“Leading the Way for a Safer Pinellas”

Pinellas County Upgrade
Jail Campus Infrastructure

Phase 1 Design Criteria

Volume 5 - Book 1 - Appendix

March 19, 2014

George F. Young, Inc.

TLC Engineering for Architecture

Schwartz, Schwartz and Associates

ARC3 architecture

Dewberry

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PINELLAS COUNTY JAIL
FACILITIES ASSESSMENT REPORT

MBA Architecture for the Human Experience

SCHENKELSHULTZ ARCHITECTURE

11/22/2013

PINELLAS COUNTY JAIL FACILITIES ASSESSMENT REPORT

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1.0 Executive Summary

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November 22, 2013

Mark Pistillo
Senior Project Manager
Building and Design Division
Pinellas County Real Estate Management
509 East Avenue South
Clearwater, FL 33756
727/464-4179 phone
mpistill@pinellascounty.org

Re: Pinellas County Jail
Facility Assessment Study
Criminal Justice Center
14400 49th Street North
Clearwater, FL
MBA Project No. 13026

Dear Mr. Pistillo:

Mason Blau and Associates, Inc. and our consultant team are pleased to submit the Executive Summary and Recommendations for the Pinellas County Jail Facility.

1.1 Purpose and Methodology:

The reason for this study was predicated by a meeting held with Pinellas County staff, the County Administration and the Pinellas County Sheriff where it was determined a building assessment study was required for specific buildings on the Pinellas County jail campus in Clearwater, Florida to determine whether they were suitable for renovation or replacement. Previous and current planning exercises indicate that all the selected facilities should be replaced. For the purposes of our report the facilities were limited to the following nine (9) buildings: Barracks 'A', 'B' and 'C', Southern Housing unit Wings 'C', 'D', 'E', 'F', and 'G', and the Facilities Management Building. The total area is approximately 317,000 gsf and the buildings vary in height from one to five stories.

The assessment for each building was made by architects, structural engineer, mechanical engineer and electrical engineer to include architectural, structural, mechanical, plumbing, electrical, and fire protection system reviews. The structural report includes wind speed verification as is requested by PCSO. Any deficiencies observed were documented in standard building assessment forms or in the final report. National and State Model Jail Guideline Standards were not part of the assessment and are excluded from our scope. An evaluation, assessment and report of the security systems are being completed under a separate contract and are excluded from our scope.

Our work includes review of the existing digital drawings, PCSO and Facility Management staff interviews and a visual walking tour of the facilities sufficient to develop a report of the existing conditions. The tour did include verification of limited access interstitial spaces for building systems or structural elements. Special provisions like selective demolition to ascertain existing conditions not visible during a walking tour are not part of our scope.

Scope of Work

Task 1: Interview Facility Management and PCSO staff, review existing drawings, and tour the existing facilities.

Task 2: Document the existing conditions using a standard property condition assessment form, including photographs of deficiencies within the report.

Task 3: Provide estimated costs for repairing or correcting deficiencies found.

Task 4: Format data, analysis and recommendations provided by all consultants into a concise report.

1.2 Report Findings:

The buildings in this study are located on the West and the South side of the main Pinellas County Jail Campus. The Cross Bayou Canal wraps around the site and forms the West perimeter edge for this campus. All the main floors of the surveyed buildings are located relatively low to sea level and vary in elevation from 8.53’ to 13.53’ NAVD 1988. The 100 Year Base Flood Elevation is 9.00’ NAVD 1988 and the 500 year Base Flood Elevation is 10.00’ NAVD 1988 on the West side of this location. Depending on the severity of the storm or hurricane event, inmate and staff evacuation is mandatory from these facilities because they are subject to flooding or storm surge with high category hurricanes.

The Jail housing units were completed starting in 1978 through 1985 and are 35 to 28 years old. The Facility Management Building was completed n 1988 and is 25 years old. In general, these building have aged beyond the typical life span of 20 to 30 years for most major building envelope systems (windows, doors, roofs, coatings, finishes, waterproofing) and engineering systems (mechanical, plumbing, fire protection and electrical) to the point where replacement has already started or is necessary now to maintain the buildings at the desired environmental levels.

The interior level of finishes and maintenance for the majority of the buildings is remarkably good considering the age of these facilities. Most of the typical finishes are original and should be replaced. Interior paint typically is relatively new on most surfaces.

The Structural Engineer’s findings after surveying and reviewing the drawings indicate all the buildings appear to be structurally sound. The general recommendation includes installation of impact resistant doors and windows at all openings to meet the hurricane standards in the Florida Building Code. The second part of the recommendation includes performing cosmetic repair of the noticeable cracks or deterioration where they occur. The only cautionary note was relative to the age of and hurricane survivability for the Facility Management Building which is a pre-engineered metal building.

Detention capability was evaluated with each inmate housing unit in the study. Capability varied significantly from what would be considered poor in A Barracks, B Barracks and C Wing to what PCSO staff commented was good in F Wing.

Eight of the nine buildings surveyed are not ADA accessible. Only G Wing in the inmate housing units has two ADA accessible pods. In general, with the exception of G and F Wing, which have elevators with vertical access to all inmate and staff locations, most of the buildings will be extremely difficult and costly to adapt for ADA vertical access. In the Florida Building Code, alterations (renovation) that change a space or primary function require 20% of the renovated cost go to ADA upgrades. The requirements for alterations focus on the ADA accessible path of travel (vertical travel is a primary duty), and fixed or built elements for accessibility. The Pinellas County Building Department requires proof of this percentage in the form of a Contractor's Estimate with accessibility cost(s) broken out. One fine point of this code is replacement of existing building systems would not come under the 20% cost requirement. Careful consideration should be given to any alterations anticipated for these facilities and the consequences of ADA accessibility.

1.3 Cost Estimate Summary:

The cost estimate for each building included all deficiencies noted and priced in the property assessment forms. The contractor general conditions, profit and overhead were included with each separate line item entry. This cost is based on current pricing (2013) and does not include inflation, design fees or other soft costs. Maintenance costs were included from Facilities Management for the last 6 years for each building to gauge or represent the impact of maintenance cost in the near future.
(See Appendix).

Facility Name	Assessment Deficiency Cost / S.F. Cost		6 Year History Maintenance Cost	Total
A Barracks	$1,523,766	73.21	$117,328	$1,641,094
B Barracks	$1,629,549	78.29	$83,188	$1,712,737
C Barracks	$1,658,328	55.36	$328,432	$1,986,760
C Wing	$3,098,939	157.86	$197,791	$3,296,730
D Wing	$3,093,906	120.41	$162,139	$3,256,045
E Wing	$2,995,644	116.58	$197,259	$3,192,903
F Wing	$6,603,005	54.96	$1,048,792	$7,651,797
G Wing	$3,507,843	90.74	$321,761	$3,829,604
Facilities Mgmt. Bldg.	$532,168	34.65	$27,644	$559,812
TOTAL	**$24,643,148**		**$2,484,334**	**$27,127,482**

1.4 Final Recommendations:

Based on the results of the field investigation and property assessments and our evaluations, we believe four (4) of the existing buildings in this report need to be demolished and replaced immediately. The buildings we are recommending for replacement include: A Barracks, B Barracks, C Wing and the Facility Management Building.

We have provided a decision matrix summary chart to help explain our recommendations.

Facility	Flood and Evacuation Concerns	Lack of ADA Accessibility	Low Threshold for Hurricane Wind Load Damage	High S. F. Cost for Renovation Greater than $150.00/S.F.	Poor Detention Capability	Significant Staff Concerns for Facility	Poor general conditions of the facility	Recommendation to Demolish & Replace Building
A Barracks	X	X			X	X	X	Yes
B Barracks	X	X			X	X	X	Yes
C Barracks	X	X						No
C Wing	X	X		X	X	X		Yes
D Wing	X	X						No
E Wing	X	X						No
F Wing	X	X						No
G Wing	X							No
Facilities Mgmt. Bldg.	X	X	X			X	X	Yes

Although the remaining facilities including C Barracks, D Wing, E Wing, F Wing and G Wing are generally in good condition and are structurally sound, there are some concerns with their long term future operations relative to flooding and hurricane evacuation and ADA accessibility. The remaining buildings should be evaluated annually with an eye for eventual replacement.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Michael R. Mason, AIA, LEED AP
President
Mason Blau and Associates, Inc.

2.0 Purpose and Scope

2.0 Purpose and Scope

The purpose of this study was to complete a series of building assessments for specific buildings on the Pinellas County Jail campus in Clearwater, Florida to determine whether they were suitable for renovation or replacement. The report is limited to the following building: Barracks 'A', 'B', and 'C', Southern Housing Unit Wings 'C', 'D', 'E', 'F' and 'G', and the Facilities Management Building. A total of nine (9) buildings are included in this report. The total square footage is approximately 317,000 gross square feet. The buildings vary in height from one (1) to five (5) story's.

The assessment for each building was made by architects, structural engineers, mechanical, plumbing, fire protection engineers and electrical engineers and include architectural, structural, mechanical, plumbing, fire protection and electrical systems review. The following consultants participated in the report or survey or both.

Michael R. Mason, AIA – Mason Blau & Associates – Architect
David Sholl, AIA – Schenkel Shultz Architecture – Corrections Architect
Michael McCarthy, PE & Mark Erkkila – McCarthy and Associates – Structural Engineer
Joseph Griner, PE – Griner Engineering – Mechanical, Plumbing, Fire Protection Engineer
Michael P. Spychala, PE – M.P. Spychala & Associates – Electrical Engineer
Robert Kaupp – CC&A Construction Consulting – Cost Consultant

The report utilizes the following methods to develop the information, data, narratives, costs and recommendation for each building assessment:

- Review of the existing record drawings and digital pdf files provided by Facilities Management for each building in the study.
- Review of the maintenance cost for a Six (6) Fiscal Year Summary as provided by Facilities Management for the buildings in the study.
- A visual walking tour of every building in the report was completed by the consultant team and included the exterior, roof, and all floors of the interior. The tour included all circulation corridors, services spaces, and equipment rooms. In areas where inmates occupied the cells, specific sample pods and cells were toured in each building so the existing population was not disrupted.
- Interviews with Facility Management and PCSO staff occurred prior to and during each tour for the individual buildings.
- The existing conditions were documented in a standard property assessment form and the consultants took pictures to utilize with the report. The process generally follows ASTM 2018 which is a standard guide for property assessment with variations for this specific site.
- Narrative written reports and photos (where required) were included by the consultant for their area or trade for each building. Each consultant summarized their individual deficiencies and recommendations for each building narrative.
- An opinion of probable cost was produced from the deficiencies identified in the standard property assessment form and the narrative reports. A summary cost report is included at the end of each building assessment form.

The assessment was predicated on the following stipulations as part of the understanding of the scope between the County and the assessment team:

- National and State Model Jail Guidelines were not part of the assessment and were excluded from the scope.
- A complete security systems and operations evaluation assessment and report is being completed under a separate contract by another firm. This scope is excluded from our assessments.
- The Structural Report will include wind speed verification as requested by the Pinellas County Sheriff's Office (PCSO). The wind speed verification is based on Florida Building Code requirements for the date and location of the buildings as indicated on the drawings provided by the Owner.
- The visual walking tour of the facilities in the report is sufficient to develop a report for existing conditions. The visual tour did not include access to interstitial spaces for example above ceilings. Special provisions like selective demolition to ascertain existing conditions that are not visible during the walking tour were not included this work.
- A standard property assessment form was developed by the assessment team and the form was customized for this campus and the specific types of buildings to be surveyed. The standard form was reviewed by the County prior to starting the survey and was utilized to evaluate all buildings in the study.

PINELLAS COUNTY JAIL ASSESSMENT

BUILDING SCOPE SUMMARY

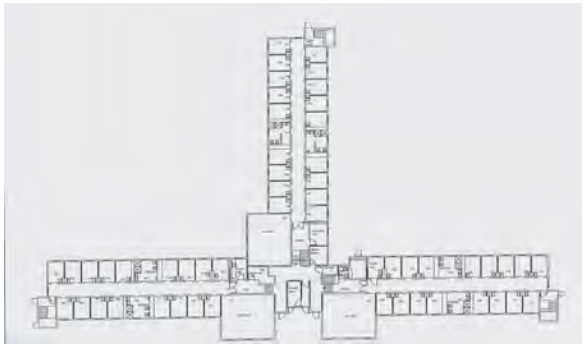
FACILITY NAME	GSF	STORIES	APPROXIMATE YEAR CONSTRUCTED	POPULATION/END USER
A Barracks		2	1978	Medium Security/Empty
First Floor	10,407			
Second Floor	10,407			
TOTAL	**20,814**			
B Barracks		2	1978	Medium Security/Empty
First Floor	10,407			
Second Floor	10,407			
TOTAL	**20,814**			
C Barracks		2	1984	Medium Security/Male
First Floor	19,915			
Second Floor	10,041			
TOTAL	**29,956**			
C Wing - Phase I		1	1980	Maximum Security/Female
First Floor	19,631			
TOTAL	**19,631**			
D Wing - Phase I		1	1980	Maximum Security/Male
First Floor	19,755			
Mezzanine	5,940			
TOTAL	**25,695**			
E Wing - Phase I		1	1980	Maximum Security/Female
First Floor	19,755			
Mezzanine	5,940			
TOTAL	**25,695**			
F Wing - Phase III		5	1985	Maximum Security/Male
First Floor	26,689			
Second Floor	28,516			
Third Floor	22,240			
Fourth Floor	21,344			
Fifth Floor	21,344			
TOTAL	**120,133**			
G Wing - Phase II		2	1981	Maximum Security/Male
First Floor	19,330			
Mezzanine	19,330			
TOTAL	**38,660**			
Facility Management		2	1988	Facility Management Staff
First Floor	10,030			
Mezzanine	5,330			
TOTAL	**15,360**			
TOTAL GROSS SQUARE FEET	**316,758**			

3.0 Building Description and Observation

3.1 ‘A’ Barracks

Pinellas County Jail Facilities Assessment – A Barracks

Overall General Description



A Barracks is located on the North side of the medium security compound and is indicated on the original drawings at floor elevations 11.4' or 10.93' NAVD 1988. The Cross Bayou Canal is located on the West side of the site adjacent to this building. Barracks A is a free standing two story building of 20,814 square feet and was built in approximately 1978. The floor plan is 'T' shaped and each wing has a double loaded corridor with 17 inmate cells, a day room and gang toilets and showers distributed along the corridor. The 3 inmate cell wings and the two floors total 104 inmate cells and house the same number of inmates as originally designed. There is one control room located at the crossing of the "T" plan for both floors. Barracks A is a medium security facility and is currently empty.

Typical construction is a concrete spread foundation with exposed CMU block walls (painted inside and out) with filled cells and no insulation. The first floor is a concrete slab on grade. The second floor and roof are a composite precast concrete deck (filigree type) and poured in place topping. The stairs located at the end of each wing and at the main lobby are all reinforced concrete. There is no elevator for this building.

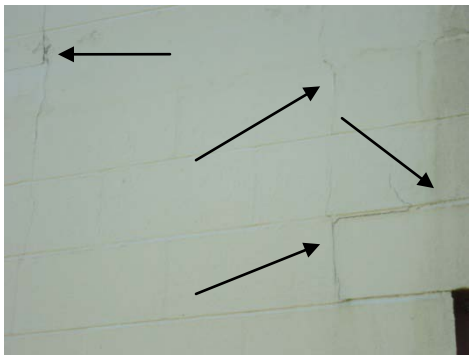
The interior finishes are sealed concrete floors, painted block walls, concrete painted ceiling in the inmate cells, and a metal panel ceiling in the corridors.

The interior security doors at most cells have been removed. All other doors are both 14 and 16 gauge type doors. Exterior windows are awning type detention windows with 3/16" tempered glass. Mechanical equipment penthouse room is located on the roof above the second floor. The mechanical air handlers have been relocated to the roof. The roof is a built up roof. This building is not fully sprinklered.

Detention Capability Review

Site

A Barracks is located adjacent to the Cross Bayou Canal and the First Floor elevation is 10.98' NAVD 1988. The 100 year Base Flood Elevation is 9.00' NAVD 1988. The 500 year Base Flood Elevation is 10.00' NAVD 1988. There is concern for this building during any significant storm event for flooding or storm surge during a hurricane event. Inmates will need to evacuate this building with any significant storm event. Site facilities include pedestrian sidewalks and an exterior recreation area. The sidewalks have cracks and settlement issues and need to be repaired at numerous locations to eliminate trip hazards. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion. The exterior recreation area pavement and basketball equipment is beyond its useful life and should be replaced.



Envelope

Walls

The 2 story structure has exterior walls constructed of single wyth 8" CMU with cores grouted full and rebar at 16" oc. There is no known insulation present in these walls. The integrity of the wall appears to be intact. However there are numerous masonry cracks which need to be repaired.

The building waterproofing and sealant is beyond its useful life. Paint is peeling and needs to be replaced. A full waterproofing package should be considered if the building envelope continues service including a rigid insulation, cement plaster (stucco), sealant and elastomeric coating exterior finish.

Roof

The existing roof is a built up roof in generally fair condition. The roof should be evaluated yearly and scheduled for eventual replacement. The roof top equipment pipe and conduits need to be tied down to meet current code.

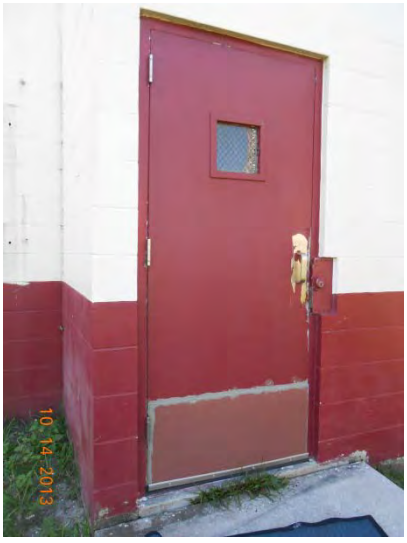
At the rear of the building, in the corner where the wings intersect, there is the potential for an inmate to reach the roof by climbing up the conduit and projecting boxes all the way to the roof.

Security Windows

The jalousie windows around the entire building perimeter were caused to be non-operable by way of the operable sashes being screwed to the sill frame. The entire window assembly needs to be removed and replaced with new fixed stainless steel security window units. The existing units are corroded, do not properly seal, and are generally beyond their useful life expectancy.

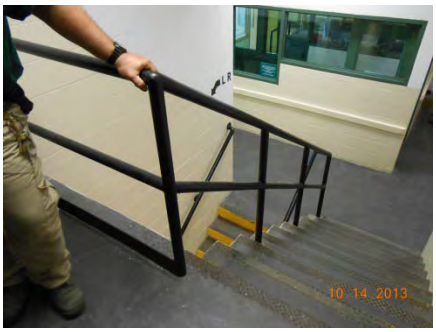
Exterior Doors

All exterior doors and frames require replacement due to excessive rusting and due to the age of the lock system.



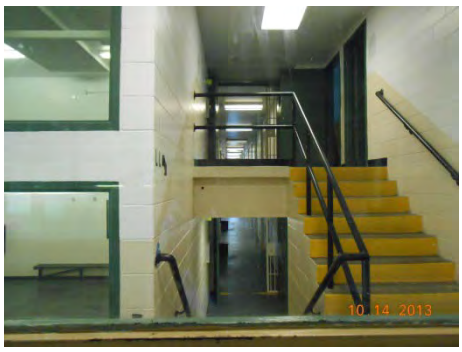
Interior Security

Circulation



The presence of all the stairs situated around the control room which provide access to the half levels is an operational and safety challenge that does not meet best practices for the following reasons:

1. The physical safety of both inmates and staff is jeopardized by the required frequency of using these stairs.



2. The stairs serve as an impediment to the movement of food carts, drug carts, and general supplies, thus exacerbating the problem of use of the steps for more “delivery” trips by staff.
3. Sight lines down the corridors from the control station are poor.
4. Inmate extraction exercises are made much more challenging when having to deal with steps.
5. This unit could not be made ADA accessible without tremendous cost.

Walls

The walls are designated as 8” CMU grouted full. Interior walls appear to be sound.

Glazing in Hollow Metal Frames

Glazing is glass-clad polycarbonate. Glazing and hollow metal frames appear to be in fair condition. The glazing at the control room is bullet resistant.

Security Doors and Frames

All the security hollow metal doors are in poor condition and should be replaced. Consideration should be given to replacement of hollow metal frames dependent upon the new locking system and hardware.

The cross-corridor sliders for riot control require replacement. Inmates easily and frequently jamb the door by throwing objects such as flip flops into the opening, and due to the configuration of the pocket into which it slides, maintenance is nearly impossible, and only accomplished with excessive time and determination on the part of the maintenance staff.

Ceilings

Corridor ceilings are constructed of a heavy gage steel plank system and it is in good condition. Cell ceilings are concrete and in good condition.

Control Room

The condition of the control room is very poor. The entire room should be gutted and fitted with new finishes and casework.

Cells

The cells are in poor condition. Cell fixed furniture items that should be replaced include

1. Shelves with clothes hooks
2. Stainless steel mirror
3. All light fixtures
4. Supply and return grills

Lines of Sight

Control room to circulation: Poor

Control room to dayrooms: Fair

Control room to cell fronts: None

Control room to shower/toilet area: None

Control room to major doors: Fair

Corridor to dayrooms: Poor

Corridor to cell fronts: Good

Corridor to shower/toilet area: Good

Staff Comments

- A Barracks requires additional staff resources to properly operate the building. Typically five (5) staff must be assigned to a shift. A better designed unit would require a staff of three (3).

A Barracks Recommendation from a Detention Capability Perspective

Even though the structure of the building is in fair condition, and even if major capital is expended to upgrade building systems as recommended in the body of the report, our recommendation for A Barracks is complete demolition and replacement.

The location of the existing First Floor elevation at 10.93' NAVD 1988 relative to 100 year Base Flood Elevation, 500 year Base Flood Elevation, storm event flooding, and hurricane storm surge will remain a concern for the future operation of this building as long as it is maintained.

The cost to renovate for ADA compliance would be prohibitive, would consume an inordinate amount of existing floor space, and would still leave the owner with an unacceptable end product. In addition, the overall layout of the building, featuring multiple levels accessed by stair runs, and limited views down double loaded corridors, is contrary to best practice in correctional design.

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October 30, 2013

BARRACKS "A"

A. Description of Building:

1. "A" barracks is a two story building of approximately 20,814 square feet.
2. It is reportedly constructed in 1978 which makes it approximately 35 years of age.
3. It is a tee shaped building with a central core area and three wings of cells.
4. According to the original drawings, the building was designed in 1977. The building code in effect was the 1976 Standard Building Code with 1977 Revisions which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The foundation system is obviously not visible but is a standard spread footing type system according to the original construction drawing.
2. The building was constructed using both interior and exterior load bearing masonry walls and a precast concrete panel floor and roof system.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA X-zone

D. Structural Concerns & Recommended Repairs:

1. There are numerous cracks randomly located in the exterior masonry walls mainly emanating from the openings in the walls. These are most likely due to lack of masonry control joints within the wall system. The cracks observed are only cosmetic in nature. All of the wall cracks should be sealed to prevent water intrusion.
2. There are signs of water intrusion in various locations through the walls and up around the roof elevation. These are most like due to all of the masonry wall cracks and possible roof leaks. This is not a structural concern so much as health issue which could cause a mold/mildew issue. Further investigation of the roofing is most likely required to determine if there are any active roof leaks and all of the wall cracks should be sealed to prevent water intrusion.
3. There is some slight flaking of the concrete roof plank surface on the bottom of one plank over the roof penthouse area. The loose concrete should be removed to reveal the concrete surface above to see if there is any damage. Notify a structural engineer if any reinforcing has been compromised otherwise, patch with epoxy mix.
4. There are three rooftop mechanical units on the building with long runs of chilled water piping and electrical conduit running to each unit. The water piping and conduit are supported by a wood blocking system sitting on the roof but are not attached to the blocking and the blocking does not appear to be connected either. The unit attachment is not apparent either. All rooftop equipment needs to be properly anchored to the roof.

E. Hurricane Assessment With Potential Damage:

1. Given that the building shell is constructed with masonry walls and a concrete roof system, it should be reasonably resistant to storm damage. However, the amount of reinforcing in the exterior walls is unknown.
2. The low entry canopy fascia may not fair well during a storm as this system attachment and supporting structure is unknown. The rooftop equipment, piping, and conduit are subject to storm damage since they are not adequately tied down.
3. Doors and windows should be considered vulnerable to damage from hurricane wind pressures and flying debris.

F. Hurricane Hardening Recommendations:

1. Secure the rooftop equipment, piping and conduit to the roof structure.
2. Test exterior masonry walls for vertical reinforcement and supplement if necessary.
3. Replace all exterior doors and windows with code compliant products.

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PINELLAS COUNTY JAIL ASSESSMENT BARRACKS A

HVAC

1. HVAC SYSTEM DESCRIPTION:
   This building has three constant volume, chilled water air handlers. Each of the air handlers is located on the roof at the end of each wing of the barracks. The air handlers have large electric resistance heat in them.

2. AIR HANDLERS:
   All three of the air handlers are Temtrol units. The units are in fair condition for their age, which is estimated to be 15-20 years. There is some deterioration of the interior frame, electric heat and dampers in each of the units.

3. DUCTWORK:
   All three of the air handlers are ducted from the roof to the individual diffusers. The ductwork was reviewed in the second floor access point and appeared to be in good condition. Most of the ductwork in this building is concealed. The ductwork is sheet metal and the supply duct is wrapped with an insulation blanket. The return was uninsulated where it was observed.

4. AIR DEVICES:
   The air devices in this building are sidewall type. Most of the grilles are in poor condition. There is evidence of rust, dirt and vandalism on most grilles. There are operable windows in some areas with security grating installed. Some of the windows have been forced open, allowing air conditioning to vent to the exterior.

5. CHILLED WATER/DX:
   The air handlers are chilled water type. The chilled water piping rises from the southwest loop to feed the air handlers by running supply and return piping to each unit along the roof.

The insulation, piping and valves for the chilled water system are in fair condition. Much of the chilled water piping has an aluminum jacket, but many of the fittings and valves are exposed Armaflex type insulation or just mastic over Foamglas insulation.

6. EXHAUST SYSTEM:
   There are six small centrifugal roof exhaust fans on this building. The original fans scheduled at 250 CFM each. The original fans have been mostly replaced by Dayton fans of the same exhaust quantity. The exhaust fans are in good condition.
7. SMOKE EVACUATION:
   This building does not have an operational smoke evacuation system.
8. CONTROLS:
   The controls on this building have not been upgraded to the newest KMC system.
9. SUMMARY:
   The HVAC system for this building is in fair condition but there are a number of issues that should be addressed before it is reoccupied. The air handlers are nearing the end of their useful life and should be replaced. There is no smoke management system and a complete new system should be installed.

PLUMBING

1. SUPPLY PIPING:
   There is a 2" copper supply line for this building. The shut off for each wing appears to be in the second floor mechanical room.
2. WASTE PIPING:
   There is a 6" sanitary sewer connection in the south center of this building. The sanitary sewer piping is in poor condition and should be replaced.

3. HOT WATER:
   This building has a relatively new (2009) AO Smith gas water heater. The hot water system appears to be in good condition. The piping is copper and also appears to be in good condition.

4. FIXTURES:
   There is a variety of plumbing fixtures in this building. Some fixtures have been replaced and are in fair/good condition, but the majority of the fixtures are in need of replacement. When this facility was converted to a women's barracks, one of the urinals is each gang toilet was removed.

5. SUMMARY:
   The plumbing waste piping in this building is in need of repair or replacement. The water piping appears to be in good condition. The hot water boiler is in very good condition, but the fixtures are all in need of replacement.

FIRE SPRINKLER

1. RISER:
   This building does not have a fire sprinkler system.

2. SPRINKLER HEADS:
   This building does not have a fire sprinkler system.

3. CONTROLS:
   This building does not have a fire sprinkler system.

4. SUMMARY:
   This building does not have a fire sprinkler system at all and one should be added before this building is used again.

M. P. SPYCHALA & ASSOC., INC.

C O N S U L T I N G E N G I N E E R S

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Barracks A

Service Entrance – The electrical service for this building comes from a pad mounted utility transformer located just east of Barracks B. The service runs underground to the south side of Barracks A and up the exterior wall to the roof and then across into the mechanical mezzanine on the upper level. The voltage is 277/480 volts, three phase, four wire.

Main Electrical Gear – The main panel for this building is located in the mechanical mezzanine on the upper level. It is not the original electrical service to the building. It was installed several years ago when the air conditioning to this building was upgraded. The main panel is a Square D type NF 277/480 volt panel with a 400 amp main circuit breaker. Branch breakers are installed in the panel for 480 volt mechanical loads in the building and for a sub feed to the original electrical service located on the ground floor in an electrical room accessible from the exterior of the building. The equipment in the mezzanine is in excellent condition and is showing no signs of deterioration.

Electrical Distribution - There is relatively new electrical distribution equipment in the mechanical mezzanine on the upper level of the building. This equipment is all Square D equipment and it is in excellent condition. The original electrical gear for this building is located in the electrical room on the ground level of the building. The equipment in this room is General Electric panels, disconnects and contactors. This equipment is in fair to good condition with some signs of wear. No serious deterioration is visible in this equipment.

Emergency Power – The emergency power for this building comes from a generator located behind the building to the east of this building. This generator is a Caterpillar Generator and it appears to be in excellent condition. A feeder from a distribution panel in this adjoining building runs underground to a transfer switch located in the ground floor electrical room of Barracks A. There is limited power available from this feeder. The voltage is 277/480 volts, three phase. The feeder runs to a disconnect switch and then through a dry type transformer to lower the voltage to 120/208 volts, three phase. The output of this transformer is connected to an automatic transfer switch.

Transfer Switch – The transfer switch in the electrical room is a General Electric transfer switch that was installed as part of the original electrical distribution system. It is in fair condition and appears to be operable. The output of the transfer switch is connected to a small electrical panel that supplies the limited emergency loads connected in this building. Battery operated emergency lights have been installed on the ceilings near the control station in this building as supplementary to the powered emergency loads.

Wiring and Conduits – The original electrical wiring in the building is for the most part type TW copper wiring. The insulation on this wiring is becoming brittle and the maintenance staff has reported problems with the poor condition of the insulation. The insulation adequately protects the wire as long as it has not been damaged. Damage occurs when the wiring has to be disturbed for maintenance reasons. The copper conductors inside of

the insulation are not showing any signs of degradation and can carry the current that they are rated for. The brittle insulation appears to be the only problem with this wiring. The wiring for the newer Square D gear is type THW or THWN copper wire and no problems with the insulation on this wiring have been reported.

The conduits used in this building are electric metallic tubing, rigid galvanized conduit and PVC conduit. The visible conduit within the building appears to be in good condition. There is a significant amount of exposed conduit installed in the building for various modifications installed after the original construction. This conduit appears to be adequately secured to the structure and no visible deterioration was noticed. The conduit on the exterior of the building is a combination of rigid metal conduit and PVC conduit. Both types of conduit are showing significant deterioration. The steel conduit is corroding with visible rust that is corroding the conduits. It does not appear that the rust has completely eaten through the steel but the conduits are beyond repair. There are also broken fittings leaving exposed wiring in both types of conduits. The conduits are supported off of the roof on wooden blocks that are lying on the roof. Mastic has been used to glue the wooden blocks to the roof. Deterioration of the mastic has been observed in some of the wooden blocks. The exposed conduits on the roof are in poor condition.

Grounding – It appears that the original construction utilized the metal conduits as the required grounding path for the wiring system. This method was acceptable at the time the building was constructed. As long as there is no breakage in the metal conduits this path is viable. Current codes require a separate grounding wire to be installed in the conduits for any new branch circuits installed. The newer distribution equipment in the mechanical mezzanine does utilize this method for wiring. No grounding problems have been reported in this building however the broken metal conduits on the roof are cause for concern. If these were used for grounding purposes there is a safety issue that needs to be corrected.

Devices – The wiring devices installed in the building were originally specification grade devices. As these devices are replaced due to standard maintenance the staff is installing hospital grade devices. The wiring devices appear to be in good condition and no problems have been reported with the wiring devices.

Lighting – The lighting in the building is primarily provided with fluorescent lamps. Security grade fixtures are installed in the cells. Surface mounted fixtures are installed in the hallways. The fixtures are in fair to poor condition as they are for the most part relatively old fixtures that have been opened and closed numerous times for lamp replacements. The staff has reported difficulty maintaining these fixtures due to the age of the fixtures and because of damage done to the fixtures by the inmates. Night lights are installed in each cell typically under the sink in each cell. These fixtures are incandescent type fixtures installed flush in the wall. Access to these fixtures is through the pipe chase used for plumbing maintenance. These fixtures have been painted over and the lenses are in poor condition. The incandescent lamps are inefficient and are a maintenance issue.

The original exterior lights on the building are linear fluorescent fixtures. These fixtures have failed or are not providing sufficient lighting. New metal halide floodlights have been added to the exterior of the building to replace or supplement the original fixtures.

Lighting Controls – Lighting controls for most of the building is through a General Electric Low Voltage relay cabinet located in the ground floor electrical room. Toggle switches in the control room are used to open and close relays that turn the lights on and off in different sections of the building. Some local switching is used for individual rooms by standard toggle switches. There is a time clock that is used for control of the exterior lights. All of the controls are operable as demonstrated during the visit.

Fire Alarm – The fire alarm system in this building is an old hard wired Simplex 4002 system that is obsolete and is no longer the industry standard. The protection is minimal and the signals are not up to current code. The entire system needs to be replaced in order to meet current codes and standards.

Miscellaneous – There are many abandoned circuits, wires and conduits in the building that are no longer being used particularly in the control room. These abandoned systems are unnecessary and should be removed from the building. Extra conduits made available by removal of this abandoned wiring should be identified as spare conduits. Typically these conduits would be removed however in this type of facility it may be beneficial to leave them in place for future use.

Code Issues – There are multiple code issues that exist in this building. There are water pipes installed over the electrical panels in the ground floor electrical room. The grounding system is in disrepair because of broken or loose metal conduits. The fire alarm system does not have proper signaling systems. Abandoned wiring has not been removed from the building.

Recommendations - All code violations should be addressed to correct the deficiencies. The fire alarm system should be replaced with a new fully addressable system that meets current code requirements. The lighting throughout the facility should be upgraded to replace old damaged equipment, to improve efficiency and lower maintenance time and costs. The original exterior light fixtures should be removed and be replaced with new fixtures. The lighting controls should be upgraded to more modern equipment that can be controlled digitally. Wires with damaged insulation should be replaced with new wire. Any additional wiring added to the building should include ground wires as required by current codes. The original General Electric panels in the ground floor electrical room should be thermally tested to determine if any of the panels have loose connections causing hot spots or if the panels have been damaged. Any panels that are found to have hot spots or have been damaged should be replaced.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: A Barracks
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/14/13

Date Constructed: 1978

Building Area: 20,814
First Floor 10,407
Second Floor 10,407

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 11.5'												
Storm Water Drainage	Surface												
Access and Egress	No Vehicle Access Sidewalks Only												
Paving, Curbing and Parking	N/A												
Sidewalks	Concrete Pedestrian Walkway	East Yard			1978	20	Poor	Repair Cracks and Trip Hazards	1	ls	$6,500.00	$6,500	
Landscaping	Grass	Building Perimeter			Unknown		Fair/Poor	Repair Holes and Gullies	1	ls	$3,250.00	$3,250	
Recreation Facilities	Fenced Pavement & Yard				1978	20	Poor	Replace Pavement and Basketball Equipment	1	ls	$32,500.00	$32,500	
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power MSC Generator Pad Mounted Utility Transformer	East of Barracks B	unknown	unknown	unknown	50 Yrs	Excellent	None Required					Utility responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer	N/A												
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Concrete spread footings				1978		unknown						
Building Frame	Masonry walls & filigree floor & roof panels				1978		Slight flaking of concrete over mech. room	Remove loose concrete	1	ls	$6,500.00	$6,500	
Walls	Concrete Masonry CMU Grouted and Reinforced Block Painted	All Elevations			1978		Poor, no insulation & has numerous cracks	Install insulation & stucco Seal numerous cracks	20814	sf	$6.50	$135,291	
Sealant	All Opening Perimeters, and Building Expansion Joints	All Elevations			1978	20 Yrs.	Poor	Replace	20814	sf	$1.63	$33,823	
Paint	Latex	All Elevations			2006	5 Yrs.	Poor	Replace	20814	sf	$2.28	$47,352	Replace with elastomeric coating
Doors	Hollow Metal Doors	All Elevations			1978	20 Yrs.	Poor	Replace	8	ea	$1,950.00	$15,600	Doors & Frames
Windows	Awing Aluminum Non-Impact/Fixed	All Elevations			1978	20 Yrs.	Poor	Replace	146	ea	$1,950.00	$284,700	Replace with stainless steel fixed security grade
Roofing	Built-Up Roof	Entrance, Second Floor, Mechanical			2002	20 Yrs.	Fair	None					
INTERIOR ELEMENTS													
Stairs	Concrete Stairs - Sealed	All Locations			1978		Structurally good Poor surface/seals	Reseal	4	flts	$1,950.00	$7,800	
Walls	Painted CMU grouted and reinforced	All Locations			1978		Poor	Repaint	20814	sf	$1.95	$40,587	
Ceiling	Metal Pan Cells Painted Concrete	All Locations			1998 1978		Fair Poor	Repaint	20814	sf	$1.30	$27,058	
Flooring	Sealed Concrete	All Locations			1978		Poor Surface/Seal	Reseal	20814	sf	$0.98	$20,294	
Security Doors, Swingers	Hollow Metal	Throughout			1978		Poor	Replace	18	ea	$8,450.00	$152,100	Doors & Frames
Security Doors, Sliders	Bar Grating	Cross Corridor			1978		Poor	Replace	6	ea	$19,500.00	$117,000	
Security Door Slider Mechanism		Cross Corridor			1978		Obsolete	Replace	6	ea	$11,960.00	$71,760	
Security Glazing in Hollow Metal Frames	Hollow Metal	Control Room			1978		Fair	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators													
PLUMBING													
Supply and Waste Piping	2" copper water supply and 6" cast iron waste (See Photo 2)	Varies	Unknown	Unknown	2002 1978	30 Years	Fair/Poor	Replace	1	ls	$32,500.00	$32,500	
Hot Water Tanks	Natural Gas See Photo 3)	2nd Floor Mechanical Room	A.O. Smith	BTR 197 118		20 Years	Excellent	None					
Valves	Thermostatic Mixing Valve (See Photo 4)	2nd Floor Mechanical Room	Symmons	Temp Control	2009	20 Years	Good	None					
Pipe Chases	Access from hallway (See Photo 5)	Varies	N/A	N/A	1978	30 Years	Fair/Poor	Replace	1	ls	$13,000.00	$13,000	
Holding Tanks	N/A												
Drainage													
Water Fixtures	Mixture of older and newer fixtures (See Photo 6)	Varies	Unknown	Unknown	Unknown	20 Years	Varies	Replace	1	ls	$32,500.00	$32,500	
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	Chilled Water Rooftop	Roof, West Wing	Temptrol	Unknown	Unknown	20 Years	Fair (See Photo 6)	Replace	6938	cfm	$1.95	$13,529	
Air Handlers/Electric Heat	Chilled Water Rooftop	Roof, Center Wing	Temptrol	Unknown	Unknown	20 Years	Fair	Replace	6938	cfm	$1.95	$13,529	
Air Handlers/Electric Heat	Chilled Water Rooftop	Roof, East Wing	Temptrol	Unknown	Unknown	20 Years	Fair	Replace	6938	cfm	$1.95	$13,529	
Fan Coil Unit	Horizontal Fan Coil	2nd Floor Mechanical Room	EnviroTech	HLP 40	Unknown	20 Years	Fair/Good (See Photo 7)	Replace in 5-10 years					
Exhaust Fan	Centrifugal	Roof, West Wing	Dayton	4YC64	Unknown	15 Years	Good See Photo 8)	None					
Exhaust Fan	Centrifugal	Roof, West Wing	Greenheck	N/A	unknown	5 Years	Fair	Replace in 5-10 years					
Exhaust Fan	Centrifugal	Roof Center Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Exhaust Fan	Centrifugal	Roof Center Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Exhaust Fan	Centrifugal	Roof, East Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Exhaust Fan	Centrifugal	Roof, East Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Distribution	Sheet Metal	Varies	N/A	N/A	Unknown	20 Years	Good						
Air Devices	Sidewall Grilles	Varies (See Photo 9)	N/A	N/A	Unknown	10 Years	Fair/Good	None					
Control Systems/Energy Management (KMC)	Electronic	Mechanical Equipment	N/A	N/A	Unknown	1-3 Years	Poor	Replace	20814	sf	$3.25	$67,646	

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Panelboard	Upper Mezzanine	Square D	NF	Recent	40 YRS	Excellent	None Required					Good Installation
Distribution Panels	Panelboards	Upper Mezzanine and Ground Floor Electrical Room	Square D in Mezz, GE in Elect Room		Square D = Recent, GE = Original	40 Yrs	Square D = Excellent, GE = Fair to Good	Testing of GE gear for hot spots	1	ls	$13,000.00	$13,000	Panels are in operable condition
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$3,250.00	$3,250	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways	N/A	N/A	1978	N/A	Good to Fair	Repair broken conduits	1	ls	$3,250.00	$3,250	Conduit Grounding system
Transformers	Dry Type	Upper Mezzanine	Square D	Nema 1	Recent	50 Yrs	Excellent	None Required					Good Installation
Emergency Power	Panelboard	Electrical Room	General Electric		1978	40 Yrs	Fair to Good	test for hot spots	1	ls	$6,500.00	$6,500	panel is operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$6,500.00	$6,500	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	Electrical Room			1978	30 Yrs	Fair to Good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	Square D = Recent, GE = Original	40 Yrs	Square D = Excellent, GE=Fair to Poor	Evaluate insulation on GE Gear	1	ls	$6,500.00	$6,500	Original Feeder Insulation is becoming Brittle
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1978	25 Yrs	Fair to Good in interior, Poor Exterior	Repair broken conduits	1	ls	$6,500.00	$6,500	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1978	25 Yrs	Fair	Evaluate insulation on GE Gear	1	ls	$3,250.00	$3,250	Original Branch Circuits becoming Brittle
Raceways	EMT	Throughout	N/A	N/A	1978	25 Yrs	Good	inspection for broken fittings	1	ls	$3,250.00	$3,250	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	Square D and GE	Varies	1978	40 Yrs	Square D = Excellent, GE = Good	Test for proper operation	1	ls	$1,300.00	$1,300	Replace any breakers that do not operate properly
Abandoned Circuits	Switching and Branch Circuits	Control Room	N/A	N/A	1978	expired	abandoned	remove	1	ls	$3,250.00	$3,250	take out abandoned wiring
Raceways	EMT and RGC	interior and exterior	N/A	N/A	1978	25 Yrs	Fair	Repair and Cap or Remove	1	ls	$6,500.00	$6,500	Remove damaged conduits
Lighting	Fluorescent and Incandescent	interior and exterior	Unknown	unknown	1978	25 Yrs	Poor	replace or repair	20814	sf	$9.75	$202,937	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1978	30 Yrs	Fair	test for proper operation	1	ls	$19,500.00	$19,500	Possible upgrade to Lighting Control Panel
Fire Alarm System	Hard wired	Electrical Room	Simplex	4002	1978	20 Yrs	Poor	Replace	20814	sf	$2.28	$47,352	System is obsolete

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	behind MSC Building	Caterpillar		Recent	40 YRS	Excellent	None Required					Feeder to Barracks A
Transfer Equipment	automatic	Electrical Room	General Electric		1978	20 Yrs	Good	test for proper operation	1	ls	$1,300.00	$1,300	repair as needed
Battery Powered Equipment	emergency lights	ceilings	Unknown	unknown		10 Yrs	Good to Fair	Test operation	1	ls	$1,300.00	$1,300	supplementary emergency lights
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	None												No fire pump in this building
Distribution/Stand Pipes	None												No fire sprinkler piping this building
Sprinklers	None												No fire sprinklers this building
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	None												
Ramps	None												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	None												
Toilet Rooms/Showers	None												
Inmate Cells/%	0%												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$42,250	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$523,266	
INTERIOR												$436,599	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$78,000	
HVAC												$108,233	
ELECTRICAL												$332,838	
EMERGENCY POWER												$2,600	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$0	
ADA ACCESSIBILITY												$0	
TOTAL PROBABLE COST												$1,523,786	$ 73.21

3.2 ‘B’ Barracks

Pinellas County Jail Facilities Assessment – B Barracks

Overall General Description

B Barracks is a repeat of A Barracks and is located on the North side of the medium security compound and is indicated on the original drawings at floor elevations 9.0' or 8.53' NAVD 1988. The Cross Bayou Canal is located on the West side of the site adjacent to this building. Barracks B is a free standing two story building of 20,814 square feet and was built in approximately 1978. The floor plan is 'T' shaped and each wing has a double loaded corridor with 17 inmate cells, a day room and gang toilets and showers distributed along the corridor. The 3 inmate room wings and the two floors total 104 inmate cells and housed the same number of inmates as originally designed. There is one control room located at the crossing of the "T" for both floors. Barracks B is a medium security facility and is currently empty.

Typical construction is a concrete spread foundation with exposed CMU block walls (painted inside and out) with filled cells and no insulation. The first floor is a concrete slab on grade. The second floor and roof are a composite precast concrete deck (filigree type) and poured in place topping. The stairs located at the end of each wing and at the main lobby are all reinforced concrete. There is no elevator for this building.

The interior finishes are sealed concrete floors, painted block walls, concrete painted ceiling in the inmate cells, and a metal panel ceiling in the corridors.

The interior security doors at most cells have been removed. All other doors are both 14 and 16 gauge type doors. Exterior windows are awning type detention windows with 3/16" tempered glass. Mechanical equipment penthouse room is located on the roof above the second floor. The mechanical air handlers have been relocated to the roof. The roof is a built up roof. The building is not fully sprinklered.

Detention Capability Review

Site

B Barracks is located adjacent to the Cross Bayou Canal and the First Floor elevation is 8.53' NAVD 1988. The 100 year Base Flood Elevation is 9.00' NAVD 1988. The 500 year Base Flood Elevation is 10.00' NAVD 1988. There is concern for this building during any significant storm event for flooding or storm surge during a hurricane event. Inmates will need to evacuate this building with any significant storm event. Site facilities include pedestrian sidewalks and an exterior recreation area. The sidewalks have cracks and settlement issues and need to be repaired at numerous locations to eliminate trip hazards. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion. The exterior recreation area pavement and basketball equipment is beyond its useful life and should be replaced.

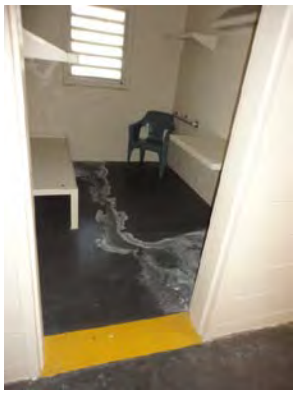
Envelope

Walls

The 2 story structure has exterior walls constructed of single wyth 8" CMU with cores grouted full and rebar at 16" oc. There is no known insulation present in these walls. The integrity of the wall appears to be intact; however, one observation was made of a void in the CMU wall which brings into question the extent to which there may be more voids in the perimeter in both "B" and "A" Barracks. Further investigation would be required to verify extent.

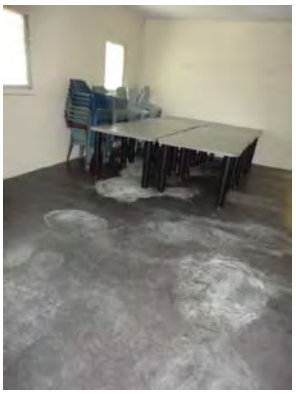
There are numerous masonry wall cracks which need to be repaired. The walls have a number of significant leaks throughout the building. There is evidence of visible water staining and efflorescence on the walls and floors in many of the habitable spaces in this building. The building waterproofing and sealant is beyond its useful life. Paint is peeling and needs to be replaced. A full waterproofing package

should be considered if the building envelope continues service including a rigid insulation, cement plaster (stucco), sealant and elastomeric coating exterior finish.



Cell Leak

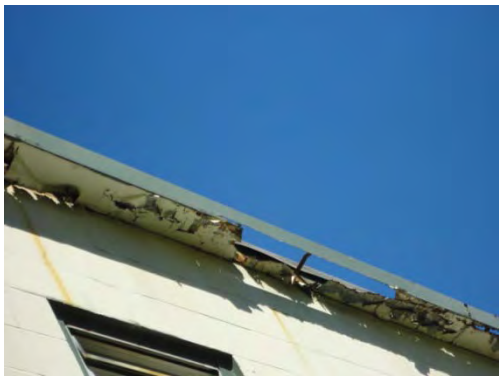
Cell Leak



Day Room Leak

Roof

The existing roof is a built up roof is in generally poor condition. The gutters and downspouts are severely rusted. Large portions of the gutters are missing and have rusted away allowing runoff down the walls. The roof, gutters and downspouts at the main entrance, second floor, and mechanical room should be replaced. The roof top equipment, pipes and conduits need to be tied down to meet current code.



At the rear of the building, in the corner where the wings intersect, there is the potential for an inmate to reach the roof by climbing up the conduit and projecting boxes all the way to the roof.

Security Windows

The jalousie windows around the entire building perimeter were caused to be non-operable by way of the operable sashes being screwed to the sill frame. The entire window assembly needs to be removed and replaced with new fixed stainless steel security window units. The existing units are corroded, do not properly seal, and are generally beyond their useful life expectancy.

Exterior Doors

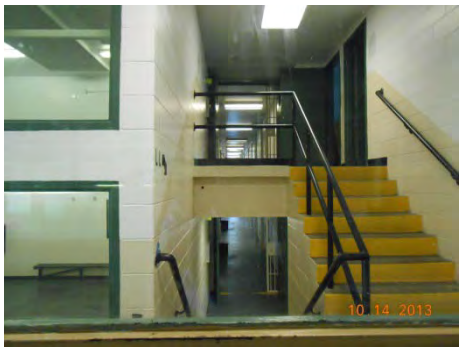
All exterior doors and frames require replacement due to excessive rusting and due to the age of the lock system.

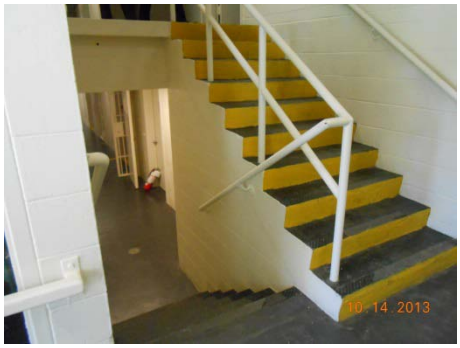
Interior Security

Circulation

The presence of all the stairs situated around the control room which provide access to the half levels is an operational and safety challenge that does not meet best practices for the following reasons:

1. The physical safety of both inmates and staff is jeopardized by the required frequency of using these stairs.





2. The stairs serve as an impediment to the movement of food carts, drug carts, and general supplies; the result is increased need to use the steps for more “delivery” trips by staff.
3. Sight lines down the corridors from the control station are poor.
4. Inmate extraction exercises are made much more challenging when having to deal with steps.

5. This unit could not be made ADA accessible without tremendous cost.

Walls

The walls are designated as 8” CMU grouted full. Interior walls appear to be sound.

Glazing in Hollow Metal Frames

Glazing is glass-clad polycarbonate. Glazing and hollow metal frames appear to be in fair condition. The glazing at the control room is bullet resistant.

Security Doors and Frames

All the security hollow metal doors are in poor condition and should be replaced. Consideration should be given to replacement of hollow metal frames dependent upon the new locking system and hardware. All cell doors are currently removed from their respective openings.

The cross-corridor sliders for riot control require replacement. Inmates easily and frequently jamb the door by throwing objects such as flip flops into the opening, and due to the configuration of the pocket into which it slides, maintenance is nearly impossible, and only accomplished with excessive time and determination on the part of the maintenance staff.

Ceilings

Corridor ceilings are constructed of a heavy gage steel plank system and it is in good condition. Cell ceilings are concrete and in good condition.

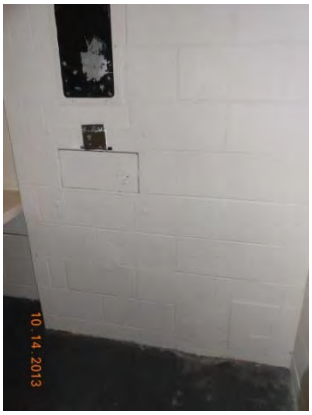
Control Room

The condition of the control room is very poor. The entire room should be gutted and fitted with new finishes and casework.

Cells

The cells are in poor condition. Fixed furniture items that should be replaced include:

1. Shelves with clothes hooks
2. Stainless steel mirror
3. All light fixtures
4. Supply and return grills



Outdoor Recreation

Security is good with 12’ high chain link fence topped by a single coil of razor wire, and anti-climb fabric at the top 4’.

Lines of Sight

Control room to circulation: Poor

Control room to dayrooms: Fair

Control room to cell fronts: None

Control room to shower/toilet area: None

Control room to major doors: Fair

Corridor to dayrooms: Poor

Corridor to cell fronts: Good

Corridor to shower/toilet area: Good

Pinellas County Sheriff's Office (PCSO)

Staff Comments

- B Barracks requires additional staff resources to properly operate the building. Typically five (5) staff must be assigned to a shift. A better designed unit would require a staff of three (3).

B Barracks Recommendation from a Detention Capability Perspective

Even though the structure of the building is in fair condition, and even if major capital is expended to upgrade building systems as recommended in the body of the report, our recommendation for B Barracks is complete demolition and replacement.

The location of the existing First Floor elevation at 8.53’ NAVD 1988 relative to 100 year Base Flood Elevation, 500 year Base Flood Elevation, storm event flooding, and hurricane storm surge will remain a concern for the future operation of this building as long as it is maintained.

The cost to renovate for ADA compliance would be prohibitive, would consume an inordinate amount of existing floor space, and would still leave the owner with an unacceptable end product. In addition, the overall layout of the building, featuring multiple levels accessed by stair runs, and limited views down double loaded corridors, is contrary to best practice in correctional design.

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October 30, 2013

BARRACKS "B"

A. Description of Building:

1. "B" barracks is a two story building of approximately 20,814 square feet.
2. It is reportedly constructed in 1978 which makes it approximately 35 years of age.
3. It is a tee shaped building with a central core area and three wings of cells.
4. According to the original drawings, the building was designed in 1977. The building code in effect was the 1976 Standard Building Code with 1977 Revisions which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The foundation system is obviously not visible but is a standard spread footing type system.
2. The building shell was constructed using both interior and exterior load bearing masonry walls and a precast concrete panel floor and roof system.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA AE-zone

D. Structural Concerns & Recommended Repairs:

1. There are numerous cracks randomly located in the exterior masonry walls mainly emanating from the openings in the walls. These are most likely due to lack of masonry control joints within the wall system. The cracks observed are only cosmetic in nature. All of the wall cracks should be sealed to prevent water intrusion.
2. There are signs of water intrusion in various locations through the walls and up around the roof elevation. These are most like due to all of the masonry wall cracks and possible roof leaks. This is not a structural concern so much as health issue which could cause a mold/mildew issue. Further investigation of the roofing is most likely required to determine if there are any active roof leaks and all of the wall cracks should be sealed to prevent water intrusion.
3. There are three rooftop mechanical units on the building with long runs of chilled water piping and electrical conduit running to each unit. The water piping and conduit are supported by a wood blocking system sitting on the roof but are not attached to the blocking and the blocking does not appear to be connected either. The unit attachment is not apparent either. All rooftop equipment needs to be properly anchored to the roof.

E. Hurricane Assessment With Potential Damage:

1. Given that the building shell is constructed with masonry walls and a concrete roof system, it should be reasonably resistant to storm damage. However, the amount of reinforcing in the exterior walls is unknown.
2. The low entry canopy fascia may not fair well during a storm as this system attachment and supporting structure is unknown. The rooftop equipment, piping, and conduit are subject to storm damage since they are not adequately tied down.
3. Doors and windows should be considered vulnerable to damage from hurricane wind pressures and flying debris.

F. Hurricane Hardening Recommendations:

1. Secure the rooftop equipment, piping and conduit to the roof structure.
2. Test exterior masonry walls for vertical reinforcement and supplement if necessary.
3. Replace all exterior doors and windows with code compliant products.

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PINELLAS COUNTY JAIL ASSESSMENT BARRACKS B

HVAC

1. HVAC SYSTEM DESCRIPTION:
   This building has three constant volume, chilled water air handlers. Each of the air handlers is located on the roof at the end of each wing of the barracks. The air handlers have large electric resistance heat in them.
2. AIR HANDLERS:
   All three of the air handlers are Temtrol units. The units are in fair condition for their age, which is estimated to be 15-20 years. There is some deterioration of the interior frame, electric heat and dampers in each of the units.

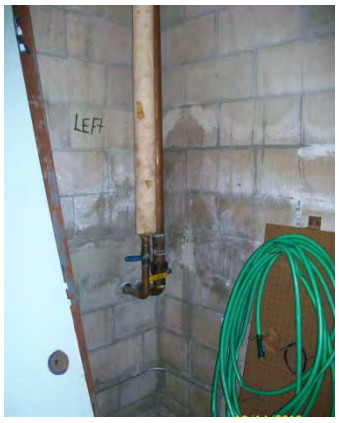
3. DUCTWORK:
   All three of the air handlers are ducted from the roof to the individual diffusers. The ductwork was reviewed in the second floor access point and appeared to be in good condition. Most of the ductwork in this building is concealed. The ductwork is sheet metal and the supply duct is wrapped with an insulation blanket. The return was uninsulated where it was observed.
4. AIR DEVICES:
   The air devices in this building are sidewall type. Most of the grilles are in poor condition. There is evidence of rust, dirt and vandalism on most grilles. There are operable windows in some areas with security grating installed. Some of the windows have been forced open, allowing air conditioning to vent to the exterior.

5. CHILLED WATER/DX:
   The air handlers are chilled water type. The chilled water piping rises from the southwest loop to feed the air handlers by running supply and return piping to each unit along the roof.

The insulation, piping and valves for the chilled water system are in fair condition.
Much of the chilled water piping has an aluminum jacket, but many of the fittings and valves are exposed Armaflex type insulation or just mastic over Foamglas insulation.

6. EXHAUST SYSTEM:
   There are six small centrifugal roof exhaust fans on this building. The original fans scheduled at 250 CFM each. The original fans have been mostly replaced by Dayton fans of the same exhaust quantity. The exhaust fans are in good condition.
7. SMOKE EVACUATION:
   This building does not have an operational smoke evacuation system.
8. CONTROLS:
   The controls on this building have not been upgraded to the newest KMC system.
9. SUMMARY:
   The HVAC system for this building is in fair condition but there are a number of issues that should be addressed before it is reoccupied. The air handlers are nearing the end of their useful life and should be replaced. There is no smoke management system and a complete new system should be installed.

PLUMBING



1. SUPPLY PIPING:
   There is a 2” copper supply line for this building. The shut off for each wing appears to be in the second floor mechanical room.
2. WASTE PIPING:
   There is a 6” sanitary sewer connection in the south center of this building. The sanitary sewer piping is in poor condition and should be replaced.
3. HOT WATER:

This building has a relatively new (2009) AO Smith gas water heater. The hot water system appears to be in good condition. The piping is copper and also appears to be in good condition.

4. FIXTURES:
   There is a variety of plumbing fixtures in this building. Some fixtures have been replaced and are in fair/good condition, but the majority of the fixtures are in need of replacement. When this facility was converted to a women's barracks, one of the urinals is each gang toilet was removed.

5. SUMMARY:
   The plumbing waste piping in this building is in need of repair or replacement. The water piping appears to be in good condition. The hot water boiler is in very good condition, but the fixtures are all in need of replacement.

FIRE SPRINKLER

1. RISER:
   This building does not have a fire sprinkler system.
2. SPRINKLER HEADS:
   This building does not have a fire sprinkler system.
3. CONTROLS:
   This building does not have a fire sprinkler system.
4. SUMMARY:
   This building does not have a fire sprinkler system at all and one should be added before this building is used again.

M. P. SPYCHALA & ASSOC., INC.

C O N S U L T I N G E N G I N E E R S

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Barracks B

Service Entrance – The electrical service for this building comes from a pad mounted utility transformer located just east of the building. The service runs underground to the east side of the building and up the exterior wall to the roof and then across into the mechanical mezzanine on the upper level. The voltage is 277/480 volts, three phase, four wire.

Main Electrical Gear – The main panel for this building is located in the mechanical mezzanine on the upper level. It is not the original electrical service to the building. It was installed several years ago when the air conditioning to this building was upgraded. The main panel is a Square D type NF 277/480 volt panel with a 400 amp main circuit breaker. Branch breakers are installed in the panel for higher voltage loads in the building and for sub feeds to another panel and to the original electrical service located on the ground floor in an electrical room accessible from the exterior of the building. The equipment in the mezzanine is in excellent condition and is showing no signs of deterioration.

Electrical Distribution - There is relatively new electrical distribution equipment in the mechanical mezzanine on the upper level of the building. This equipment is all Square D equipment and it is in excellent condition. The original electrical gear for this building is located in the electrical room on the ground level of the building. The equipment in this room is General Electric panels, disconnects and contactors. This equipment is in fair to good condition with some signs of wear. No serious deterioration is visible in this equipment.

Emergency Power – The emergency power for this building comes from a generator located behind the Medium Security Control building to the east of this building. This generator is a Caterpillar Generator and it appears to be in excellent condition. A feeder from a distribution panel in the MSC Building runs underground to a transfer switch located in the ground floor electrical room of Barracks B. There is limited power available from this feeder. The voltage is 277/480 volts, three phase. The feeder runs to a disconnect switch and then through a dry type transformer to lower the voltage to 120/208 volts, three phase. The output of this transformer is connected to an automatic transfer switch.

Transfer Switch – The transfer switch in the electrical room is a Zenith transfer switch that was installed as part of the original electrical distribution system. It is in fair condition and appears to be operable. The output of the transfer switch is connected to a small electrical panel that supplies the limited emergency loads connected in this building. Battery operated emergency lights have been installed on the ceilings near the control station in this building as supplementary to the powered emergency loads.

Wiring and Conduits – The original electrical wiring in the building is for the most part type TW copper wiring. The insulation on this wiring is becoming brittle and the maintenance staff has reported problems with the poor condition of the insulation. The insulation adequately protects the wire as long as it has not been damaged. Damage occurs when the wiring has to be disturbed for maintenance reasons. The copper conductors inside of the insulation are not showing any signs of degradation and can carry the current that they are rated for. The

brittle insulation appears to be the only problem with this wiring. The wiring for the newer Square D gear is type THW or THWN copper wire and no problems with the insulation on this wiring have been reported.

The conduits used in this building are electric metallic tubing, rigid galvanized conduit and PVC conduit. The visible conduit within the building appears to be in good condition. There is a significant amount of exposed conduit installed in the building for various modifications installed after the original construction. This conduit appears to be adequately secured to the structure and no visible deterioration was noticed. The conduit on the exterior of the building is a combination of rigid metal conduit and PVC conduit. Both types of conduit are showing significant deterioration. The steel conduit is corroding with visible rust that is corroding the conduits. It does not appear that the rust has completely eaten through the steel but the conduits are beyond repair. There are also broken fittings leaving exposed wiring in both types of conduits. The conduits are supported off of the roof on wooden blocks that are lying on the roof. Mastic has been used to glue the wooden blocks to the roof. Deterioration of the mastic has been observed in some of the wooden blocks. The exposed conduits on the roof are in poor condition.

Grounding – It appears that the original construction utilized the metal conduits as the required grounding path for the wiring system. This method was acceptable at the time the building was constructed. As long as there is no breakage in the metal conduits this path is viable. Current codes require a separate grounding wire to be installed in the conduits for any new branch circuits installed. The newer distribution equipment in the mechanical mezzanine does utilize this method for wiring. No grounding problems have been reported in this building however the broken metal conduits on the roof are cause for concern. If these were used for grounding purposes there is a safety issue that needs to be corrected.

Devices – The wiring devices installed in the building were originally specification grade devices. As these devices are replaced due to standard maintenance the staff is installing hospital grade devices. The wiring devices appear to be in good condition and no problems have been reported with the wiring devices.

Lighting – The lighting in the building is primarily provided with fluorescent lamps. Security grade fixtures are installed in the cells. Surface mounted fixtures are installed in the hallways. The fixtures are in fair to poor condition as they are for the most part relatively old fixtures that have been opened and closed numerous times for lamp replacements. The staff has reported difficulty maintaining these fixtures due to the age of the fixtures and because of damage done to the fixtures by the inmates. Night lights are installed in each cell typically under the sink in each cell. These fixtures are incandescent type fixtures installed flush in the wall. Access to these fixtures is through the pipe chase used for plumbing maintenance. These fixtures have been painted over and the lenses are in poor condition. The incandescent lamps are inefficient and are a maintenance issue.

The original exterior lights on the building are linear fluorescent fixtures. These fixtures have failed or are not providing sufficient lighting. New metal halide floodlights have been added to the exterior of the building to replace or supplement the original fixtures.

Lighting Controls – Lighting controls for most of the building is through a General Electric Low Voltage relay cabinet located in the ground floor electrical room. Toggle switches in the control room are used to open and close relays that turn the lights on and off in different sections of the building. Some local switching is used for individual rooms by standard toggle switches. There is a time clock that is used for control of the exterior lights. All of the controls are operable as demonstrated during the visit.

Fire Alarm – The fire alarm system in this building is a relatively new fully addressable system that is providing protection for the building. Audio visual signal devices are installed in this building and it appears that this

system is functioning properly. There is a remote annunciator located in the control room and the lone pull station for the system is also located in the control room.

Miscellaneous – There are many abandoned circuits, wires and conduits in the building that are no longer being used particularly in the control room. These abandoned systems are unnecessary and should be removed from the building. Extra conduits made available by removal of this abandoned wiring should be identified as spare conduits. Typically these conduits would be removed however in this type of facility it may be beneficial to leave them in place for future use.

Code Issues – There are multiple code issues that exist in this building. There are water pipes installed over the electrical panels in the ground floor electrical room. The grounding system is in disrepair because of broken or loose metal conduits. Abandoned wiring has not been removed from the building.

Recommendations - All code violations should be addressed to correct the deficiencies. The lighting throughout the facility should be upgraded to replace old damaged equipment, to improve efficiency and lower maintenance time and costs. The original exterior light fixtures should be removed and be replaced with new fixtures. The lighting controls should be upgraded to more modern equipment that can be controlled digitally. Wires with damaged insulation should be replaced with new wire. Any additional wiring added to the building should include ground wires as required by current codes. The original General Electric panels in the ground floor electrical room should be thermally tested to determine if any of the panels have loose connections causing hot spots or if the panels have been damaged. Any panels that are found to have hot spots or have been damaged should be replaced.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: B Barracks
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/14/13

Date Constructed: 1978

Building Area: 20,814
First Floor 10,407
Second Floor 10,407

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 9.0'												
Storm Water Drainage	Surface												
Access and Egress	No Vehicle Access Sidewalks Only												
Paving, Curbing and Parking	N/A												
Sidewalks	Concrete Pedestrian Walkway	South Yard			1978	20	Poor	Repair Cracks and Trip Hazards	1	ls	$ 6,500.00	$6,500	
Landscaping	Grass	Building Perimeter			Unknown		Fair to Poor	Repair Holes and Gullies	1	ls	$ 3,250.00	$3,250	
Recreation Facilities	Fenced Pavement & Yard				1978	20	Poor	Replace Pavement and Basketball Equipment	1	ls	$ 32,500.00	$32,500	
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power MSC Generator/Power Pad Mounted Utility Transformer	East of Barracks B	unknown	unknown	unknown	50 Yrs	Excellent	None Required					Utility responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer	N/A												
Special Utility Systems	Chillers												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Spread footings				1978		Unknown						
Building Frame	Masonry walls & filigree floor & roof panels						Roof panels OK						
Walls	Concrete Masonry CMU grouted & reinforced block painted	All Elevations			1978		Poor - No Insulation, numerous cracks	Install insulation & stucco Seal numerous cracks	20814	sf	$ 6.50	$135,291	
Sealant	All Opening Perimeters, and Building Expansion Joints	All Elevations			1978	20 Yrs.	Poor	Replace	20814	sf	$ 1.63	$33,823	
Paint	Latex	All Elevations			2006	5 Yrs.	Poor	Replace	20814	sf	$ 2.28	$47,352	Replace with elastomeric coating
Doors	Hollow Metal Doors No Security Doors	All Elevations			1978	20 Yrs.	Poor New Locks	Replace	8	ea	$ 1,950.00	$15,600	Doors & Frames
Windows	Awning Aluminum Non-Impact	All Elevations			1978	20 Yrs.	Poor	Replace	146	ea	$ 1,950.00	$284,700	Replace with Stainless Steel fixed Security Glass.
Roofing	Built-Up Roof	Entrance, Second Floor & Mechanical			2002	20 Yrs.	Poor	Replace	10500	sf	$ 22.75	$238,875	Replace roof, downspouts and gutters, add insulation
INTERIOR ELEMENTS													
Stairs	Sealed Concrete	All Locations			1978		Structurally Good Poor Surface Seal	Reseal	4	flts	$ 1,950.00	$7,800	
Walls	Painted CMU Grouted and Reinforced	All Locations			1978		Poor	Repaint	20814	sf	$ 1.95	$40,587	
Ceiling	Metal Pan Corridors Cells Painted Concrete	All Locations			1978		Poor	Repaint	20814	sf	$ 1.30	$27,058	
Flooring	Sealed Concrete	All Locations			1978		Poor Surface Seal	Reseal	20814	sf	$ 0.98	$20,294	
Security Doors, Swingers	Hollow Metal	Throughout			1978		Poor	Replace	18	ea	$ 8,450.00	$152,100	Doors & Frames
Security Doors, Sliders	Bar Grating	Cross Corridor			1978		Poor	Replace	6	ea	$ 13,000.00	$78,000	
Security Door Slider Mechanism		Cross Corridor			1978		Obsolete	Replace	4	ea	$ 6,500.00	$26,000	
Security Glazing in Hollow Metal Frames	Hollow Metal	Control Room			1978		Fair	Replace	1	ls	$ 19,500.00	$19,500	

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators	N/A												
PLUMBING							0						
Supply and Waste Piping	2" copper water supply and 6" cast iron waste	Varies	Unknown	Unknown	2002 1978	30 Years	Fair/Poor	Replace	1	ls	$ 32,500.00	$32,500	
Hot Water Tanks	Natural Gas	2nd Floor Mechanical Room	A.O. Smith	BTR 197 118	2009	20 Years	Excellent	None					
Valves	Thermostatic Mixing Valve	2nd Floor Mechanical Room	Symmons	TempControl	2009	20 Years	Good	None					
Pipe Chases	Access from hallway	Varies	N/A	N/A	1979	30 Years	Fair/Poor	Replace	1	ls	$ 13,000.00	$13,000	
Holding Tanks	N/A												
Drainage													
Water Fixtures	Mixture of older and newer fixtures	Varies	Unknown	Unknown	Unknown	20 Years	Varies	Replace	1	ls	$ 32,500.00	$32,500	
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	Chilled Water Rooftop	Roof, West Wing	Temptrol	Unknown	Unknown	20 Years	Fair (See Photo 6)	Replace	6938	cfm	$ 1.95	$13,529	
Air Handlers/Electric Heat	Chilled Water Rooftop	Roof, Center Wing	Temptrol	Unknown	Unknown	20 Years	Fair	Replace	6938	cfm	$ 1.95	$13,529	
Air Handlers/Electric Heat	Chilled Water Rooftop	Roof, East Wing	Temptrol	Unknown	Unknown	20 Years	Fair	Replace	6938	cfm	$ 1.95	$13,529	
Fan Coil Unit	Horizontal Fan Coil	2nd Floor Mechanical Room	EnviroTech	HLP 40	Unknown	20 Years	Fair/Good	Replace in 5-10 years					
Exhaust Fan	Centrifugal	Roof, West Wing	Dayton	4YC64	Unknown	15 Years	Good See Photo 8)	None					
Exhaust Fan	Centrifugal	Roof, West Wing	Greenheck	N/A	unknown	5 Years	Fair	Replace in 5-10 years					
Exhaust Fan	Centrifugal	Roof Center Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Exhaust Fan	Centrifugal	Roof Center Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Exhaust Fan	Centrifugal	Roof, East Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Exhaust Fan	Centrifugal	Roof, East Wing	Dayton	4YC64	Unknown	15 Years	Good	None					
Distribution	Sheet Metal	Varies	N/A	N/A	Unknown	20 Years	Good						
Air Devices	Sidewall Grilles	Varies (See Photo 9)	N/A	N/A	Unknown	10 Years	Fair/Good	None					
Control Systems/Energy Management (KMC)	Electronic	Mechanical Equipment	N/A	N/A	Unknown	1-3 Years	Poor	Replace	20814	sf	$ 3.25	$67,646	

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Panelboard	Upper Mezzanine	Square D	NF	Recent	40 YRS	Excellent	None Required					Good Installation
Distribution Panels	Panelboards	Upper Mezzanine and Ground Floor Electrical Room	Square D in Mezz, GE in Elect Room		Square D = Recent, GE = Original	40 Yrs	Square D = Excellent, GE = Fair to Good	Testing of GE gear for hot spots	1	ls	$ 13,000.00	$13,000	Panels are in operable condition
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$ 3,250.00	$3,250	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways	N/A	N/A	1978	N/A	Good to Fair	Repair broken conduits	1	ls	$ 3,250.00	$3,250	Conduit Grounding system
Transformers	Dry Type	Upper Mezzanine	Square D	Nema 1	Recent	50 Yrs	Excellent	None Required					Good Installation
Emergency Power	Panelboard	Electrical Room	General Electric		1978	40 Yrs	Fair to Good	test for hot spots	1	ls	$ 6,500.00	$6,500	panel is operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$ 6,500.00	$6,500	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	Electrical Room			1978	30 Yrs	Fair to Good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	Square D = Recent, GE = Original	40 Yrs	Square D = Excellent, GE=Fair to Poor	Evaluate insulation on GE Gear	1	ls	$ 6,500.00	$6,500	Original Feeder Insulation is becoming Brittle
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1978	25 Yrs	Fair to Good in interior, Poor Exterior	Repair broken conduits	1	ls	$ 6,500.00	$6,500	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1978	25 Yrs	Fair	Evaluate insulation on GE Gear	1	ls	$ 3,250.00	$3,250	Original Branch Circuits becoming Brittle
Raceways	EMT	Throughout	N/A	N/A	1978	25 Yrs	Good	inspection for broken fittings	1	ls	$ 3,250.00	$3,250	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	Square D and GE	Varies	1978	40 Yrs	Square D = Excellent, GE = Good	Test for proper operation	1	ls	$ 1,300.00	$1,300	Replace any breakers that do not operate properly
Abandoned Circuits	Switching and Branch Circuits	Control Room	N/A	N/A	1978	expired	abandoned	remove	1	ls	$ 3,250.00	$3,250	take out abandoned wiring
Raceways	EMT and RGC	interior and exterior	N/A	N/A	1978	25 Yrs	Fair	Repair and Cap or Remove	1	ls	$ 6,500.00	$6,500	Remove damaged conduits
Lighting	Fluorescent and Incandescent	interior and exterior	Unknown	unknown	1978	25 Yrs	Poor	replace or repair	20814	sf	$ 9.75	$202,937	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1978	30 Yrs	Fair	test for proper operation	1	ls	$ 2,250.00	$2,250	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Electrical Room	FireLite	MS-9200UD	recent	20 Yrs	Good	test	1	ls	$ 3,250.00	$3,250	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

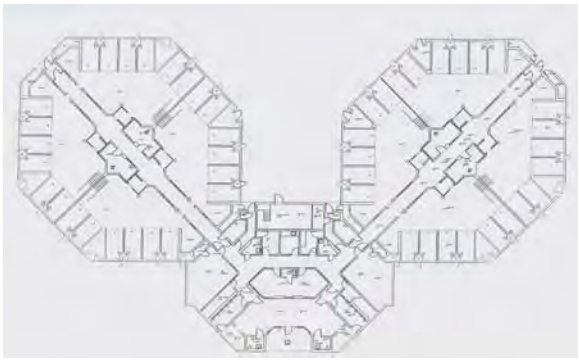
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	behind MSC Building	Caterpillar		Recent	40 YRS	Excellent	None Required					Feeder to Barracks B
Transfer Equipment	automatic	Electrical Room	General Electric		1978	20 Yrs	Good	test for proper operation	1	ls	$ 1,300.00	$1,300	repair as needed
Battery Powered Equipment	emergency lights	ceilings	Unknown	unknown		10 Yrs	Good to Fair	Test operation	1	ls	$ 1,300.00	$1,300	supplementary emergency lights
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	None												No fire pump in this building
Distribution/Stand Pipes	None												No fire sprinkler piping this building
Sprinklers	None												No fire sprinklers this building
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	None												
Ramps	None												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	None												
Toilet Rooms/Showers	None												
Inmate Cells/%	None												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$42,250	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$755,641	
INTERIOR												$371,339	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$78,000	
HVAC												$108,233	
ELECTRICAL												$271,487	
EMERGENCY POWER												$2,600	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$0	
ADA ACCESSIBILITY												$0	
TOTAL PROBABLE COST												$1,629,549	$ 78.29

3.3 ‘C’ Barracks

Pinellas County Jail Facilities Assessment – C Barracks



Overall General Description

C Barracks is located on the South side of the medium security compound and is indicated on the original drawings at floor elevations 11.5' or 11.03' NAVD 1988. The Cross Bayou Canal is located on the West side of the site adjacent to this building. Barracks C is a free standing two story building of 29,956 square feet and was built in approximately 1984. The floor plan is a modified 'U' shape with two hexagonal housing wings and an ancillary support base. The housing units are divided into 4 quadrants with centralized Control Rooms on 2 floors. The day rooms are two stories high and the inmate cells are two tiers high with a walk around balcony. The quadrants include 6 cells for up to 2 inmates each and each cell includes a lavatory/toilet with gang showers located at the ends. Total occupancy load as originally designed would be 48 cells or 96 inmates. Barracks C is a medium security facility and currently houses an all male population.

Typical construction is a concrete spread foundation with reinforced concrete, columns, roof and floor slab. The inmate cells are 6" thick modular precast concrete walls, floors, and ceilings. There is a 3'-0" interstitial space above the inmate cells and an exterior vertical chase between each unit. The walls in the ancillary space are CMU painted with stucco on the exterior. The precast housing units include 1" rigid insulation and stucco painted on the exterior. All stairs are steel handrails and steel pan treads. There is no elevator for this building to the Second Floor or the Mezzanine.

