

DURHAM



CITY OF DURHAM

General Services Department

2011 FAY STREET | DURHAM, NC 27704

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Durham Police Headquarters Complex and Durham Emergency Communications Center - Frequently Asked Questions

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Frequently Asked Questions

1. Why does the City need a new facility for the Durham Police Department and Durham Emergency Communication Center?

- As a result of steady population growth and development as well as aging facilities, the City of Durham needs to update these facility space allocations to adequately house these functions to improve operational effectiveness and efficiency.
- The current Police Headquarters and Emergency Communications Center, located at 505 West Chapel Hill Street, was built in 1957 as offices for the Home Security Life Insurance Company. Since 1991, the City has occupied this space and it has become inadequate for current and future operations of our Police and Emergency Communications Departments.
- Studies of Police and Emergency Communications needs were completed as early as 2001, with another in 2006, and the most recent completed in 2011 and 2012. Each concluded that there is inadequate and poor space conditions at the current facility. The building design was not purpose-built for a police headquarters, resulting in inappropriate use of space, lack of standardized space, and operational inefficiencies. Also, considering the age of the facility, many of the building systems are reaching the end of their useful lives, pose major maintenance issues, and could pose safety problems in the near future.

2. How did the City determine it was time for a new facility? A great deal of pre-planning work has been done in regard to Durham Police Headquarters facilities over that last decade.

- In 2001, the City contracted with the design firms New Synergy and GSA Ltd. to conduct a departmental space needs assessment and schematic plan for its facilities.
- A building inventory conducted by Carter-Burgess Architects in 2003 also confirmed that the poor conditions of the headquarters building was becoming a significant issue.
- In 2006, the Police Department completed an internal Facility Report and Master Plan that detailed the deficiencies in the facilities program, and recommended a long-range plan to replace the headquarters building.
- In 2010, Carter Goble Associates was hired and produced the 2012 “Facility Program Study,” consisting of a needs assessment, facilities evaluation, and a master plan for how the City can accommodate the 20-year operational needs for Police. The facility assessment rated the existing facility as poor with conditions not meeting basic standards and having little potential for improvement without significant effort and resources. Many divisions and units are operating in overcrowded conditions and there is minimal or no additional space for future service and staff growth. Additionally, the building’s structural, electrical and mechanical systems hinder the ability to incorporate new systems and technologies.



- In 2011, Cater Goble also produced the “E911 Emergency Communications Architectural Program” to determine the spatial and operational needs of the Emergency Communications Call Center, which is located inside police headquarters. The existing conditions assessment revealed the space occupied by Emergency Communications is not adequately sized, based on industry standards, resulting in operational inefficiencies.
- In June 2015, Carter Goble produced the final version of the “Durham Police Department Consolidated Space Program” which guides the scope, occupancy, size, and general space requirements for the Police Headquarters Complex.

3. Where will the new headquarters be located? The new facility will be located at 602 East Main Street. The site is 4.5 acres and bounded by East Main Street, Elizabeth Street, Hood Street, and Ramseur Street.

4. What is the size of the new headquarters?

- The building will be approximately 125,800 square feet.
- In June 2015, the original program building size was identified as approximately 162,200 square feet.
- In August 2015, City staff identified 36,400 square feet in program reductions to reduce the growing cost of the project.
- Program reductions included Domestic Violence Unit (11 staff), who will stay at Pilot Street, Community Services Division (34 staff), who will stay at Holloway at District 1, and Property and Evidence (6 staff), who will stay at Holloway at District 1.

5. What is the size of the existing Headquarters facility?

- The existing headquarters is 72,081 square feet, and has seven floors including a basement and partial sub-basement. The site has 240 parking spaces.
- District 5 and the Forensics Services Unit, located at 516 Rigsbee Avenue, will also be coming to the new headquarters. Rigsbee is 15,150 square feet and is a single-story building. The site has 12 parking spaces.

6. How many City staff is currently at the existing headquarters and District 5/Forensics?

- A total of 299 staff is currently located at headquarters. This number includes 217 Police staff and 82 Emergency Communications staff.
- There are 81 Police staff at District 5/Forensics on Rigsbee Avenue.

