



DURHAM POLICE HEADQUARTERS COMPLEX

1. Design Considerations
 - a. Site & Context
 - b. Program
 - c. Input Sessions & Feedback
 - d. Design Options
2. Cost
3. Budget
4. Schedule Next Steps

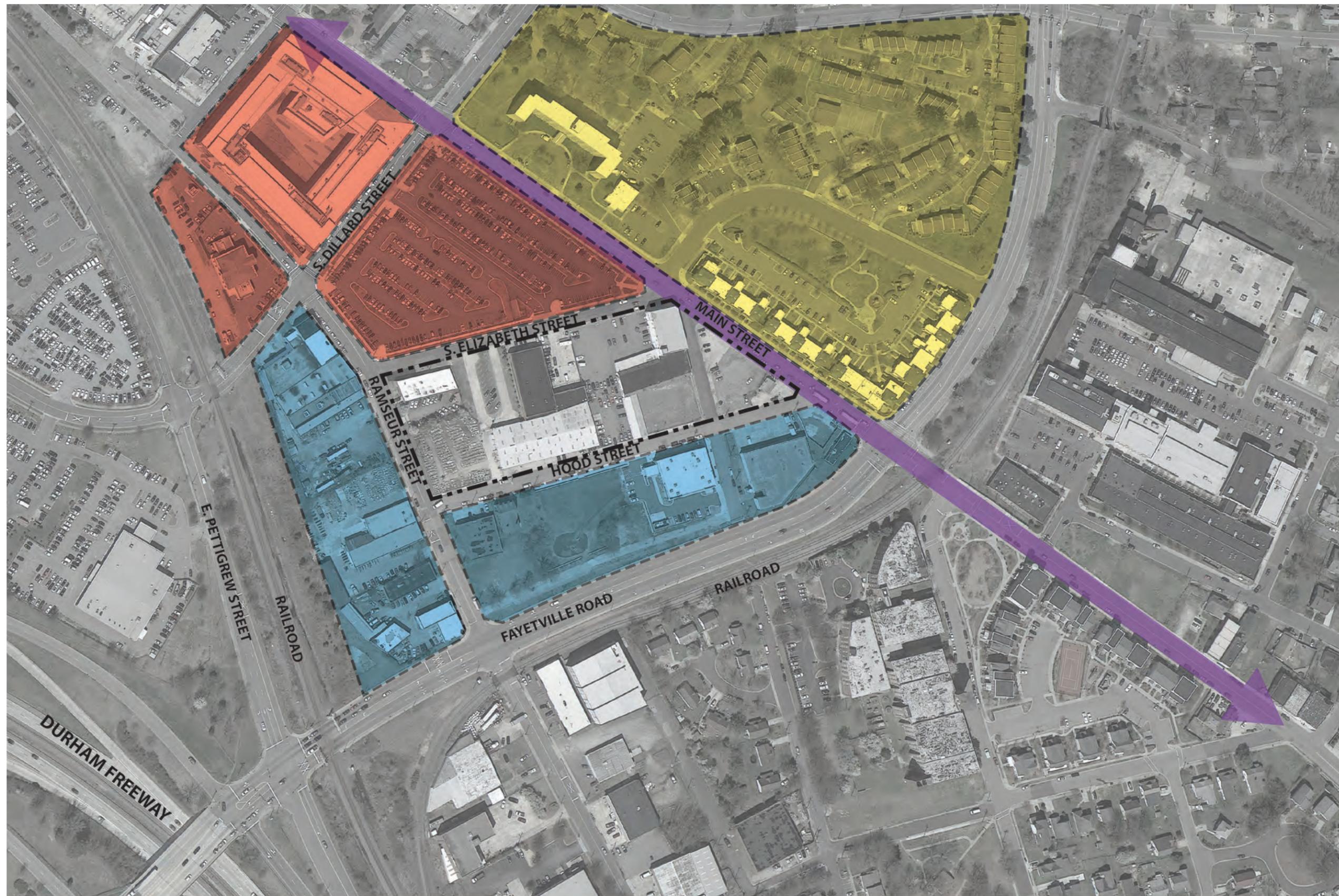




DURHAM POLICE HEADQUARTERS COMPLEX

LAND USE

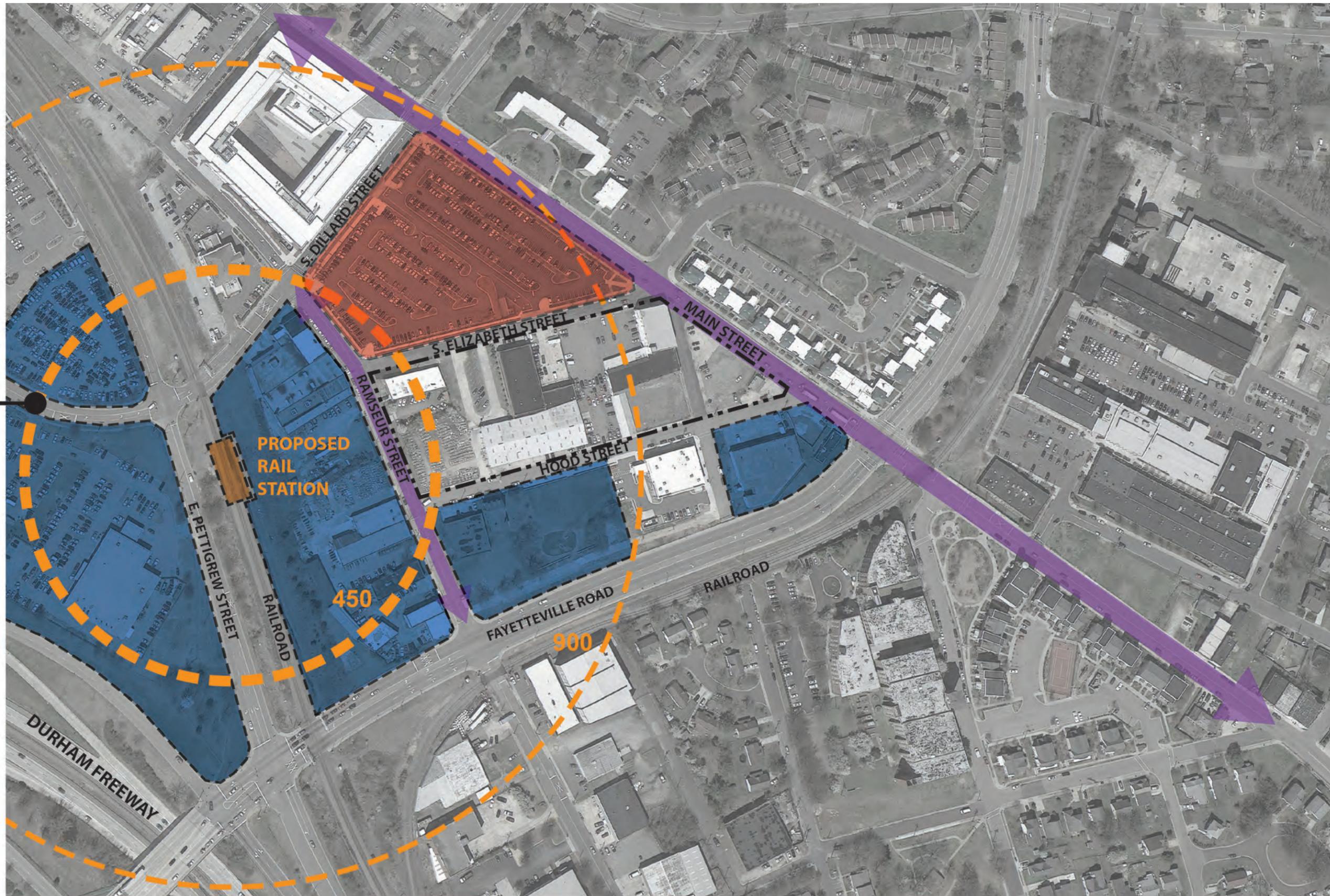
-  RESIDENTIAL
-  GOVERNMENTAL
-  COMMERCIAL



DURHAM POLICE HEADQUARTERS COMPLEX

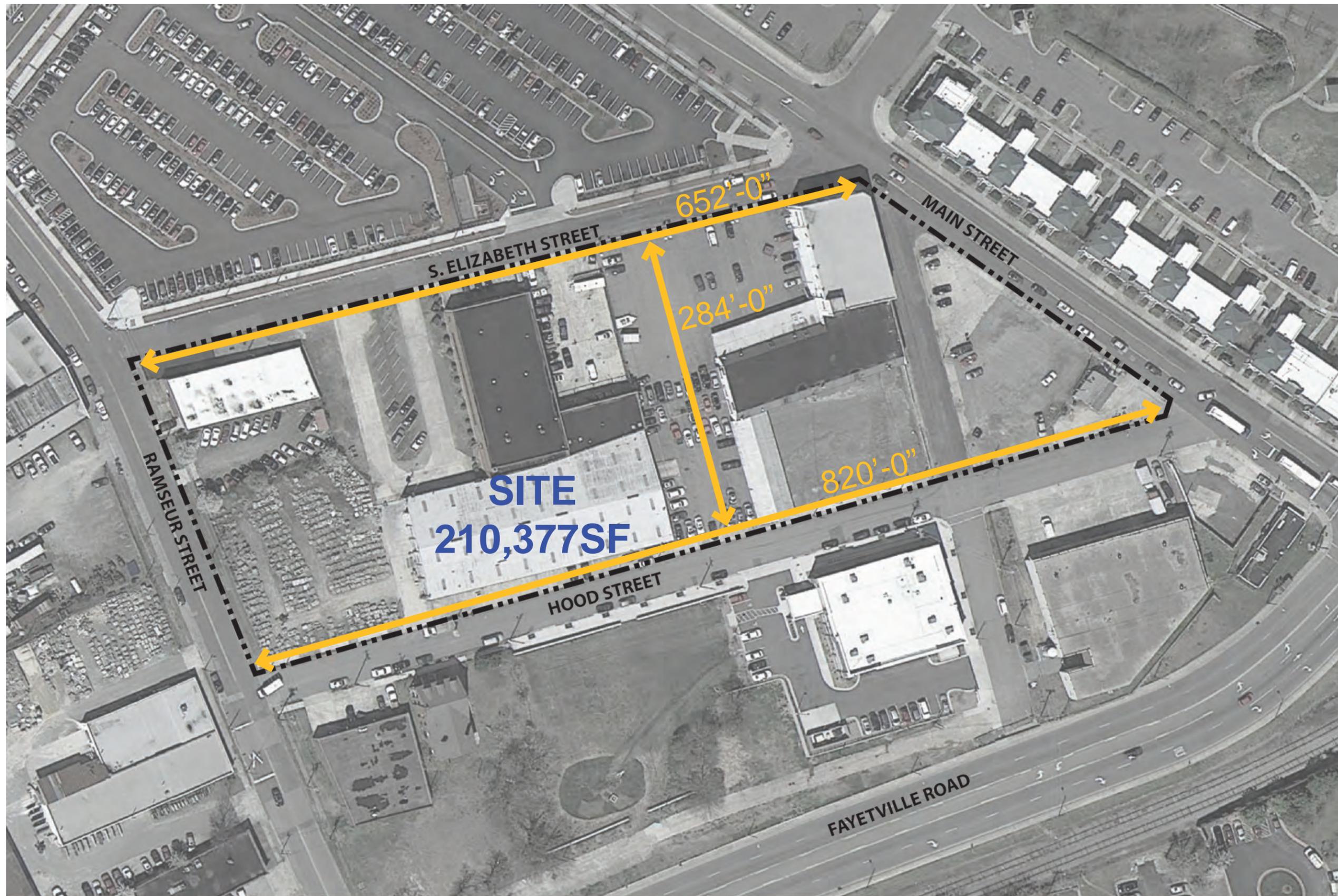
LAND USE TRANSITION

-  PROPOSED RAIL STATION
 -  GOVERNMENTAL
 -  PROPERTY IN TRANSITION
- AREA OF IMPACT



DURHAM POLICE HEADQUARTERS COMPLEX

SITE
CONSTRAINTS



DURHAM POLICE HEADQUARTERS COMPLEX

Building **162,227 SF**

- Office of the Chief
- Professional Standards Division
- Information Technology
- Fiscal
- Records
- Personnel and Recruiting
- Community Services Division
- Criminal Investigations Division (DVU)
- Special Operations Division
- Crime Analysis Unit
- Training Unit
- Planning Unit
- Accreditation
- Supply
- District 5 and Bicycle Unit
- E911 Communications Center
- Forensics Service Unit
- Property and Evidence Storage
- Traffic Services
- K-9 Unit