The interior finishes in the inmate cell areas include sealed concrete floors, painted precast and reinforced concrete walls and ceilings. The Control Room and secure corridor have VCT floors, painted concrete and CMU walls and lay-in ceiling.

All hollow metal doors are both 10 and 12 gauge galvanized painted doors at the exterior and interior. All exterior windows are 12 gauge steel frames with steel 3/8" x 4" deep nelson studs at 18" o. c. The glazing is 7/8" security glass. The interior doors are security grated sliding doors at the cells.

Detention Capability Review

Site

C Barracks is located adjacent to the Cross Bayou Canal and the First Floor elevation is 11.03' NAVD 1988. The 100 year Base Flood Elevation is 9.00' NAVD 1988. The 500 year Base Flood Elevation is 10.00' NAVD 1988. There is concern for this building during any significant storm event for flooding or storm surge during a hurricane event. Inmates will need to evacuate this building with any significant storm event. Site facilities include pedestrian sidewalks and an exterior recreation area. The sidewalks have cracks and settlement issues and need to be repaired at numerous locations to eliminate trip hazards. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion. The exterior recreation area pavement and basketball equipment is in good condition.

Envelope

Walls

The security envelope is a precast concrete inner wyth with a stucco and 1" rigid insulation veneer. The precast appears to be in sound condition; however, the stucco has a number of cracks and impact damaged locations which require repair in several areas. The building sealant and paint is beyond its useful life. A full waterproofing package is required including all sealant joints and an elastomeric coating system.

Roof

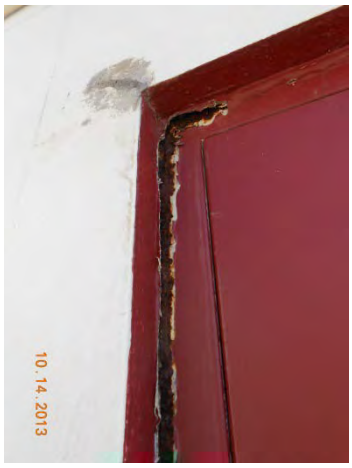
The existing roof is a built up roof in generally fair condition. The roof should be evaluated yearly and scheduled for eventual replacement. The roof top equipment pipe and conduits need to be tied down to meet current code.

Security Windows

The existing windows are horizontal fixed slit windows with approximately 4” of glazing stop to stop vertically. The steel framing of the window is rusting badly, and the entire assembly should be replaced with new units, preferably stainless steel fixed units.

Exterior Doors

All the exterior chase doors and frames are rusting badly and should be replaced, including those at the 2nd floor level. The 2nd floor level chase doors are currently difficult to open standing on a ladder due to the degradation, and as such are a maintenance liability.



Interior Security

Circulation

The main circulation corridor on the ground floor is all on one level (not steps or ramps). The line of sight down the corridor to each of the pods from the control room is good. One negative is the location of the nurse station. When the door is open, which is frequently, inmates travel past this space and have access to drugs and sharps stored in the room.

Walls

The interior security walls for the most part are constructed of concrete at the first floor level, and fully grouted CMU at the second floor. Both appear to be of sound construction, and are in excellent condition.

Glazing in Hollow Metal Frames

Glazing is glass-clad polycarbonate. Glazing and hollow metal frames appear to be in fair condition on the first floor, and good condition on the second floor.

Security Doors and Frames

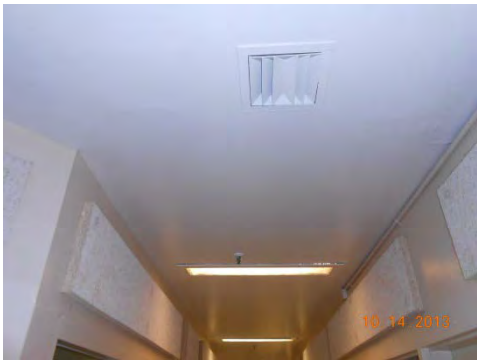
Bar grate and hollow metal doors are in fair condition. The slider mechanisms are all in poor condition. The current mechanisms no longer function effectively, frequently mal-function, and replacement parts are difficult, if not impossible to find. Several slider mechanisms are currently being replaced, but the balance should also be replaced.

All security locks on swing doors should be replaced; the existing locks are beyond their useful life.

Ceilings

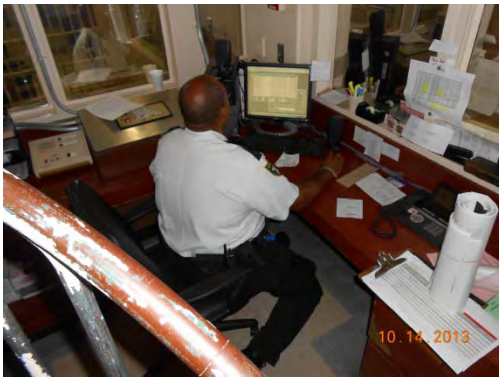
Ceilings in corridors are generally constructed of two layers of gypsum board and are in good condition.

Ceilings in the cells are precast concrete and are in good condition. Ceilings in the dayrooms are precast concrete in good condition.



Control Room

The control rooms (7) are in fair condition. All casework should be replaced with new.

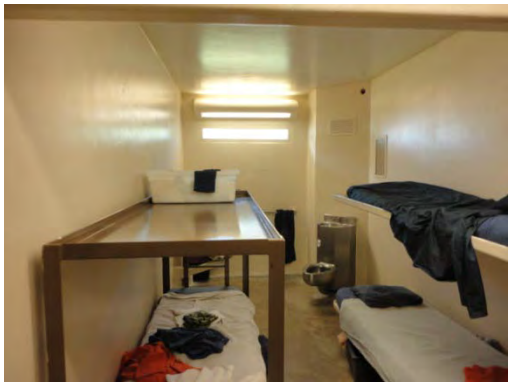


Baffled security type speaker ports should be installed in the open ports to prevent the easy introduction of undesirable objects through the holes into the control room space.

The abundance of control rooms/stations is overdone; it is a poor use of space and technology, and it is fiscally impossible to staff all 7 posts.

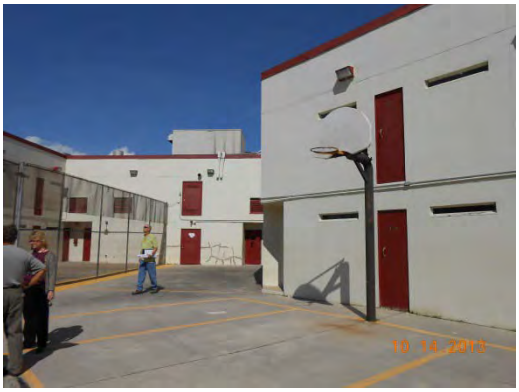
Cells

The cells are open front and are in good condition.



Outdoor Recreation

Security is good with 12’ high chain link fence topped by a single coil of razor wire, and anti-climb fabric at the top 4’. An elevated staffed guard tower looks over both yards.



Lines of Sight

Control room to circulation: Good

Control room to dayrooms: Good

Control room to cell fronts: Good

Control room to shower/toilet area: Fair

Control room to major doors: Good

Corridor to dayrooms: Good

Corridor to cell fronts: Good

Corridor to shower/toilet area: Good

ADA Accessibility

C Barracks is not ADA accessible and the current configuration would make it a cost prohibitive candidate for ADA compliance. The lack of an elevator or vertical access to the second levels for both inmates and staff would be a difficult obstacle to overcome.

Pinellas County Sheriff's Office (PCSO)

Staff Comments

- Prefer to have staff direct supervision in the pods.
- Automatic door locks do not work on a daily basis and require continuous repair.
- Door control issues related to security.
- Laundry and nurse station locations conflict with inmate intake.

C Barracks Recommendation from a Detention Capability Perspective

The location of the existing First Floor elevation at 11.08' NAVD 1988 relative to 100 year Base Flood Elevation, 500 year Base Flood Elevation, storm event flooding, and hurricane storm surge will remain a concern for the future operation of this building as long as it is maintained.

The security components of C Barracks are, overall, in fair condition with the exception of the cell windows and the slider mechanisms needing replacement.

The overall layout, from a security standpoint, is fair to poor, with direct views into cells and dayrooms only available on a limited basis, and from multiple control rooms (6 satellite and 1 central). Current best practices design for this type of layout would have afforded full view of all dayrooms from one or two satellite control rooms.

The staff allotted for this facility has adapted to make this unit function without staffing each of the 6 satellite controls.

Our recommendation is to maintain C Barracks.

McCarthy and Associates, Inc.
CONSULTING • ENGINEERS

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www.mccarthyassoc.com

October 30, 2013

BARRACKS "C"

A. Description of Building:

1. "C" barracks is a two story building of approximately 29,956 square feet.
2. It is reportedly constructed in 1984 which makes it approximately 29 years of age.
3. It is an irregular shaped building of three pod type areas with a central front core area.
4. According to the original drawings, the building was designed in 1983. The building code in effect was the 1982 Standard Building Code which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The foundation system shown on the original construction drawings is shown as a conventional spread and column pad foundation.
2. The building shell is shown as a combination of P.I.P concrete, precast concrete (cells) and masonry.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA AE-zone

D. Structural Concerns & Recommended Repairs:

1. Of the portions of the structural system that were visible, there were no structural issues noted.

E. Hurricane Assessment With Potential Damage:

1. Given the type of structure shown in the original construction documents, this building should be considered highly resistant to storm damage.
2. Since the building shell is constructed from concrete, hardening would not be required.
3. The only items that might be damaged during a storm would be doors, windows and roofing materials possibly.

F. Hurricane Hardening Recommendations:

1. Doors and windows should be considered for replacement.

GRINER ENGINEERING, INC.
1628 FIRST AVENUE NORTH
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PHONE: (727) 822-2335
FAX: (727) 821-3361

PINELLAS COUNTY JAIL ASSESSMENT BARRACKS C

HVAC

1. HVAC SYSTEM DESCRIPTION:
   This building has a mixture of constant volume and variable air volume chilled water air handling units located on the roof. The air handlers have large electric resistance heat in them. Each of the units was installed approximately 10 years ago. Chilled water piping is run on top of the roof.

2. AIR HANDLERS:
   All three of the air handlers are Temtrol units. The units are in fair condition for their age, which is estimated to be approximately 10 years. There is some deterioration of the interior frame, electric heat and dampers in each of the units.
3. DUCTWORK:
   All three of the air handlers are ducted from the roof to the individual diffusers within the space. The ductwork was reviewed on the second floor access point and appeared to be in good condition. Most of the ductwork in this building is concealed.
4. AIR DEVICES:
   The air devices in this building are a mixture of sidewall, grilles and ceiling diffusers. Most of the air devices are in poor condition. There is evidence of rust, dirt and vandalism on most grilles.

5. CHILLED WATER/DX:
   The chilled water piping is in fair condition. Most of the chilled water piping is covered with an aluminum jacket and in the areas where not, the insulation covering has become to deteriorate.
6. EXHAUST SYSTEM:
   There are a number of small centrifugal roof exhaust fans on this building. They are a mixture of Penn and Dayton fans. They are relatively newer. The exhaust fans are in very good condition and the older exhaust fans which have not been yet replaced are in fair to poor condition.

7. SMOKE EVACUATION:
   There is a manual smoke evacuation system in this building. It is questionable if it is functional at this time. The plumbing chases double as HVAC chases.

8. CONTROLS:
   The controls on this building have been upgraded to the newest KMC system.
9. SUMMARY:
   The HVAC system for this building is in fair condition but there are a number of issues that should be addressed. The air handlers are nearing the end of their useful life and should be replaced within the next 5 years. The smoke management system does not appear to function properly and a new system should be installed.

PLUMBING

1. SUPPLY PIPING:
   There is a 3" copper supply line for this building. The ICON water management system has been installed on the supply water for this building.

2. WASTE PIPING:
   There is a 6" sanitary sewer connection in the central of this building. The sanitary sewer piping is in relatively poor condition and should be replaced.
3. HOT WATER:
   This building has a relatively new Rheem gas water heater. The hot water system is recirculation and appears to be in good condition. Copper piping is routed to a mixing valve on the wall in the mechanical mezzanine.

4. FIXTURES:
   There are a variety of plumbing fixtures in this building. Some fixtures have been replaced and are in fair/good condition.

5. SUMMARY:
   The plumbing waste piping in this building is in need of repair or replacement. The water piping appears to be in really good condition. The water heater is in very good condition as is the mixing valve. The fixtures are in need of repair/replacement.

FIRE SPRINKLER

1. RISER:
   The fire sprinkler riser that is on the first floor is in good condition.
2. SPRINKLER HEADS:
   This building has a variety of pendant, sidewall and upright sprinkler heads. They appear to be in fair to good condition.

3. CONTROLS:
   This building has a deluge type system and it is in poor condition. The deluge valve needs to be replaced and/or relocated.
4. SUMMARY:
   The fire sprinkler system in this building is in fair condition, however the controls and the deluge system should be replaced as soon as possible.

M. P. SPYCHALA & ASSOC., INC.

C O N S U L T I N G E N G I N E E R S

240 PINE AVENUE N.* OLDSMAR, FLORIDA 34677

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mpspych@spychalaengineers.com

29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Barracks C

Service Entrance – The electrical service for this building comes from a pad mounted utility transformer located just west of the building. The service runs underground to the main electrical room on the west side of the building and into the main switchboard in the ground floor electrical room. The voltage is 120/208 volts, three phase, four wire.

Main Electrical Gear – The main panel for this building is located in the ground floor electrical room. The main panel is a Square D 1200 amp fusible switchboard. There is also a 600 amp fusible main switchboard dedicated to emergency loads. This equipment is in good condition and is showing no signs of deterioration.

Electrical Distribution - The electrical distribution equipment in this building is Square D equipment and it is in good condition. The electrical gear for this building is located in the ground floor electrical room, in a mechanical mezzanine and recessed in the walls in the upper level rooms that were used for control. No serious deterioration is visible in this equipment.

Emergency Power – The emergency power for this building originally came from a generator located in a small building south of Barracks C. This generator has failed and temporary wiring has been installed to another generator located in an adjacent building that once served the Female Security Center building. That building has been closed and the generator is no longer needed for that building. The wiring runs from one building to the next through the walls and it has been installed in PVC conduit. The control wires are installed in conduit but the conduit is broken and the wiring is exposed. The generator supplying power is a Cummins Generator and it appears to be in good condition. The failed generator is a Kohler generator. The voltage is 120/208 volts, three phase. The feeder runs to a transfer switch located in the Barracks C main electrical room. The breaker for the temporary wiring connection back to Barracks C is a 200 amp breaker.

Transfer Switch – The transfer switch in the electrical room is a Zenith transfer switch that was installed as part of the original electrical distribution system. It is in good to fair condition and appears to be operable. The output of the transfer switch is connected to a 600 amp electrical panel that supplies smaller panels and a motor control center. This building has a significant amount of load wired for emergency backup power.

Wiring and Conduits – – The original electrical wiring in the building is for the most part type TW copper wiring. The insulation on this wiring is becoming brittle and the maintenance staff has reported problems with the poor condition of the insulation. The insulation adequately protects the wire as long as it has not been damaged. Damage occurs when the wiring has to be disturbed for maintenance reasons. The copper conductors inside of the insulation are not showing any signs of degradation and can carry the current that they are rated for. The brittle insulation appears to be the only problem with this wiring.

The conduits used in this building are electric metallic tubing, rigid galvanized conduit and PVC conduit. The visible conduit within the building appears to be in good condition. There is a significant amount of exposed conduit installed in the building for various modifications installed after the original construction. This conduit appears to be adequately secured to the structure and no visible deterioration was noticed. The conduit on the exterior of the building is a combination of rigid metal conduit and PVC conduit. Both types of conduit are showing signs of failure.

Grounding – It appears that the original construction utilized the metal conduits as the required grounding path for the wiring system. This method was acceptable at the time the building was constructed. As long as there is no breakage in the metal conduits this path is viable. Current codes require a separate grounding wire to be installed in the conduits for any new branch circuits installed. The newer distribution equipment in the mechanical mezzanine does utilize this method for wiring. No grounding problems have been reported in this building however the broken metal conduits on the roof are cause for concern. If these were used for grounding purposes there is a safety issue that needs to be corrected.

Devices – The wiring devices installed in the building were originally specification grade devices. As these devices are replaced due to standard maintenance the staff is installing hospital grade devices. The wiring devices appear to be in good condition and no problems have been reported with the wiring devices.

Lighting – The lighting in the building is primarily provided with fluorescent lamps. Security grade fixtures are installed in the cells. Surface mounted fixtures are installed in the hallways. The fixtures are in fair to poor condition as they are for the most part relatively old fixtures that have been opened and closed numerous times for lamp replacements. The staff has reported difficulty maintaining these fixtures due to the age of the fixtures and because of damage done to the fixtures by the inmates. Night lights are installed in each cell typically under the sink in each cell. These fixtures are incandescent type fixtures installed flush in the wall. Access to these fixtures is through the pipe chase used for plumbing maintenance. These fixtures have been painted over and the lenses are in poor condition. The incandescent lamps are inefficient and are a maintenance issue.

The original exterior lights on the building are metal halide flood lights. These fixtures are in fair to poor condition and are deteriorating. The lenses on the fixtures have discolored and are not providing sufficient lighting.

Lighting Controls – Lighting controls for most of the building is through a Low Voltage relay cabinet located in the ground floor electrical room. Toggle switches in the control room are used to open and close relays that turn the lights on and off in different sections of the building. Either through loss of the use of the low voltage switching or through other loss of control breakers in the panels on the upper levels have been used to turn lights on and off in the cell blocks. Some local switching is used for individual rooms by standard toggle switches.

Fire Alarm – The fire alarm system in this building is a relatively new fully addressable system that is providing protection for the building. Audio visual signal devices are installed in this building and it appears that this system is functioning properly. There is a remote annunciator located in the control room and the lone pull station for the system is also located in the control room.

Miscellaneous – There are abandoned circuits, wires and conduits in the building that are no longer being used. These abandoned systems are unnecessary and should be removed from the building. Extra conduits made available by removal of this abandoned wiring should be identified as spare conduits. Typically these conduits would be removed however in this type of facility it may be beneficial to leave them in place for future use. This

building is furnished with a lightning protection system. The wiring on the roof is in fair condition but there are loose or disconnected wires that should be repaired.

Code Issues – There are code issues that exist in this building. The grounding system is in disrepair because of broken or loose metal conduits. Abandoned wiring has not been removed from the building.

Recommendations - All code violations should be addressed to correct the deficiencies. The lighting throughout the facility should be upgraded to replace old damaged equipment, to improve efficiency and lower maintenance time and costs. The original exterior light fixtures should be removed and be replaced with new fixtures. The lighting controls must be replaced with modern equipment that can be controlled digitally. The electrical panels in the building sould be thermally tested to determine if any of the panels have loose connections causing hot spots or if the panels have been damaged. Any panels that are found to have hot spots or have been damaged should be replaced.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: C Barracks
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/14/13

Date Constructed: 1984

Building Area: 29,956
First Floor 19,915
Second Floor 10,041

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 11.5'												
Storm Water Drainage	Retention Pond												
Access and Egress	No Vehicle Access Sidewalk Only												
Paving, Curbing and Parking	N/A												
Sidewalks	Concrete Pedestrian Walkway	North & West Yard			1984	20	Poor	Repair Cracks and Trip Hazards	1	ls	$ 6,500.00	$6,500	
Landscaping	Grass	Building Perimeter			Unknown		Fair to Poor	Repair Holes and Gullies	1	ls	$ 3,250.00	$3,250	
Recreation Facilities	Fenced / Concrete Pavement	South Yard			1984	20	Fair	None					
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Utility Transformer	West of Building	unknown	unknown	1984	50 Yrs	Good	None Required					Utility Responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer													
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Concrete spread footings & column pads				1984		Unknown						
Building Frame	Precast & p.i.p. Concrete				1984		Good						
Walls	p.i.p. Precast with Cement Plaster, some CMU grouted & reinforced	All Elevations			1984		Stucco - Fair/Poor Walls - Good	Repair and seal cracks in Stucco	29956	sf	$ 0.65	$19,471	
Sealant	All Openings Perimeters and Building Joints	All Elevations			1984	20 Yrs.	Poor	Replace	29956	sf	$ 1.63	$48,679	
Paint	Latex	All Elevations			2006	5 Yrs.	Poor	Replace	29956	sf	$ 2.28	$68,150	Replace with Elastomeric Coating.
Doors	Hollow Metal Entrance Access Doors	All Elevations			1984	20 Yrs.	Poor	Replace	70	ea	$ 1,950.00	$136,500	
Windows	7/8" Reinforced Glass/Steel Frame	All Elevations			1984	20 Yrs.	Poor	Replace	96	ea	$ 5,720.00	$549,120	Replace with Stainless Steel Frames & Security Glass
Roofing	Built-Up Roof				2002	20 Yrs.	Fair	None					
INTERIOR ELEMENTS													
Stairs	Concrete and Steel Pan Stairs	All Locations			1984		Good	None					
Walls	Painted Concrete Painted Precast/CMU Grouted 2nd Flr.	All Locations			1984		Fair/Good	None					
Ceiling	Precast Painted in Cells, Gypsum Board Painted Corridor Lay-in Ceiling	All Locations			1984		Fair/Good	None					
Flooring	Corridors VCT Asbestos in Corridor Sealed Concrete Slab	All Locations			1984		Fair	Replace	29956	sf	$ 2.60	$77,886	Replace VCT Floor in Corridors
Security Doors, Swingers	Hollow Metal Entrance Access Doors	Control Rooms Core Support Areas			1984		Fair	None					
Security Doors, Sliders	Bar Grating	Corridors			1984		Good	None					
Security Door Slider Mechanism		Corridors			1984		Obsolete	Replace	13	ea	$ 11,960.00	$155,480	13 are being replaced under current contract
Security Glazing in Hollow Metal Frames	Hollow	Corridors and Control Rooms			1984		Fair	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators	N/A												
PLUMBING													
Supply and Waste Piping	Copper water and cast iron waste	Various	N/A	N/A	1984	35	Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 1)
Hot Water Tanks	Gas Boiler	Mezzanine	Rheem	N/A	2013	35	Good/Fair	None Required					(Photo 2)
Valves	Mixing	Mezzanine	Symmons	NA	2003	35	Good/Fair	None Required					(Photo 3)
Pipe Chases	Plumbing	Exterior and Interior	N/A	N	1984	25	Poor	Repair	1	ls	$ 19,500.00	$19,500	(Photo 4)
Water Controls	Automatic	Various	ICON		2012	25	Good	None Required					(Photo 5)
Storage Tank	Hot Water	Mezzanine	Lochinvar	N/N	1984	25	Fair	None Required					
Water Fixtures		Various	N/A	N/A	Varies	10	Fair	Replace as Required	1	ls	$ 39,000.00	$39,000	(Photo 6)
Circulating Pump	Hot Water	Mezzanine	B&G	N/A	2003	25	Good	None Required					(Photo 7)
HVAC													
Air Handlers/Electric Heat	3 Roof Mounted CV and VAV	Roof	Temptrol	RF-RD7HU	N/A	20 Years	Fair	Replace	30000	cfm	$ 1.95	$58,500	(Photo 8)
Exhaust Fans	Roof Mounted	Roof	Dayton & Penn	N/A	N/A	20 Years	Fair/Poor	Replace	1	ls	$ 26,000.00	$26,000	(Photo 9)
Distribution	Sheet Metal	Various	N/A	N/A	1984	30 Years		None Required					
Control Systems/Energy Management (KMC)	DDC Controls	Mezzanine	KMC	2012	2012	20 Years	Good	None Required					(Photo 10)

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Switchboard	Electrical Room	Square D	Switch board	1984	40 YRS	Good	Test Operation	1	ls	$ 13,000.00	$13,000	Thermal scanning suggested
Distribution Panels	Panelboards	Upper Mezzanine and Ground Floor Electrical Room	Square D	Panels	1984	40 Yrs	Good	Testing for hot spots	1	ls	$ 13,000.00	$13,000	Panels are in operable condition
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$ 3,250.00	$3,250	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways	N/A	N/A	1984	N/A	Good to Fair	Repair broken conduits	1	ls	$ 3,250.00	$3,250	Conduit Grounding system
Transformers	N/A												
Emergency Power	Emergency Switchboard	Electrical Room	Square D	switch board	1984	40 Yrs	Good	test for hot spots	1	ls	$ 6,500.00	$6,500	Thermal Scanning Suggested
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$ 6,500.00	$6,500	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	Electrical Room			1984	30 Yrs	Fair to Good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	1984	40 Yrs	good	Evaluate insulation on wire	1	ls	$ 3,250.00	$3,250	Original Feeder Insulation is becoming Brittle
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1984	25 Yrs	Fair to Good in interior, Poor Exterior	Repair broken conduits	1	ls	$ 6,500.00	$6,500	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1984	25 Yrs	Fair	Evaluate insulation on wiring	1	ls	$ 6,500.00	$6,500	Original Branch Circuits becoming Brittle
Raceways	EMT	Throughout	N/A	N/A	1984	25 Yrs	Good	inspection for broken fittings	1	ls	$ 6,500.00	$6,500	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	Square D	Varies	1984	40 Yrs	good	Test for proper operation	1	ls	$ 1,300.00	$1,300	Replace any breakers that do not operate properly
Abandoned Circuits	Switching and Branch Circuits	Control Room	N/A	N/A	1984	expired	abandoned	remove	1	ls	$ 3,250.00	$3,250	take out abandoned wiring
Raceways	EMT and RGC	interior and exterior	N/A	N/A	1984	25 Yrs	Fair	Repair and Cap or Remove	1	ls	$ 6,500.00	$6,500	Remove damaged conduits
Lighting	Fluorescent and Incandescent	interior and exterior	Unknown	unknown	1984	25 Yrs	Poor	replace or repair	29956	ls	$ 9.75	$292,071	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1984	30 Yrs	Fair	test for proper operation	1	ls	$ 2,250.00	$2,250	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Electrical Room	FireLite	MS-9200UD	recent	20 Yrs	Good	test	1	ls	$ 3,250.00	$3,250	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	at Female Security Center	Cummins	unknown	unknown	40 YRS	Good to Fair	Provide permanent wiring	1	ls	$ 13,000.00	$13,000	This is a temporary solution as original generator has failed
Transfer Equipment	automatic	Electrical Room	Zenith		1984	20 Yrs	Good	test for proper operation	1	ls	$ 1,950.00	$1,950	repair as needed
Battery Powered Equipment	N/A												
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	N/A												
Distribution/Stand Pipes	Deluge System	1st Floor	N/A	N/A	1984	35 Years	Good	None Required					(Photo 11)
Sprinklers	Automatic	Various	N/A	N/A	1984	35 Years	Fair	Replace as Required	29956	sf	$ 0.65	$19,471	
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	None												
Ramps	None												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	None												
Toilet Rooms/Showers	None												
Inmate Cells/%	0%												

SYSTEM DESCRIPTION AND OBSERVATIONS

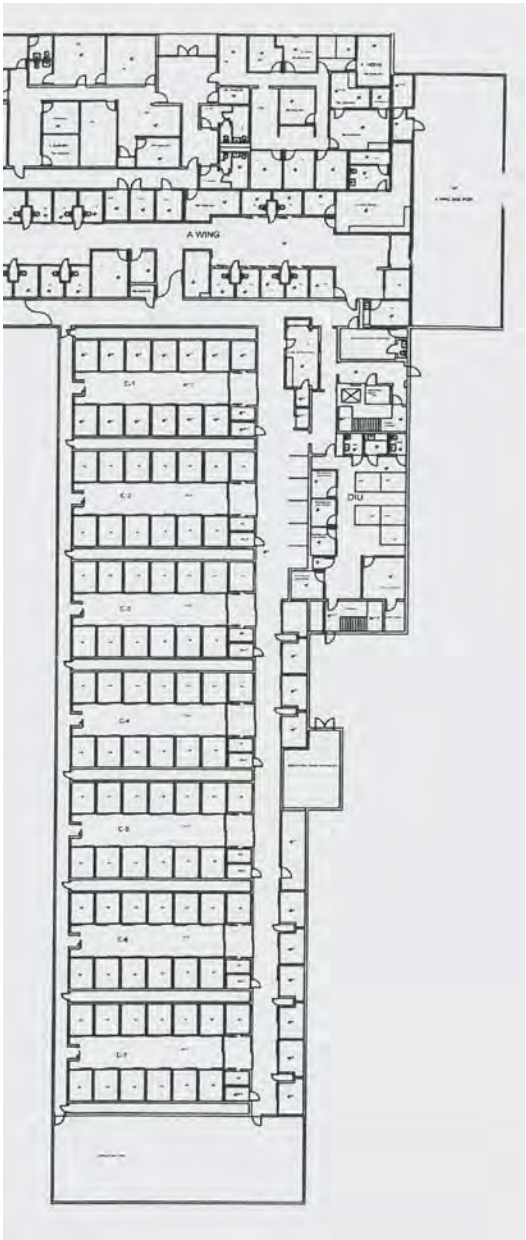
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$9,750	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$821,920	
INTERIOR												$233,366	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$97,500	
HVAC												$84,500	
ELECTRICAL												$376,871	
EMERGENCY POWER												$14,950	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$19,471	
ADA ACCESSIBILITY												$0	
TOTAL PROBABLE COST												$1,658,328	$55.36

3.4 ‘C’ Wing

Pinellas County Jail Facilities Assessment – C Wing

Overall General Description

C Wing is located on the Southeast side of the maximum security compound and is indicated on the original drawings at floor elevation 14.0' or 13.53' NAVD 1988. The C Wing building is a single story building of 19,631 square feet and was built in approximately 1980. C Wing connects into A Wing and was built along with D and E Wings. C Wing is a long rectangular floor plan with exterior race track organization. The organization of the plan includes one side for service access to the systems chases with inmate intake and circulation on the opposite hand side. There are 7 pods organized around a typical Day Room layout with 12 cells. The day rooms have a clear story for daylight. The total includes 94 cells in the pods and 10 isolation cells or 104 cells in the original design. The total occupancy was 104 inmates in the original design. There is a single Control Room located at the entrance to C Wing. C Wing is a maximum security facility and houses all female occupants.



Typical construction is reinforced concrete spread foundation with reinforced filled CMU walls with 1" rigid insulation and stucco on the exterior walls. The roof is 8" and 4" precast concrete panels with a light weight insulated concrete topping. There is an elevator adjacent to C Wing that provides inmate access to a pedestrian bridge with connection to the Criminal Justice Courthouse.

The interior finishes are sealed concrete floors, painted interior block walls, and concrete painted ceiling in the inmate cells and day room. The overhead building systems are exposed in the corridors with an exposed structure ceiling.

Interior doors are security grated sliding doors at the cells. Exterior windows are 3/16" bent steel frames with bullet resistant glass. The roof is a built up roof.

Detention Capability Review

Site

The First Floor elevation is 13.53’ NAVD 1988 for C Wing. The 100 year Base Flood Elevation is 9.00’ NAVD 1988. The 500 year Base Flood Elevation is 10.00’ NAVD 1988. There is concern for this building for flooding or storm surge during a hurricane event. Inmates will need to evacuate this building during any high category hurricane. Site facilities include perimeter vehicle roadways on the South and East side of the building and an exterior recreation area. The roads are asphalt pavement. The South loop road needs to be widened and repaved. The East roadway should be scheduled for repaving. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion. The exterior recreation area pavement and basketball equipment is in good condition. There is a two stop hydraulic elevator located on the East side of C Wing. This elevator services a pedestrian bridge for inmate access to the Courthouse in a secure corridor. The elevator is in poor condition and should be replaced.

Envelope

Walls

The exterior wall is constructed of 8” CMU grouted full with #4 rebar 8” OC both ways. The CMU wall appears to be structurally sound and secure. The veneer is a stucco coat over 1” insulation. The building sealant and paint is beyond its useful life. A full waterproofing package is required including all sealant joints and an elastomeric coating system.

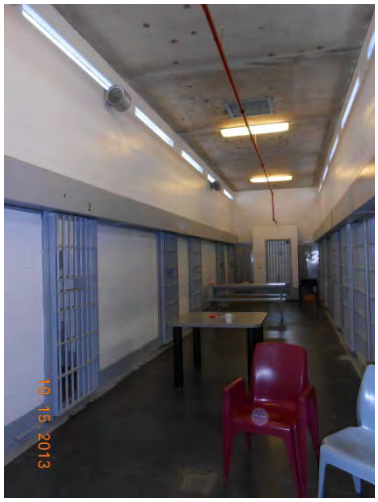
Roof

The existing roof is a built up roof in generally poor condition. The roof should be replaced. The roof top equipment pipe and conduits need to be tied down to meet current code.

Security Windows

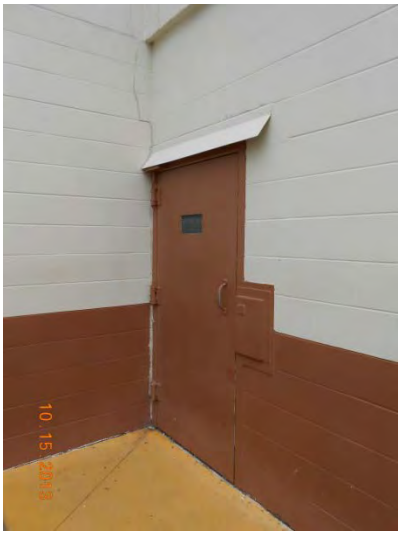
The existing windows are horizontal fixed slit windows 6’ long by approximately 6” high, with approximately 4” of glazing between stops. These windows occur in the clerestory above each dayroom

and in the perimeter wall along the guard corridor. These painted steel windows are rusting and should be replaced with fixed windows of the same configuration in stainless steel.



Exterior Doors

The two doors into the outdoor recreation space are in fair/poor condition. The masonry crack adjacent to one of the doors needs to be repaired.



INTERIOR SECURITY

Circulation

Circulation is down one straight corridor leading to each of the 7 pods. Although the control room views straight down the corridor, it has no view into any of the 7 dayrooms. The only times eyes are laid on

each dayroom is when an officer intentionally walks to the entry to the dayroom. Best practices would allow views into all 7 dayrooms from the control room.

Walls

The walls are constructed of 8” CMU grouted full and are in good condition.

Glazing in Hollow Metal Frames

The only glazing in hollow metal frames is at the control room, and it is in fair condition.

Security Doors and Frames

All the slider mechanisms are Stewart Decatur and are beyond their useful life and should be replaced. Repairs are frequent and replacement parts are difficult to find due to their age. The majority of the slider doors are bar grate and in good condition.

Ceilings

The ceilings in the dayrooms, cells and main corridor are precast concrete plank and appear to be in good condition.

Control Room

The control room has no view into any of the dayrooms.

Cells

The cell walls are constructed of 8” CMU grouted full with #4 rebar at 8” OC both ways and appear to be in good condition. The ceiling is a precast concrete plank and in good condition.

Outdoor Recreation

Security is good with an approximately 14’ high CMU wall with a single coil of razor wire at the top and a staffed guard tower looking into it. The lack of any subdivision in this space forces the staff to escort small groups of inmates to the space all day long in order to achieve the required one hour per day of outdoor recreation opportunity.

Lines of Sight

Control room to circulation: Good

Control room to dayrooms: None

Control room to cell fronts: None

Control room to shower/toilet area: None

Control room to major doors: Good

Corridor to dayrooms: Good

Corridor to cell fronts: Poor

Corridor to shower/toilet area: Good

ADA Accessibility

C Wing is not ADA accessible and the current configuration would make it a cost prohibitive candidate for ADA compliance.

Pinellas County Sheriff's Office (PCSO)

Staff Comments

- Bad operational set up, cannot see anything.
- Lock down checks are difficult for each housing unit.
- Locks need an individual key for every unit. Need 15 keys to access this facility.
- Classifications require more single cells than currently available.

- Communication speakers to the inmate units do not exist.
- Because of the classification and limited sections, recreation occurs all day.
- Door control systems are in bad shape.
- Smoke evacuation system is manual, difficult to access and operate.

C Wing Recommendation from a Detention Capability Perspective

Given the lack of direct view into any dayroom from the control room, the lack of any view to any cell front from the corridor, the undersized and basically non-functional layout of the dayrooms, and no daylight to the cells, we recommend complete demolition and replacement of this unit.

This layout exemplifies all the negative aspects of the old linear design abandoned by best practice design decades ago.

McCarthy and Associates, Inc.
CONSULTING • ENGINEERS

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October 30, 2013

BUILDING PH I "C" WING

A. Description of Building:

1. "C" wing is a single story building of approximately 19,631 square feet.
2. It is reportedly constructed in 1980 which makes it approximately 33 years of age.
3. The building is a straight rectangular shape.
4. According to the original drawings, this building was designed in 1978. The building code in effect was the 1979 Standard Building Code which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The building's foundation system is a conventional spread footing foundation system.
2. The walls are constructed using 8" load bearing masonry, exterior and interior, walls.
3. The roof is constructed using precast hollow core slabs.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA X-zone

D. Structural Concerns & Recommended Repairs:

1. There are a couple of minor cracks in the exterior exercise yard masonry walls. These are not a structural concern and are only cosmetic in nature. Some of the clerestory window frames are lightly to moderately rusted. The frames should be thoroughly cleaned and repainted with a rust inhibitive type paint.

E. Hurricane Assessment With Potential Damage and Hardening Recommendations:

1. Given the type of construction shown in the original construction drawings and observations made in the field, there isn't really anything else to do to strengthen the building.

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PINELLAS COUNTY JAIL ASSESSMENT WING C

HVAC

1. HVAC SYSTEM DESCRIPTION:
   The building has two constant volume, chilled water air handlers. The air handlers are located in the mechanical room in the southeast area of the building. The air handlers have large electric resistance heat in them.

2. AIR HANDLERS:
   The air handlers are Temtrol units. The units are in fair condition for their age which is estimated to be 15-20 years. There is some deterioration on the interior frame, electric heat and dampers on each of the units.

3. DUCTWORK:
   The ductwork is rectangular sheet metal ductwork and it is run exposed in the main hallway. The ductwork appears to be in good condition. The ductwork that is in the hallway is supply ductwork. It appears that the hallway is being used as a return plenum for the air handling system.
4. AIR DEVICES:
   The supply air devices in this building are sidewall type. Most of the grilles are in poor condition. There is evidence of rust, dirt and vandalism on most grilles. The make-up air grilles for the smoke evacuation system come from the roof down in to the structure, and they are mounted above into the ceiling of the structure.
5. CHILLED WATER/DX:
   The air handlers are chilled water type. The chilled water piping is in fair condition. Much of the chilled water piping has an aluminum jacket.
6. EXHAUST SYSTEM:
   There are three small centrifugal roof exhaust fans on this building. The exhaust fans are in fair condition.

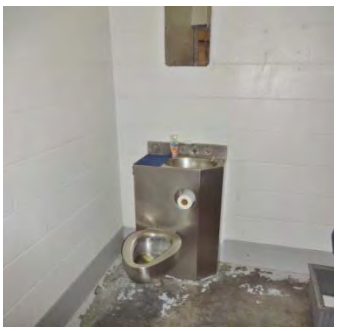
7. SMOKE EVACUATION:
   There are seven small roof mounted gravity ventilators which terminate in a diffuser between the row of cells. The exhaust fans are located on the west side of the building. The smoke exhaust fans are manually operated. During our site visit we were unable to open the fans enclosures to turn them on. The enclosure key was not available for the smoke evacuation system.

8. CONTROLS:
   The controls on this building have been upgraded to the newest KMC system.
9. SUMMARY:
   The HVAC system for this building is in fair condition but there are a number of issues that should be addressed. The smoke management system is in poor condition and is essentially non functional. This is a life safety item and a complete new system should be installed.

PLUMBING

1. SUPPLY PIPING:
   There is a large copper supply pipe for this building with the shut off located at the north end of the building above the hallway.

2. WASTE PIPING:
   The sanitary sewer connection for this building is in the center and heads toward the north. The sanitary sewer piping in this building is in very poor condition and should be replaced.
3. HOT WATER:
   There is a central hot water system that is not in this building but is piped to it.
4. FIXTURES:
   There is a variety of plumbing fixtures in this building. Some fixtures have been replaced and are in fair condition, but the majority of the fixtures are in need of replacement.



5. SUMMARY:
   The plumbing waste piping in this building is in poor condition and is in need of repair or replacement. The water piping appears to be in good condition.

FIRE SPRINKLER

1. RISER:
   Riser in this building comes from building B.
2. SPRINKLER HEADS:
   This building has upright sprinkler heads throughout.
3. CONTROLS:
   This building has a deluge system with a control valve in the hallway.
4. SUMMARY:
   This building has a fire sprinkler system that is functional at this point. However, the area coverage is not complete. The smoke evacuation system for this building is non functional essentially, the exhaust fans are inaccessible and make-up air uses hallways to transport the fresh air.

M. P. SPYCHALA & ASSOC., INC.

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Wing C

Service Entrance – A 500 KVA pad mounted transformer is located outside of the building housing wings A,B,C,D, and E. The voltage of this transformer is 277/480 volts, three phase, four wire. There is a single meter monitoring the electrical consumption for this service.

Main Electrical Gear - Wing C is fed from a main switchboard located in wing A. This switchboard supplies wings A,B,C,D and E. It is a General Electric switchboard that has both a normal and an emergency component. The voltage is 277/480 volts three phase four wire and the main for the normal side of the board is 1600 amps. The main for the emergency side of the board is 600 amps. There is an 800 amp tie-breaker to allow for emergency feed back into both sides of the board. The equipment is in good to fair condition and minor issues have been reported with the fusible branches in the gear. These devices are replaceable and the switchboard itself appears to be in good condition.

Electrical Distribution – the electrical panels for wing C are located in the mechanical room on the east side of the building. The panels , transformers and safety switches are all General Electric equipment. The gear is in good to fair condition and appears to be well maintained.

Emergency Power – The emergency power in this wing is derived from the emergency switchboard in wing A. The switchboard is supplied from a 350KW diesel Caterpillar generator located outside in an enclosure north of the building. A transfer switch is located in the main electrical room of wing A that supplies the emergency switchboard. A feeder runs from this switchboard to a 277/480 volt panel in the mechanical room of wing C and a dry type transformer is used to obtain 120/208 volts in a sub-panel in the same mechanical room. These panels provide the emergency power for wing C.

Transfer Switch – There is no dedicated transfer switch for wing C.

Wiring and Conduits – The wiring for this wing is done with copper wiring and there does not appear to be any issues with the wiring quality for the electrical distribution in this wing. Conduits installed in this wing are electrical metallic tubing and rigid galvanized conduit for the most part. PVC conduit is used for some wiring on the exterior of the building. Broken and damaged conduits were observed on the roof and some open junction boxes were observed during the visit.

Grounding – The grounding in wing C is done through equipment ground wires installed with the conduits. Metal raceways provide a secondary grounding path but the equipment ground wires provide the code required grounding system. There are no reported problems with the rounding system in this wing.

Devices – the original wiring devices installed in this wing were specification grade devices. Hospital grade devices are being installed when replacement devices are required. The wiring devices are in good condition.

Lighting – the lighting fixtures in this building are in poor to fair condition. Maintenance is difficult on the fixtures in the cell areas as ceiling mounted lights are hard to reach and difficult to dismantle to install replacement lamps. The fixtures have been worn and damaged over the life of the building and keeping them operational is a challenge. The lamp changing is labor intensive and requires difficult balancing and maneuvering to be able to install the new lamps and reassemble the fixtures. The fixtures use T8 four foot lamps for the most part with electronic ballasts.

Lighting Controls – lighting controls for the majority of the building is through General Electric low voltage lighting relays. Toggle switches in the control room are used to turn lights on and off in the cell blocks. Standard toggle switches are used for areas that are not accessible to inmates. The system is functioning and appears to be working adequately.

Fire Alarm – Buildings A,B,C,D,E,F, and G are all protected by a central fire alarm control panel located in the main electrical room in wing A. The panel is a Notifier System 5000 addressable fire alarm system. Silent Knight expander panels have been installed in various locations to boost the capacity of the system to handle the initiating and signal devices in the various wings. The system is functioning and is providing protection for the building. Wing C has signal devices and initiating devices within the wing. Devices are not installed in accordance with ADA guidelines as far as mounting heights and visible signal locations but the devices that are installed are functioning and performing as intended.

Miscellaneous – The lightning protection system on the roof of this building is in need of repair. Multiple locations were observed with cables disconnected from mechanical equipment that need to be bonded to the system to meet code. The system installed is using both copper and aluminum cables in different areas of the roof. Damaged cables were observed in both the copper and aluminum wiring.

Code Issues – fire alarm devices are not installed to meet ADA requirements in this wing, The pull station near the control room is locate above the level allowed by ADA and signal devices are minimal in the wing,

Recommendations – The light fixtures in this wing need to be upgraded. Replacement of the existing fixtures is the recommended action. Maintenance is a big issue with these fixtures and through the years the fixtures have become difficult to maintain due to damage to the housings and hardware. The lightning protection system should be repaired to bring the system back into compliance with NFPA standards. Damaged conduits should be repaired and the supports for the conduits on the roof should be upgraded to provide better support and to protect the roof.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: C Wing - Phase I
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/15/13

Date Constructed: 1980

Building Area: 19,631
First Floor 19,631

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 14.0'												
Storm Water Drainage	Retention Pond												
Access and Egress	Perimeter Road Vehicle Access												
Paving, Curbing and Parking	Asphalt Pavement	South Yard East Yard			Unknown	15	Poor/Fair	Widen, Repave & Seal where required	1	ls	$ 32,500.00	$32,500	
Sidewalks	N/A												
Landscaping	Grass	South Yard West Yard			Unknown		Poor	Fill holes or replace	1	ls	$ 6,500.00	$6,500	
Recreation Facilities	Chain Link & Walled enclosed concrete pavement	South Yard			1980	20	Fair/Good	Repair cracks in CMU wall	1	ls	$ 13,000.00	$13,000	
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Pad mounted utility transformer	north of building	unknown	unknown	1980	50 Yrs	Good	None Required					Utility Responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer													
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Concrete spread footings				1980		Unknown	None					
Building Frame	Masonry w/p.i.p. concrete beams & hollow core roof plank				1980		Good	None					
Walls	Stucco with 1" Insulation CMU Walls w/p.i.p. Concrete beams	All Elevations			1980		Generally good	Repair & Seal Cracks	19631	sf	$ 0.65	$12,760	
Sealant	All Openings, Perimeters & Building Joints	All Elevations			1980		Poor	Replace	19631	sf	$ 1.63	$31,900	
Paint	Latex	All Elevations			Unknown	5 Yrs.	Poor	Replace	19631	sf	$ 2.28	$44,661	Replace with elastomeric coating
Doors	Exterior Swing Hollow Metal	All Elevations			1980	20 Yrs.	Poor	Replace	2	ea	$ 1,950.00	$3,900	Doors & Frames at Rec Area
Windows	BR Glass/Clearstories Bent Metal Frame	Day Room, Clearstories & Corridors			1980	20 Yrs.	Poor	Replace	110	ea	$ 3,250.00	$357,500	Replace with Stainless Steel Frames and Security Glass
Roofing	Built-Up Roof				Unknown	20 Yrs.	Poor/Fair	Replace	19631	sf	$ 19.50	$382,805	
INTERIOR ELEMENTS													
Stairs	N/A												
Walls	CMU grouted & reinforced Painted Block	All Locations			1980		Good	None					
Ceiling	Painted Concrete Lay-in Ceiling Tiles	All Locations			1980		Fair/Good	None					
Flooring	Sealed Concrete	All Locations			1980		Fair/Good	None					
Security Doors, Swingers	Hollow Metal	Chases			1980		Fair	None					
Security Doors, Sliders	Bar Grating	Cells & Sallyports	Stewart Decatur		1980		Good	None					
Security Door Slider Mechanism		Cells & Sallyports	Stewart Decatur		1980		Obsolete	Replace	115	ea	$ 11,960.00	$1,375,400	
Security Glazing in Hollow Metal Frames	Hollow Metal	Control Room & Corridor			1980		Fair	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators	N/A												
PLUMBING													
Supply and Waste Piping	Copper potable water and cast iron sanitary piping	Various	N/A	N/A	1980	35-40 years	Fair/Poor	Replace	1	ls	$ 32,500.00	$32,500	(Photo 1)
Hot Water Tanks	Hot water provided from B Wing												
Valves	Tempering		N/A	N/A	1980	35-40 years	Fair/Poor	Replace	1	ls	$ 32,500.00	$32,500	(Photo 2)
Pipe Chases	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 13,000.00	$13,000	
Water Conservation		Various	ICON		2012	15 Years	Good	None Required					(Photo 3)
Drainage	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 32,500.00	$32,500	(Photo 4)
Water Fixtures	Interior		N/A	N/A	1980	1980	Fair/Poor	Replace	1	ls	$ 32,500.00	$32,500	(Photo 5)
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	Central Station Constant Volume	C-187	Tamtrol	N/A	2002	15 Years	Fair/Poor	Replace	20000	cfm	$ 1.95	$39,000	
Exhaust Fans	3 Smoke Evac	West Wall	N/A	N/A	1980	35 Years	Poor	Replace	3	ea	$ 32,500.00	$97,500	Smoke evacuation system is in poor condition (Photo 6)
Outside Air Make-up	Gravity	Roof (7 locations)	N/A	N/A	1980	35 Years	Fair/Poor	Replace	7	ea	$ 1,950.00	$13,650	Seven units (Photo 7)
Distribution	Sheet Metal	Exposed	N/A	N/A	1980	35 Years	Fair/Poor	Replace	20000	lbs	$ 7.15	$143,000	(Photo 8) - Insulated
Control Systems/Energy Management (KMC)													Smoke management controls are not automatic

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Switchboard	Building A Electrical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1	ls	$ 19,500.00	$19,500	Repair as needed
Distribution Panels	Panelboards	Mechanical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1	ls	$ 3,250.00	$3,250	repair as needed
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$ 3,250.00	$3,250	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways and wiring	N/A	N/A	1980	N/A	Good to Fair	Repair broken conduits	1	ls	$ 6,500.00	$6,500	test for quality
Transformers	Dry Type	mechanical room	General Electric	Nema 1	1980	50 Yrs	good	verify connections	1	ls	$ 1,950.00	$1,950	
Emergency Power	Switch/Panelboards	Mechanical room	General Electric		1980	40 Yrs	Fair to Good	test for hot spots	1	ls	$ 3,250.00	$3,250	panels are operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$ 6,500.00	$6,500	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	mechanical room			1980	30 Yrs	Fair to Good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	1980	40 Yrs	Square D = Excellent, GE=Fair to Poor	Evaluate insulation on GE Gear	1	ls	$ 1,950.00	$1,950	Original Feeder Insulation is becoming Brittle
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1980	25 Yrs	Fair to Good in interior, Poor Exterior	Repair broken conduits	1	ls	$ 6,500.00	$6,500	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1980	25 Yrs	Fair	Evaluate connections	1	ls	$ 3,250.00	$3,250	test for secure connections
Raceways	EMT	Throughout	N/A	N/A	1980	25 Yrs	Good	inspection for broken fittings	1	ls	$ 6,500.00	$6,500	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	General Electric	Varies	1980	40 Yrs	Good	Test for proper operation	1	ls	$ 6,500.00	$6,500	Replace any breakers that do not operate properly
Abandoned Circuits	undetermined												
Raceways													
Lighting	Fluorescent, Incandescent and Metal Halide	interior and exterior	Unknown	unknown	1980	25 Yrs	Poor	replace or repair	19631	sf	$ 9.75	$191,402	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1980	30 Yrs	Fair	test for proper operation	1	ls	$ 3,250.00	$3,250	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Wing A Electrical Room	Notifier	System 5000	recent	20 Yrs	Good	test	1	ls	$ 1,950.00	$1,950	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	In Enclosure north of Building	Caterpillar		Recent	40 YRS	Excellent	None Required					Feeder to switchboard in wing A
Transfer Equipment	automatic	Wing A Electrical Room	Zenith		1980	20 Yrs	Good	test for proper operation	1	ls	$ 1,300.00	$1,300	verify settings
Battery Powered Equipment													
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	N/A												
Distribution/Stand Pipes	Deluge System												
Sprinklers	Upright	Exposed	N/A	N/A	1980	35 Years	Fair/Poor	Replace	19631	sf	$ 3.90	$76,561	This wing is not completely sprinklered. There are several areas which do not have sufficient coverage.
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	None												
Ramps	N/A												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	2 Stop Elevator to Courts N/A in Wing					20 Yrs.	Poor	Replace Courts Elevator	1	ls	$ 58,500.00	$58,500	2 Stop Hydraulic Elevator
Toilet Rooms/Showers	Not Accessible												
Inmate Cells/%	0%												

SYSTEM DESCRIPTION AND OBSERVATIONS

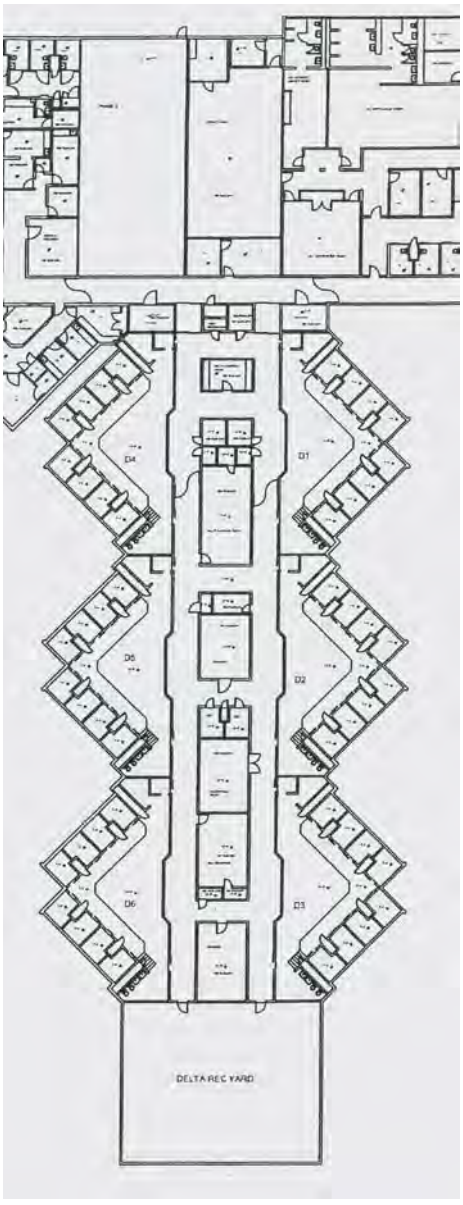
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$52,000	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$833,526	
INTERIOR												$1,375,400	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$143,000	
HVAC												$293,150	
ELECTRICAL												$265,502	
EMERGENCY POWER												$1,300	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$76,561	
ADA ACCESSIBILITY												$58,500	
TOTAL PROBABLE COST												$3,098,939	$ 157.86

3.5 ‘D’ Wing

Pinellas County Jail Facilities Assessment – D Wing

Overall General Description

D Wing is located on the South side of the maximum security compound area and is indicated on the original drawings at floor elevation 14.0’ or 13.53’ NAVD 1988. D Wing connects into A Wing and was built along with C and E Wings. D Wing building is considered to be a one story building by Facilities Management. In fact, there is a second story inmate cell mezzanine. The first floor inmate cells are located 4’-2” below (grade) the 0’-0” finish floor level. The second story level is +4’-2” above the finish floor. D wing is 25,695 square feet and was built in approximately 1980. The floor plan is a race track configuration with 6 units of 2 tier 8 inmate cells (16) organized around a two story day room. The total is 96 pod cells and 2 isolation cells or 98 cells in the original design. The total occupancy was 98 inmates in the original design. There is a single Control Room located at the entrance to D Wing. D Wing is a maximum security facility and houses a male population.



Typical construction is reinforced concrete spread foundation with reinforced CMU walls with 1” rigid insulation and stucco on the exterior walls. The second story floor inmate cell mezzanine and balcony are reinforced concrete. The roof is 8” and 4” precast concrete planks with light weight insulating concrete. There is no elevator or lift to the Mezzanine.

The interior finishes are sealed concrete floors, painted interior block walls, concrete painted ceiling in the inmate cells and day room. The overhead building systems are exposed in the corridors with an exposed structure ceiling.

Interior doors are security grated sliding doors at the inmate cells. Exterior windows are 3/16” bent steel frames with bullet resistant glass. The roof is a built up roof.

Detention Capability Review

Site

The First Floor elevation is 13.53’ NAVD 1988 for D Wing (Note: First Floor inmate cells are recessed at elevation 9.36’ NAVD1988). The 100 year Base Flood Elevation is 9.00’ NAVD 1988. The 500 year Base Flood Elevation is 10.00’ NAVD 1988. There is concern for this building for flooding or storm surge during a hurricane event. Inmates will need to evacuate this building during any high category hurricane. Site facilities include perimeter vehicle roadways on the South and East side of the building and an exterior recreation area. The roads are asphalt pavement. The South loop road needs to be widened and repaved. The landscape around the building is limited to grass only and it has bare areas, holes and gulley’s that should be filled both to eliminate hazards and ground erosion. The exterior recreation area pavement and basketball equipment is in good condition.

Envelope

Walls

The one story structure has exterior walls of 8” CMU grouted full with #4 rebar 8” OC both ways, and a stucco coating over 1” insulation. The CMU walls appear to be in good condition; however, the stucco and insulation system requires repair in several spots. The building sealant and paint is beyond its useful life. A full waterproofing package is required including all sealant joints and an elastomeric coating system.

Roof

The existing roof is a built up roof in generally good condition. The roof top equipment pipe and conduits need to be tied down to meet current code.

Security Windows

The exterior cell windows are painted steel. Each cell has a horizontal slit window approximately 6’ long by 6” high with fixed glazing. These windows are rusting and should be replaced with stainless steel units.

Exterior Doors

The two doors into the outdoor recreation space are in fair/poor condition.

Interior Security

Circulation

The main circulation is comprised of two straight corridors that run parallel on either side of a core support area housing mainly multi-purpose rooms.

Circulation within each dayroom features a 2 tier housing configuration, with the ground floor cell runs having their floor at 4'2" below the dayroom floor, a concept that was utilized in the 1970's and 1980's.

Walls

Interior walls are 8" CMU grouted full with #4 rebar at 8" OC both ways, and are in good condition.

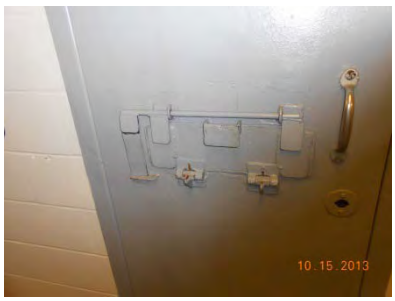
Glazing in Hollow Metal Frames

Interior glazing in hollow metal frames is in fair condition.

Security Doors and Frames

All the slider mechanisms are original Stewart Decatur and are beyond their useful life and should be replaced. Repairs are frequent and replacement parts are difficult to find due to their age. The majority of the slider doors are bar grate and in good condition.

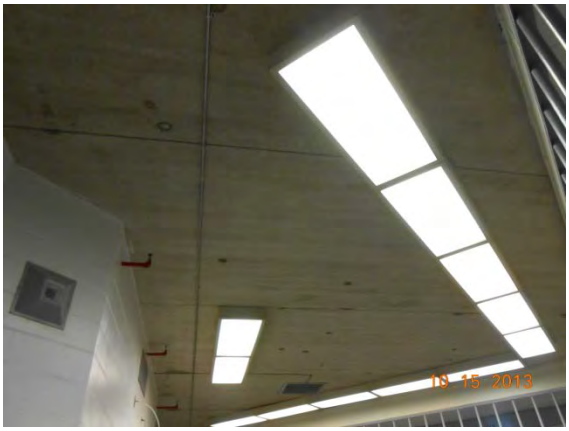
All hollow metal doors with food passes should be replaced. The openings were too small for new trays, and all food pass doors and hardware are non-functional.



All swinging doors constructed of steel plate should be replaced with security hollow metal doors.

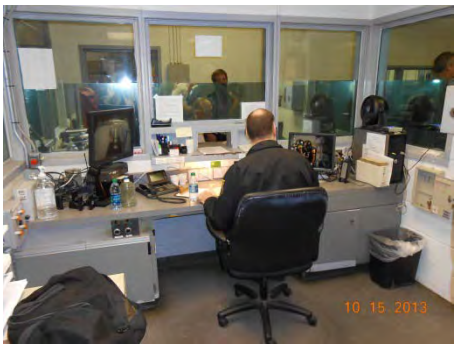
Ceilings

The ceilings in the dayrooms and cells are precast concrete plank and appear to be in good condition.



Control Room

The control room casework is in poor condition and should be replaced. The open paper pass, approximately 12” wide by 6” high, should be better protected to prevent breach by an inmate.



Cells

Cells are in fair condition. Fixed security items such as the mirrors and clothes hooks should be replaced.

Outdoor Recreation

Security is good with an approximately 14’ high CMU wall with a single coil of razor wire at the top and a staffed guard tower looking into it. The yard is subdivided into two yards by a 10’ high chain link fence with a single coil of razor wire at the top with 4’ of anti-climb fabric at the upper most portion.

Lines of Sight

Control room to circulation: Poor

Control room to dayrooms: Fair to 2 dayrooms, none to 4 dayrooms

Control room to cell fronts: Fair to 2 dayrooms, none to 4 dayrooms

Control room to shower/toilet area: Poor

Control room to major doors: Fair

Corridor to dayrooms: Good

Corridor to cell fronts: Good

Corridor to shower/toilet area: Good

ADA Accessibility

D Wing is not ADA accessible and the current configuration would make it a cost prohibitive candidate for ADA compliance. The lack of an elevator or vertical access to the second levels for both inmates and staff would be a difficult obstacle to overcome.

Pinellas County Sheriff's Office (PCSO)

Staff Comments

- Food pass doors on security doors should be replaced. Must use Styrofoam products.
- Sliding gates are obsolete.
- Flush solid doors do not allow adequate observation.
- Audio communication from control room back to inmate cells/day room is poor.

D Wing Recommendation from a Detention Capability Perspective

From a security perspective, the layout of D Wing is fair, with 2 tier cells arranged around a good sized, useable dayroom, and natural light in the cells. The structure is in good condition. If the recommended replacement of windows, doors, slider mechanisms, and other components recommended in the body of this report occurs, we recommend maintaining this unit.

McCarthy and Associates, Inc.
CONSULTING • ENGINEERS

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October 30, 2013

BUILDING PH I "D" WING

A. Description of Building:

1. "D" wing is a single story building of approximately 25,695 square feet.
2. It is reportedly constructed in 1980 which makes it approximately 33 years of age.
3. The building is an irregular shape with a zig-zag exterior wall system.
4. According to the original drawings, this building was designed in 1978. The building code in effect was the 1979 Standard Building Code which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The building's foundation system is a conventional spread footing foundation system.
2. The walls are constructed using 8" load bearing masonry, exterior and interior, walls.
3. The roof is constructed using precast hollow core slabs.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA X-zone

D. Structural Concerns & Recommended Repairs:

1. There were not items noted for this building

E. Hurricane Assessment With Potential Damage and Hardening Recommendations:

1. Given the type of construction shown in the original construction drawings and observations made in the field, there isn't really anything else to do to strengthen the building.

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PINELLAS COUNTY JAIL ASSESSMENT WING D

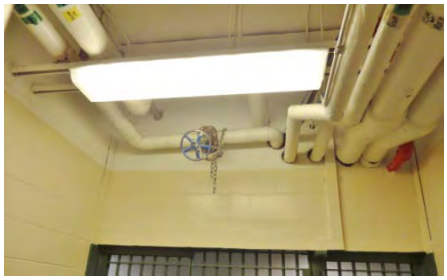
HVAC

1. HVAC SYSTEM DESCRIPTION:
   The building has a constant volume, chilled water air handler system. The air handler is located in the central mechanical room. The air handler has a large electric resistance heater in it.
2. AIR HANDLERS:
   The air handler is Temtrol unit that is approximately 2 years old. The unit is in excellent condition.
3. DUCTWORK:
   The air handler is ducted to sidewall grilles and ceiling diffusers through sheet metal duct. The ductwork is in relatively good condition. Most of the ductwork in this building is exposed.
4. AIR DEVICES:
   The air devices in this building are sidewall grilles and ceiling diffusers. Most of the grilles are in fair condition.
5. CHILLED WATER/DX:
   The chilled water piping in the mechanical room has been recently redone when the air handlers were installed approximately 3 years ago. Piping and insulation is in good condition.

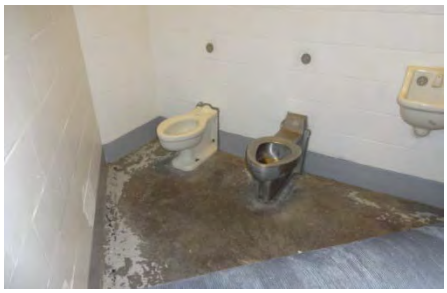
6. EXHAUST SYSTEM:
   This building has a large number of small centrifugal roof exhaust fans. The original fans are in fair to poor condition.
7. SMOKE EVACUATION:
   This building has a manual smoke evacuation system. The control for the manual smoke evacuation system is in the control room around each pod.
8. CONTROLS:
   The controls on this building have been upgraded to the newest KMC system.

9. SUMMARY:
   The HVAC system for this building is in good condition but there are number of issues that should be addressed. The air devices are in fair condition and the smoke management system has several dampers which were not be connected to the controls and do not appear to be functional at this time.

PLUMBING



1. SUPPLY PIPING:
   There is a large copper supply line for this building. The shut off for the wing appears on the north end above the hallway.
2. WASTE PIPING:
   There is a 6" sanitary sewer connection which connects to building B in the center of the building. The sanitary sewer piping is reported to be in poor condition.
3. HOT WATER:
   This building has a relatively new Paterson-Kelly gas water heater. Hot water system overall appears to be in good condition. Piping is copper and also appears to be in good condition.



4. FIXTURES:
   There is a variety of plumbing fixtures in this building. Some fixtures have been replaced, others are in fair to good condition but the majority of fixtures are in need of replacement. This building has been converted to the ICON water management system.
5. SUMMARY:
   The plumbing waste piping in this building is in need of repair or replacement. The water piping appears to be in good condition. The hot water boiler is in very good condition.

FIRE SPRINKLER

1. RISER:
   This building does not have a fire sprinkler riser. The riser is located in building B. The main from building B runs above the hallways into the center of this building.
2. SPRINKLER HEADS:
   This building has upright and sidewall type of sprinkler heads. They are in fair condition.
3. CONTROLS:
   This building has a manual deluge system for the fire sprinklers.
4. SUMMARY:
   The fire sprinkler system in this building is in fair condition. It does not provide adequate coverage in certain areas but is in generally fair condition. Quality building controls after our site visit to obtain access to the controls website but have not yet been given software connection for this.

M. P. SPYCHALA & ASSOC., INC.

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Wing D

Service Entrance – A 500 KVA pad mounted transformer is located outside of the building housing wings A,B,C,D, and E. The voltage of this transformer is 277/480 volts, three phase, four wire. There is a single meter monitoring the electrical consumption for this service.

Main Electrical Gear - Wing D is fed from a main switchboard located in wing A. This switchboard supplies wings A,B,C,D and E. It is a General Electric switchboard that has both a normal and an emergency component. The voltage is 277/480 volts three phase four wire and the main for the normal side of the board is 1600 amps. The main for the emergency side of the board is 600 amps. There is an 800 amp tie-breaker to allow for emergency feed back into both sides of the board. The equipment is in good to fair condition and minor issues have been reported with the fusible branches in the gear. These devices are replaceable and the switchboard itself appears to be in good condition.

Electrical Distribution – the electrical panels for wing D are located in the mechanical room in the center core of the building. The panels , transformers and safety switches are all General Electric equipment. The gear is in good to fair condition and appears to be well maintained.

Emergency Power – The emergency power in this wing is derived from the emergency switchboard in wing A. The switchboard is supplied from a 350KW diesel Caterpillar generator located outside in an enclosure north of the building. A transfer switch is located in the main electrical room of wing A that supplies the emergency switchboard. A feeder runs from this switchboard to a 277/480 volt panel in the mechanical room of wing D and a dry type transformer is used to obtain 120/208 volts in a sub-panel in the same mechanical room. These panels provide the emergency power for wing D.

Transfer Switch – There is no dedicated transfer switch for wing D.

Wiring and Conduits – The wiring for this wing is done with copper wiring and there does not appear to be any issues with the wiring quality for the electrical distribution in this wing. Conduits installed in this wing are electrical metallic tubing and rigid galvanized conduit for the most part. PVC conduit is used for some wiring on the exterior of the building. Broken and damaged conduits were observed on the roof and some open junction boxes were observed during the visit.

Grounding – The grounding in wing D is done through equipment ground wires installed with the conduits. Metal raceways provide a secondary grounding path but the equipment ground wires provide the code required grounding system. There are no reported problems with the rounding system in this wing.

Devices – the original wiring devices installed in this wing were specification grade devices. Hospital grade devices are being installed when replacement devices are required. The wiring devices are in good condition.

Lighting – the lighting fixtures in this building are in poor to fair condition. Maintenance is difficult on the fixtures in the cell areas as ceiling mounted lights are hard to reach and difficult to dismantle to install replacement lamps. The fixtures have been worn and damaged over the life of the building and keeping them operational is a challenge. The lamp changing is labor intensive and requires difficult balancing and maneuvering to be able to install the new lamps and reassemble the fixtures. The fixtures use T8 four foot lamps for the most part with electronic ballasts.

Lighting Controls – lighting controls for the majority of the building is through General Electric low voltage lighting relays. Toggle switches in the control room are used to turn lights on and off in the cell blocks. Standard toggle switches are used for areas that are not accessible to inmates. The system is functioning and appears to be working adequately.

Fire Alarm – Buildings A,B,C,D,E,F, and G are all protected by a central fire alarm control panel located in the main electrical room in wing A. The panel is a Notifier System 5000 addressable fire alarm system. Silent Knight expander panels have been installed in various locations to boost the capacity of the system to handle the initiating and signal devices in the various wings. The system is functioning and is providing protection for the building. Wing D has signal devices and initiating devices within the wing. Devices are not installed in accordance with ADA guidelines as far as mounting heights and visible signal locations but the devices that are installed are functioning and performing as intended.

Miscellaneous – The lightning protection system on the roof of this building is in need of repair. Multiple locations were observed with cables disconnected from mechanical equipment that need to be bonded to the system to meet code. The system installed is using both copper and aluminum cables in different areas of the roof. Damaged cables were observed in both the copper and aluminum wiring.