7. How many staff will be in the new building when the facility opens?

- A total of 380 staff will be in the new building. This number includes 298 Police staff and 82 Emergency Communications staff.
- The average daily total in the new facility is calculated at 92.5 percent or 352 staff per day on average.



8. How many staff is projected to be in the building in 2025, which is the planned projected staff capacity of the building?

- A total of 466 staff is projected to be in the building in 2025. This number includes 366 Police staff and 100 Emergency Communications staff.
- The average daily total in the facility in 2025 is calculated at 92.5 percent or 431 staff per day on average.

9. Where will I park if I need to come to the new Headquarters? Visitors will be able to park in the 57-space visitor surface parking lot. The 433-space parking deck is just for Police, Emergency Communications, and other City staff.

10. What City Departments and Police Divisions will be located at the new facility?

- First Floor
 - Personnel and Recruiting
 - Records
 - Traffic Services Unit
 - District 5/Bicycle Unit/K9 Unit
 - Supply
- Second Floor
 - Forensic Services Unit
 - Criminal Investigation Division
 - Special Operations Division
 - Crime Analysis Unit
- Third Floor
 - Office of the Chief
 - Professional Standards
 - Fiscal, Accreditation, Planning
 - Training
- Fourth Floor
 - E911 - Emergency Communication Center
 - Information Technology Division
- All floors have vertical circulation, horizontal circulation, meeting areas, break, areas and support areas

11. What is the current energy usage at the existing Police Headquarters? The current headquarters building is one of the City’s most expensive to operate and maintain. It is the second largest energy-using building in the City’s portfolio, exceeded only by the City Hall complex. Additionally, the unique integration of the façade, structural, and mechanical systems make additional updates cost-prohibitive. Although a series of renovations have already taken place, façade, roofing, elevators, bathrooms, electrical and mechanical systems are all nearing the end of their useful life.



12. Will the new facility be more efficient? The new headquarters building will be LEED-certified and will be purpose-built to accommodate the space, technology, and equipment needs of our Police and Emergency Communication Departments.

13. What are the guiding design principals for the project?

- Incorporate Givens - Site, Budget, and Program Needs
- Provide a Building that Expresses Openness to the Community
- Activate Main Street
- Activate Ramseur Street
- Connectivity between East Durham and Downtown
- Open Space/Streetscape
- Provide Opportunities for Future Growth and Development
- Incorporate Public Art
- Pedestrian Friendly
- Minimize Surface Parking
- Safety and Security

14. What are the City’s plans for future growth and development on the project site? The new facility and parking deck were designed so that the overall site could be subdivided into two additional parcels, including a 0.663 acre parcel on Ramseur Street, and a 0.261 acre parcel mid-block on Hood Street.

The opportunities include the following:

- The new facility is sized for growth to year 2025, but additional site development or reconfiguration can accommodate the core needs of the headquarters and emergency communications center for the useful life of the building, which is expected to be 50-to-100 years. The visitor surface lot on Elizabeth Street could also be developed in the future as long as visitor parking for the facility is accommodated differently or provided offsite.
- One or both of the parcels could be used for private development.

15. What is the cost of the project?

- The overall CIP budget is \$71,352,251
- The overall CIP budget breakdown:
 - Construction Costs budget is \$49,374,432
 - Construction Soft Costs budget is \$6,232,393, and includes furniture, equipment, low-voltage connections, technology, and other requirements.
 - Construction Contingency budget is \$3,128,009
 - Design Costs Budget is \$6,891,328
 - Land Acquisition Costs were \$5,726,089

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16. What is the timeline for the project?

CIP Funding Received	July 2013
Environmental and Due Diligence Phase (Terracon)	December 2014
Approval of CMAR Pre-con Contract (LeChase)	March 2015
Approval of Design Contract (O'Brien Atkins)	March 2015
Approval GMP 1 - Phase 1 - Demolition, Abatement, and Soil Remediation	June 2016
Start Construction Phase 1	July 2016
Approval of GMP 2 - Phase 2 - Earthwork, Foundations, Concrete, Structural Steel, Precast and Site Logistics	August 2016
Start Construction - Phase 2	October 2016
Approval of GMP 3 - Phase 3 - Balance of Trades	November 2016
Complete Construction Phase 1	November 2016
Start Construction - Phase 3	December 2016
Complete Construction Phase 2	June 2018
Complete Construction Phase 3	August 2018