

March 19, 2014

Mark Pistillo
Senior Project Manager
Pinellas County Building and Design Division
Pinellas County Real Estate Management Department
509 East Avenue S.
Clearwater, FL 33756

RE: Pinellas County Jail Campus Infrastructure
Phase 1 Design Criteria Package

Dear Mr. Pistillo:

Dewberry Architects Inc. is pleased to present this Executive Summary for the Pinellas County Jail Infrastructure Phase 1 Design Criteria Package.

Purpose and Methodology:

The Phase 1 Design Criteria Package is the product of an extensive and comprehensive analysis of Programming and Master Planning efforts that developed future phases of the Pinellas County Jail campus, giving clarity and purpose to the Phase 1 package and its interface with implementation of all future phases. The Dewberry team utilized all prior reports, drawings, facility population data, on-site facility tours and reviews, and all available existing utility information in formulating the Program, Master Plan and ultimately the Design Criteria Package. The Dewberry Project Manager was co-located onsite with the Sheriff's consultant to facilitate communication and collaboration with the end users. This co-location also allowed Dewberry to physically observe specific operations related to delivery of food and laundry, and their effect on the design of the infrastructure.

Our scope of work was as follows:

Task 1 Programming

- Two on-site workshops with stakeholders
- Research and validation of existing jail population trends
- Research and development of bed needs and classifications
- Development of classification levels and related housing types

Task 2 Master Planning

- Two-onsite workshops with stakeholders
- Two Master Plan briefings with County leadership
- Research existing food and laundry services and delivery to the inmate population and make recommendations for improvement
- Research existing security functions including surveillance, recording and access control and make recommendations for total campus security integration
- Research existing HVAC and electrical systems and make recommendations for energy saving options and equipment location consolidation

- Research existing site utilities and make recommendations for replacements and relocations that will add flexibility to future construction
- Location of all buildings and recommended phasing to optimize site and cost
- Concept development of infrastructure building and housing
- Concept development of utility upgrades and relocations
- Concept development of service and inmate movement through Phase 1 and future phases.

Task 3: Criteria Design – Phase 1 Infrastructure

- Eight onsite meetings with stakeholders
- Development of Infrastructure Building design and interface with existing campus
- Civil survey of proposed construction site and all site utilities
- Detailed review of kitchen and laundry packages with food service provider and staff
- Preparation of an “alternate conventional laundry and cost” for reference
- Detailed review of detention and security packages with users

The Dewberry design team, including architects, civil engineers, structural engineers, mechanical, electrical & plumbing engineers, food and laundry service consultants and security and technology consultants conducted workshops, beginning in April, 2013, with key Pinellas County stakeholders to determine the actual scope of work for the project. Through these interactive workshops, both an Updated Facility Program and Updated Master Plan for the site were created. These reports included the recommendation for an Infrastructure Building to house jail services including kitchen, laundry, central utility plant, central security control room and potentially Facility Maintenance. This building is located strategically to serve the entire campus in an efficient manner and includes links to existing housing buildings and provisions for links to future housing buildings. While both the Facility Program and Master Plan developed during this process included and recommended replacement housing, leadership staff concluded that there would be no need for housing in the Phase 1 Design Criteria Package.

Additional on-site meetings developed the footprint and layout of the Infrastructure Building and also developed programs and site plans for a free-standing replacement for the Facility Maintenance building and relocation of off-site Sheriff's Purchasing Warehouse facilities as a means to encompass all potential infrastructure upgrades needed at the jail campus. These facilities are located and described as precast concrete modular buildings in the package.

Brief Project Description:

The Phase 1 Criteria Package includes work throughout the Jail campus and it is intended that the design-builder will have full responsibility to complete the entire project. The contract includes, but is not limited to all permits and approvals from regulatory agencies, geotechnical and other engineering reports, as well as completion of all utility and building demolition and construction work outlined in the documents. The work will need to be accomplished in several phases to maintain current jail operations. The stages of the work required to achieve the completion of the Phase 1 Infrastructure Upgrade are described below.

