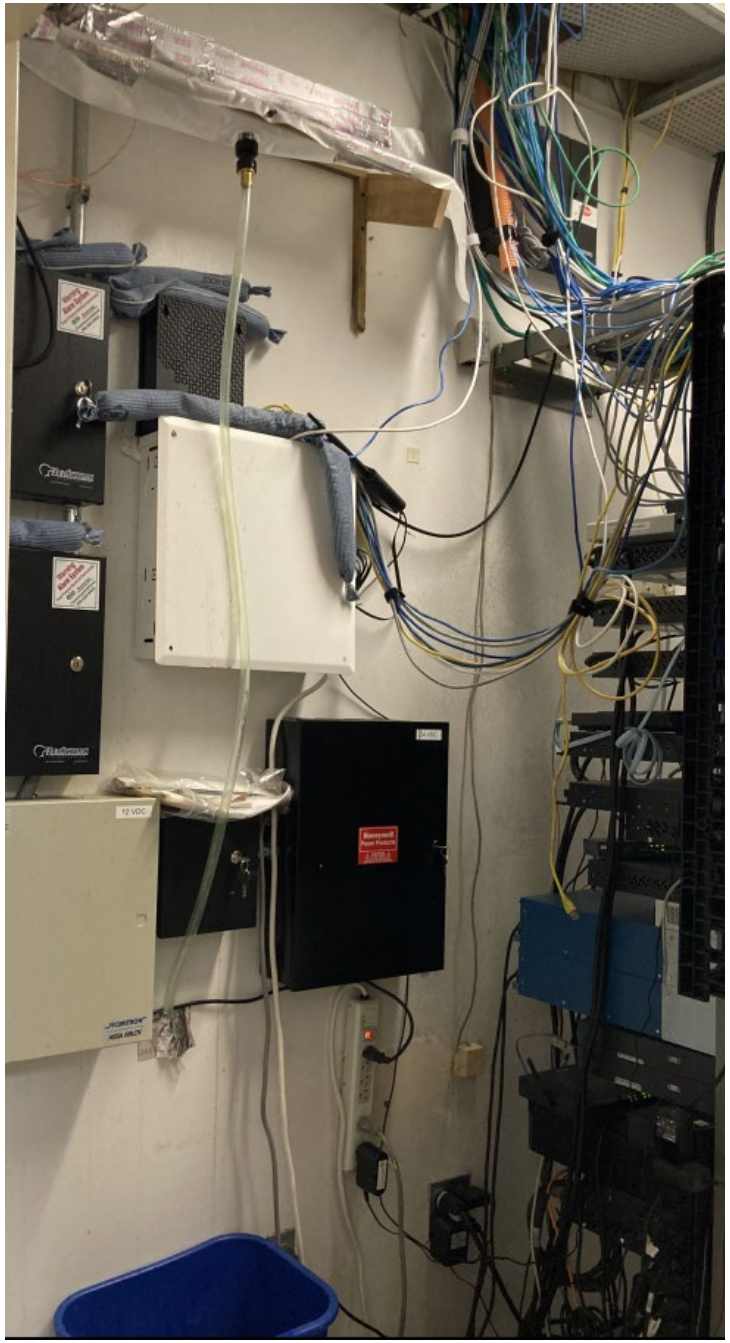
Leasing Space for the Chapel Hill Police Department