Code Issues – fire alarm devices are not installed to meet ADA requirements in this wing, The pull station near the control room is locate above the level allowed by ADA and signal devices are minimal in the wing,

Recommendations – The light fixtures in this wing need to be upgraded. Replacement of the existing fixtures is the recommended action. Maintenance is a big issue with these fixtures and through the years the fixtures have become difficult to maintain due to damage to the housings and hardware. The lightning protection system should be repaired to bring the system back into compliance with NFPA standards. Damaged conduits should be repaired and the supports for the conduits on the roof should be upgraded to provide better support and to protect the roof.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: D Wing - Phase I
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/15/13

Date Constructed: 1980

Building Area: 25,695
First Floor 19,755
Mezzanine 5,940

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 14.0'												
Storm Water Drainage	Retention Pond												
Access and Egress	N/A												
Paving, Curbing and Parking	Asphalt Perimeter South Road	South Yard			Unknown	15	Poor	Widen and Repave	1	ls	$ 32,500.00	$32,500	
Sidewalks	N/A												
Landscaping	Grass	East, South & West Yards			Unknown		Poor	Fill holes or replace	1	ls	$ 3,250.00	$3,250	
Recreation Facilities	Chain Links & Walled Enclosed Concret Pavement	South Yard			1980	20	Fair	None					
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Pad mounted utility transformer	North of building	unknown	unknown	1980	50 Yrs	Good	None Required					Utility Responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer													
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Spread footings				1980		Unknown	None					
Building Frame	Masonry, p.i.p. concrete & hollow core roof planks				1980		Good	None					
Walls	Stucco with 1" Insulation Concrete Masonry CMU grouted & reinforced walls	All Elevations			1980		Walls Good Stucco Fair	Repair					Repair & Seal Cracks in Stucco
Sealant	All Openings & Perimeters and Building Joints	All Elevations			1980	20	Poor	Replace	25695	sf	$ 1.63	$41,754	
Paint	Latex	All Elevations			Unknown	5	Poor	Replace	25695	sf	$ 2.28	$58,456	Replace with Elastomeric Coating
Doors	Exterior Swing Hollow Metal	Recreation Area			1980	20	Poor	Replace	2	ea	$ 1,950.00	$3,900	
Windows	3/6" Bent Metal Frame BR Glass	All Elevations			1980	20	Poor	Replace	96	ea	$ 5,720.00	$549,120	Stainless Steel Frames & Security Glass
Roofing	Built-Up Roof				Unknown		Good	None					
INTERIOR ELEMENTS													
Stairs	Concrete Sealed	All Locations			1980		Good	None					
Walls	CMU grouted & reinforced Painted	All Locations			1980		Good	None					
Ceiling	Painted Concrete and Pre-cast	All Locations			1980		Fair/Good	None					
Flooring	Sealed Concrete	All Locations			1980		Fair/Good	None					
Security Doors, Swingers	Hollow Metal	Core Areas			1980		Poor	Replace	20	ea	$ 8,450.00	$169,000	
Security Doors, Sliders	Bar Grating	Cells & Sallyports	Stewart Decatur		1980		Good	None					
Security Door Slider Mechanism		Cells & Sallyports	Stewart Decatur		1980		Obsolete	Replace	114	ea	$ 11,960.00	$1,363,440	
Security Glazing in Hollow Metal Frames	Hollow Metal	Corridors & Control Room			1980		Fair	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators													
PLUMBING													
Supply and Waste Piping	Copper potable water and cast iron sanitary piping	Various	N/A	N/A	1980	35-40 years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 1)
Hot Water Tanks	Hot water provided from steam boilers	B Wing	L.E.S.	N/A	N/A	30 ears	Good	None Required					(Photo 2)
Valves	Shut-off	North Hallway	N/A	N/A	2010	35-40 Years	Good	None Required					(Photo 3)
Pipe Chases	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 15,600.00	$15,600	
Water Conservation		Various	ICON		2012	15 Years	Good	None Required					(Photo 4)
Drainage	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 5)
Water Fixtures	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 6)
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	Central Station Constant Volume		Temtrol	WF	2010	15 Years	Good	None Required					
Exhaust Fans	16 Roof Exhaust Fans	Roof (16 locations)	N/A	N/A	1980	35 Years	Poor	Replace	16	ea	$ 3,250.00	$52,000	Smoke evacuation system is in poor condition (Photo 6)
Outside Air Make-up	Gravity	Roof (7 locations)	N/A	N/A	1980	35 Years	Fair/Poor	Replace	7	ea	$ 4,550.00	$31,850	Seven units (Photo 7)
Distribution	Sheet Metal	Exposed	N/A	N/A	1980	35 Years	Fair/Poor	Replace	26000	lbs	$ 7.15	$185,900	(Photo 8)
Control Systems/Energy Management (KMC)													Smoke management controls are not automatic

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Switchboard	Building A Electrical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1		$ 13,000.00	$13,000	Repair as needed
Distribution Panels	Panelboards	Mechanical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1		$ 13,000.00	$13,000	repair as needed
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1		$ 3,250.00	$3,250	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways and wiring	N/A	N/A	1980	N/A	Good to Fair	Repair broken conduits	1		$ 3,250.00	$3,250	test for quality
Transformers	Dry Type	mechanical room	General Electric	Nema 1	1980	50 Yrs	good	verify connections	1		$ 6,500.00	$6,500	
Emergency Power	Switch/Panelboards	Mechanical room	General Electric		1980	40 Yrs	Fair to Good	test for hot spots	1		$ 7,500.00	$7,500	panels are operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1		$ 9,750.00	$9,750	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	mechanical room			1980	30 Yrs	Fair to Good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	1980	40 Yrs	Square D = Excellent, GE=Fair to Poor	Evaluate insulation on GE Gear	1		$ 6,500.00	$6,500	Original Feeder Insulation is becoming Brittle
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1980	25 Yrs	Fair to Good in interior, Poor Exterior	Repair broken conduits	1		$ 13,000.00	$13,000	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1980	25 Yrs	Fair	Evaluate connections	1		$ 6,500.00	$6,500	test for secure connections
Raceways	EMT	Throughout	N/A	N/A	1980	25 Yrs	Good	inspection for broken fittings	1		$ 3,250.00	$3,250	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	General Electric	Varies	1980	40 Yrs	Good	Test for proper operation	1		$ 1,300.00	$1,300	Replace any breakers that do not operate properly
Abandoned Circuits	undetermined												
Raceways													
Lighting	Fluorescent, Incandescent and Metal Halide	interior and exterior	Unknown	unknown	1980	25 Yrs	Poor	replace or repair	25695	sf	$ 9.75	$250,526	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1980	30 Yrs	Fair	test for proper operation	1		$ 1,950.00	$1,950	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Wing A Electrical Room	Notifier	System 5000	recent	20 Yrs	Good	test	25695	sf	$ 2.28	$58,456	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	In Enclosure north of Building	Caterpillar		Recent	40 YRS	Excellent	None Required					Feeder to switchboard in wing A
Transfer Equipment	automatic	Wing A Electrical Room	Zenith		1980	20 Yrs	Good	test for proper operation	1	ls	$ 6,500.00	$6,500	verify settings
Battery Powered Equipment													
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	Not present in this Building												
Distribution/Stand Pipes	Deluge Valves for each Wing	Various	N/A	N/A	1978	35 Yrs.	Fair	Replace	1	ls	$ 32,500.00	$32,500	Fire Sprinkler System was installed 35 years ago and is at the end of its useful life.
Sprinklers	Upright heads in most areas	Various	N/A	N/A	1978	35 Yrs.	Fair	Replace	25695	sf	$ 1.30	$33,404	Fire Sprinkler System was installed 35 years ago and is at the end of its useful life.
Alarm Systems													
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	N/A												
Ramps	None												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	None												
Toilet Rooms/Showers	Not Accessible												
Inmate Cells/%	0%												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$35,750	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$653,231	
INTERIOR												$1,532,440	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$132,600	
HVAC												$269,750	
ELECTRICAL												$397,732	
EMERGENCY POWER												$6,500	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$65,904	
ADA ACCESSIBILITY												$0	
TOTAL PROBABLE COST												$3,093,906	$ 120.41

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: D Wing - Phase I
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/15/13

Date Constructed: 1980

Building Area: 25,695
First Floor 19,755
Mezzanine 5,940

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 14.0'												
Storm Water Drainage	Retention Pond												
Access and Egress	N/A												
Paving, Curbing and Parking	Asphalt Perimeter South Road	South Yard			Unknown	15	Poor	Widen and Repave	1	ls	$ 32,500.00	$32,500	
Sidewalks	N/A												
Landscaping	Grass	East, South & West Yards			Unknown		Poor	Fill holes or replace	1	ls	$ 3,250.00	$3,250	
Recreation Facilities	Chain Links & Walled Enclosed Concret Pavement	South Yard			1980	20	Fair	None					
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Pad mounted utility transformer	North of building	unknown	unknown	1980	50 Yrs	Good	None Required					Utility Responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer													
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Spread footings				1980		Unknown	None					
Building Frame	Masonry, p.i.p. concrete & hollow core roof planks				1980		Good	None					
Walls	Stucco with 1" Insulation Concrete Masonry CMU grouted & reinforced walls	All Elevations			1980		Walls Good Stucco Fair	Repair					Repair & Seal Cracks in Stucco
Sealant	All Openings & Perimeters and Building Joints	All Elevations			1980	20	Poor	Replace	25695	sf	$ 1.63	$41,754	
Paint	Latex	All Elevations			Unknown	5	Poor	Replace	25695	sf	$ 2.28	$58,456	Replace with Elastomeric Coating
Doors	Exterior Swing Hollow Metal	Recreation Area			1980	20	Poor	Replace	2	ea	$ 1,950.00	$3,900	
Windows	3/6" Bent Metal Frame BR Glass	All Elevations			1980	20	Poor	Replace	96	ea	$ 5,720.00	$549,120	Stainless Steel Frames & Security Glass
Roofing	Built-Up Roof				Unknown		Good	None					
INTERIOR ELEMENTS													
Stairs	Concrete Sealed	All Locations			1980		Good	None					
Walls	CMU grouted & reinforced Painted	All Locations			1980		Good	None					
Ceiling	Painted Concrete and Pre-cast	All Locations			1980		Fair/Good	None					
Flooring	Sealed Concrete	All Locations			1980		Fair/Good	None					
Security Doors, Swingers	Hollow Metal	Core Areas			1980		Poor	Replace	20	ea	$ 8,450.00	$169,000	
Security Doors, Sliders	Bar Grating	Cells & Sallyports	Stewart Decatur		1980		Good	None					
Security Door Slider Mechanism		Cells & Sallyports	Stewart Decatur		1980		Obsolete	Replace	114	ea	$ 11,960.00	$1,363,440	
Security Glazing in Hollow Metal Frames	Hollow Metal	Corridors & Control Room			1980		Fair	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators													
PLUMBING													
Supply and Waste Piping	Copper potable water and cast iron sanitary piping	Various	N/A	N/A	1980	35-40 years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 1)
Hot Water Tanks	Hot water provided from steam boilers	B Wing	L.E.S.	N/A	N/A	30 ears	Good	None Required					(Photo 2)
Valves	Shut-off	North Hallway	N/A	N/A	2010	35-40 Years	Good	None Required					(Photo 3)
Pipe Chases	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 15,600.00	$15,600	
Water Conservation		Various	ICON		2012	15 Years	Good	None Required					(Photo 4)
Drainage	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 5)
Water Fixtures	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 6)
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	Central Station Constant Volume		Temtrol	WF	2010	15 Years	Good	None Required					
Exhaust Fans	16 Roof Exhaust Fans	Roof (16 locations)	N/A	N/A	1980	35 Years	Poor	Replace	16	ea	$ 3,250.00	$52,000	Smoke evacuation system is in poor condition (Photo 6)
Outside Air Make-up	Gravity	Roof (7 locations)	N/A	N/A	1980	35 Years	Fair/Poor	Replace	7	ea	$ 4,550.00	$31,850	Seven units (Photo 7)
Distribution	Sheet Metal	Exposed	N/A	N/A	1980	35 Years	Fair/Poor	Replace	26000	lbs	$ 7.15	$185,900	(Photo 8)
Control Systems/Energy Management (KMC)													Smoke management controls are not automatic

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Switchboard	Building A Electrical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1		$ 13,000.00	$13,000	Repair as needed
Distribution Panels	Panelboards	Mechanical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1		$ 13,000.00	$13,000	repair as needed
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1		$ 3,250.00	$3,250	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways and wiring	N/A	N/A	1980	N/A	Good to Fair	Repair broken conduits	1		$ 3,250.00	$3,250	test for quality
Transformers	Dry Type	mechanical room	General Electric	Nema 1	1980	50 Yrs	good	verify connections	1		$ 6,500.00	$6,500	
Emergency Power	Switch/Panelboards	Mechanical room	General Electric		1980	40 Yrs	Fair to Good	test for hot spots	1		$ 7,500.00	$7,500	panels are operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1		$ 9,750.00	$9,750	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	mechanical room			1980	30 Yrs	Fair to Good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	1980	40 Yrs	Square D = Excellent, GE=Fair to Poor	Evaluate insulation on GE Gear	1		$ 6,500.00	$6,500	Original Feeder Insulation is becoming Brittle
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1980	25 Yrs	Fair to Good in interior, Poor Exterior	Repair broken conduits	1		$ 13,000.00	$13,000	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1980	25 Yrs	Fair	Evaluate connections	1		$ 6,500.00	$6,500	test for secure connections
Raceways	EMT	Throughout	N/A	N/A	1980	25 Yrs	Good	inspection for broken fittings	1		$ 3,250.00	$3,250	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	General Electric	Varies	1980	40 Yrs	Good	Test for proper operation	1		$ 1,300.00	$1,300	Replace any breakers that do not operate properly
Abandoned Circuits	undetermined												
Raceways													
Lighting	Fluorescent, Incandescent and Metal Halide	interior and exterior	Unknown	unknown	1980	25 Yrs	Poor	replace or repair	25695	sf	$ 9.75	$250,526	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1980	30 Yrs	Fair	test for proper operation	1		$ 1,950.00	$1,950	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Wing A Electrical Room	Notifier	System 5000	recent	20 Yrs	Good	test	25695	sf	$ 2.28	$58,456	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	In Enclosure north of Building	Caterpillar		Recent	40 YRS	Excellent	None Required					Feeder to switchboard in wing A
Transfer Equipment	automatic	Wing A Electrical Room	Zenith		1980	20 Yrs	Good	test for proper operation	1	ls	$ 6,500.00	$6,500	verify settings
Battery Powered Equipment													
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	Not present in this Building												
Distribution/Stand Pipes	Deluge Valves for each Wing	Various	N/A	N/A	1978	35 Yrs.	Fair	Replace	1	ls	$ 32,500.00	$32,500	Fire Sprinkler System was installed 35 years ago and is at the end of its useful life.
Sprinklers	Upright heads in most areas	Various	N/A	N/A	1978	35 Yrs.	Fair	Replace	25695	sf	$ 1.30	$33,404	Fire Sprinkler System was installed 35 years ago and is at the end of its useful life.
Alarm Systems													
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	N/A												
Ramps	None												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	None												
Toilet Rooms/Showers	Not Accessible												
Inmate Cells/%	0%												

SYSTEM DESCRIPTION AND OBSERVATIONS

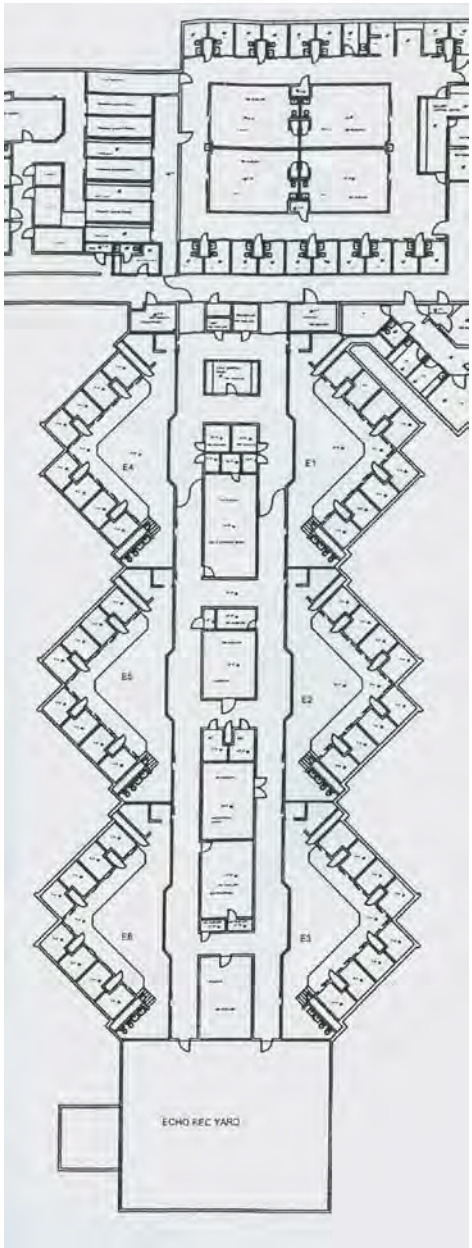
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$35,750	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$653,231	
INTERIOR												$1,532,440	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$132,600	
HVAC												$269,750	
ELECTRICAL												$397,732	
EMERGENCY POWER												$6,500	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$65,904	
ADA ACCESSIBILITY												$0	
TOTAL PROBABLE COST												$3,093,906	$ 120.41

3.6 ‘E’ Wing

Pinellas County Jail Facilities Assessment – E Wing

Overall General Description

E Wing is located on the South side of the maximum security compound area and is indicated on the original drawings at floor elevation 14.0’ or 13.53’ NAVD 1988. E Wing is a repeat of D Wing. E Wings connects into A and B Wings and was built along with C and D Wings. The E Wing building is considered to be a one story building by Facilities Management. In fact, there is a second story inmate cell mezzanine. The first floor inmate cells are located 4’-2” below (grade) the 0’-0” finish floor level. The second story level is +4’-2” above the finish floor. E Wing is 25,695 square feet and was built in approximately 1980. The floor plan is a race track configuration with 6 units of 2 tier 12 inmate cells (24) organized around a two story day room. The total is 96 pod cells and 2 isolation cells or 98 cells in the original design. The total occupancy was 98 inmates in the original design. There is a single Control Room located at the entrance to E Wing. E Wing is a maximum security facility and houses a female population.



Typical construction is reinforced concrete spread foundation with reinforced CMU walls with 1” rigid insulation and stucco on the exterior walls. The second story floor inmate cell mezzanine and balcony are reinforced concrete. There is no elevator or lift to the Mezzanine. The roof is 8” and 4” precast concrete planks with light weight insulating concrete.

The interior finishes are sealed concrete floors, painted interior block walls, concrete painted ceiling in the inmate cells and day room. The overhead building systems are exposed in the corridors with an exposed structure ceiling.

Interior doors are security grated sliding doors at the inmate cells. Exterior windows are 3/16” bent steel frames with bullet resistant glass. The roof is a built up roof.

Detention Capability Review

Site

The First Floor elevation is 13.53’ NAVD 1988 for E Wing (Note: First Floor inmate cells are recessed at elevation 9.36’ NAVD 1998). The 100 year Base Flood Elevation is 9.00’ NAVD 1988. The 500 year Base Flood Elevation is 10.00’ NAVD 1988. There is concern for this building for flooding or storm surge during a hurricane event. Inmates will need to evacuate this building during any high category hurricane. Site facilities include perimeter vehicle roadways on the South and East side of the building and an exterior recreation area. The roads are asphalt pavement. The South loop road needs to be widened and repaved. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion. The exterior recreation area pavement and basketball equipment is in good condition.

Envelope

Walls

The one story structure has exterior walls of 8” CMU grouted full with #4 rebar 8” OC both ways, and a stucco coating over 1” insulation. The CMU walls appear to be in good condition; however, the stucco and insulation system requires repair in several spots. The building sealant and paint is beyond its useful life. A full waterproofing package is required including all sealant joints and an elastomeric coating system.

Roof

The existing roof is a built up roof in generally good condition. The roof top equipment pipe and conduits need to be tied down to meet current code.

Security Windows

The exterior cell windows are painted steel. Each cell has a horizontal slit window approximately 6’ long by 6” high with fixed glazing. These windows are rusting and should be replaced with stainless steel units.

Exterior Doors

The two doors into the outdoor recreation space are in fair condition.

Interior Security

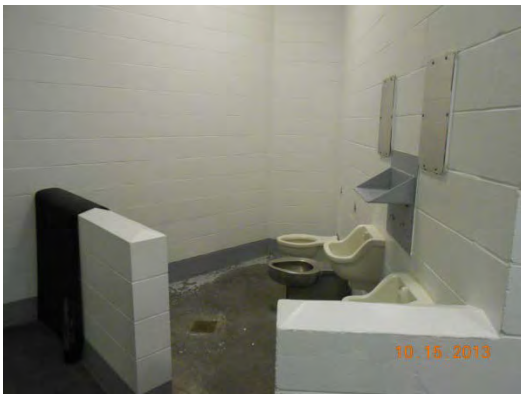
Circulation

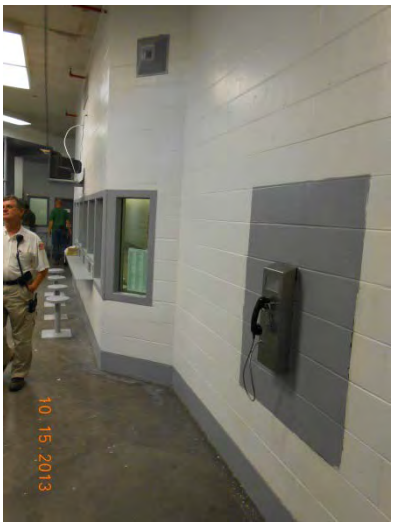
The main circulation is comprised of two straight corridors that run parallel on either side of a core support area housing mainly multi-purpose rooms.

Circulation within each dayroom features a 2 tier housing configuration, with the ground floor cell runs having their floor at 4’2” below the dayroom floor, a concept that was utilized in the 1970’s and 1980’s.

Walls

Interior walls are 8” CMU grouted full with #4 rebar at 8” OC both ways, and are in good condition.





Glazing in Hollow Metal Frames

Interior glazing in hollow metal frames is in fair condition.

Security Doors and Frames

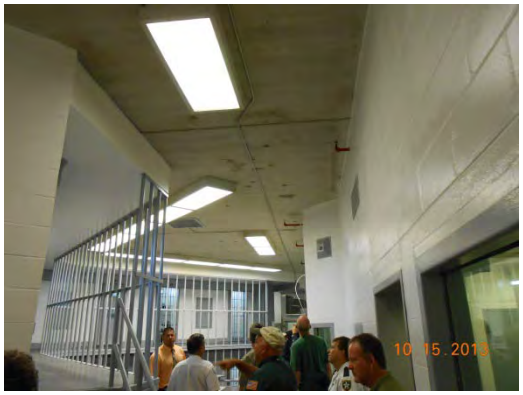
All the slider mechanisms are original Stewart Decatur and are beyond their useful life and should be replaced. Repairs are frequent and replacement parts are difficult to find due to their age. The majority of the slider doors are bar grate and in good condition.

All hollow metal doors with food passes should be replaced. The openings were too small for new trays, and all food pass doors and hardware are non-functional.

All swinging doors constructed of steel plate should be replaced with security hollow metal doors.

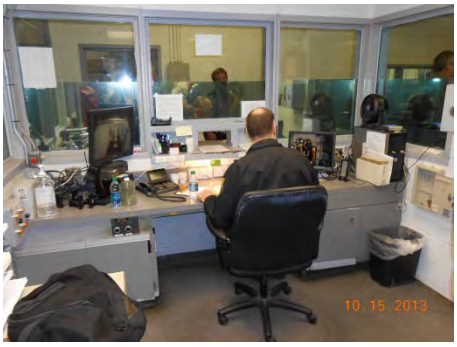
Ceilings

The ceilings in the dayrooms and cells are precast concrete plank and appear to be in good condition.



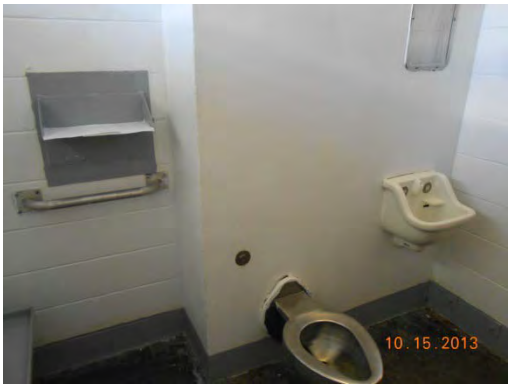
Control Room

The control room casework is in poor condition and should be replaced. The open paper pass, approximately 12” wide by 6” high, should be better protected to prevent breach by an inmate.



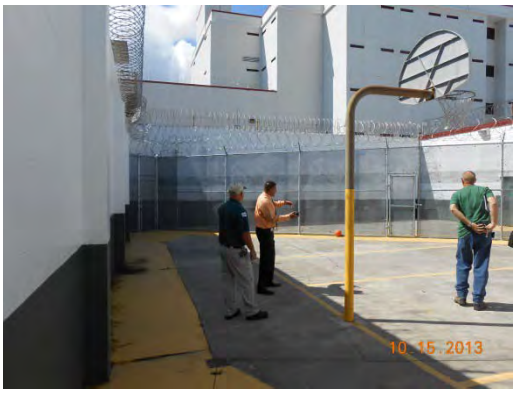
Cells

Cells are in fair condition. Fixed security items such as the mirrors and clothes hooks should be replaced.



Outdoor Recreation

Security is good with an approximately 14’ high CMU wall with a single coil of razor wire at the top and a staffed guard tower looking into it. The yard is subdivided into two yards by a 10’ high chain link fence with a single coil of razor wire at the top with 4’ of anti-climb fabric at the upper most portion.



Lines of Sight

Control room to circulation: Poor

Control room to dayrooms: Fair to 2 dayrooms, none to 4 dayrooms

Control room to cell fronts: Fair to 2 dayrooms, none to 4 dayrooms

Control room to shower/toilet area: Poor

Control room to major doors: Fair

Corridor to dayrooms: Good

Corridor to cell fronts: Good

Corridor to shower/toilet area: Good

ADA Accessibility

E Wing is not ADA accessible and the current configuration would make it a cost prohibitive candidate for ADA compliance. The lack of an elevator or vertical access to the second levels for both inmates and staff would be a difficult obstacle to overcome.

Pinellas County Sheriff's Office (PCSO)

Staff Comments

- Food pass doors on security doors should be replaced. Must use Styrofoam products.
- Sliding gates are obsolete.
- Flush solid doors do not allow adequate observation.
- Audio communication from control room back to inmate cells/day room is poor.
- More movement required with female inmates from C Wing to E Wing for shared program spaces.

E Wing Recommendation from a Detention Capability Perspective

From a security perspective, the layout of E Wing is fair, with 2 tier cells arranged around a good sized, useable dayroom, and natural light in the cells. The structure is in good condition. If the recommended replacement of windows, doors, slider mechanisms, and other components recommended in the body of this report occurs, we recommend maintaining this unit.

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October 30, 2013

BUILDING PH I "E" WING

A. Description of Building:

1. "E" wing is a single story building of approximately 25,695 square feet.
2. It is reportedly constructed in 1978 which makes it approximately 35 years of age.
3. The building is an irregular shape with a zig-zag exterior wall system.
4. According to the original drawings, this building was designed in 1978. The building code in effect was the 1976 Standard Building Code with 1977 Revisions which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The building's foundation system is a conventional spread footing foundation system.
2. The walls are constructed using 8" load bearing masonry, exterior and interior, walls.
3. The roof is constructed using precast hollow core slabs.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA X-zone

D. Structural Concerns & Recommended Repairs:

1. There were not items noted for this building.

E. Hurricane Assessment With Potential Damage and Hardening Recommendations:

1. Given the type of construction shown in the original construction drawings and observations made in the field, there isn't really anything else to do to strengthen the building.

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PINELLAS COUNTY JAIL ASSESSMENT WING E

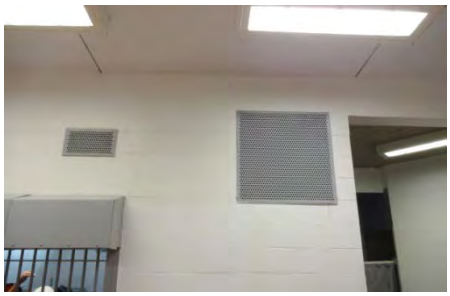
HVAC

1. HVAC SYSTEM DESCRIPTION:
   The building has a constant volume, chilled water air handler system. The air handler is located in the central mechanical room. The air handler has a large electric resistance heater in it.

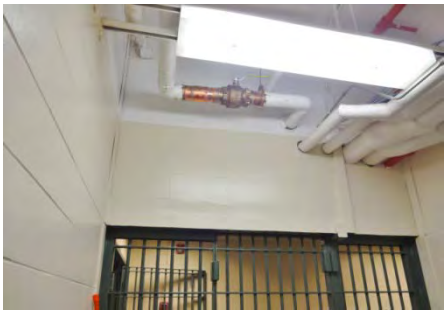
2. AIR HANDLERS:
   The air handler is Temtrol unit that is approximately 2 years old. The unit is in excellent condition.
3. DUCTWORK:
   The air handler is ducted to sidewall grilles and ceiling diffusers through sheet metal duct. The ductwork is in relatively good condition. Most of the ductwork in this building is exposed.

4. AIR DEVICES:
   The air devices in this building are sidewall grilles and ceiling diffusers. Most of the grilles are in fair condition.
5. CHILLED WATER/DX:
   The chilled water piping in the mechanical room has been recently redone when the air handlers were installed approximately 3 years ago. Piping and insulation is in good condition.
6. EXHAUST SYSTEM:
   This building has a large number of small centrifugal roof exhaust fans. The original fans are in fair to poor condition.
7. SMOKE EVACUATION:
   This building has a manual smoke evacuation system. The control for the manual smoke evacuation system is in the control room around each pod.
8. CONTROLS:
   The controls on this building have been upgraded to the newest KMC system.

9. SUMMARY:
   The HVAC system for this building is in good condition but there are number of issues that should be addressed. The air devices are in fair condition and the smoke management system has several dampers which were not connected to the controls and do not appear to be functional at this time.



PLUMBING

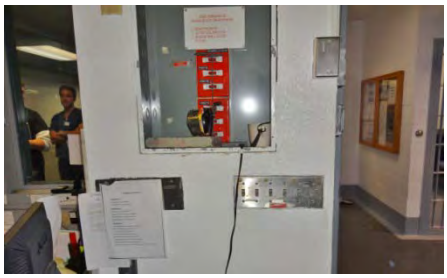


1. SUPPLY PIPING:
   There is a large copper supply line for this building. The shut off for the wing appears on the north end above the hallway.
2. WASTE PIPING:
   There is a 6" sanitary sewer connection which connects to building B in the center of the building. The sanitary sewer piping is reported to be in poor condition.
3. HOT WATER:
   This building has a relatively new Paterson-Kelly gas water heater. Hot water system overall appears to be in good condition. Piping is copper and also appears to be in good condition.

4. FIXTURES:
   There is a variety of plumbing fixtures in this building. Some fixtures have been replaced, others are in fair to good condition but the majority of fixtures are in need of replacement. This building has been converted to the ICON water management system.
5. SUMMARY:
   The plumbing waste piping in this building is in need of repair or replacement. The water piping appears to be in good condition. The hot water boiler is in very good condition.

FIRE SPRINKLER

1. RISER:
   This building does not have a fire sprinkler riser. The riser is located in building B. The main from building B runs above the hallways into the center of this building.
2. SPRINKLER HEADS:
   This building has upright and sidewall type of sprinkler heads. They are in fair condition.



3. CONTROLS:
   This building has a manual deluge system for the fire sprinklers.
4. SUMMARY:
   The fire sprinkler system in this building is in fair condition. It does not provide adequate coverage in certain areas but is in generally fair condition.

M. P. SPYCHALA & ASSOC., INC.

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Wing E

Service Entrance – A 500 KVA pad mounted transformer is located outside of the building housing wings A,B,C,D, and E. The voltage of this transformer is 277/480 volts, three phase, four wire. There is a single meter monitoring the electrical consumption for this service.

Main Electrical Gear - Wing E is fed from a main switchboard located in wing A. This switchboard supplies wings A,B,C,D and E. It is a General Electric switchboard that has both a normal and an emergency component. The voltage is 277/480 volts three phase four wire and the main for the normal side of the board is 1600 amps. The main for the emergency side of the board is 600 amps. There is an 800 amp tie-breaker to allow for emergency feed back into both sides of the board. The equipment is in good to fair condition and minor issues have been reported with the fusible branches in the gear. These devices are replaceable and the switchboard itself appears to be in good condition.

Electrical Distribution – the electrical panels for wing E are located in the mechanical room in the center core of the building. The panels , transformers and safety switches are all General Electric equipment. The gear is in good to fair condition and appears to be well maintained.

Emergency Power – The emergency power in this wing is derived from the emergency switchboard in wing A. The switchboard is supplied from a 350KW diesel Caterpillar generator located outside in an enclosure north of the building. A transfer switch is located in the main electrical room of wing A that supplies the emergency switchboard. A feeder runs from this switchboard to a 277/480 volt panel in the mechanical room of wing D and a dry type transformer is used to obtain 120/208 volts in a sub-panel in the same mechanical room. These panels provide the emergency power for wing D.

Transfer Switch – There is no dedicated transfer switch for wing E.

Wiring and Conduits – The wiring for this wing is done with copper wiring and there does not appear to be any issues with the wiring quality for the electrical distribution in this wing. Conduits installed in this wing are electrical metallic tubing and rigid galvanized conduit for the most part. PVC conduit is used for some wiring on the exterior of the building. Broken and damaged conduits were observed on the roof and some open junction boxes were observed during the visit.

Grounding – The grounding in wing E is done through equipment ground wires installed with the conduits. Metal raceways provide a secondary grounding path but the equipment ground wires provide the code required grounding system. There are no reported problems with the rounding system in this wing.

Devices – the original wiring devices installed in this wing were specification grade devices. Hospital grade devices are being installed when replacement devices are required. The wiring devices are in good condition.

Lighting – the lighting fixtures in this building are in poor to fair condition. Maintenance is difficult on the fixtures in the cell areas as ceiling mounted lights are hard to reach and difficult to dismantle to install replacement lamps. The fixtures have been worn and damaged over the life of the building and keeping them operational is a challenge. The lamp changing is labor intensive and requires difficult balancing and maneuvering to be able to install the new lamps and reassemble the fixtures. The fixtures use T8 four foot lamps for the most part with electronic ballasts.

Lighting Controls – lighting controls for the majority of the building is through General Electric low voltage lighting relays. Toggle switches in the control room are used to turn lights on and off in the cell blocks. Standard toggle switches are used for areas that are not accessible to inmates. The system is functioning and appears to be working adequately.

Fire Alarm – Buildings A,B,C,D,E,F, and G are all protected by a central fire alarm control panel located in the main electrical room in wing A. The panel is a Notifier System 5000 addressable fire alarm system. Silent Knight expander panels have been installed in various locations to boost the capacity of the system to handle the initiating and signal devices in the various wings. The system is functioning and is providing protection for the building. Wing E has signal devices and initiating devices within the wing. Devices are not installed in accordance with ADA guidelines as far as mounting heights and visible signal locations but the devices that are installed are functioning and performing as intended.

Miscellaneous – The lightning protection system on the roof of this building is in need of repair. Multiple locations were observed with cables disconnected from mechanical equipment that need to be bonded to the system to meet code. The system installed is using both copper and aluminum cables in different areas of the roof. Damaged cables were observed in both the copper and aluminum wiring.

Code Issues – fire alarm devices are not installed to meet ADA requirements in this wing, The pull station near the control room is locate above the level allowed by ADA and signal devices are minimal in the wing,

Recommendations – The light fixtures in this wing need to be upgraded. Replacement of the existing fixtures is the recommended action. Maintenance is a big issue with these fixtures and through the years the fixtures have become difficult to maintain due to damage to the housings and hardware. The lightning protection system should be repaired to bring the system back into compliance with NFPA standards. Damaged conduits should be repaired and the supports for the conduits on the roof should be upgraded to provide better support and to protect the roof.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: E Wing - Phase I
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/15/13

Date Constructed: 1980

Building Area: 25,695
First Floor 19,755
Mezzanine 5,940

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 14.0'												
Storm Water Drainage	Retention Pond												
Access and Egress	N/A												
Paving, Curbing and Parking	Asphalt Perimeter South Road	South Yard			Unknown	15	Poor	Widen and repave	1	ls	$ 32,500.00	$32,500	
Sidewalks	N/A												
Landscaping	Grass	West, South and East Yards			Unknown		Poor	Fill holes or replace	1	ls	$ 3,250.00	$3,250	
Recreation Facilities	Chain Link and Wall Enclosed Concrete Pavement	South Yard			1980	20	Fair/Good	None					
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Pad mounted utility transformer	north of building	unknown	unknown	1980	50 Yrs	Good	None Required					Utility Responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer													
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Concrete spread footings				1980		Unknown	None					
Building Frame	Masonry p.i.p. concrete & hollow core roof planks				1980		Good	None					
Walls	Stucco with 1" Insulation Concrete Masonry CMU grouted & reinforced Walls	All Elevations			1980		Stucco Fair Walls Good						Repair & seal cracks in stucco
Sealant	All Openings, Perimeters and Building Joints	All Elevations			1980	20	Poor	Replace	25695	sf	$ 1.63	$41,754	
Paint	Latex	All Elevations			Unknown	5	Poor	Replace	25695	sf	$ 2.28	$58,456	Replace with Elastomeric Coating
Doors	Exterior Swing Hollow Metal	All Elevations			1980	20	Poor	Replace	2	ea	$ 1,950.00	$3,900	
Windows	3/16" Bent Steel Frame BR/Glass				1980	20	Poor	Replace	96	ea	$ 5,720.00	$549,120	Stainless Steel Frames and Glass Security
Roofing	Built-Up Roof				Unknown	20	Good	None					
INTERIOR ELEMENTS													
Stairs	Concrete Sealed	All Locations			1980		Good	None					
Walls	CMU grouted & reinforced painted	All Locations			1980		Good	None					
Ceiling	Painted Precast and Concrete	All Locations			1980		Fair/Good	None					All Building Systems exposed in Corridors
Flooring	Sealed Concrete	All Locations			1980		Fair/Good	None					
Security Doors, Swingers	Hollow Metal	Core Areas			1980		Poor	Replace	20	ea	$ 8,450.00	$169,000	
Security Doors, Sliders	Bar Grating	Cells & Sally Ports	Stewart Decatur		1980		Good	None					
Security Door Slider Mechanism		Cells & Sally Ports	Stewart Decatur		1980		Obsolete	Replace	114	ea	$ 11,960.00	$1,363,440	
Security Glazing in Hollow Metal Frames	Hollow Metal	Corridors & Control Room			1980		Fair	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators													
PLUMBING													
Supply and Waste Piping	Copper potable water and cast iron sanitary piping	Various	N/A	N/A	1980	35-40 years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 1)
Hot Water Tanks	Hot water provided from steam boilers	B Wing	L.E.S.	N/A	N/A	30 Years	Good	None Required					
Valves	Shut-off	North Hallway	N/A	N/A	2010	35-40 Years	Good	None Required					(Photo 2)
Pipe Chases	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 15,600.00	$15,600	(Photo 3)
Control Valves		Various	ICON		2012	15 Years	Good	None Required					
Drainage	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	
Water Fixtures	Interior	Various	N/A	N/A	1980	35-40 Years	Fair/Poor	Replace	1	ls	$ 39,000.00	$39,000	(Photo 4)
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	Central Station Constant Volume		Temtrol	WF	2010	15 Years	Good	None Required					(Photo 5)
Exhaust Fans	Roof Exhaust Fans	Roof (16 locations)	N/A	N/A	1980	35 Years	Poor	Replace	16	ea	$ 3,250.00	$52,000	
Outside Air Make-up	Gravity	Roof (7 locations)	N/A	N/A	1980	35 Years	Fair/Poor	Replace	7	ea	$ 4,550.00	$31,850	
Control Systems/Energy Management (KMC)	Various	Various	KMC	N/A	1980	35 Years	Fair/Poor	Replace	25695	sf	$ 3.25	$83,509	

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Switchboard	Building A Electrical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1	ls	$ 13,000.00	$13,000	Repair as needed
Distribution Panels	Panelboards	Mechanical Room	General Electric		1980	40 Yrs	Good to Fair	test operation and for hot spots	1	ls	$ 13,000.00	$13,000	repair as needed
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$ 3,250.00	$3,250	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways and wiring	N/A	N/A	1980	N/A	Good to Fair	Repair broken conduits	1	ls	$ 3,250.00	$3,250	test for quality
Transformers	Dry Type	mechanical room	General Electric	Nema 1	1980	50 Yrs	good	verify connections	1	ls	$ 8,500.00	$8,500	
Emergency Power	Switch/Panelboards	Mechanical room	General Electric		1980	40 Yrs	Fair to Good	test for hot spots	1	ls	$ 7,500.00	$7,500	panels are operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$ 9,750.00	$9,750	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	mechanical room			1980	30 Yrs	Fair to Good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	1980	40 Yrs	Square D = Excellent, GE=Fair to Poor	Evaluate insulation on GE Gear	1	ls	$ 6,500.00	$6,500	Original Feeder Insulation is becoming Brittle
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1980	25 Yrs	Fair to Good in interior, Poor Exterior	Repair broken conduits	1	ls	$ 13,000.00	$13,000	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1980	25 Yrs	Fair	Evaluate connections	1	ls	$ 8,500.00	$8,500	test for secure connections
Raceways	EMT	Throughout	N/A	N/A	1980	25 Yrs	Good	inspection for broken fittings	1	ls	$ 3,250.00	$3,250	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	General Electric	Varies	1980	40 Yrs	Good	Test for proper operation	1	ls	$ 1,300.00	$1,300	Replace any breakers that do not operate properly
Abandoned Circuits	undetermined												
Raceways													
Lighting	Fluorescent, Incandescent and Metal Halide	interior and exterior	Unknown	unknown	1980	25 Yrs	Poor	replace or repair	25695	sf	$ 9.75	$250,526	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1980	30 Yrs	Fair	test for proper operation	1	ls	$ 1,950.00	$1,950	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Wing A Electrical Room	Notifier	System 5000	recent	20 Yrs	Good	test	25695	sf	$ 2.28	$58,585	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	In Enclosure north of Building	Caterpillar		Recent	40 YRS	Excellent	None Required					Feeder to switchboard in wing A
Transfer Equipment	automatic	Wing A Electrical Room	Zenith		1980	20 Yrs	Good	test for proper operation	1	ls	$ 6,500.00	$6,500	verify settings
Battery Powered Equipment													
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	Not present in Building												
Distribution/Stand Pipes	Deluge valves for each wing	Various	N/A	N/A	1978	35 Yrs.	Fair	Replace	1	ls	$ 32,500.00	$32,500	Fire Sprinkler System was installed 35 years ago and is at the end of its useful life.
Sprinklers	Upright heads in new areas	Various	N/A	N/A	1978	35 Yrs.	Fair	Replace	25695	sf	$ 1.30	$33,404	Fire Sprinkler System was installed 35 years ago and is at the end of its useful life.
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	N/A												
Ramps	None												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	None												
Toilet Rooms/Showers	Not Accessible												
Inmate Cells/%	0%												

SYSTEM DESCRIPTION AND OBSERVATIONS

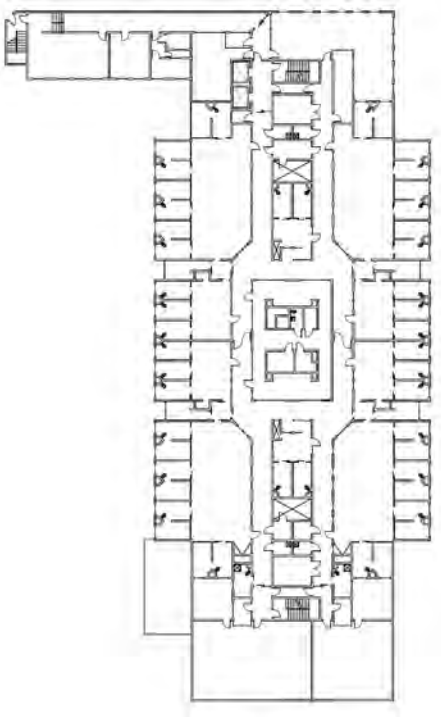
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$35,750	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$653,231	
INTERIOR												$1,532,440	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$132,600	
HVAC												$167,359	
ELECTRICAL												$401,861	
EMERGENCY POWER												$6,500	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$65,904	
ADA ACCESSIBILITY												$0	
TOTAL PROBABLE COST												$2,995,644	$ 116.58

3.7 ‘F’ Wing

Pinellas County Jail Facilities Assessment – F Wing

Overall General Description

F Wing is located on the South side of the maximum security compound area and is indicated on the original drawings at floor elevation 14.0' or 13.53' NAVD 1988. The F Wing building is a five story building of 120,133 square feet and was built in approximately 1985. The First Floor includes ancillary services like the Kitchen, Dining, Laundry, Materials Handling and Loading Dock. The Second Floor through Fifth Floor are dedicated inmate housing floors. The floor plan is a race track configuration organized into quadrants with 3 different size pods and associated day rooms – 16 person pod, 6 person pod and 4 person pod shared between two quads. Each quad has an isolation cell. The total occupancy was 100 inmates per floor or 400 inmates for F Wing total. The Control Room is centrally located in the plan on each floor. F Wing is a maximum security facility and houses a male population.



Typical construction is a concrete spread and pad foundations with reinforced concrete, columns, and floor slab at the First Floor. The floor assembly in the corridors and central service areas are 8" precast concrete planks with a 2" concrete topping. The inmate cells are 6" thick modular precast concrete walls, floors, and ceilings. There is a 3'-0" interstitial space above the inmate cells and an exterior vertical chase between each pair of cells. The walls in the ancillary space are filled CMU painted with stucco on the exterior. On the exterior, both filled CMU walls and the precast housing units include 1" rigid insulation and stucco-painted. The roof is 6" precast concrete planks with light weight concrete topping and rigid insulation. The stairs are located at each end of the plan and are steel pan stairs. There are two (2) elevators that serve all floors of this building.

The interior finishes are sealed concrete floors, painted interior block walls, concrete painted ceiling in the inmate cells and day room. The exception to this is the day room floor finish which is terrazzo. The circulation corridors and control rooms are VCT floors, painted plaster walls and lay-in ceiling.

Interior doors are security grated sliding doors at the inmate cells. Exterior windows are 3/16" bent steel frames with security glass. The roof appears to be the original coal tar built up roof.

Site

The First Floor elevation is 13.53' NAVD 1988 for F Wing. The 100 year Base Flood Elevation is 9.00' NAVD 1988. The 500 year Base Flood Elevation is 10.00' NAVD 1988. There is concern for this building for flooding or storm surge during a hurricane event at the First Floor where the ancillary service like the kitchen, laundry and materials handling are located. Site facilities include pedestrian sidewalks, perimeter vehicle roadways on the South and East side of the building and exterior recreation areas at the Second Floor. The sidewalks are in fair condition. The roads are asphalt pavement. The South loop road needs to be widened and repaved. The loading dock maneuvering area needs to be widened. The dock equipment needs to be replaced. There is a leak at the loading area that needs to be repaired. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion.

Envelope

Walls

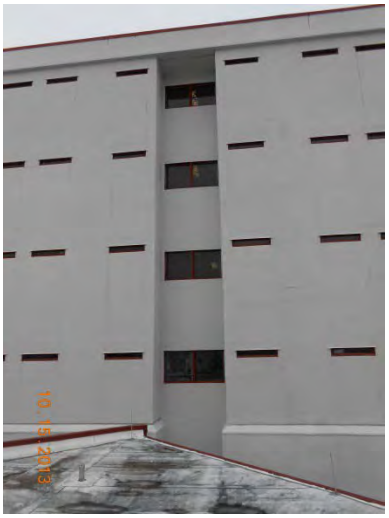
The 5 story structure consists of support spaces on the ground floor with 4 floors of housing above. The exterior walls of the cells are 8" precast concrete with insulation and a stucco finish. The cell walls appear to be in good condition. A waterproofing and painting package was completed recently on the building. The exterior finish system is damaged in several areas, requiring repair and includes some blisters in the coating system, cracks and delamination.

Roof

The existing roof is the original coal tar ballasted built up roof and is in very poor condition. The roof has blisters and soft spots over the entire surface. The roof should be replaced immediately.

Security Windows

The exterior cell windows are painted steel. Each cell has a horizontal slit window approximately 6’ long by 6” high with fixed glazing. These windows are beginning to rust, and consideration should be given to replacement with stainless steel units.



Interview room windows are painted steel. These windows show some deterioration, but appear to be in fair condition. A security grill was added recently to each opening for improved security.

Exterior Doors

The only exterior doors on the upper floors occur at the outdoor recreation spaces on the 2nd floor, and those are in good condition.

Interior Security

Circulation

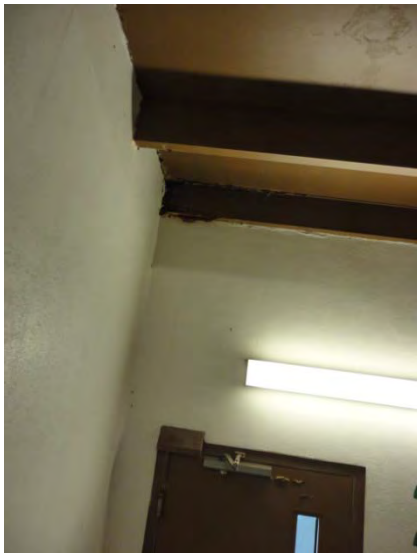
The main circulation is comprised of two straight corridors that run parallel on either side of a core support area.

Elevators

All floors are serviced by two (2) grouped elevators located at the entrance to each floor. Both elevators are down for service frequently and need to be replaced.

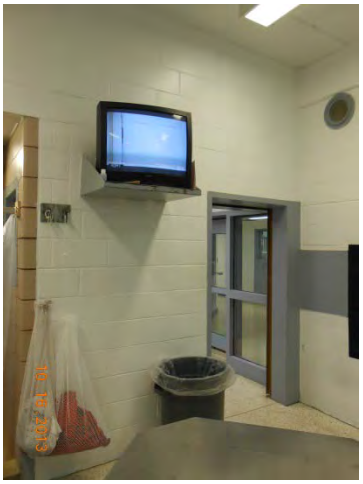
Stairs

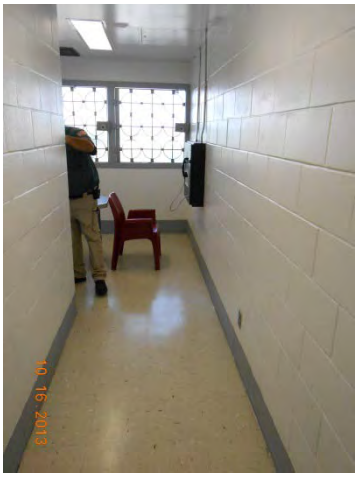
There are two (2) sets of steel pan stairs servicing all floors. They have significant rust on the steel stringers and landings. The rust needs to be removed, some elements need to be repaired and the stairs will need to be repainted.



Walls

Cell walls are precast concrete and are in good condition. Dayroom walls and corridor walls are 8” CMU grouted full with #4 rebar at 16” OC, and are in good condition.





Glazing in Hollow Metal Frames

Interior security glazing in hollow metal frames is in fair condition, except the hollow metal frames adjacent to the showers is corroding and should be repaired/replaced.

Security Doors and Frames

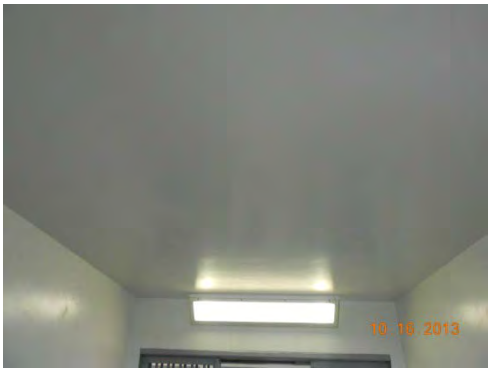
The security sliding bar grate doors are original equipment by Roanoke Manufacturing. The slider mechanisms are obsolite and require replacement. A few mechanisms are currently in the process of being replaced.

Most swing doors havc electric solenoid locks and require replacement due to age. Most food hatches are in bad shape and should be replaced.

The doors into the dayrooms off the main corridor should be replaced. They are currently welded to the slider control boxes.

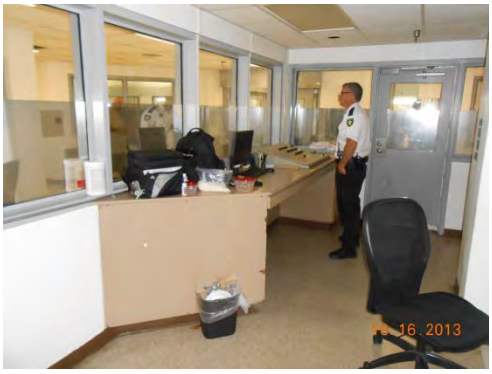
Ceilings

The ceilings in the dayrooms and cells are precast concrete and appear to be in good condition.



Control Room

The control room is centrally located in the wing with a station in each of the four corners. Each station has direct view into two of the 8 dayrooms. Support spaces are in the center. The walls are constructed of 8” CMU with #4 rebar at 8” OC both ways. The security glazing and hollow metal are in fair condition. The casework should all be replaced with new.



Cells

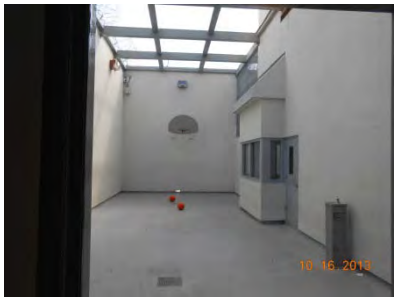
The walls, floor and ceiling of the cells are precast concrete in good condition, as are all the fixed furniture elements.

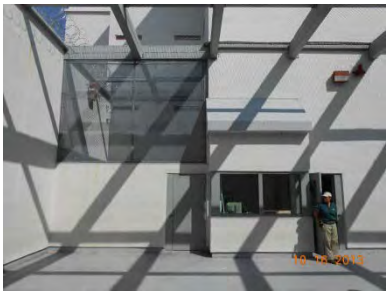
Dayroom Shower Areas

Dayroom showers are constructed of glazed 8” CMU grouted full, and appear to be in good condition, other than refinishing the floor.

Outdoor Recreation

At the second floor only, 7 outdoor recreation spaces are provided, overseen by 4 control rooms. There is a security screen lid over the tops of all 7 spaces.





Lines of Sight

Control room to circulation: Good

Control room to dayrooms: Good

Control room to cell fronts: Good

Control room to shower/toilet area: Poor

Control room to major doors: Good

Corridor to dayrooms: Good

Corridor to cell fronts: Good

Corridor to shower/toilet area: Good

ADA Accessibility

F Wing is not ADA accessible; however, with plan modifications and accessibility upgrades it could be brought into some level of ADA compliance. The elevators provide vertical access at all floors.

Pinellas County Sheriff's Office (PCSO)

Staff Comments

- Slider security doors need to be replaced.
- Good functional set up.
- Attorney/video visitation view windows have a blind spot for visibility.
- Attorney room location is not good when they are done to retrieve them.
- Manual releases on security doors are not working.

F Wing Recommendation from Detention Capability Perspective

The layout of F Wing features 10 dayrooms around a satellite control complex. The dayrooms are of adequate size and configuration for inmate use, and have access to natural light through the cells. Three dayroom sizes are provided per floor; four dayrooms with 8 cells each, four dayrooms with 3 cells each, and two dayrooms with 2 cells each.

The two major drawbacks to this wing layout are:

1. The views into the dayrooms can only be attained by traveling to one of the 4 control panels. Optimum design would have provided full view into all the dayrooms from a single control point.

2. All inmates must travel by elevator or stair down to the 2nd floor for outdoor recreation. Optimum design would have located outdoor recreation spaces immediately adjacent to each

dayroom, or, at a minimum, on the same floor. This would save staff time, and greatly enhance safety and security for both inmates and staff.

Nonetheless, if the recommended fixes are implemented, we recommend maintaining F Wing.

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October 30, 2013

BUILDING PH III "F" WING

A. Description of Building:

1. The building is a five story building of approximately 120,133 square feet.
2. It is reportedly constructed in 1985 which makes it approximately 28 years of age.
3. It is general a straight rectangular shaped building.
4. According to the original drawings, this building was designed in 1985. The building code in effect was the 1985 Standard Building Code which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The building's foundation system is shown on the construction drawings as a pile, pile cap and grade beam system.
2. The upper levels of the building are shown as a mixture of P.I.P. concrete, masonry, precast concrete structural elements, precast cells, and hollow core plank floors and roof.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA X-zone

D. Structural Concerns & Recommended Repairs:

1. The metal pan stair systems are rusted in both stair towers. The rust ranges from light to fairly heavy in various locations. It appears that there is water leaking from the roof and running down the walls causing this condition. The stair structures need to be removed and replaced. The level of damage at this point does not display signs of failure but since the rust has begun, the worst locations are beyond cleaning and treating.
2. There is what appears to be a crack in floor system reflecting through the vinyl flooring just south of the guard room on the second floor. This is most likely a crack in the floor topping directly over a joint between two hollow core floor planks and is only cosmetic in nature.
3. There are a couple of vertical cracks approximately 8" away from the doors out of the stairwells at floor access levels. These cracks are most likely due to the reaction of the heavy doors closing and the hinged jamb sides. These cracks are only cosmetic in nature.

E. Hurricane Assessment With Potential Damage:

1. This building given the types and methods of construction shown on the existing construction drawings should be very resistant to storm damage.

F. Hurricane Hardening Recommendations:

1. Given the construction type of the building shell, there doesn't appear to be any need for additional hardening.

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PINELLAS COUNTY JAIL ASSESSMENT WING F

HVAC

1. HVAC SYSTEM DESCRIPTION:
   This building has a central station variable air volume, chilled water air handler on the first floor and constant volume air handlers each on the additional four floors. Each of the air handlers is located in the mechanical room designated on the floor. The air handlers have a large electric resistance heat in them.

2. AIR HANDLERS:
   All of the air handlers are Temtrol units. The units were replaced about 2 years ago and are in excellent condition.
3. DUCTWORK:
   All of the air handlers are ducted from the mechanical rooms to the individual diffusers. The ductwork was reviewed in several access points and appears to be in good condition. Most of the ductwork in this building is concealed. The ductwork is sheet metal.

4. AIR DEVICES:
   The air devices in this building are a mixture of sidewall grilles and ceiling diffusers. Most of the grilles and diffusers are in poor condition. There is evidence of rust, dirt and vandalism on most grilles.
5. CHILLED WATER/DX:
   All air handlers are chilled water type. The chilled water piping appears to be in good condition and in the exposed areas is wrapped with an aluminum jacket. This building originally had hot water heat, but has had most of the hot water piping removed.

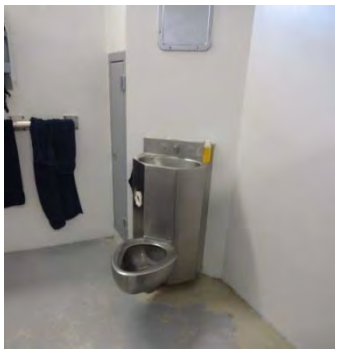
6. EXHAUST SYSTEM:
   This building has a large number of centrifugal exhaust fans located on the roof for general exhaust. These exhaust fans were recently replaced and are in very good condition. There is also a very large kitchen

exhaust fan on the roof. There are multiple smoke evacuation fans on each floor that are ducted to two central core areas which acts as a smoke sink.

7. SMOKE EVACUATION:
   Smoke evacuation systems in this building appear to be in relatively poor shape. The floors cannot be pressurized because of pipe chases and other lack of separation between floors. The automatic smoke damper actuators seem to be disconnected, so it's doubtful that they function properly.
8. CONTROLS:
   The controls on this building have been upgraded to the newest KMC system and are in very good condition.
9. SUMMARY:
   The HVAC system for this building is in good condition. The smoke management system does not appear to function properly and should be repaired or replaced as soon as possible.

PLUMBING

1. SUPPLY PIPING:
   There appears to be a 4" water connection to this building connected to the domestic water booster system. There appears to be a shut off for each floor in the mechanical room. General condition of the supply piping is reported to be poor.
2. WASTE PIPING:
   There is an 8" sanitary sewer connection to the east of this building. The sanitary sewer system piping is reported to be in poor condition.
3. HOT WATER:
   There are 2 water boilers 15-20 years old and the hot water system is reported to be unreliable and in fair to poor condition.



4. FIXTURES:
   There is a variety of plumbing fixtures in this building. Some fixtures have been replaced, others are in fair condition. The ICON water management system has been installed on the water systems for this building.

5. SUMMARY:
   The plumbing supply and waste systems in this building are in poor condition. There are reported problems with both systems. The hot water system is also reported to be in poor condition and there are problems with the distribution of the hot water.

FIRE SPRINKLER

1. RISER:
   Riser is located in the first floor mechanical/plumbing room.
2. SPRINKLER HEADS:
   This building has a mixture of pendant upright and sidewall sprinkler heads.
3. CONTROLS:
   This building has a deluge system and the control for this is in the main control room on each floor.
4. SUMMARY:
   The fire pump for this building is 25-30 years old but was rebuilt approximately 10 years ago. The deluge system has approximately 80 valves, one for each pod. The system overall is in fair condition but is not a truly automatic system.

M. P. SPYCHALA & ASSOC., INC.

C O N S U L T I N G E N G I N E E R S

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Wing F

Service Entrance – The electrical service for this building comes from a pad mounted utility transformer located south of the building. The voltage is 277/480 volts, three phase, four wire. The service entrance wiring runs underground from the transformer to the main switchgear located in an electrical room on the ground level near the south west corner of the building.

Main Electrical Gear – The main electrical switchboard is a Square D free standing switchboard with a 2500 amp main breaker and distribution sections with Square D branch breakers. The main breaker has had trouble being re-set if it trips for any reason.

Electrical Distribution – The electrical gear for this building is Square D equipment for the most part. It is in good condition and no problems have been reported with the branch breakers.

Emergency Power – a Cummins 500 KW diesel generator is located in the main electrical room and it is used to supply emergency power to the F wing building. The output of the generator is wired to an automatic transfer switch located in the same room.

Transfer Switch – The transfer switch is a Zenith 800 amp , transfer switch. The output of the switch is wired to a distribution section in the main switchboard dedicated to emergency power. Feeders come from this switchboard section to feed emergency branch panels on the various levels of this building.

Wiring and Conduits

The wiring for this wing is done with copper wiring and there does not appear to be any issues with the wiring quality for the electrical distribution in this wing. Conduits installed in this wing are electrical metallic tubing and rigid galvanized conduit for the most part. PVC conduit is used for some wiring on the exterior of the building. Broken and damaged conduits were observed on the roof and some open junction boxes were observed during the visit.

Grounding – The grounding in wing D is done through equipment ground wires installed with the conduits. Metal raceways provide a secondary grounding path but the equipment ground wires provide the code required grounding system. There are no reported problems with the grounding system in this wing.

Devices – the original wiring devices installed in this wing were specification grade devices. Hospital grade devices are being installed when replacement devices are required. The wiring devices are in good condition.

Lighting – the lighting fixtures in this building are in poor to fair condition. Maintenance is difficult on the fixtures in the cell areas as ceiling mounted lights are hard to reach and difficult to dismantle to install replacement lamps. The fixtures have been worn and damaged over the life of the building and keeping them

operational is a challenge. The lamp changing is labor intensive and requires difficult balancing and maneuvering to be able to install the new lamps and reassemble the fixtures. The fixtures use T8 four foot lamps for the most part with electronic ballasts.

Lighting Controls – lighting controls for the majority of the building is through General Electric low voltage lighting relays. Toggle switches in the control room are used to turn lights on and off in the cell blocks. Standard toggle switches are used for areas that are not accessible to inmates. The system is functioning and appears to be working adequately.

Fire Alarm – Buildings A,B,C,D,E,F, and G are all protected by a central fire alarm control panel located in the main electrical room in wing A. The panel is a Notifier System 5000 addressable fire alarm system. Silent Knight expander panels have been installed in various locations to boost the capacity of the system to handle the initiating and signal devices in the various wings. The system is functioning and is providing protection for the building. Wing G has signal devices and initiating devices within the wing. Devices are not installed in accordance with ADA guidelines as far as mounting heights and visible signal locations but the devices that are installed are functioning and performing as intended. The devices used in wing G are not addressable devices and they are hard wired to expander panels that are then connected to the Notifier system in wing A.

Miscellaneous – The lightning protection system on the roof of this building is in need of repair. Multiple locations were observed with cables disconnected from mechanical equipment that need to be bonded to the system to meet code. The system installed is using both copper and aluminum cables in different areas of the roof. Damaged cables were observed in both the copper and aluminum wiring.

Code Issues – fire alarm devices are not installed to meet ADA requirements in this wing, The pull station near the control room is locate above the level allowed by ADA and signal devices are minimal in the wing, Ductwork is installed over some of the electrical panels in the mechanical rooms. This is a code violation. Water pipes run over the main switchboard in wing A1. These are not physically a part of wing G but the electrical distribution in wing G depends on this switchboard for power so it is relevant to this report.

Recommendations – The light fixtures in this wing need to be upgraded. Replacement of the existing fixtures is the recommended action. Maintenance is a big issue with these fixtures and through the years the fixtures have become difficult to maintain due to damage to the housings and hardware. The lightning protection system should be repaired to bring the system back into compliance with NFPA standards. Damaged conduits should be repaired and the supports for the conduits on the roof should be upgraded to provide better support and to protect the roof. There is abandoned mechanical equipment on the roof that is no longer being used. It should be removed and all associated electrical wiring, devices, conduits and controls should be removed.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: F Wing - Phase III
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/16/13

Date Constructed: 1985

Building Area: 120,133
First Floor 26,689
Second Floor 28,516
Third Floor 22,240
Fourth Floor 21,344
Fifth Floor 21,344

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 14.0'												
Storm Water Drainage	Retention Pond												
Access and Egress	Concrete Loading Dock Access	South Yard			1985	20	Fair/Poor	Replace Dock Equipment Repair Drainage Problem	1	ls	$ 26,000.00	$26,000	
Paving, Curbing and Parking	Asphalt perimeter South Road	South Yard			Unknown	15	Poor	Widen & Replace	1	ls	$ 32,500.00	$32,500	
Sidewalks	Concrete Pedestrian	East Yard			1985		Good	None					
Landscaping	Grass	West and East Yard			Unknown		Poor/Fair	Fill Holes	1	ls	$ 3,250.00	$3,250	
Recreation Facilities	Enclosed Wall & Concrete Pavement	2nd Floor, South & North			1985	2	Good	None					
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Pad mounted utility transformer	South of Building F	unknown	unknown	1985	50 Yrs	good	none required					utility responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer													
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Piling, pile caps & grade beams				1985		Unknown	None					
Building Frame	Masonry, p.i.p. concrete, precast concrete & hollow core plank				1985		Good	None					
Walls	Precast with 1" Insulation EIFS CMU with 1" Insulation EIFS	All Elevations			1985		Walls - Good EIFS - Poor						Repair water blisters and cracks
Sealant	All Openings, Perimeters and Building Joints	All Elevations			Recent ?	20	Fair	None					
Paint	Appears to be elastomeric	All Elevations			Recent ?	10	Fair	Repair	1	ls	$ 65,000.00	$65,000	Repair water blisters and cracks
Doors		All Elevations			1985	20	Poor	Replace					
Windows	3/16" Bent Steel Frame Security Glass	All Elevations			1985	20	Poor	Replace	176	ea	$ 4,600.00	$809,600	Stainless Steel Frames, Security Glass & Repair Head Flashing
Roofing	Built-Up Roof				1985	20	Poor	Replace	29000	sf	$ 19.50	$565,500	Blisters all over this roof
INTERIOR ELEMENTS													
Stairs	Metal Pan Stairs	All Locations			1985		Poor	Clean, paint & remedial work	8	flts	$ 1,950.00	$15,600	Steel surfaces exposed to historical leaks
Walls	Painted CMU grouted & reinforced Precast walls painted in cells	All Locations			1985		Good	None					
Ceiling	Lay-In Ceiling in Corridor Precast Painted Cells	All Locations			1985		Good	None					
Flooring	VCT Tile, Epoxy in Small Pod Cells, Large Pods Terrazo Cells	All Locations			1985		Good	None					
Security Doors, Swingers	Hollow Metal	Throughout			1985		Good/Poor	Replace	32	ea	$ 1,950.00	$62,400	Replace secondary exit doors & frames out of Day Rooms.
Security Doors, Sliders	Bar Grating	Throughout	Roanoke Manufacturing		1985		Good	None					
Security Door Slider Mechanism		Throughout	Roanoke Manufacturing		1985		Obsolete	Replace	224	ea	$ 11,960.00	$2,679,040	4 doors being replaced under current contract.
Security Glazing in Hollow Metal Frames	Hollow Metal	Throughout			1985		Fair	Replace	32	ea	$ 1,950.00	$62,400	View windows adjacent to showers

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators													
PLUMBING													
Supply and Waste Piping	Copper potable water and cast iron waste piping	Varies	Unknown	Unknown	1985	28 years	Fair/Poor	Replace	1	ls	$162,500.00	$162,500	ICON system installed on potable water systems. (Photo 1)
Hot Water Tanks	Boiler	1st Floor SW Mech Room	Cleaver Brooks	FLX 300	Unknown	20 Years	Good	none required					Boiler is in good condition (Photo 2)
Valves	Mixing	1st Floor SW Mech Room				20 Years	Good						Two separate mixing valves (Photo 3)
Pipe Chases	Interior	Varies				0-1 Years	Poor						Pipe chase floor has deteriorated in most locations (Photo 4)
Holding Tanks	Hot Water	1st Floor SW Mech Room			Unknown	3-5 Years	Fair						Tanks are in fair condition (Photo 5)
Drainage	Cast Iron	Varies				5-10 Years	Fair						
Water Fixtures		Varies			Unknown								Fixtures are in fair condition (Photo 6)
Booster Pump			Vickery and Company	VC-T		5-10 Years	Good/Fair						Booster system (Photo 7)
HVAC													
Air Handlers/Electric Heat													
AHU-1	Central Station Air Handler	1st Floor	York	XTI	Unknown	20 Years	Excellent	None Required					Air handling units replaced recently. Units are in good condition (Photo 8)
AHU-2	Central Station Air Handler	1st Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-3	Central Station Air Handler	1st Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-4	Central Station Air Handler	2nd Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-5	Central Station Air Handler	2nd Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-6	Central Station Air Handler	2nd Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-7	Central Station Air Handler	3rd Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-8	Central Station Air Handler	3rd Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-9	Central Station Air Handler	3rd Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-10	Central Station Air Handler	4th Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-11	Central Station Air Handler	4th Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-12	Central Station Air Handler	4th Floor	York	XTI	Unknown	20 Years	Excellent	None Required					
AHU-13	Central Station Air Handler	5th Floor	Trane	CSAA	Unknown	20 Years	Excellent	None Required					
AHU-14	Central Station Air Handler	5th Floor	Trane	CSAA	Unknown	20 Years	Excellent	None Required					
AHU-15	Central Station Air Handler	5th Floor	Trane	CSAA	Unknown	20 Years	Excellent	None Required					
Exhaust Fans													The exhaust fans and outside air intakes on this building were replaced
F-47	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					Typical exhaust fan (Photo 9)
F-48	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-49	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
F-50	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-51	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-52	Exhaust Fan	Roof	Cook	ACE 70	Jul-10	15	Good	none required					
F-53	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-54	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-55	Kitchen Hood Exhaust Fan	Roof	Cook	UCIC	Jul-10	15	Good	none required					Kitchen exhaust fan (Photo 10)
F-56	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-57	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-58	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-59	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
F-60	Exhaust Fan	Roof	Cook	ACE 100	Jul-10	15	Good	none required					
Outside Air Intakes													
RV-1	Gravity Air Intake	Roof	Cook	GR 24x24	Jul-10	20	Good	none required					Typical gravity ventilator (Photo 11)
RV-2	Gravity Air Intake	Roof	Cook	GR 48x24	Jul-10	20	Good	none required					
RV-3	Gravity Air Intake	Roof	Cook	GR 48x24	Jul-10	20	Good	none required					
IV-3	Gravity Air Intake	Roof	Cook	GR 48x24	Jul-10	20	Good	none required					
IV-4	Gravity Air Intake	Roof	Cook	GR 48x24	Jul-10	20	Good	none required					
	Smoke Management	Roof											the smoke evacuation shaft (Photo 12)
	Smoke Management	Varies	Honeywell		Unknown	10	Excellent	None Required					Smoke evacuation system tied to existing ductwork (Photo 13)
Smoke Evacuation system Description	Smoke Evacuation Fan	Varies											Floor evacuation fans dump into shaft (Photo 14)
Smoke Evacuation Fans	Smoke Evacuation Fan	Varies			Unknown								management fans on 5th floor (Photo 15). Unable to determine condition of fans
Distribution	Sheet metal ductwork	Varies				20 Years	Excellent	None Required					Air devices are field fabricated and are in fair condition (Photo 16)
Control Systems/Energy Management (KMC)		Varies	KMC			20 Years	Excellent	None Required					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Switchboard	Electrical room	Square D	switch board	1985	40 yrs	Good	test operation and for hot spots	1	ls	$ 13,000.00	$13,000	main breaker is difficult to reset
Distribution Panels	Panelboards	Electrical Rooms	Square D	Panelboards	1985	40 yrs	good	test operation and for hot spots	1	ls	$ 19,500.00	$19,500	
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$ 6,500.00	$6,500	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways and wiring	N/A	N/A	1985	N/A	Good to Fair	Repair broken conduits	1	ls	$ 3,250.00	$3,250	test for quality
Transformers	Dry Type	electrical rooms	Square D	Nema 1	1985	50 Yrs	good	verify connections	1	ls	$ 13,000.00	$13,000	
Emergency Power	Switchboard and Panels	Electrical rooms	Square D		1985	40 Yrs	good	test operation and for hot spots	1	ls	$ 7,500.00	$7,500	panels are operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$ 19,500.00	$19,500	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	electrical room			1985	30 Yrs	good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	1985	40 Yrs	good	Evaluate insulation and connections	1	ls	$ 13,000.00	$13,000	testing for loose connections
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1985	25 Yrs	Good in interior, Poor Exterior	Repair broken conduits	1	ls	$ 26,000.00	$26,000	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1985	25 Yrs	good	Evaluate connections	1	ls	$ 6,500.00	$6,500	test for secure connections
Raceways	EMT	Throughout	N/A	N/A	1985	25 Yrs	Good	inspection for broken fittings	1	ls	$ 6,500.00	$6,500	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	Square D	Varies	1985	40 Yrs	Good	Test for proper operation	1	ls	$ 3,250.00	$3,250	Replace any breakers that do not operate properly
Abandoned Circuits	undetermined												
Raceways													
Lighting	Fluorescent, Incandescent and Metal Halide	interior and exterior	Unknown	unknown	1985	25 Yrs	Poor	replace or repair	120133	sf	$ 9.75	$1,171,297	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1985	30 Yrs	Fair	test for proper operation	1	ls	$ 1,950.00	$1,950	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Wing A Electrical Room	Notifier	System 5000	recent	20 Yrs	Good	test	1	ls	$ 1,950.00	$1,950	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	In main electrical room	Cummins		1985	40 YRS	good	None Required					Feeder to switchboard in electrical room
Transfer Equipment	automatic	Electrical Room	Zenith		1985	20 Yrs	Good	test for proper operation	1	ls	$ 6,500.00	$6,500	verify settings
Battery Powered Equipment													
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	75 HP Electrical driven fire pump	1st Floor Mech Room	Unknown	N/A	1985	35 Yrs.	Fair	Replace	1	ls	$ 97,500.00	$97,500	Existing fire pump (Photo 17)
Distribution/Stand Pipes	Deluge System	Varies	N/A	N/A	1985	35 Yrs.	Fair	Replace	1	ls	$ 65,000.00	$65,000	Existing riser (Photo 18)
Sprinklers	Standard	Varies	N/A	N/A	1985	35 Yrs.	Fair	Replace	120133	sf	$ 3.90	$468,519	Existing control panel (Photo 19)
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	None												
Ramps	N/A												
Entrances/Exists													
Path of Travel													
Elevators	Yes, No ADA Symbols or Signals				1985	20 Yrs.	Poor	Replace	2	ea	$ 84,500.00	$169,000	Replace 2 elevators - 5 Stops
Toilet Rooms/Showers	None												
Inmate Cells/%	0%												

SYSTEM DESCRIPTION AND OBSERVATIONS

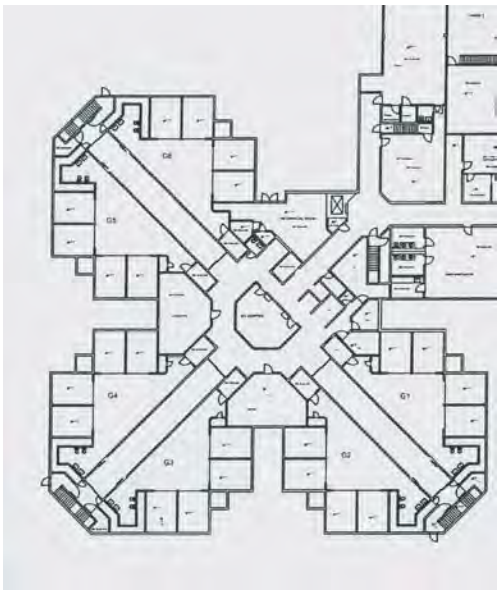
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$61,750	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$1,440,100	
INTERIOR												$2,819,440	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$162,500	
HVAC												$0	
ELECTRICAL												$1,312,697	
EMERGENCY POWER												$6,500	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$631,019	
ADA ACCESSIBILITY												$169,000	
TOTAL PROBABLE COST												$6,603,005	$54.96

3.8 ‘G’ Wing

Pinellas County Jail Facilities Assessment – G Wing

Overall General Description

G Wing is located on the Southwest side of the maximum security compound area and is indicated on the original drawings at floor elevation 12.0' or 11.53' NAVD 1988. The G Wing building is two story building of 38,660 square feet and was built in approximately 1981. Both Floors are dedicated inmate housing floors. The floor plan is a modified "T" configuration with 2 triangular pods of 4 inmate cells (16) each one organized around a one story day room on each leg of the building. The pods were originally designed to hold 16 inmates or a total of 192 inmates total for both floors. There is a Control Room located at the crossing of the "T". G Wing is a maximum security facility and houses a male population.



Typical construction is reinforced concrete spread foundation with filled reinforced CMU walls with 1" rigid insulation and stucco on the exterior walls. The second story floor and roof is 8" and 4" precast concrete planks with regular weight or light weight insulating concrete topping. The stairs are located at the end of each leg and are all reinforced concrete. There is an elevator located at the entrance to this wing that serves both floors.

The interior finishes are sealed concrete floors, painted interior block walls, concrete painted ceiling in the inmate cells and day room. The Control Room finishes include VCT floors and lay-in ceiling.

Interior doors are security grated sliding doors at the inmate cells. Exterior windows are 3/16" bent steel frames with bullet resistant glass.

Detention Capability Review

Site

The First Floor elevation is 11.53' NAVD 1988 for G Wing. The 100 year Base Flood Elevation is 9.00' NAVD 1988. The 500 year Base Flood Elevation is 10.00' NAVD 1988. There is concern for this building for flooding or storm surge during a hurricane event. Inmates will need to evacuate this building during any high category hurricane. Site facilities include perimeter vehicle roadways on the South and West side of the building and exterior recreation areas at the South and West yard. The roads are asphalt pavement. The South loop road needs to be widened and repaved. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion. The exterior recreation pavement and basketball equipment is in good condition.

Envelope

Walls

The two story structure has exterior walls constructed of 8" CMU grouted full with #4 rebar both ways, and a stucco coating over 1" insulation. The CMU walls appear to be in good condition. A waterproofing and painting package was completed recently on the building. The exterior finish system is damaged in several areas, requiring repair and includes some blisters in the coating system, cracks and delamination.

Roof

The existing roof is the original coal tar ballasted built up roof and is in very poor condition. The roof has some very large patches. The roof should be replaced immediately.

Security Windows

The exterior cell windows are painted steel. Each cell has a horizontal slit window approximately 6’ long by 6” high with fixed glazing. These windows are beginning to rust, and consideration should be given to replacement with stainless steel units.

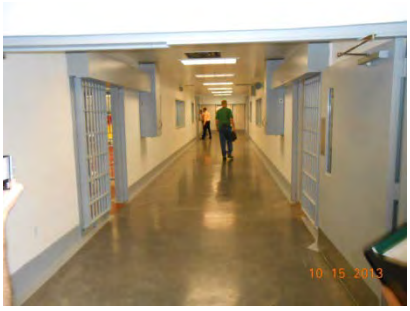
Exterior Doors

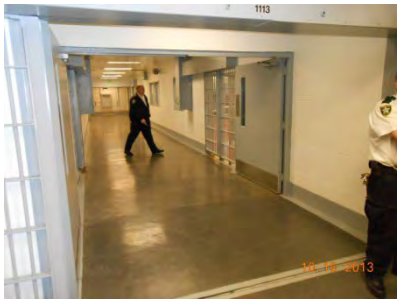
The exterior doors are hollow metal and are in poor conditon. Consideration should be given to replacing the doors and frames.

Interior Security

Circulation

The main circulation is comprised of 3 corridors radiating off a central control, with two multi-purpose rooms and other support spaces in the core area. Both floors are identical in layout, with one of the 2nd floor pods designated for juveniles.



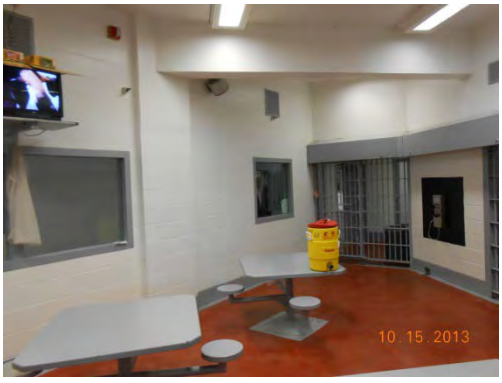


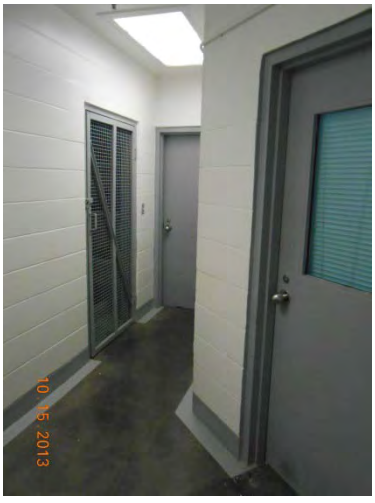
Elevators

Both floors are serviced by a single elevator located at the entrance to each floor. This elevator is down for service frequently and needs to be replaced.

Walls

Interior walls are constructed of 8” CMU grouted full with #4 rebar 8” OC both ways. The walls appear to be in good condition.



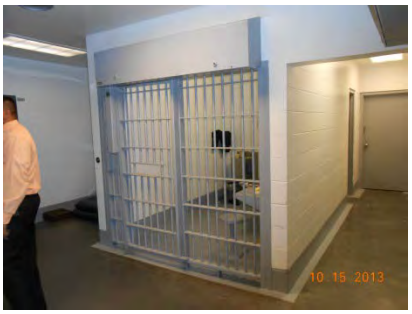


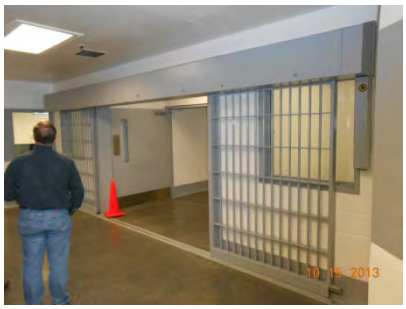
Glazing in Hollow Metal Frames

Interior security glazing in hollow metal frames is in fair condition.

Security Doors and Frames

The sliding door mechanisms and all related hardware are original Stewart Decatur equipment and need to be replaced; in fact, replacement is already scheduled and in process. Bar grating is in good condition and will remain. Most of the swinging hollow metal doors and frames are in fair condition.





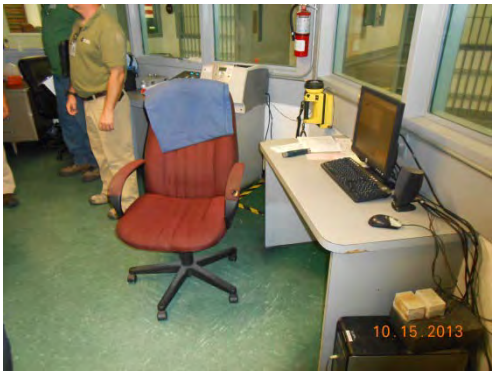
Most swing doors havc electric solenoid locks and require replacement due to age.

Ceilings

The ceilings in the dayrooms and cells are precast concrete and appear to be in good condition.

Control Room

The control room is centrally located among 3 wings, with a view down the corridors leading to those wings. IT is constructed of 8” CMU with #4 rebar 8” OC both ways and security glazing full perimeter. The perimeter is in good shape. The casework should be replaced.



Cells

The cells are constructed of 8” CMU with #4 rebar 8” OC and appear to be in good condition.

Outdoor Recreation

The outdoor recreation spaces are enclosed with 12’ high chain link fence topped with razor wire. The top 4’ of the fence is covered with anti-climb fabric. The solid screen walls around the stair exits on the west wings should be removed and replaced with steel pipe rails to match those already installed on the south east wing in order to eliminate potential hiding spots.

Lines of Sight

Control room to circulation: Good

Control room to dayrooms: None

Control room to cell fronts: None

Control room to shower/toilet area: None

Control room to major doors: Good

Corridor to dayrooms: Good

Corridor to cell fronts: Good

Corridor to shower/toilet area: Good

ADA Accessibility

G Wing is ADA accessible on the First Floor. Pods 1 and 2 were renovated on the First Floor and include accessible cells with toilets, day rooms and showers. With additional plan modifications and accessibility upgrades, the entire facility could be brought into some level of ADA compliance. The elevator provides vertical access to both floors.

