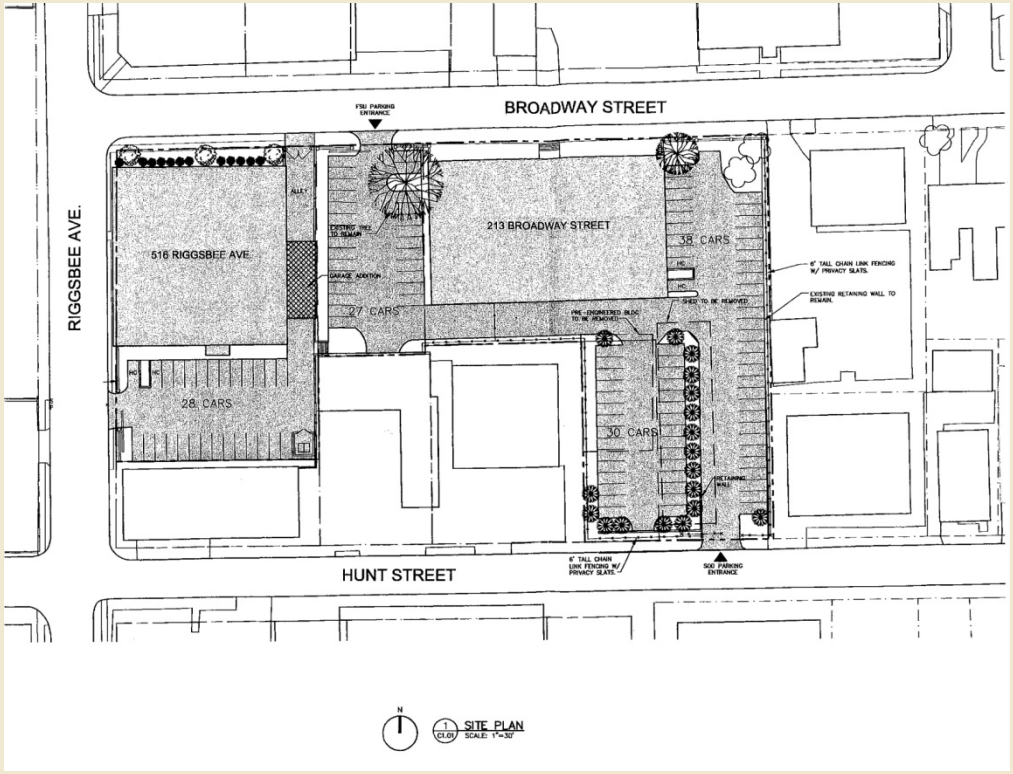
• 19.982 acres (utilizing 10.805 of site)	
• Demolition of Existing slabs	$250,000
• Detention Pond	$1,200,000
• Annex & HQ Construction & Surface parking	$39,077,353
• Total	$40,527,353
• * Credit/potential Sale of HQ	(-$5,100,000)
• * Credit/potential Sale of Rigsbee	(-$2,500,000)

911 Facility Planning

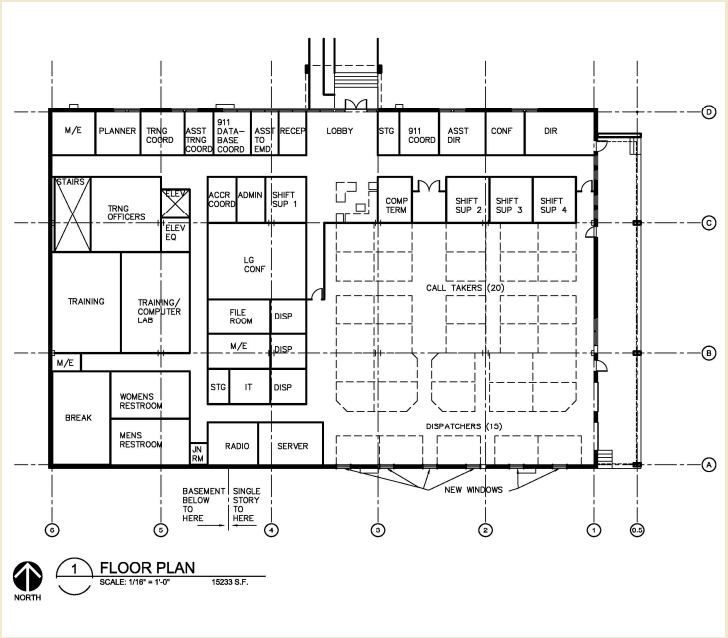
- Option- repurpose City-owned property at Broadway and Hunt
- Estimated costs: 11million (planning-construction) 6.5 for facility-4.5 for FFE
- CIP for 911 FY13/14