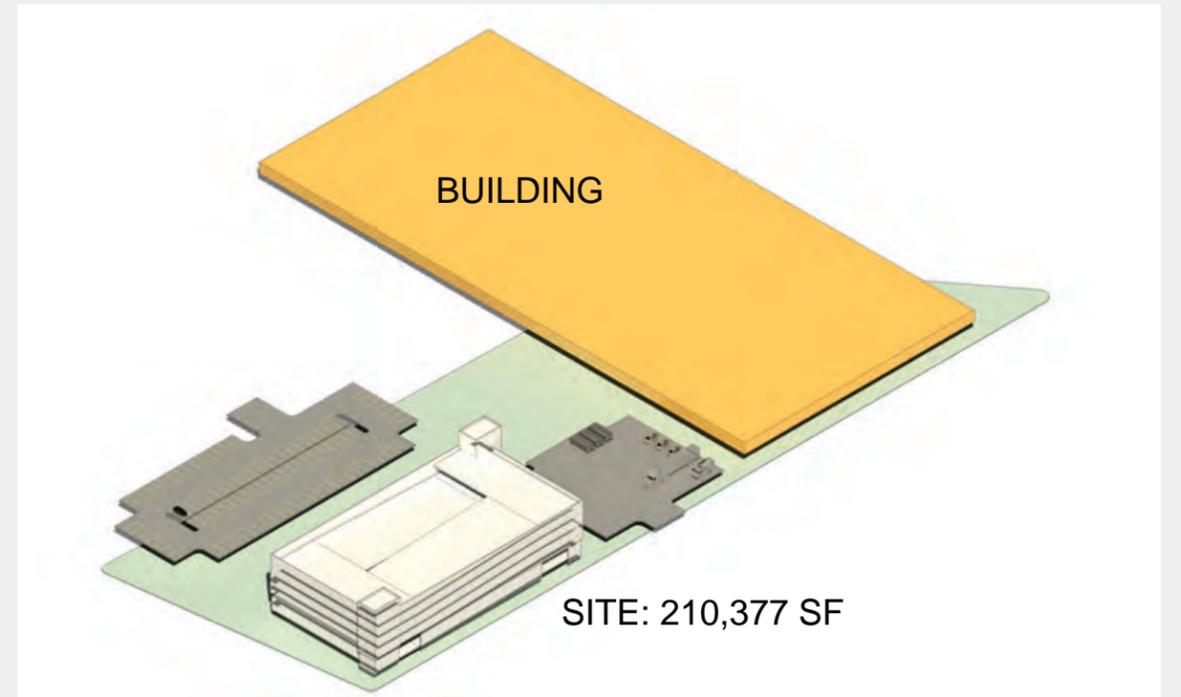
Structured Parking **30,250 SF**

- 486 spaces (for Staff and Specialty Vehicles)

Surface Parking **23,000 SF**

- 72 spaces (for visitors)

Service **19,600 SF**



NOTE: PROGRAM SPACES IN BLUE ARE NOT CURRENTLY LOCATED WITHIN HEADQUARTERS



Building **162,227 SF**

- Office of the Chief
- Professional Standards Division
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- **Records**
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- Crime Analysis Unit
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- Accreditation
- **Supply**
- **District 5 and Bicycle Unit**
- E911 Communications Center
- Forensics Service Unit
- **Property and Evidence Storage**
- **Traffic Services**
- **K-9 Unit**

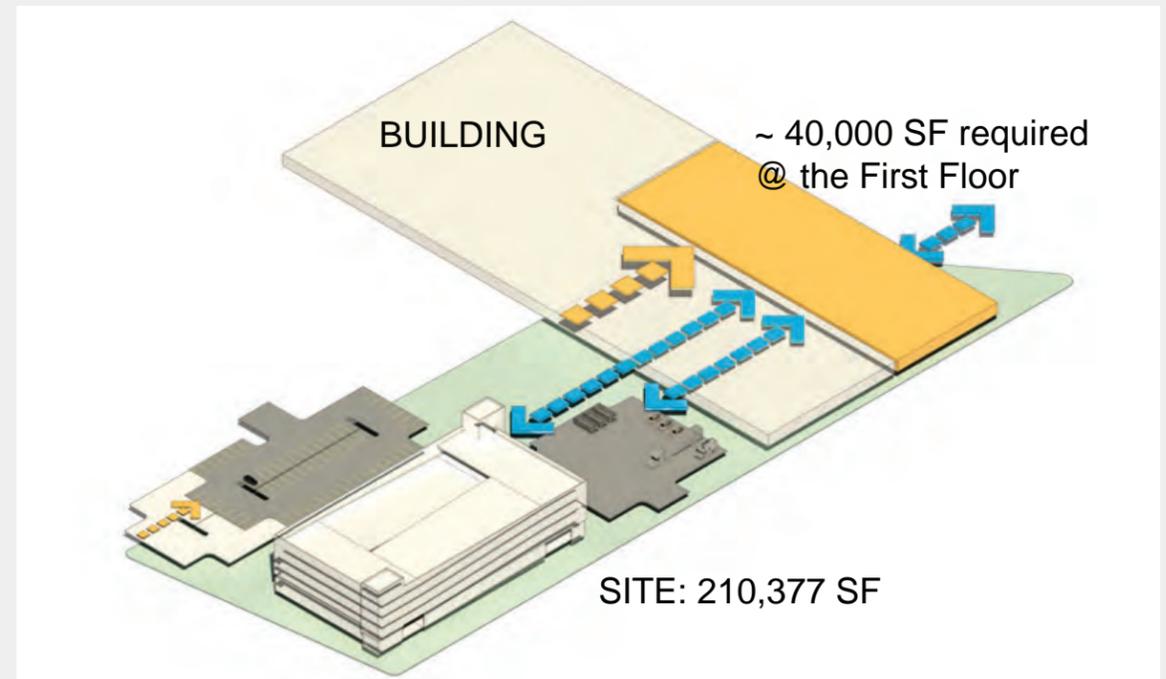
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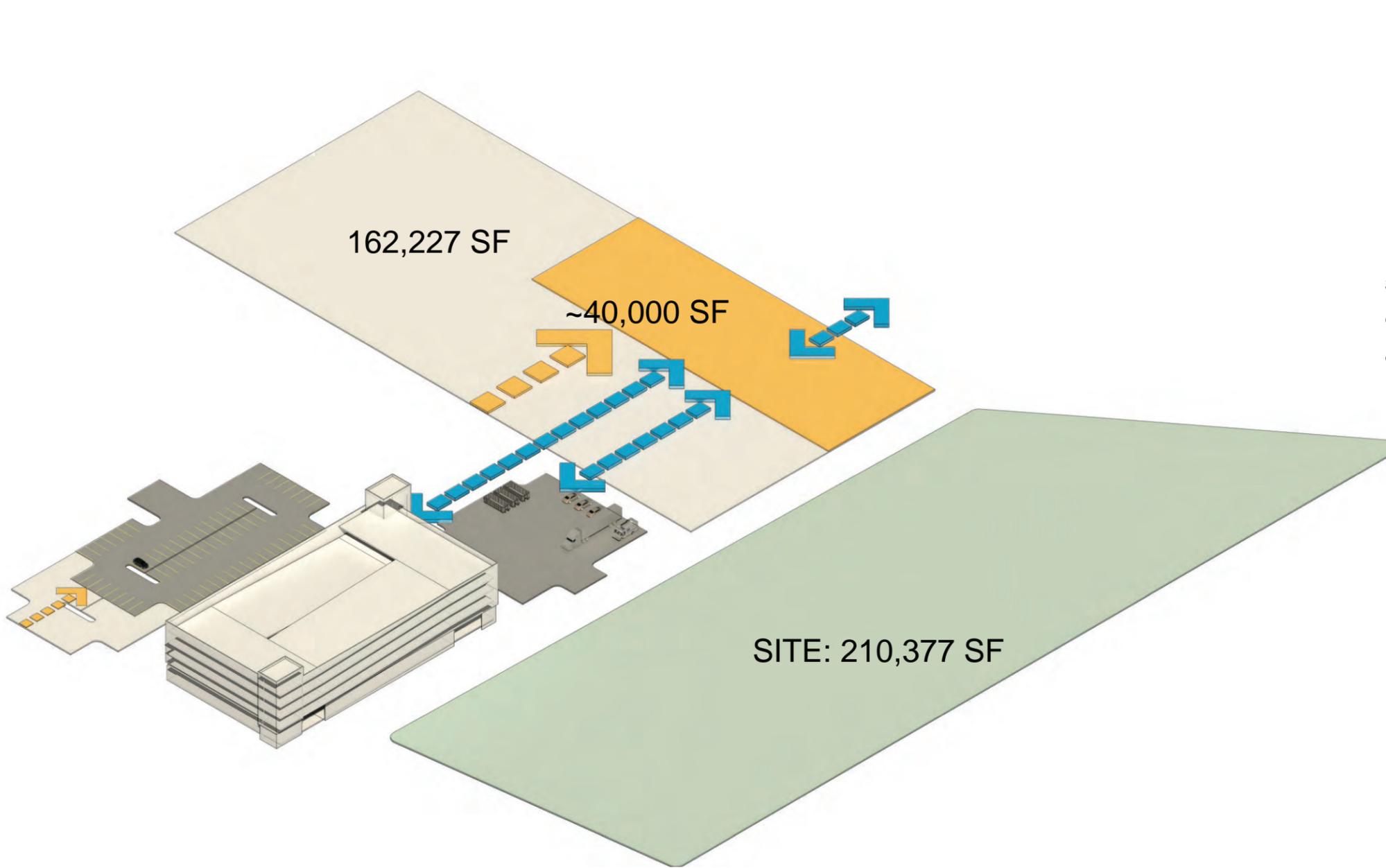
Service **19,600 SF**