Pinellas County Sheriff's Office (PCSO)

Staff Comments

- All security controls need to be updated.
- All slider gates need to be renovated next month.
- Elevator has a lot of problems and is broken all the time.

G Wing Recommendation from a Detention Capability Perspective

The location of the existing First Floor elevation at 11.53' NAVD 1988 relative to 100 year Base Flood Elevation, 500 year Base Flood Elevation, storm event flooding, and hurricane storm surge will remain a concern for the future operation of this building as long as it is maintained.

The layout of G Wing features a control room centrally located in a hub with 3 wings surrounding it, each wing with 2 dayrooms. The control room has no view into any of the 6 dayrooms, but has views down each of the 3 main corridors.

The dayrooms are adequately sized and configured for use by the inmates, and have access to natural light through the cell windows.

In spite of the lack of view from control room to dayrooms, the facility is workable. If the recommended fixes are implemented, we recommend maintaining G Wing.

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October 30, 2013

BUILDING PH II "G" WING

A. Description of Building:

1. "G" wing is a two story building of approximately 38,660 square feet.
2. It is reportedly constructed in 1981 which makes it approximately 32 years of age.
3. It is generally a triangular shaped building attached to another portion of the facility.
4. According to the original drawings, this building was designed in 1981. The building code in effect was the 1979 Standard Building Code which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The original construction drawings show that the foundation system is a conventional spread footing system.
2. The building shell is a combination interior and exterior load bearing masonry walls, P.I.P. concrete and precast floor and roof plank.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA AE-zone

D. Structural Concerns & Recommended Repairs:

1. The visible portions of the structure appeared to be in good condition and there are no items noted.

E. Hurricane Assessment With Potential Damage:

1. Given the type of construction type of building shell construction and reinforcing shown in the construction drawings, this building would be very resistant to damage from a storm.
2. The only items that may sustain damage would be doors, windows, and possibly roofing materials.

F. Hurricane Hardening Recommendations:

1. The doors, windows, and roofing replacement might be considered to increase the storm resistance.

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PINELLAS COUNTY JAIL ASSESSMENT WING G

HVAC

1. HVAC SYSTEM DESCRIPTION:
   This building has one variable air volume, chilled water air handler per floor. Each of the air handlers is located in the mechanical room at the center core of the wing. The air handlers have large electric resistance heat in them.

2. AIR HANDLERS:
   Both of the air handlers are Temtrol units. The units are in fair condition for their age which is estimated to be 15-20 years. There is some deterioration on the interior frame, electric heat and dampers on each of the two units.
3. DUCTWORK:
   Both air handlers are ducted from the mechanical rooms to the individual diffusers through VAV boxes. The ductwork was reviewed in several access points and appeared to be in good condition. Most of the ductwork in this building is concealed. The ductwork is sheet metal and the supply duct is wrapped with insulation blanket.
4. AIR DEVICES:
   The air devices in this building are a mixture of sidewall grilles and ceiling diffusers. Most of the grilles and diffusers are in poor condition. There is evidence of rust, dirt and vandalism on most grilles.
5. CHILLED WATER/DX:
   Both air handlers are chilled water type. The chilled water piping appears to be in good condition and in exposed areas is wrapped with an aluminum jacket. This building originally had hot water heat, had all the VAV boxes. This piping has been removed up to a certain point, about where the hot water piping are still obvious in the mechanical rooms.

6. EXHAUST SYSTEM:
   There is a number of small centrifugal roof exhaust fans on this building. Most of the fans are in fair to poor condition. They appear to be the original fans from the original construction.

7. SMOKE EVACUATION:
   There is a manual smoke evacuation system for this building.

8. CONTROLS:
   The controls on this building have been upgraded to the newest KMC system.
9. SUMMARY:

   The HVAC system for this building is in fair condition but there are number of issues that should be addressed. The air handlers are approximately 15 years old and have 3-5 years remaining of useful life and should be replaced at that time. Smoke management system is a manual system and should be replaced or upgraded to an automatic system.

PLUMBING

1. SUPPLY PIPING:
   There appears to be a 6" combined supply line for domestic portable water and fire. The shut off for each floor appears to be in the mechanical room.

2. WASTE PIPING:
   There is an 8" sanitary sewer connection in the north central portion of this building.

3. HOT WATER:
   This building has a relatively new Paterson-Kelly gas water heater. Hot water heater is located on the first floor of the mechanical room. Hot water system overall appears to be in good condition.
4. FIXTURES:
   There is a variety of plumbing fixtures in this building. Some fixtures have been replaced, others are in fair condition. The ICON water management system has been installed on the water systems for this building.

5. SUMMARY:
   The plumbing waste system in this building is in fair condition. The supply water piping appears to be in good condition. The hot water boiler is in very good condition and the fixtures are in fair condition.

FIRE SPRINKLER

1. RISER:
   Riser is located in the first floor mechanical room.
2. SPRINKLER HEADS:
   This building has a mixture of pendant upright and sidewall sprinkler heads.
3. CONTROLS:
   This building has a deluge system and the control for this is in the main control room on each wing.
4. SUMMARY:
   The fire sprinkler system in this building is 35 years old and nearing the end of its useful life. I recommend replacement or repair of the system and connection to automatic controls.

M. P. SPYCHALA & ASSOC., INC.

C O N S U L T I N G E N G I N E E R S

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Wing G

Service Entrance – The electrical service for G wing comes from a 300 KVA utility pad mounted transformer located in the equipment yard on the north side of the building. The voltage is 277/480 volts, three phase, four wire. The service entrance conductors run underground from the transformer to a main switchboard located in wing A1.

Main Electrical Gear – A 1200 amp main switchboard is located in the main electrical room in wing A1. The switchboard is manufactured by Westinghouse. Westinghouse gear is no longer manufactured. Cutler Hammer equipment is now used to replace Westinghouse gear. The switchboard appears to be in fair to good condition.

Electrical Distribution – The electrical panels and transformers for G wing are Westinghouse panels. Some Cutler Hammer breakers have been installed in the panels through the years as replacements or additions to the panels. The panels are in fair to good condition and no serious problems have been reported in this equipment.

Emergency Power – Emergency power is delivered to the A1 and G wings through a Cummins 365KW generator located in the equipment yard near the utility transformer. The emergency feeder comes from the generator to a transfer switch in the main electrical room in wing A1. The output of the transformer feeds a 600 amp switchboard section adjacent to the main switchboard listed above. A 600 amp tie-breaker connects the normal and emergency sections of the switchboard. Feeders from this switchboard run to emergency panels on the first and second floors of the G wing. Transformers on each floor bring the voltage down to 120/208 volt panels on each level.

Transfer Switch – Wing G does not have a dedicated transfer switch. The transfer switch in the main electrical room that feeds the 600 amp emergency switchboard is a Zenith transfer switch. It appears to be in good condition and fully operational.

Wiring and Conduits– The wiring for this wing is done with copper wiring and there does not appear to be any issues with the wiring quality for the electrical distribution in this wing. Conduits installed in this wing are electrical metallic tubing and rigid galvanized conduit for the most part. PVC conduit is used for some wiring on the exterior of the building. Broken and damaged conduits were observed on the roof and some open junction boxes were observed during the visit.

Grounding – The grounding in wing G is done through equipment ground wires installed with the conduits. Metal raceways provide a secondary grounding path but the equipment ground wires provide the code required grounding system. There are no reported problems with the grounding system in this wing.

Devices – the original wiring devices installed in this wing were specification grade devices. Hospital grade devices are being installed when replacement devices are required. The wiring devices are in good condition.

Lighting – the lighting fixtures in this building are in poor to fair condition. Maintenance is difficult on the fixtures in the cell areas as ceiling mounted lights are hard to reach and difficult to dismantle to install replacement lamps. The fixtures have been worn and damaged over the life of the building and keeping them operational is a challenge. The lamp changing is labor intensive and requires difficult balancing and maneuvering to be able to install the new lamps and reassemble the fixtures. The fixtures use T8 four foot lamps for the most part with electronic ballasts.

Lighting Controls – lighting controls for the majority of the building is through General Electric low voltage lighting relays. Toggle switches in the control room are used to turn lights on and off in the cell blocks. Standard toggle switches are used for areas that are not accessible to inmates. The system is functioning and appears to be working adequately.

Fire Alarm – Buildings A,B,C,D,E,F, and G are all protected by a central fire alarm control panel located in the main electrical room in wing A. The panel is a Notifier System 5000 addressable fire alarm system. Silent Knight expander panels have been installed in various locations to boost the capacity of the system to handle the initiating and signal devices in the various wings. The system is functioning and is providing protection for the building. Wing G has signal devices and initiating devices within the wing. Devices are not installed in accordance with ADA guidelines as far as mounting heights and visible signal locations but the devices that are installed are functioning and performing as intended. The devices used in wing G are not addressable devices and they are hard wired to expander panels that are then connected to the Notifier system in wing A.

Miscellaneous – The lightning protection system on the roof of this building is in need of repair. Multiple locations were observed with cables disconnected from mechanical equipment that need to be bonded to the system to meet code. The system installed is using both copper and aluminum cables in different areas of the roof. Damaged cables were observed in both the copper and aluminum wiring.

Code Issues – fire alarm devices are not installed to meet ADA requirements in this wing, The pull station near the control room is locate above the level allowed by ADA and signal devices are minimal in the wing, Ductwork is installed over some of the electrical panels in the mechanical rooms. This is a code violation. Water pipes run over the main switchboard in wing A1. These are not physically a part of wing G but the electrical distribution in wing G depends on this switchboard for power so it is relevant to this report.

Recommendations – The light fixtures in this wing need to be upgraded. Replacement of the existing fixtures is the recommended action. Maintenance is a big issue with these fixtures and through the years the fixtures have become difficult to maintain due to damage to the housings and hardware. The lightning protection system should be repaired to bring the system back into compliance with NFPA standards. Damaged conduits should be repaired and the supports for the conduits on the roof should be upgraded to provide better support and to protect the roof. There is abandoned mechanical equipment on the roof that is no longer being used. It should be removed and all associated electrical wiring, devices, conduits and controls should be removed.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: G Wing - Phase II
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/15/13

Date Constructed: 1981

Building Area: 38,660
First Floor 19,330
Mezzanine 19,330

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 12.0'												
Storm Water Drainage	Retention Pond												
Access and Egress	N/A												
Paving, Curbing and Parking	N/A												
Sidewalks	Concrete Pedestrian Walkway	West and South Yards			Unknown		Good	None					
Landscaping	Grass				Unknown		Poor/Fair	Fill Holes	1	ls	$ 3,250.00	$3,250	
Recreation Facilities	Chain Link Concrete Pavement	South & West Yards			1981		Good	None					
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Pad Mounted Utility Transformer	North of Building	unknown	unknown	1981	50 yrs	good	none required					utility responsibility
Natural Gas	TECO Gas												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer													
Special Utility Systems	Chilled Water												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Spread concrete footings				1981		Unknown	None					
Building Frame	Masonry, p.i.p. Concrete, Precast Hollow Core Planks				1981		Good	None					
Walls	Stucco with 1" Insulation CMU grouted & reinforced Walls	All Elevations			1981		Stucco - Fair Walls - Good	Repair					Repair water blisters & cracks
Sealant	All Openings, Perimeters and Building Joints	All Elevations			Recent ?	20	Fair	None					
Paint	Appears to be Elastomeric	All Elevations			Recent ?	10	Fair	Replace	38660	sf	$ 1.30	$50,258	Repair water blisters & cracks
Doors	Hollow Metal	Stairs, Chases, & Outdoor Rec.			1981	20	Fair/Poor	Replace	11	ea	$ 1,950.00	$21,450	Doors & Frames
Windows	3/16" Bent Metal Frame Security Glass	All Elevations			1981	20	Poor	Replace	60	ea	$ 5,850.00	$351,000	Stainless Steel Frames, Security Glass
Roofing	Built-Up Roof				1981	20	Poor	Replace	19330	sf	$ 19.50	$376,935	Existing coal tar Roof with bad patches.
INTERIOR ELEMENTS													
Stairs	Metal Pan Stairs	All Locations			1981		Good	None					
Walls	Painted CMU grouted & reinforced Block	All Locations			1981		Good	None					
Ceiling	Painted Gypsum Board Ceiling, Painted Precast Reinforced Concrete	All Locations			1981		Good	None					
Flooring	Epoxy and Stained Sealed Concrete	All Locations			1981		Good/Fair	None					
Security Doors, Swingers	Hollow Metal	Throughout			1981		Fair	None					
Security Doors, Sliders	Bar Grating	Cells & Cross Corridor	Stewart Decatur		1981		Good	None					
Security Door Slider Mechanism		Cells & Cross Corridor	Stewart Decatur		1981		Obsolete	Replace	142	ea	$ 11,960.00	$1,698,320	107 mechanisms are being replaced under current contract
Security Glazing in Hollow Metal Frames	Hollow Metal	Throughout			1981		Fair	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators													
PLUMBING													
Supply and Waste Piping	Cast iron waste and copper water	Various	N/A	N/A	1981	35 Years	Fair/Poor	Replace	1	ls	$ 65,000.00	$65,000	(Photo 1)
Hot Water Tanks	Gas Water Heater and Tank	1st floor	Patterson-Kelley	N/A	N/A	30 Years	Good	None Required					(Photo 2)
Valves	Water Conservation	Chases	ICON	N/A	N/A	3-5 Years	Good	None Required					(Photo 3)
Pipe Chases	Interior and Exterior	Interior and Exterior	N/A	N/A	1981	30	Poor	Repair	1	ls	$ 26,000.00	$26,000	(Photo 4)
Holding Tanks													
Drainage	Cast Iron	Various	N/A	N/A	1981	30	Poor	Repair	1	ls	$ 65,000.00	$65,000	
Water Fixtures	Various	Various	N/A	N/A	1981	30	Fair	Repair as Required	1	ls	$ 65,000.00	$65,000	
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	VAV Air Handler per Floor	mechanical rooms	Temtrol	N/A	1998	20 Years	Good/Fair	Replace as needed					(Photo 5)
Exhaust Fans	9 Roof exhausters	Roof	Various	N/A	1981	20 Years	Fair	Replace	9	ea	$ 6,500.00	$58,500	
Exhaust Fans	10 Propeller type fans	Walls of Chases	N/A	N/A	1981	20 Years	Good/Fair	Replace	10	ea	$ 3,250.00	$32,500	
Control Systems/Energy Management (KMC)	DDC	Various	KMC		2008	20 Years	Good/Fair						

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Switchboard	Building A1 electrical room	Westinghouse	switch board	1981	40 yrs	Fair to Good	test operation and for hot spts	1	ls	$ 13,000.00	$13,000	Westinghouse is no longer manufacturing this equipment. Cutler Hammer is the new source
Distribution Panels	panelboards	mechanical rooms	Westinghouse	panel boards	1981	40 yrs	Fair to Good	test operation and for hot spts	1	ls	$ 6,500.00	$6,500	Westinghouse is no longer manufacturing this equipment. Cutler Hammer is the new source
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$ 6,500.00	$6,500	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways and wiring	N/A	N/A	1981	N/A	Good to Fair	Repair broken conduits	1	ls	$ 3,250.00	$3,250	test for quality
Transformers	Dry Type	electrical rooms	Westinghouse	Nema 1	1981	50 Yrs	Fair	verify connections	1	ls	$ 3,250.00	$3,250	
Emergency Power	Switchboard and Panels	mechanical rooms	Westinghouse		1981	40 Yrs	Fair	test operation and for hot spots	1	ls	$ 6,500.00	$6,500	panels are operable
Receptacles	Duplex	Staff accessible Areas	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$ 19,500.00	$19,500	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	electrical room			1981	30 Yrs	good	None Required					Could be replaced by Lighting Control Panel
Feeder Circuits	Copper	in conduits	N/A	N/A	1981	40 Yrs	good	Evaluate insulation and connections	1	ls	$ 13,000.00	$13,000	testing for loose connections
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1981	25 Yrs	Good in interior, Poor Exterior	Repair broken conduits	1	ls	$ 13,000.00	$13,000	Rooftop conduits need repair
Branch Circuits	Copper	Throughout	N/A	N/A	1981	25 Yrs	good	Evaluate connections	1	ls	$ 6,500.00	$6,500	test for secure connections
Raceways	EMT	Throughout	N/A	N/A	1981	25 Yrs	Good	inspection for broken fittings	1	ls	$ 6,500.00	$6,500	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	Westinghouse and Cutler Hammer	Varies	1981	40 Yrs	Fair	Test for proper operation	1	ls	$ 6,500.00	$6,500	Replace any breakers that do not operate properly
Abandoned Circuits	undetermined												
Raceways													
Lighting	Fluorescent, Incandescent and Metal Halide	interior and exterior	Unknown	unknown	1981	25 Yrs	Poor	replace or repair	38660	sf	$ 9.75	$376,935	Fixtures have deteriorated
Lighting Controls	low voltage and standard switches	control room	General Electric	LV Switch	1981	30 Yrs	Fair	test for proper operation	1	ls	$ 2,250.00	$2,250	Possible upgrade to Lighting Control Panel
Fire Alarm System	addressable	Wing A Electrical Room	Notifier	System 5000	recent	20 Yrs	Good	test	1	ls	$ 6,500.00	$6,500	verify operation

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	north of Building	Cummins		1981	40 YRS	good	None Required					Feeder to switchboard in electrical room
Transfer Equipment	automatic	Electrical Room	Zenith		1981	20 Yrs	Good	test for proper operation	1	ls	$ 1,300.00	$1,300	verify settings
Battery Powered Equipment													
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	N/A												
Distribution/Stand Pipes	Deluge System/Automatic Sprinklers	1st Floor	N/A	N/A	1981	35 Yrs.	Fair	Replace	1	ls	$ 19,500.00	$19,500	(Photo 6)
Sprinklers	Automatic sprinkler heads	Various	N/A	N/A	1981	35 Yrs.	Fair	Replace	38660	sf	$ 3.25	$125,645	This building has fire sprinklers but is not completely protected
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	None												
Ramps	N/A												
Entrances/Exists	Acceptable							None					
Path of Travel	Acceptable							None					
Elevators	Yes, No ADA Symbols or Signs	Adjacent to Main Entrance			1981		Poor	Replace	1	ea	$ 58,500.00	$58,500	Replace with one 2 Stop Elevator
Toilet Rooms/Showers	Yes, Dedicated Pods				Recent		Good	None					
Inmate Cells/%	Pod 1 & 2 Lower "G" Only	First Floor Only			Recent		Good	None					

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$3,250	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$799,643	
INTERIOR												$1,698,320	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$221,000	
HVAC												$91,000	
ELECTRICAL												$489,685	
EMERGENCY POWER												$1,300	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$145,145	
ADA ACCESSIBILITY												$58,500	
TOTAL PROBABLE COST												$3,507,843	$ 90.74

3.9 Facilities Management Building

Pinellas County Jail Facilities Assessment – Facilities

Management Building

Overall General Description

The Facilities Management Building is located on the Southwest side of the Jail/CJC compound and is indicated on the original drawings at floor elevations 11.0' or 10.53 NAVD 1988. The Cross Bayou Canal is located on the West side of the site adjacent to this building. The Facilities Management building is a free standing building of 15,360 square feet and was built in approximately 1988. The building is an office/warehouse configuration and includes administrative offices, lounge, lockers, repair shops, and storage for Facilities Management. There is a 5,000 square feet open Mezzanine over the administrative offices and repair shop. The mezzanine is serviced by two stairs. There is no elevator or lift to the Mezzanine.

Typical construction is a pre-engineered metal building with a reinforced concrete strip foundation and floor slab. The exterior walls around the administrative offices and shops are CMU with stone veneer and stucco painted. The rest of the building, including the roof is painted galvanized metal wall and roof panels. The interior walls along the storage garage area are masonry. The remaining interior partitions are primarily gypsum wall board. The floor is sealed concrete in the Storage, Shops and Mezzanine. The floor finishes are VCT and carpet in the Administrative Office area. The Administrative Office ceiling is primarily lay-in ceiling tile. The ceiling finish is exposed structure in the open Warehouse and Mezzanine. The Mezzanine floor is a composite concrete/metal deck with steel joists.

The exterior doors are a combination of aluminum storefront and 16 and 18 gauge hollow metal and are not impact rated. The exterior windows are mostly single hung aluminum windows with $^{1}/_{8}$" glass and are not impact rated.

The Mechanical System includes DX condensers and 4 AHU (2 AHU's are located on the Mezzanine). This building is not fully sprinklered.

Building Capability Review

Site

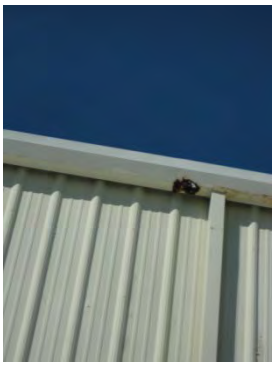
The Facilities Management Building is located adjacent to the Cross Bayou Canal and the First Floor elevation is 10.53' NAVD 1988. The 100 year Base Flood Elevation is 9.00' NAVD 1988. The 500 year Base Flood Elevation is 10.00' NAVD 1988. There is concern for this building during any significant storm event for flooding or storm surge during a hurricane event. Facility Management staff will need to evacuate this building with any significant storm event. Site facilities include vehicular parking and storage areas on all sides of the building. The parking areas are asphalt pavement and are in poor condition and need to be repaved. The landscape around the building is limited to grass only and it has bare areas, holes and gullies that should be filled both to eliminate hazards and ground erosion.

Envelope

Walls

The 2 story structure has exterior walls constructed of painted galvanized metal panels and are generally in fair to poor condition. The metal panels have been repainted and repaired at a number of locations on the exterior elevations. The exterior wall around the administrative offices include a single wyth 8" CMU with cores grouted full and rebar at 4'-0" o.c. and on either side of the openings. The walls have ¾" fiberglass insulation.

The cement plaster (stucco) is in fair condition. The building paint and sealant should be replaced with an elastomeric coating system and silicone sealant.



Roof

The existing roof is a galvanized painted metal panel roof and is in generally poor condition. The gutters and downspouts are significantly rusted.

Windows

The existing exterior single hung anodized aluminum windows require replacement and are not impact rated. Replacement with new impact rated windows will provide some additional survivability to the building.

Exterior Doors

All exterior doors and frames require replacement and are not impact rated. Replacement with new impact rated doors will provide some additional survivability to the building.

Interiors

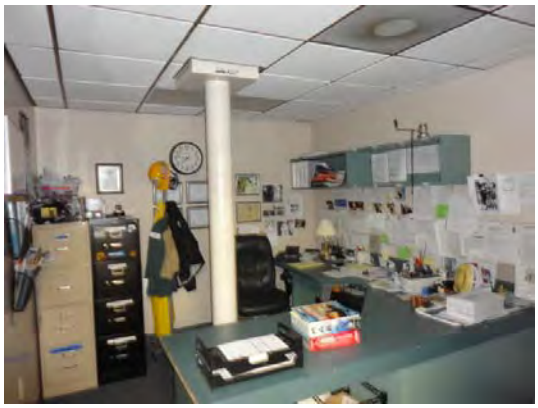
Circulation

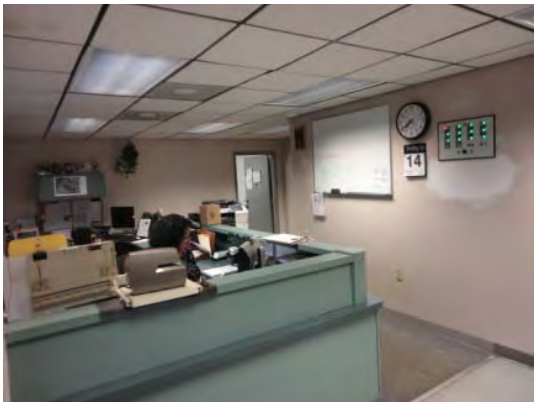
Stairs or ramps are required for entry and egress out of the building. The mezzanine is serviced by a pair of steel pan stairs. The mezzanine and steel pan stairs are in fair condition. The exterior wooden stair out the southeast side of the building is in poor condition and should be replaced.

The Administration Office corridor is a racetrack loop configuration and is generally acceptable.

Walls

The interior walls in the administration office area are gypsum board stud walls and appear to be in good condition.





The exterior walls around the garage/shop area are 8" CMU around the Administrative Office Area and Shops. The CMU wall stops at the bottom of the mezzanine structure and the CMU walls appear to be sound.

Finishes

Interior finishes in the Administrative Office are in fair/poor condition and include gypsum board painted, carpet, VCT, and ceramic tile in the showers. Consideration should be given to replace and update all finishes.

Garage area finishes are exposed structure wall panels, columns, girts, purlins, painted CMU and sealed concrete floors at both the garage and mezzanine slabs and is in fair to poor condition.

The garage and mezzanine ceiling is exposed structure. The administrative office area is lay-in ceiling tile.

ADA Accessibility

The Facility Management is not ADA accessible and the current configuration would make it a costly candidate for ADA compliance. The second level mezzanine lacks an elevator or vertical access to this floor for staff or visitors. The basic facilities for this building would require significant renovation to achieve ADA accessibility including the entrances, toilets, showers, lockers, break room and reception area.

Facility Management

Staff Comments

- If the building floods we will be out of business.
- Sewer gas smells vent inside the building.

Facilities Management Building Capability Perspective

Even though the structure of the building is in fair condition, and even if major capital is expended to upgrade building systems as recommended in the body of the report, our recommendation for the Facility Management Building is complete demolition and replacement.

The location of the existing First Floor elevation at 10.53’ NAVD 1988 relative to 100 year Base Flood Elevation, 500 year Base Flood Elevation, storm event flooding, and hurricane storm surge will remain a concern for the future operation of this building as long as it is maintained.

The cost to renovate for ADA compliance would be significant, would consume an inordinate amount of existing floor space.

The building structure, wall panels are showing signs of significant wear. Impact upgrades for windows and doors will enhance the survivability of the structure only marginally. The structural engineer has indicated “due to the age and type of building this is, it would most likely not be very resistant to storm damage”.

McCarthy and Associates, Inc.
CONSULTING•ENGINEERS

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October 30, 2013

FACILITIES MANAGEMENT

A. Description of Building:

1. The building is a two story height building with a partial second floor mezzanine area of approximately 15,360 square feet.
2. It is reportedly constructed in 1988 which makes it approximately 25 years of age.
3. According to the original drawings, this building was designed in 1988. The building code in effect was the 1985 Standard Building Code with 1986 &1987 Revisions which required a minimum design wind speed of 110 mph (fastest mile). This would give the building a Category 2 rating under the Saffir-Simpson scale.

B. Structural System Description:

1. The original construction drawings show the foundation system as a conventional spread footing and column pad type system with P.I.P. concrete stem walls up to the elevated slab elevation.
2. The building is a conventional pre-engineered metal building system with a combination of partial height masonry walls and metal building skin.
3. The mezzanine system is steel bar joists, metal floor deck and concrete floor system above.
4. There was no basic building design load criteria shown on the drawings.

C. Current Building Code Criteria - 2010 Florida Building Code:

1. Roof Live Load = 20 psf
2. Floor Live Load = cells – 40 psf, corridors – 100 psf
3. Risk Category = III
4. Wind Velocity = vult – 155 mph, vasd – 120 mph
5. Flood Zone = FEMA AE-zone

D. Structural Concerns & Recommended Repairs:

1. The building in general appears to be in good condition.
2. There is a small amount of rust along the bottom edge of the metal building wall panel system in a couple of random locations. The rust should be thoroughly cleaned and the panels be repainted or the panels could be removed and replaced.

E. Hurricane Assessment With Potential Damage:

1. Given the age and type of building this is, it would most likely not be very resistant to storm damage.

F. Hurricane Hardening Recommendations:

1. The metal building wall and roof panel systems capacity could be increased by adding additional anchors into the structural system.

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PINELLAS COUNTY JAIL ASSESSMENT - FACILITIES MANAGEMENT BUILDING

HVAC

1. HVAC SYSTEM DESCRIPTION:
   This building has multiple split system DX HVAC systems. Two of the air handlers are located in the mechanical mezzanine. There are several ductless split systems and there is the direct expansion split system for the office area. These units are in fair condition.

2. AIR HANDLERS:
   The air handlers are Trane units. The units in the mezzanine are in good condition and are relatively new. The air handling units in the other areas are in fair condition. There are also through the wall units in several offices above the warehouse area.
3. DUCTWORK:
   The ductwork for the units in the mezzanine appears to be duct board. The other units either have no ductwork or have duct board or flexible duct. The ductwork is in generally fair condition. The ductwork on the units in the rear of the facility is in generally poor condition
4. AIR DEVICES:
   The air devices in this building are ceiling diffusers. Most of the grilles are in poor condition.

5. CHILLED WATER/DX:
   All of the equipment in this building is direct expansion type. There are split system DX units that are ducted, there are split units that are non-ducted and there are through the wall units that are package units through the window or wall.
6. EXHAUST SYSTEM:
   There are several exhaust systems for this building and small exhaust for the bathrooms and common areas. There are number of large through the wall propeller fans that exhaust the warehouse and storage areas.

7. SMOKE EVACUATION:
   This building does not have an operational smoke evacuation system.
8. CONTROLS:
   The controls on this building have not been upgraded to the newest KMC system.
9. SUMMARY:
   The HVAC system for this building is in fair condition. The two air handlers in the back of the building are nearing the end of their useful life and should be repaired or replaced as soon as possible. The two units in the mezzanine area are in good condition.

PLUMBING

1. SUPPLY PIPING:
   There is a cooper supply line for this building.
2. WASTE PIPING:
   There is a sanitary sewer connection in the center of this building. Sanitary sewer is in fair condition.
3. HOT WATER:
   This building has electric hot water heaters for the bathrooms and locker room areas. The unit is in fair condition.
4. FIXTURES:
   Plumbing fixtures on this building are in fair to poor condition.
5. SUMMARY:
   The plumbing piping in this building is in fair condition. The fixtures are also in fair condition.

FIRE SPRINKLER

1. RISER:
   This building does not have a fire sprinkler system.
2. SPRINKLER HEADS:
   This building does not have sprinkler heads system.
3. CONTROLS:

This building does not have a fire sprinkler system.

4. SUMMARY:

This building does not have a fire sprinkler system at all but it should be added to this building.

M. P. SPYCHALA & ASSOC., INC.

C O N S U L T I N G E N G I N E E R S

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29 YEARS OF SERVICE 1984 – 2013

Jail Assessment – Maintenance Building

Service Entrance – The service for the Maintenance Building comes from three pole mounted transformers located near the southwest corner of the building. The service entrance conductors run down the pole and underground to the back of the building. The voltage is 277/480 volts, three-phase, four-wire.

Main Electrical Gear – The main disconnect switch for the Maintenance Building is a 400 amp disconnect switch located on the exterior of the building on the south side of the building. It is in good condition and is not showing any serious signs of deterioration.

Electrical Distribution – The electrical gear is located in a storage room at the back of the building just on the other side of the wall from the main switch. All of the gear is Square D equipment and it all appears to be in good condition.

Emergency Power – Emergency power is obtained from a generator located in the F-Wing of the building just to the east of the Maintenance Building. A manual transfer switch is located on the back of the building to connect the entire electrical system for the Maintenance Building to the generator. The wiring to accomplish this was added after the building was constructed and the wiring is illegally run through the main switch to the manual transfer switch

Transfer Switch – The manual transfer switch is mounted on the exterior of the building adjacent to the main switch for the building. It is in good condition. Currently the transfer switch is closed on the F-Building feed so the Maintenance Building is actually receiving its power from the F-Wing of the adjoining building rather than from the utility transformers. This has been done to insure that the Maintenance building is up and running with minimum interruption upon loss of normal utility power.

Wiring and Conduits - The wiring is copper throughout and the raceways are for the most part EMT conduit within the building. The wiring and conduits appear to be is good condition and no serious defects were noted during the visit.

Grounding – The grounding system for the Maintenance Building is adequate however there is a possible issue with the grounding because of the feeder coming from the F-wing. The feeder from the F-wing is presumed to have an equipment grounding wire installed with the conductors as required by code. However the main for the building would also have a grounding electrode conductor and a grounding electrode system installed to meet the code for service entrances to a building. There is a possibility of grounding issues if the grounding systems for both buildings are not connected together to equalize the ground potential and voltage abnormalities.

Devices – The wiring devices in the building appear to be specification grade throughout with some hospital grade devices installed as replacements for the original receptacles. All of the devices seem to be in good condition with no damaged devices noted during the review. Light switches are standard toggle type devices of similar specification.

Lighting – The lighting throughout the building is fluorescent type with standard recessed troffers in the office areas and reflector type industrial grade strip fixtures in the shops and mezzanine level. The strip fixtures have lamp guards on the exposed lamps for safety reasons. The lamps are T8 type tubes and the fixtures all appear to be working properly. Exit lights are polycarbonate housings with stencil face covers. The lamp source for the exits was not determined during the visit but is assumed to be an incandescent or fluorescent source.

Lighting Controls – Lighting controls are standard toggle switches thoughout the building.

Fire Alarm – This building does not have a fire alarm system installed.

Miscellaneous – The electrical systems in the building appear to be in good condition for the most part with no obvious deficiencies noted.

Code Issues – The wiring for the emergency power is incorrectly installed using the main switch as a junction box for wiring re-routed to utilize the emergency power from the F-wing of the adjoining building. The grounding system is also in violation due to the wiring of the main switch and the emergency feed from the F-wing.

Recommendations – The electrical systems in this building are in good condition with the exception of a few minor code issues that are easily fixed. The light fixtures are not the most efficient available and an upgrade in lighting would save energy and provide improved lighting levels in the building. The service size appears to be adequate for the building and no distribution enhancements are needed for the building. A fire alarm system is not mandatory for this building but installing one would be a benefit to the safety and security of the occupants and for the building.

SYSTEM DESCRIPTION AND OBSERVATIONS

Building Name: Facility Management
Address: 14400 49th Street N
Reviewed by: Assessment Team
Date: 10/14/13

Date Constructed: 1988

Building Area: 15,360
First Floor 10,030
Mezzanine 5,330

EXISTING ASSET LOG							EVALUATED CONDITION		OPINION OF PROBABLE COST				
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SITE													
Topography	Flat, Elevation 11.0												
Storm Water Drainage	Retention Pond South												
Access and Egress	Vehicular Access												
Paving, Curbing and Parking	Asphalt Paved	All sides of Building			1988	15	Poor	Replace	1	ls	$ 97,500.00	$97,500	Replace & Repair, particularly bad at West, South & East
Sidewalks	N/A												
Landscaping	Grass	East, South & West Yards			Unknown		Fair to Poor	Repair holes or replace	1	ls	$ 6,500.00	$6,500	
Recreation Facilities	N/A												
UTILITIES													
Water	Pinellas County Utilities												
Electricity	Duke Power Emergency Generator Pole Mounted Utility Transformer	Southwest corner of site	unknown	unknown	1988	30 yrs	fair	none required					utility responsibility
Natural Gas	TECO												
Sanitary Sewer	City of Largo Utilities												
Storm Sewer	Surface												
Special Utility Systems													

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
STRUCTURAL FRAME & BUILDING ENVELOPE													
Foundation	Spread concrete footings & column pads				1988		Unknown	None					
Building Frame	Pre-engineered Metal Building				1988		Rust on metal building components & wall panels	Clean & repaint	15360	sf	$ 1.95	$29,952	
Walls	Metal Panels Stucco on concrete masonry	All Elevations			1988		Poor Good	Replace None	1	ls	$ 13,000.00	$13,000	Remove or replace rusted panels
Sealant	All Openings, Perimeter, and all Building expansion joints	All Elevations			1988		Poor	Replace	15360	sf	$ 1.63	$24,960	
Paint	Enamel Rustoleum?	All Elevations			Recent		Poor	Repaint	15360	sf	$ 3.25	$49,920	
Doors	Storefront, Hollow Metal Overhead Doors	All Elevations			1988		Fair	Replace	1	ls	$ 32,500.00	$32,500	
Windows	Aluminum single hung	All Elevations			1988		Fair	Replace	1	ls	$ 19,500.00	$19,500	
Roofing	Metal Panels				1988		Fair	Remove or Repair rusted elements like Gutters	1	ls	$ 19,500.00	$19,500	
INTERIOR ELEMENTS													
Stairs	Concrete, metal pan & wood	All Locations			1988		Good/Poor	Repair Wood Stairs	1	ls	$ 6,500.00	$6,500	
Walls	Gypsum Wallboard Painted & Exposed Structure	All Locations			1988		Good	None					
Ceiling	Lay-in Ceiling Tiles & Exposed Structure	All Locations			1988		Fair	None					
Flooring	Sealed Concrete Shops/Mezzanine VCT and Carpet in Offices				1988		Fair/Poor	Replace	15360	sf	$ 2.60	$39,936	
Security Doors, Swingers	N/A												
Security Doors, Sliders	N/A												
Security Door Slider Mechanism	N/A												
Security Glazing in Hollow Metal Frames	N/A												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
VERTICAL TRANSPORTATION													
Elevators													
PLUMBING													
Supply and Waste Piping	Copper water and cast iron waste	Various	N/A	N/A	1988	30 Years	Fair	Replace as needed	1	ls	$ 19,500.00	$19,500	
Hot Water Tanks													
Valves	N/A												
Pipe Chases	N/A												
Holding Tanks	N/A												
Drainage	Cast iron waste												
Water Fixtures	standard												
Booster Pump	N/A												
HVAC													
Air Handlers/Electric Heat	Split System DX	Mezzanine	Trane	TWE/TTA	1999	15 Years	Good	none required					There are two mezzanine splits systems
	Split System DX	Mezzanine	Trane	TWE/TTA	1999	15 Years	Good	none required					
Air Handlers/Electric Heat	Split System DX	Closet	Trane	TWA 036	N/A	15 Years	Fair	Replace as needed	1	ls	$ 15,600.00	$15,600	There is a vertical AHU in a SE closet
Window Units	Window units	Various	Fredrich	7k BTU	1999	15 Years	Good	none required					
Exhaust Fans	Propeller Type	Warehouse	N/A	N/A	1988	20 Years	Fair	Replace	1	ls	$ 6,500.00	$6,500	
Distribution	ductboard	Above drop ceiling	N/A	N/A	1988	20 Years	Fair	Replace	15000	lbs	$ 7.15	$107,250	new insulated metal ductwork
Control Systems/Energy Management (KMC)	N/A												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
ELECTRICAL													
Switch Gear	Main Switch	rear exterior	Square D	Disconnect Switch	1988	20 years	Fair to Good	none required					wiring issues with emergency
Distribution Panels	Panelboards	Electrical Room	Square D	Panel Boards	1988	40 yrs	good	test connections and for hot spots	1	ls	$ 3,250.00	$3,250	
Labeling	Nameplates and panel indexes	in and on panels	N/A	N/A		N/A	Good	Update	1	ls	$ 1,950.00	$1,950	Type new indexes and Identify voltage and feeder
Grounding	Equipment Grounding	raceways and wiring	N/A	N/A	1988	N/A	Good to Fair	Repair broken conduits	1	ls	$ 1,950.00	$1,950	test for quality
Transformers	Dry Type	electrical rooms	Square D	Nema 1	1988	50 Yrs	good	verify connections	1	ls	$ 975.00	$975	
Emergency Power	entire building	Electrical rooms	Square D		as a renovation	25 yrs	good	test operation	1	ls	$ 975.00	$975	wiring issue
Receptacles	Duplex	throughout	Various	varies	Varies	Varies	Good to Excellent	Replace as needed	1	ls	$ 9,750.00	$9,750	Hospital Grade devices used for replacement
Timers	Mechanical Time Clocks	electrical room			1988	30 Yrs	good	None Required				$0	
Feeder Circuits	Copper	in conduits	N/A	N/A	1988	40 Yrs	good	Evaluate insulation and connections	1	ls	$ 975.00	$975	testing for loose connections
Raceways	EMT, RGC and PVC	Throughout	N/A	N/A	1988	25 Yrs	Good in interior, Poor Exterior	verify condition	1	ls	$ 975.00	$975	
Branch Circuits	Copper	Throughout	N/A	N/A	1988	25 Yrs	good	Evaluate connections	1	ls	$ 975.00	$975	test for secure connections
Raceways	EMT	Throughout	N/A	N/A	1988	25 Yrs	Good	inspection for broken fittings	1	ls	$ 975.00	$975	Interior raceways are good. Close open outlet boxes
Over Current Protection	Circuit Breakers and Fuses	in panels and disconnect switches	Square D	Varies	1988	40 Yrs	Good	Test for proper operation	1	ls	$ 1,300.00	$1,300	Replace any breakers that do not operate properly
Abandoned Circuits	undetermined												
Raceways													
Lighting	Fluorescent, Incandescent and Metal Halide	interior and exterior	Unknown	unknown	1988	25 Yrs	Fair	update as needed	1	ls	$ 13,000.00	$13,000	energy efficiency concerns
Lighting Controls	standard switches	per room	unknown	unknown	1988	30 Yrs	good	test for proper operation	1	ls	$ 1,300.00	$1,300	
Fire Alarm System	N/A												

SYSTEM DESCRIPTION AND OBSERVATIONS

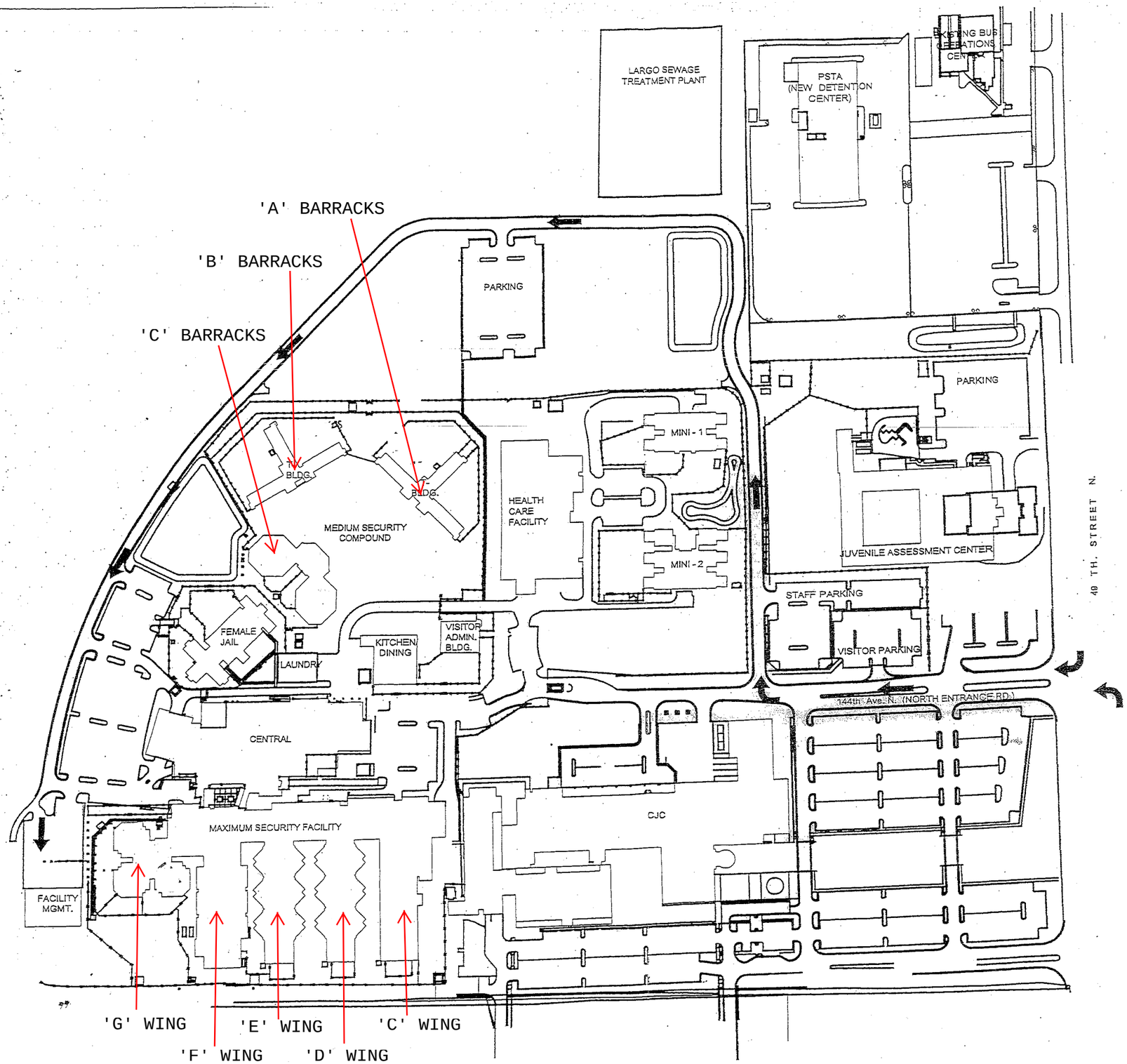
COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
EMERGENCY POWER													
Generators	Diesel	In Wing F	Cummins		1988	40 YRS	good	None Required					Feeder to Maintenance Building
Transfer Equipment	manual	Exterior of Building	Square D		as remodel	20 Yrs	Good	test for proper operation	1	ls	$ 3,250.00	$3,250	[illegible] power and building is getting power from wing F
Battery Powered Equipment	emergency lights	interior and exterior	unknown	unknown	1988	10 yrs	fair	test for proper operation	1	ls	$ 1,950.00	$1,950	verify battery life
SECURITY SYSTEMS													
Not Applicable													
FIRE PROTECTION													
Fire Pump	None												No fire protection in this Building
Distribution/Stand Pipes	None												No fire protection in this Building
Sprinklers	None												No fire protection in this Building
ADA ACCESSIBILITY													
Building History	No Litigation or Claims												
Parking	None												
Ramps	Not ADA												
Entrances/Exists	Not Accessible												
Path of Travel	Not Accessible												
Elevators	None												
Toilet Rooms/Showers	Not Accessible												
Inmate Cells/%	N/A												

SYSTEM DESCRIPTION AND OBSERVATIONS

COMPONENT	TYPE	LOCATION	MANUF.	MODEL #	DATE INSTALLED	SERVICE LIFE	EXISTING CONDITION	ACTION	QTY.	UNITS	UNIT COST	REPLACEMENT COST	COMMENTS
SUMMARY													
SITE												$104,000	
UTILITIES												$0	
STRUCTURAL / ENEVLOPE												$189,332	
INTERIOR												$46,436	
VERTICAL TRANSPORTATION												$0	
PLUMBING												$19,500	
HVAC												$129,350	
ELECTRICAL												$38,350	
EMERGENCY POWER												$5,200	
SECURITY SYSTEMS												$0	
FIRE PROTECTION												$0	
ADA ACCESSIBILITY												$0	
TOTAL PROBABLE COST												$532,168	$ 34.65

4.0 Appendix

4.1 Drawings



Project Title
Project Title
Project Title

Project Address

Pinellas County
Real Estate Mngt.
Building Design &
Construction Division
509 East Avenue, 2nd Flr
Clearwater, FL 33756 ph: (727) 464-4367

P.I.D. NUMBER:	XXXX
PHASE:	XX
DRAWN BY:	XXX
REVIEWED BY:	XXX
DATE ISSUED:	XX/XX/XX

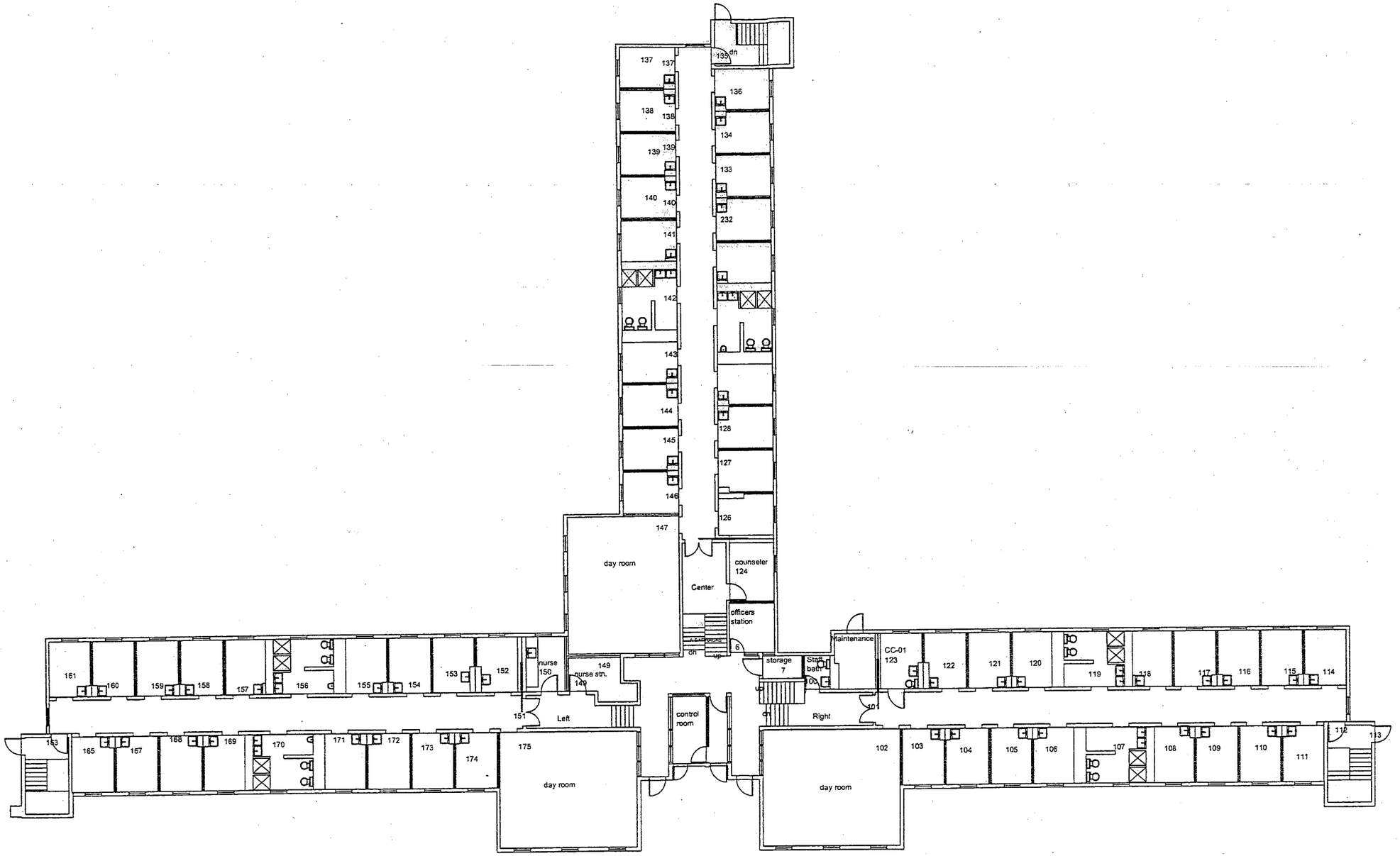
REVISIONS:

No.	Description	Date
-	-	XX/XX/XX

DRAWING TITLE / NO.
XXXXXXXXXXXXXX
XXXXXXXXXXXXXX

SD-X

SHEET X OF X



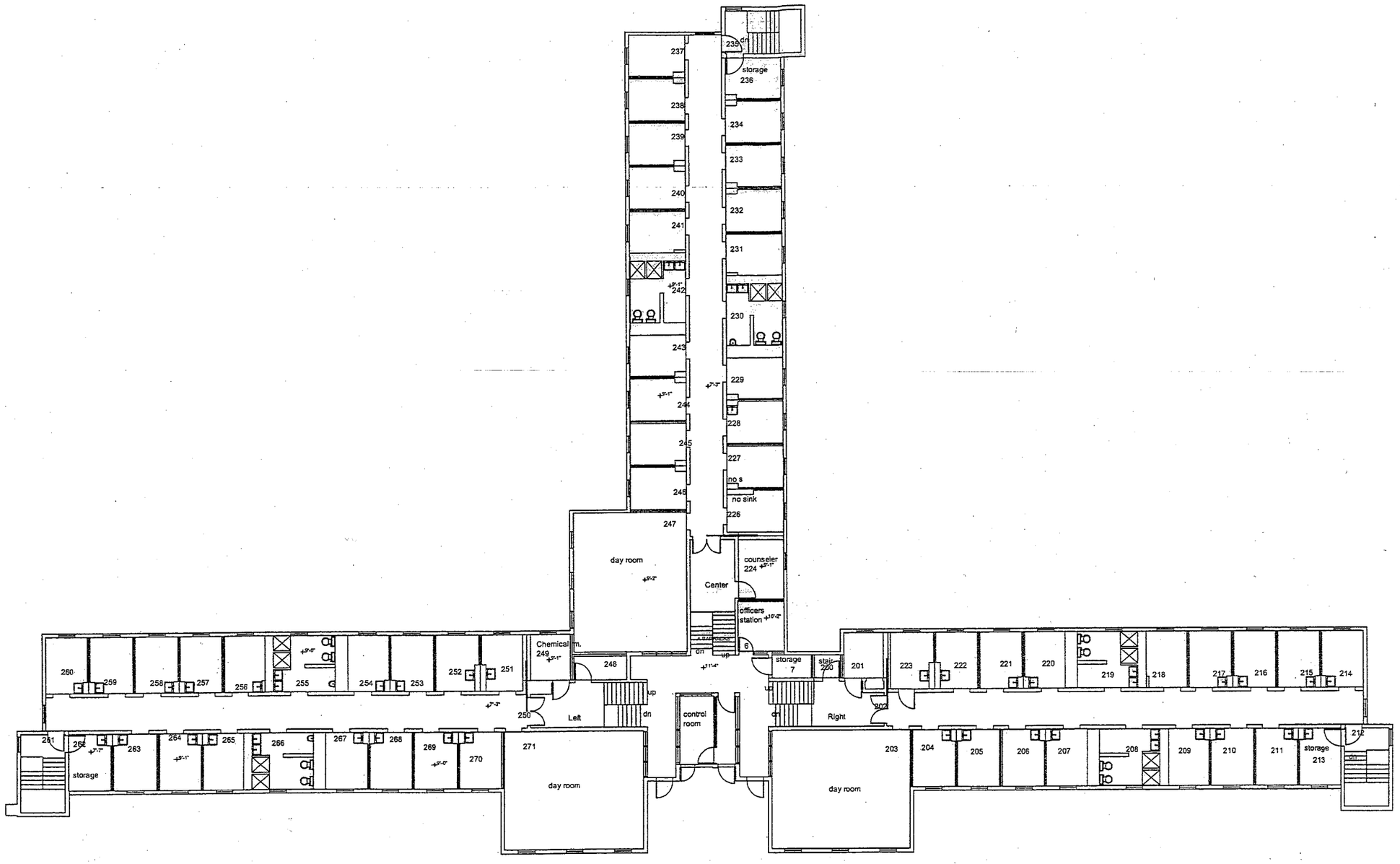
SUITE - 10,416 USF
GMA - 10,416 SF

0' 10' 20' 40' 80'

1ST FLOOR
A BARRACKS
14400 49TH St. N.
CLEARWATER, FL. 33762

American Building Calculations
2209 Collier Parkway, Suite 118
Land O Lakes, FL. 34639
Phone: 813.600.5472
http://www.abcalc.biz

Measured by:		10/07
Drawn by:	JM	11/07



SUITE - 10,416 USF
GMA* - 10,416 SF

0' 10' 20' 40' 80'

2ND FLOOR
A BARRACKS
14400 49TH St. N.
CLEARWATER, FL. 33762

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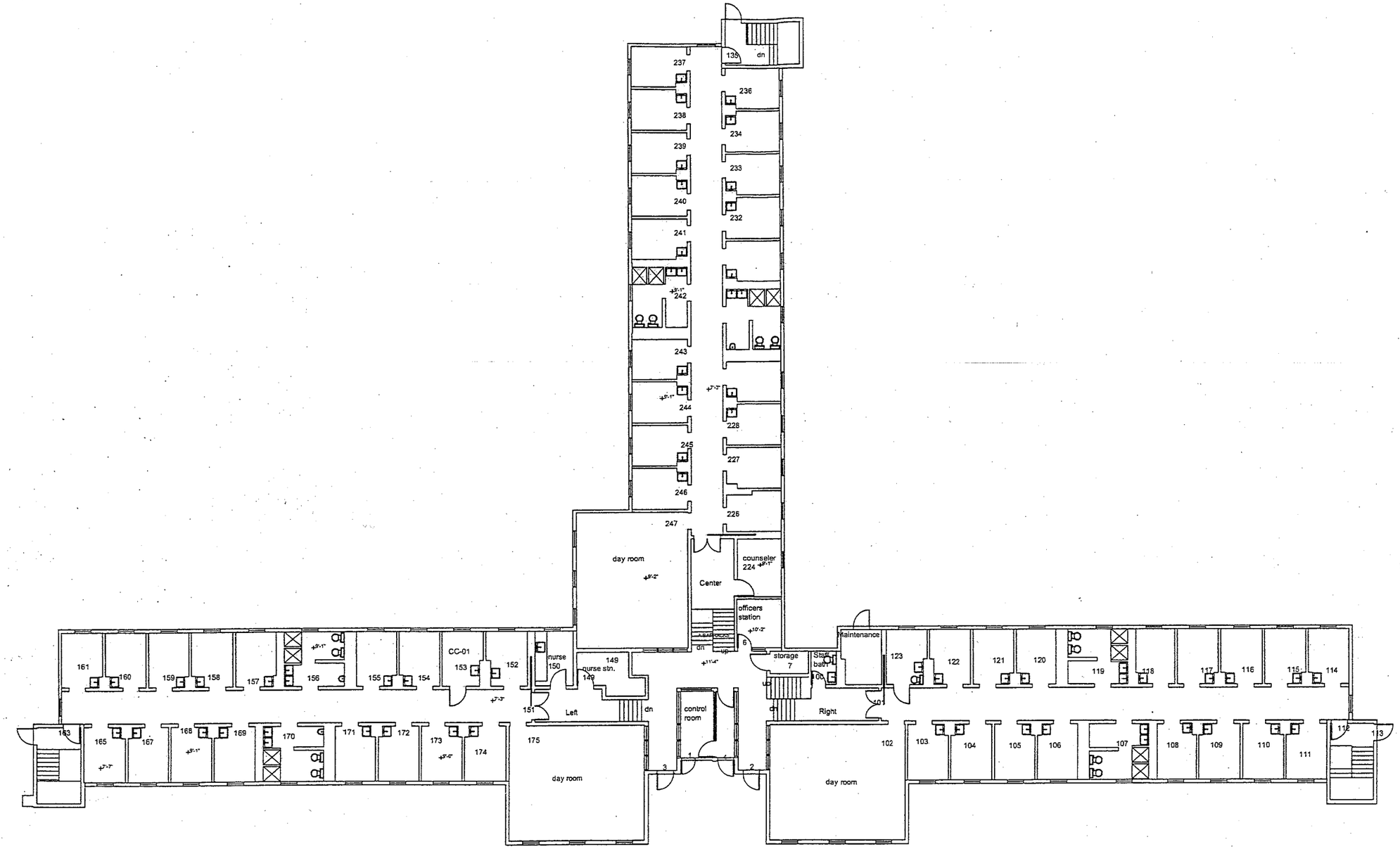

SUITE - 10,416 USF
GMA - 10,416 SF

0' 10' 20' 40' 80'

1ST FLOOR
B BARRACKS
14400 49TH St. N.
CLEARWATER, FL. 33762

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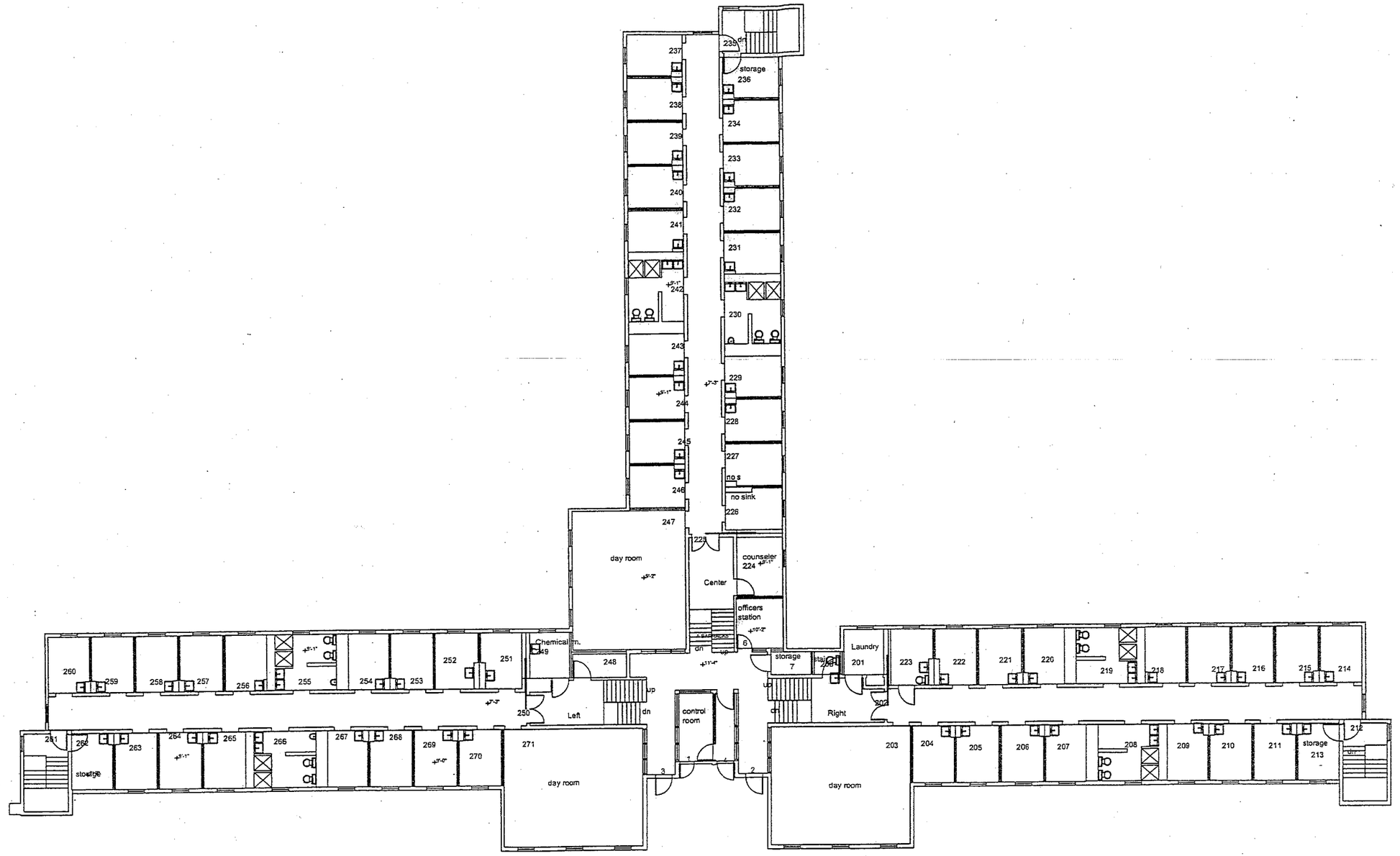

SUITE - 10,416 USF
GMA - 10,416 SF

0' 10' 20' 40' 80'

2ND FLOOR
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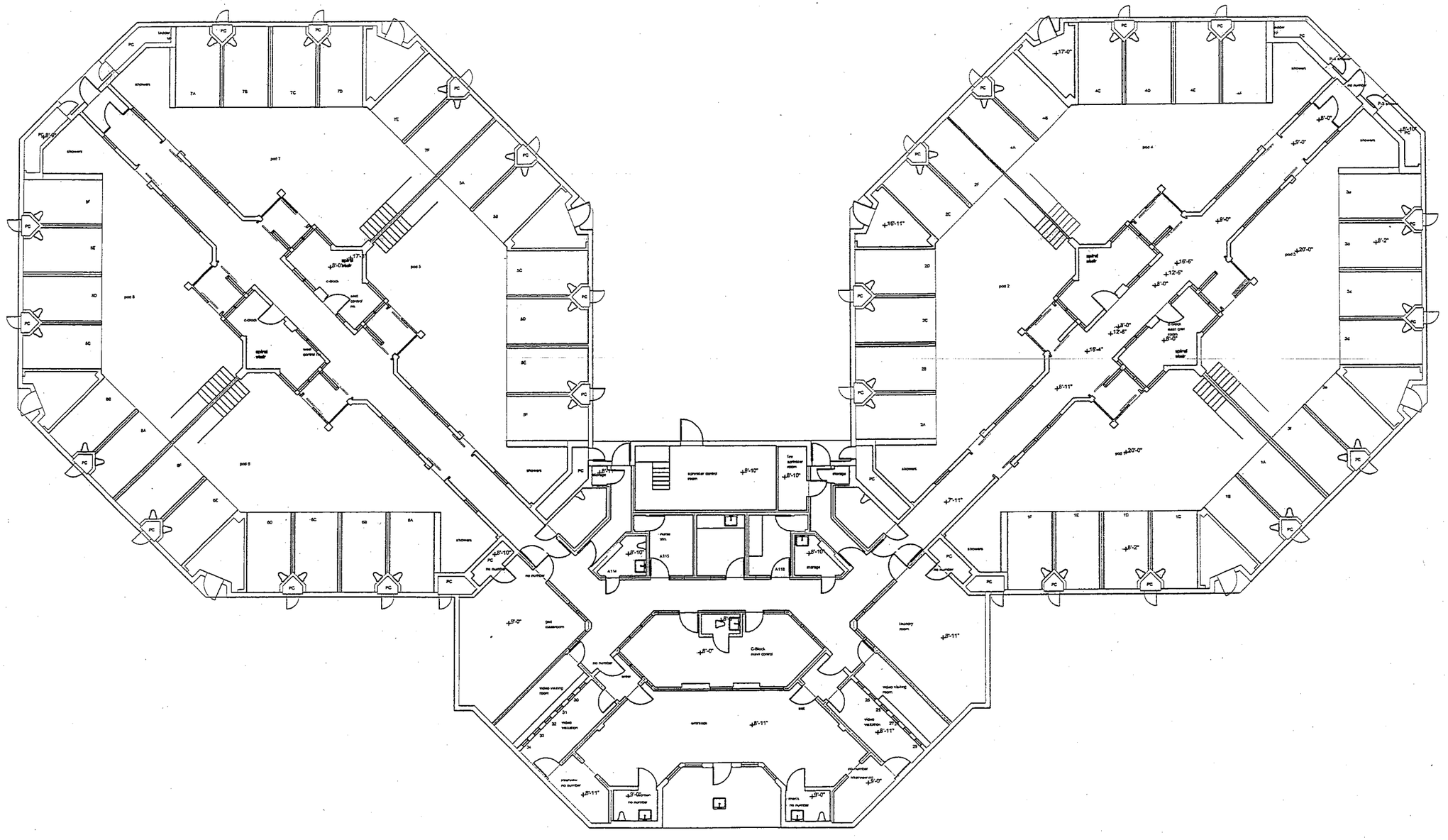

SUITE - 18,927 USF
GMA - 18,927 SF

0' 10' 20' 40' 80'

N

1ST FLOOR
C BARRACKS
14400 49TH St. N.
CLEARWATER, FL. 33762

American Building Calculations
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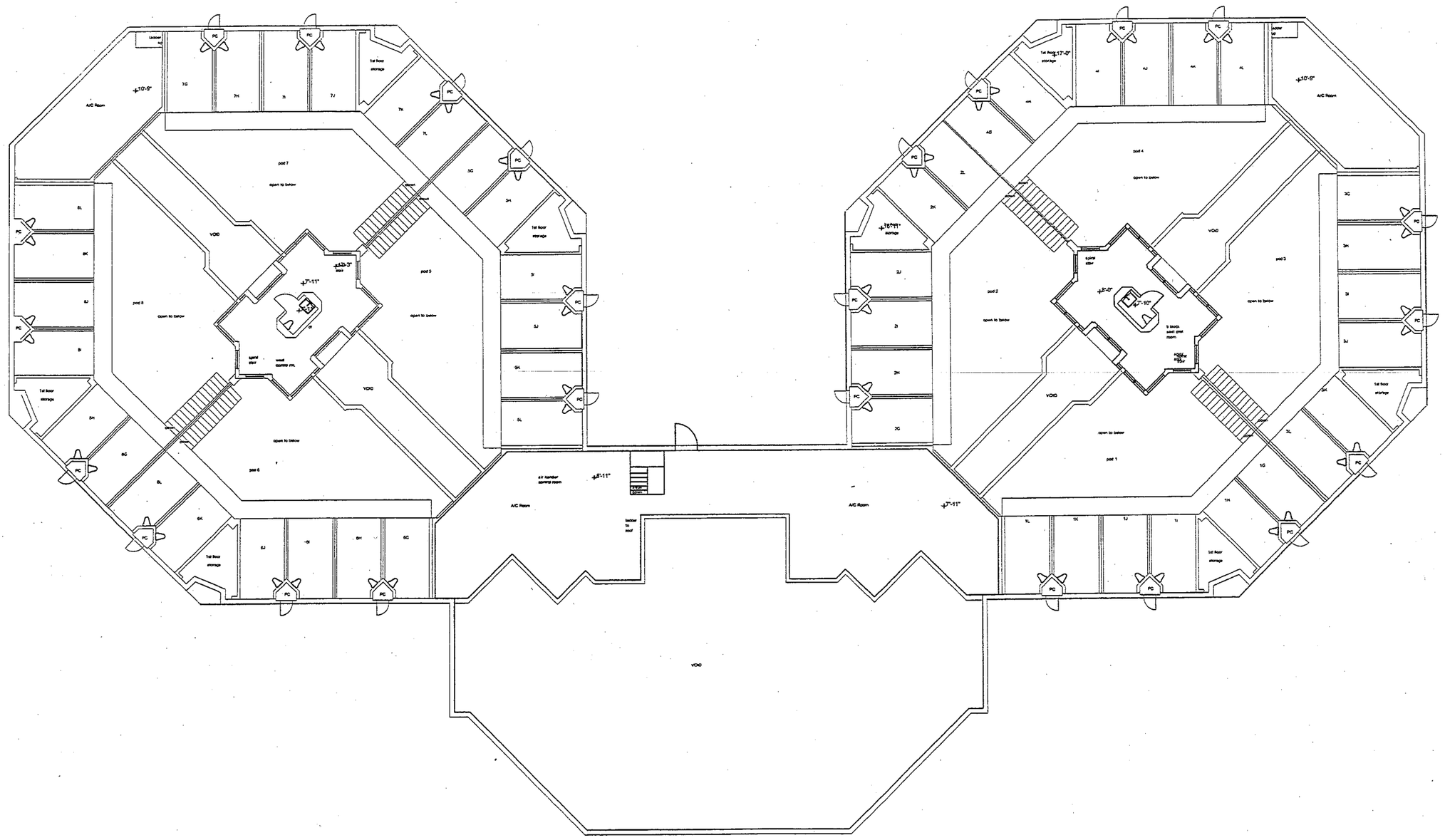
Drawn by:	JM	11/07



SUITE - 19,236 USF
GMA - 19,236 SF

0' 10' 20' 40' 80'

2ND FLOOR
C BARRACKS
14400 49TH St. N.
CLEARWATER, FL. 33762

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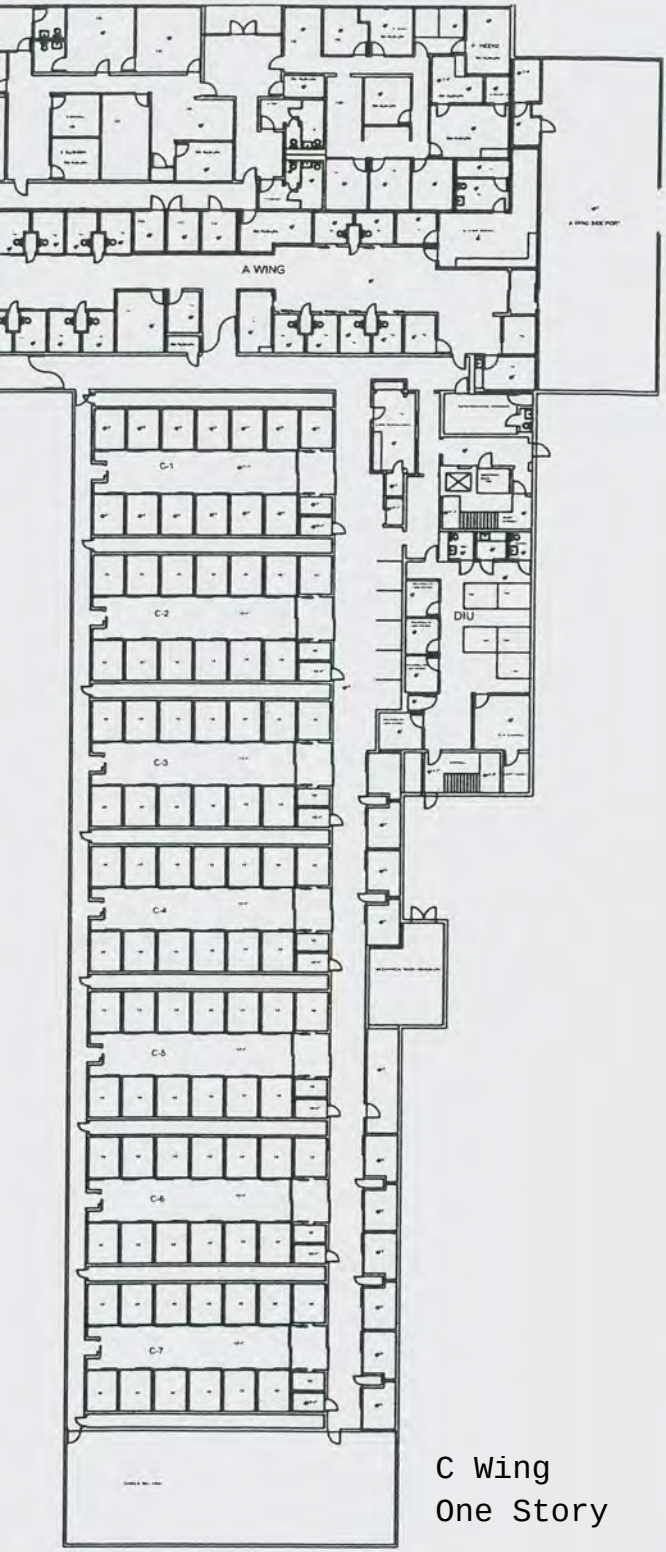
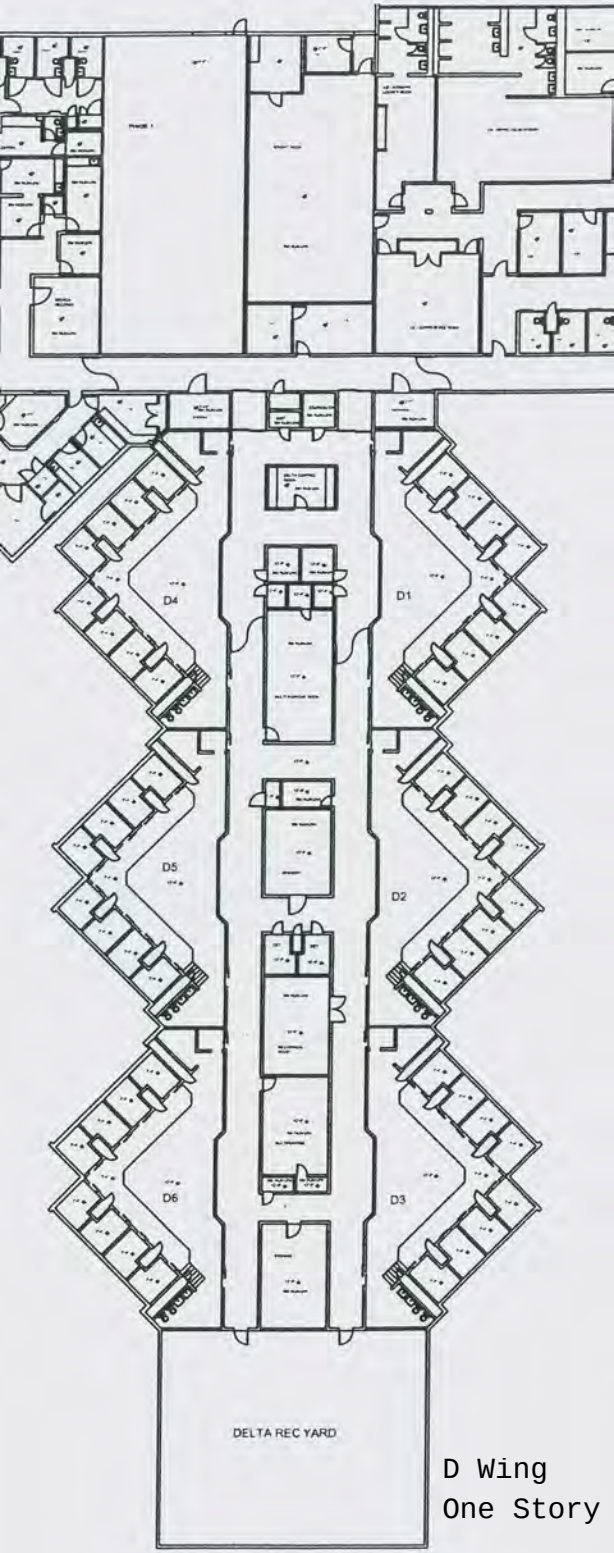
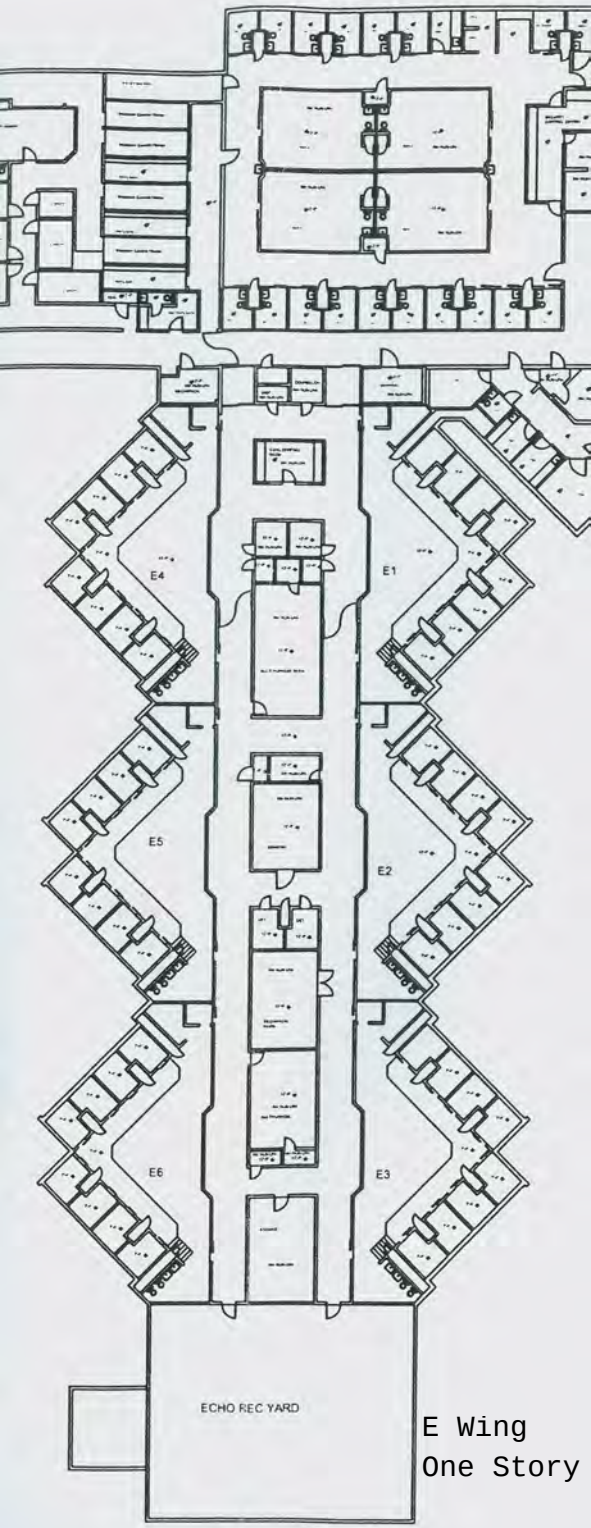


