



**YOUR VOICE.  
YOUR NEIGHBORHOOD.  
YOUR CITY.**

# **DPD District 6 Replacement Project**

**22-0546 – Amendment to Roth Sheppard Architects, LLP contract**

# DPD District 6 Replacement Project

## Resolution Request

- 22-0546 –
  - Amends a contract with Roth Sheppard Architects, LLP by adding \$5,150,291 for a new contract total of \$5,569,581 and 3.5 years for a new end date of 12-31-2025. (DOTI-202056473-02/DOTI-202262815-02)
  - For Phase 2 of the Denver Police District 6 Replacement project as part of the Elevate Denver bond program, including schematic, design development, construction documents, construction administrative and public outreach services and renovation of the existing Pre-Arrest Detention Facility at 1331 Cherokee Street in Council District 10.

- Current facility built in 1959 as medical office
- Extremely deficient in space and layout – 145% occupancy, basement flooding, drywall holding cells
- Various locations considered, including current site
- Risk Assessment in Aug. 2018 showed operational & financial challenges with developing current site
  - Difficult to redevelop the site while maintaining a fully functioning facility
  - Opportunities for interim facilities limited, and costly

# DPD District 6 Replacement Project

## Project Summary

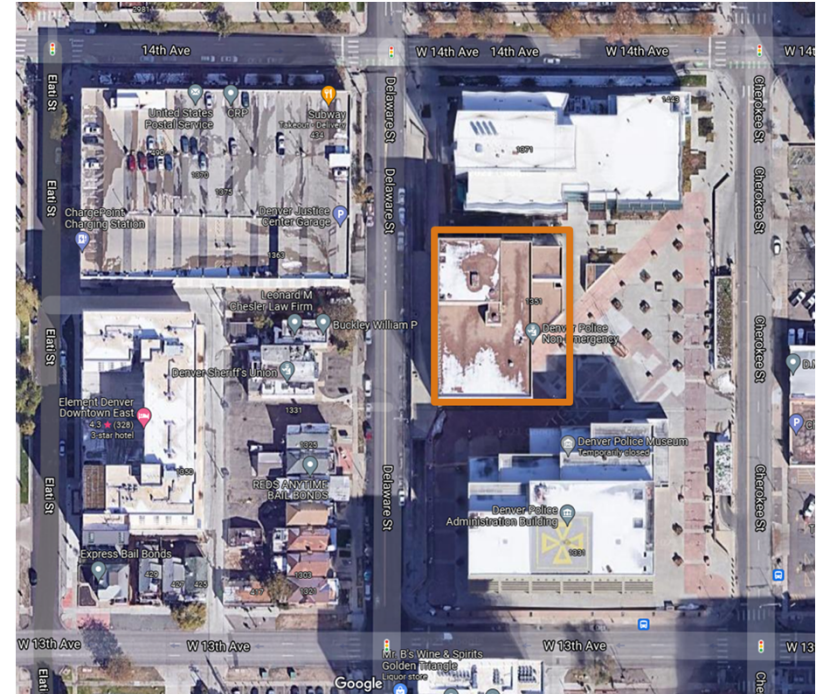
- 2017 Elevate Denver Bond project
  - Provide opportunity to create a robust public safety campus.
  - Address capacity, accessibility, and efficiency needs.
  - Serve as a multi-use facility, offering residents and businesses an accessible community room to gather,
  - Provide public safety officers and staff a collaborative space to improve operations.
  
- Pre-Arrest Detention Facility (PADF) identified as new site
  - Repurpose and activate an existing City asset
  - Creates holistic safety campus
  - Location within Police District 6