NOTE: PROGRAM SPACES IN ORANGE NEED TO BE ON THE FIRST FLOOR

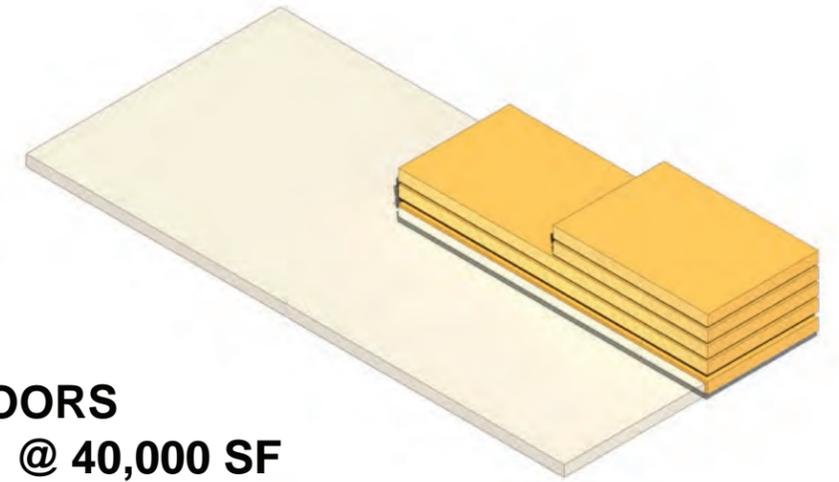


BUILDING HEIGHT



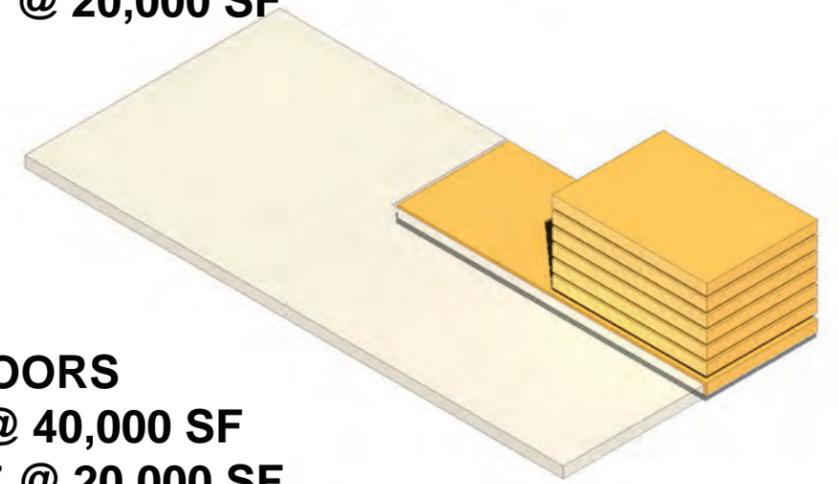
5 FLOORS

- 1-3 @ 40,000 SF
- 4-5 @ 20,000 SF



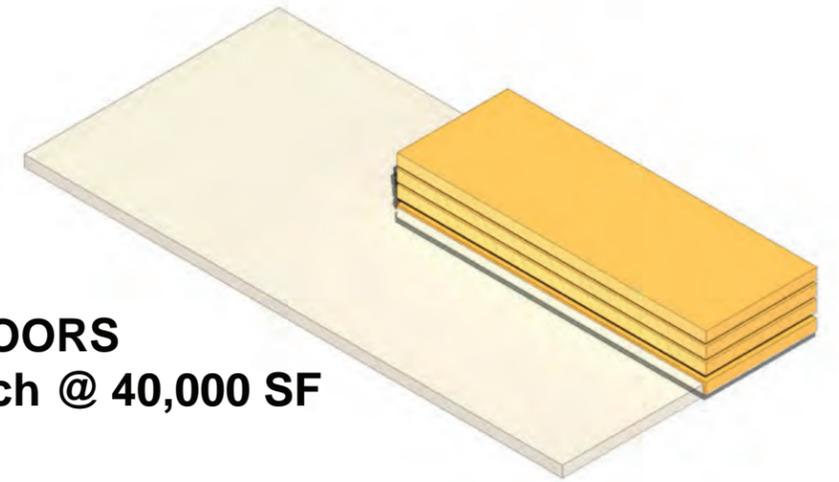
7 FLOORS

- 1 @ 40,000 SF
- 2-7 @ 20,000 SF



4 FLOORS

- each @ 40,000 SF



DURHAM POLICE HEADQUARTERS COMPLEX

PARKING

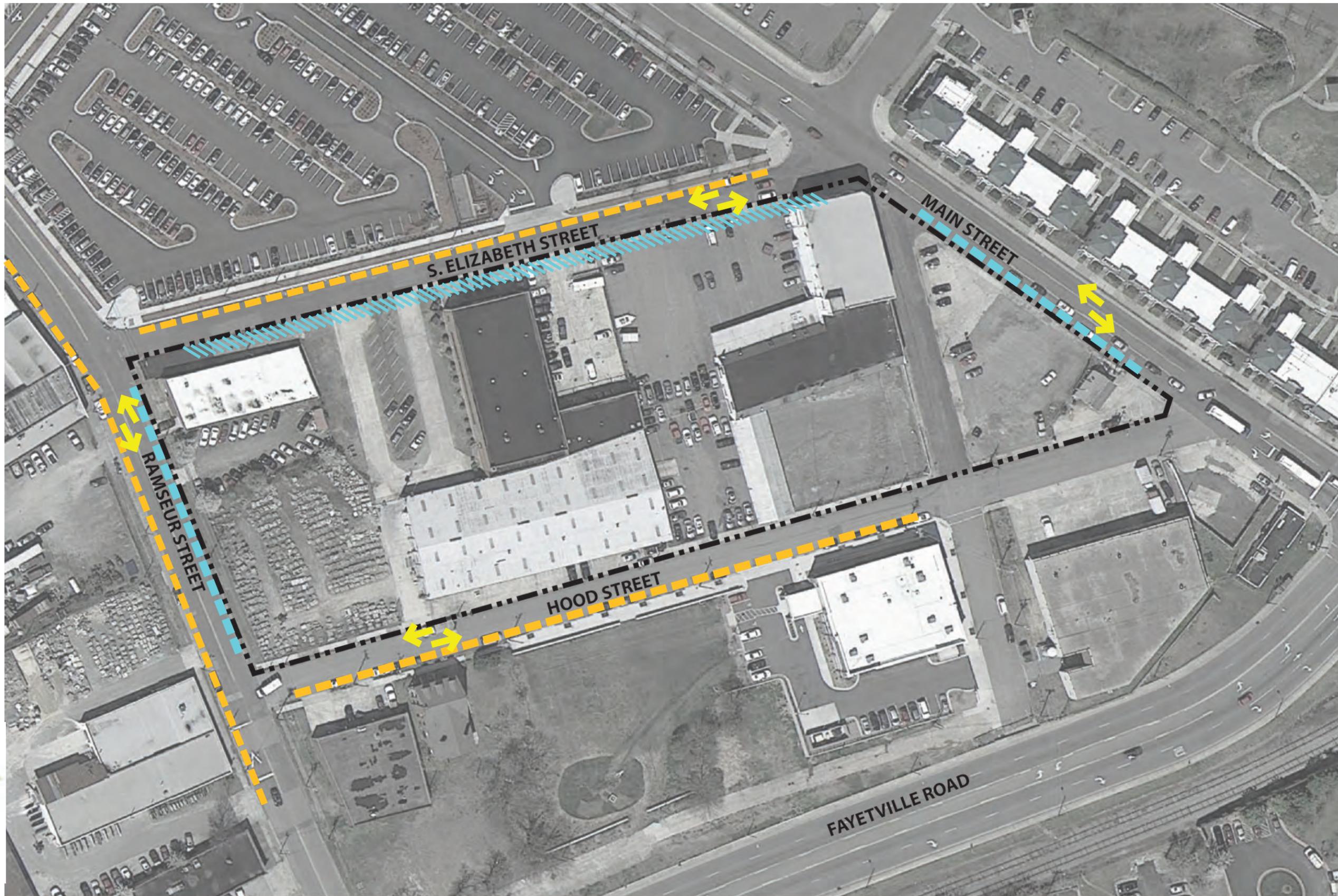
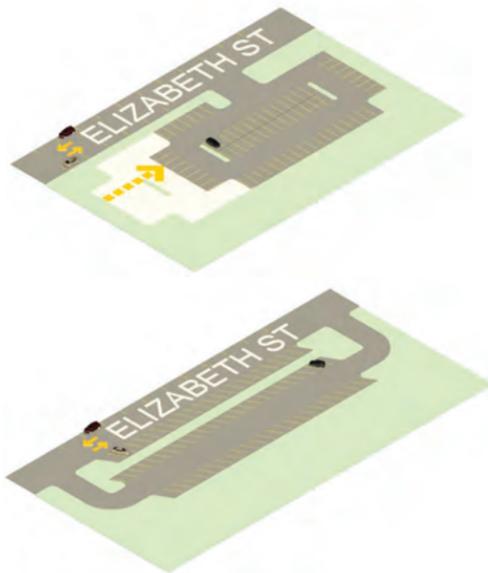
 Existing on street parking

 Possible on street parking available

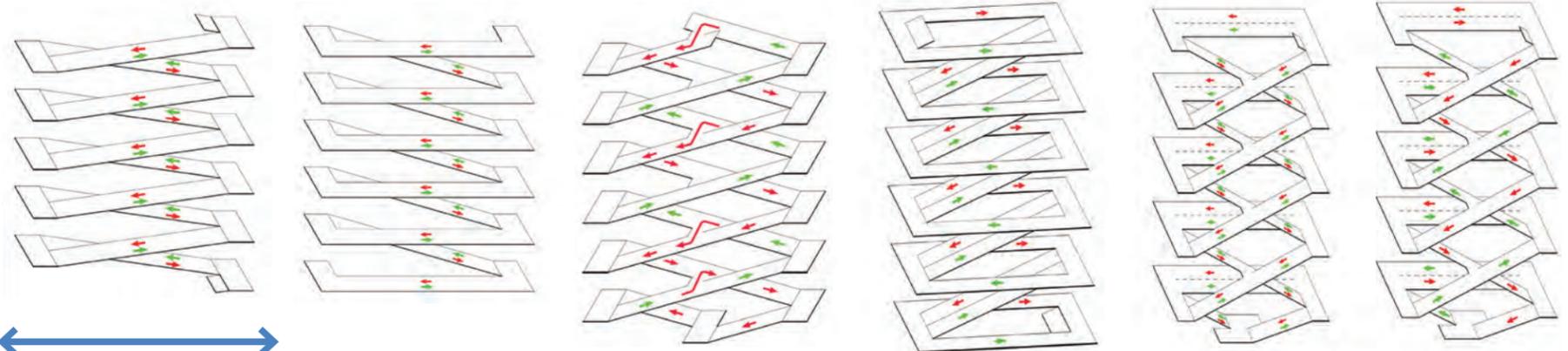
 Proposed on street parking would require a change in the right of way

NOTE: Site width would limit added on street parking to Elizabeth "or" Hood Street.