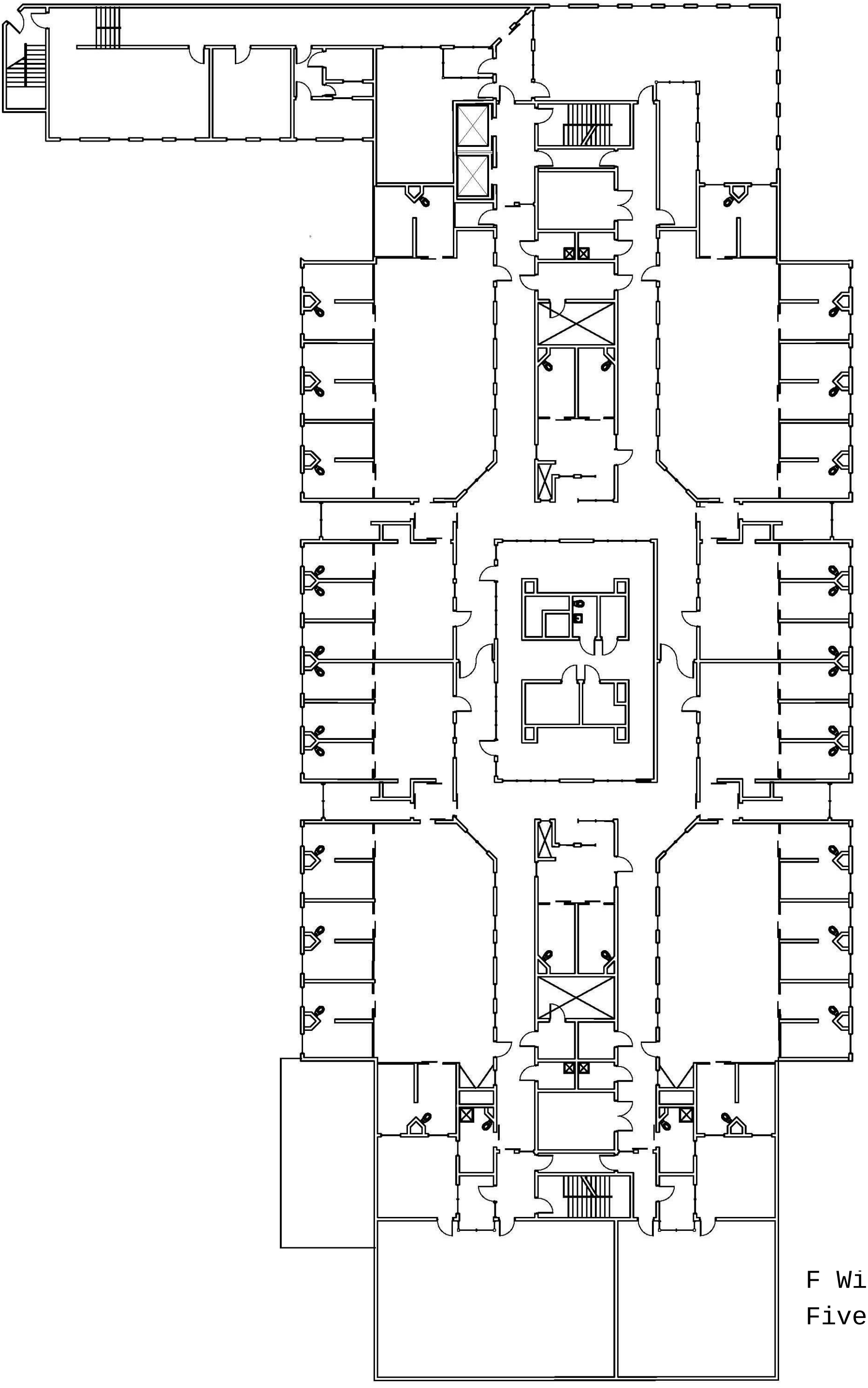
C Wing
One Story



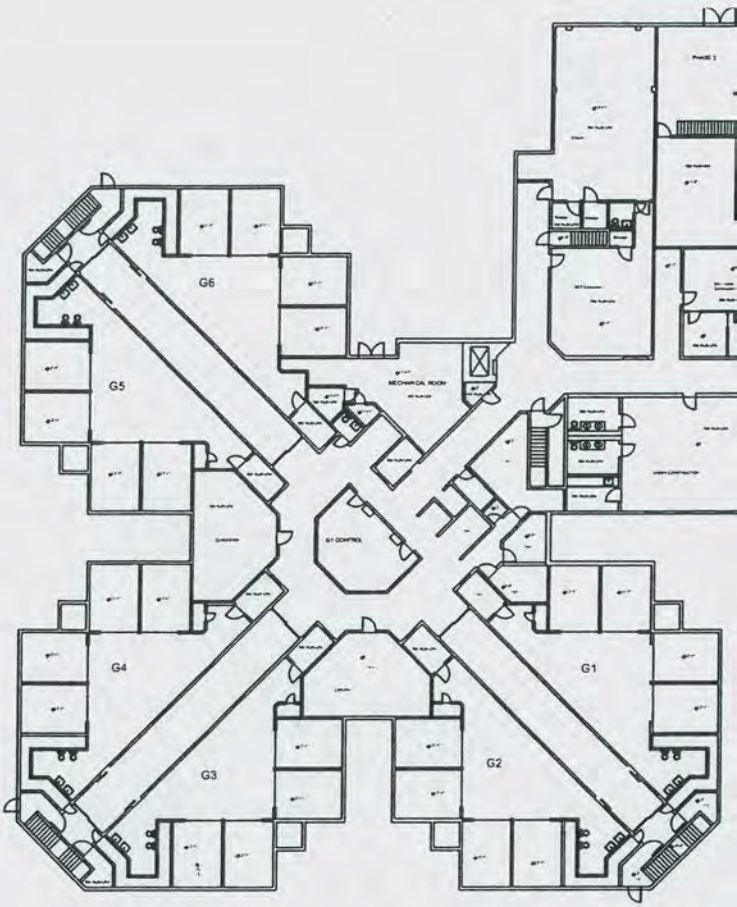
D Wing
One Story



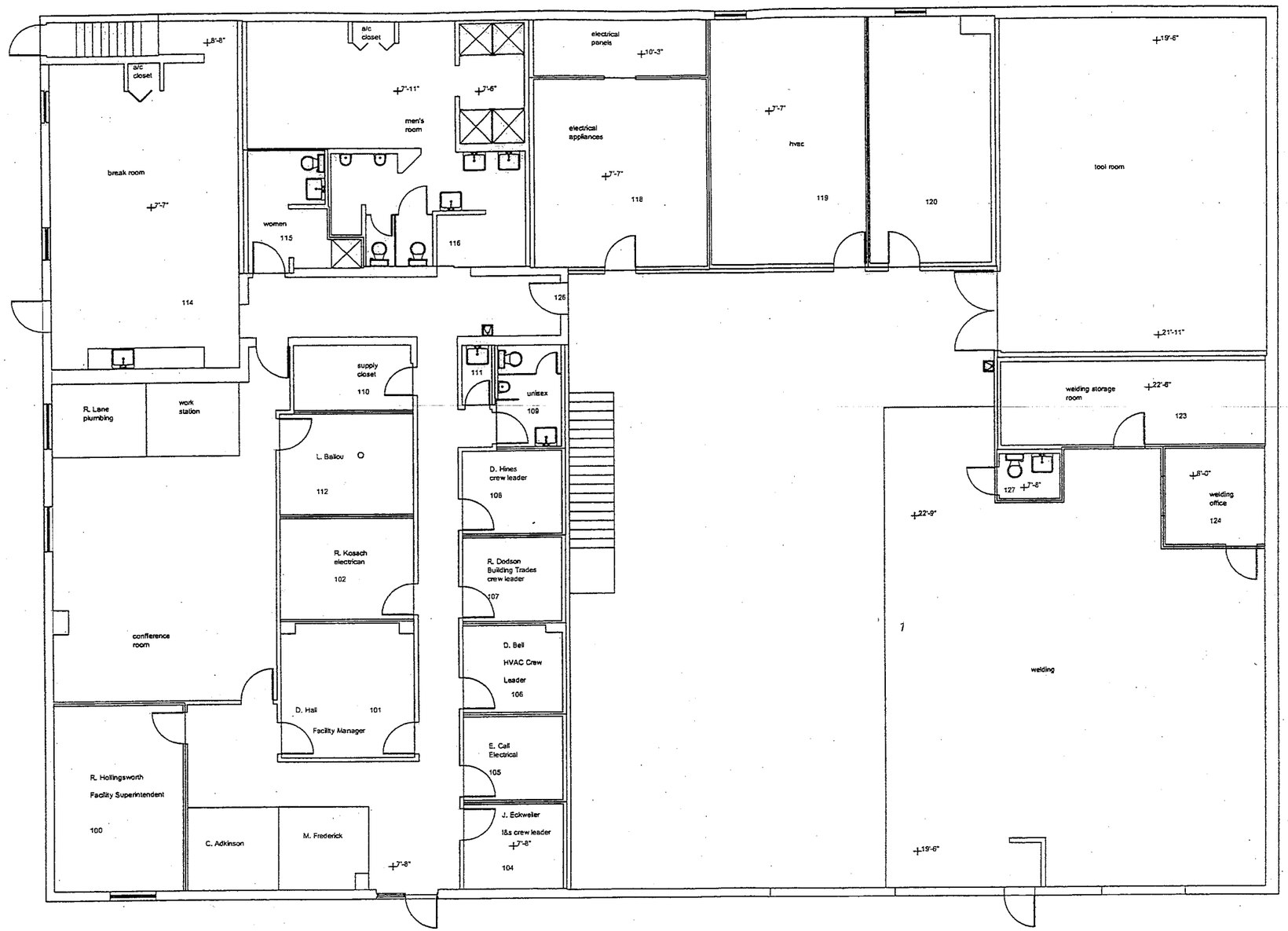
E Wing
One Story



F Wing
Five Story



G Wing
Two Story



SUITE - 9,699 USF
GMA - 9,699 SF

0' 10' 20' 40'

N

1ST FLOOR
FACILITIES MANAGEMENT
14400 49TH St. N.
CLEARWATER, FL. 33762

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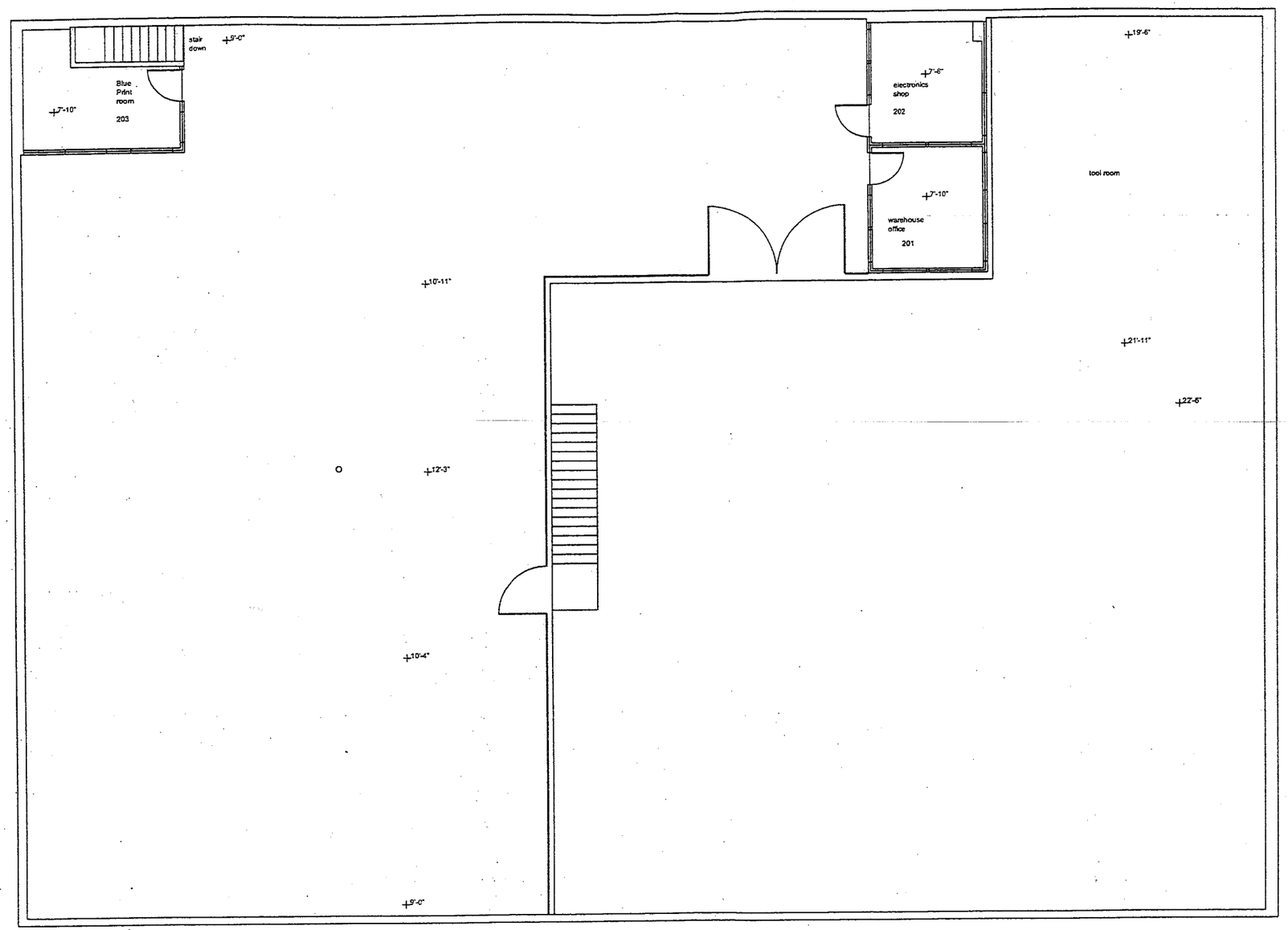

SUITE - 9,714 USF
GMA * - 9,714 SF

0' 10' 20' 40'

N

2ND FLOOR
FACILITIES MANAGEMENT
14400 49TH St. N.
CLEARWATER, FL. 33762

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http://www.abcalc.biz

Measured by:		10/07
Drawn by:	JM	10/07

4.2 Interviews

MBA **MASON BLAU & ASSOCIATES, INC.**

Architects, Planners AA 0002779
4625 East Bay Drive, Suite 228
Clearwater, FL 33764
(727) 530-0570
(727) 530-0672 fax

MEMORANDUM

Date: October 14, 2013 Time: 8:00 AM Page 1 of 4

To: File

From: Michael R. Mason, AIA, LEED AP

Re: Pinellas County Jail Barracks Assessment MBA No.: 13026

☐ Telephone Record

√ Meeting Minutes

Location: Facility Management Bldg. Conference Room at Pinellas County Jail

Participants:

NAME	REPRESENTING	E-MAIL/PHONE
Keith Royster	Pinellas County	kroyster@pinellascounty.org / 727-464-6365
Mark Pistillo	Pinellas County	mpistillo@pinellascounty.org / 727-464-4179
Tom Borawski	Pinellas County	tborawsk@pinellascounty.org / 727-464-5309
Kirk Brunner	Pinellas County(PCSO)	Kbrunner_54@yahoo.com / 727-215-4181
Mark Erkkila	McCarthy & Assoc.	mark@mccarthyassoc.com / 727-536-8772
Mike Spychala	M.P. Spychala & Assoc.	mikespy@spychalaengineers.com / 813-855-2721
Joe Griner	Griner Engineering	joe@grinerengineers.com / 727-822-2335
Dave Sholl	SchenkelShultz	dsholl@schenkelshultz.com / 260-424-9080 or 260-615-3487
Mona McGuire	Pinellas County Detention	mmcguire@co.pinellas.fl.us / 727-464-6337
John Way	Pinellas County Detention	j.way@co.pinellas.fl.us / 727-464-6337
Ray Kosach	Pinellas County Detention	rkosach@pinellascounty.org / 727-464-6821
John Smith	Pinellas County Detention	j.smith@pinellascounty.org / 727-469-8177
Michael R. Mason	Mason Blau & Assoc.	mmason@masonblau.com / 727-530-0570

Comments:

1. Michael R. Mason reviewd the attached agenda.
2. The assessment team interviewed the County staff present at A Barracks, B Barracks, C Barracks and the Facility Management Building.
3. The assessment team members took notes and started to fill in the survey where required.
4. A tour and visual survey occurred after this meeting for the listed buildings.

OTHER ACTION

Name	Review	Respond	Other Action/Remarks
	☐	☐	
	☐	☐	
	☐	☐	

MBA **MASON BLAU & ASSOCIATES, INC.**

Architects, Planners AA 0002779
4625 East Bay Drive, Suite 228
Clearwater, Florida 33764
(727) 530-0570

MEETING AGENDA
PINELLAS COUNTY
JAIL ASSESSMENT SURVEY
OCTOBER 14, 2013 – 8:00 A.M.
MBA Project #13026

This meeting is being held at the Pinellas County Jail Facility Management Office Conference Room at the 49th Street Criminal Justice Center, Clearwater, Florida. We are meeting to have the kickoff for the Jail Barracks Assessment Survey and to complete interviews for the subject building today. The following items were discussed:

1.0 Mike Mason will briefly explain why we here today. Who is here, what the process is, what are the tools we will be using and what we need see.

1.1 Who is here:

1.1.1 This purchase order was assigned to our ongoing work agreement with Pinellas County.

1.1.2 We have Architectural Corrections Consultant- The would be considered a specialty consultant our agreement

1.1.2.1 Corrections Architect -Schenkel Shultz Architects- Dave Sholl

1.1.3 The basic services consultant engineers are from our ongoing work agreement:

1.1.3.1 Structural Engineer- McCarthy and Associates, Inc.- Mike McCarthy

1.1.3.2 Mechanical Engineer, Plumbing and Fire Protection Engineer- Griner Engineering, Inc.- Joe Griner

1.1.3.3 Electrical Engineer-M.P. Spychala and Associates, Inc. – Mike Spychala

1.1.4 Other consultants who are involved , but not present for the survey include the Cost Consultant:

1.1.4.1 Cost Consultant, CC&A Construction Consulting- Bob Kaupp.

1.2 What is the process:

1.2.1 Generally following ASTM 2018 which is Standard Guide for Property Assessment with variations specific to this site.

1.2.2 Document Review: Plan Review of existing as-builts. We have the

original as-built drawings in pdf. We do not have any later renovation replacement drawings. Facilities Management cost records for maintenance back 5 years from today. Facilities Management survey forms when they are finished.

1.2.3 Interviews with staff on site.
1.2.4 Visual walk thru survey of all buildings both exterior and interior.
1.2.5 Complete a survey form for each building with condition assessment and pictures.
1.2.6 Opinion of probable cost for deficiencies.
1.2.7 Final report.
1.2.8 Presentation of final report for staff at up two meetings.

1.3 Tools we will be using:
1.3.1 Assessment forms specific to each building.
1.3.2 Cameras
1.3.3 Tape measure
1.3.4 Drawings

1.4 What we need to see for every building:
1.4.1 Site around the building on all sides
1.4.2 Exterior Elevations
1.4.3 Roof
1.4.4 All interior room spaces or a representative portion of similar rooms (like inmate cells)

2.0 Schedule

2.1 We have Monday through Thursday scheduled for surveys. We intend to work from 8:00 a.m. until 4:00 p.m. typically.
2.2 Monday: The goal for this day is survey Barracks A, B, C and the Facilities Management Building.
2.3 Tuesday: The goal for this day is to survey C, D, E, and G Wings.
2.4 Wednesday: The goal for this day is to survey F Wing.
2.5 Thursday: To be held as a contingency day if additional time is required for surveys.
2.6 The Final Report should be completed by the end of the month.

3.0 Directions and requirements for the Assessment Team from the PCSO and FM staff for conducting the survey in the compound and around the inmates.

4.0 Questions from the survey team and responses from staff should include:

4.1 Specific questions relative to component or trades (engineering) involved in their portion of the survey relative to the assessment forms for each building.

4.2 Ongoing staff maintenance issues with each building.
4.3 Staff concerns or issues with each building.

5.0 Anticipated scope of assessment for each building.

5.1 Site (General)
5.2 Utilities (General)
5.3 Structure.(Structural Engineer)
5.4 Building envelope (Architect and Structural Engineer).
5.5 Interior (Architect).
5.6 Building systems.
5.6.1 HVAC/Mechanical.
5.6.2 Plumbing.
5.6.3 Fire Protection.
5.6.4 Electrical.
5.7 Corrections (Architect).
5.8 Security (Not in our scope).
5.9 ADA Code Compliance Check.
5.10 Florida Building Code and NFPA/Life Safety.
5.11 Review National or State requirements for Jails (Not in our scope).

6.0 Barracks A.

7.0 Barracks B.

8.0 Barracks C.

9.0 Facilities Management.

10.0 Questions or concerns.

11.0 Other items.

12.0 Survey buildings scheduled for today.

13.0 End of meeting.

MBA **MASON BLAU & ASSOCIATES, INC.**

Architects, Planners AA 0002779
4625 East Bay Drive, Suite 228
Clearwater, FL 33764
(727) 530-0570
(727) 530-0672 fax

MEMORANDUM

Date: October 15, 2013 Time: 8:00 AM Page 1 of 1

To: File

From: Michael R. Mason, AIA, LEED AP

Re: Pinellas County Jail Barracks Assessment MBA No.: 13026

☐ Telephone Record

√ Meeting Minutes

Location: Facility Management Bldg. Conference Room at Pinellas County Jail

Participants:

NAME	REPRESENTING	E-MAIL/PHONE
Kirk Brunner	Pinellas County(PCSO)	Kbrunner_54@yahoo.com / 727-215-4181
Mark Erkkila	McCarthy & Assoc.	mark@mccarthyassoc.com / 727-536-8772
Mike Spychala	M.P. Spychala & Assoc.	mikespy@spychalaengineers.com / 813-855-2721
Joe Griner	Griner Engineering	joe@grinerengineers.com / 727-822-2335
Dave Sholl	SchenkelShultz	dsholl@schenkelshultz.com / 260-424-9080 or 260-615-3487
John Way	Pinellas County Detention	j.way@co.pinellas.fl.us / 727-464-6337
Ray Kosach	Pinellas County Detention	rkosach@pinellascounty.org / 727-464-6821
John Smith	Pinellas County Detention	j.smith@pinellascounty.org / 727-469-8177
Dennis Bell	Pinellas County Detention	
Michael R. Mason	Mason Blau & Assoc.	mmason@masonblau.com / 727-530-0570

Comments:

1. The assessment team interviewed the County staff present on C Wing, D Wing, E Wing and G Wing.
2. The assessment team members took notes and started to fill in survey assessment sheets where required.
3. A tour and visual survey occurred after this meeting for the listed buildings.

OTHER ACTION

Name	Review	Respond	Other Action/Remarks
	☐	☐	
	☐	☐	
	☐	☐	

MBA **MASON BLAU & ASSOCIATES, INC.**

Architects, Planners AA 0002779
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MEMORANDUM

Date: October 16, 2013 Time: 8:00 AM Page 1 of 1

To: File

From: Michael R. Mason, AIA, LEED AP

Re: Pinellas County Jail Barracks Assessment MBA No.: 13026

☐ Telephone Record

√ Meeting Minutes

Location: Facility Management Bldg. Conference Room at Pinellas County Jail

Participants:

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Kirk Brunner	Pinellas County(PCSO)	Kbrunner_54@yahoo.com / 727-215-4181
Joe Griner	Griner Engineering	joe@grinerengineers.com / 727-822-2335
Dave Sholl	SchenkelShultz	dsholl@schenkelshultz.com / 260-424-9080 or 260-615-3487
Ray Kosach	Pinellas County Detention	rkosach@pinellascounty.org / 727-464-6821
Dennis Bell	Pinellas County Detention	
Michael R. Mason	Mason Blau & Assoc.	mmason@masonblau.com / 727-530-0570

Comments:

1. The assessment team interviewed the County staff present on F Wing.
2. The assessment team members took notes and started to fill in survey assessment sheets where required.
3. A tour and visual survey occurred after this meeting for F Wing.

OTHER ACTION

Name	Review	Respond	Other Action/Remarks
	☐	☐	
	☐	☐	
	☐	☐	

4.3 Facility Management Maintenance Cost Records

REM - FACILITIES OPERATIONS
LOCATION EXPENDITURES BY DATE RANGE

FROM 10/1/2007 TO 9/30/2008

LOCATION			LABOR HRS	LABOR COST	TOOL HRS	TOOLS COST	MATERIAL COST	SERVICE COST	TOTAL COST
DTFMGT	DT, Facility Mgmt Bld	**AND CHILD LOCATION TOTALS:**	0	0	0	0	0	0	0
DTNAB	DT, North Div., A-Barracks	**AND CHILD LOCATION TOTALS:**	806	24,659	0	0	911	0	25,570
DTNBB	DT, North Div., B-Barracks	**AND CHILD LOCATION TOTALS:**	1,184	38,233	0	0	622	0	38,855
DTNCB	DT, North Div., C-Barracks	**AND CHILD LOCATION TOTALS:**	2,438	74,666	0	0	1,046	0	75,712
DTSC	DT, South Div., C-Wing	**AND CHILD LOCATION TOTALS:**	1,380	41,542	0	0	67	0	41,609
DTSD	DT, South Div., D-Wing	**AND CHILD LOCATION TOTALS:**	1,366	41,099	0	0	0	0	41,099
DTSE	DT, South Div., , E-Wing	**AND CHILD LOCATION TOTALS:**	904	30,201	0	0	109	0	30,310
DTSF	DT, South Div., F-Wing	**AND CHILD LOCATION TOTALS:**	7,142	215,985	0	0	3,437	3,051	222,472
DTSG	DT, South Div., G-Wing	**AND CHILD LOCATION TOTALS:**	2,270	69,146	0	0	181	0	69,327
		REPORT TOTALS:	17,490	535,530	0	0	6,373	3,051	544,954

FROM 10/1/2008 TO 9/30/2009

LOCATION			LABOR HRS	LABOR COST	TOOL HRS	TOOLS COST	MATERIAL COST	SERVICE COST	TOTAL COST
DTFMGT	DT, Facility Mgmt Bld	**AND CHILD LOCATION TOTALS:**	0	0	0	0	0	0	0
DTNAB	DT, North Div., A-Barracks	**AND CHILD LOCATION TOTALS:**	710	14,287	0	0	650	0	14,938
DTNBB	DT, North Div., B-Barracks	**AND CHILD LOCATION TOTALS:**	526	10,810	0	0	783	0	11,594
DTNCB	DT, North Div., C-Barracks	**AND CHILD LOCATION TOTALS:**	2,899	61,547	0	0	1,035	0	62,582
DTSC	DT, South Div., C-Wing	**AND CHILD LOCATION TOTALS:**	1,587	34,994	0	0	1,171	63	36,227
DTSD	DT, South Div., D-Wing	**AND CHILD LOCATION TOTALS:**	1,424	32,287	0	0	64	0	32,351
DTSE	DT, South Div., , E-Wing	**AND CHILD LOCATION TOTALS:**	1,351	28,888	0	0	62	0	28,950
DTSF	DT, South Div., F-Wing	**AND CHILD LOCATION TOTALS:**	7,618	163,204	0	0	387	0	163,590
DTSG	DT, South Div., G-Wing	**AND CHILD LOCATION TOTALS:**	2,177	49,009	0	0	1,046	0	50,055
		REPORT TOTALS:	18,291	395,026	0	0	5,198	0	400,286

FROM 10/1/2009 TO 9/30/2010

LOCATION			LABOR HRS	LABOR COST	TOOL HRS	TOOLS COST	MATERIAL COST	SERVICE COST	TOTAL COST
DTFMGT	DT, Facility Mgmt Bld	**AND CHILD LOCATION TOTALS:**	0	0	0	0	1,097	0	1,097
DTNAB	DT, North Div., A-Barracks	**AND CHILD LOCATION TOTALS:**	441	10,395	0	0	237	282	10,914
DTNBB	DT, North Div., B-Barracks	**AND CHILD LOCATION TOTALS:**	350	7,991	0	0	777	0	8,768
DTNCB	DT, North Div., C-Barracks	**AND CHILD LOCATION TOTALS:**	1,678	41,936	0	0	1,932	580	44,448
DTSC	DT, South Div., C-Wing	**AND CHILD LOCATION TOTALS:**	1,168	28,107	0	0	1,172	1,600	30,879
DTSD	DT, South Div., D-Wing	**AND CHILD LOCATION TOTALS:**	1,469	36,676	0	0	2,692	1,250	40,619
DTSE	DT, South Div., , E-Wing	**AND CHILD LOCATION TOTALS:**	1,090	26,103	0	0	1,153	0	27,256
DTSF	DT, South Div., F-Wing	**AND CHILD LOCATION TOTALS:**	5,117	124,796	0	0	1,555	650	127,001
DTSG	DT, South Div., G-Wing	**AND CHILD LOCATION TOTALS:**	2,038	49,821	0	0	3,450	3,273	56,544
		REPORT TOTALS:	13,350	325,826	0	0	14,064	7,635	347,525

FROM 10/1/2010 TO 9/30/2011

LOCATION			LABOR HRS	LABOR COST	TOOL HRS	TOOLS COST	MATERIAL COST	SERVICE COST	TOTAL COST
DTFMGT	DT, Facility Mgmt Bld	**AND CHILD LOCATION TOTALS:**	0	0	0	0	6,436	13	6,449
DTNAB	DT, North Div., A-Barracks	**AND CHILD LOCATION TOTALS:**	1,198	27,419	0	0	1,866	875	30,160
DTNBB	DT, North Div., B-Barracks	**AND CHILD LOCATION TOTALS:**	533	12,187	0	0	1,778	0	13,964
DTNCB	DT, North Div., C-Barracks	**AND CHILD LOCATION TOTALS:**	1,586	38,022	0	0	2,583	3,637	44,242
DTSC	DT, South Div., C-Wing	**AND CHILD LOCATION TOTALS:**	1,025	24,197	0	0	648	283	25,128
DTSD	DT, South Div., D-Wing	**AND CHILD LOCATION TOTALS:**	1,132	27,438	0	0	1,119	1,627	30,183
DTSE	DT, South Div., , E-Wing	**AND CHILD LOCATION TOTALS:**	1,262	35,802	0	0	4,716	0	40,518
DTSF	DT, South Div., F-Wing	**AND CHILD LOCATION TOTALS:**	5,883	140,664	0	0	12,053	6,842	159,559
DTSG	DT, South Div., G-Wing	**AND CHILD LOCATION TOTALS:**	1,948	45,605	0	0	7,185	0	52,789
		REPORT TOTALS:	14,565	351,333	0	0	38,383	13,277	402,993

FROM 10/1/2011 TO 9/30/2012

LOCATION			LABOR HRS	LABOR COST	TOOL HRS	TOOLS COST	MATERIAL COST	SERVICE COST	TOTAL COST
DTFMGT	DT, Facility Mgmt Bld	**AND CHILD LOCATION TOTALS:**	0	0	0	0	13,824	884	14,708
DTNAB	DT, North Div., A-Barracks	**AND CHILD LOCATION TOTALS:**	1,069	23,938	0	0	2,492	0	26,430
DTNBB	DT, North Div., B-Barracks	**AND CHILD LOCATION TOTALS:**	202	4,120	0	0	2,059	84	6,263
DTNCB	DT, North Div., C-Barracks	**AND CHILD LOCATION TOTALS:**	1,952	45,895	0	0	8,745	0	54,640
DTSC	DT, South Div., C-Wing	**AND CHILD LOCATION TOTALS:**	1,060	25,148	0	0	1,697	0	26,845
DTSD	DT, South Div., D-Wing	**AND CHILD LOCATION TOTALS:**	1,316	31,299	0	0	2,792	0	34,091
DTSE	DT, South Div., , E-Wing	**AND CHILD LOCATION TOTALS:**	1,455	34,888	0	0	7,231	0	42,119
DTSF	DT, South Div., F-Wing	**AND CHILD LOCATION TOTALS:**	5,624	137,814	0	0	43,788	20,056	201,658
DTSG	DT, South Div., G-Wing	**AND CHILD LOCATION TOTALS:**	1,595	39,451	0	0	4,619	1,241	45,312
		REPORT TOTALS:	14,272	342,553	0	0	87,247	22,265	452,066

FROM 10/1/2012 TO 9/23/2013

LOCATION			LABOR HRS	LABOR COST	TOOL HRS	TOOLS COST	MATERIAL COST	SERVICE COST	TOTAL COST
DTFMGT	DT, Facility Mgmt Bld	**AND CHILD LOCATION TOTALS:**	0	0	0	0	5,390	0	5,390
DTNAB	DT, North Div., A-Barracks	**AND CHILD LOCATION TOTALS:**	368	8,188	0	0	1,128	0	9,316
DTNBB	DT, North Div., B-Barracks	**AND CHILD LOCATION TOTALS:**	147	3,100	0	0	644	0	3,744
DTNCB	DT, North Div., C-Barracks	**AND CHILD LOCATION TOTALS:**	1,621	40,012	0	0	6,796	0	46,808
DTSC	DT, South Div., C-Wing	**AND CHILD LOCATION TOTALS:**	1,558	34,186	0	0	2,918	0	37,103
DTSD	DT, South Div., D-Wing	**AND CHILD LOCATION TOTALS:**	929	21,526	0	0	2,889	0	24,415
DTSE	DT, South Div., , E-Wing	**AND CHILD LOCATION TOTALS:**	1,136	26,492	0	0	1,613	0	28,106
DTSF	DT, South Div., F-Wing	**AND CHILD LOCATION TOTALS:**	5,560	134,306	0	0	30,048	10,158	174,512
DTSG	DT, South Div., G-Wing	**AND CHILD LOCATION TOTALS:**	1,521	34,613	0	0	9,888	3,233	47,734
		REPORT TOTALS:	12,840	302,423	0	0	61,314	13,390	377,126

“Leading the Way for a Safer Pinellas”

Pinellas County Jail Complex Master Plan Update

October 2013

George F. Young, Inc.

TLC Engineering

ARC3 Architecture

Dewberry

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Executive Summary – Master Plan

Introduction

In April of 2013, The Dewberry team, in concert with Chinn Planning and ARC3 Architecture Inc., was contracted by Pinellas County, Florida, to provide:

1. A Program and Space Needs Assessment
2. An Updated Master Plan
3. A Design Criteria Package for Jail Campus Infrastructure Phase 1

The Master Plan provided here is organized as follows:

0. Executive Summary
1. Background/History
2. Goals/Priorities/Challenges
3. Existing Facility Analysis
4. Options
5. Recommended Option
   a. Phasing
   b. Staffing
6. Budget
7. Schedule
8. Support Materials
   a. Acknowledgements (list all attendees)
   b. Capacity Projection
   c. Workshop Power Point Presentations
   d. Workshop Meeting Documentation

Existing Facility

Background/History

The Dewberry team was asked to update and validate the master plan which was completed in 2010 prior to developing the Phase 1 criteria package document.
This new master plan was developed over 5 months and involved of people from the Sheriff's Department and County.

Purpose

The purpose of this master plan is to provide a roadmap to the county for systematic updating and replacing outdated facilities over time while maintaining jail operations in a safe and secure environment and providing future growth opportunities to meet the 2030 capacity projections whenever they may actually occur.

This document will be a companion document to the subsequent criteria package or packages.

The Process

The process included a series of interactive multiple day workshops in which the Dewberry Team met with key stakeholders and discussed issues and concepts regarding the Space Program and Master Plan concurrently. In addition, several detailed intensive meetings were held relating to specific elements of the master plan.
This process elicited input from both large and small group meetings from the first day and incorporated the findings into revised concepts and presentations at the end of the workshop.
Each workshop was concluded with final input and reactions from the group and then documented in the workshop meeting minutes.
The final recommended master plan was developed through this process and the interim options and discussions are documented in chapter 8 support materials.

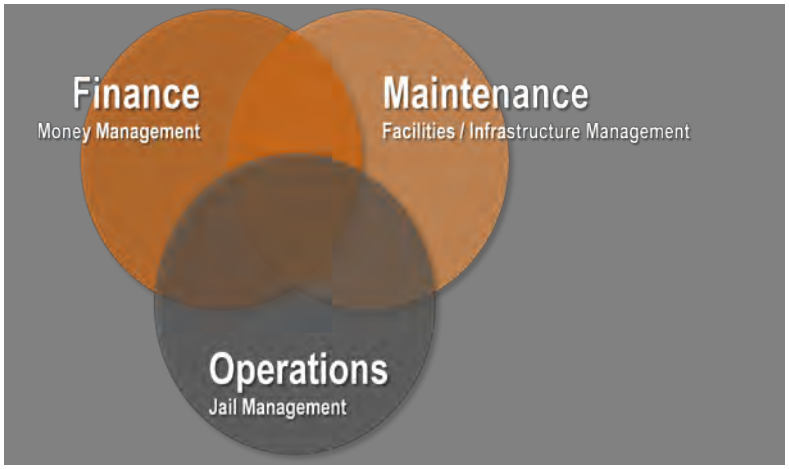
Challenges/Priorities/Goals

The goals of the previous master plan were reviewed and confirmed with the following priority:

1. Improve Infrastructure/Reduce Energy
2. Improve Food/Laundry Service
3. Reduce Movement
4. Replace Obsolete Facilities
5. Improve Operational Efficiency
6. Eliminate Overcrowding/Improve Compliance
7. Improve Classification

The Dewberry team organized the many challenges and issues regarding these goals in 3 categories with the key stakeholders having similar but different priorities with the prime responsibilities listed below.

The team goal is to balance and satisfy the perspective of each group of stakeholders in the following general categories.
Operations/Jail Management (Sheriff's Department)
Maintenance/Facility Management (County Real Estate Management Department)
Finance/Money Management (County Council)



Jail Management / Operational Issues
Operational issues include: Providing a safe and secure environment for staff and inmates, managing the inmate population by improving transportation to court and healthcare; maintaining useable bed capacity at 3,000+/- beds with available 500+/- beds in case of emergency or unforeseen events; provide efficient and compliant food and laundry service; improve perimeter security and site circulation and maintain during construction phases and "Storm Surge"; maintain staff at existing levels utilizing more operationally efficient housing modules to replace less efficient, older configuration; and develop additional convenient staff parking; maintain and improve classification opportunities by adding a higher percentage of single and double cell units with any new replacement housing and provide a flexible housing module with improved vision; consolidate females in a housing module; provide opportunity for future growth and changing conditions; and finally, maintain ACA Accreditation in 2015 based on the ongoing implementation of a strong master plan to assure against future liability issues.

Facility / Infrastructure Management / Maintenance Issues
The primary responsibility of the Pinellas County Real Estate Management Department is to:

- maintain, evaluate, upgrade, and/or replace facilities as they age
- upgrade and improve the infrastructure on campus
- reduce maintenance and energy costs on new buildings
- consider the efficiencies of a central energy plant and the cost benefit of co-generation in that plant
- take advantage of present lower cost construction market

- protect facilities during storm surge balancing security first cost, and operating cost considerations; develop a master plan for 4000+/- compliant beds and develop criteria packages for
  - Phase 1 Infrastructure / Support Buildings
  - Phase 2 Housing Replacement

Optimizing construction staging and phasing; use significant steps toward master plan implementation to maintain Accreditation in 2015.

Money Management / Financial Issues

It's in everyone's best interest to be fiscally responsible, providing maximum value for each dollar spent. Identified goals include:

- Reduce/Maintain County operating energy and maintenance costs
- Utilize this project to address as many existing building deficiencies, operational inefficiencies, and improved infrastructure opportunities
- Understand and address that non-compliant beds and overcrowding is a significant and potential liability issue for the county over time.

Master Plan Response

The final recommended master plan addresses these operational, maintenance, and financial issues located in 4 Phases north of the existing central building and west of the existing healthcare unit. The 4 Phases are connected at the 2nd level to central division and at ground level to health care. Detailed phasing has been developed to maintain connections during construction and demolition phases.

Phase I:

Is a 3 level infrastructure support building which provides priority services for the campus

- Level 1: Service docks, laundry, kitchen receiving, inmate worker staging and north campus program multi-purpose rooms at elevation (+)14 ft (above flood levels).
- Level 2: Kitchen and staff support areas at elevation (+) 30 ft (above storm sewer levels).
- Level 3: Central energy plant and master control.

Phase II:

Consists of a 3-dbl tier housing block (768 beds) connected to Phase I at 2nd floor kitchen by bridge and maintains the health care connection at the ground floor. This housing module has the flexibility to be single cell, double cell and/or dormitory, and for purposes of the master plan document, assumes double-tier of each totaling 768 beds.

Phases III & IV:

Consists of 2 more 3-double tier housing modules to the north of the 2nd floor connecting element linking directly to the kitchen. If you assume all to be double cell configuration, each phase adds an additional 768 beds.

	P2	P3	P4
Total Beds	3406	4174	4942
Open Beds	2952	3720	4488
FMJS	2544	3312	4080
% in cells	40%	50%	60%

Budget

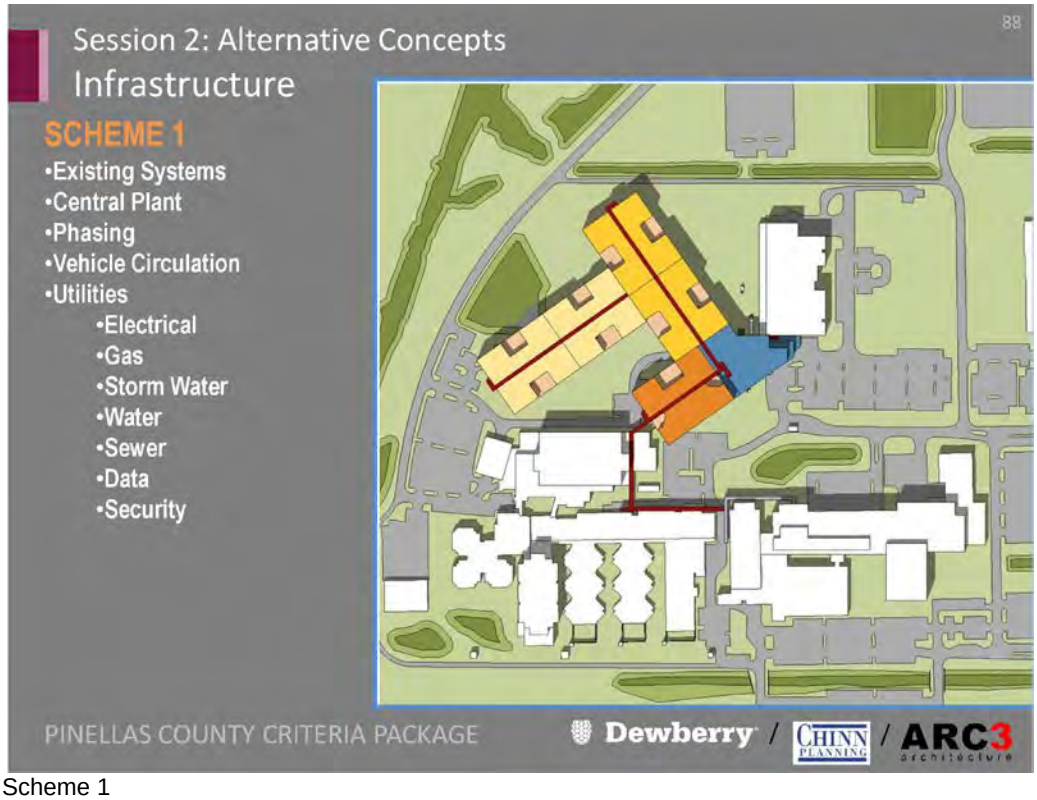
Dewberry team recommends that Phase 1 and Phase 2 be developed for criteria packages. The total project cost with contingencies escalated to mid construction

- Phase 1 Infrastructure (w/cogen) $61.3 Million
- Phase 2 Housing (w/o cogen) (768 beds) $68.4 Million
- TOTAL $129.7 Million

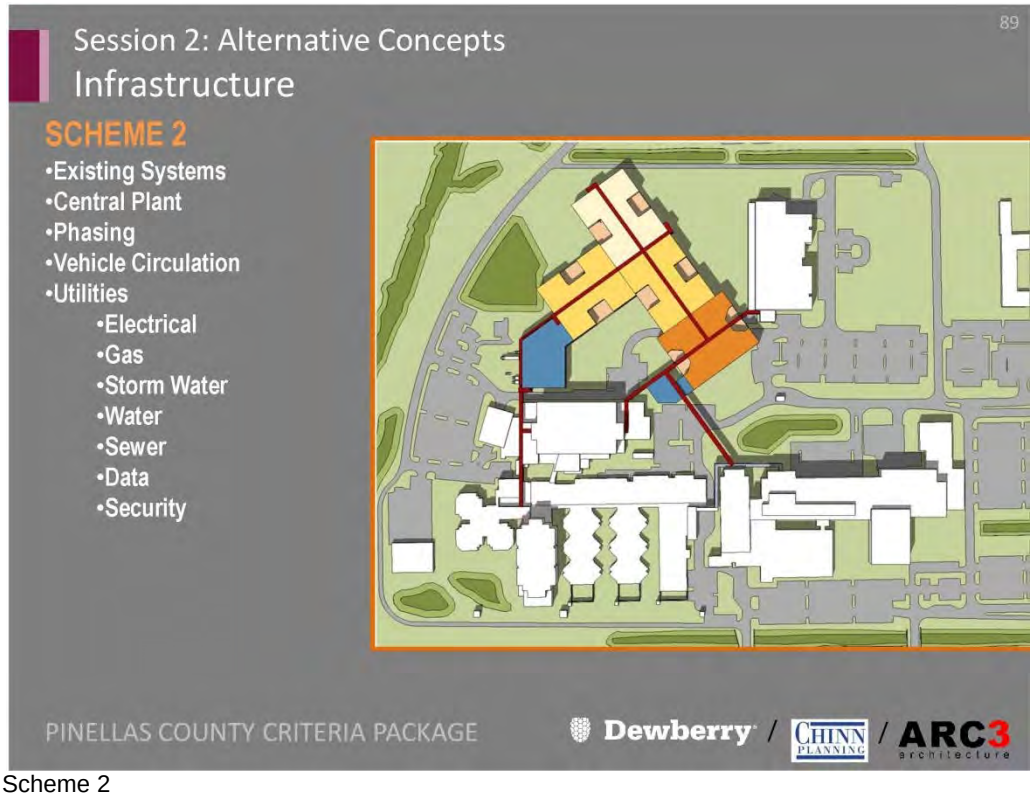
Schedule

The master plan prioritizes the infrastructure and housing needs through 2030 while addressing overcrowding and standard compliance beds.

Evolution of the Master Plan

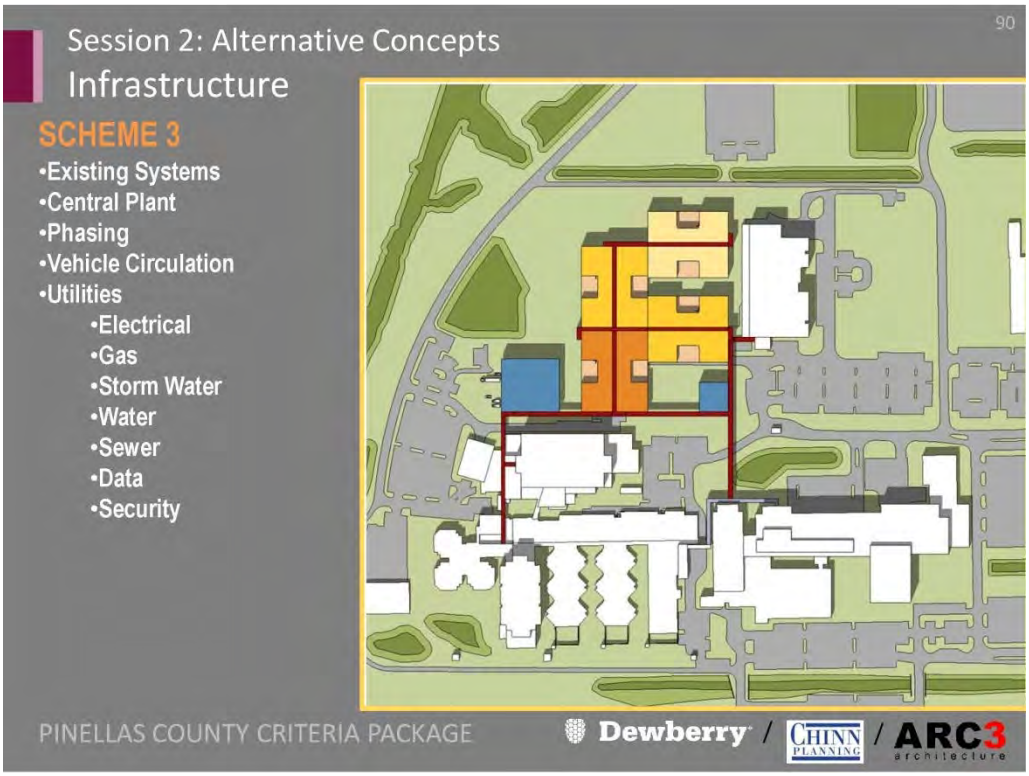


Scheme 1

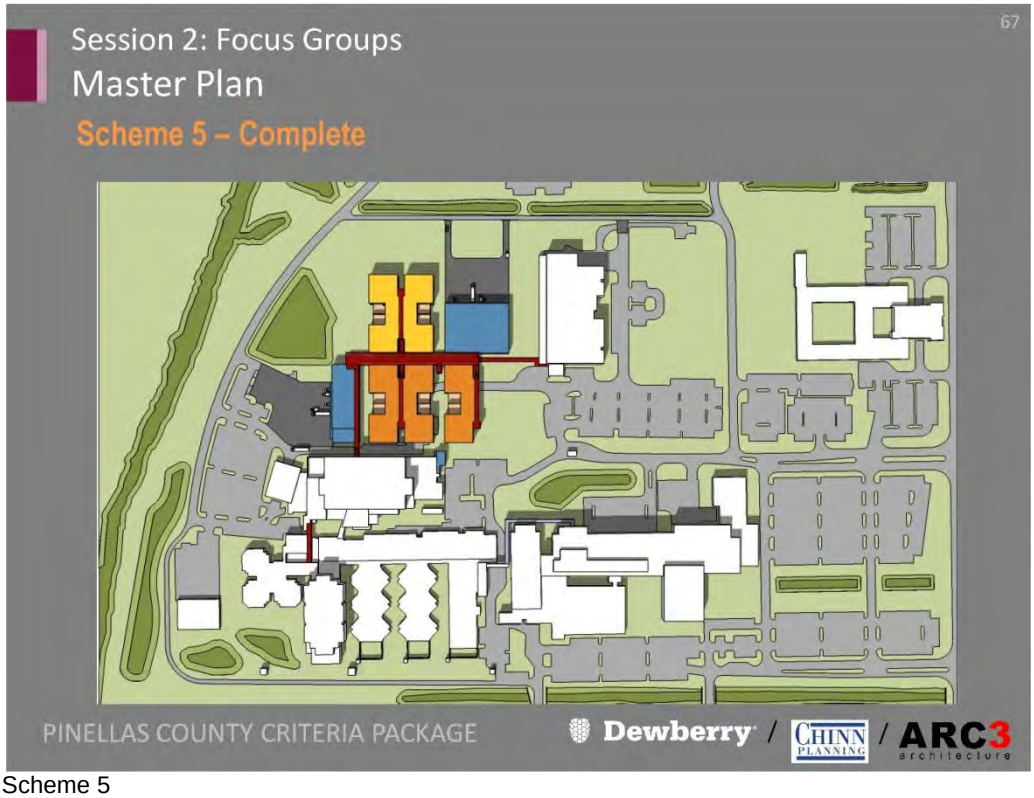


Scheme 2

Evolution of the Master Plan

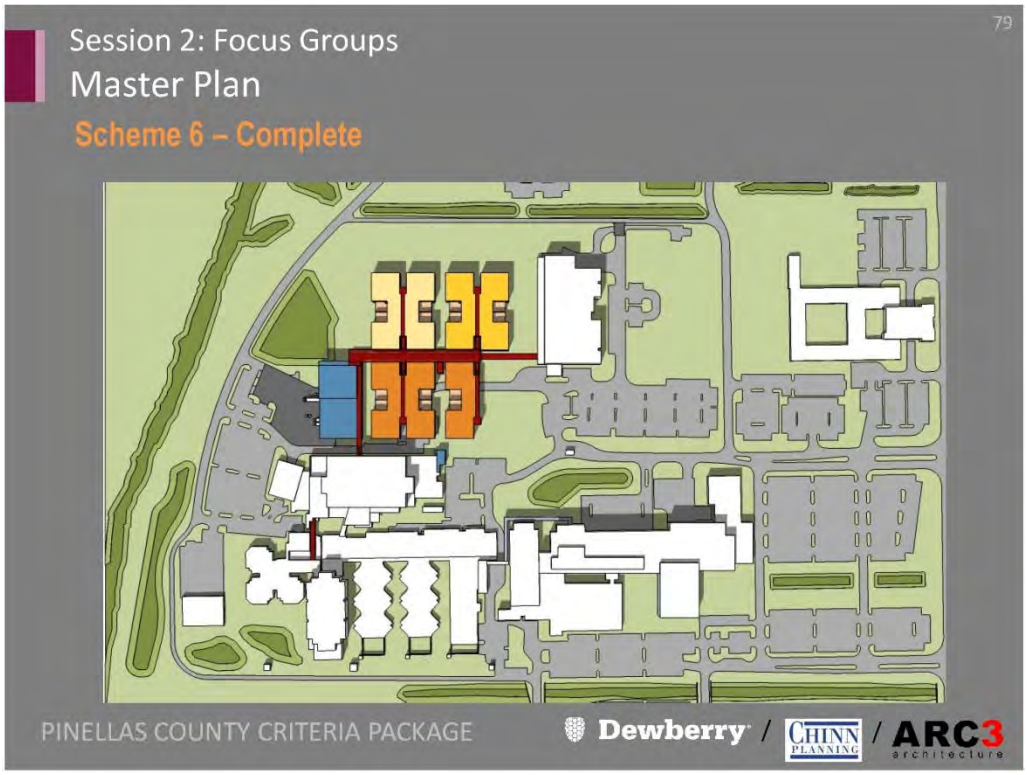


Scheme 3

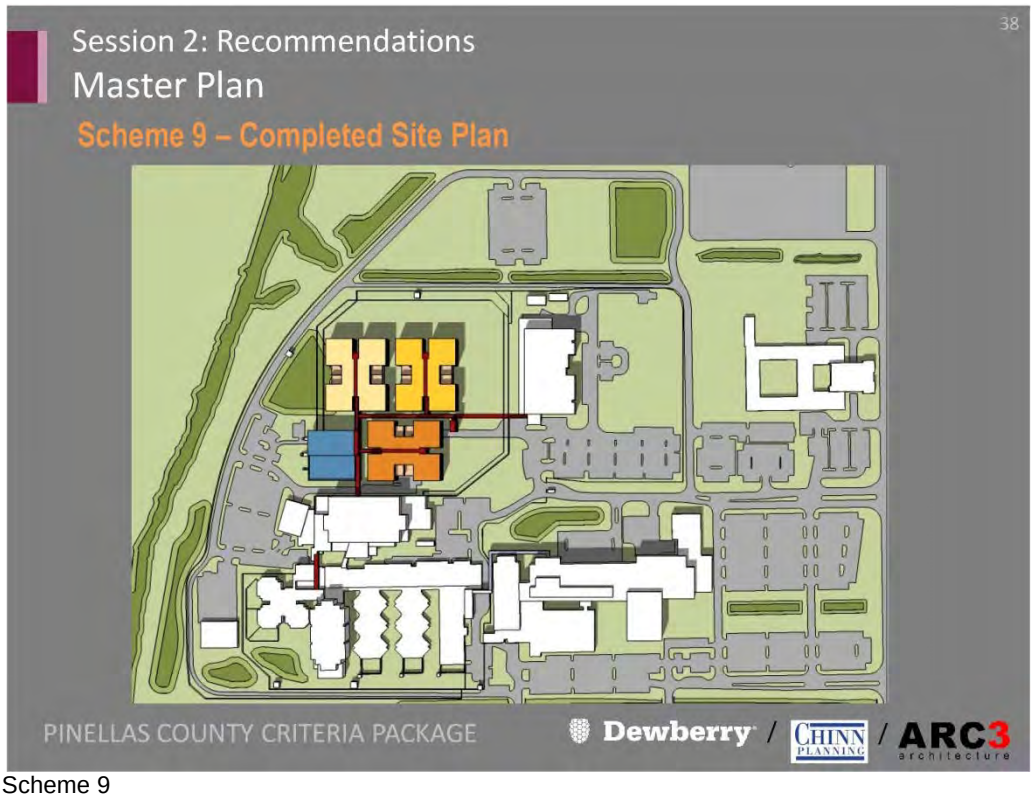


Scheme 5

Evolution of the Master Plan



Scheme 6



Scheme 9

Section 1: Background / History

Section 1

1. Background/History

The Dewberry Team was asked to review and validate the Pinellas County Jail Complex Master Plan which was initially delivered to the County in August 2006 and updated in March 2010.

This 2010 Report was a very detailed comprehensive report which evaluated each of the three divisions within the jail (south, central, and north) and assessed the facilities' ability to meet the physical and operational needs and requirements through 2030.

These needs included relief from overcrowding, compliance with Florida State and ACA Standards and significant infrastructure issues.

The 2010 Report reduced the 2030 bed projection from 7,200 to 5,600 beds.

The actual population leveled off at 3,000+/- beds without the Federal Marshal holds by 2008. The jail campus' rated capacity per Florida model jail standards is 3,042 beds including all twelve housing buildings.

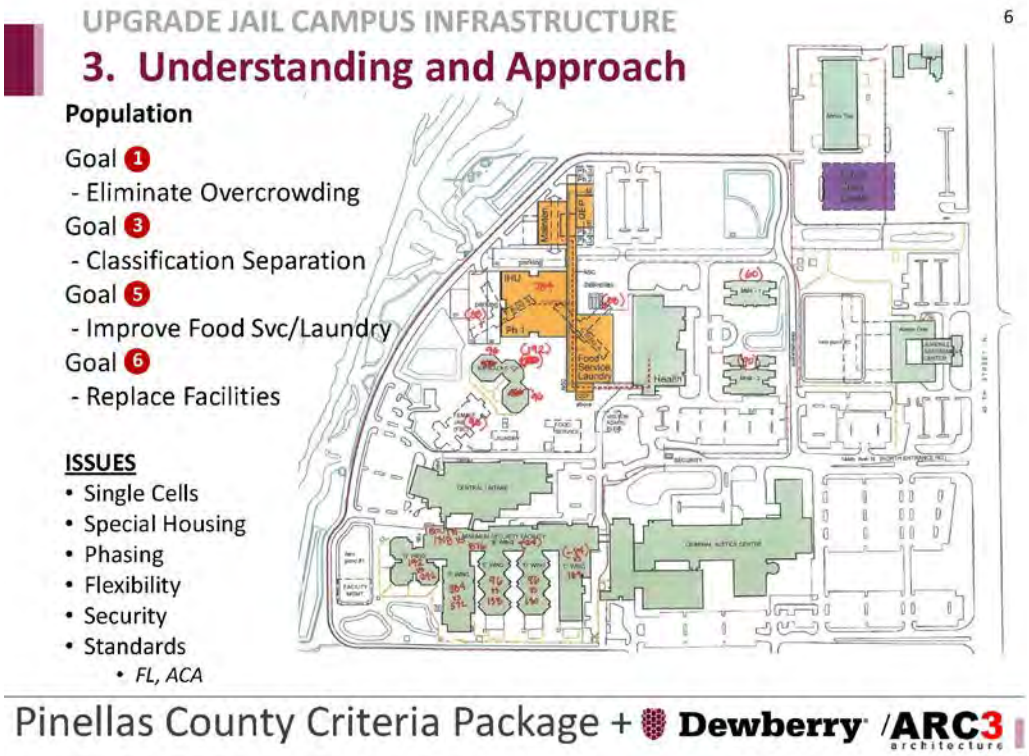
Presently only seven of the buildings are in use. FSU, Barracks A, Barracks B, Mini I and Mini II are not being used for housing to optimize existing staff.

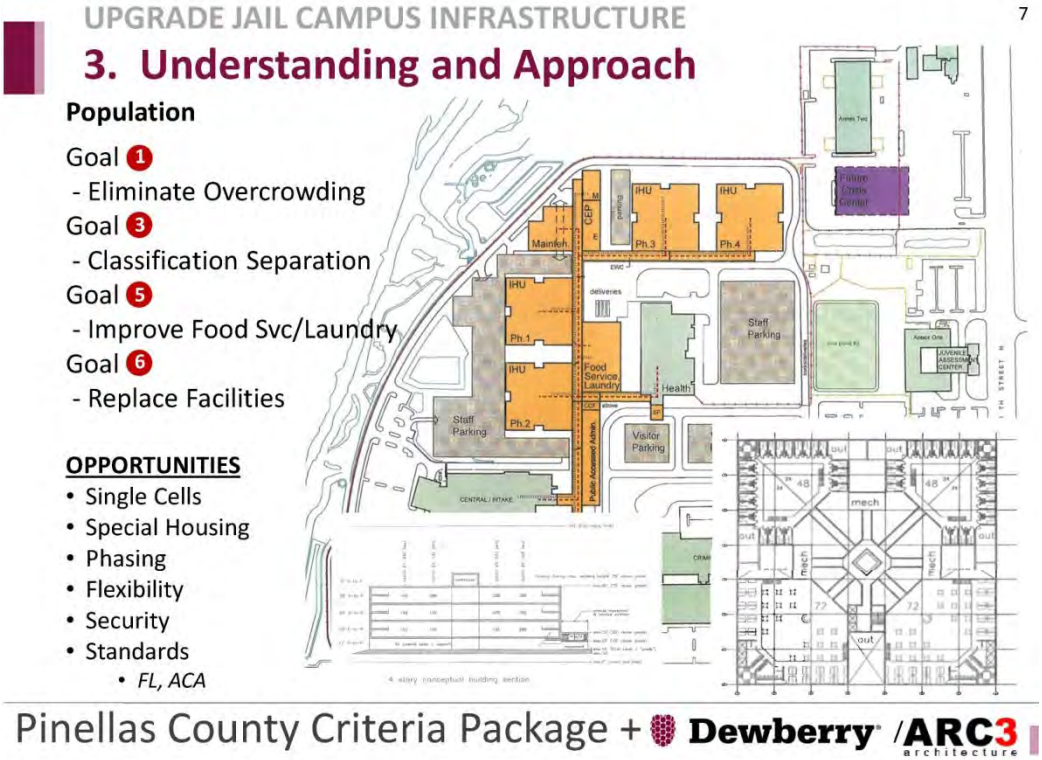
Over the last five years, there has been increasing pressure to optimize operational costs driving reduced staffing and increased overcrowding in the housing units remaining open.

The Sheriff's Department believes there is not a pressing need to address housing at this time because the latest average daily population figures have stabilized at about 3,000 beds and they received accreditation by ACA (American Correctional Association) in 2012. They have also avoided major citations from the Florida model jail standards.

It is the Dewberry Team's view that the reason Pinellas County Complex has maintained accreditation and avoided citations is because they have a Master Plan in place and the last major project the Health Care Unit (HCU) addressed many of its previous issues; however, as ACA accreditation is solicited in 2015, and with the new Master Plan in

place, we believe the Phase 2 housing issues will need to be addressed beyond the Phase 1 infrastructure criteria package.





Section 2: Goals / Priorities / Challenges

Section 2

1. Goals/Priorities/Challenges

The first major task in developing the **Master Plan** was to confirm and prioritize the goals identified in previous master plans to provide a road map to the county for systematically updating and replacing outdated or inefficient facilities over time while maintain jail operations in a safe and secure environment.

This task includes developing consensus on the capacity projection for the year 2030. As stated in Chapter 1. Background/History, the Sheriff's Department did not acknowledge a need beyond 3,000 beds. At the same time, they were not comfortable with the demolition of the housing units presently not in use. The five buildings (FSU, Barracks A, Barracks B, Mini I and Mini II) have applied design capacities of over 900 beds but only a FMJS-rated capacity of 306.

Apparently the 900+/- potential capacity of these marginal older facilities provides a degree of comfort in case of an emergency, and have indeed been used as such, in the past and continue to be used in this way now to temporarily relocate inmates during a lock replacement project in G-wing as this criteria package unfolded.

The Dewberry Team, under Karen Chinn, in the current space program analysis, developed a new inmate projection which we believe takes into account the most recent justice data and establishes the 2030 inmate count as 4,200+/-. (Please see detail in Chapter 3 support materials in the separate Program and Space Needs Assessment.)

More importantly, the Master Plan document identifies the need to provide for 4,200+/- compliant beds by a date in the future whether it be 2030 or 2040 or much sooner.

The goals of the previous Master Plan were reviewed in the first workshop and were prioritized as follows:

1. Improve infrastructure/reduce energy
2. Improve food and laundry service
3. Reduce/improve movement between divisions, court, and healthcare
4. Replace obsolete facilities
5. Improve operational efficiency
6. Eliminate overcrowding/improve compliance
7. Improve classification

1. Improve Infrastructure/Central Plant

This was the top priority and was confirmed by a separate Site Energy Study including courts and jail. This Study confirmed the desirability of a central co-

generation plant servicing the full jail and court build-out on site. This plant is a critical element and should be raised above flood surge level (25').

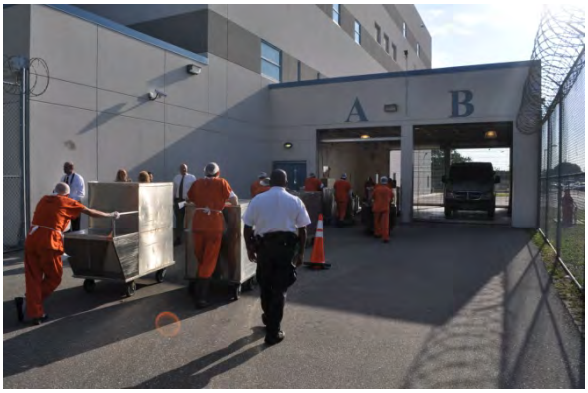
2. New kitchen and laundry facilities are also a high priority based on preliminary analysis of the existing facility assessments available. (See Analysis in Section 3). The buildings are among the oldest in the north division and are deteriorating.

Existing MSC Kitchen Interior

Exterior

In addition, the kitchen as a critical service is to be raised above flood surge levels (+25"). Although the north kitchen is the one that needs to be replaced, the new kitchen should be sized to serve the whole campus.

3. Movement between buildings and divisions are to be improved though the implementation of the Master Plan. Key links are laundry/kitchen to healthcare, laundry/kitchen to central division. Developing routes between south, central and the north campus to healthcare and court is an important priority.



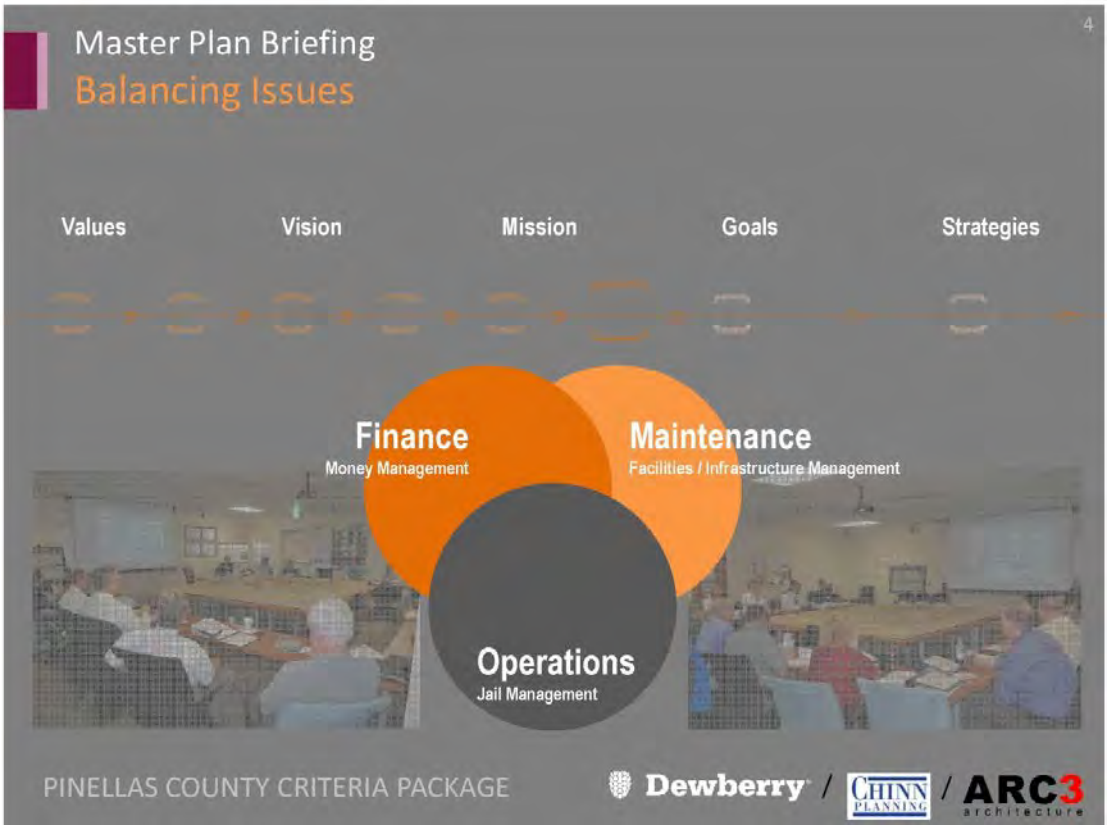
4. The Dewberry Team, although not specifically tasked with facility assessments, assembled information specifically for the kitchen and laundry to develop consensus on the need for replacement. We also analyzed and documented previous information evaluating the existing housing regarding age configuration and standard compliance issues.

5. Improved operational efficiency is an overriding factor in any Master Plan. Optimizing staff control positions and minimizing transportation officers is essential in maintain the existing staffing levels. Any new housing facility will need to be operated with the same level of staff; therefore, as new housing is developed, older and less efficient housing must be closed.

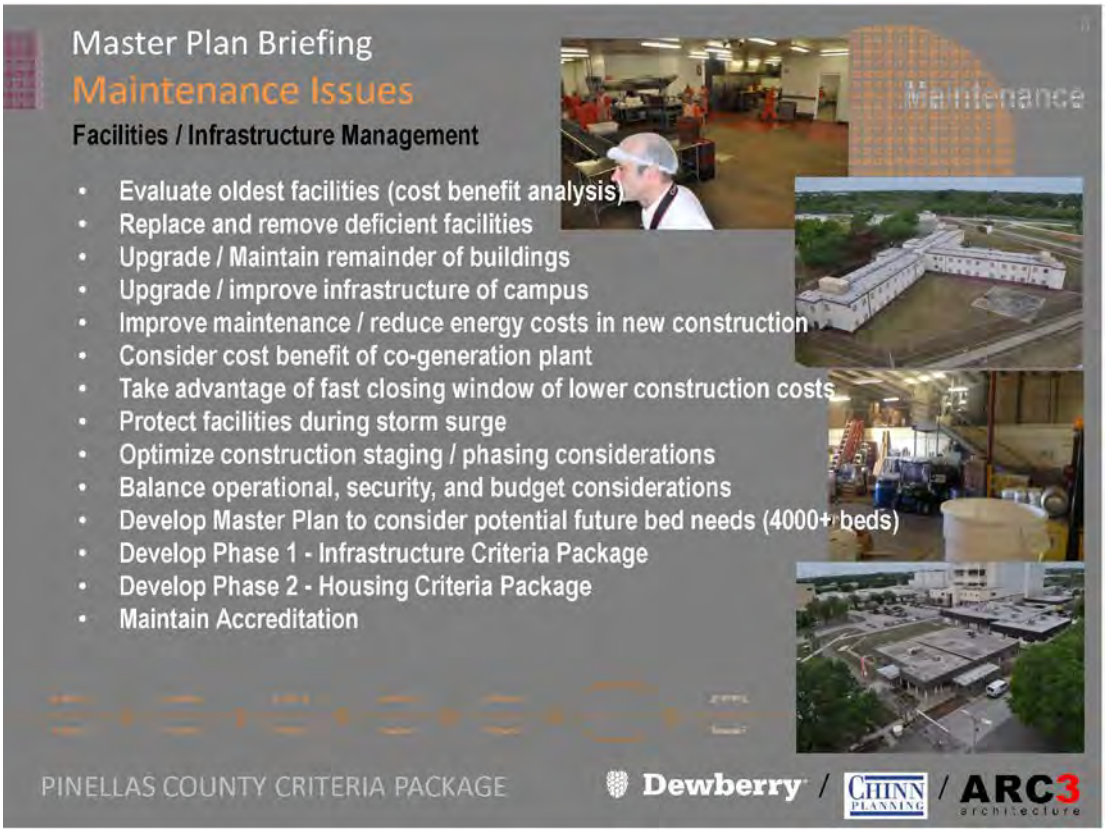
6. As a matter of necessity, over the past five years, when older, more problematic buildings have closed to reduce staff positions; existing housing units have been forced to absorb the beds causing severe overcrowding and compliance issues. Under the circumstances, the jail staff have responded remarkably well; however, it is important to have a Master Plan that systematically addresses the deficiencies and replaces the non-compliant beds.

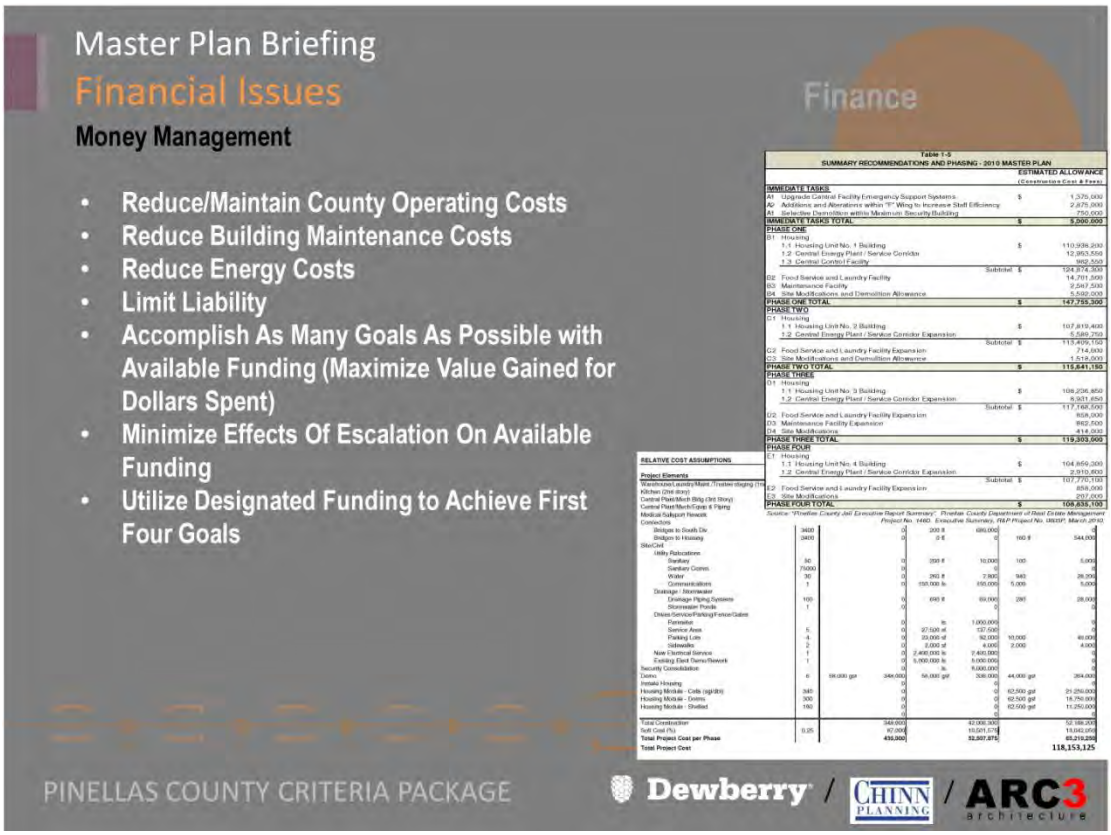
7. The Dewberry Team analyzed the classification and bed distribution and determined that the highest priorities across the campus are:
   - More single and/or double cells;
   - Consolidation of female housing; and
   - Juveniles held as adults

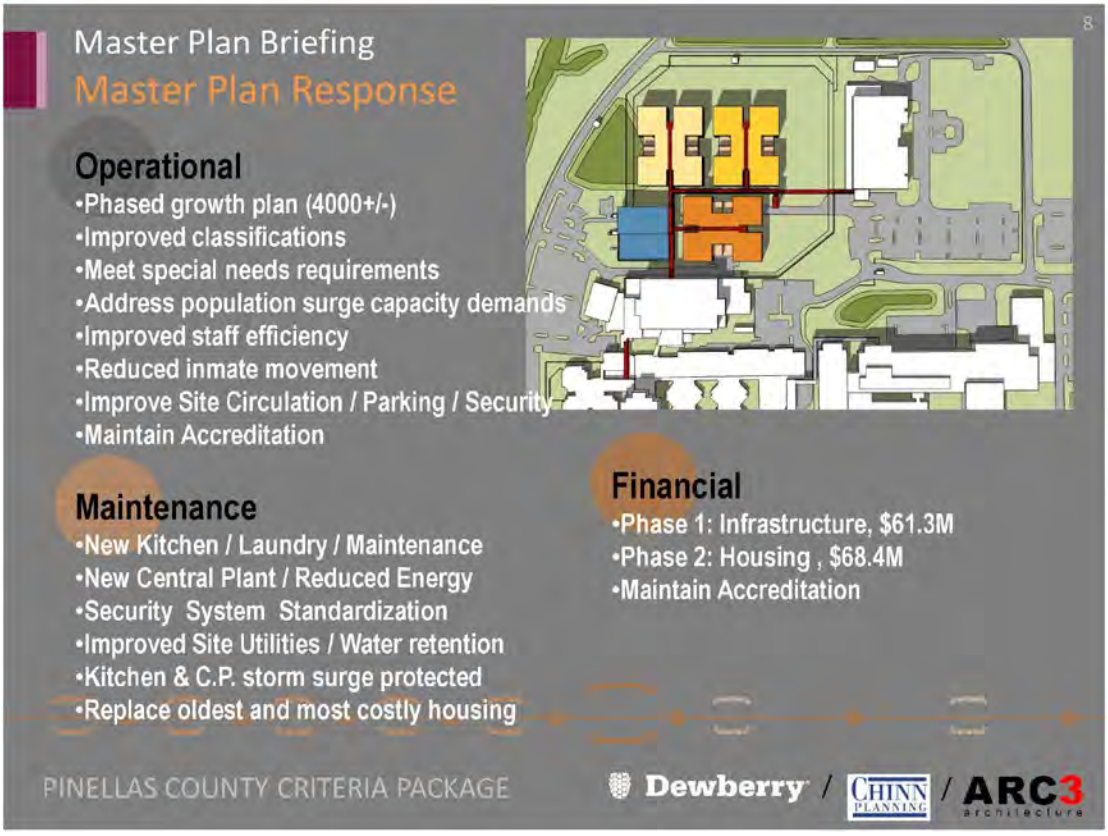
   Therefore, any housing modules added in the Master Plan needs to address these issues.