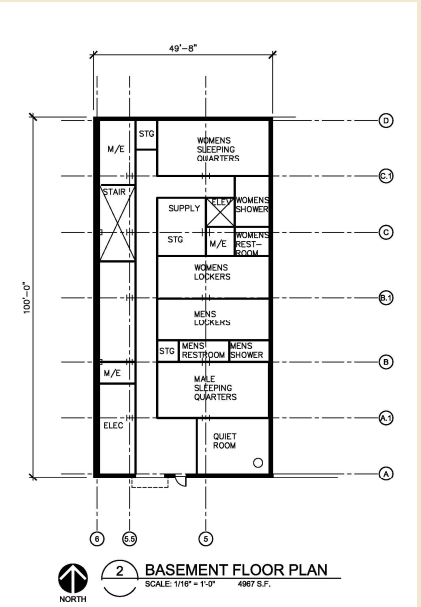
Proposed New 911 at Broadway/Hunt

Broadway/Hunt Property Site Plan



Proposed New 911 at Broadway/Hunt

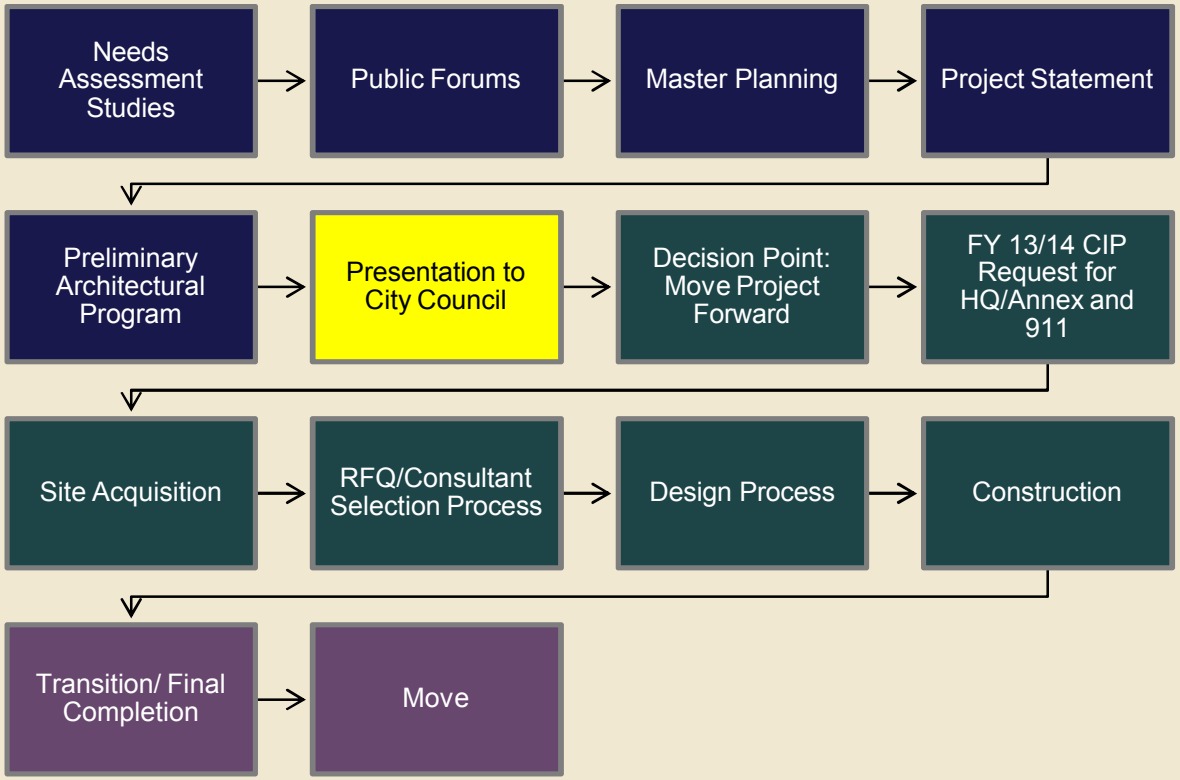




Next Steps

- Finalize Site Selection
- CIP process FY13/14-priority
  - 911 Design and Construction fees
  - HQ/Annex Land/Design fees
- Multi-year planning-budget process for plan implementation and continuation of leasing program

Facility Development Process



Comprehensive Program Estimates

505 Chapel Hill Street Site	East Main Street Site	Fayetteville Street Site
$46,476,353	$44,901,353	$41,617,353

Headquarters and Annex Cost - New, including property, demolition, new buildings, parking, 911 Center - includes revenue for County participation in 911 and sale of existing properties.
(*Does not include North/South Service Centers - future)

Questions?