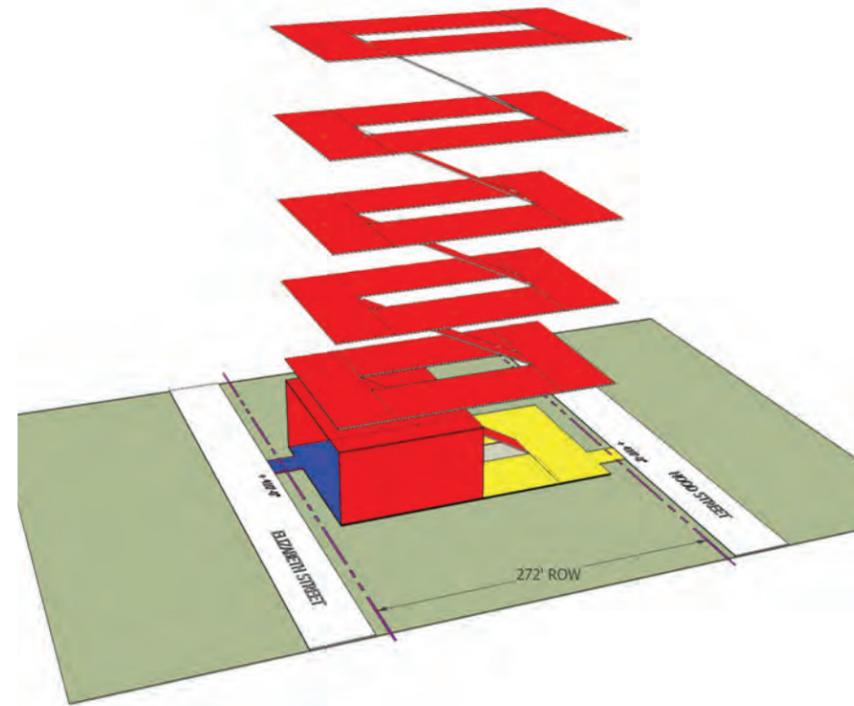
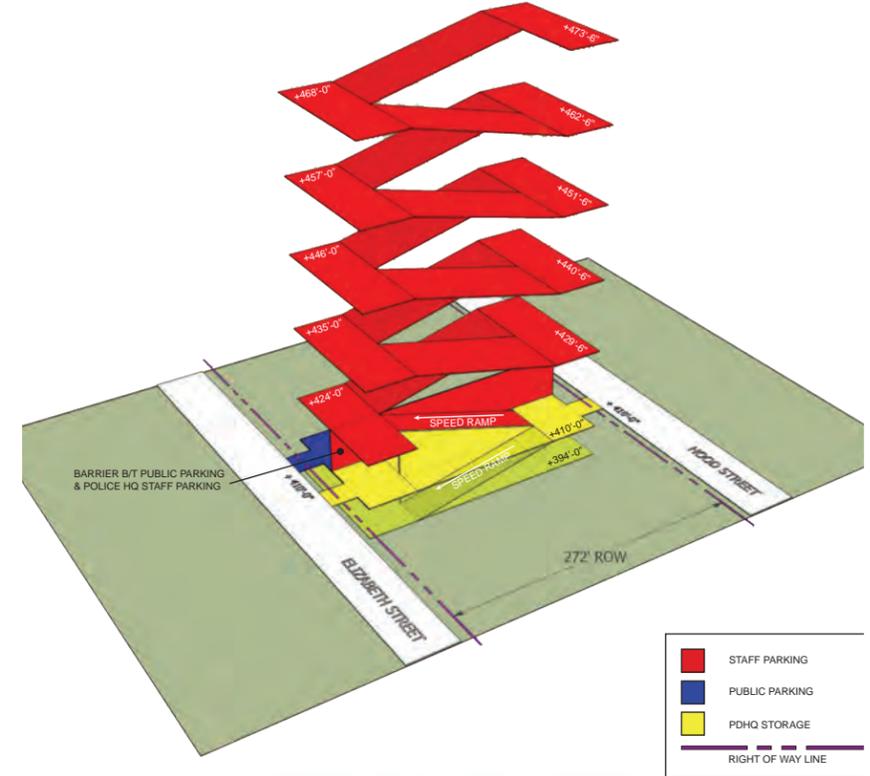
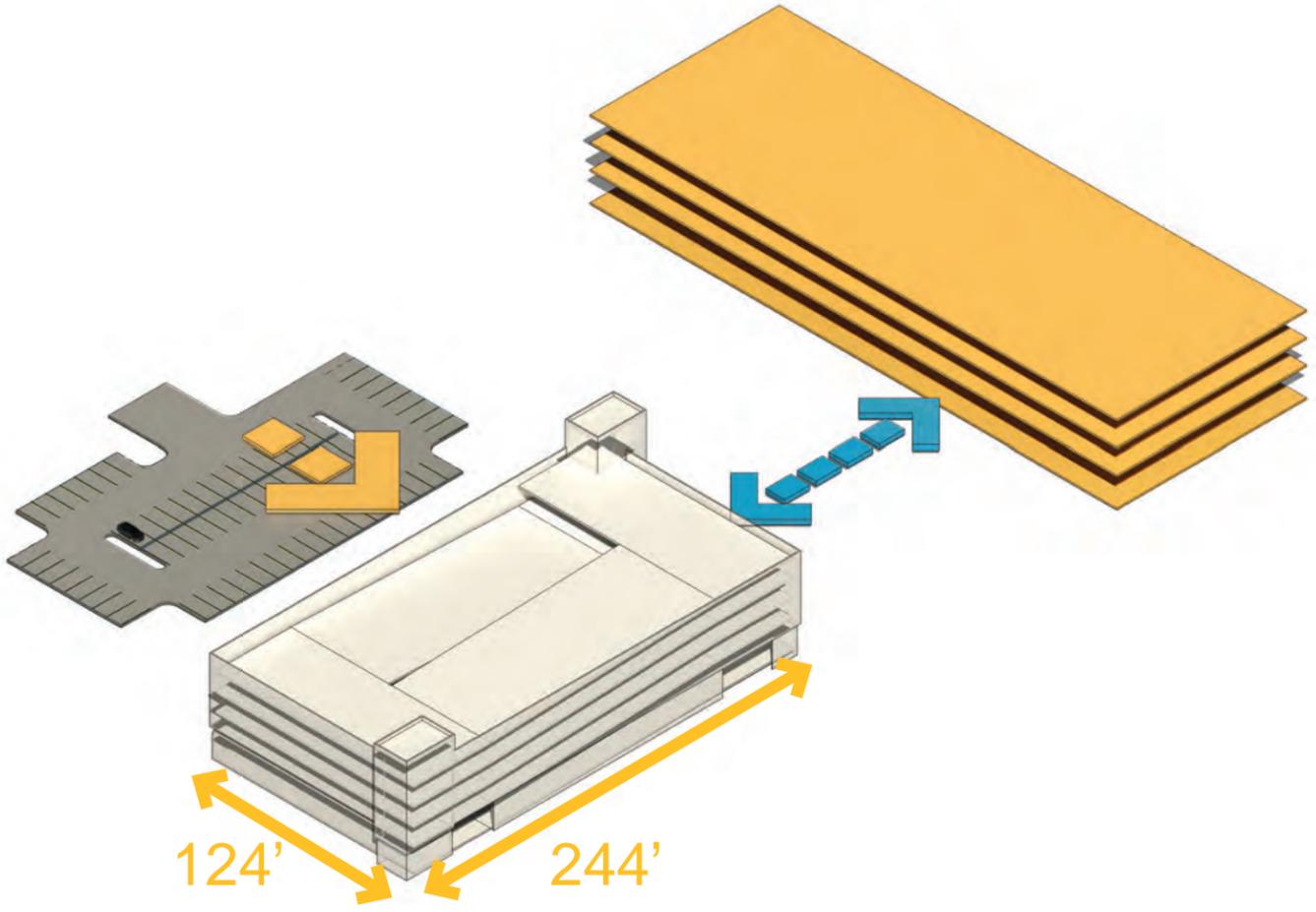
 Street width should not be reduced to one way