Master Plan Briefing
Operational Issues
Jail Management
Manage Inmate Population
Optimize staff utilization (at existing levels)
Provide safe & secure environment (staff and inmates)
Provide efficient & compliant food and laundry service
Provide court / health care transport / circulation
Provide perimeter security and site circulation
Maintain operations during construction
Maintain manageable degree of operations during storm surge
Maintain useable bed capacity at 3000+/-
Identify new housing needs
Identify additional "surge" bed capacity contingency plan
Provide for female / juvenile housing issues
Maintain inmate classification needs
Optimize operational efficiency
Identify future growth needs and changing conditions
Optimize staff parking
Maintain Accreditation
Operations
Pinellas County Sheriff's Office
Certificate of Reaccreditation
PINELLAS COUNTY CRITERIA PACKAGE
Dewberry / CHINN PLANNING / ARC3 architecture


Master Plan Briefing
Maintenance Issues
Facilities / Infrastructure Management
Evaluate oldest facilities (cost benefit analysis)
Replace and remove deficient facilities
Upgrade / Maintain remainder of buildings
Upgrade / improve infrastructure of campus
Improve maintenance / reduce energy costs in new construction
Consider cost benefit of co-generation plant
Take advantage of fast closing window of lower construction costs
Protect facilities during storm surge
Optimize construction staging / phasing considerations
Balance operational, security, and budget considerations
Develop Master Plan to consider potential future bed needs (4000+ beds)
Develop Phase 1 - Infrastructure Criteria Package
Develop Phase 2 - Housing Criteria Package
Maintain Accreditation
Maintenance
PINELLAS COUNTY CRITERIA PACKAGE
Dewberry / CHINN PLANNING / ARC3 architecture


Master Plan Briefing
Financial Issues
Money Management
Finance
• Reduce/Maintain County Operating Costs
• Reduce Building Maintenance Costs
• Reduce Energy Costs
• Limit Liability
• Accomplish As Many Goals As Possible with Available Funding (Maximize Value Gained for Dollars Spent)
• Minimize Effects Of Escalation On Available Funding
• Utilize Designated Funding to Achieve First Four Goals
PINELLAS COUNTY CRITERIA PACKAGE
Dewberry / CHINN PLANNING / ARC3 architecture


Master Plan Briefing
Master Plan Response
Operational
•Phased growth plan (4000+/-)
•Improved classifications
•Meet special needs requirements
•Address population surge capacity demands
•Improved staff efficiency
•Reduced inmate movement
•Improve Site Circulation / Parking / Security
•Maintain Accreditation
Maintenance
•New Kitchen / Laundry / Maintenance
•New Central Plant / Reduced Energy
•Security System Standardization
•Improved Site Utilities / Water retention
•Kitchen & C.P. storm surge protected
•Replace oldest and most costly housing
Financial
•Phase 1: Infrastructure, $61.3M
•Phase 2: Housing , $68.4M
•Maintain Accreditation
PINELLAS COUNTY CRITERIA PACKAGE
Dewberry / CHINN PLANNING / ARC3 architecture

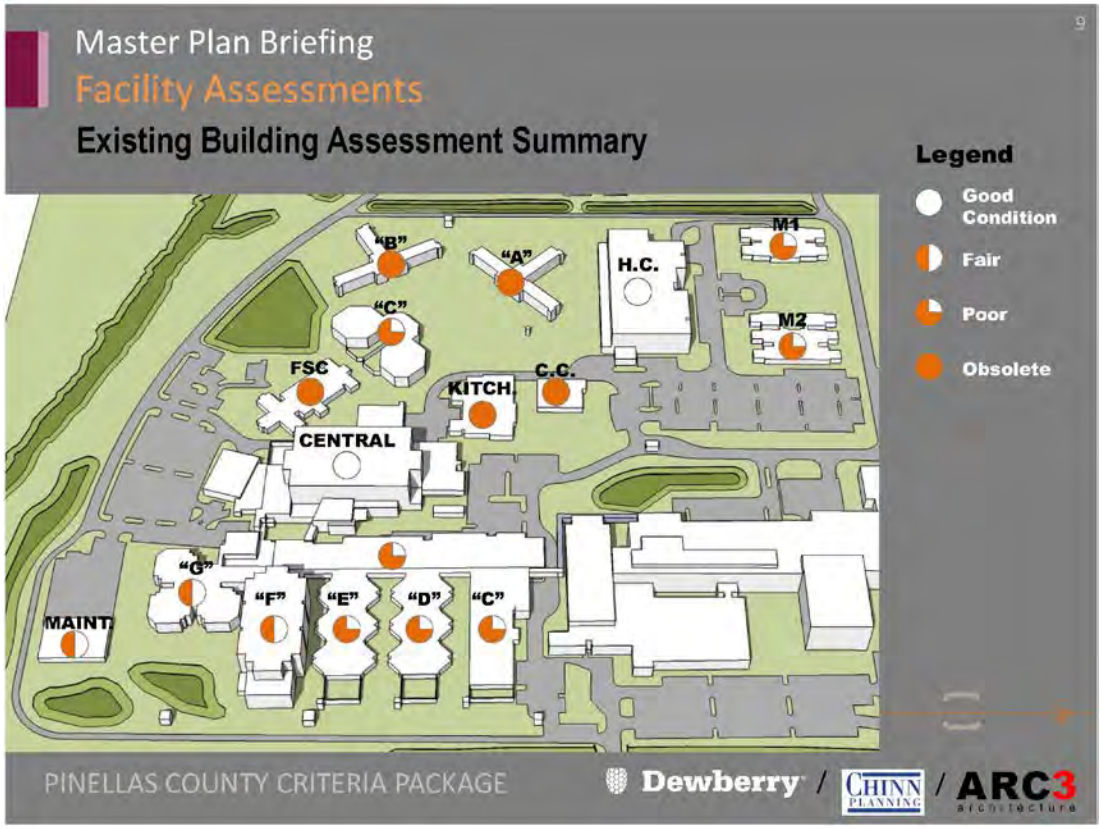
Section 3: Existing Facility Analysis

Section 3

1. Existing Facility Analysis

Introduction

The Dewberry Team, although not specifically tasked with facility assessments, assembled information specifically for the kitchen and laundry; but also analyzing the existing housing regarding age, configuration, and standards compliance. We have assembled the charts and reports which are the results of that analysis. Subsequently, the County has also hired an independent Consultant to assess the existing housing facilities.



KITCHEN/LAUNDRY REPORT

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Dewberry

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May 31, 2013

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 Kitchen and Laundry Assessments

Dear Mark:

Per your request, Dewberry Architects Inc. is pleased to present this Executive Summary and Recommendations for the Pinellas County Jail Kitchen and Laundry Assessments.

Methodology:

The design team, including architects, food service consultants, and mechanical & electrical engineers visited the kitchens and laundry multiple times and interviewed food service staff making visual assessments of building conditions. Facility Maintenance and PCSO staff accompanied the design team on all tours, pointing out areas requiring regular repair and Sheriff staffing concerns. The food service provider led one of the tours and listed areas of specific operational and safety concerns. Maintenance records over the last 5 years were reviewed, analyzed and categorized for spending patterns based on equipment, infrastructure and general maintenance. Original drawings and specifications were reviewed to determine the building code requirements in force during the original construction. Information obtained during the document review indicates that the buildings do not meet current wind loading requirements for hurricane force winds. Additionally, building finished floor elevations are all below established storm surge elevations, leaving them subject to flooding in the event of a major storm. The detailed evaluation was based on three areas: Infrastructure, Equipment and Safety.

Report Findings:

- South kitchen dock serves as receiving and distribution for both south and north kitchens. Access to, and depth of the dock, render it nearly inaccessible by semi-tractor-trailer trucks. This coupled with storage facilities that can accommodate only five to seven days worth of supplies, requiring multiple deliveries per week, does not allow the facility to take advantage of volume purchasing. Kitchen proper infrastructure is basically sound, however, the ceiling and floor are in need of replacement, as they do not meet current sanitation standards. The walls are structurally sound, but require extensive repair as there remain un-patched

holes from previous renovations and relocations of wall-mounted elements. Because the kitchen was constructed in 1985, there are too few prep sinks to meet current health department standards. Equipment, much of which dates back to the original construction, has reached the end of its useful life and needs to be replaced. The walk-in coolers and freezers are showing signs of serious deterioration. Locks and hinges are replaced on a regular basis; there is rust forming on interior galvanized steel surfaces; and the fact that the refrigerant used is no longer available indicate that these units must be replaced within a very short time frame. The major safety issue discovered is related to building wind loading and storm surge. This kitchen could be rendered useless in the event of a large storm. This kitchen is only large enough to feed those inmates housed in the South Division.

  - **Nearly 1,300 Work Orders** (excluding labor costs for County Maintenance staff) for service costs to outside vendors & parts over the last five years totals**: $228,561.45**
  - Work Order breakdown for routine maintenance, infrastructure, equipment and pest control are as follows:
    Maintenance: 34% (cleaning of vent hoods and grease traps)
    Infrastructure: 11%
    Equipment: 32%
    Pest Control: 14%

- North kitchen, built in 1978 with the original jail complex, is located in the center of campus and completely inaccessible to any form of delivery vehicle. Manual deliveries from the South Kitchen are standard, as the dock is exposed to weather and too low for any vehicular deliveries. Dock door openings have been fitted with vinyl strip curtains due to excessive maintenance on doors. This leads to both loss of conditioned air and rodent intrusion. The basic infrastructure is failing to the point that repair would shut down the use of the kitchen for the duration of any work done requiring food service to be outsourced for Central and North Divisions. Phasing is not a viable option. Much of the equipment has reached the end of its useful life or is configured such that it would not be beneficial for re-use. Safety issues include exposed electrical switching and conduits; food safety issues including mold; pests, and temperature; standing water; and unsanitary floor and ceiling conditions. This building is also vulnerable to inadequate wind loading design and storm surge.
  - **Nearly 4,000 Work Orders** (excluding labor costs for County Maintenance staff) for service costs to outside vendors & parts over the last five years totals**: $370,783.18**
  - Work Order breakdown for routine maintenance, infrastructure, equipment and pest control are as follows:
    Maintenance: 4% (cleaning of vent hoods)
    Infrastructure: 29%
    Equipment: 35%
    Pest Control: 32%

- Laundry, also built in 1978 was designed to serve 500 inmates. The infrastructure is inadequate on several levels. The physical building is not large enough to accomplish the work effectively. It is not conditioned, which leads to premature equipment failures. Additional storage is provided by large containers adjacent to the building. Boilers providing hot water to the machines require excessive maintenance, and parts are not readily available. Equipment is inadequate for the task, requiring 24 hour operation and additional inmate labor to meet the demand. The laundry is at grade rendering it useless in the event of a storm. Structural wind loading design is inadequate.
    - **Nearly 2,000 Work Orders** (excluding labor costs for County Maintenance staff) for service costs to outside vendors & parts over the last five years totals**: $190,825.88**
    - Work Order breakdown for routine maintenance, infrastructure, equipment and pest control are as follows:
      Maintenance: 1% (water recycling system and water treatment)
      Infrastructure: 58%
      Equipment: 16%
      Pest Control: 25%

Recommendations:

North Kitchen: Replacement

Laundry: Replacement

South Kitchen: Major renovation to occur after the replacement of the North Kitchen is complete.

We appreciate the opportunity to continue to work with you on this project. If you have any questions regarding this summary and recommendations, please call me.

Sincerely,

Dewberry Architects Inc.

Linda Bernauer

Linda Bernauer, AIA, NCARB, LEED AP
Project Manager

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PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

The following report includes findings from the design team including the Food Service and Laundry Consultants and architect. It also includes observations from the Sheriff's consultant for the project. A tour of all facilities was conducted on May 9, 2013. Issues and concerns are categorized as follows:

I Infrastructure related; anything related to the building or building operation including specific code requirements for kitchen and laundry operations
E Equipment related; anything related to the kitchen or laundry equipment
S Safety; anything related to Staff, Food Service Provider or Inmate health, sanitation or safety; including Disaster related issues.

The tour began at the South or Max Kitchen, progressed to the North or MSC Kitchen, and then to the Laundry. The South Kitchen, located in the first floor of F-Wing was built in 1985 and serves all of the housing and staff dining for South Division. The North or MSC Kitchen is the original kitchen built in 1978 with A & B Barracks, the Laundry and MSC Control when the Jail was first constructed. The following is a list of the team's findings at each location and recommendations for correction of the inadequacies noted. In addition, the team reviewed the July 2006 Food Service and Laundry Report. It was obvious from our observation that a number of the items identified in that report still exist, and in some cases have shown further deterioration.

SOUTH KITCHEN

The South Kitchen currently serves as receiving & distribution site for both South (Max) and North (MSC) kitchens. The dock is located on the south perimeter road within 30 feet of the perimeter fence line, restricting access by semi-tractor-trailer trucks making deliveries. The dock itself is very shallow, forcing the truck levelers to a steep incline. Storage facilities at this location hold approximately five to seven days worth of supplies. This requires two to three deliveries per week, and is too limited to take advantage of volume purchasing, thereby increasing food costs. There is a recurring problem with leaking inmate plumbing from above at the east side of the kitchen that has not been resolved. This kitchen has only been renovated to create a staff dining area and serving line. Almost all of the equipment is original to the 1985 installation, and has reached the end of its useful life. There have been nearly 1,300 work orders over the last five years, or approximately one every two days. Routine maintenance, including cleaning of the grease traps and vent hoods accounts for 43% of the work order costs; kitchen equipment repairs account for 32% of the work order costs; infrastructure repairs account for 11% of the work order costs; and pest control accounts for 14% of the work order costs. The dollar value of the work orders provided to us by Facility Maintenance is $228,561.45. These work orders include service costs to outside vendors and parts only, and do not include labor for County staff to complete the tasks.

Issues, concerns and recommendations for various portions of the South (Max) kitchen are listed below:

PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

DOCK & STORAGE FACILITIES

I Dock facilities are restrictive and limited depth for receiving semi/tractor trailers. Levelers with some vehicles are forced to an extreme incline.

South Kitchen dock truck area

South Kitchen dock depth

I Storage facilities hold approximately 5 to 7 days worth of supplies requiring two to three deliveries per week & too limited to allow the facility to take advantage of volume purchasing or inventory supplies for disaster planning.

RECOMMENDATION:

Maintain existing in place and build new dock in an accessible location.

WALK-IN COOLER & FREEZER UNITS

I, E Floors are unsealed concrete, and difficult to clean.

E Walk-ins are deteriorating badly. The galvanized surfaces on the ceiling and trim are rusting to the point of failure in some areas. Refrigeration coolant is still R-22, which is no longer available.

E, S Interior lighting does not meet current code and is inadequate.

E, S Doors do not seal properly, condensation and frost collects at openings. Hardware is too fragile for application and frequently replaced. Door openings are too narrow to receive pallet deliveries, forcing frozen and refrigerated product to stand in ambient temperatures during breakdown.

RECOMMENDATION:

Replace units with renovation of entire kitchen.

GENERAL KITCHEN AREAS

I Indications of slab settling, tile deterioration, particularly in wet areas. This is potentially a structural problem that may not be able to be resolved with renovation. The condition needs to be monitored on a yearly basis.

PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

I Prep sink area needs to be taken off-line and completely renovated.

I, S Hot water heater exposed and subject to tampering.

I Frequent leaks into some areas of the kitchen from sewer lines above.

I Beverage mixing area is unsanitary with rough concrete floor and rotting wooden curbing.

South Kitchen beverage mixing area

I, S Exposed electrical panels are subject to tampering.

E Existing dish-washing equipment has reached the end of its useful life. Maintenance has scheduled the machine for replacement this year.

E Remainder of equipment package is approaching the end of its useful life and will have to be systematically replaced.

I, E Staff serving line needs to be upgraded with a grill area similar to North kitchen.

I, E Tray-up design is not efficient with limited space; equipment constantly needs to be repaired.

I Ceiling grid is rusting and scheduled for replacement; however, lay-in ceiling is not recommended and replacement with hard ceiling is suggested.

South Kitchen ceiling grid

PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

I, S Exposed concrete and holes in walls pose sanitation issues.

E Hood systems are not efficient resulting in a loss of conditioned air to the environment and higher utility bills. Additionally grease is not captured effectively resulting in grease (vapor and particles) remaining in the building and being distributed through the HVAC system.

I South kitchen slab is almost a slab on grade condition vulnerable to flooding.

I, S The building was built in 1985 prior to the adoption of Miami-Dade hurricane wind standards, which were incorporated into the 2004 version of the Florida Building Code. The structure is subject to serious damage in the event of a storm.

ITEMS FROM THE 2006 REPORT THAT HAVE NOT BEEN ADDRESSED:

- Hot water system has not been repaired/upgraded to accommodate the hot water sanitizing dish machine resulting in failed Health Inspection (due to low water temperature)
- Cracked and missing quarry tile (noted above)
- Inadequate floor drainage (noted above)
- Inadequate grease capture due to ventilator design (noted above)
- Corrosion on shelving units

RECOMMENDATIONS:

Major renovation to repair the infrastructure above and below prior to systematically replacing equipment and reconfiguring it to provide more efficient operation, thus requiring less inmate labor. Wall, floor and ceiling construction needs to be addressed and replaced with more durable materials. Structure needs to be monitored regularly for settling issues. This is the same recommendation that was made in the July, 2006 report, however, is now more critical because infrastructure issues as well as equipment replacement need to be addressed.

NORTH KITCHEN

The North (MSC) Kitchen, as stated above, is the original kitchen built in 1978. It has undergone several major renovations over the years including an addition in 2005 to add space for new refrigerators and freezers. The location of this kitchen, in the center of the jail campus prevents access to deliveries from outside vendors. Construction of the existing dock, exposed to weather, is too low for receiving supplies from vehicles of any kind. Deliveries to this kitchen are made via pick-up truck or van from the south kitchen and unloaded by hand through double doors on the north side of the kitchen addition; a very inefficient and labor intensive operation. Dock door openings have been fitted with vinyl strip curtains due to regular damage occurring to standard dock doors. While the vinyl strip curtains provide some barrier to the exterior, the opportunity for both energy loss and rodent entrance is great. The existing kitchen configuration, including placement of electrical feeders and panels does not allow for effective renovation to open up

space for effective visual surveillance or efficient kitchen operation. There have been nearly 4,000 work orders for this kitchen over the last five years or approximately 2 per day. The dollar value for these work orders is $370,783.18 for services and parts, with no County labor factored in. Routine maintenance, including cleaning of the vent hoods accounts for 4% of the work order costs; kitchen equipment repairs account for 35% of the work order costs; infrastructure repairs account for 29% of the work order costs; and pest control accounts for 32% of the work order costs.

Issues, concerns and recommendation for various portions of the North (MSC) kitchen are listed below:

DOCK & STORAGE FACILITIES

I Dock facilities are exposed to the weather, too low and inaccessible for receiving semi/tractor trailers. (Their location on the site is also inaccessible to any outside delivery service).

I, S Deliveries from South Kitchen must be unloaded by hand at street level and taken piecemeal into the respective storage areas. Perishable goods are subject to higher ambient air temperatures than recommended for a longer period of time.

North Kitchen loading area

E Walk-in storage is in slightly better condition than South, but is operating on the same refrigerant as that used at South Kitchen which is unavailable for recharge.

I Door access to dock is through vinyl strip curtains resulting in loss of conditioned air from the entire kitchen.

RECOMMENDATION:

Building replacement in a location able to receive adequate deliveries and provides adequate storage for food and supplies to take advantage of volume purchasing. Dock reconfiguration cannot be resolved with renovation. The location of the kitchen does not allow for outside

deliveries. Walk-in refrigeration units must be replaced because of the lack of availability of refrigerant for recharge.

GENERAL KITCHEN AREAS

I, S Entire layout of kitchen is fragmented; placement of production areas is disjointed, difficult to monitor, remote from storage and support, and impossible to manage/staff efficiently.

I Restricted hallway and door openings require the use of smaller carts to move food items; inefficient operation.

I, E Tray assembly area is single line with limited back-up support. This contributes to delays in tray prep leading to ultimate delays in delivering food to inmates within the recommended 'safe' time.

I, E, S Kitchen location/physical characteristics/delivery logistics relative to housing units and healthcare make it difficult to deliver trays within the 45 minute safe food transportation timeframe. Food carts weigh 900 lbs empty, and are extremely difficult to push up the ramp to Central full.

I Steam boilers are subject to frequent shut down resulting in disruption in food service.

I, S Electric shut offs are exposed in dish room. Dish room is not heated or air-conditioned posing additional stress on equipment, encouraging mold and mildew growth on surfaces; extreme temperatures and humidity prevent trays from drying adequately.

I, S Numerous utilities (electrical switches & boxes, gas connections, etc.) are exposed in production space.

E, S Hood over staff grill is not code compliant.

E, I Hood design and construction results in the loss of conditioned air to the exterior rendering the HVAC to the space as inadequate.

I, S Entire kitchen floor is riddled with rough concrete patching where slab has been trenched to repair faulty drain system. (As a result of health department concerns, a work order for floor replacement in the amount of $189,000 has been issued. However, the kitchen cannot be shut down for the length of time necessary to make the repairs without serious disruption of meal schedules. This money can better be used toward new construction).

PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

North Kitchen floor issues

I, S Abandoned drain locations create a pond effect which traps water, most noticeably under ovens.

I, S Hard ceiling is showing areas of cracking, peeling, and sagging suggesting replacement is necessary.

I Ice machine alcove and placement of machines provides opportunity for inmates to hide contraband.

I, S A perpetual mold issue as a result of insufficient space conditioning, is present in the kettle alcove and is not able to be resolved with constant cleaning.

I Food delivery to C-Barracks and Healthcare is exposed to weather.

I, S Exterior staging area for food carts to C-Barracks & Healthcare is very congested during feeding times; there is often vehicle movement occurring at the same time and location as inmate food delivery movement.

I, S The building was built in 1978 prior to the adoption of Miami-Dade hurricane wind standards, which were incorporated into the 2004 version of the Florida Building Code. The structure is subject to serious damage in the event of a storm.

RECOMMENDATION:

Building Replacement: While some of the deficiencies may be remedied through renovation, the process would require full shut-down of the kitchen for nine months to a year while the renovation is in process. Renovation will not address issues that are location based such as receiving deliveries and distributing meals in a timely manner. Nor will it address storm safety and code issues.

PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

LAUNDRY

The laundry is part of the original jail complex constructed in 1978, and designed to serve approximately 500 inmates instead of the nearly 3,000 inmates it currently serves. As a result the operation is required to run 24 hours a day, six days a week, and 16 hours a day on Sundays. Because of the large numbers of inmates required to staff both kitchens, the available inmates per shift working in the laundry include four sentenced trustees and 10-12 non-sentenced felons; which has led to additional vandalism to the machines. The building is not air conditioned putting additional stress on already hot operating machines resulting in excessive breakdowns. Additional storage is provided by large containers located adjacent to the laundry building and restrict vehicular and inmate circulation in the area. There have been over 2,000 maintenance work orders for the laundry over the last 5 years for an average of more than one per day. The dollar value of the work orders provided to us by Facility Maintenance is $190,825.88. These work orders, as those provided for the kitchens, include service costs to outside vendors and parts only, and do not include labor for County staff to complete the tasks. Routine maintenance, including maintenance and parts for the water recycling system and water treatment accounts for 1% of the work order costs; laundry equipment repairs account for 16% of the work order costs; infrastructure repairs account for 58% of the work order costs; and pest control accounts for 25% of the work order costs.

Issues, concerns and recommendation for various portions of the Laundry are listed below:

I Building is not air conditioned resulting in excessive heat buildup in machines and maintenance issues.

E Laundry and Infrastructure (i.e. boilers) Equipment is old and parts are not readily available. Lead time for parts can be six months or longer.

E Currently, there is one washer/extractor down; at times 2-3 are down.

Disabled washer

E, S Operation runs 24 hours/3 shifts per day six days a week and 16 hours/2 shifts on Sundays; processing 80 to 100 loads per day.

PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

E, S Operation staffed by approx. 15 inmates per shift (10-12 Non-sentenced felons + 4 Sentenced trustees)

I Storage space is insufficient; portable container storage units are currently being used that add to the congestion in the area between the kitchen and laundry buildings.

Laundry storage container

I, S Building floor is at pavement level; susceptible to flooding in the event of a hurricane.

Building floor at pavement level

I, S The building was built in 1978 prior to the adoption of Miami-Dade hurricane wind standards, which were incorporated into the 2004 version of the Florida Building Code. The structure is subject to serious damage in the event of a storm.

PINELLAS COUNTY JAIL KITCHEN/LAUNDRY CONDITION REPORT

May 22, 2013

RECOMMENDATIONS:

Building Replacement: Operation is very labor intensive because equipment is inadequate for the quantity of laundry. The building is not air-conditioned, contributing to machine failures because of excessive heat. Inmate vandalism contributes to machine failures. Existing building is not large enough to house current operation or new equipment necessary for an efficient operation; nor is it compliant with current Florida Building Code requirements for wind resistance.

CENTRAL ENERGY PLANT REPORT

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PINELLAS COUNTY JUSTICE CENTER

14400 49th St. N.
Clearwater, Florida 33762

NEW CENTRAL ENERGY PLANT

Prepared by:

Carmine Rende, Jr., PE
Lawrin T. Ellis, PE
TLC Gulf Coast Operations

TLC No. 712048

Date: August 16, 2013

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

August 16, 2013

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August 16, 2013

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ENGINEERING FOR ARCHITECTURE

August 16, 2013

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

Re: Pinellas County Jail Infrastructure Upgrade
Central Energy Plant Feasibility Study

Dear Mr. Pistillo:

Per the request of the County, TLC Engineering for Architecture, Inc. (TLC) is pleased to submit this Executive Summary and Recommendations for the consolidated Central Energy Plant for the Pinellas County Jail Infrastructure Upgrade and County Justice Center integration.

Purpose and Methodology:

The purpose of the study was to analyze the feasibility of a new Central Energy Plant (CEP) at the Pinellas County Justice Center site located at 14400 49th Street N., Clearwater, Florida. The focus considered long-term option of combining four existing chilled water cooling plants at the site, a review of four alternate locations for the combined energy plant, and combined plant equipment options. The design team, including the architects, mechanical & electrical engineers, along with facilities personnel toured the existing energy plants throughout the facility multiple times noting the equipment age while making visual assessments of equipment conditions. Along with the site observations, the detailed evaluation included the following considerations:

a. An analysis based on owner's experience and past year of utility company bills, to determine campus predicted cooling load profiles;
b. A study of two of the most feasible CEP location options;
c. A life cycle cost analysis of the CEP equipment location options;
d. An option that considers a static ice thermal energy storage system for a central chilled water plant;
e. An option that considers on site generation of all site electricity;
f. Opinions of probable construction costs for all options considered;
g. Construction phasing schedules of all options that considers disruption of personnel and operations and maintenance costs;
h. An option that considers a water ground source system to supplement cooling tower makeup water usage;
i. An option that considers a photo-voltaic system to supplement electrical power usage;
j. Estimated cost avoidance associated with maintenance replacement of the existing equipment.

Report Findings:

The main campus cooling systems are characterized by four separate water cooled chiller plants. Two plants are located within the jail facility's secured perimeter (Healthcare Building and Central Intake and South Buildings) and two are located outside of the perimeter (State Attorneys Building and County Justice Center). Of the eight centrifugal water-cooled chillers currently on the campus, four are beyond or are approaching service replacement, two are beyond their mid-operation life, and two are relatively new.

TLC – ENGINEERING FOR ARCHITECTURE℠
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Phone 813.637.0110 www.tlc-engineers.com Fax 813.637.0013

Mark Pistillo
Pinellas County Jail Infrastructure Upgrade – Central Energy Plant Feasibility Study
August 16, 2013
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- The Healthcare Building houses a cooling plant consisting of a single 500-ton centrifugal water-cooled chiller with matching stainless-steel cooling tower. Both are approximately 6 years old. The plant serves the Healthcare Building, Mini 1 and Mini 2 buildings, and the Sheriff Administration (SASB) building.
- The Central Intake Building houses a cooling plant consisting of two (2) 800-ton dual-core centrifugal water-cooled chillers with matching stainless-steel cooling towers. The chillers and cooling towers are approximately 15 years old. The plant currently serves Central Intake as well as the maximum security facility and wings A thru G, and Barracks A, B & C. This plant also serves as a backup to the plant in the Healthcare Building via existing underground piping which extends and connects to the Healthcare Building chilled water distribution piping.
- The State Attorneys building houses a cooling plant that consists of two centrifugal water-cooled chillers with matching stainless-steel cooling towers. The newest chiller has a cooling capacity of 400 tons and has been in operation approximately 10 months. The older chiller has a cooling capacity of 285 tons and was manufactured in 1981.
- Equipment Summary - County Justice Center (CJC) houses a cooling plant that consists of three centrifugal water-cooled chillers with matching stainless-steel cooling towers. The cooling plant that serves the CJC building only and consists of three chillers at approximately 400-tons cooling capacity each. The chillers were manufactured in 1994.

Costs Estimates Summary

The life cycle cost analysis (LCCA) summarizes and confirms that the most feasible central cooling and heating plant for the complex is a central combined heating, cooling and power (cogeneration) plant. This consideration is based on the inevitability of the four existing satellite cooling plants exceeding their life cycle expectancy and the need for complete equipment replacement.

Plant Type 1: Centralized Energy Plant with Cogeneration	
Estimated Full Build-out Cost	$22,464,000
25-Year LCCA	$36,728,649
40-Year LCCA	$38,598,654

Plant Type 2: Centralized Energy Plant with Conventional Cooling	
Estimated Full Build-out Cost	$13,569,000
25-Year LCCA	$39,273,752
40-Year LCCA	$42,851,397

Plant Type 3: Centralized Energy Plant with Conventional Cooling and TES	
Estimated Full Build-out Cost	$16,811,400
25-Year LCCA	$41,969,827
40-Year LCCA	$45,271,472

The LCCA predicts that the cogeneration option is the most feasible and provides the lowest 25 year life cycle cost of $36,728,649 when compared to the life cycle cost of $39,273,752 for a conventional cooling central plant without thermal energy storage (TES), a life cycle cost difference of $2,545,103. This cost difference rises to $4,252,743 over a 40 year life cycle. Costs summaries are provided below.

Cost Comparison (Difference is Cogeneration – Conventional Cooling)

Plant Type	Cogeneration	Conventional Cooling	Difference
Build-out Cost	$22,464,000	$13,569,000	$8,895,000
25-Year LCCA	$36,728,649	$39,273,752	-$2,545,103
40-Year LCCA	$38,598,654	$42,851,397	-$4,252,743

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

August 16, 2013

I. Purpose

The purpose of this report is to analyze the feasibility of a new Central Energy Plant (CEP) at the Pinellas County Justice Center site located at 14400 49th Street N., Clearwater, Florida. The focus of the report is to study long-term option of combining four existing chilled water cooling plants at the site, a review of four alternate locations for the combined energy plant, and combined plant equipment options. The report includes the following:

a. A site survey and report of the four existing cooling plants;
b. An analysis based on owner's experience and past year of utility company bills, to determine campus predicted cooling load profiles;
c. A study of two of the most feasible CEP location options;
d. A life cycle cost analysis of the CEP equipment location options;
e. An option that considers a static ice thermal energy storage system for a central chilled water plant;
f. An option that considers on site generation of all site electricity;
g. Opinions of probable construction costs for all options considered;
h. Construction phasing schedules of all options that considers disruption of personnel and operations and maintenance costs;
i. An option that considers a water ground source system to supplement cooling tower makeup water usage;
j. An option that considers a photo-voltaic system to supplement electrical power usage;
k. A site survey and summary all existing hot water heating systems usage and the feasibility of creating a single central hot water heating plant.

II. Existing Systems

a. Chilled Water Cooling Systems

The main campus cooling systems are characterized by four separate water cooled chiller plants. Two plants are located within the jail facility's secured perimeter (Healthcare Building and Central Intake and South Buildings) and two are located outside of the perimeter (State Attorneys Building and County Justice Center). Of the eight centrifugal water-cooled chillers currently on the campus, four are beyond or are approaching service replacement, two are beyond their mid-operation life, and two are relatively new.

1. Healthcare Building – Figure 1, A

   i. Equipment Summary - The existing Healthcare Building houses a cooling plant consisting of a single 500-ton centrifugal water-cooled chiller with matching stainless-steel cooling tower. The chiller is manufactured by Carrier, Inc. Both are approximately 6 years old. The plant serves the Healthcare Building, Mini 1 and Mini 2 buildings, and the Sheriff Administration (SASB) building.

   ii. Life Expectancy – The nominal life expectancy of centrifugal water-cooled chillers is approximately 25 years. Life expectancy of stainless steel towers is approximately 30 years. Based on the age of the existing equipment and assuming it is maintained in accordance with the manufacturer's maintenance instructions, the plant should remain in operating condition for another 20 years.

   iii. Recommendations – For long-term planning, the Healthcare plant is capable of remaining in service until the final campus build-out per the Master Plan. Providing a cross-connection to a centralized CEP will allow the Healthcare plant to provide redundancy during campus build-out.

2. Central Intake and South Building – Figure 1, B

   i. Equipment Summary - The Central Intake Building houses a cooling plant consisting of two (2) 800-ton dual-core centrifugal water-cooled chillers with matching stainless-steel cooling towers. The chillers are manufactured by McQuay. The chillers and cooling towers are approximately 15 years old. The plant currently serves Central Intake as well as the maximum security facility and wings A thru G, and Barracks A, B & C. This plant also serves as a backup to the plant in the Healthcare Building via existing underground piping which extends and connects to the Healthcare Building chilled water distribution piping.

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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ii. Life Expectancy – The nominal life expectancy of centrifugal water-cooled chillers is approximately 25 years. Life expectancy of stainless steel towers is approximately 30 years. Based on the age of the existing equipment and assuming it is maintained in accordance with the manufacturer's maintenance instructions, the plant should remain in operating condition for another 10 years.

iii. Recommendations – For long-term planning, the Central Intake and South Building plant is capable of remaining in service during the initial campus build-out per the Master Plan. The plant can also provide cooling capacity redundancy for a centralized plant during CEP expansion.

3. State Attorneys Building – Figure 1, C

i. Equipment Summary - The State Attorneys building houses a cooling plant that consists of two centrifugal water-cooled chillers with matching stainless-steel cooling towers. The newest chiller, manufactured by York, has a cooling capacity of 400 tons. The York chiller has been in operation approximately 10 months. The older chiller, manufactured by Carrier Corporation, has a cooling capacity of 285 tons. The Carrier chiller was manufactured in 1981 and is currently 32 years old. The York chiller operates primarily in summer when outside air temperature exceeds 80°F. The Carrier chiller operates when outside air temperature is below 80°F.

ii. Life Expectancy – The nominal life expectancy of centrifugal water-cooled chillers is approximately 25 years. Life expectancy of stainless steel towers is approximately 30 years. Based on the age of the existing equipment and assuming it is maintained in accordance with the manufacturer's maintenance instructions, the York chiller should remain in operation for another 23 – 25 years. The Carrier machine, however, is ready for replacement.

iii. Recommendations – For long-term planning, the State Attorneys building plant is capable of remaining in service during the entire campus build-out per the Master Plan. The York chiller has capacity to provide cooling for the planned expansion of approximately 50,000 square feet. However, the plant has marginal redundant capacity should the York machine fail. To provide cooling redundancy, the plant should be tied into a centralized plant, thereby allowing the Carrier machine to be taken out of service.

4. County Justice Center – Figure 1, D

i. Equipment Summary - County Justice Center (CJC) houses a cooling plant that consists of three centrifugal water-cooled chillers with matching stainless-steel cooling towers. The cooling plant that serves the CJC building only and consists of three Snyder General chillers at approximately 400-tons cooling capacity each. The chiller serial numbers indicate that they were manufactured in July, 1994.

ii. Life Expectancy – The nominal life expectancy of centrifugal water-cooled chillers is approximately 25 years. Life expectancy of stainless steel towers is approximately 30 years. Based on the age of the existing equipment and assuming it is maintained in accordance with the manufacturer's maintenance instructions, the plant is approaching normal maintenance replacement.

iii. Recommendations – Since the equipment is nearing the end of its normal operational life, as an alternate to replacing the equipment in situ, the County Justice Center plant can be tied into a centralize chiller plant as part of the initial plant build-out during Phase I of the campus Master Plan design and construction.

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

August 16, 2013

Figure 1. Existing energy plant locations.

Photos 1 and 2. 500-ton water-cooled chiller and cooling tower at Healthcare.

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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Photos 3 and 4. 800-ton chillers in Central Intake plant.

Photo 5. 285-ton Carrier chiller.

Photo 6. 400-ton York chiller.

Photos 7 and 8. 400-ton chillers at the County Justice Center plant.

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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b. Water Heating Systems (Excluding Heating Hot Water)

1. Overview of Existing Systems – A study and life cycle analysis previously performed recommended that heating for campus HVAC systems be provided through electric strip heat. With the exception of a few areas in Central Intake and South, heating hot water systems throughout the remaining campus have been removed replaced with electric strip heat. Since current maintenance plans include the complete removal of heating hot water systems, these systems are excluded from the centralized plant study. The main campus domestic water heating systems, serving campus laundry, food service, showers, etc., are characterized by individual heating systems located throughout the campus. A summary of the existing systems is provided below.

County Justice Center Building
The existing County Justice Center building (CJC) houses a heating plant that serves the CJC building only. The plant consists of four (4) Precision Co. water heaters. WH-1 serves the kitchen and has a heating capacity of 800 Mbh. WH-2 & 3 serve other hot water needs and have a heating capacity of 800 Mbh each. WH-4 has a heating capacity of 1,670 Mbh.

Central Intake and South Buildings
The existing Central/Intake and maximum security facility and wings A thru G house a combination of 14 various sized boilers and heaters including Cleaver-Brooks, Rite & Aldrich boilers and Patterson-Kelly heaters manufactured between 1988 and 2008. The average expected boiler life is 23 years; the oldest boiler or heater is 25 years old and replacement parts are difficult to obtain.

2. Water Heating Equipment Locations and Equipment Data

i. Location: Detention/Medium Security/Laundry

Equipment: Patterson-Kelly Model N1700-2 plus Storage Heater
Serial Number/Year of Manufacturer: CK21-98-9104/199

ii. Location: Detention/Women's Maximum Security Facility (FSC)

Equipment: Patterson-Kelly Model N900
Serial Number/Year of Manufacturer: AU/44-88-0494/1988
This facility is no longer in use.

iii. Location: Detention/Central Division

Equipment: Patterson-Kelly Model N900 plus storage heater
Serial Number/Year of Manufacturer: AK20-98-8989/1998

Equipment: Rite Hot Water Boiler Model 300 WG
Serial Number/Year of Manufacturer: 26589/1998

Equipment: Rite Hot Water Boiler Model 300 WG
Serial Number/Year of Manufacturer: 26588/1998

iv. Location: Detention/Medium Security North Kitchen (Steam Kettles)

Equipment: Cleaver-Brooks Boiler Model CFH 7005015 ST Clear Fire (Steam)
Serial Number/Year of Manufacturer: MB1545/2008

Equipment: Cleaver-Brooks Boiler Model CFH 7005015 ST Clear Fire (Steam)
Serial Number/Year of Manufacturer: MB1546/2008

v. Location: Detention/Maximum Security F Wing Kitchen

Equipment: Cleaver-Brooks Boiler Model FLX700-300 Hot Water
Serial Number/Year of Manufacturer: BT-7132/2000

vi. Location: Detention/Maximum Security South Kitchen (Steam Kettles)

Equipment: Aldrich LP Steam Model HF-1250
Serial Number/Year of Manufacturer: 96E-7394/1998

Equipment: Aldrich LP Steam Model HF-1250
Serial Number/Year of Manufacturer: 99E-7789/1999

vii. Location: Detention/Phase I

Equipment: Patterson-Kelley Model N700
Serial Number/Year of Manufacturer: AA46-88-0529/1988

viii. Location: Detention/Phase II

Equipment: Patterson-Kelley Model D1000
Serial Number/Year of Manufacturer: AS39-05-28554/2005

ix. Location: Detention/Healthcare

Equipment: Patterson-Kelley Model N700
Serial Number/Year of Manufacturer: AR36-05-28553/2005

Equipment: Patterson-Kelley Model N700
Serial Number/Year of Manufacturer: AR36-05-28555/2005

3. Recommendations – Newer water heating equipment in kitchen and laundry areas slated for replacement during Phase I of the campus Master Plan should be evaluated for relocation to the new facilities. Water heating equipment nearing the end of it's operational life expectancy (approximately 23 years for gas-fired equipment and 15 years for electric equipment) should be replaced. Alternately, a centralized energy plant with cogeneration and corresponding capability of generating much of the facility's water heating may be considered along with campus hot water distribution piping.

III. Central Energy Plant Analysis

a. Considerations:

The planned modernization of the Pinellas County Justice Center complex, with its many classifications of buildings and facilities dispersed throughout the site, is especially suited for a central cooling (and potentially domestic water heating) plant in one location in lieu of the four existing remote stand-alone satellite plants.

The single 500-ton chiller in the Healthcare building (Figure 1, A) is approximately 6 years old. Emergency backup for the Healthcare building, should its single chiller fail, is from site chilled water piping connections delivered by the Central/Intake plant.

The Central Intake chiller plant (Figure 1, B) houses two 800-ton each chillers which are approximately 14 years old and nearing the end of their useful life. Simultaneous failure of one of the chillers in the Central Intake building compromises cooling redundancy for all of the buildings within the secured perimeter.

The older Carrier 285-ton chiller in the State Attorney building cooling plant (Figure 1, C) is 32 years old and at the end of its useful life. The newer 400-ton York chiller in the plant is less than 1 year old. If the 285 ton chiller fails, the 400 ton chiller must provide all cooling, which depending on the season, may not be adequate.

Similar to the chillers in the Central Intake plant, simultaneous failure of one of the three 400-ton chillers in the County Justice Center cooling plant (Figure 1, D) that are 19 years old compromises building cooling redundancy.

1. Existing and Anticipated Loads –

The closed Female Housing (FSC) building, existing Food Service Building, Central Control Building, Facility-Maintenance Building and the western portion of the Sheriff-Administration Building (SASB) are all supplied by low tonnage direct expansion type refrigerant cooling systems.

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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Table 1. Deleted Chilled Water Cooling Loads

Location	Load, Tons
A Barracks	75
B Barracks	75
C Barracks (Presently Occupied)	60
Mini 1	50
Mini 2	67
Removed Chilled Water Load	327

Table 2. Projected Chilled Water Cooling Loads (Includes Full Campus Build-out)

Location	Load, Tons
Sheriff Administration (Eastern Portion)	71
Central Intake	400
A Wing	115
B Wing	30
C Wing	87
D Wing	64
E Wing	64
F Wing	148
G Wing	100
Healthcare	480
County Justice Center (Including Future Expansion)	1,000
State Attorneys Building (Including Future Expansion)	400
New Kitchen/Laundry/Maintenance/CEP	300
Future Housing	1,700
Projected Campus Chilled Water Load	4,959
Final Projected Campus Chilled Water Load - 10% Diversity	4,463

2. Advantages of a Centralized Energy Plant for this site include:
   - i. Utilization of multiple fuel sources provides flexibility and leverage when purchasing fuel;
   - ii. Use of larger and fewer pieces of equipment reducing the facility's overall operating and maintenance costs;
   - iii. Fewer restrictions on servicing accessibility;
   - iv. Simplified and cost effective implementation of energy management strategies;
   - v. Fewer replacement parts
   - vi. Better overall part-load capability and efficiency;
   - vii. Campus-wide redundancy for maintaining cooling;
   - viii. Ease of staging equipment to match the actual load;
   - ix. Economical expansion to accommodate future growth;
   - x. Isolation of major noise-producing equipment;
   - xi. Cooling tower fogging issues and plant emissions are centralized allowing more economical solutions;
   - xii. A central partial thermal energy storage system can be utilized taking advantage of operating chillers at their highest efficiencies and reducing loads during periods of high demand;
3. Disadvantages of a Central Energy Plant at this site include:
   - i. Potential long lead times for manufacture and delivery of equipment;
   - ii. Requires an extensive pipe distribution system increasing first costs;
   - iii. System control logic may be more complex;
   - iv. Requires a new facility specifically designed for the centralized plant.

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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b. Location Assessments

1. Options

i. Alternate Locations and Rankings – Four locations around the campus were evaluated as potential sites for construction of a centralized energy plant. Those locations included the following:

1. In front of the Criminal Justice Center (South Central)
2. Co-located with Existing Facilities Building (South)
3. On the Site of the current unoccupied Female Housing adjacent to Central Intake (West)
4. North Campus (Location noted in the March 2012 Master Plan)

Figure 2. Alternate Centralized Energy Plant Locations

The two locations considered to be most conducive to a centralized energy plant were locations 3 and 4 as listed above. Locations 1 and 2 were ultimately rejected by the review team. Considerations that resulted in eliminating those sites follow.

ii. Disadvantages of South Central Location

1. Location is adjacent to a site storm water retention basin and was rejected by the team;
2. Location is too close to the State Attorney Building and court room views;
3. The area around the CEP location is heavily installed with underground utilities making any new piping installation difficult;
4. Location is further away from the planned new Phase 1 construction;
5. Location requires more underground piping to get to the Central Intake plant and main piping.

i. Disadvantages of South Location

1. Location is within a site retention basin;
2. Location has only the minimal area required for a cooling plant only and not enough area for a cogeneration plant;
3. Location and allowable CEP area will not permit plant expansion in the future should expansion be required;

4. View from judges offices may will be impacted;
5. Parking in the area will be impacted;
6. Location requires more underground piping to get to the Central Intake plant and main piping;
7. Location is further away from the planned new Phase 1 construction.

2. Site Recommendations – The location ultimately considered for the centralized energy plant is campus West on the site of the current unoccupied Female Housing adjacent to Central Intake. The primary advantages for this location versus the Original Master Plan site are the centralized location, adjacency to Central Intake plant, co-location with new kitchen and laundry facilities thereby eliminating the need for a stand-alone building, proximity to proposed new campus construction, adequate space for cogeneration or thermal energy storage systems, and the plant location can be constructed outside of the secured perimeter allowing easier service access.

c. Plant Type Options

1. Cogeneration

Cogeneration, or combined heat and power (CHP), refers to the simultaneous generation of electricity and useful heating and cooling from the combustion of a fuel. The waste heat can be used to generate hot water as well as used to power absorption chillers. Absorption chillers use the waste heat to produce chilled water using significantly less energy than a conventional electric chiller.

i. Plant Description

This option considers two GE Jenbacher cogeneration engines with an electrical output of 2.1 megawatts each and a thermal output adequate for a 575 ton absorption chiller. Engines shall be equipped with gearboxes for raising a 50 Hz design at 1500 rpm to a 60 Hz design at 1800 rpm when firing natural gas. Exhaust gas NOx emissions shall be less than 100 tons/year. Design is for a maximum of 63.9 tons/year.

Each cogeneration unit 642°F- 320°F hot exhaust gas and 194-164°F. jacket hot water supply to the chillers shall be connected to a 575 ton Broad or equal water cooled absorption chillers with matching two cell Marley Model NC cooling towers. All engine exhaust gas 30" dia. ductwork shall be insulated and provided with oxidation catalysts with explosion blowout protection. After leaving absorption chillers at 320°F., engine exhaust gas shall terminate outside with vertical exhaust silencers. An internal hot gas bypass shall be provided internally for each chiller.

The Broad chillers operate at 1,150 gpm, 42-54°F. on the chilled water side and 1,725 gpm, 85-95°F. on the condenser water side.

Matching cogeneration hot water "dump" radiators shall be provided and installed outdoors on raised supports for each of the cogeneration engines. An open type expansion tank shall be installed above level of engines.

Two natural gas pre-compressors shall be installed outside the generator room. The generator room shall be independent of the chiller room.

A separate electrical room with control booth shall be provided to house the switchgear and the GE Jenbacher master control panel and all HVAC equipment motor control centers. The main electrical transformer will be located outside near the electrical room. A grounding resistor shall be provided for each cogeneration engine.

A 2,500 gallon, double wall type, above ground concrete oil storage tank shall be provided for fresh engine oil and a 500 gallon, double wall type, above ground concrete oil storage tank shall be provided for dirty engine oil. Tanks may be located indoors with piping connections to the outdoors or outdoors.

A separate condenser water pump shall be provided for each 575 ton Broad water cooled chiller with a common standby pump. Same for each chiller's chilled water circuits. All HVAC system pumps shall be located indoors.

A single chemical treatment system shall be provided for the common condenser water circuit. A separate cooling tower meter shall be installed in each cooling tower makeup water line and blow down line. Meters shall be located near the main water meters and extend and connect to the towers. A common bypass line shall connect to all tower basins.

Plant ceiling height shall be a minimum of 25 ft. clear. Each engine shall also be provided with 100,000 cfm of ventilation/combustion air.

An HVAC heat recovery system shall be provided for using excess engine jacket hot water for heating domestic water and for the laundry hot water heating system via a double bundle heat exchanger located in two-500 gallon, vertical storage tanks in the plant.

A central domestic water heating system shall be provided consisting of three storage type instantaneous hot water heaters.

A mixture of 30% ethylene glycol and pure water shall be provided for all engine water circuits. The cogeneration plant housing the engines shall be provided with acoustical treatment on all walls, ceilings and entry doors to maintain acceptable noise levels inside and outside the plant. All intake and exhaust air louvers to be provided with acoustical panels.

ii. Phasing

1 Phase 1

Install one generator with 575 ton absorption chiller and two 1500 ton electric chillers. Total cooling plant capacity = 3,575 tons

Under Phase 1 the new cooling and heating plant will be designed to serve the new Warehouse/Maintenance building estimated cooling load of 120 tons and the new kitchen and laundry spot cooling loads of 180 tons. All kitchen and laundry hot water heating loads will also be provided by the new plant.

This would also be the best time to extend and connect new piping to the CJC plant and the State Attorney building plant. The three, 400 ton each, 19 year old chillers, in the CJC plant can be removed and the CJC 600 ton cooling load can be handled by the new central plant. The existing 285 ton, 32 year old chiller in the State Attorney building plant can also be removed at this time. The newer 400 ton, 10 month old chiller can remain. The central energy plant operator can determine the optimum times to operate the newer 400 ton chiller or whether it would be more economical if the new plant handled the 300 ton State Attorney Building cooling load.

The phase 1 plant will handle the following cooling loads:

- New Warehouse/Maintenance building-120 tons
- New kitchen and laundry-180 tons
- County Justice Center (CJC) Building-600 tons
- State Attorney Building-300 tons
- Total phase 1 cooling load=1,200 tons

It is also recommended during phase 1 that the new plant reconnect to the existing piping serving the Healthcare building to back up the buildings 480 ton cooling load. New total connected load should the single 500 ton, 6 year old Healthcare Building chiller fail is: 1,200 tons + 480 tons = 1,680 tons versus 3,575 tons of installed capacity.

As new housing units (285 tons each) are constructed, cooling plant redundancy may be compromised and consideration must be given to beginning work on phase 2.

2. Phase 2

Install the second generator with 575 ton absorption chiller and one 1500 ton electric chiller. Connect to the Central/Intake plant and remove the two 800 tons each, +15 year old chillers

that serve the 400 ton Central Intake cooling load and the 608 ton cooling load of Wings A thru G.

iii. Costs Opinion

Table 3. Cost Estimate for Centralized Plant with Cogeneration

Line Item	Phase 1	Phase 2
Generators (1-2.2 MW Each)	$ 600,000	$ 600,000
Absorption Chillers (1-575 Ton @ $1,700/ton)	$ 977,500	$ 977,500
Electric Chillers (3-1,500 Tons @ $600/ton)	$ 1,800,000	$ 900,000
Silencers, ductwork, radiators, tanks, misc.	$ 600,000	$ 600,000
Cooling Towers (5,650 Tons @ $150/ton)	$ 536,250	$ 311,250
Pumps, controls, piping, etc. (5,650 Tons @ $60/ton)	$ 214,500	$ 124,500
Plumbing Work	$ 35,000	$ 5,000
Ventilation Work	$ 30,000	$ 15,000
Electrical Work	$ 3,150,000	$ 40,000
Labor allowance	$ 4,728,250	$ 3,513,250
Building 13,530 SF @ $200/SF	$ 2,706,000	$ 0
Subtotals	$15,377,500	$ 7,086,500
Total Centralized Plant with Cogeneration		**$22,464,000**

2. Conventional Cooling (Non-Cogeneration)

Electric chillers utilize a vapor compression cycle to generate cold water which is circulated through cooling equipment to provide air conditioning. The principal source of power is electricity. Waste heat from the compression cycle is rejected to the atmosphere through a condensing coil (air-cooled) or through a cooling tower (water-cooled).

i. Plant Description

This option considers four new 1,500 water cooled centrifugal chillers provided with matching two-cell Marley Model NC cooling towers. The chillers shall operate at 1,400 gpm, 42-54 F. on the chilled water side and 4,500 gpm, 85-95 F. on the condenser water side

A separate dedicated electrical room with control booth shall be provided for the switchgear and all HVAC equipment motor control centers.

The main electrical transformer will be located outside near the electrical room.

A separate condenser water pump shall be provided for each 1,500 ton water cooled chiller with a common standby pump. Same for the chiller's chilled water circuits. All HVAC system pumps shall be located indoors.

A single chemical treatment system shall be provided for the common condenser water circuit. A separate cooling tower meter shall be installed in each cooling tower makeup water line and blow down line. Meters shall be located near the main water meters and extend and connect to the towers. A common bypass line shall connect to all tower basins.

Plant ceiling height shall be a minimum of 22 ft. clear. The plant shall be provided with a 40 air change/hour ventilation system.

A central domestic water heating system shall be provided consisting of three storage type instantaneous hot water heaters.

ii. Phasing

1. Phase 1

Install two 1,500 ton chillers. Total cooling plant capacity = 3,000 tons

Under Phase 1 the new cooling & heating plant will be designed to serve the new Warehouse/Maintenance building estimated cooling load of 120 tons and the new kitchen and laundry spot cooling loads of 180 tons. All kitchen and laundry hot water heating loads will also be provided by the new plant.

This would also be the best time to extend and connect new piping to the CJC plant and the State Attorney building plant. The three, 400 ton each, 19 year old chillers, in the CJC plant can be removed and the CJC 600 ton cooling load can be handled by the new central plant.

The existing 285 ton, 32 year old chiller in the State Attorney building plant can also be removed at this time. The newer 400 ton, 10 month old chiller can remain. The central energy plant operator can determine the optimum times to operate the newer 400 ton chiller or whether it would be more economical if the new plant handled the 300 ton State Attorneys Building cooling load.

The phase 1 plant will handle the following cooling loads:

- New Warehouse/Maintenance building-120 tons
- New kitchen and laundry-180 tons
- County Justice Center (CJC) Building-600 tons
- State Attorney Building-300 tons
- Total phase 1 cooling load=1,200 tons

It is also recommended during phase 1 that the new plant reconnect to the existing piping serving the Healthcare building to back up the buildings 480 ton cooling load. New total connected load should the single 500 ton, 6 year old Healthcare Building chiller fail is: 1,200 tons + 480 tons = 1,680 tons versus 3,000 tons of installed capacity.

As new housing units (285 tons each) are constructed, cooling plant redundancy may be compromised and consideration must be given to beginning work on phase 2.

2. Phase 2

Install two 1500 ton electric chillers. Connect to the Central/Intake plant and remove the two 800 tons each, +14 year old chillers that serve the 400 ton Central/Intake cooling load and the 608 ton cooling load of Wings A thru G.

iii. Costs Opinion

Table 4. Costs Estimate of Centralized Plant with Conventional Cooling

Line Item	Phase 1	Phase 2
Elect. Chillers (2-1500 T. @ $600/ton)	$ 1,800,000	$ 1,800000
Cooling Towers (6000 Tons @ $150/ton)	$ 450,000	$ 450,000
Pumps, controls, piping, etc: (6000 Tons @ $60/ton)	$ 180,000	$ 180,000
Plumbing Work	$ 35,000	$ 5,000
Electrical Work	$ 1,700,000	$ 40,000
HVAC Work	$ 30,000	$ 15,000
Labor allowance	$ 2,430,000	$ 2,430,000
Building 10,120 SF @ $200/SF	$ 2,024,000	$ 0
Subtotals	$ 8,649,000	$ 4,920,000
Total Centralized Plant with Conventional Cooling		**$13,569,000**

3. Alternate Plant Options

I. Static Ice Thermal Energy Storage

The planned modernization of the Pinellas County Justice Center complex, with its many classifications of buildings and facilities dispersed throughout the site, requires a significant amount of secure, reliable cooling 24 hours a day, seven days a week.

Thermal energy storage (TES) systems are cost savings strategies that shift cooling plant operation from on-peak hours to off-peak hours by running the cooling plant at night to make ice during the off-peak hours and melting that ice during the day during the on-peak hours. This helps utility company's maintain their generating equipment at higher efficiencies during nighttime hours. The utility company's provide an incentive payment to help offset the cost of adding the ice tanks along with lower night time electric rates.

The hospital and housing portions of the complex have average to good potential for TES whereas the CJC, services and office areas of the jail offer a good to excellent potential. When all the different building usages are combined, the average potential for TES improves.

The proposed conventional CEP option building can accommodate about (72) 140 ton-hr capacity static ice storage tanks for a total storage capacity of 10,080 ton-hrs.

The proposed cogeneration CEP option building can accommodate about (92) 140 ton-hr. capacity tanks for a total storage capacity of 12,880 ton-hrs.

A 1,500 ton water cooled screw chiller has an ice making capacity of about 1,050 tons. With a peak cooling load of 4,000 tons, a complete full-load shift to off-peak hours is possible for the summer peak hours of June thru September from 3 pm to 6 pm. The tanks would be charged during off-peak hours over a 10 hour period in the event either option is selected.

In lieu of a full load shift, a partial load shift is more economical and easily achievable with fewer tanks. A partial load shift has the ability to shave peak kW demand. Partial load shifting can also be used as a strategy for improving chiller efficiency by keeping a chiller at 100% load, a chillers most efficient operating point, by not bringing another chiller on line at low load and its least inefficient operating point when handling small increases in load.

Simple payback for a TES system is usually about 5 years and costs about $300/ton-hour for the tanks, heat exchanger, additional glycol piping, supports, controls and increased insulation.

There is presently no separate electric rate for TES systems in Duke Energy territory. The project will require a special published rate for TES to be feasible. Before any design is started, Duke Energy auditors will run their business models to determine whether TES makes economical sense for them.

Present incentive payments for thermal energy storage in Duke Energy territory are $300/kw shed to off-peak hours. We recommend that a partial storage system be considered as an "add alternate" design for the non-cogeneration plant option only providing Duke Energy will negotiate with the county a better night time rate similar to that offered by Florida Power & Light.

II. Ground Water Source Cooling Tower Make-up Water

The ground water source option considers a well water system only designed to supplement the makeup water requirements for the new central energy plant cooling towers. Replacing the existing HVAC systems with a ground source geothermal system is not economically justified or recommended. Geothermal systems may work well for some new standalone buildings but do not make sense when existing systems have to be replaced. A geothermal system will also defeat the purpose of a straight cooling or cogeneration central plant and lead to increased maintenance costs.

According to local area contractors (All-Tech Water, 352-340-1271), experienced in digging wells in the Clearwater, Florida area, a 360 gpm, 6" galvanized casing size well is easily constructible. This flow will easily satisfy the makeup water requirements of a water cooled cooling plant of approximately 4,000 tons.

There are no special permits to contend with, as the well depth need not be deeper than 150 ft. The first cost is conservatively about $15,000; the water pump type is submersible (not turbine), no need for special filtering or treatment, however, there may be some iron in the water and the Ph may be high enough to require softening. It is very difficult to predict the final outcome in advance, as a well deeper than 150 ft. may also encounter salt in the water.

The cost for drilling a 6" well casing until it hits porous rock includes $4,400 for the first 63 ft. and $16 per lineal ft. thereafter. Added to this amount are the initial set up costs and other typical contractor charges.

Assuming 3,000 equivalent full-load hours (EFLH):

360 gpm x 60 min/hr. x 3000 EFLH/yr.= 64,800,000 gals/year

64,800,000 gals/yr. x $5/1000 gals=$324,000/yr. savings or $27,000/month.
No sewer credits are considered.

Payback is almost immediate (1.8 months).

iii. Photovoltaic Systems

Photovoltaic systems are considered for generating electricity only to supplement the electrical requirements of one or more buildings. Solar Panel hot water heating systems are similar.

The output of a photovoltaic array is a product of the area, the efficiency (14% to 22%), and the amount of solar radiation that reaches the earth's surface, or insolation.

The capacity factor, or duty cycle, of a photovoltaic system is relatively low, typically from 0.10 to 0.30, as insolation ranges, by latitude and prevailing weather, and is location specific from about 2.5 to 7.5 sun hours/day. Panels are rated under standard conditions by their output power.

Governments sometimes offers large incentives in order to encourage the economies of scale needed to compete where the cost of PV generated electricity is above the cost from the existing electrical grid. At the present time photovoltaic systems do not offer a realistic payback.

Locating the solar cells at the site is also difficult given the different building types and site features. To handle just 10% of the total site electric load, the required site area is 400,000 kWh x 100 sq. ft. = 4 million sq. ft.

Solar cells generate approximately 8-10 watts/sq. ft. and the installation requires about 100-150 sq. ft. for each kWh generated. The cost of a present day solar cell installation is about $3.50/watt. As the cost of solar cells falls further, PV and solar panel systems may become more attractive.

At this time it is not practical or cost effective to consider the installation of either photo voltaic systems to supplement the electrical loads at the Pinellas County Justice Center complex or to consider solar panel fields for generating hot water. Solar systems impact the concept of a central cooling and heating plant or a central cogeneration plant where there are plenty of opportunities to capture waste heat at lower initial costs.

d. Cost Avoidance Opinions

Cost avoidance includes consideration for normal life-cycle replacement of existing equipment. Cost opinions are based solely on a 25-year life cycle equipment replacement and do not consider the costs of new equipment for campus expansion. Essentially, all of the existing equipment except for the new 400-ton York chiller in the State Attorneys Building will be replaced within the next 25 years. Facilities are considered in order of buildings with the oldest systems, since this equipment will be replaced first, to the newest systems. Cost avoidance essentially replaces like for like without consideration for additional equipment and redundancy. Total plant equipment direct replacement costs are estimated as $6,712,913.

1. State Attorneys Building

Table 5. Costs Avoidance Opinion – State Attorneys Building

Replace Existing 285-ton Carrier Chiller

Item	Item Cost		Tons	Cost
Electric Chiller	$600	Ton	285	$171,000
Cooling Tower	$150	Ton	285	$42,750
Pumps/Piping	$60	Ton	285	$17,100
Demolition	$50	Ton	285	$14,250
Labor Allowance				$288,563
Grand Total				**$533,663**

2. County Justice Center

Table 6. Costs Avoidance Opinion – County Justice Center

Replace Existing 400-ton Snyder General Chillers, 3 Chillers

Item	Item Cost		Tons	Cost
Electric Chillers	$600	Ton	1200	$720,000
Cooling Towers	$150	Ton	1200	$180,000
Pumps/Piping	$60	Ton	1200	$72,000
Demolition	$50	Ton	1200	$60,000
Labor Allowance				$1,215,000
Grand Total				**$2,247,000**

3. Central Intake and South Buildings

Table 7. Costs Avoidance Opinion – Central Intake and South Buildings

Replace Existing 800-ton McQuay Chillers, 2 Chillers

Item	Item Cost		Tons	Cost
Electric Chillers	$600	Ton	1600	$960,000
Cooling Towers	$150	Ton	1600	$240,000
Pumps/Piping	$60	Ton	1600	$96,000
Demolition	$50	Ton	1600	$80,000
Labor Allowance				$1,620,000
Grand Total				**$2,996,000**

4. Healthcare Building

Table 8. Costs Avoidance Opinion – Healthcare Building

Replace Existing 500-ton Carrier Chiller

Item	Item Cost		Tons	Cost
Electric Chiller	$600	Ton	500	$300,000
Cooling Tower	$150	Ton	500	$75,000
Pumps/Piping	$60	Ton	500	$30,000
Demolition	$50	Ton	500	$25,000
Labor Allowance				$506,250
Grand Total				**$936,250**

IV. Life Cycle Cost Analysis

The life cycle cost analysis summarizes and confirms that the most feasible central cooling and heating plant for the complex based on field investigations and analysis is a central combined heating, cooling and power (cogeneration) plant. This is based on the inevitability of the four existing satellite cooling plants exceeding their life cycle expectancy and t he corresponding need for complete equipment replacement.

The life cycle cost analysis further predicts that the cogeneration option is the most feasible and provides the lowest 25 year life cycle cost of $36,728,649 when compared to the life cycle cost of $39,273,752 for a conventional cooling central plant without thermal storage, a life cycle cost difference of $2,545,103. This cost difference rises to $4,252,743 over a 40 year life cycle. Refer to the life cycle cost analysis calculations provided in Appendices A and B.

The energy savings for a cogeneration plant as compared to a conventional cooling plant are approximately $1,804,000 per year. Maintenance costs for the cogeneration plant however increase by $787,406 per year. This increased cost is reduced to $463,406 per year after considering water savings by digging a single well at the new central plant.

Another benefit of a cogeneration plant is in the value of the hot exhaust gas from the absorption chillers to heat hot water. Flue gas heat recovery coils located in the hot exhaust gas ducts will capture approximately 2 million btu/hr. of this waste heat for use by the hot water heating systems. This minimizes the use of the gas fired water heaters saving approximately $30,000 per year.

Currently, the complex has no standby electric grid in the event of a power failure of the single grid. With a cogeneration plant, the existing Duke Energy power grid that serves the complex will serve as a backup energy source for the new cogeneration plant and entire complex saving the county the large cost of providing a new backup electrical service from a separate Duke Energy power grid located far from the site, a cost that can easily approach $1,000,000.

In conclusion, the life cycle cost analysis predicts that a central cogeneration plant shows excellent economic viability. The central plant is more efficient from both an energy usage and capacity demand perspective. For the initial larger capital investment when the cogeneration plant is used as the primary source instead of Duke Energy Florida, the associated savings stream the County receives is:

- A lower annual maximum demand by 400 kW
- A lower annual kWh consumption by a little over 4 million kWh resulting in a significantly reduced carbon footprint.
- A lower on-site generated cost per kWh of over 2 cents/kWh

Information and costs contained in the report were obtained from PowerSecure International, Inc., a

leading provider of Interactive Distributed Generation Services in the United States. An independent life cycle cost analysis prepared by PowerSecure, using their models, confirms the information contained in the report.

V. Final Recommendations

The planned modernization of the Pinellas County Justice Center complex, with its many classifications of buildings and facilities dispersed throughout the site, requires a significant amount of secure, reliable cooling 24 hours a day, seven days a week. Based on the advantages noted in Subsection III.a.2, and because major equipment in three of the four existing satellite plants have either exceeded or are close to exceeding their life expectancies, even with the high degree of maintenance and staffing provided, a new centralized energy plant is the best long-term operation and ownership due to potential for energy cost savings, lower maintenance costs due to equipment economies of scale and ease of service access, and campus-wide cooling redundancy.

The optimum location for a new centralized plant is campus West on the site of the current unoccupied Female Housing adjacent to Central Intake. The primary advantages are the centralized location, adjacency to Central Intake plant, allows for co-location with new kitchen and laundry facilities eliminating the need for a stand-alone building, proximity to proposed new campus construction, adequate space for cogeneration or thermal energy storage systems, and the plant location can be constructed outside of the secured perimeter allowing easier service access.

The life cycle cost analysis summarizes and confirms that the most feasible central cooling and heating plant for the complex based on field investigations and analysis is a central combined heating, cooling and power (cogeneration) plant. This recommendation is based on the inevitability of the four existing satellite cooling plants exceeding their life cycle expectancy and now need complete replacement.

