



Opening October 2018: New Durham Police Headquarters Complex



This fall the City of Durham will celebrate the opening of its first-ever purpose built police headquarters. The new headquarters will be located at 602 E. Main Street at the east gateway to downtown Durham.

The Police Headquarters Complex (which includes the Durham Emergency Communications Center/911) sits on a 4.5-acre site. The project consists of a new 125,000 square-foot headquarters building, a 57-space visitor parking lot and a 433-car employee parking garage.

The project is designed to receive a LEED® Silver Certification.

Frequently Asked Questions

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

- 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.
- 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 facade, structural, and mechanical systems make additional updates cost-prohibitive.
- 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.
- Although a series of renovations have already taken place, facade, roofing, elevators, bathrooms, electrical and mechanical systems are all nearing the end of their useful life.

2. How did the City determine it was time for a new facility?

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.

- 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. A building inventory conducted by Carter-Burgess Architects in 2003 also confirmed that the poor conditions of the current headquarters building was becoming a significant issue. Each concluded that there is inadequate and poor space conditions at the current facility.
- 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.
- In 2011, Carter 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 new complex.

3. In terms of size and units/divisions how does the new Headquarters building compare to the old?

- The new headquarters has 52,919 more square feet and 250 more parking spaces.
- District 5 employees and the Forensics Services Unit, currently located at 516 Rigsbee Avenue, will also be moving to the new headquarters.

4. What is the cost of the project? In August 2015, City staff identified 36,400 square feet in program reductions to reduce the cost of the project. The overall CIP budget is \$71,352,251. The overall CIP budget breakdown includes: Construction Costs - \$49,374,432; Construction Soft Costs - \$6,232,393 (includes furniture, equipment, low voltage connections, technology, and other requirements); Construction Contingency - \$3,128,009; Design Costs - \$6,891,328; and Land Acquisition Costs - \$5,726,089.

5. What Police services and 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 Investigations Division
- Special Operations Division
- Crime Analysis Unit

Third Floor

- Office of the Chief/Public Affairs Unit
- Professional Standards
- Fiscal, Accreditation, Planning
- Training

Fourth Floor

- Information Technology Division
- Emergency Communications Center/911 (* 911 is a separate City department that is co-located with the police department).

New Police Headquarters Grand Opening Celebration

SAVE*the***DATE**

...Saturday, October 20, 2018

10 a.m. to 3 p.m.

For more information, call DPD's Public Affairs Unit at (919) 560-4322.