STRUCTURED PARKING

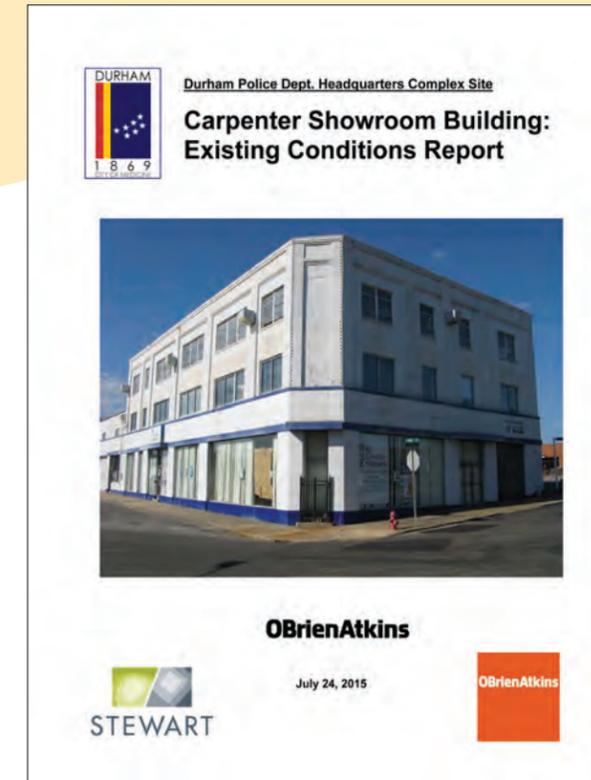


←→
SMALLEST FOOTPRINT
& MOST EFFICIENT



DURHAM POLICE HEADQUARTERS COMPLEX

EXISTING BUILDINGS



add ~\$3.5 MILLION

DURHAM POLICE HEADQUARTERS COMPLEX

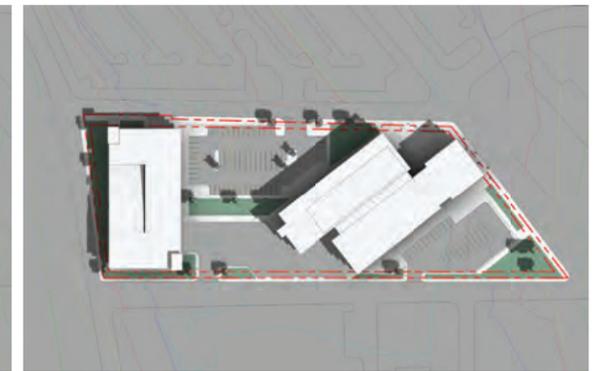
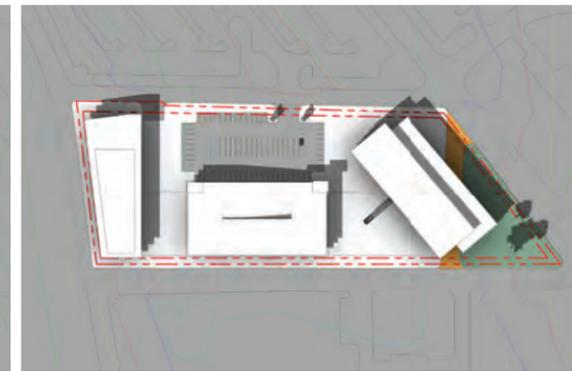
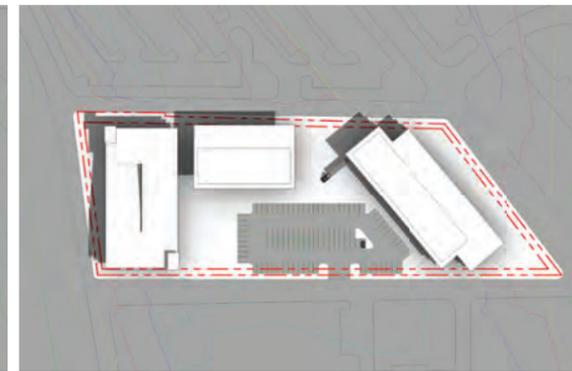
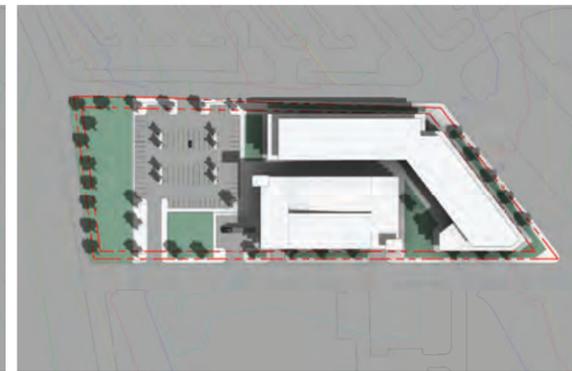
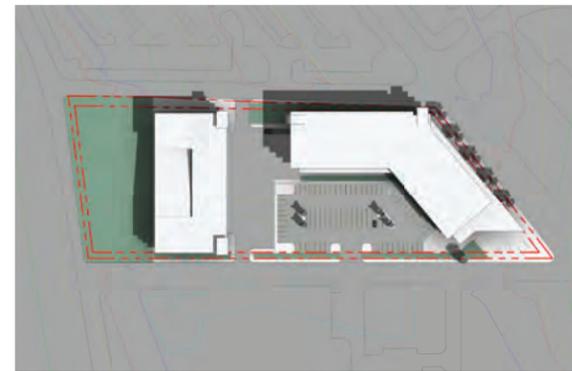
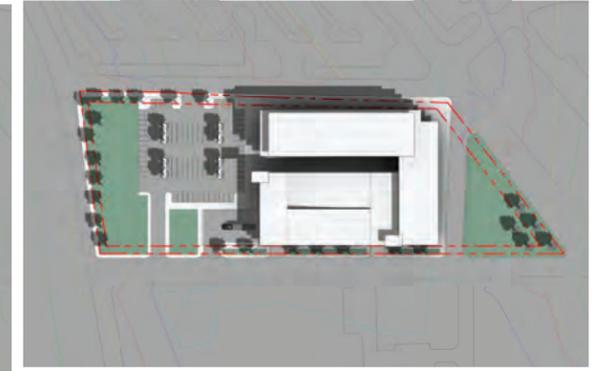
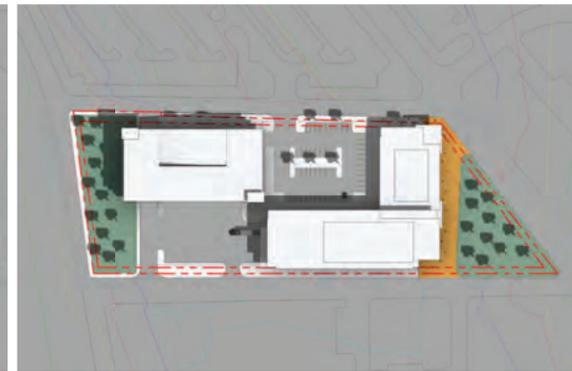
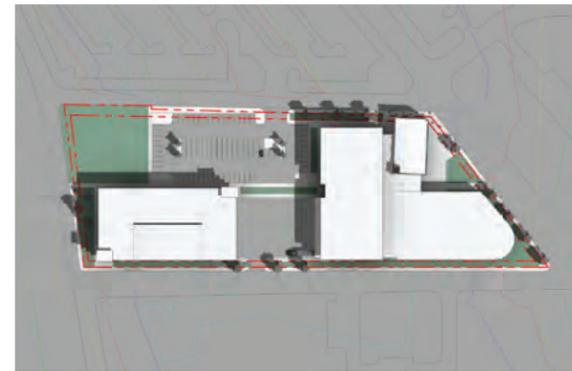
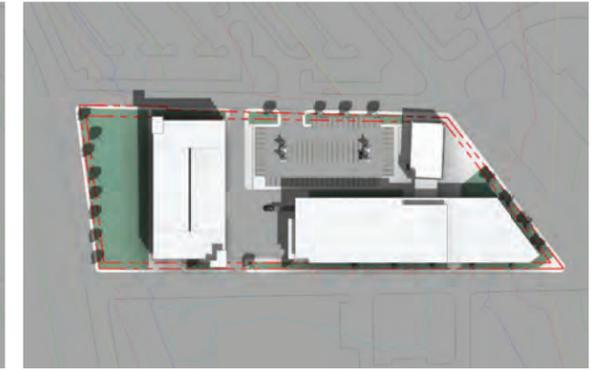
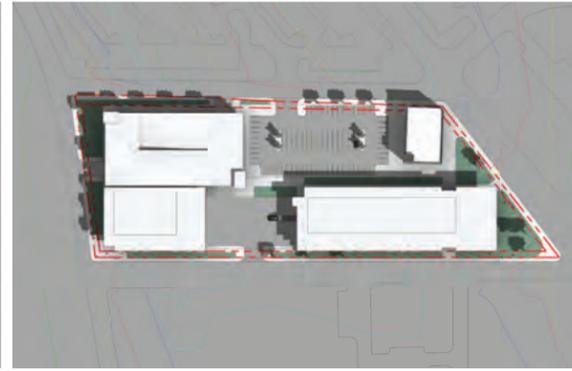
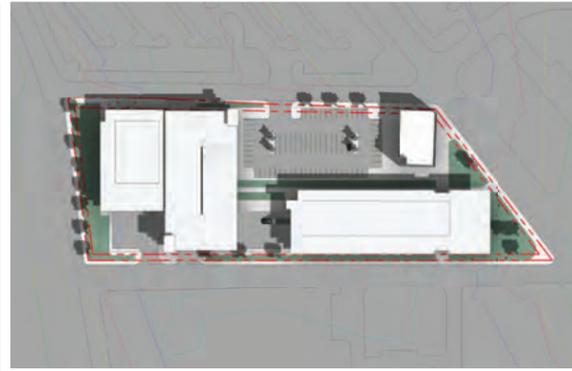
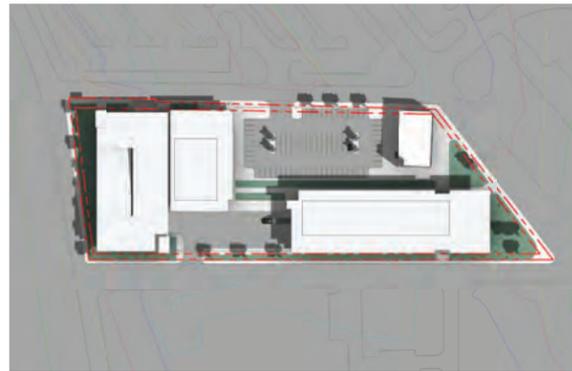
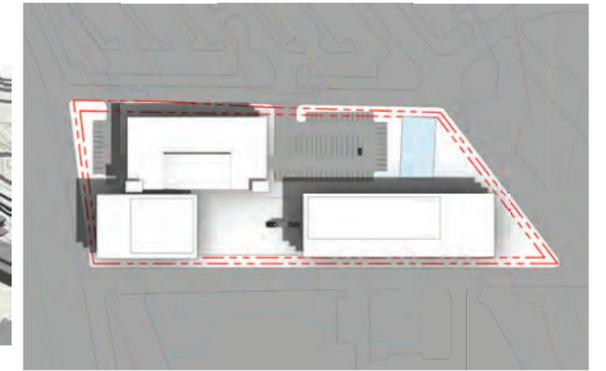


BUILDING OPPORTUNITIES AND FUTURE DEVELOPMENT

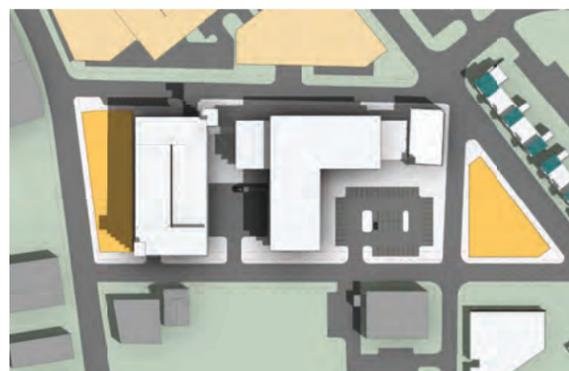
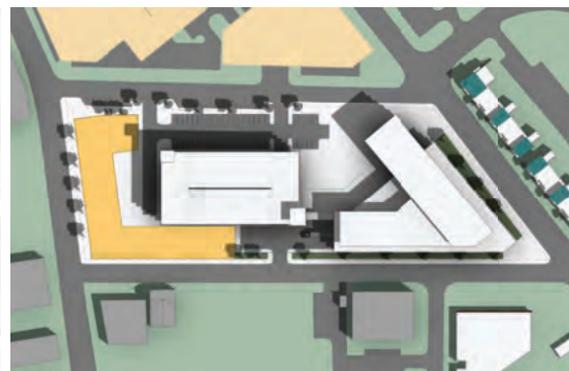
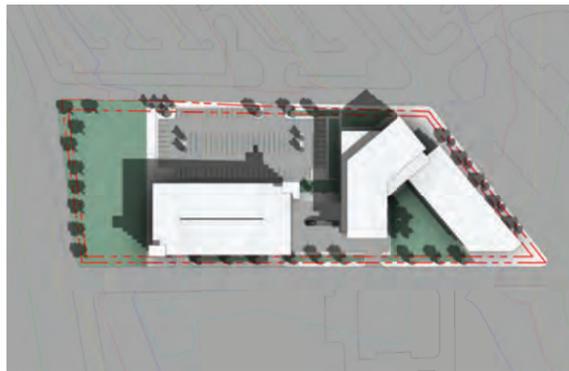
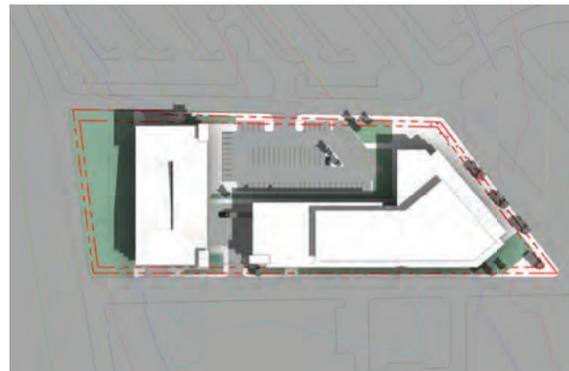
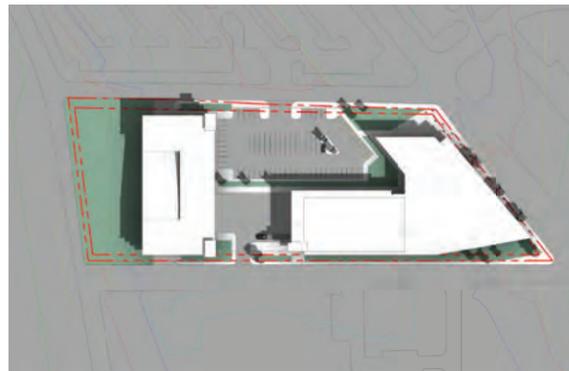
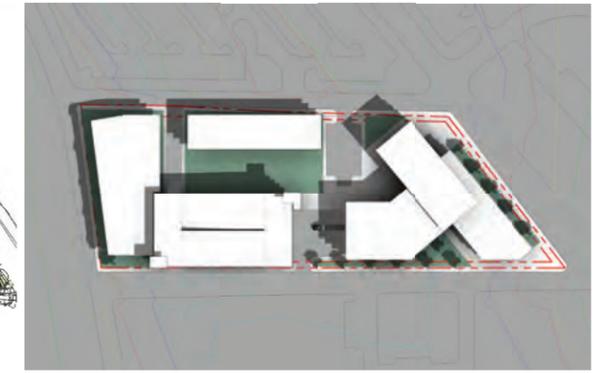
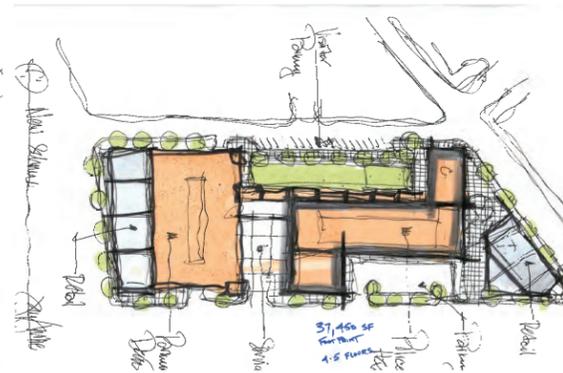
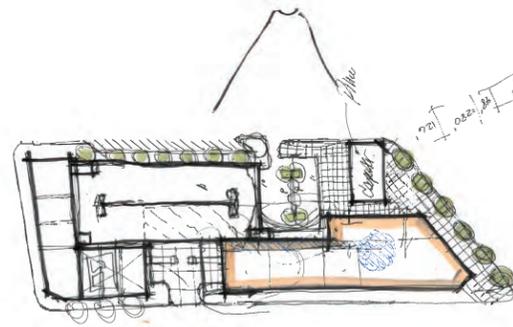
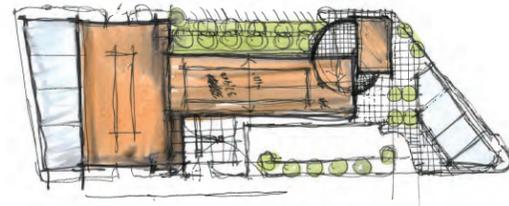
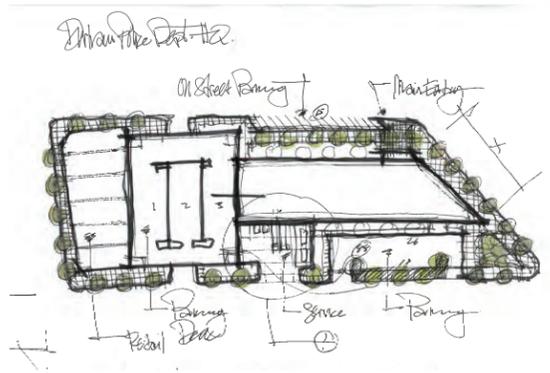


- Site
- Budget
- Program

- Activate Main Street
- Activate Ramseur Street
- Connectivity Between East Durham and West Durham
- Open Space/ Streetscape
- Provide Opportunities for Future Growth and Development
- Incorporate Public Art
- Pedestrian Friendly
- Retail
- Save Existing Buildings
- Minimize Surface Parking
- Safety and Security