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

August 16, 2013

Appendices

Life Cycle Cost Analysis Factors

25 Yr. Life Cycle Cost Analysis

40 Yr. Life Cycle Cost Analysis Spreadsheet

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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Appendix A – Life Cycle Cost Analysis Factors

F=Future P=Present A=Amount i=interest rate % n=no. of interest periods

Single Payment Present Worth	What is present worth of $1000 today after 6 years? i=10% P=F(P/F,i,n) 1000(0.5645) $564.50

Use for equipment replacements Formula: P=F(1/1+i)^)

	P	F	i	n	Factor
Example:	564.47	1000	0.10	6	0.5645
Ice Tanks		1000	0.07	7	0.6227
Chiller/Towers/Equip.			0.07	15	0.3624
			0.07	20	0.2584
			0.07	25	0.1842
			0.07	40	0.0668

Formula for Spreadsheet
P=F*(1/((1+i)^n))

Uniform Series Present Worth	What is present worth of 9 end-of-year payments of $100 each? i=10% P=A(P/A,i,n) $100(5.7590) $575.90

Use for annual energy, maintenance & inflation Formula: P=A*(((1+i)^n)-1)/(i(1+i)^n)

	P	F	i	n	Factor
Example:	575.90	100	0.10	9	5.7590
Energy			0.07	25	11.65
Maintenance			0.07	40	13.33
Inflation			0.03	25	17.41
			0.03	40	23.11

Formula for Spreadsheet
P=A*(((1+i)^n-1)/(i((1+i)^n))

1. Utility costs based on actual electric bills & load profiles
2. Combined KWH used for entire complex is 21.2 million KWH/YR. at $0.09/KWH average
3. Heat rejection of Jenbacher units at 0.008561 mmBTU/KWH
4. Natural gas fuel cost at $4.50/mm BTU
5. Maintenance Cost approximated at $0.018/KWH
6. For cogen option, elect utility costs will shift to SS-1 (Standby Service) rate only from Duke Energy (Amount used in study is $145,693)

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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Appendix B – 25 Year Life Cycle Cost Analysis

25 YEAR		Option 1 Cogen	Option 2 Non-Cogen	Option 3 Non-Cogen With Ice
Present Worth of Construction				
Cogen Option= $15,030,000		22,464,000		
Non-Cogen Options= $8,520,000			13,569,000	13,569,000
Present Worth of Ice Plant Construction				
$3,242,400 (10,080 T-H, 3 Hr. Full Load Shift)		0	0	3,242,400
Present Worth of Energy Costs	P/A=11.65			
Cogen Option=$145,693	25 Years	1,697,325		
Non-Cogen Option=$1,949,574 (Ice Savings=$100/TH)			22,712,540	21,704,540
Present Worth of Maintenance	P/A=11.65			
Cogen Option=$967,406	25 years	11,270,280		
Non-Cogen Option=$180,000			2,097,000	2,100,000
Present Worth of Replacing Ice Tanks	P/F=0.1842			
Cogen Option=$0	25 years	0		
Non-Cogen Option=$1,008,000			0	185,675
Present Worth of Replacing Chillers	P/F=0.1842			
Cogen Option=$4,655,00	25 years	857,451		
Non-Cogen Option=$3,600,000			663,120	663,120
Present Worth of Replacing Generators	P/F=0.1842			
Cogen Option=$1,200,000	25 years	221,040		
Non-Cogen Option=$0			0	0
Present Worth of Replacing Towers	P/F=0.1842			
Cogen Option=$847,500	25 years	156,110		
Non-Cogen Option=$900,000			165,780	165,780
Present Worth of Replacing Pumps,	P/F=0.1842			
Cogen Option=$339,000	25 years	62,444		
Non-Cogen Option=$360,000			66,312	66,312
	Total Life Cycle Cost	36,728,649	39,273,752	41,696,827

Difference favoring Option 1 over Option 2 = $ 2,545,103

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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Appendix C – 40 Year Life Cycle Cost Analysis

40 YEAR		Option 1 Cogen	Option 2 Non-Cogen	Option 3 Non-Cogen With Ice
Present Worth of Construction				
Cogen Option= $15,030,000		22,464,000		
Non-Cogen Option= $8,500,000			13,569,000	13,569,000
Present Worth of Ice Plant Construction				
$3,242,400 (10,080 T-H, 3 Hr. Full Load Shift)		0	0	3,242,400
Present Worth of Energy Costs	P/A=13.33			
Cogen Option=$145,693	40 Years	1,942,088		
Non-Cogen Option=$1,949,574 (Ice Savings=$100/TH)			25,987,785	24,979,785
Present Worth of Maintenance	P/A=13.33			
Cogen Option=$967,406	40 Years	12,895,522		
Non-Cogen Option=$180,000			2,399,400	2,399,400
Present Worth of Replacing Ice Tanks	P/F=0.1842			
Cogen Option=$0	25 years	0		
Non-Cogen Option=$1,008,000			0	185,675
Present Worth of Replacing Chillers	P/F=0.1842			
Cogen Option=$4,655,00	25 years	857,451		
Non-Cogen Option=$3,600,000			663,120	663,120
Present Worth of Replacing Generators	P/F=0.1842			
Cogen Option=$1,200,000	25 years	221,040		
Non-Cogen Option=$0			0	0
Present Worth of Replacing Towers	P/F=0.1842			
Cogen Option=$847,500	25 years	156,110		
Non-Cogen Option=$900,000			165,780	165,780
Present Worth of Replacing Pumps,	P/F=0.1842			
Cogen Option=$339,000	25 years	62,444		
Non-Cogen Option=$360,000			66,312	66,312
	Total Life Cycle Cost	38,598,654	42,851,397	45,271,472

Difference favoring Option 1 over Option 2 = $4,252,743

PINELLAS COUNTY JUSTICE CENTER – CENTRAL ENERGY PLANT STUDY

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Drawings

Existing Site Plan

Existing Chilled Water Distribution

Possible Centralized Energy Plant Location – Option 1

Possible Centralized Energy Plant Location – Option 2

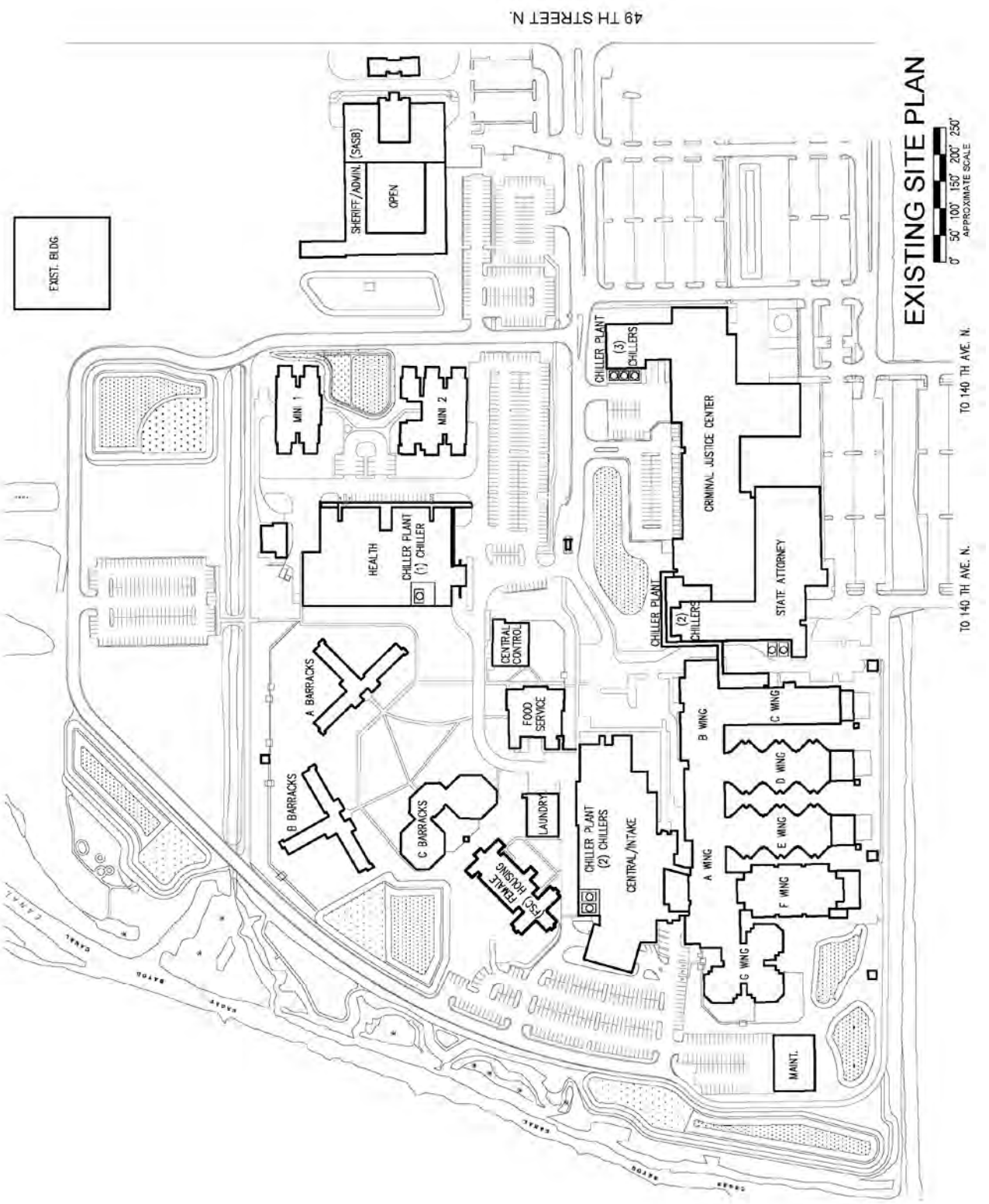
Centralized Energy Plant – Cogeneration Drawing 1

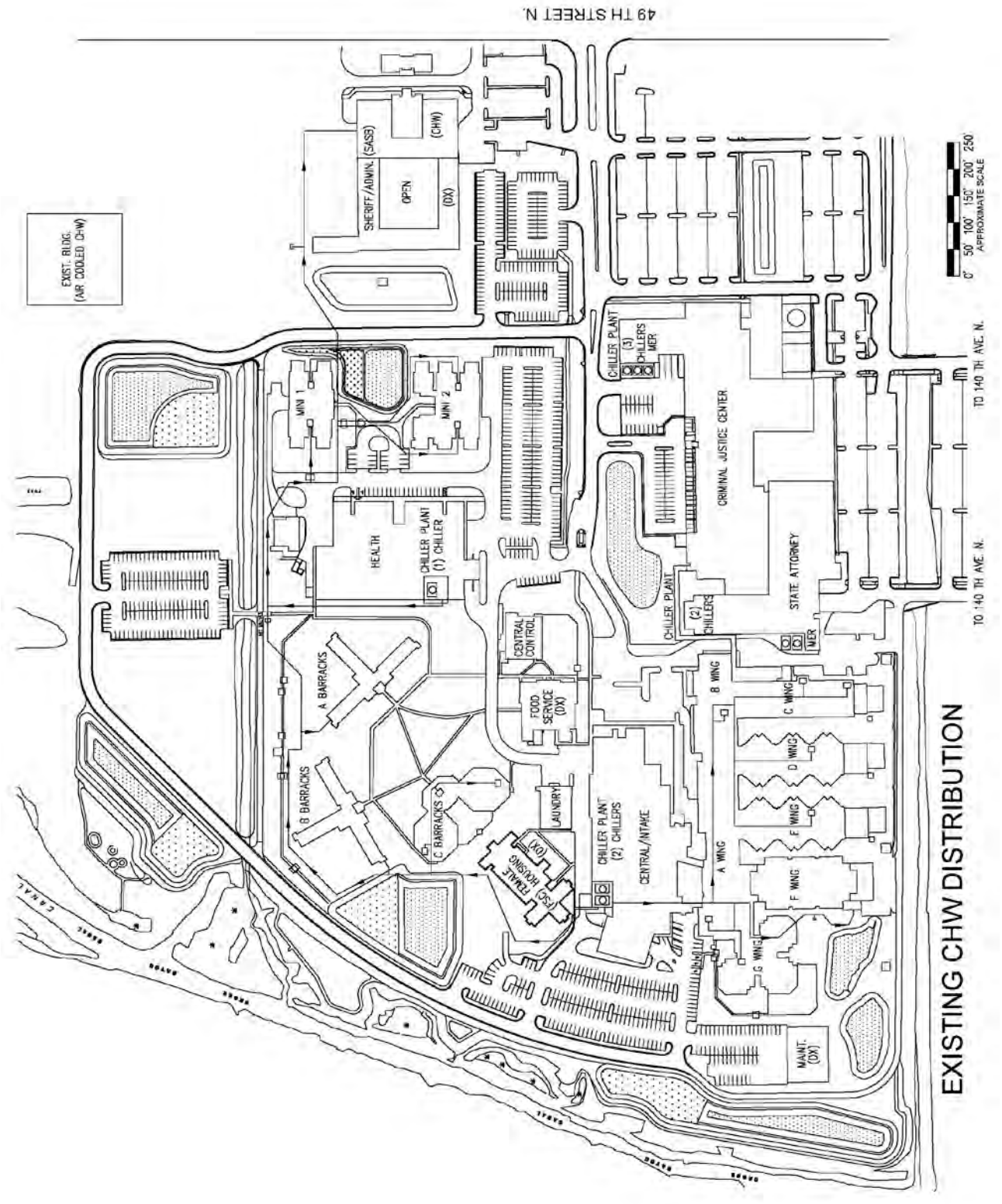
Centralized Energy Plant – Cogeneration Drawing 2

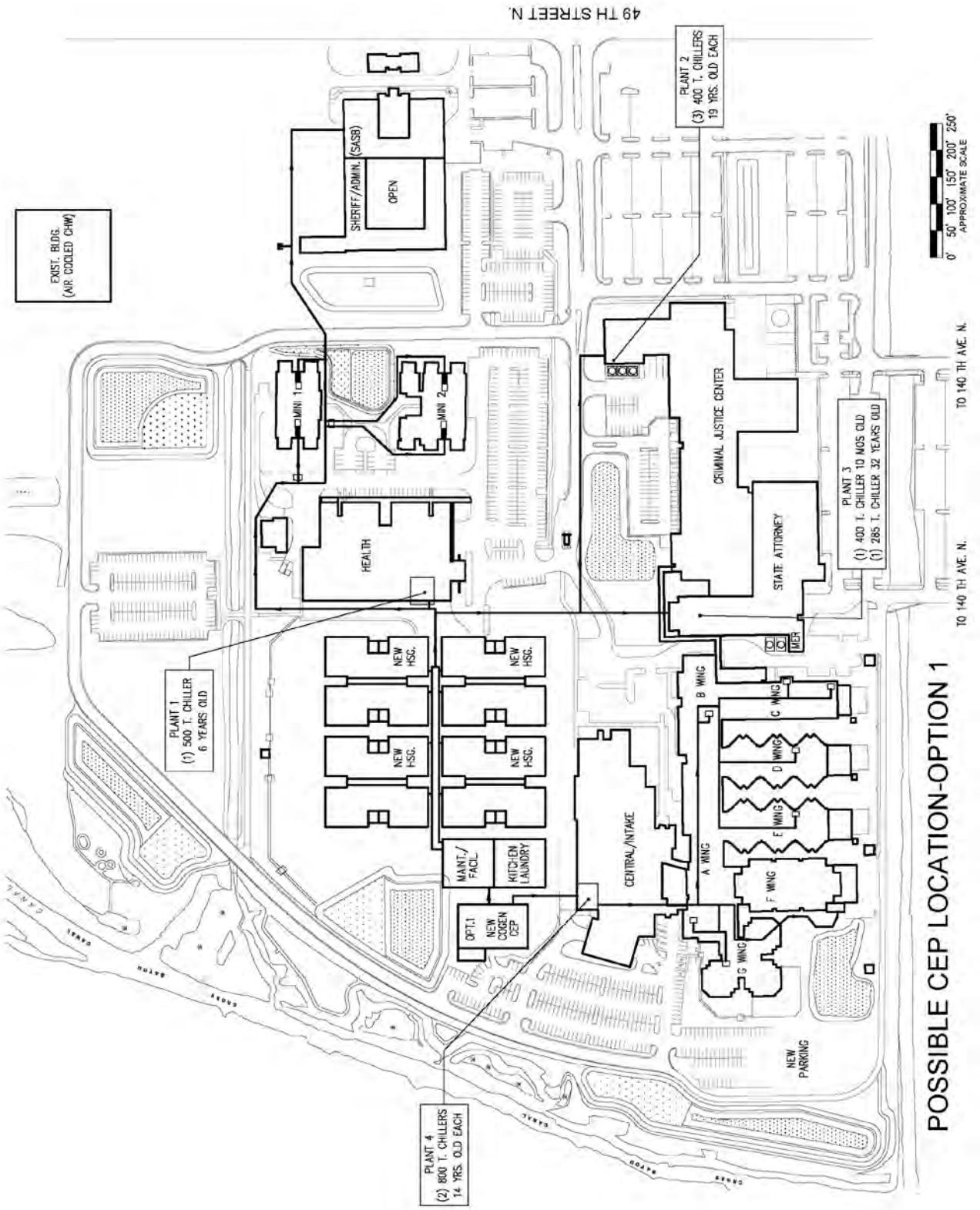
Centralized Energy Plant – Conventional Cooling Drawing 1

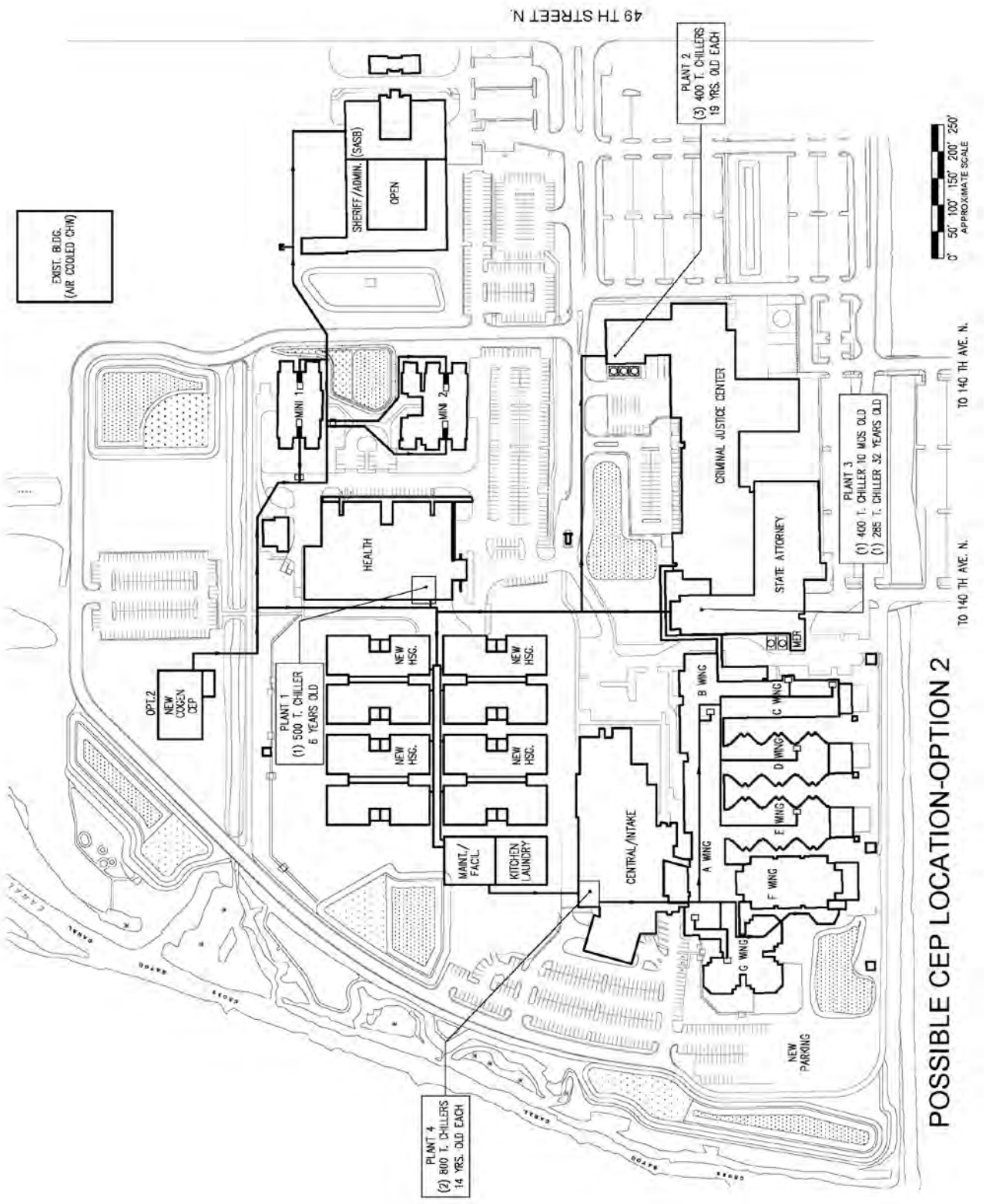
Centralized Energy Plant – Conventional Cooling Drawing 2

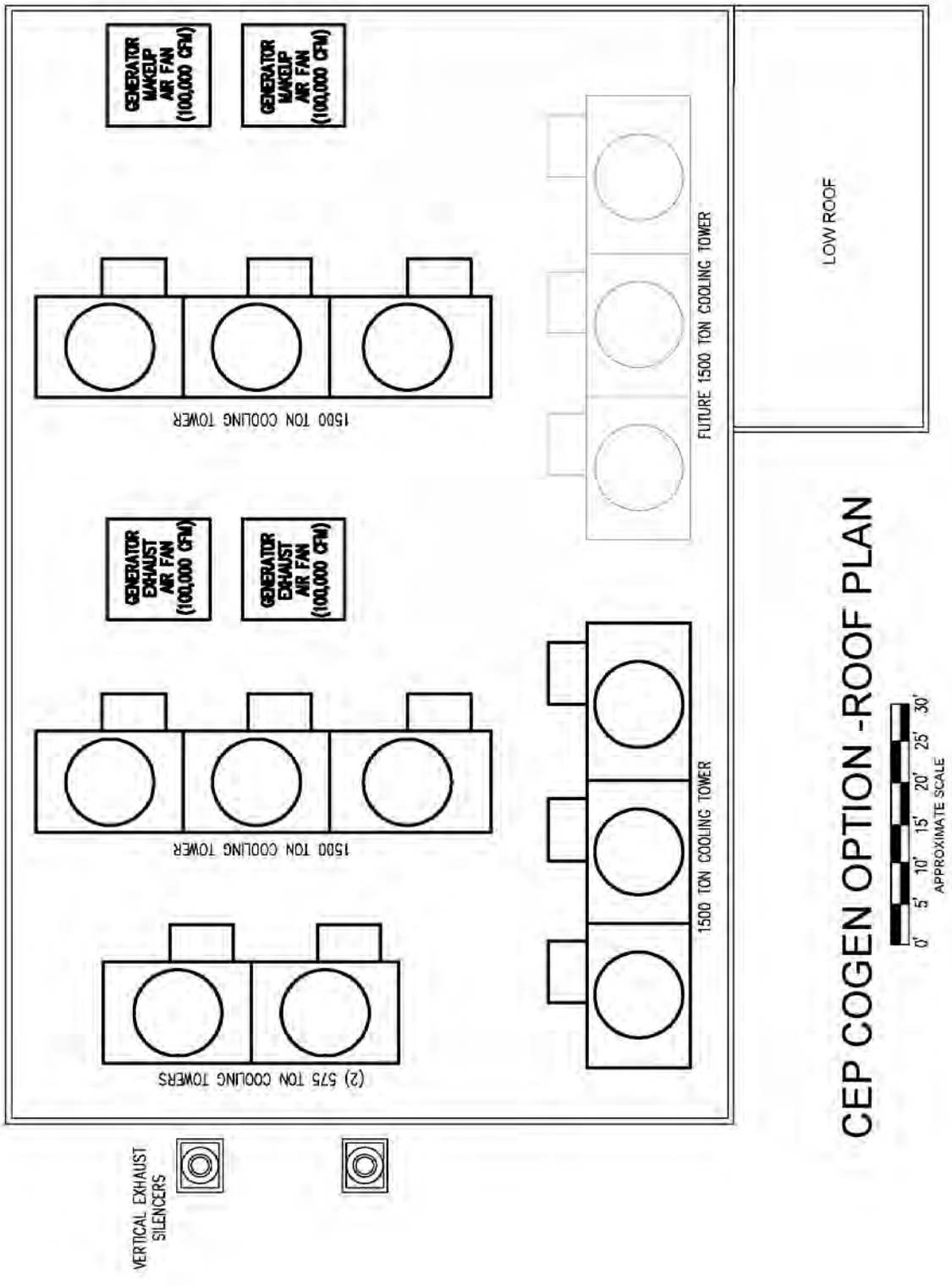
Centralized Energy Plant – Conventional Cooling with Thermal Energy Storage

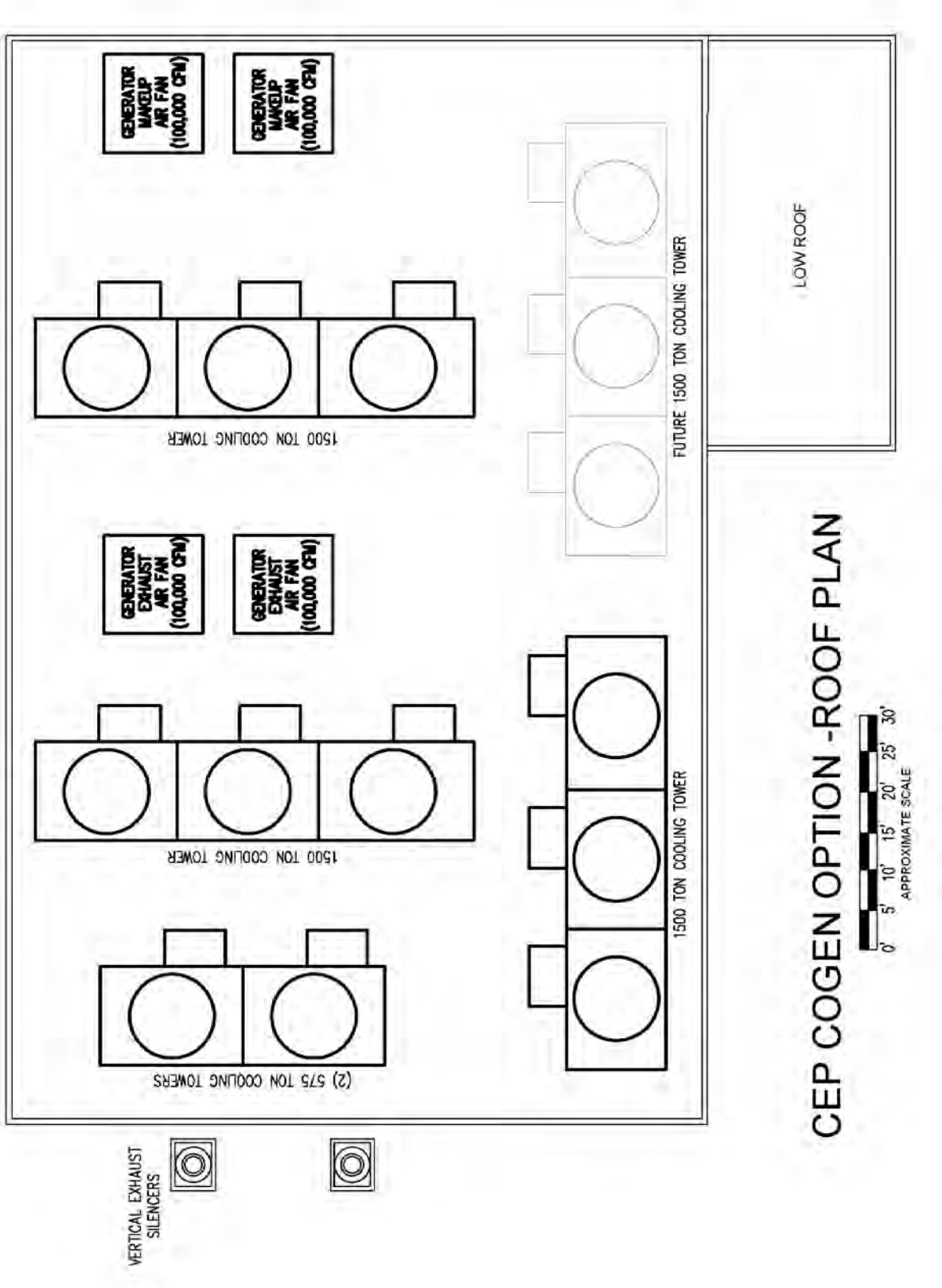

49 TH STREET N.
EXISTING SITE PLAN
0' 50' 100' 150' 200' 250'
APPROXIMATE SCALE
EXIST. BLDG
SHERIFF/ADMIN. (SASB)
OPEN
MINI 1
MINI 2
CHILLER PLANT (3) CHILLERS
CRIMINAL JUSTICE CENTER
HEALTH
CHILLER PLANT (1) CHILLER
CHILLER PLANT (2) CHILLERS
STATE ATTORNEY
CENTRAL CONTROL
A BARRACKS
FOOD SERVICE
B WING
C WING
D WING
E WING
F WING
G WING
B BARRACKS
C BARRACKS
LAUNDRY
FEMALE HOUSING
CHILLER PLANT (2) CHILLERS
CENTRAL/INTAKE
A WING
MAINT.
TO 140 TH AVE. N.
TO 140 TH AVE. N.

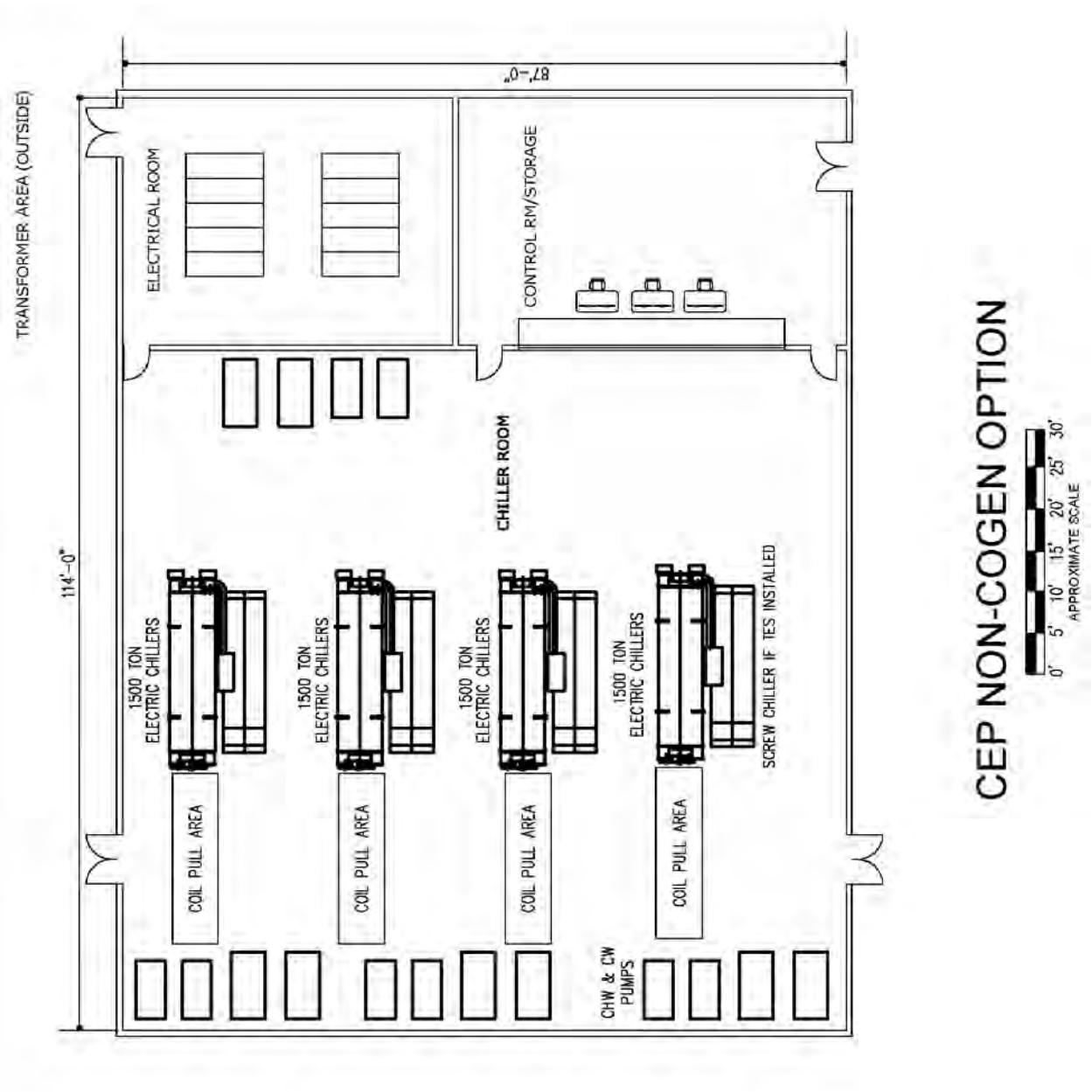

49 TH STREET N.
EXIST. BLDG. (AIR COOLED CHW)
SHERIFF/ADMIN. (SASS)
OPEN
(CHW)
(DX)
CHILLER PLANT (3) CHILLERS MER
MINI 1
MINI 2
CRIMINAL JUSTICE CENTER
HEALTH
CHILLER PLANT (1) CHILLER
CHILLER PLANT (2) CHILLERS
STATE ATTORNEY
MER
CENTRAL CONTROL
FOOD SERVICE (DX)
A BARRACKS
B BARRACKS
C BARRACKS
LAUNDRY
FEMALE HOUSING (VSC) (DX)
CHILLER PLANT (2) CHILLERS
CENTRAL/MTNCE
B WING
C WING
D WING
F WING
A WING
G WING
MAINT. (DX)
TO 140 TH AVE. N.
TO 140 TH AVE. N.
0' 50' 100' 150' 200' 250'
APPROXIMATE SCALE
EXISTING CHW DISTRIBUTION

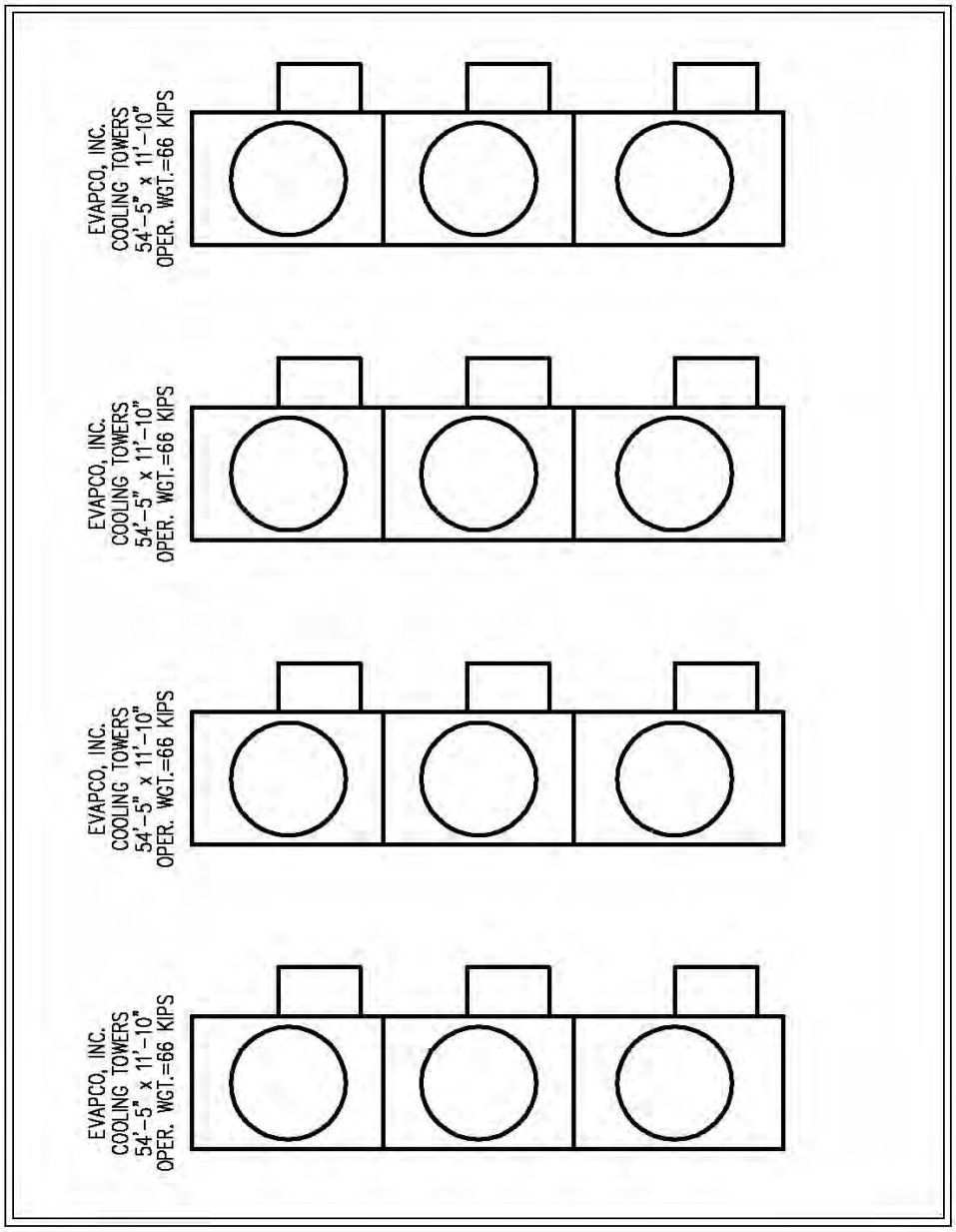

49 TH STREET N.
PLANT 2
(3) 400 T. CHILLERS
19 YRS. OLD EACH
EXIST. BLDG.
(AIR COOLED CHW)
SHERIFF/ADMIN. (SASB)
OPEN
MINI 1
MINI 2
CRIMINAL JUSTICE CENTER
PLANT 3
(1) 400 T. CHILLER 10 YRS OLD
(1) 285 T. CHILLER 32 YEARS OLD
HEALTH
STATE ATTORNEY
MER
TO 140 TH AVE. N.
TO 140 TH AVE. N.
0' 50' 100' 150' 200' 250'
APPROXIMATE SCALE
PLANT 1
(1) 500 T. CHILLER
6 YEARS OLD
NEW HSG.
NEW HSG.
NEW HSG.
NEW HSG.
B WING
C WING
D WING
E WING
A WING
F WING
G WING
CENTRAL/INTAKE
MAINT./ FACIL.
KITCHEN LAUNDRY
OPT.1
NEW COGEN CEP
NEW PARKING
PLANT 4
(2) 800 T. CHILLERS
14 YRS. OLD EACH
POSSIBLE CEP LOCATION-OPTION 1


49 TH STREET N.
PLANT 2
(3) 400 T. CHILLERS
19 YRS. OLD EACH
EXIST. BLDG.
(AIR COOLED CHW)
SHERIFF/ADMIN. (SASB)
OPEN
MINI 1
MINI 2
HEALTH
CRIMINAL JUSTICE CENTER
STATE ATTORNEY
PLANT 3
(1) 400 T. CHILLER 10 MOS OLD
(1) 285 T. CHILLER 32 YEARS OLD
MDR
TO 140 TH AVE. N.
TO 140 TH AVE. N.
0' 50' 100' 150' 200' 250'
APPROXIMATE SCALE
OPT.2
NEW
COGEN
CEP
PLANT 1
(1) 500 T. CHILLER
6 YEARS OLD
NEW
HSG.
NEW
HSG.
NEW
HSG.
NEW
HSG.
MAINT./
FACIL.
KITCHEN
LAUNDRY
CENTRAL/INTAKE
B WING
C WING
D WING
E WING
A WING
F WING
G WING
NEW
PARKING
PLANT 4
(2) 800 T. CHILLERS
14 YRS. OLD EACH
POSSIBLE CEP LOCATION-OPTION 2


GENERATOR MAKEUP AIR FAN (100,000 CFM)
GENERATOR MAKEUP AIR FAN (100,000 CFM)
1500 TON COOLING TOWER
FUTURE 1500 TON COOLING TOWER
LOW ROOF
GENERATOR EXHAUST AIR FAN (100,000 CFM)
GENERATOR EXHAUST AIR FAN (100,000 CFM)
1500 TON COOLING TOWER
1500 TON COOLING TOWER
(2) 575 TON COOLING TOWERS
VERTICAL EXHAUST SILENCERS
CEP COGEN OPTION -ROOF PLAN
0' 5' 10' 15' 20' 25' 30'
APPROXIMATE SCALE

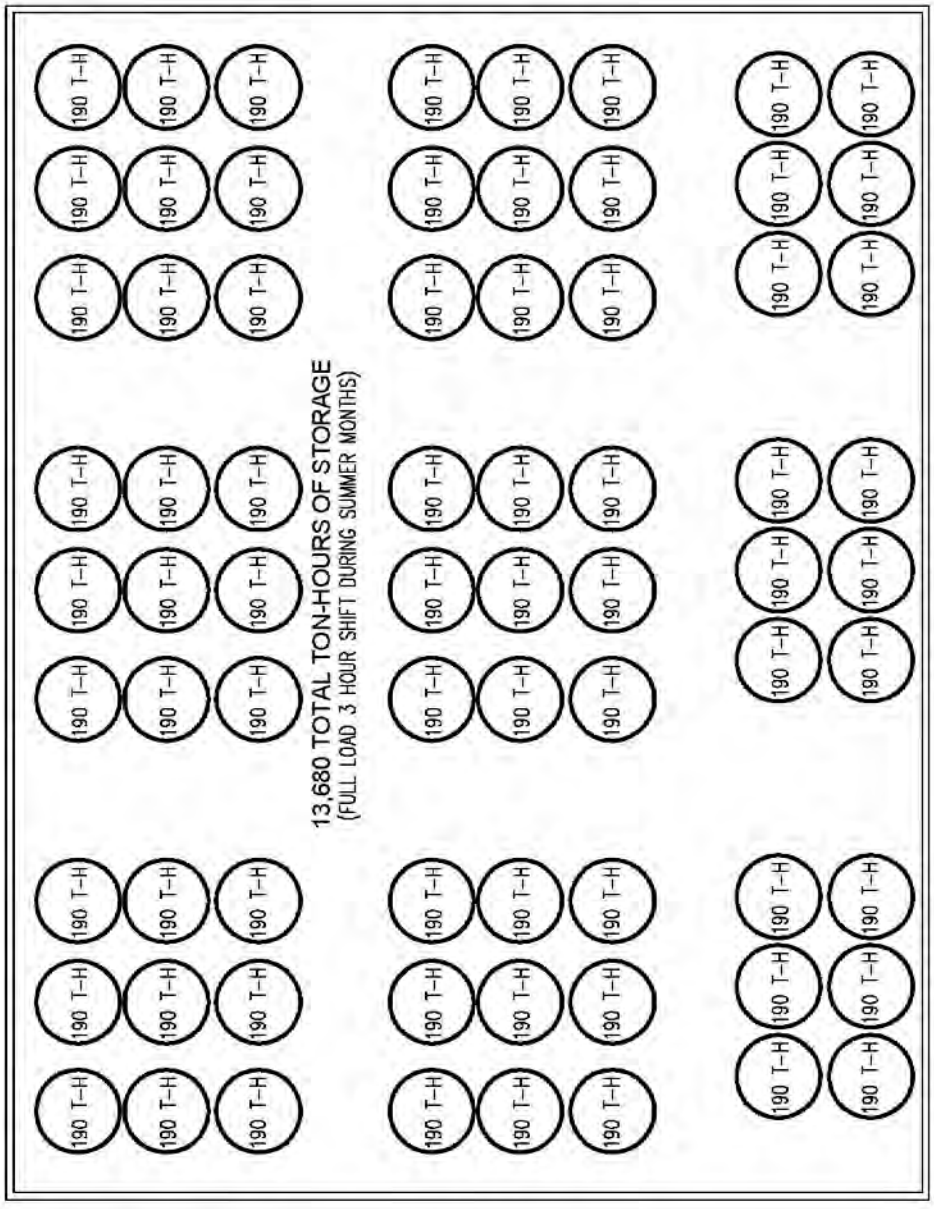

GENERATOR MAKEUP AIR FAN (100,000 CFM)
GENERATOR MAKEUP AIR FAN (100,000 CFM)
1500 TON COOLING TOWER
FUTURE 1500 TON COOLING TOWER
LOW ROOF
GENERATOR EXHAUST AIR FAN (100,000 CFM)
GENERATOR EXHAUST AIR FAN (100,000 CFM)
1500 TON COOLING TOWER
(2) 575 TON COOLING TOWERS
VERTICAL EXHAUST SILENCERS
CEP COGEN OPTION -ROOF PLAN
0' 5' 10' 15' 20' 25' 30'
APPROXIMATE SCALE


87'-0"
TRANSFORMER AREA (OUTSIDE)
ELECTRICAL ROOM
CONTROL RM/STORAGE
CHILLER ROOM
114'-0"
1500 TON ELECTRIC CHILLERS
1500 TON ELECTRIC CHILLERS
1500 TON ELECTRIC CHILLERS
1500 TON ELECTRIC CHILLERS
SCREW CHILLER IF TES INSTALLED
COIL PULL AREA
COIL PULL AREA
COIL PULL AREA
COIL PULL AREA
CHW & CW PUMPS
CEP NON-COGEN OPTION
0' 5' 10' 15' 20' 25' 30'
APPROXIMATE SCALE



CEP NON-COGEN OPTION -ROOF PLAN

0' 5' 10' 15' 20' 25' 30'
APPROXIMATE SCALE



CEP NON-COGEN PLAN-ICE STORAGE OPTION

0' 5' 10' 15' 20' 25' 30'
APPROXIMATE SCALE

SECURITY/TECHNOLOGY REPORT

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PINELLAS COUNTY JAIL SECURITY ELECTRONICS REPORT

July 1, 2013

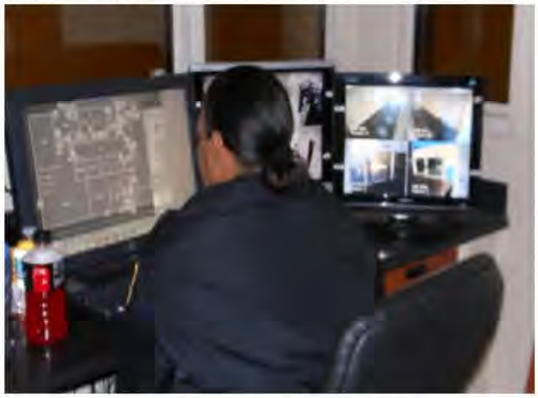
Observations:

Our initial walk through of the security electronics systems at the Pinellas County Jail was conducted on April 16th, 2013. A second walk through occurred on June 4th, 2013. During our tours we observed several generations of systems and technology related to the security electronics controls. We found the video surveillance system to be somewhat fragmented. There were complete fully integrated, fully operational systems in some areas, view only systems in other areas and still other areas with no video surveillance.

CONTROL STATIONS

Control stations (where Control officers interact with the systems) were found to be inconsistent throughout the entire campus. This is typical of this type of campus where buildings have been added over a span of 40 plus years. The bidding process often does not allow for the provision of new systems to be totally compatible with existing systems. In addition, systems become outdated, eliminating the ability to match the existing. The result is various controls that look and operate differently in different locations. The burden of learning each different type and its efficient operation is on the control officers to be prepared when the need to transfer from one station to the next arises.

control station examples



PINELLAS COUNTY JAIL SECURITY ELECTRONICS REPORT

July 1, 2013

ACCESS CONTROL

There are two different key card/key fob systems on the campus requiring that staff needing access to all buildings carry two different types of access credentials.

SPECIFIC SYSTEMS BY BUILDING

HEALTHCARE BUILDING:

The control system in the healthcare building was installed when the building was constructed nearly 8 years ago and is the newest and most modern. It is a fully integrated system with a touch screen human machine interface and a programmable logic controller with proprietary graphical user interface software. From our experience, the quantity of control equipment in this building is higher than average for the number of beds served. We do understand that the unit size is based on the medical and mental health program served. The system in this building is fully integrated and serves this building only.

Most of the security electronics systems are currently maintained/serviced by a vendor, The exceptions are the March Networks DVRs and related Video Management software and the Honeywell WinPak key card system which are provided or serviced by the County.

A particular problem in Health Care Building's Main Control room was observed. There are two control positions and only one available intercom talk path into the room, meaning that only one control position can use the intercom at a time. This appears to have forced the use of radios to call in for a door to be opened rather than using the intercom system. If the intercom is not being used, then the automatic camera call, typically designed into these systems is not occurring. This lack of coordination forces the operator to either manually call the associated camera, or worse, the operator opens the door without having a visual of the situation.

The control system experiences continual door alarms associated with the key fob system. The PLC door control is integrated with the key fob controllers. When a door is opened from a control station, the system recognizes that the door being opened was an authorized event. Where doors have key fob readers, the system does not recognize that the door was opened

PINELLAS COUNTY JAIL SECURITY ELECTRONICS REPORT

July 1, 2013

by an authorized event and subsequently the system goes into alarm. These excessive alarms will overload the system reducing its speed; as was reported by the PCSO Technical staff. Additionally, the operators spend unnecessary time clearing these alarms.

Security electronics rooms, Telecomm/Data rooms do not have stand-alone cooling systems. One of the most important requirements of rooms housing computerized electronics is the maintenance of temperature and humidity at levels to keep the equipment efficiently operational. Comments from PCSO IT staff indicated that temperature and humidity in these rooms is inconsistent.

CENTRAL BOOKING:

The control system in central booking is a significantly older version of the system in the healthcare building, based on a touch screen human machine interface and programmable logic controller. The system uses proprietary software for the graphical user interface and proprietary hardware in the form of custom made, single source, printed circuit boards as part of the interposing relay control circuits. PSCO IT staff has indicated that replacement parts for this system are no longer available.

SOUTH DIVISION:

South division has the oldest equipment. Some of the control equipment includes the original hard wired switches with panel indicator lights. The system is based on industrial relays and switch controls with locks wired directly to the control panels. Some control stations have been replaced by PLC systems with basic touch screen panels that integrate intercom

communication by the PCSO IT Department. Where surveillance cameras in the south division have been installed, they are view only with no recording capabilities.

RECOMMENDATIONS FOR INFRASTRUCTURE PHASE ONE

CAMPUS:

- Install a security system backbone raceway system between all existing buildings on the campus with infrastructure to support future phase housing buildings required by the Master Plan.
- Expand and complete the installation of the Innovonics wireless panic systems in all housing areas.
- Replace cable TV backbone and provide to all existing buildings.
- Update and add wireless infrastructure to achieve 100% coverage where required.
- Replace all non-standard key card/key fob access controls with Pinellas County's standardized system to bring the system up to date and make it more efficient. Cards will be able to be used at all county facilities. Card assignment and card deactivation would be instantaneous across the enterprise system.
- Ethernet switches for any County network infrastructure projects would be provided in the infrastructure project.

NEW COMPLEX CENTRAL CONTROL:

Based on the understanding that a new central control operation for the campus is part of the master plan and is to be included in Phase I construction, proper cabling infrastructure is necessary to implement campus wide systems. Installation could follow development of the new connecting bridges between buildings, as indicated on the Master Plan drawings, and could follow existing rooftop pathways on South Division. This backbone cabling would be used to support both the centralization of controls and video surveillance

In addition to the local control of the Phase I construction, the new central control design will accommodate "gathering" each existing system into a central command and control center with access to video surveillance feeds from all cameras on the campus plus audio communication with intercom systems and takeover capabilities of any control system on the campus. The oldest systems in the south division are capable of integration into the new central control system using remote I/O technologies.

The new Complex Central Control shall include a security equipment room of 900 sf capable of housing 18 – 20 full size equipment cabinets. A dedicated HVAC system capable of providing year round cooling based on a per-cabinet heat load of 6000 watts will be

necessary. Generator and UPS power based on the same 6000 watt per cabinet load will also be necessary.

The Complex Central Control room itself will be sized to house a minimum of six full size operator consoles. Each console will include dual touch screen human machine interface stations, dual video surveillance monitors, an intercom master station and a PSCO administration/Jail Management System work station. The control room requires a minimum of 780 sf. Three of the operator stations will be included in the Phase I build out with the remaining three to follow in the later phases of construction. Several large format video displays (between 50 and 60 inches wide) will be located on the headwall of the room. They will include several video surveillance monitors and at least two television monitors to allow monitoring of news and weather. The control room should be located away from the building's exterior walls with limited natural lighting so as not to affect viewing of the video displays.

NEW SYSTEM DESCRIPTION:

DESIGN CRITERIA RECOMMENDATIONS:

The design criteria for today's correctional control systems are based on the current state of the art technology used as well as the needs of the facility. The facility's needs are based on the application of technology driven by policies and procedures implemented in the daily operation of the institution. Also to be addressed are issues related to the life span of the systems and avoidance of difficulties caused by equipment obsolescing and serviceability during the design life of the equipment. High quality, low maintenance and ease of operation are the primary design considerations for the security control systems.

Security Electronics

A. Current State of the Technology – Addressing the major subsystems that make up a state of the art correctional control system.

   1. Programmable Logic Controller (PLC) – The PLC is the platform that does the actual control and monitoring of devices. The PLC will activate relays and provide power to lock and unlock doors, turn on and off power to lights and other control functions included in the design of the system. The PLC is also the system that monitors sensors throughout the facility. The PLC monitors inputs from door position switches, hardwired duress push buttons, wireless duress pushbuttons, and other alarm devices. The PLC is used in this capacity because it has been designed to operate continuously in harsh environments. The PLC was designed for industrial applications but its performance characteristics lend it to correctional control applications. PLC's manufactured by companies like Allen Bradley and GE-Fanuc are the standard and have been for more than 25 years. These systems have a design life of 12 years +/- in a correctional environment.

2. Closed Circuit Television (CCTV) – The CCTV system is a standalone, IP based network video management system that is serially integrated into the overall control system. The CCTV system manages and controls the video signals from throughout the facility. The CCTV system consists of IP cameras, dedicated network electronics, servers and storage devices. Video information is routed to storage devices and view stations based on automated controls, integration with other subsystems and operator input. Predetermined responses are also known as "video follow". Video Follow includes response to intercom system traffic and alarm conditions. The process allows the staff to focus on the event rather than the system. If a camera is automatically routed to a specific monitor, the operator can react more quickly than if he or she had to devote time to interpolating camera numbers and calling scenes up via manual input. The VMS provides storage of video data from the cameras throughout the facility. The storage is much more efficient that the analog tapes of the past. Storage capacity image resolution and image capture frame rates are the primary design parameters for digital storage. Image rates of 7 frames per second per camera at a resolution of 4 CIF are the minimum standard. With these parameters, the use of motion detection recording and the high density storage capacities offered by manufacturers today, storage of 30 days is achievable, however beyond 90 days the cost becomes prohibitive. Systems life expectancy ranges from 6 – 8 years for input devices and 4 – 5 for servers and storage devices.

3. Intercommunication System (Intercom) – The intercom system will provide a means of audio communication from fixed stations throughout the buildings to the control consoles. The limited use of distributed intelligence in the intercom subsystem reduces the amount of cabling required and the associated cost. Intelligent exchanges used in intercom systems allow full switching control. Any station can call to any console master via a network connection. The intercom system includes overhead paging capabilities that can be automated allowing things like schedule annunciation. Exchanges manufactured by Telecor and Harding Instruments are the standard and they can be expected to last 12 years.

4. Information Transport System (ITS) – The ITS is the infrastructure that all of the subsystems listed above use to communicate with each other. The ITS is the primary building block of most Local Area Networks (LANs). The security control system operates on its own closed network or LAN. The ITS is the cabling system that supports all the intersystem communications. The system will be standards compliant which is to say that the cabling used will be tested to bandwidth capacity standards after it is installed. The cabling construction, the pulling tension used when the cable is installed, the method of termination and proximity to sources of potential interference are all defined by Electronics Industry Association (EIA) and Telecommunications Industry Alliance (TIA) standards. These standards along with the Building Industry Consulting Services International (BICSI) Telecommunications Distribution Methods Manual (TDMM) will be the standards

used for the installation of the ITS. When completed and tested the contractor will provide the owner with a 20 year warranty pertaining to the usable bandwidth of the system. Manufacturers of ITS cabling and connectivity hardware are Avaya/Systemax, Comscope/Uniprise, AMP/Netconnect, Belden/Panduit and others. These systems are warranted by the manufacturers without any consideration to the installing contractor.

5. Graphical User Interface (GUI) – The GUI is as the name implies the interface between all of the sub-systems and the operator. The GUI is comprised mainly of a computer, touchscreen monitor and the GUI software. The GUI software is configured with graphics representing the floor plans of the facility and the control/monitoring icons. The GUI communicates with the major subsystems via the ITS. The graphics are animated to make the control process intuitive for the operator. Muted gray and white colors are used for the backgrounds and saturated colors are used to represent different icon conditions. Red is used for alarm conditions or unsecured doors, yellow indicates interlocks and utility controls, green is communications and blue is video.

6. Using muted backgrounds and saturated colors for icons makes it easier for the operator to see changes in the status of an icon and thus they are able to react more quickly to the event that caused the change in the icon condition. Standard personal computers are used with LCD touchscreen monitors to construct the control stations. Computers by Dell, Gateway or HP and monitors by NEC, Sony or Sharp are specified along with GUI development platforms by Wonderware or GE Simplicity. This combination of manufactured equipment, when properly configured and programmed will effect control with screen refresh rates of ½ second. What this means is that, unlike the existing system that may take 8 to 10 seconds to move from screen to screen, the new system will allow the operator to move from screen to screen or to control a device and the system will react to complete the command within ½ second. The computers and monitors used for the GUI consoles historically have lasted 10 or more years, however, the design life span of the GUI is 5 – 6 years.

7. System Power Protection and Redundancy – To prevent system interruption and data corruption, sensitive security electronics will be protected by series mode surge protection and un-interruptible power supplies. This will include but not be limited to all digital processing and head end electronics.

The systems described above are the basic building blocks of a state of the art correctional control system. How each system will be implemented will be determined based on the policies and procedures of the institution. Technology is used to enhance the safety, security and efficiency of the staff rather than the staff adapting their policies and procedures to the technology.

PINELLAS COUNTY JAIL SECURITY ELECTRONICS REPORT

July 1, 2013

EXISTING SYSTEM UPGRADE RECOMMENDATIONS:

HEALTH CARE BUILDING:

- At the Main Control intercom system add an intercom system talk path. For security and safety of staff, and movement efficiency, both of the operators need to have use of the intercom system to allow the use of the systems as they were originally designed. This original design would have integrated the intercom call with the CCTV system giving the operators a view of the situation at a door before it is opened. This must be fixed in the first phase of infrastructure improvements.
- Fix the PLC/ key fob access system integration. Reprogram the integrated system to correct the door alarm problem.
- In all Security Electronics rooms and Telecomm/Data rooms add or upgrade to full room UPS. Existing UPS units are currently rack or cabinet mounted and vary by manufacturer. These large quantities, at least 2 or more per room, make it difficult to service and replace; by standardizing these to a modern modular room type system, the burden of maintenance and replacement would improve which would reduce failure and system downtime.
- Consider adding stand alone cooling to Security Electronics rooms and Telecomm/Data rooms which was not incorporated in the original building; or improve temperature and humidity control to these rooms.

SOUTH DIVISION:

This facility requires a complete renovation of the controls systems in those units that are slated to remain in service for the foreseeable future. For any units that might be scheduled for closing in the next 36 - 48 months; consideration should be given to measures that can improve efficiency and officer safety without significant expense.

- Existing PLC and original switch panels would be replaced with networked PLC systems, touch screen systems, and intercom systems as a first step towards achieving common systems among all of the complex's housing buildings. These systems would be common to and integrated with the controls at the new Complex Central Control.
- All Security Electronics rooms and Telecomm/Data spaces must have standalone HVAC systems and room UPS installed to maintain the correct temperature and power for the electronics equipment.
- Increase CCTV coverage in outdoor recreation yards to be able to eliminate the guard post staff; increase interior CCTV coverage as necessary to meet PREA requirements.

PINELLAS COUNTY JAIL SECURITY ELECTRONICS REPORT

July 1, 2013

CENTRAL HOUSING:

This facility should have a partial renovation of the controls systems. Existing Allen Bradley PLC would be replaced with newer systems. The newer systems would be common to and integrated with the controls at the new Complex Central Control.

- Existing touch screen systems and any graphic control panels should be updated to match the new touch screen systems being used at new Complex Central Control. The existing intercom system will be integrated or completely replaced if necessary.
- All Security Electronics rooms and Telecomm/Data spaces must have standalone HVAC systems and room UPS installed to maintain the correct temperature and power for the electronics equipment.

Section 4: Options

Section 4

1. Options

Over the course of four months, the Dewberry Team developed numerous options which were driven by the goals and priorities evolved during the interactive workshop process.

The Master Plan options were driven by three major elements:

- The location of the Phase 1 support facility which included the central plant, kitchen, and laundry.
- The number and configuration of future housing units.
- The link developed between central and healthcare.

Early options included ones with a direct diagonal link between central and healthcare with circulation going though the housing module and locating the Phase 1 support facility toward the “front” southeast corner of the complex. These options saved barracks “C” but placed the support (utility) building remote from the service road and housing recreation areas too close to public areas of campus.

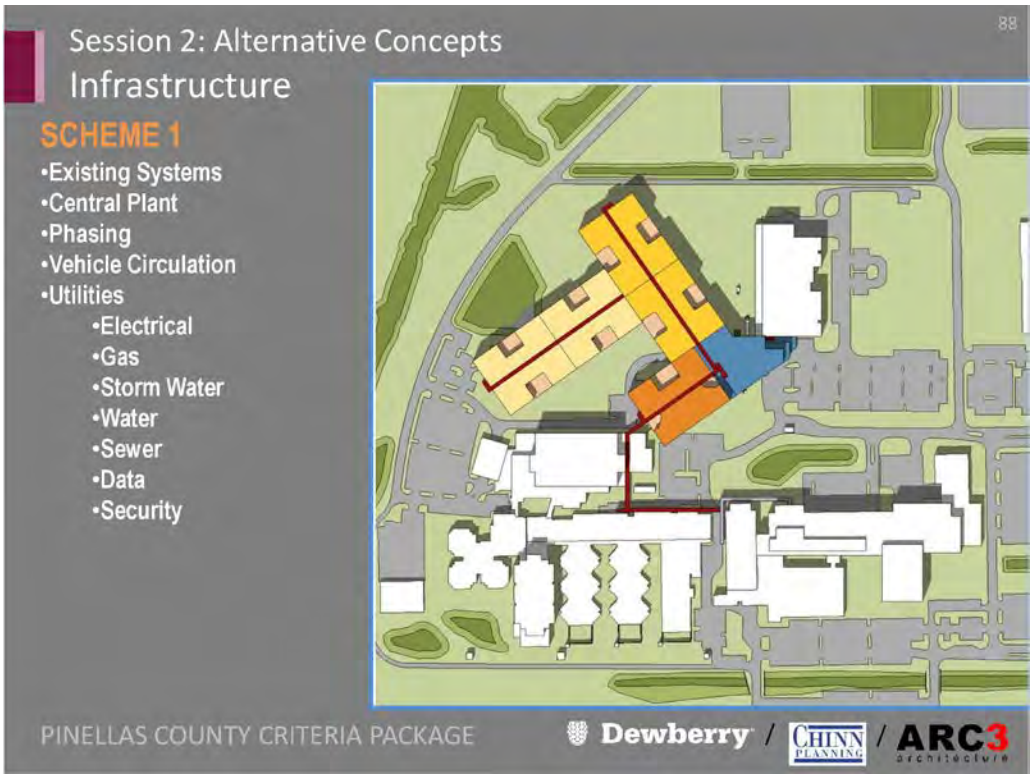
These options used a flexible housing module that stacked two double-tier housing floors that required five or six of these modules.

Options were also explored splitting the support facility into two components; one for laundry and kitchen and one for central plant.

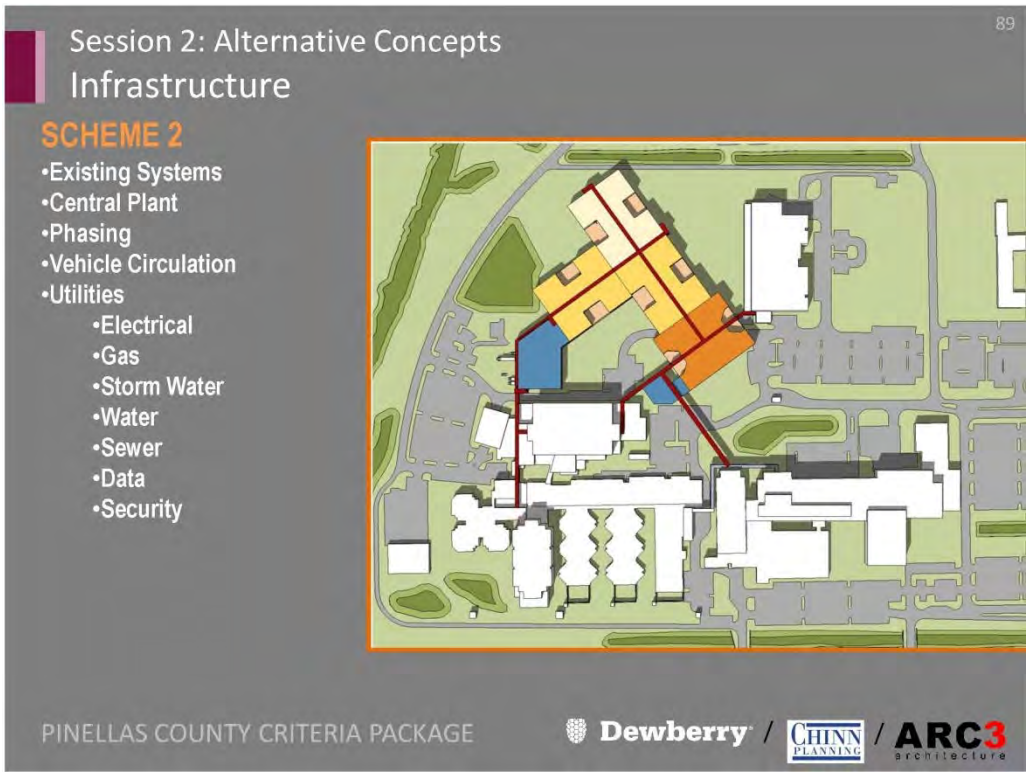
Each of these options was evaluated for operational efficiency, phasing, facility utilization, improved housing conditions over time and flood surge independence.

After evaluating many options, it was determined that the final Master Plan needed to incorporate:

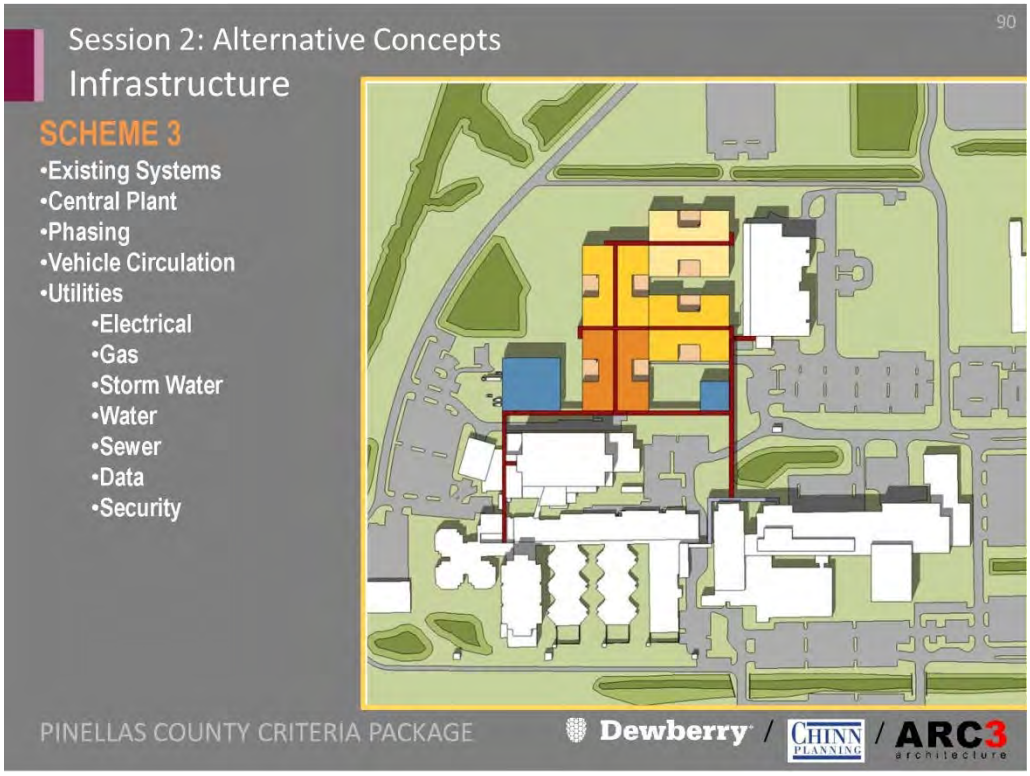
- A Phase 1 single three-level support building connected at the second level kitchen to central and ground level to HCU,
- Three housing modules constructed in Phases 2, 3, and 4 as required, each being three double levels high connected to the support facility at the second level and to HCU at ground floor.



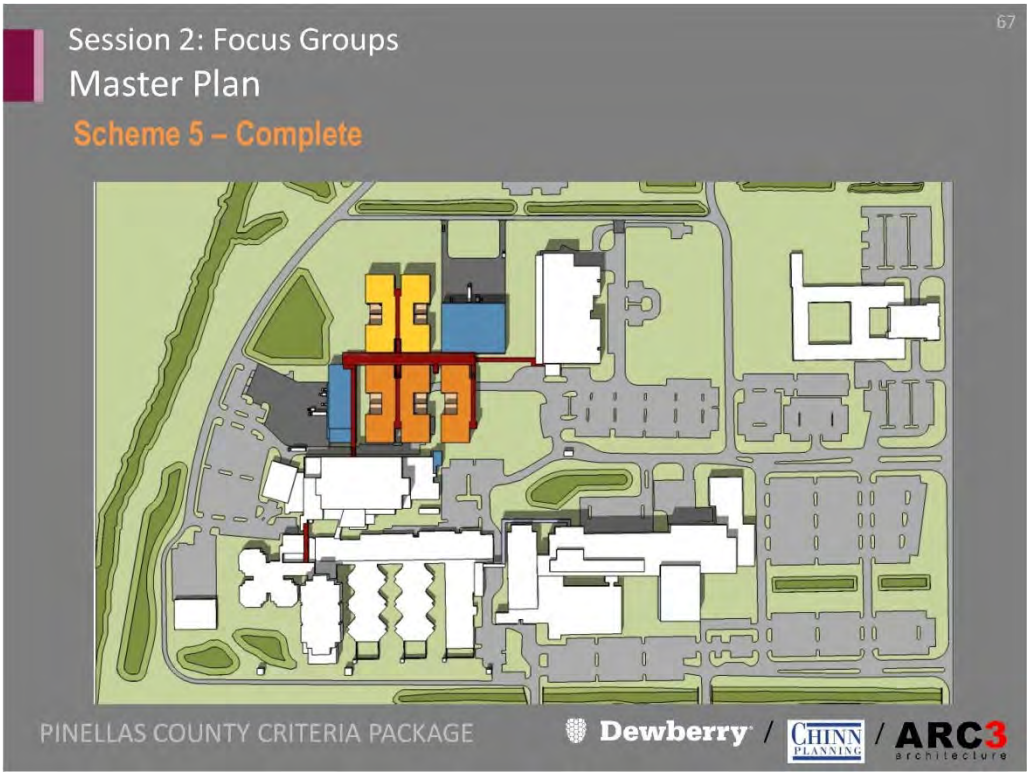
Scheme 1



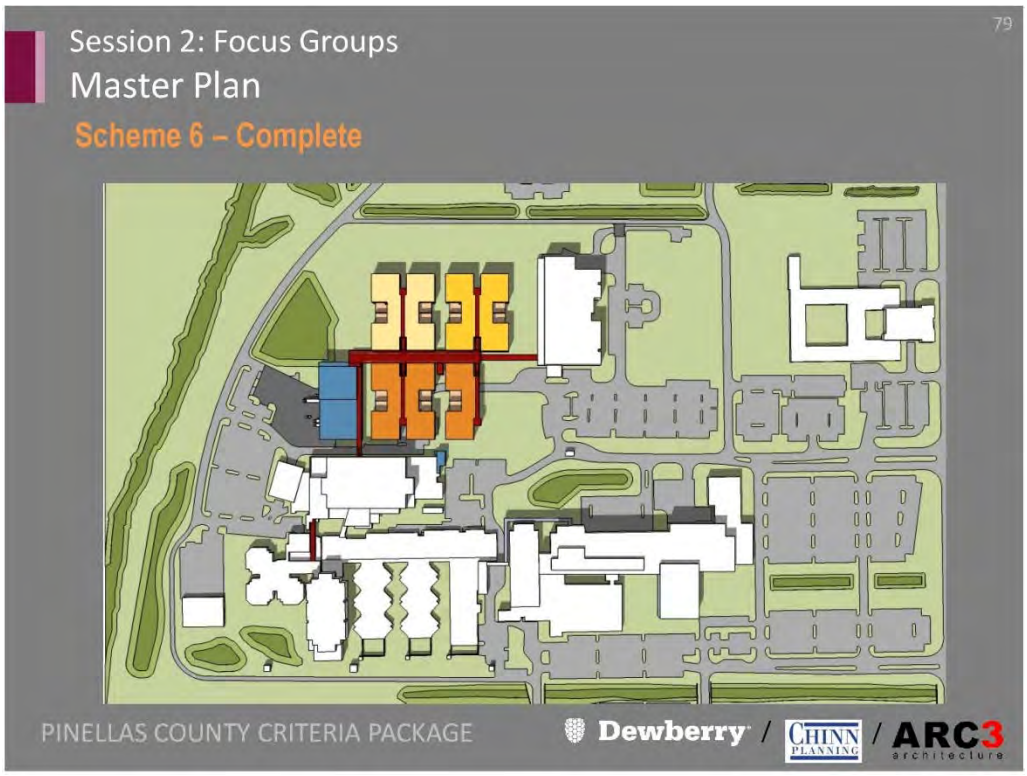
Scheme 2



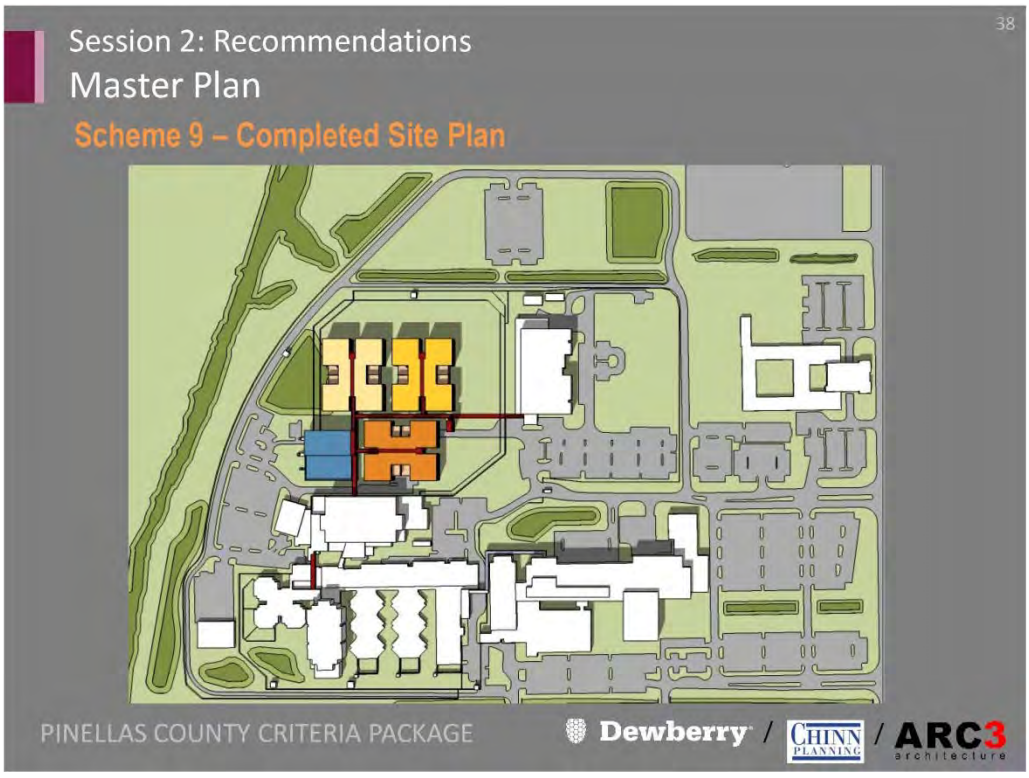
Scheme 3



Scheme 5



Scheme 6



Scheme 9

Section 5: Recommended Option

Section 5

1. Recommended Option

Final Master Plan

The final Master Plan is the ninth scheme developed and is presented in detail showing phasing, demolition, and bed counts throughout the process.

The Master Plan responds to the operational, maintenance, and financial issues as follows:

Operational (Jail Management)

The Master Plan provides a phased growth plan for 4,000+/- beds to Year 2030 to meet special needs of women and improve classification possibilities by building more single and double cells improving the percentage of cells from 20% to 40-60%.

Integrate the security system elements across the campus.

Maintain the ability to address population surge capacity demands with decommissioned units while systematically demolishing the oldest and more problematic buildings, reduce overcrowding and non-compliant elements over time maintaining accreditation.

Maintenance (Facility/Infrastructure Management)

Phase 1 of the Master Plan directly addresses the priority issues of maintenance including the new central plant, kitchen, laundry, and security system.

The critical areas of plant and kitchen are located above the storm surge elevation (+) 25’-0” and the finished first floor is above flood level at elevation (+) 14’-0”.

A new maintenance facility is planned for the complex.

The Master Plan maintains and improves site utilities and water retention areas.

Energy and operational maintenance costs are optimized by replacing the oldest and problematic facilities.

Financial (Money Management)

The Master Plan addresses first costs and operating costs to implement. (See section 6 for detail project and phase budgets as well as costs to limit liability including addressing overcrowding and non-compliance issues in existing housing units.)

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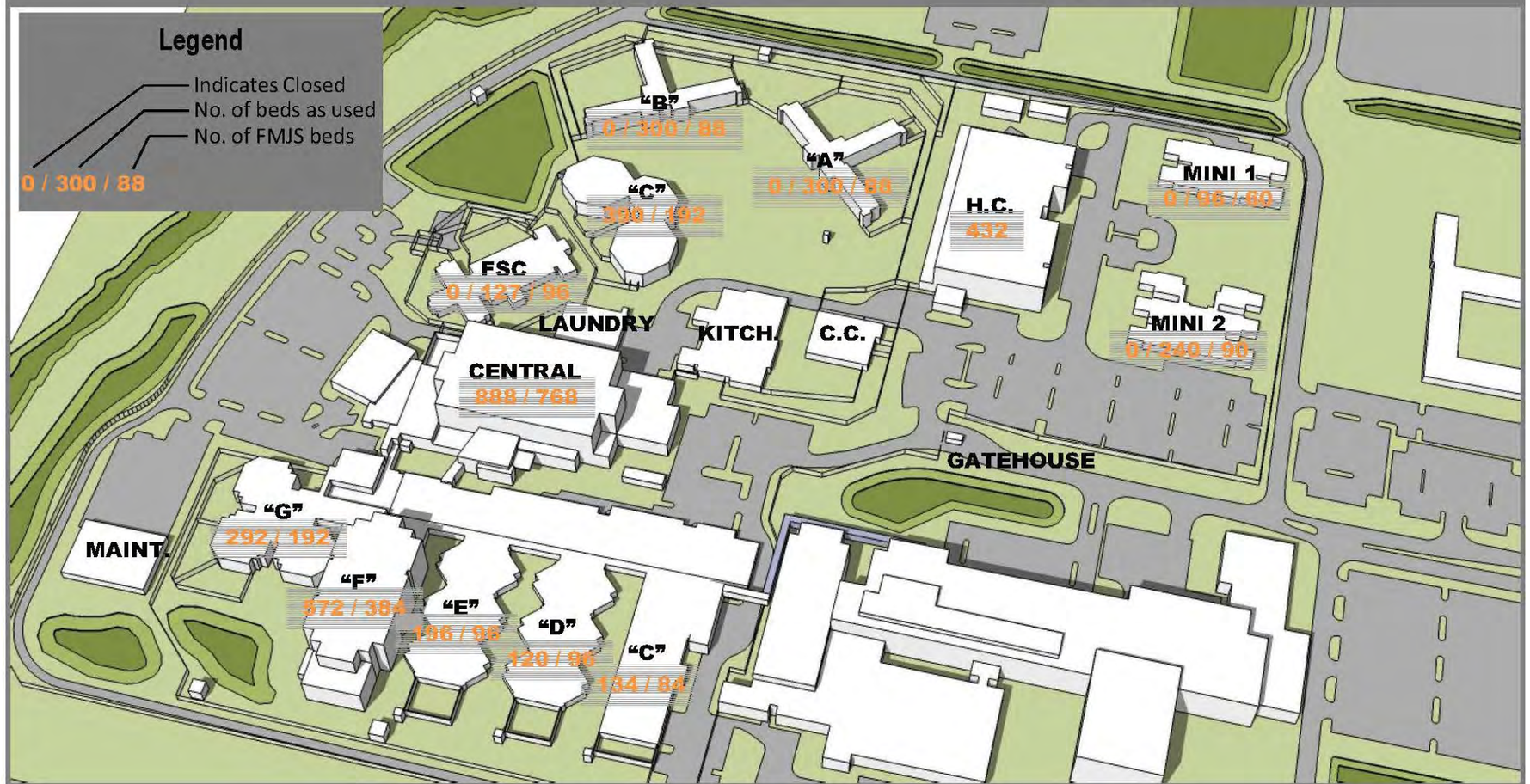
Master Plan Briefing

Responses & Recommendations

Scheme 9 - Existing

Bed Count

Existing Total Beds:	4087
Existing Open Beds:	3024
Existing FMJS Beds:	2244
Average Daily Population:	2950



PINELLAS COUNTY CRITERIA PACKAGE

Dewberry / CHINN PLANNING / ARC3 architecture

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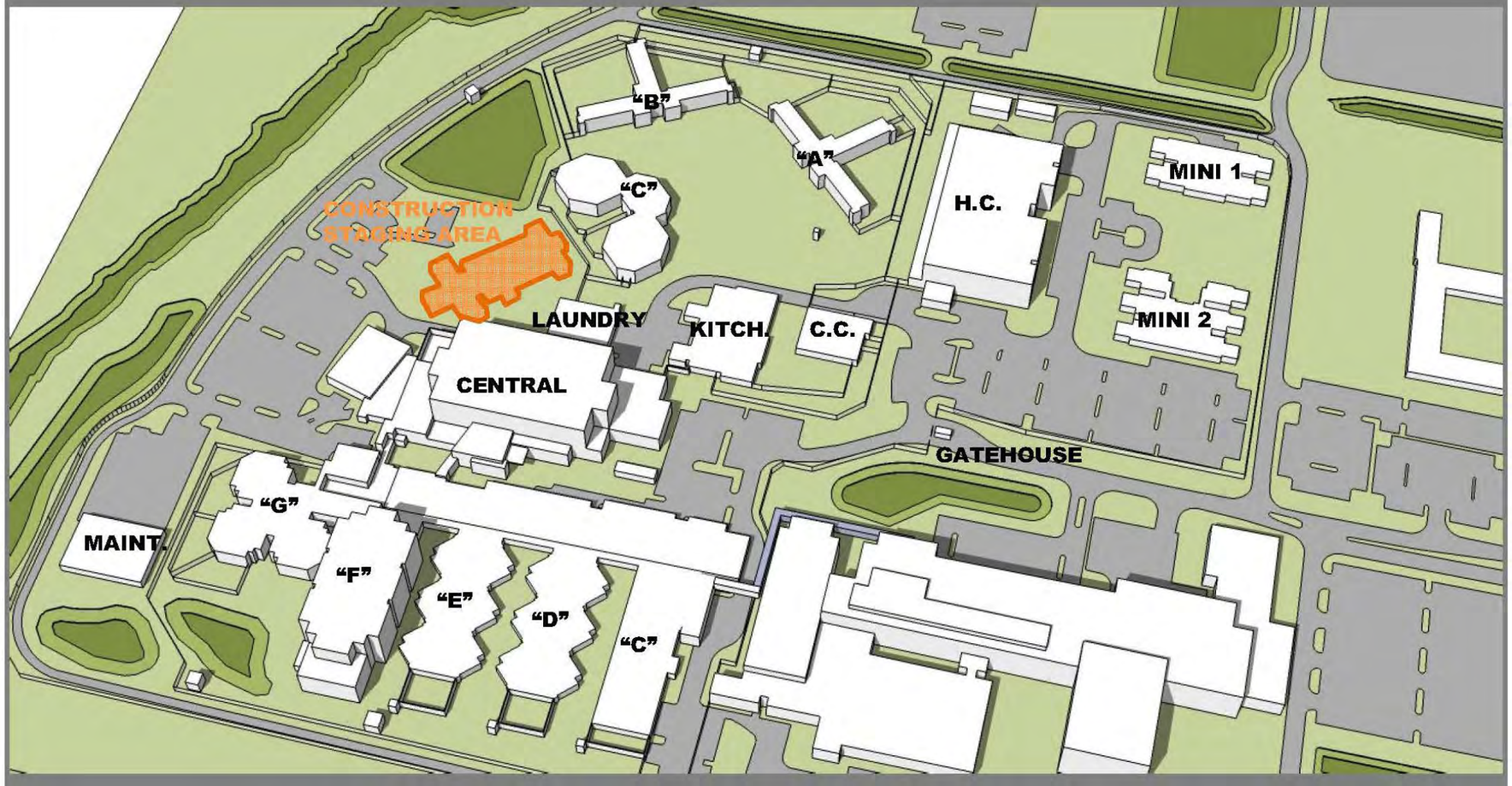
Master Plan Briefing

Responses & Recommendations

Scheme 9 – Phase 1 Demolition

Bed Count

Total Beds:	3960
Open Beds:	3024
FMJS Beds:	2244



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Dewberry / CHINN PLANNING / ARC3 architecture

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Master Plan Briefing

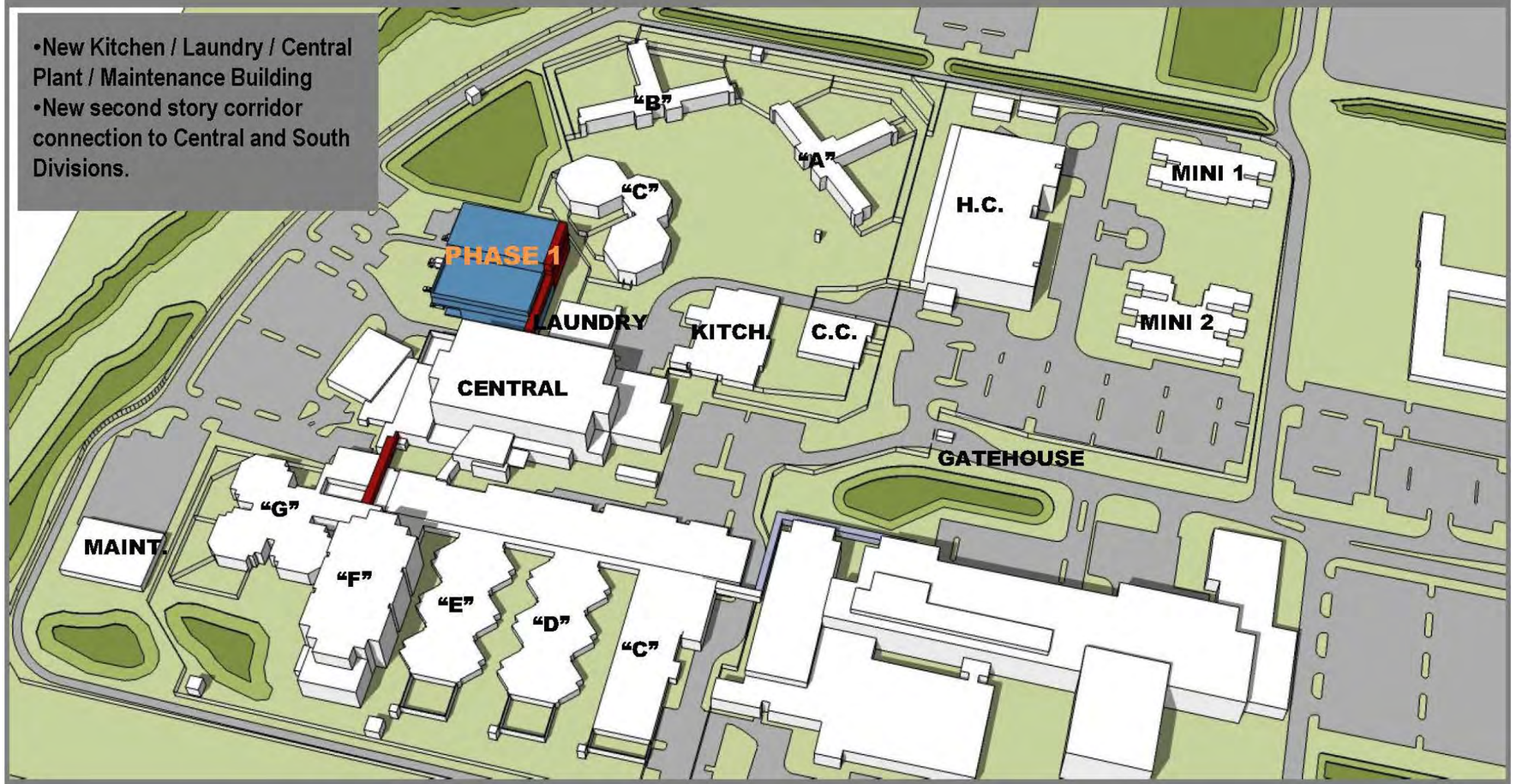
Responses & Recommendations

Scheme 9 – Phase 1 Construction

Bed Count

Total Beds:	3960
Open Beds:	3024
FMJS Beds:	2244

- New Kitchen / Laundry / Central Plant / Maintenance Building
- New second story corridor connection to Central and South Divisions.