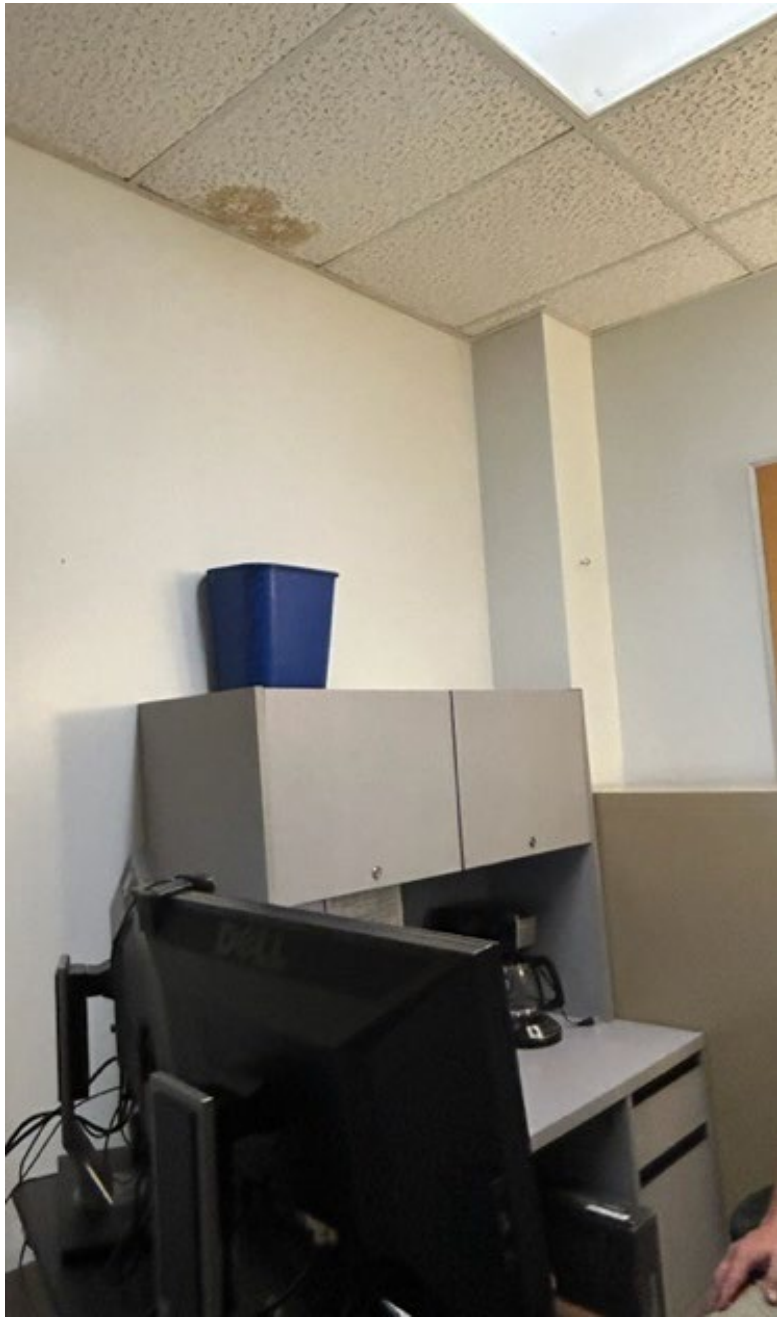
September 13, 2023

Guardians of the Hill



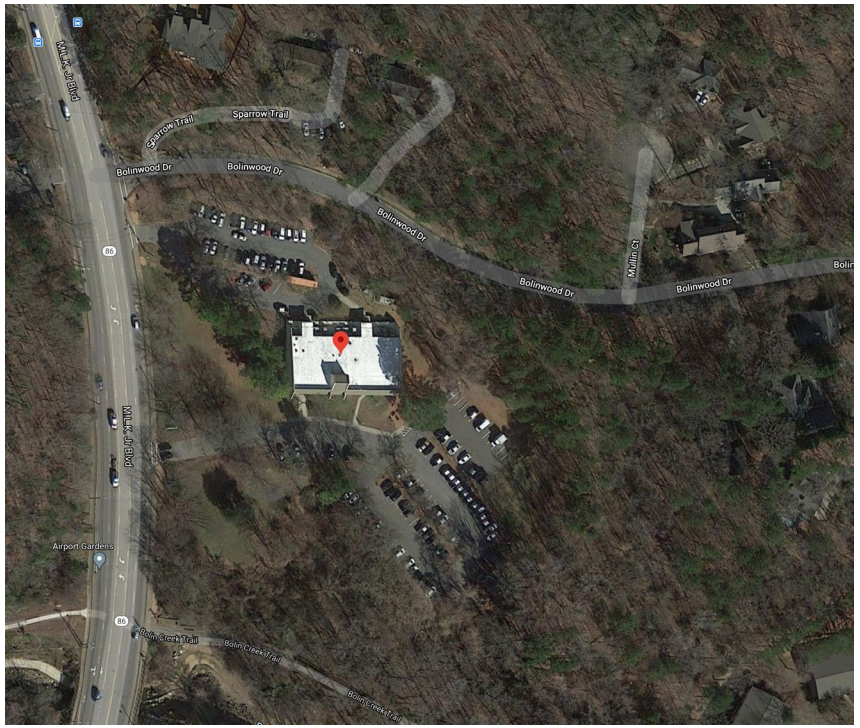
POLICE LINE DO NOT CROSS

Please Close
This Door
To Keep the
Dust Out



828 Martin Luther King Jr. Blvd.

We have explored combining the Police Department, other functions, and the brownfields remediation into one effort (MSC)



This is an expensive time to build

Municipal Services Center — Draft SF from Space Needs Study
6/26/2023

ROM - Overall Project Budget

			Notes:
A.	New MSC Building - construction (3 story Municipal bldg)	$ 67,000,000	Includes Design Contingency Sf used = 77,300
B.	Demo Existing Building	$ 750,000	Existing = 25,000 sf
C.	CCP Mitigation (cap, contain, monitor)	$ 4,500,000	* Figures taken from H&H estimates supplied to EVOKE for their Estimate
D.	Site Work (landscaping/connections)	$ 1,500,000	Trail connections, grading, utilities, stormwater
E.	Logistics / PD interim (move out/move in - 24 mos+)	$ 1,000,000	Assumption 18K sf x commercial rental $25.50sf plus moving, small fit out, and utilities
F.	% for art	$ 685,000	1% of building and landscape portions
	Subtotal	$ 75,435,000	
	Construction Contingency (10%)	$ 7,375,000	Based on Constr pieces A,B,C,D
	Overall Project Budget Total =	**$ 82,810,000**	

Escalation(s) - 2023 cost est		Cost Est compounded to midpt of construction
Start 2025	$ 90,488,722	Historically 2% to 4% per year
Start 2026	$ 93,203,384	24+ month project
Start 2027	$ 95,999,486	Assumed 3% per year

$82.8 M

Uncoupling the Police Department from the remediation lets both move forward

Police Department

- Move into a new space
- Stop repairing old PD

Brownfield remediation

- Enter Agreement with State
- Prepare for future use

We recommend relocating the Police Department by using leased space

Lease space

- Parkline (former BCBS building)

Remediate 828

- Remediate - interim use
- Plan for future

Guardians of the Hill