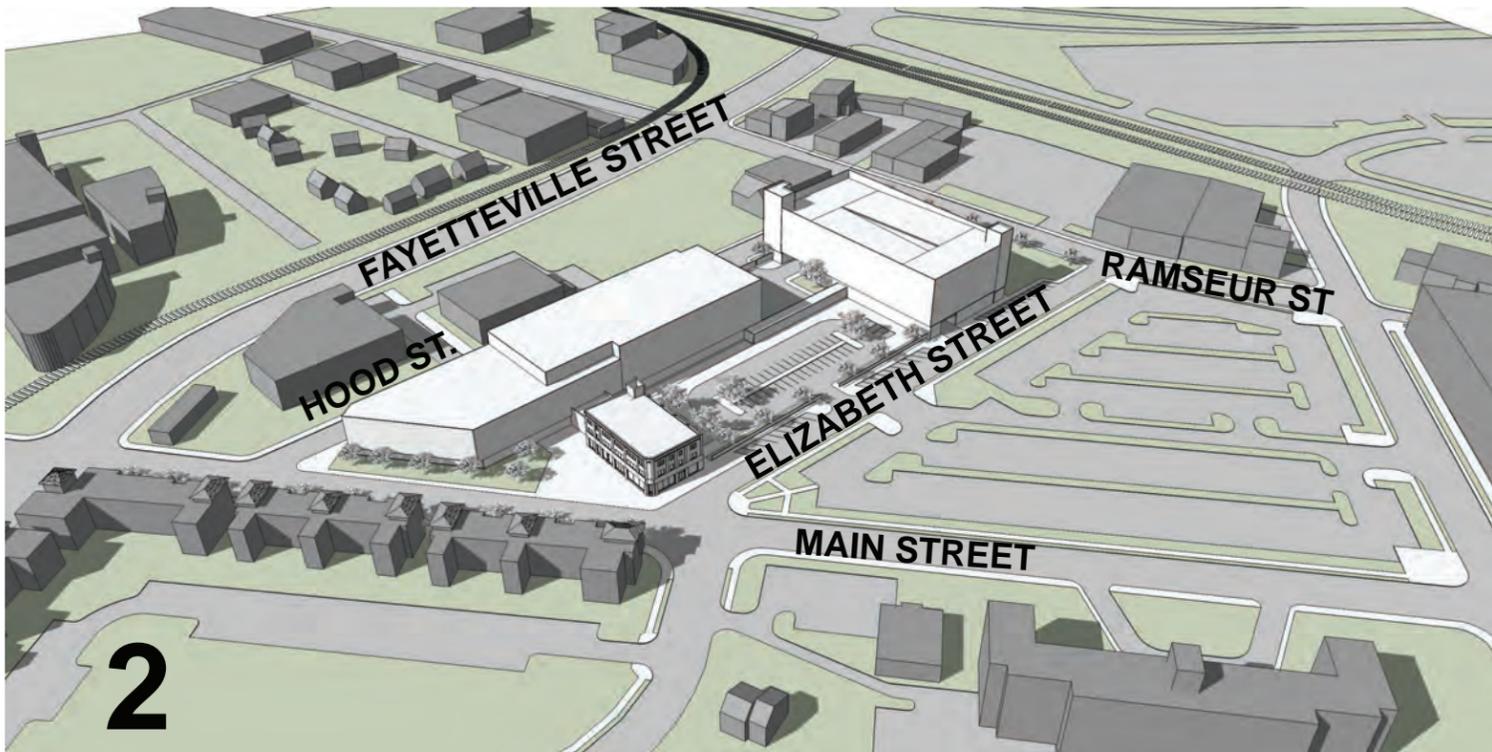
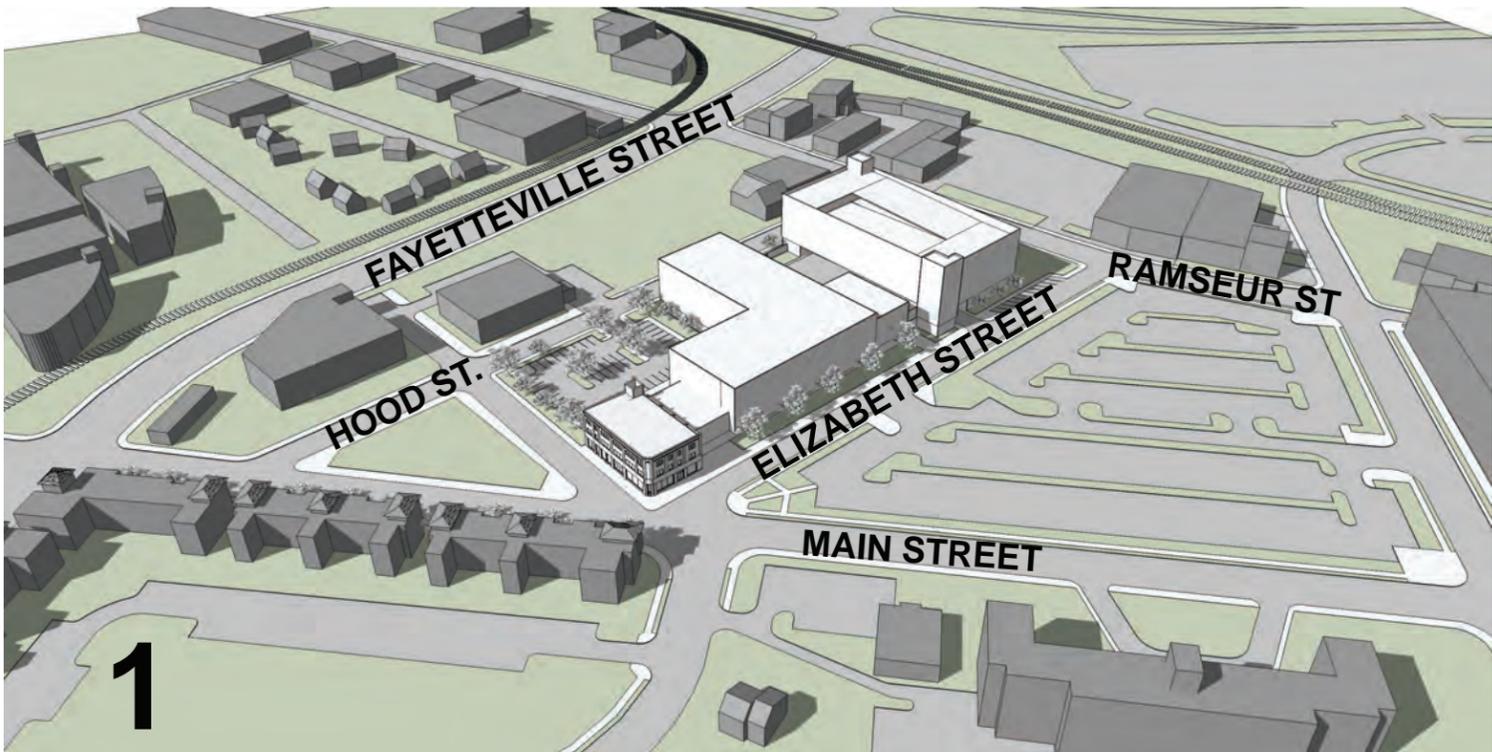


