



**Date:** August 4, 2015

**To:** Thomas J. Bonfield, City Manager

**CC:** W. Bowman Ferguson, Deputy City Manager

**From:** Jina B. Propst, Assistant Director, General Services Department

**Subject:** Presentation – Police Headquarters Complex Preliminary Site Layout Concepts Update

### **Executive Summary**

On June 6, 2015, General Services staff and the City's architectural consultant, O'Brien Atkins Associates, P.A. (O'Brien Atkins) delivered a presentation to City Council introducing four preliminary site layout concepts for the Police Headquarters Complex. The presentation included a summary of input received by the community in April and May 2015. Activities to prepare for this presentation update included Focus Group Meetings with Downtown Durham Inc, Durham Area Designers, and Preservation Durham which were held on June 18 and June 22, 2015, consultant investigations including building assessment of the existing historic Carpenter Building, evaluation of high-rise structure for the project, analysis of parking deck alternatives, future development analysis, surface parking confirmation and parking alternatives to reduce on-site parking, and cost model analysis.

### **Recommendation**

General Services Department recommends that City Council receive an updated Site Layout Concepts Presentation for the Police Headquarters Complex.

### **Background**

On October 7, 2014, General Services staff recommended City Council to approve property acquisition of the Main Street site. City Council approved land purchases contingent on further soil investigation necessary to refine anticipated costs of managing contaminated soils during construction. Property acquisition was finalized after completion of the due diligence phase and the City has purchased 4.439 acres from GWC Properties (formerly known as "Carpenter Chevrolet") and .084 acres from WT Wilkerson (known as "Not Just Wingz").

As part of the planning phase, the City advertised requests for qualifications for Professional Services for Design and Construction Manager at Risk (CMAR). After completing the RFQ process, O'Brien Atkins Associates, P.A. (O'Brien Atkins) was determined to be the top ranked Architecture firm and Lend Lease (US) Construction Inc. (Lend Lease) was determined to be the top ranked CMAR firm. City Council approved both contracts on March 2, 2015 and design and preconstruction services began in early April 2015.

On March 23, 2015, General Services issued a notice to proceed to O'Brien Atkins, PA to provide Architectural Design Services for the Police Headquarters Project. On April 16, 2015, General Services hosted a Community Visioning Session where the City provided a project

overview and received input from the community to identify what was important to the community and what residents wanted to see in connection with the site. On April 22, 2015, an additional Visioning Session was held specifically for Police and 911 staff to provide their input. On May 13, 2015, the City hosted a follow-up Public Input Session for residents and stakeholders to view preliminary site layout concepts for the project. Following both public meetings, a comment period was provided for the community to submit comments in writing to the City.

Design activities to date have included cost model meetings, Architectural sub-consultants meetings (911, security, audio visual, data, mechanical, and electrical), programing confirmation interviews with Police and 911 Departments, meetings with City/County Planning Department and Transportation Department, and planning and coordination of Community Meetings. Additionally, City Staff and the Project team have traveled to Alexandria, Virginia to tour an award winning Police Headquarters and 911 Center.

**Issues/Analysis**

Not Applicable

**Alternatives**

Not Applicable

**Financial Impact**

Not Applicable

**SDBE Summary**

Not Applicable