Stage 1: Initial work must begin with the construction of a new perimeter fence to isolate the construction site from the jail campus. Demolition of the existing Female Secure Compound (FSC) building that has been abandoned and no longer in use. All utilities and site access serving that building will be removed. During this portion of the work, all utilities that will feed the new construction will be added, re-routed or reconstructed. New utilities include a fire water loop around the perimeter of the site; new gas main; new Duke Energy primary electric service loop;

and a security/technology duct bank; and a new grease trap will be added. Existing underground plastic chilled water lines to existing operational buildings will be replaced with new metallic chilled water lines. Underground sewer and storm sewer lines will be relocated to accommodate new construction.

Stage 2: The largest portion of the work is included in the 72,416 s.f. Infrastructure Building that will house new central laundry and kitchen facilities sized to accommodate the entire campus population, including adequate delivery and dock access; a new central utility plant that will serve both the jail and judicial center campuses; and a central security control room from which the entire jail surveillance and access can be controlled. The kitchen is located on the second floor of the building allowing it to remain operational during hurricane events that produce a storm surge. Included in this building construction is a bridge to Central Division that connects the second floor kitchen to the second floor of Central Division with direct access to that building's freight elevator.

Stage 3: A freight elevator will be added between South and Central Divisions. This is necessary to link the kitchen and laundry to existing South Division housing facilities. It will allow for more efficient delivery of laundry carts to South Division Housing, and delivery of meals to South Division while the South Kitchen is being renovated.

Stage 4: Demolition of the existing kitchen, laundry, central control building and miscellaneous out-buildings can be accomplished once the Infrastructure Building and links are completed.

Also at this time, two additional new modular precast concrete buildings are proposed to:

- 1). Replace the existing Facility Maintenance metal modular building, and
- 2). Relocate existing leased warehouse space that serves the Sheriff's office in several capacities to this site.

These modular buildings will meet "shelter-in-place" requirements meeting high wind loads. While they are not elevated above storm surge, they will provide temporary shelter for staff during periods of high winds.

Stage 5: The final portion of work required to complete the project is the construction of a covered walkway between the Infrastructure and Healthcare Buildings and construction of final site fencing.

Design Criteria Package Organization:

The Design Criteria Package is organized into five volumes which include:

- Volume 1 - Contract Requirements which includes the Design-Build Agreement and all Exhibits compiled by Pinellas County with the Exception of Exhibit J Design Criteria Package.
- Volume 2 – Exhibit J Design Criteria Drawings which includes a complete set of 50% Design Development level civil, architectural, structural, MEP, food service, laundry, security and detention drawings necessary to define the scope of work.
- Volume 3 – Exhibit J Design Criteria Project Description which includes a general description in outline form of all functions, materials and equipment required for the project.
- Volume 4 – Exhibit J Design Criteria Specifications which includes both product and performance specification information for each system or product described in the drawings or Project Description.
- Volume 5 – Exhibit J Design Criteria Appendix which includes an Existing Facility Assessment prepared by Mason Blau & Associates, the Updated Master Plan and

Mark Pistillo
Pinellas County Jail Infrastructure Upgrade
Phase 1 Criteria Package
March 19, 2014
Page 4 of 4

Program as part of this contract, Pinellas County Design and Construction Standards, Civil Appendices including Pinellas County Criminal Courts Complex and Jail Facility FQD Development Order and Amendments, SWFWMD Permit History Summary, SWFWMD Permit Documents, the Pinellas County Jail Master Stormwater Management Plan, and Minutes from all of the project meetings held during development of the Criteria Package documents.

If you have any questions regarding this summary, please contact me.

Sincerely,

Dewberry Architects Inc.



Linda Bernauer, AIA, NCARB, LEED AP
Project Manager