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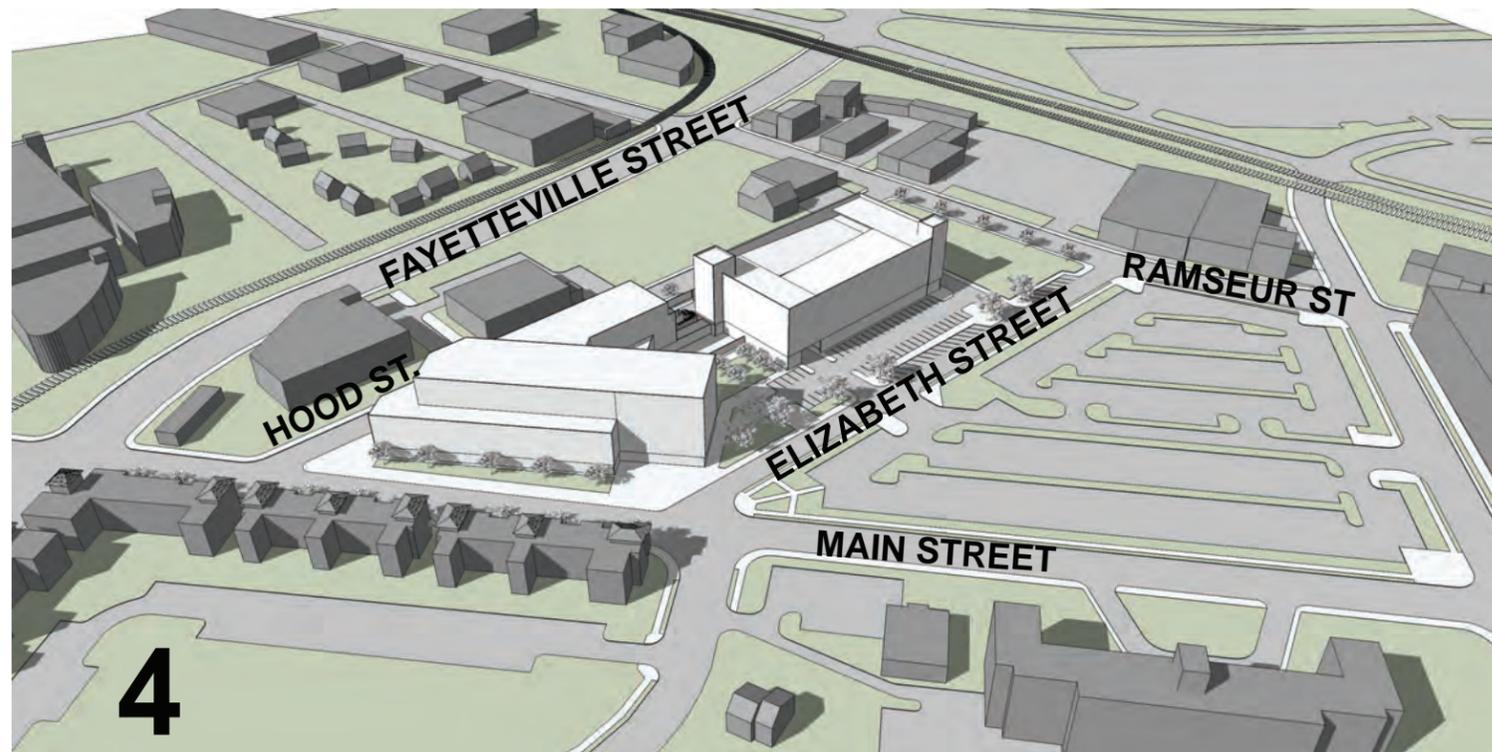
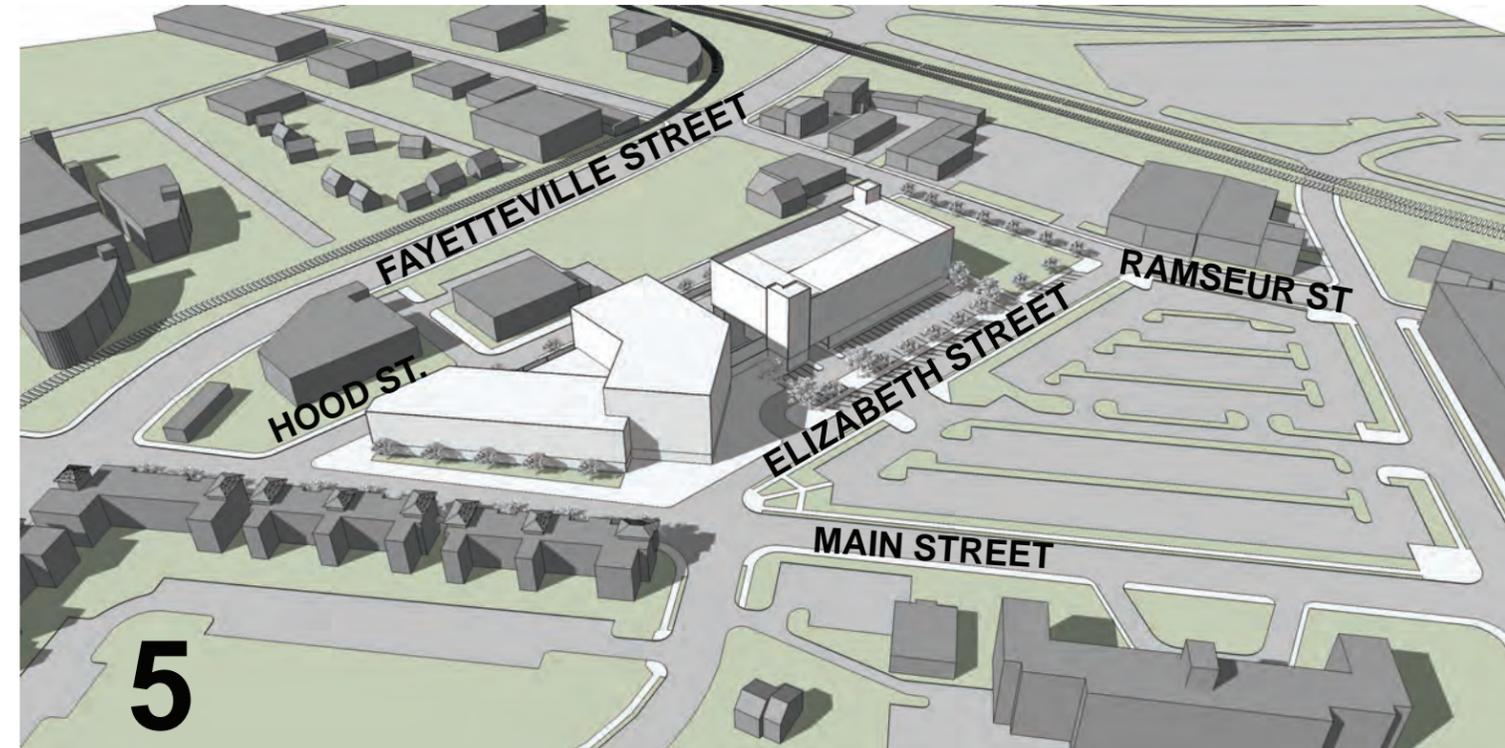
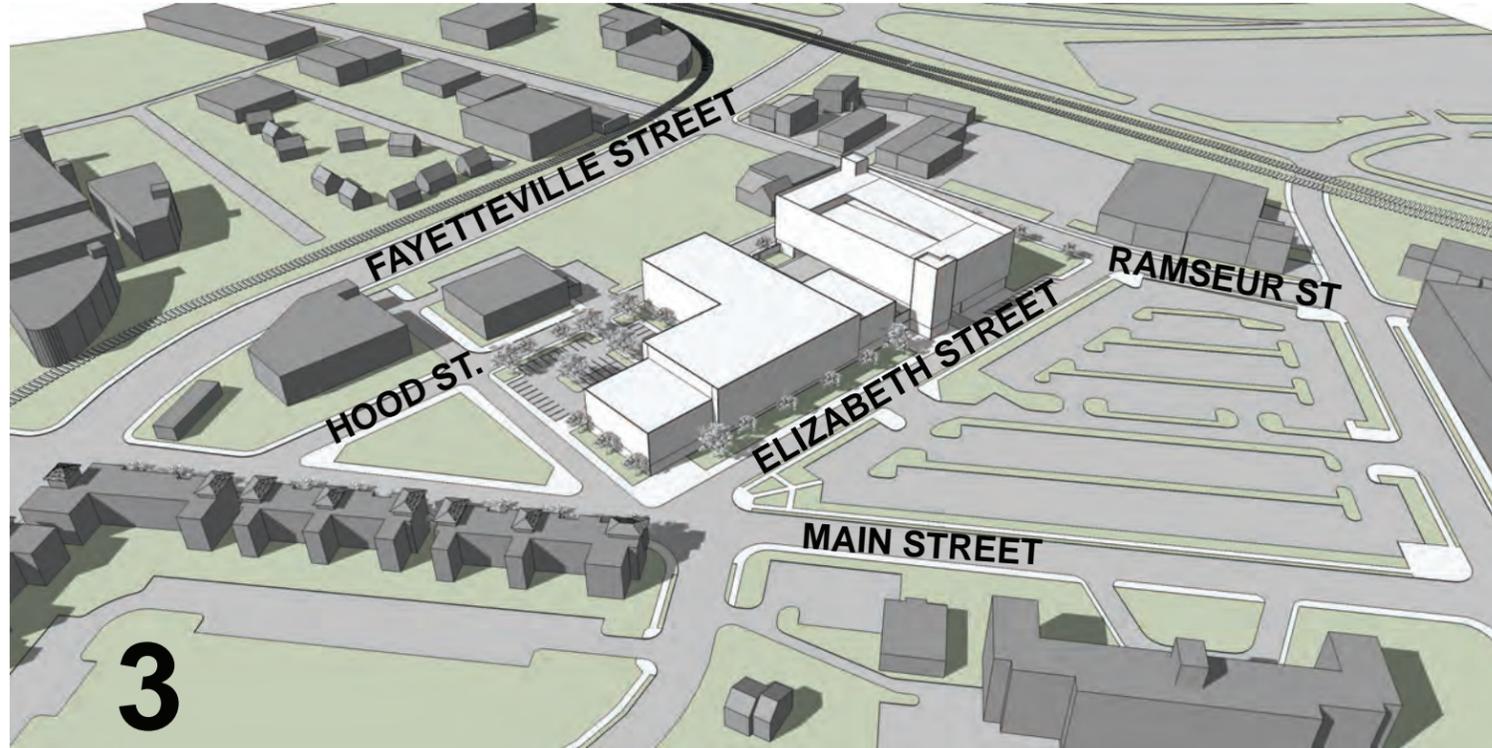


DURHAM POLICE HEADQUARTERS COMPLEX

DESIGN OPTIONS with Carpenter Chevrolet



DESIGN OPTIONS

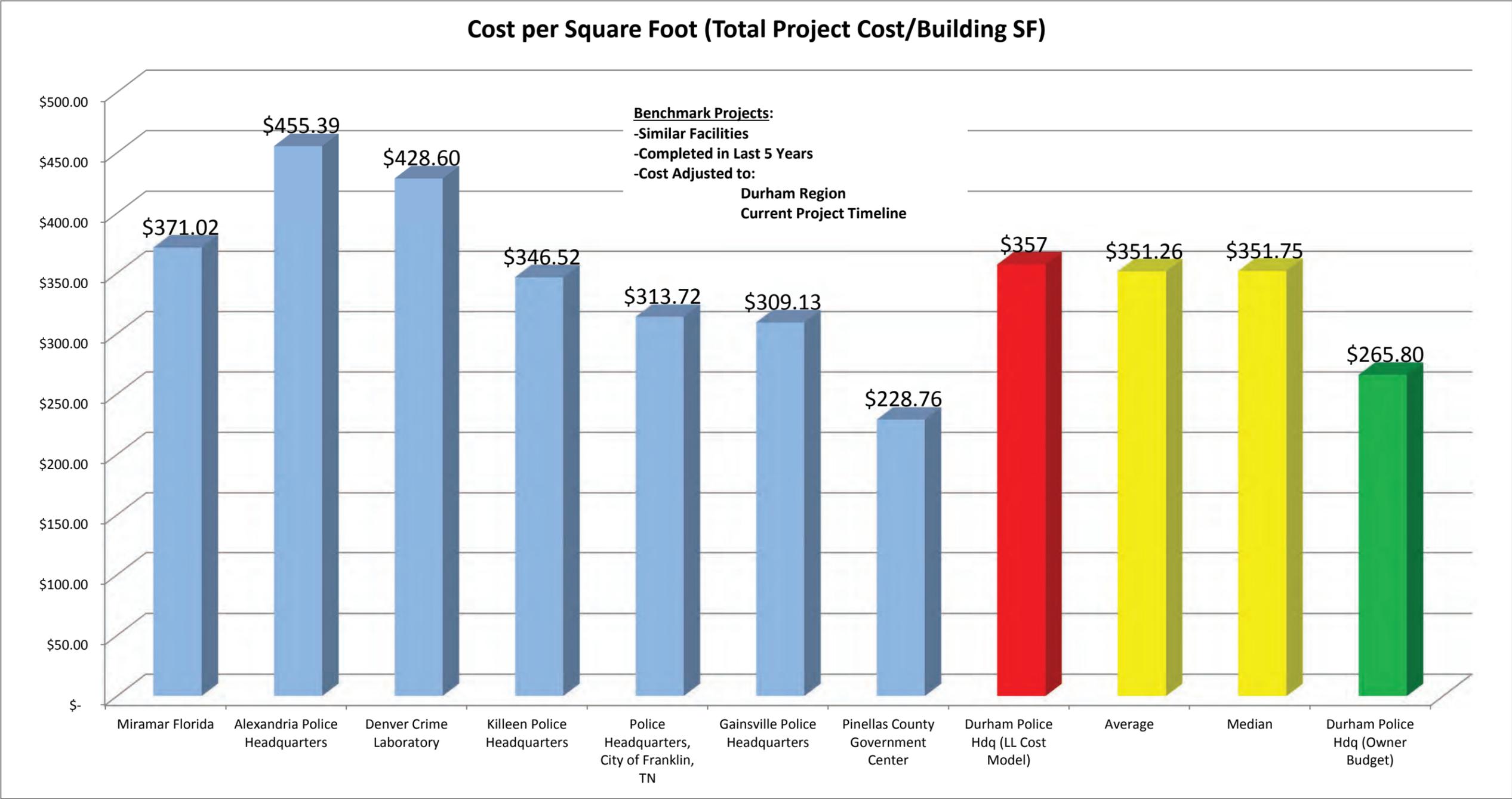


DISCUSSION OF SITE LAYOUT



DURHAM POLICE HEADQUARTERS COMPLEX

COST COMPARISON



DURHAM POLICE HEADQUARTERS COMPLEX

20

COST MODEL

DESCRIPTION		Base Building	Building Interiors	Parking Garage	Total Without Site	Site	Total	Cost/SF of Building Only
Foundations		1,424,111		1,032,770	2,456,881		2,456,881.13	\$15.16
Superstructure		5,302,040		3,695,186	8,997,226		8,997,226	\$55.51
Exterior Enclosure		6,595,633		189,189	6,784,822		6,784,822	\$41.86
Roofing		553,443		24,000	577,443		577,443	\$3.56
Interior Construction		410,702	5,821,285	75,916	6,307,903		6,307,903	\$38.92
Interior Finishes		167,576	4,762,870	9,528	4,939,974		4,939,974	\$30.48
Conveying		450,000		178,000	628,000		628,000	\$3.87
Plumbing		1,134,482		199,228	1,333,710		1,333,710	\$8.23
HVAC		5,186,204		7,500	5,193,704		5,193,704	\$32.05
Fire Protection		707,249		70,635	777,884		777,884	\$4.80
Electrical		6,482,755		588,627	7,071,382		7,071,382	\$43.63
Equipment		30,300		40,000	70,300		70,300	\$0.43
Furnishings		35,000			35,000		35,000	\$0.22
Selective Building Demolition						561,043	561,043	\$3.46
Site Preparation, Improvements, Utilities						2,886,080	2,886,080	\$17.81
Increase Garage Count to 486 from 450				489,600	489,600		489,600	\$3.02
Subtotal		28,479,496	10,584,155	6,600,178	45,663,829	3,447,123	49,110,952	\$303.02
General Requirements	3.0%	854,385	317,525	198,005	1,369,915	103,414	1,473,329	\$9.09
Contingency : Construction	3.0%	\$854,385	\$317,525	\$198,005	\$1,369,915	\$103,414	1,473,329	\$9.09
Total Trade Cost		30,188,266	11,219,204	6,996,189	48,403,659	3,653,950	52,057,609	\$321.21
General Conditions	5.9%				3,087,000		3,087,000	\$8.66
Subtotal					51,490,659	3,653,950	55,144,609	\$340.25
Insurance. Bonding, Permitting	1.14%				1,263,942	89,694	1,353,635	\$8.35
Subtotal					52,754,601	3,743,644	56,498,245	\$348.61
Fee	2.50%				1,318,865	93,591	1,412,456	\$8.72
Construction Cost Total					54,073,466	3,837,235	57,910,701	\$357.32