# DPD District 6 Replacement Project

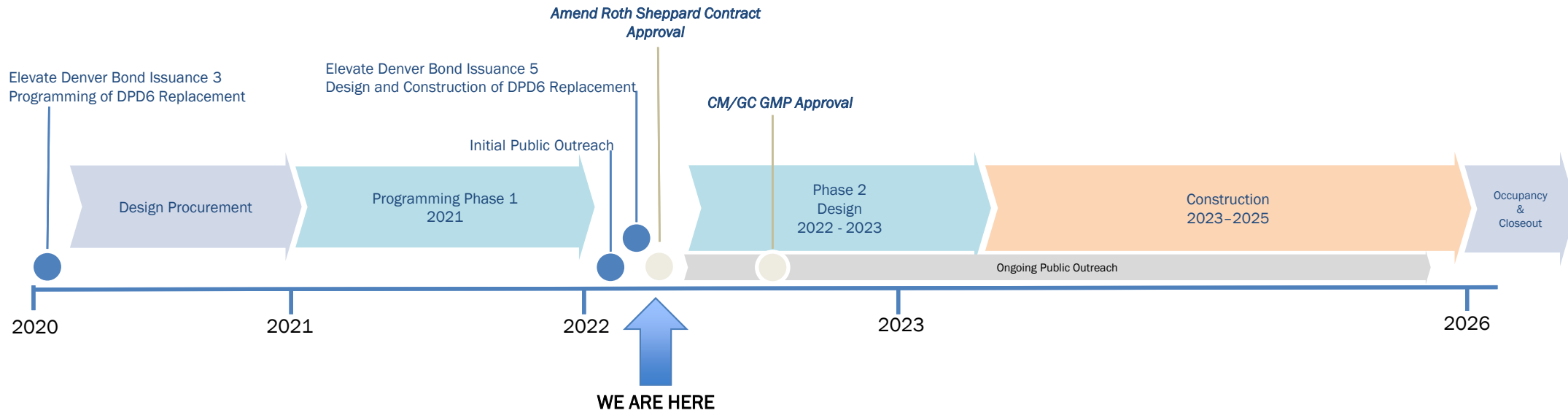
## Preliminary Project Costs and Funding

- Design and construction at PADF to support DPD6 operations is currently estimated at \$47.5M. Anticipated funding sources include:
  - \$25M of named Elevate Denver Bond funding,
  - \$9M of Bond Public Safety Purpose-contingency,
  - at least \$13.5M of proceeds from the sale of the current DPD 6 property.
- Additional supportive projects include relocating evidence storage from PADF to another location (\$5M) and deferred maintenance improvements to the plaza (\$3.5M).
- Costs and financial plan to be refined through the design process.



# DPD District 6 Replacement Project

## Project Timeline



# DPD District 6 Replacement Project

## Council Action

- Approval of Item 22-0546 –
  - Approval of amendment to contract with Roth Sheppard Architects, LLP by adding \$5,150,291 for a new contract total of \$5,569,581 and 3.5 years for a new end date of 12-31-2025.
  - Including schematic, design development, construction documents, construction administrative and public outreach services and renovation of the existing Pre-Arrestment Detention Facility.

# QUESTIONS?



# Police District 6 Replacement

## Scope Summary

Project	Police District 6 Replacement	
	Original Scope	Project Budget
<b>Ballot Measure</b>	Replace the 51-year old District 6 police station to improve services in Denver’s capitol hill, civic center, downtown and five points neighborhoods	
<b>Companion Ordinance</b>	Replace the 51-year old District 6 police station to improve services in Denver’s capitol hill, civic center, downtown and five points neighborhoods	
<b>Voter Information Guide/Project Summary</b>	<p>This project will result in the demolition of the existing buildings at 1566 North Washington Street and the construction of a new facility to house a modern police substation. The building has been occupied since 1995, however the building was originally constructed as a medical building, estimated to be 40 to 50 years old. For the past 22 years, the staff have been housed in a facility that is not sufficient for efficient use as a police station.</p> <p>A recently completed Department of Safety Operational Assessment Report identified numerous deficiencies in the current District 6 location. Among them are safety/security deficiency at 65%, non-emergency operations deficient at 85%, space for public interaction at 75% deficient, and is currently at 145% capacity.</p> <p>In 2009, the District 6 substation housed 131 officers and staff. Now there are 183 personnel at the district, a nearly 40% increase. This is in part a result of the City’s efforts to increase patrol staffing at districts and police in the communities they serve. A recent site survey found that the station is extremely insufficient in capacity and features and noted that it has frequent flooding in the basement. It does not meet the needs of the community as it does not have any accommodations for disabled persons, making it difficult for them to be interviewed or meet with police personnel. The station currently has only two holding cells constructed to standard building drywall which is far from modern standards.</p> <p>The project would result in a facility that will both expand office space for the staff, but also provide facilities for the public. Expanded interview rooms, a sally port, and enhanced recording equipment would all be part of the project. These features reduce City liability by making prisoner management more secure and efficient.</p> <p>A community room available for public use would also be included, something that has been highly utilized at other stations.</p> <p>Additionally, the Colfax community is active in its efforts in redevelopment, sustainability, and initiatives to stimulate neighborhood revitalization. This project will support the surrounding neighborhood and strengthen the Colfax corridor. Numerous locations are being considered including staying on the current site.</p>	<p>Voter Approved Bond Funding \$25,000,000</p>