DURHAM POLICE HEADQUARTERS COMPLEX

Program

- increased Program Area 11,000 SF
- increased size of Structured Parking by 86 vehicles
- deep foundations in lieu of shallow foundations

Typical Office vs. Mission Critical Facility

- Structural Classification
- Exterior Security Glazing
- Redundancy of MEP Systems

BUDGET COMPARISON

Durham Police Headquarters
Budget Comparison
Revised 8-12-2015

	Current Budget	Proposed Budget	Difference
Construction Phase	\$ 43,120,000	\$ 57,910,701	\$ 14,790,701
Soft Costs	\$ 1,754,218		
Furniture, Fixtures, and Equipment (FFE) (5%)	included above	\$ 2,895,535	
IT, Low Voltage (2%)	included above	\$ 1,158,214	
Computers (.75%)	included above	\$ 434,330	
911 Consoles (20 Consoles, Software, Equipment, Connections, ect.)	\$ 2,610,000	\$ 2,350,000	
Soft Cost Phase	\$ 4,364,218	\$ 6,838,079	\$ 2,473,861
Contingency			
Soft Cost Contingency (10%)	\$ 436,422	\$ 683,808	
Construction Contingency (5%)	\$ 2,156,000	\$ 2,895,535	
Authorized Design Contingency	\$ 244,425	\$ 244,425	
Additional Design Contingency	\$ -	\$ 260,000	
Authorized Environmental/Geotech/Asbestos Contingency	\$ 11,784	\$ 11,784	
Special Inspections and CMT Contingency - TBD by RFQ	\$ 60,000	\$ 60,000	
Contingency	\$ 2,908,631	\$ 4,155,552	\$ 1,246,921
Land Acquisition	\$ 5,726,089	\$ 5,726,089	\$ -
Design Costs (Desgin, Precon, Environmental/Geotech, Special Inpections and CMT-future)	\$ 6,146,205	\$ 6,146,205	\$ -
Other Costs (Printing, Fees, Software , etc.)	\$ 168,914	\$ 168,914	\$ -
Project Budget	\$ 62,434,057	\$ 80,945,540	\$ 18,511,483



Preferred Program Reductions

- Continued Lease of Holloway Street Building for use by:

<u>PD Component</u>	<u>Program Reduction</u>		<u>Estimated Savings</u>
Community Services	7,598 SF	36 staff & 8 visitor parking spaces	\$8,780,000
Property & Evidence	26,359 SF	8 staff & 5 visitor parking spaces	

- Continued Lease of Eagle Commons Shopping Center for use by:

<u>PD Component</u>	<u>Program Reduction</u>		<u>Estimated Savings</u>
Domestic Violence	1,384 SF	10 staff & 1 visitor parking spaces	\$525,000

- 911 Program Reductions

<u>PD Component</u>	<u>Program Reduction</u>	<u>Estimated Savings</u>
911 Reductions	1,173 SF	\$290,000

Estimated Savings to Project is Approximately \$9.6M



Non-Preferred Program Reductions

- Continued Use of Rigsbee Street Property for use by:

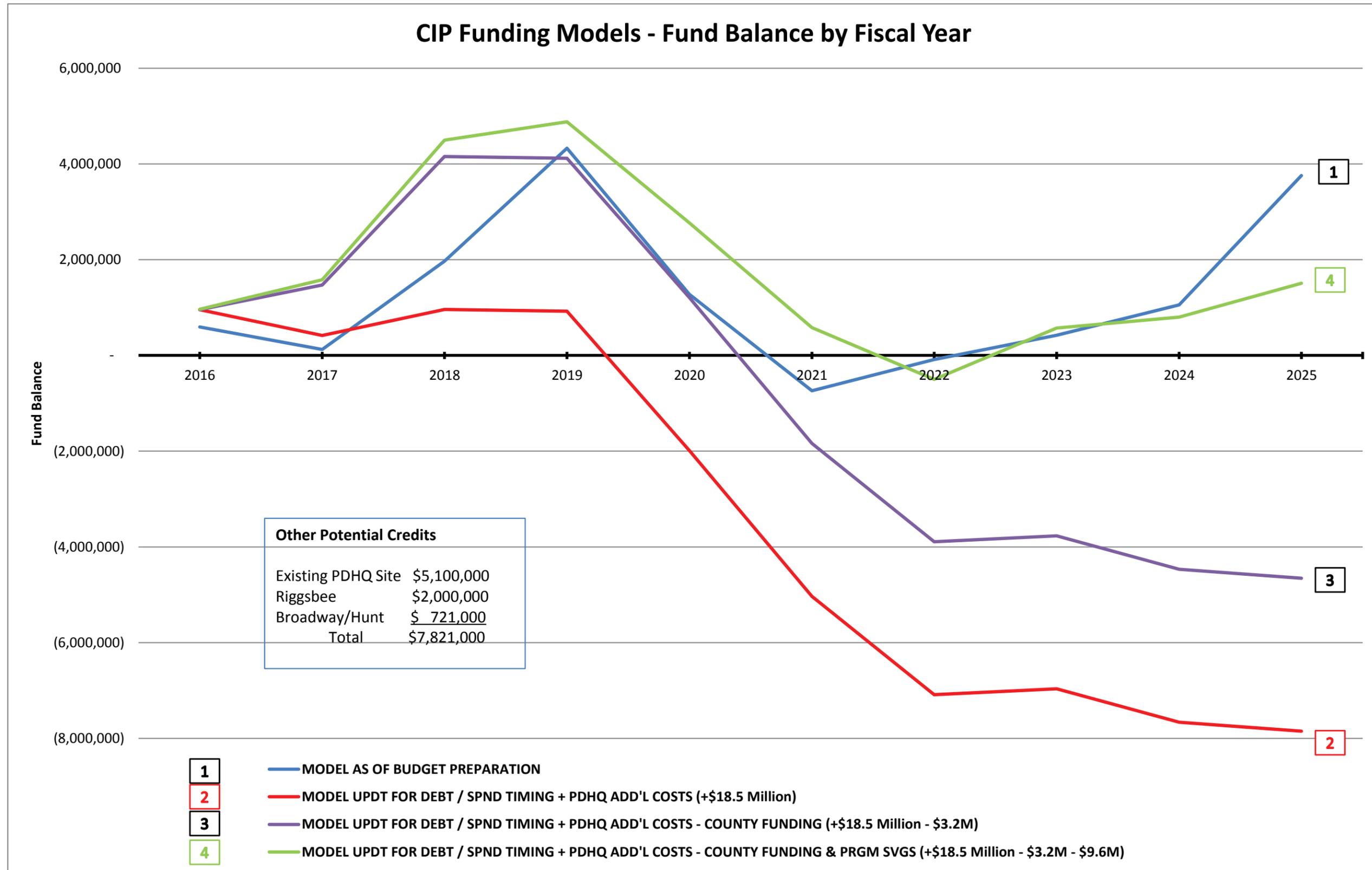
<u>PD Component</u>	<u>Program Reduction</u>		<u>Estimated Savings</u>
District 5 & Bicycle Unit	5,119 SF	68 staff & 4 visitor parking spaces	\$4,130,000
K-9 Unit	1,265 SF		
Traffic Services Unit	5,376 SF		

- Provide Alternate Leased Location for Special Operations:

<u>PD Component</u>	<u>Program Reduction</u>		<u>Estimated Savings</u>
Special Operations	10,231 SF	57 staff parking spaces	\$3,860,000

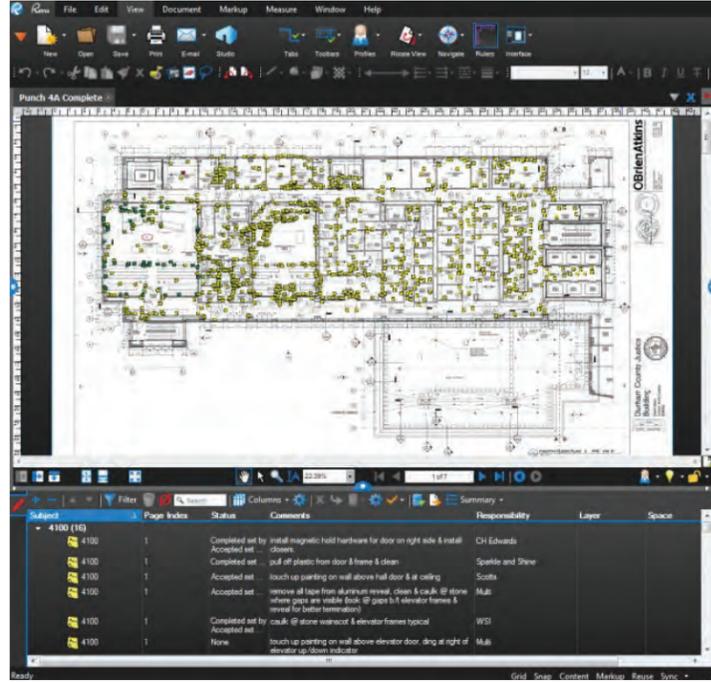
Estimated Savings to Project is Approximately \$8M



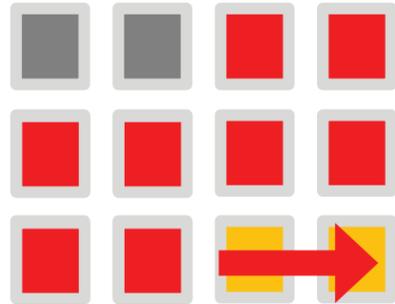


SCHEDULE

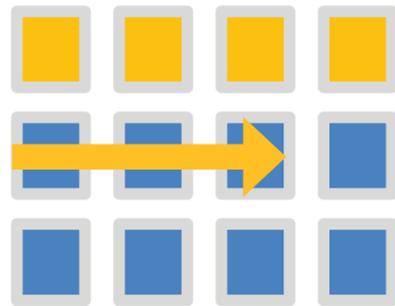
- Design
- Document
- Construct
- Move In



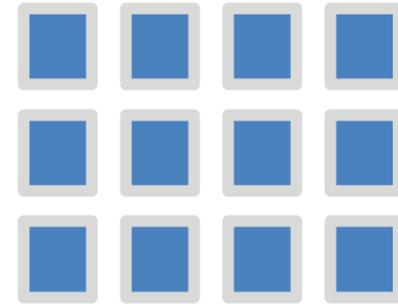
2015



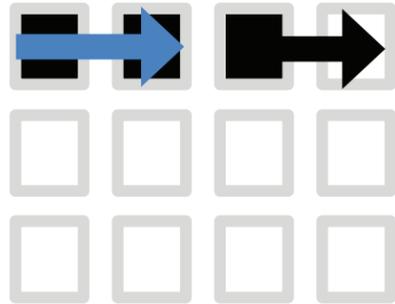
2016



2017



2018



Schematic Design Next Steps

- City Council Work Session - Site Massing August 20
- Completion and Review of Traffic Impact Analysis
- Completion of Basis of Design Documents
- Completion of Schematic Design Submittal October 16
- City Council Work Session - Schematic Design October 22

Design Development

- Completion of Site Plan Submittal November 30
- Completion of Design Development Submittal February 9
- City Council Work Session - Design Development February 18

Construction Documents and Beyond

- Completion of Final Documents June 2016
- Final GMP and Permitting Through August 2016
- Environmental Cleanup, Abatement and Demolition Begins early 2016
- Construction Through 2017
- Move-Ins and Close Out Early 2018



NEXT STEPS



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