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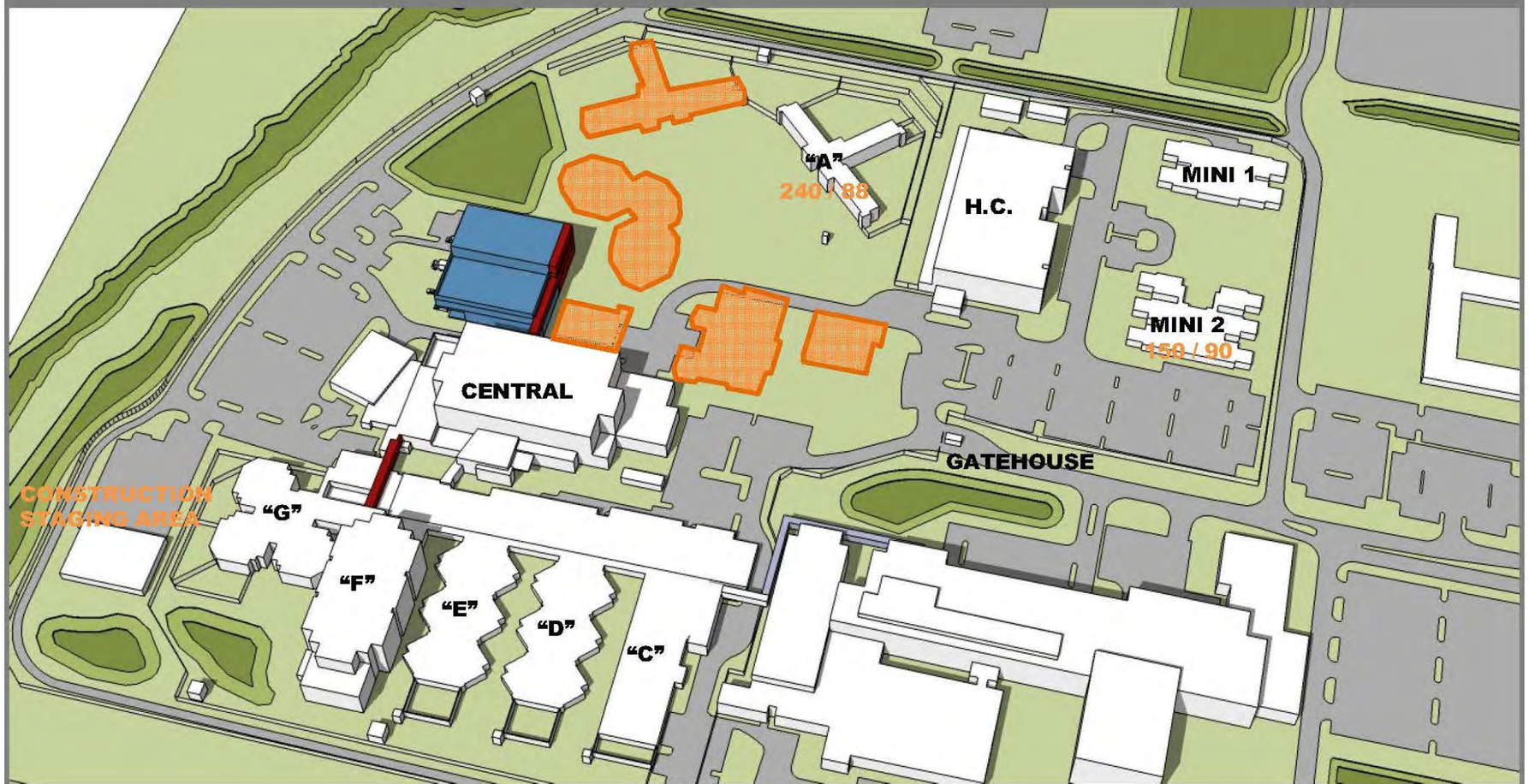
Master Plan Briefing

Responses & Recommendations

Scheme 9 – Beginning of Phase 2 Demolition

Bed Count

Total Beds:	3274
Open Beds:	3178
FMJS Beds:	2230



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Dewberry / CHINN PLANNING / ARC3 architecture

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Master Plan Briefing

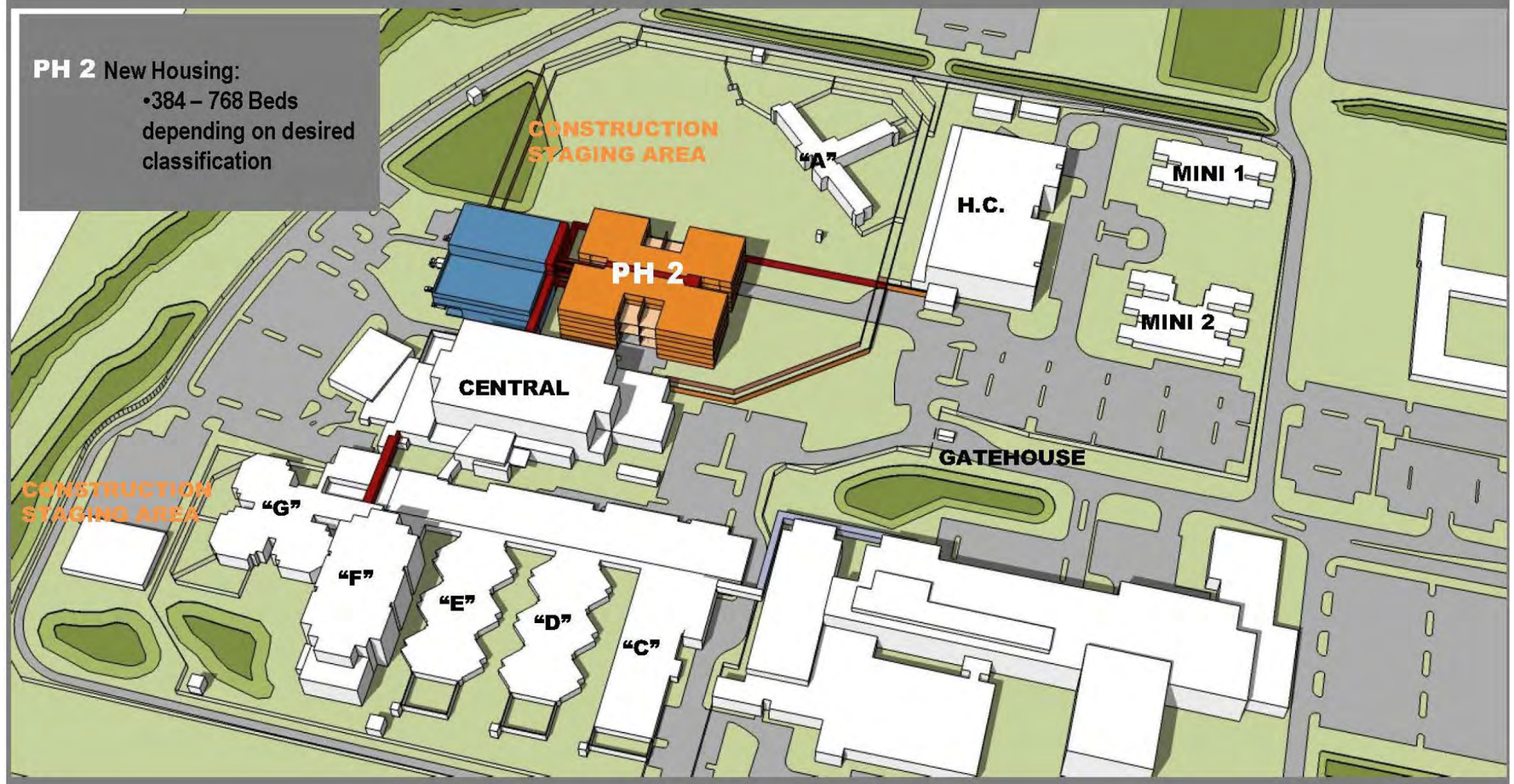
Responses & Recommendations

Scheme 9 – Phase 2 Construction

Bed Count

Total Beds:	3658 - 4042
Open Beds:	3562 - 3946
FMJS Beds:	2614 - 2998

PH 2 New Housing:
- 384 – 768 Beds depending on desired classification



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Master Plan Briefing

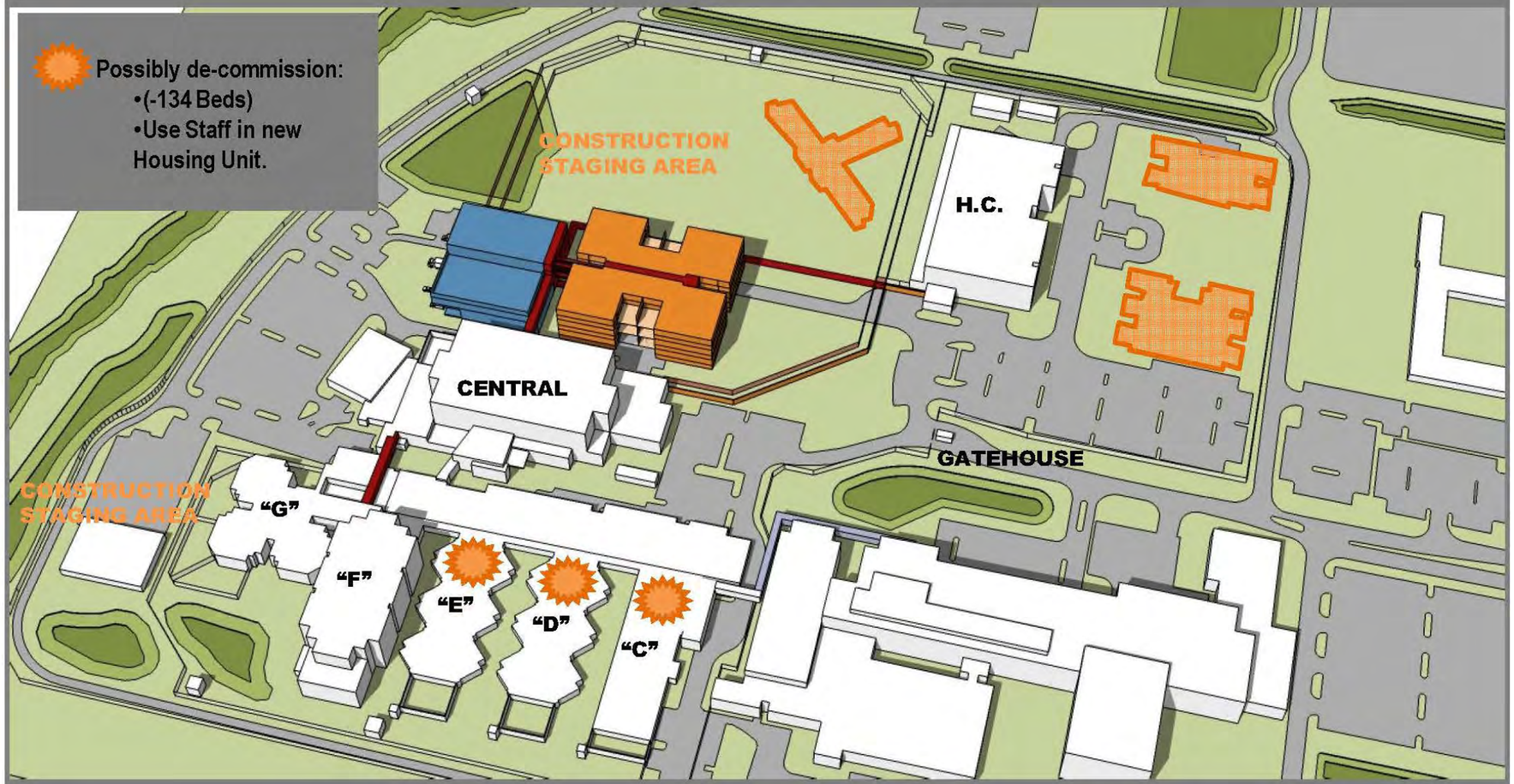
Responses & Recommendations

Scheme 9 – End of Phase 2 Demolition

Bed Count

Total Beds:	3022 - 3406
Open Beds:	2568 - 2952
FMJS Beds:	2160 - 2544

Possibly de-commission:
- (-134 Beds)
- Use Staff in new Housing Unit.



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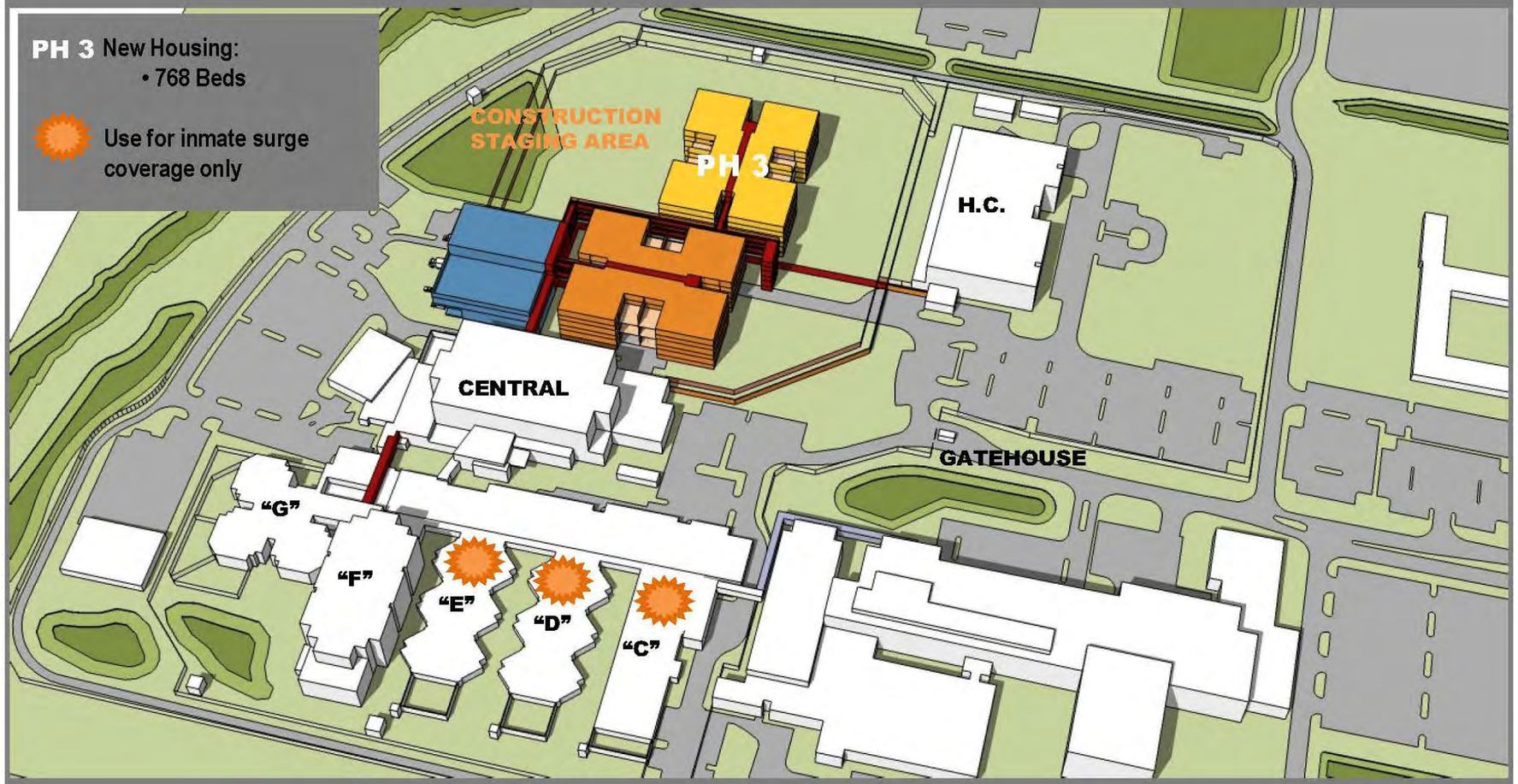
Master Plan Briefing

Responses & Recommendations

Scheme 9 – Phase 3 Construction

Bed Count

Total Beds:	3790 - 4174
Open Beds:	3336 - 3720
FMJS Beds:	2998 - 3312



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Dewberry / CHINN PLANNING / ARC3 architecture

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Master Plan Briefing

Responses & Recommendations

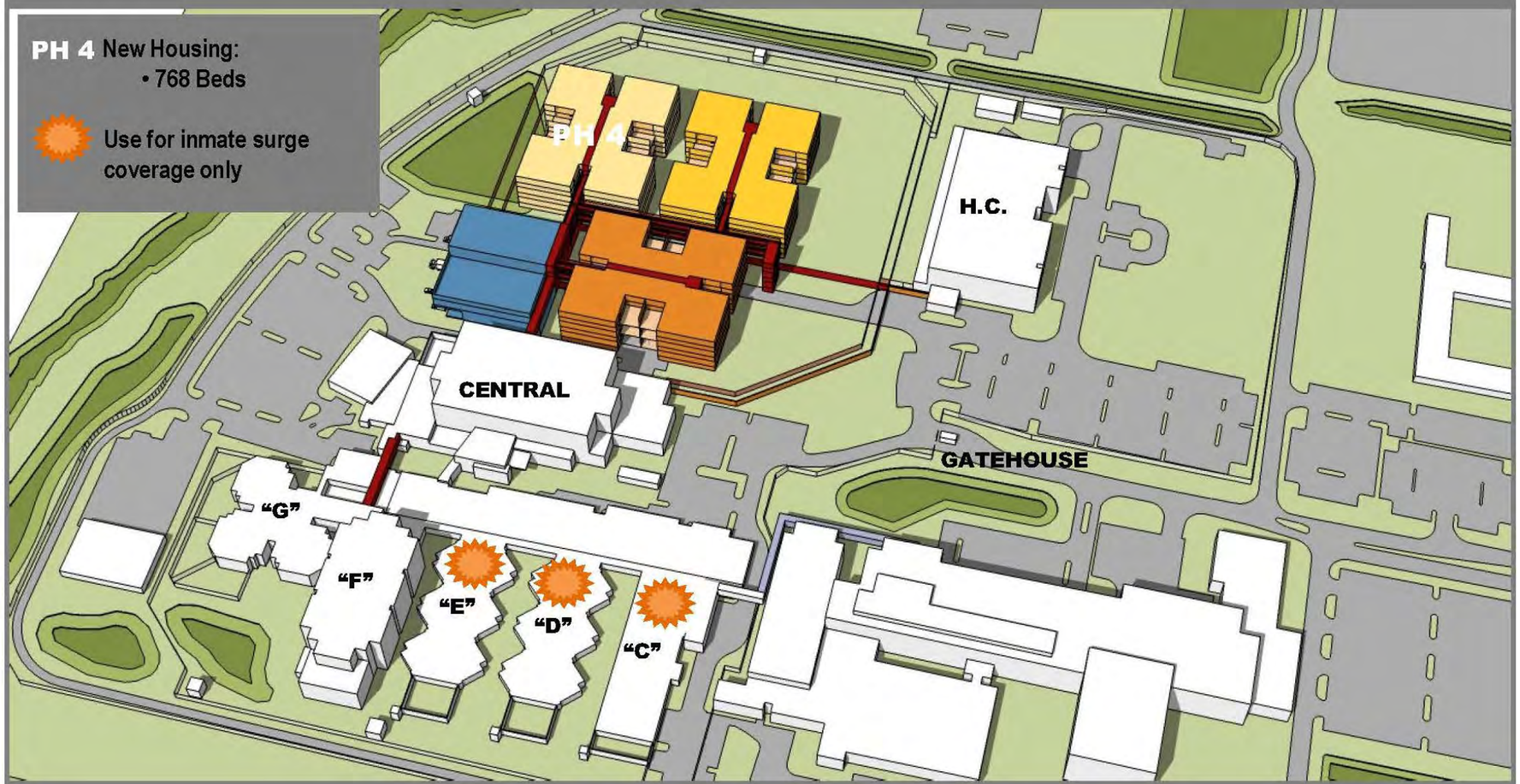
Scheme 9 – Phase 4 Construction

Bed Count

Total Beds:	4558 - 4942
Open Beds:	4104 - 4488
FMJS Beds:	3696 - 4080

PH 4 New Housing:
- 768 Beds

Use for inmate surge coverage only



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Master Plan Briefing

Responses & Recommendations

Scheme 9 – Aerial from NW

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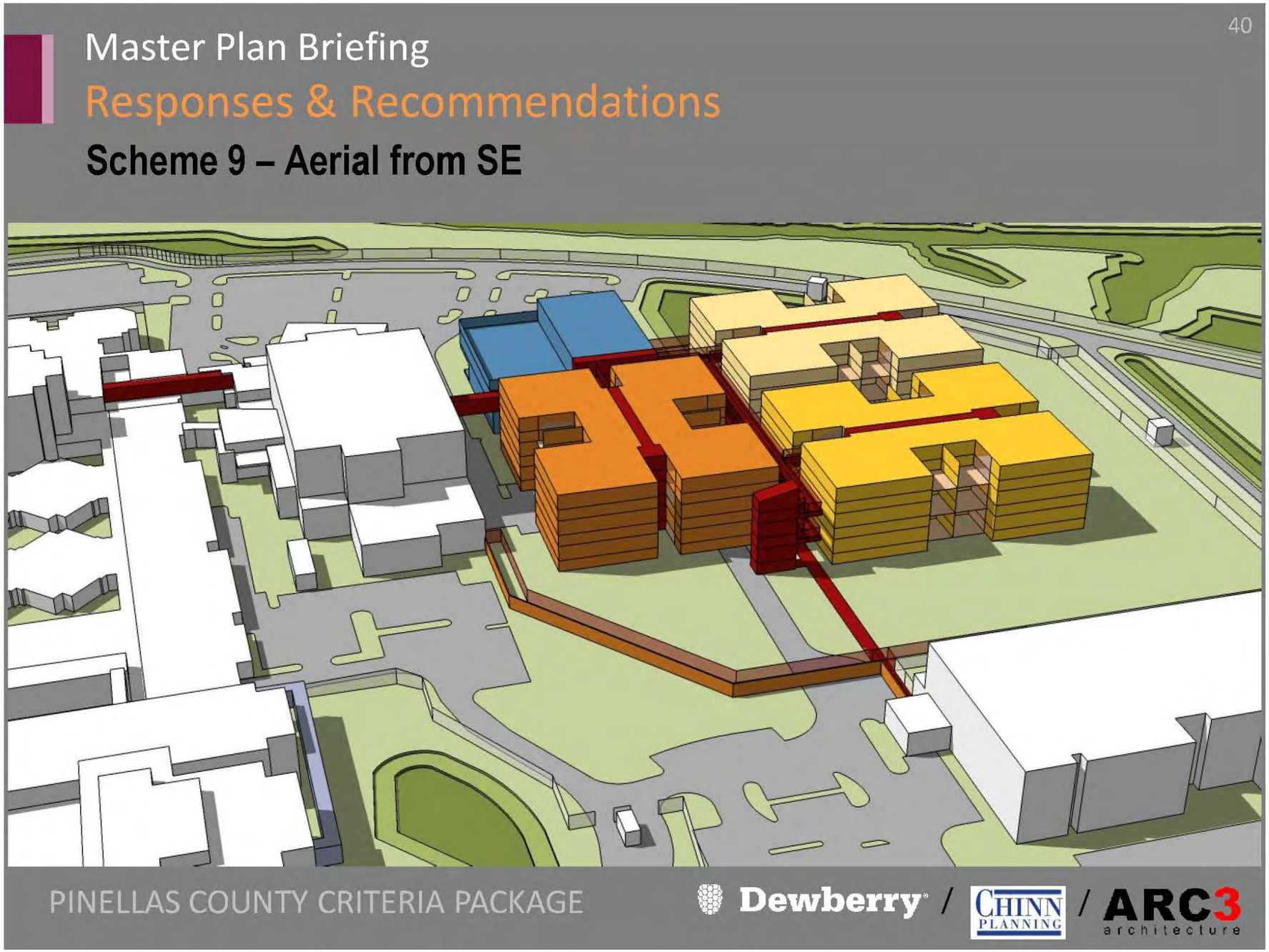
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Master Plan Briefing
Responses & Recommendations
Scheme 9 – Aerial from SE
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Master Plan Briefing

Responses & Recommendations

Scheme 9 – Completed Master Plan

Elements of Master Plan

- Kitchen / Central Plant located above flood surge elevation (P1).
- Kitchen connected by direct circulation paths to:
  - Central Housing
  - New Housing
  - Health Care
- No general circulation through Housing Units.
- Adjustments to Bed Count:
  - Demolished 1353 Beds (total)
  - Demolished 390 Beds in use.
  - Phase 2 (P2) adds 384 – 768 Beds depending on classification.

Bed Count by Phase:

	EXIST	P1	P2	P3	P4
Total Beds	4087	3960	3022-3406	3790-4174	4558-4942
Open Beds	3024	3024	2568-2952	3336-3720	4104-4488
FMJS Beds	2244	2244	2160-2544	2998-3312	3696-4080
% in Cells	20%	20%	40%	50%	60%

Average Daily Population: 2950+/-

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Dewberry / CHINN PLANNING / ARC3 architecture

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Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1

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BED / STAFF COUNT BY PHASE

Year Built	Building/Unit/Wing	Current					Phase 1 Construction					Phase 1 Complete				
		Total Bed Cap. as Used	**Open Bed Cap. as Used**	**Staff**	Total FMJS Rated Becs	Open FMJS Rated Becs	Total Bed Cap. as Used	**Open Bed Cap. as Used**	**Staff**	Total FMJS Ratec Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	**Open Bed Cap. as Used**	**Staff**	Total FMJS Rated Becs	Open FMJS Rated Beds
1980	A Wing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1980	C Wing	178	178	4	84	84	178	178	4	84	84	178	178	4	84	84
1980	D Wing	106	106	6	96	96	106	106	6	96	96	106	106	6	96	96
1980	E Wing	170	170	4	96	96	170	170	4	96	96	170	170	4	96	96
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	1318	**1318**	**37**	852	852	1318	**1318**	**37**	852	852	1318	**1318**	**37**	852	852
2000	**Central Division Total**	888	**888**	**21**	768	768	888	**888**	**21**	768	768	888	**888**	**21**	768	768
1979	A Barracks	300	0	0	88	0	300	0	0	88	0	300	0	0	88	0
1979	B Barracks	300	0	0	88	0	300	0	0	88	0	300	0	0	88	0
1985	C Barracks	386	386	6	192	192	386	386	6	192	192	386	386	6	192	192
1981	FSC	127	0	0	96	0	Demo	**Demo**	**Demo**	Demo	Demo					
1983	Mini I	96	0	0	60	0	96	0	0	60	0	96	0	0	60	0
1985	Mini II	240	0	0	90	0	240	0	0	90	0	240	0	0	90	0
2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	1881	**818**	**36**	1046	624	1754	**818**	**36**	950	624	1754	**818**	**36**	950	624
	New Constructed Beds (accumulative)															
	Beds added per phase (Rated)						0	0		0	0	0	0		0	0
	Totals	4087	**3024**	**94**	2666	2244	3960	**3024**	**94**	2570	2244	3960	**3024**	**94**	2570	2244
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	**74**	**0**	(284)	(706)	1010	**74**	**0**	(380)	(706)	1010	**74**	**0**	(380)	(706)

NOTES:

PINELLAS COUNTY CRITERIA PACKAGE

Dewberry / CHINN PLANNING / ARC3 architecture

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Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1 7/22/2013

BED / STAFF COUNT BY PHASE

Year Built	Building/Unit/Wing	Current					Phase 2 Construction					Phase 2 Complete				
		Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMIS Rated Becs	Open FMIS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMIS Rated Beds	Open FMIS Rated Becs	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMIS Rated Beds	Open FMIS Rated Beds
1980	A Wing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1980	C Wing	178	178	4	84	84	178	178	4	84	84	178	Close	Close	84	0
1980	D Wing	106	106	6	96	96	106	106	6	96	96	106	Close	Close	96	0
1980	E Wing	170	170	4	96	96	170	170	4	96	96	170	Close	Close	96	0
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	1318	**1318**	**37**	852	852	1318	**1318**	**37**	852	852	1318	**864**	**23**	852	576
2000	**Central Division Total**	888	**888**	**21**	768	768	888	**888**	**21**	768	768	888	**888**	**21**	768	768
1979	A Barracks	300	0	0	88	0	300	300	5	88	88	Demo	Demo	Demo	Demo	Demo
1979	B Barracks	300	0	0	88	0	Demo	Demo	Demo	Demo	Demo					
1985	C Barracks	386	386	6	192	192	Demo	Demo	Demo	Demo	Demo					
1981	FSC	127	0	0	96	0										
1983	Mini I	96	0	0	60	0	96	0	0	60	0	Demo	Demo	Demo	Demo	Demo
1985	Mini II	240	0	0	90	0	240	240	5	90	90	Demo	Demo	Demo	Demo	Demo
2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	1881	**818**	**36**	1046	624	1068	**972**	**40**	670	610	432	**432**	**30**	432	432
	New Constructed Beds (accumulative)											768	**768**	**18**	768	768
	Beds added per phase (Rated)						0	0		0	0	768	768		768	768
	Totals	4087	**3024**	**94**	2666	2244	3274	**3178**	**98**	2250	2230	3408	**2952**	**92**	2820	2544
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	**74**	**0**	(284)	(706)	324	**228**	**(4)**	(660)	(720)	458	**2**	**2**	(130)	(406)

NOTES:

PINELLAS COUNTY CRITERIA PACKAGE

Dewberry / CHINN PLANNING / ARC3 architecture

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Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1 7/22/2013

BED / STAFF COUNT BY PHASE

Year Built	Building/Unit/Wing	Current					Phase 3 Construction					Phase 3 Complete				
		Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMIS Rated Beds	Open FMIS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Tota FMIS Rated Beds	Open FMIS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMIS Rated Becs	Open FMIS Rated Beds
1980	A Wing	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0
1980	C Wing	178	178	4	84	84	178	0	0	84	0	178	0	0	84	0
1980	D Wing	106	106	6	96	96	106	0	0	96	0	106	0	0	96	0
1980	E Wing	170	170	4	96	96	170	0	0	96	0	170	0	0	96	0
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	1318	**1318**	**37**	852	852	1318	**864**	**23**	852	576	1318	**864**	**26**	852	576
2000	**Central Division Total**	888	**888**	**21**	768	768	888	**888**	**21**	768	768	888	**888**	**21**	768	768
1979	A Barracks	300	0	0	88	0										
1979	B Barracks	300	0	0	88	0										
1985	C Barracks	386	386	6	192	192										
1981	FSC	127	0	0	96	0										
1983	Mini I	96	0	0	60	0										
1985	Mini II	240	0	0	90	0										
2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	1881	**818**	**36**	1046	624	432	**432**	**30**	432	432	432	**432**	**30**	432	432
	New Constructed Beds (accumulative)						768	**768**	**18**	768	768	1536	**1536**	**36**	1536	1536
	Beds added per phase (Rated)						0	0		0	0	768	768		768	768
	Totals	4087	**3024**	**94**	2666	2244	3626	**2952**	**92**	2820	2544	4174	**3720**	**113**	3588	3312
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	**74**	**0**	(284)	(706)	456	**2**	**2**	(130)	(406)	1224	**770**	**(19)**	638	362

NOTES:

PINELLAS COUNTY CRITERIA PACKAGE

Dewberry / CHINN PLANNING / ARC3 architecture

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Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1

7/22/2013

BED / STAFF COUNT BY PHASE

Year Built	Building/Unit/Wing	Current					Phase 4 Construction					Phase 4 Complete				
		Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Tota FMJS Rated Beds	Open FMJS Ratec Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Ratec Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Ratec Beds
1980	A Wing	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0
1980	C Wing	178	178	4	84	84	178	0	0	84	0	178	0	0	84	0
1980	D Wing	106	106	6	96	96	106	0	0	96	0	106	0	0	96	0
1980	E Wing	170	170	4	96	96	170	0	0	96	0	170	0	0	96	0
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	1318	1318	37	852	852	1318	864	26	852	576	1318	864	26	852	576
2000	Central Division Total	888	888	21	768	768	888	888	21	768	768	888	888	21	768	768
1979	A Barracks	360	0	0	88	0										
1979	B Barracks	360	0	0	88	0										
1985	C Barracks	386	386	6	192	192										
1981	FSC	127	0	0	96	0										
1983	Mini I	96	0	0	60	0										
1985	Mini II	240	0	0	90	0										
2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	1831	818	36	1046	624	432	432	30	432	432	432	432	30	432	432
	New Constructed Beds (accumulative)						1536	1536	36	1536	1536	2304	2304	54	2304	2304
	Beds added per phase (Rated)						0	0		0	0	768	768		768	768
	Totals	4087	3024	94	2666	2244	4174	3720	113	3588	3312	4842	4488	131	4356	4080
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	74	0	(284)	(706)	1224	770	(19)	638	362	1992	1538	(37)	1406	1130

NOTES:

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Dewberry / CHINN PLANNING / ARC3 architecture

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Session 2: Recommendations

Master Plan

Population / Staff Projections

•Existing Staffing Summary

Housing	Control	Floor	Escort	Rec/Rlf	Pod	Juve	TOTAL	RATIO
"A" Barracks	1	3	1	n/a	n/a	n/a	5	1 to 60
"B" Barracks	1	3	1	n/a	n/a	n/a	5	1 to 60
"C" Barracks	1	4	1	n/a	n/a	n/a	6	1 to 64
Central (per flr)	1	1	1	n/a	4	n/a	7	1 to 80
"C" Wing	1	2	n/a	.333	n/a	n/a	3.333	1 to 54
"D" Wing	1	3	n/a	.333	n/a	1	5.333	1 to 20
"E" Wing	1	2	n/a	.333	n/a	n/a	3.333	1 to 51
"F" Wing (per flr)	1	2	.5	n/a	n/a	n/a	3.5	1 to 35
"G" Wing (per flr)	1	2	1	.5	n/a	n/a	4.5	1 to 33

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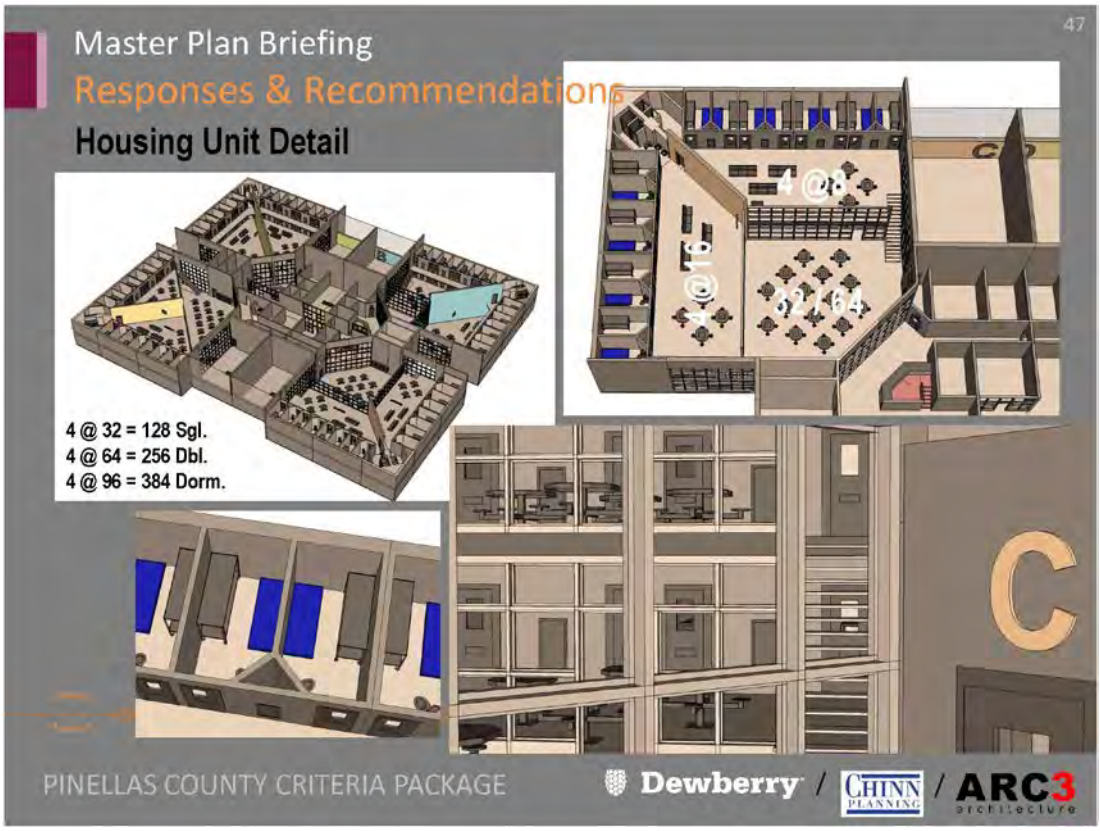
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Master Plan Briefing
Responses & Recommendations
Housing Unit Detail
4 @ 32 = 128 Sgl.
4 @ 64 = 256 Dbl.
4 @ 96 = 384 Dorm.
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PINELLAS COUNTY CRITERIA PACKAGE
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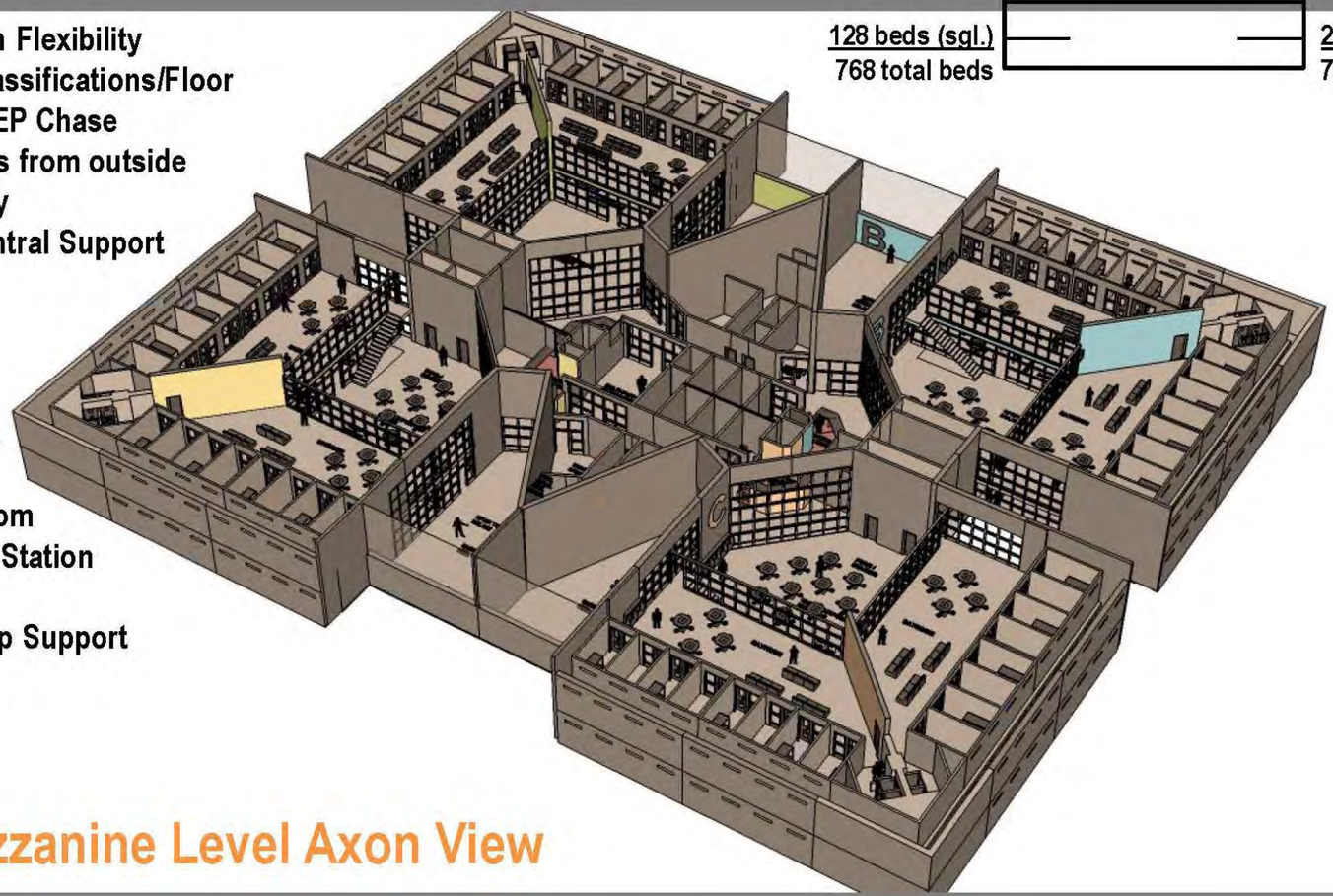
Master Plan Briefing

Responses & Recommendations

Housing Unit Detail

384 beds (dorm.) — 256 beds (dbl.)
256 beds (dbl.) — 256 beds (dbl.)
128 beds (sgl.) — 256 beds (dbl.)
768 total beds — 768 total beds

- Classification Flexibility
  - 1-2 Classifications/Floor
- Dedicated MEP Chase
  - Access from outside security
- Common Central Support
- Natural Light
  - Cell
  - Dayroom
- Central Staff Station
  - Vision
  - Backup Support



Mezzanine Level Axon View

PINELLAS COUNTY CRITERIA PACKAGE — Dewberry / CHINN PLANNING / ARC3 architecture

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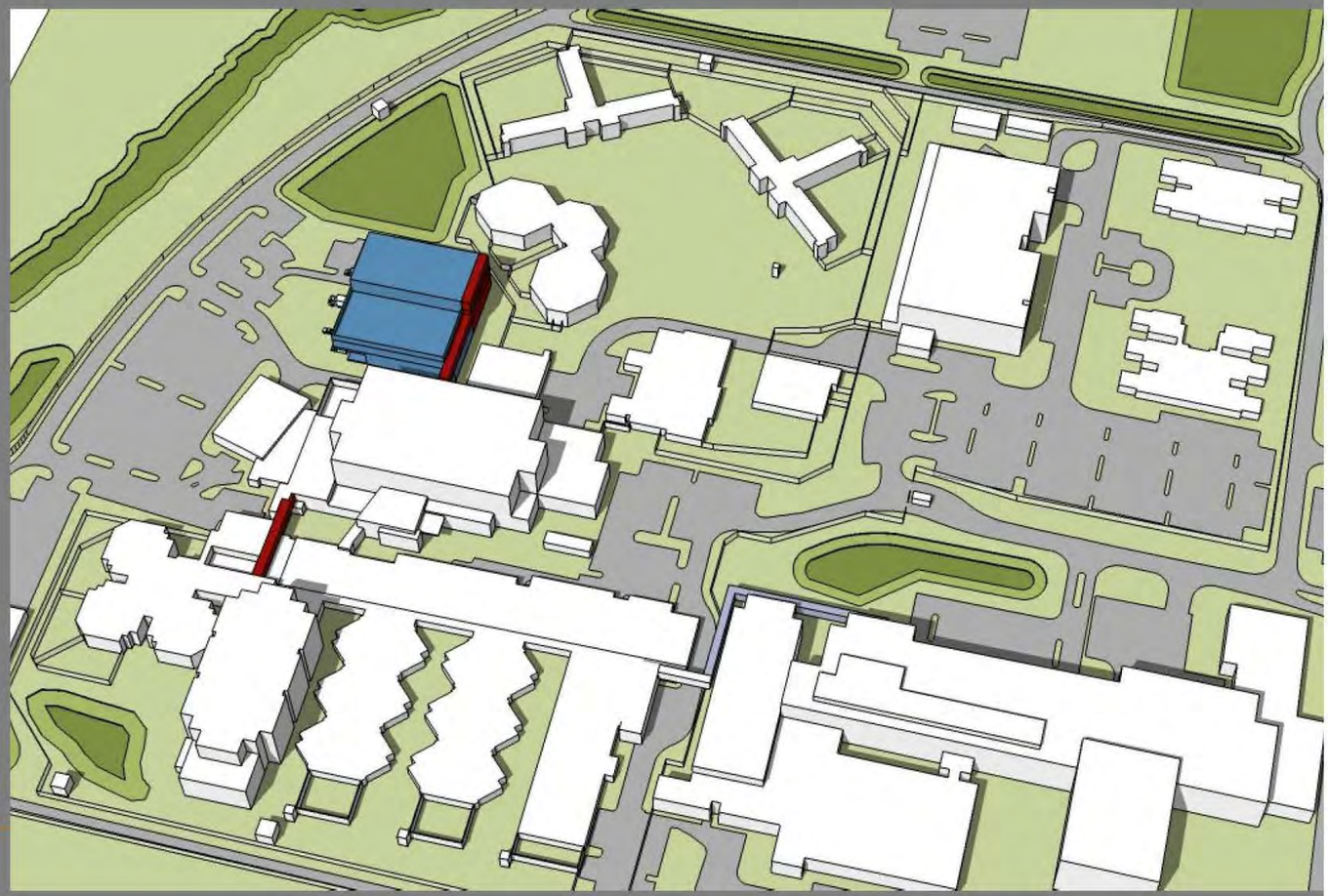
Master Plan Briefing

Responses & Recommendations

Criteria Package 1 - Infrastructure

Comments?



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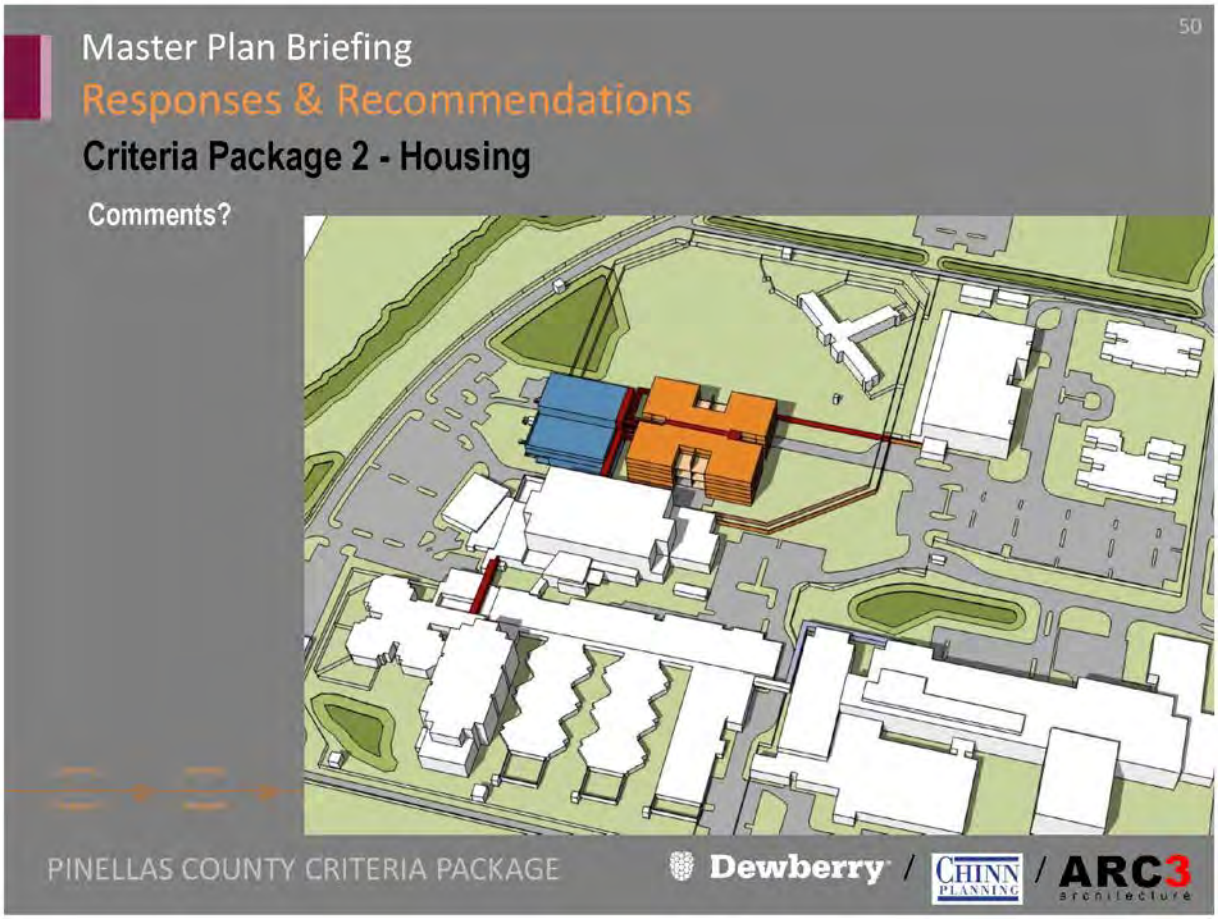
Dewberry / CHINN PLANNING / ARC3 architecture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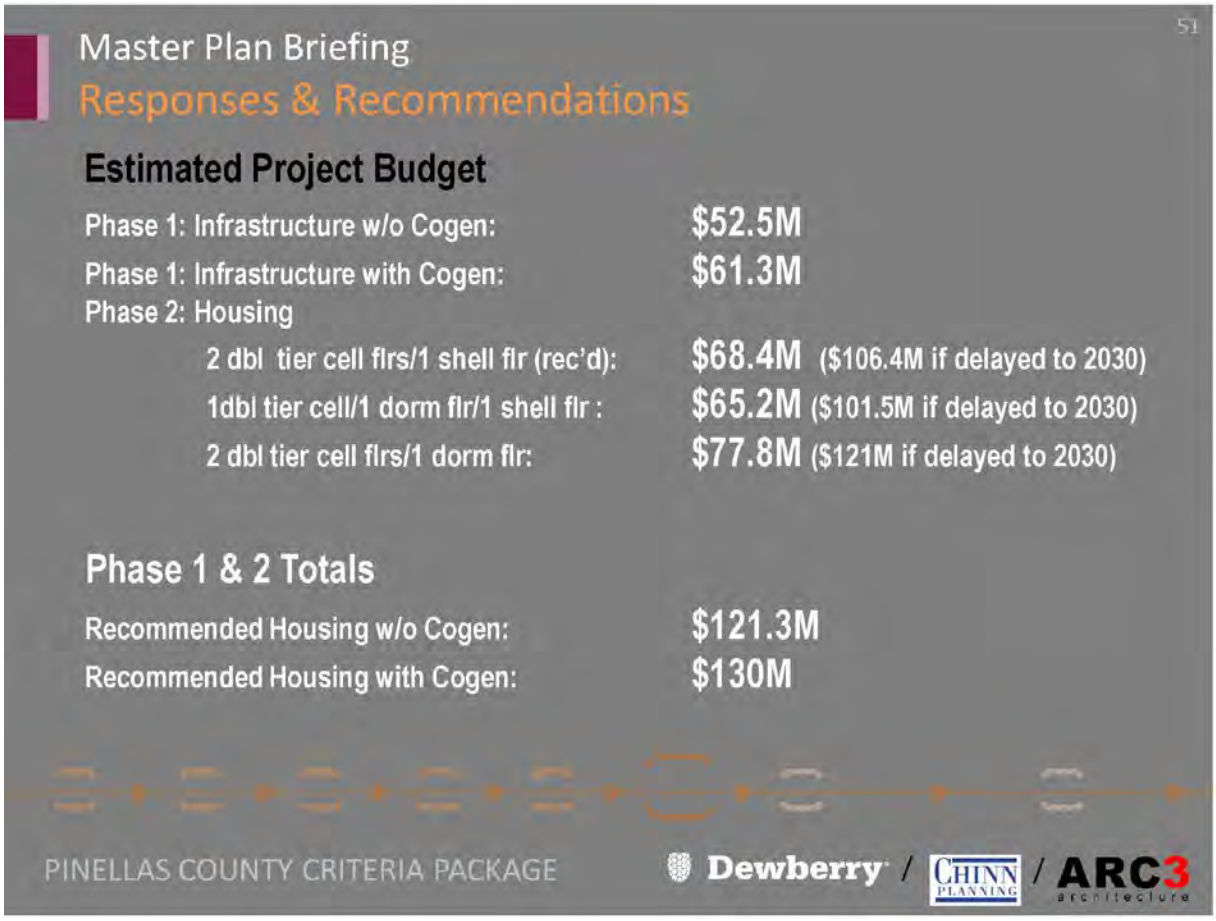
Master Plan Briefing
Responses & Recommendations
Criteria Package 2 - Housing
Comments?
PINELLAS COUNTY CRITERIA PACKAGE
Dewberry / CHINN PLANNING / ARC3 architecture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Master Plan Briefing
Responses & Recommendations
Estimated Project Budget
Phase 1: Infrastructure w/o Cogen: $52.5M
Phase 1: Infrastructure with Cogen: $61.3M
Phase 2: Housing
2 dbl tier cell flrs/1 shell flr (rec'd): $68.4M ($106.4M if delayed to 2030)
1dbl tier cell/1 dorm flr/1 shell flr : $65.2M ($101.5M if delayed to 2030)
2 dbl tier cell flrs/1 dorm flr: $77.8M ($121M if delayed to 2030)
Phase 1 & 2 Totals
Recommended Housing w/o Cogen: $121.3M
Recommended Housing with Cogen: $130M
PINELLAS COUNTY CRITERIA PACKAGE
Dewberry / CHINN PLANNING / ARC3 architecture

Section 6: Budget

Section 6

1. Budget

RELATIVE COST ASSUMPTIONS		PHASES															
	Unit	Early Demo Package			2014 Package 1			2014 Package Option 2a			2014 Package Option 2b			2014 Package Option 2c			2014 Package Option 2d		
Project Elements	Cost	Qty	Unit	Cost	Qty	Unit	Cost	Qty	Unit	Cost	Qty	Unit	Cost	Qty	Unit	Cost	Qty	Unit	Cost
Warehouse/Laundry/Maint./Trustee staging (1rst story)	330			0	24,000	gsf	7,920,000			0			0			0			0
Kitchen (2nd story)	200			0	24,000	gsf	4,800,000			0			0			0			0
Central Plant/Mech Bldg (3rd Story)	175			0	12,000	gsf	2,100,000			0			0			0			0
Central Plant/Mech/Equip & Piping				0		ls	9,000,000			0			0			0			0
Medical Sallyport Rework	150			0	2,000	gsf	300,000			0			0			0			0
Connectors																			
Bridges to South Div.	3400			0	200	lf	680,000			0			0			0			0
Bridges to Housing	3400			0	0	lf	0	160	lf	544,000	160	lf	544,000	160	lf	544,000	160	lf	544,000
Site/Civil																			
Utility Relocations																			
Sanitary	50			0	200	lf	10,000	100		5,000	100		5,000	100		5,000	100		5,000
Sanitary Comm.	75000			0			0			0			0			0			0
Water	30			0	260	lf	7,800	940		28,200	940		28,200	940		28,200	940		28,200
Communications	1			0	150,000	ls	150,000	5,000		5,000	5,000		5,000	5,000		5,000	5,000		5,000
Drainage / Stormwater																			
Drainage Piping Systems	100			0	690	lf	69,000	280		28,000	280		28,000	280		28,000	280		28,000
Stormwater Ponds	1			0			0			0			0			0			0
Drives/Service/Parking/Fence/Gates																			
Perimeter				0		ls	1,000,000			0			0			0			0
Service Area	5			0	27,500	sf	137,500			0			0			0			0
Parking Lots	4			0	23,000	sf	92,000	10,000		40,000	10,000		40,000	10,000		40,000	10,000		40,000
Sidewalks	2			0	2,000	sf	4,000	2,000		4,000	2,000		4,000	2,000		4,000	2,000		4,000
New Electrical Service	1			0	2,400,000	ls	2,400,000			0			0			0			0
Existing Elect Demo/Rework	1			0	5,000,000	ls	5,000,000			0			0			0			0
Security Consolidation				0		ls	8,000,000			0			0			0			0
Demo	6	58,000	gsf	348,000	56,000	gsf	336,000	44,000	gsf	264,000	44,000	gsf	264,000	44,000	gsf	264,000	44,000	gsf	264,000
Inmate Housing				0			0			0			0			0			0
Housing Module - Cells (sgl/dbl)	340			0			0	62,500	gsf	21,250,000	125,000	gsf	42,500,000	125,000	gsf	42,500,000	187,500	gsf	63,750,000
Housing Module - Dorms	300			0			0	62,500	gsf	18,750,000	0	gsf	0	62,500	gsf	18,750,000	0	gsf	0
Housing Module - Shelled	180			0			0	62,500	gsf	11,250,000	62,500	gsf	11,250,000	0	gsf	0	0	gsf	0
				0			0			0			0			0			0
Total Construction				348,000			42,006,300			52,168,200			54,668,200			62,168,200			64,668,200
Soft Cost (%)	0.25			87,000			10,501,575			13,042,050			13,667,050			15,542,050			16,167,050
Total Project Cost per Phase				**435,000**			**52,507,875**			**65,210,250**			**68,335,250**			**77,710,250**			**80,835,250**
Total Project Cost										**118,153,125**			**121,278,125**			**130,653,125**			**133,778,125**
2030 Escalated Package 2 Project Cost	3.00%	per year compounded								$101,532,359			$106,397,984			$120,994,859			$125,860,484

This Budget includes a Central Plant Option without Power Co-Generation

RELATIVE COST ASSUMPTIONS		PHASES															
	Unit	Early Demo Package			2014 Package 1			2014 Package Option 2a			2014 Package Option 2b			2014 Package Option 2c			2014 Package Option 2d		
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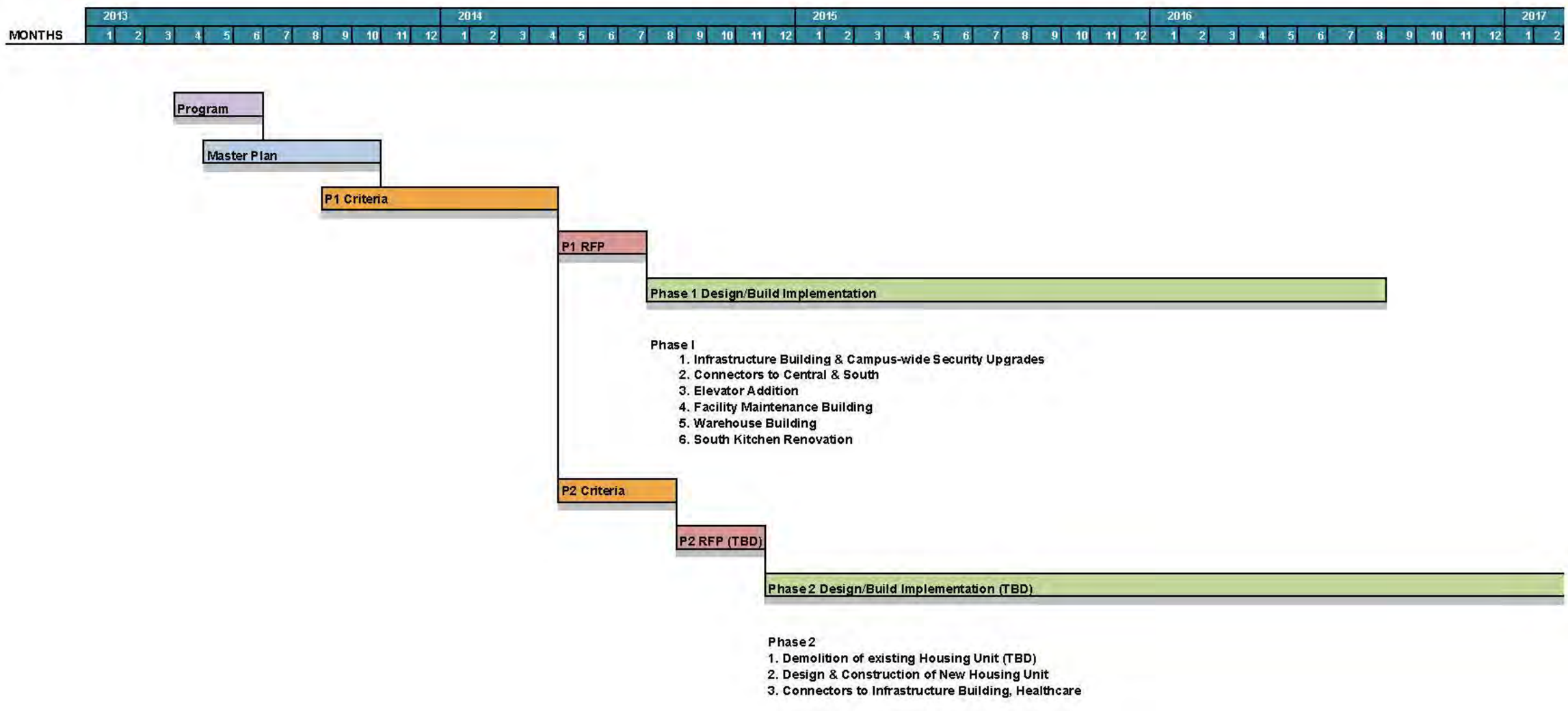
Kitchen (2nd story)	200			0	24,000	gsf	4,800,000			0			0			0			0
Central Plant/Mech Bldg (3rd Story)	175			0	12,000	gsf	2,100,000			0			0			0			0
Cogen Central Plant/Mech/Equip & Piping				0		ls	16,000,000			0			0			0			0
Medical Sallyport Rework	150			0	2,000	gsf	300,000			0			0			0			0
Connectors																			
Bridges to South Div.	3400			0	200	lf	680,000			0			0			0			0
Bridges to Housing	3400			0	0	lf	0	160	lf	544,000	160	lf	544,000	160	lf	544,000	160	lf	544,000
Site/Civil																			
Utility Relocations																			
Sanitary	50			0	200	lf	10,000	100		5,000	100		5,000	100		5,000	100		5,000
Sanitary Comm.	75000			0			0			0			0			0			0
Water	30			0	260	lf	7,800	940		28,200	940		28,200	940		28,200	940		28,200
Communications	1			0	150,000	ls	150,000	5,000		5,000	5,000		5,000	5,000		5,000	5,000		5,000
Drainage / Stormwater																			
Drainage Piping Systems	100			0	690	lf	69,000	280		28,000	280		28,000	280		28,000	280		28,000
Stormwater Ponds	1			0			0			0			0			0			0
Drives/Service/Parking/Fence/Gates																			
Perimeter				0		ls	1,000,000			0			0			0			0
Service Area	5			0	27,500	sf	137,500			0			0			0			0
Parking Lots	4			0	23,000	sf	92,000	10,000		40,000	10,000		40,000	10,000		40,000	10,000		40,000
Sidewalks	2			0	2,000	sf	4,000	2,000		4,000	2,000		4,000	2,000		4,000	2,000		4,000
New Electrical Service	1			0	2,400,000	ls	2,400,000			0			0			0			0
Existing Elect Demo/Rework	1			0	5,000,000	ls	5,000,000			0			0			0			0
Security Consolidation				0		ls	8,000,000			0			0			0			0
Demo	6	58,000	gsf	348,000	56,000	gsf	336,000	44,000	gsf	264,000	44,000	gsf	264,000	44,000	gsf	264,000	44,000	gsf	264,000
Inmate Housing				0			0			0			0			0			0
Housing Module - Cells (sgl/dbl)	340			0			0	62,500	gsf	21,250,000	125,000	gsf	42,500,000	125,000	gsf	42,500,000	187,500	gsf	63,750,000
Housing Module - Dorms	300			0			0	62,500	gsf	18,750,000	0	gsf	0	62,500	gsf	18,750,000	0	gsf	0
Housing Module - Shelled	180			0			0	62,500	gsf	11,250,000	62,500	gsf	11,250,000	0	gsf	0	0	gsf	0
				0			0			0			0			0			0
Total Construction				348,000			49,006,300			52,168,200			54,668,200			62,168,200			64,668,200
Soft Cost (%)	0.25			87,000			12,251,575			13,042,050			13,667,050			15,542,050			16,167,050
Total Project Cost per Phase				**435,000**			**61,257,875**			**65,210,250**			**68,335,250**			**77,710,250**			**80,835,250**
Total Project Cost										**126,903,125**			**130,028,125**			**139,403,125**			**142,528,125**
2030 Escalated Package 2 Project Cost	3.00%	per year compounded								$101,532,359			$106,397,984			$120,994,859			$125,860,484

This budget includes a Central Plant Option with Power Co-Generation

Section 7: Schedule

Section 7

1. **Schedule:** This schedule represents the shortest possible implementation schedule for Phases 1 and 2. Phase 2 Criteria to be based on limited program information, narratives of design intent and pre-schematic design floor plans and renderings.



Section 8: Support Materials

ACKNOWLEDGEMENTS

The Pinellas County Jail Campus Infrastructure Master Plan has been made possible by the efforts and knowledge of Pinellas County Real Estate Management; Building & Design Division, Pinellas County Sheriff's Office Representatives and professional consultants including the following:

Pinellas County Board of County Commissioners

Kenneth T. Welch, Chairman, District 7

Karen Williams Seel, Vice Chair, District 5

Janet C. Long, District 1

Norm Roche, District 2

Charlie Justice, District 3

Susan Latvala, District 4

John Morroni, District 6

Real Estate Management Office, Building Design and Construction Division

Paul Sacco, Real Estate Management Director

Tom Borawski, Design and Construction Division Director

Mark Pistillo, Senior Project Manager

Keith Royster, Facility Manager

Carlos Negron, Facility Operations Manager

Pinellas County Sheriff's Office

Bob Gualtieri, Sheriff

Kirk Brunner, Consultant to the Sheriff

Major Timothy Slaughter, Jail Commander

Captain Lora Mcfee

Captain James Main

Captain Mark Fletcher

Captain Timothy Downs

Captain Michael Castine

Tammy Russo, Support Division; Classification

Marc Cognetti, Support Division; Classification

Tom Boos, Technical Services Division

Trinity Food Service Company

Paul Piatt

Consultant Team

Designers, Planners and Technology Specialists: Dewberry Architects Inc.

Architect of Record: ARC3

Programmer: Chinn Planning

Civil Engineer: George F. Young, Inc.

Structural, Mechanical, Electrical, Plumbing & Fire Protection Engineers: TLC Engineering for Architecture

Food Service and Laundry Consultants: SSA

POWERPOINT PRESENTATIONS

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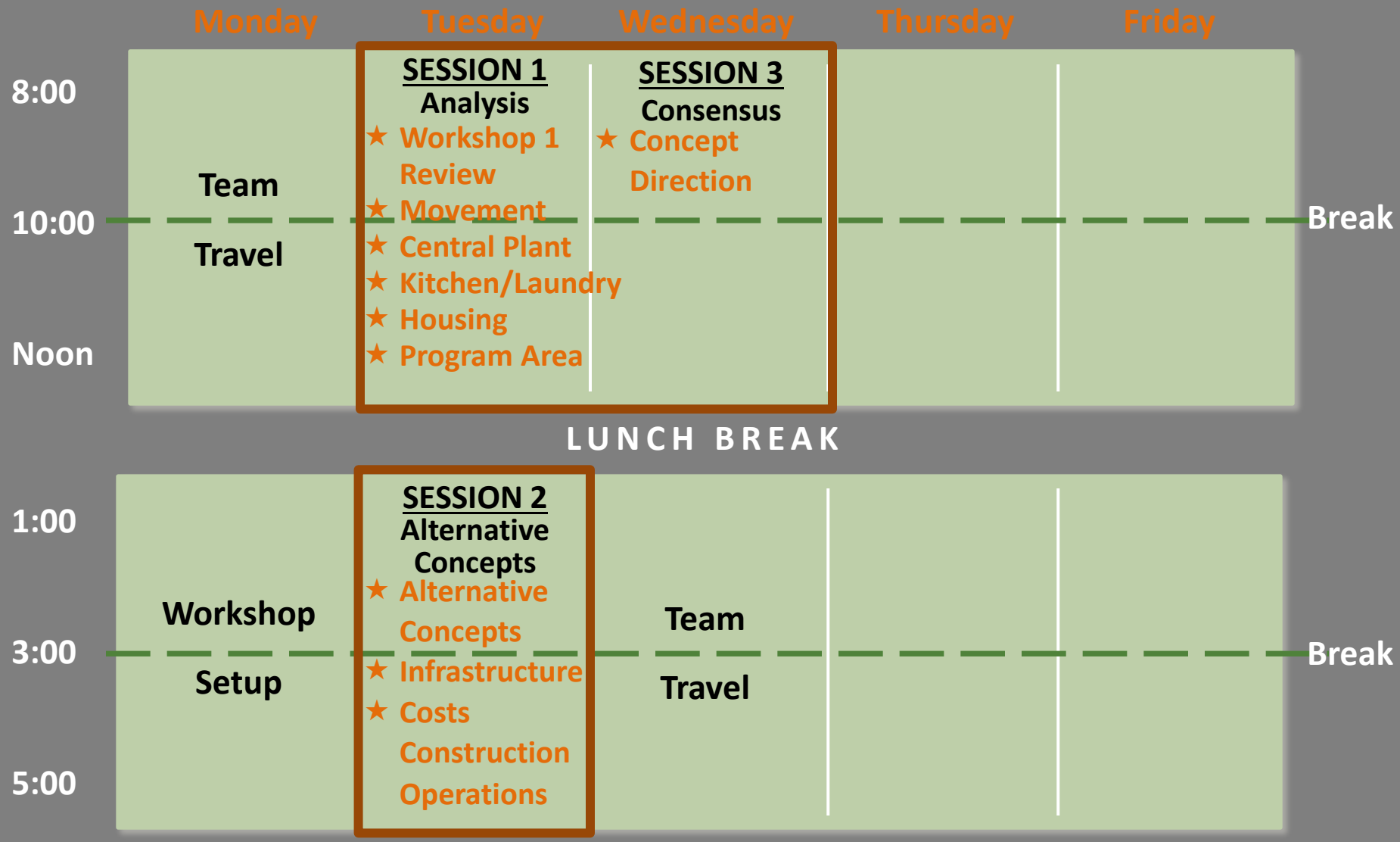
“Leading the Way for a Safer County”

Workshop 2

April 29-May 1, 2013

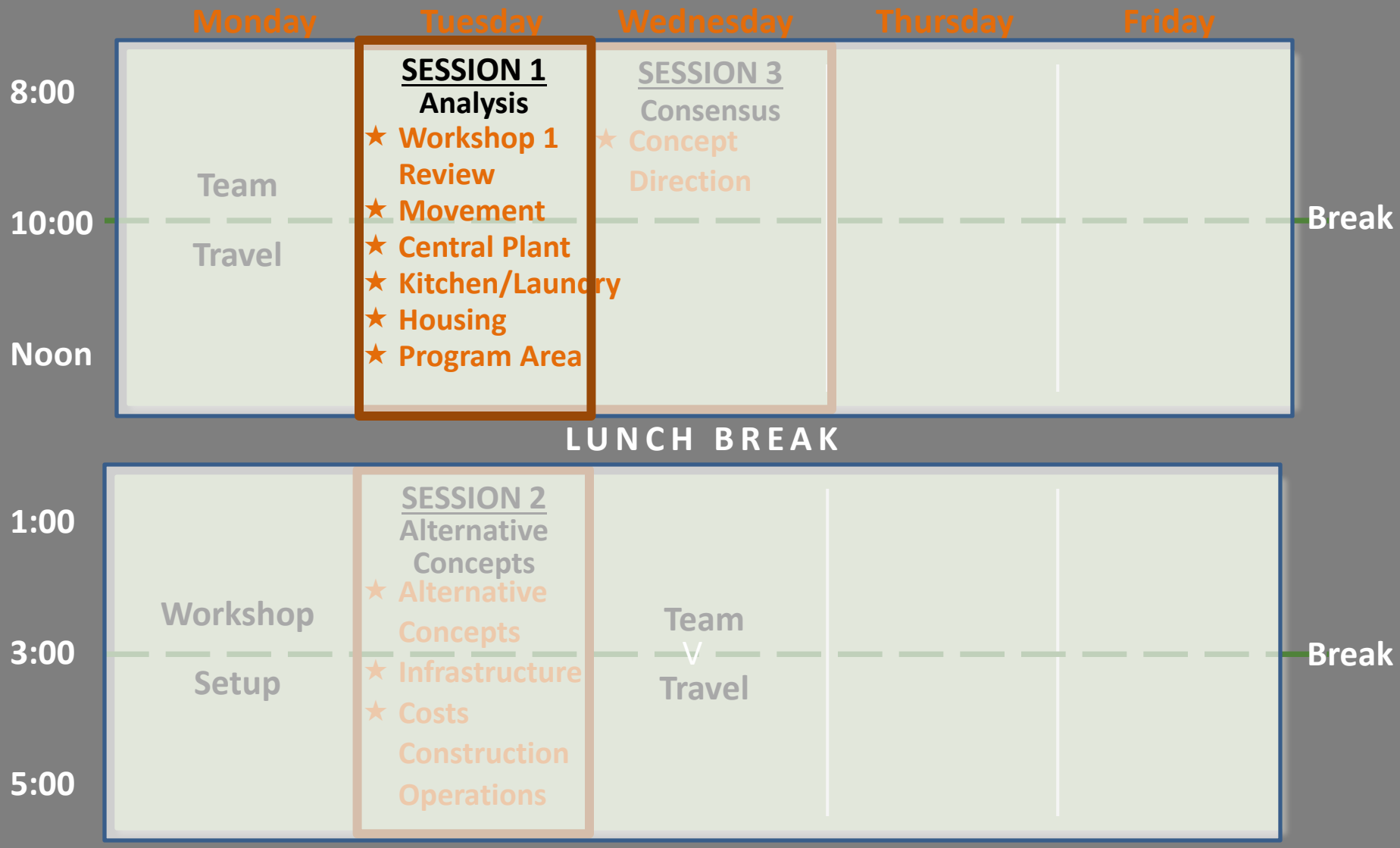
Dewberry / CHINN PLANNING / ARC3 architecture

Overview
Workshop 2



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1
Workshop 2



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis
Workshop 1 Review

Priorities

1. Eliminate Overcrowding / Compliance
2. Operational Efficiency
3. Classification Separation
4. Reduce Movement
5. Improve Food Svc/Laundry
6. Replace Facilities
7. Improve Infrastructure
   Increase Security
   Reduce Energy

Session 1: Integration Analysis

Workshop 1 Review

Concept Directives

1. 2030 Target Capacity=4200 inmates (vs. 5614)

2. Budget
   - Phase 1 = $35-$60M
   - Final Needs TBD
   - Potential Future Total Budget = $150M
   - Final Needs TBD

3. Infrastructure
   - Kitchen – one vs. two
   - Laundry centralized
   - Security/Technology upgrade
   - Central Plant – further evaluation of need and phasing
   - Pre-phase 1 demolition plan
   - Evaluation disaster of preparedness
   - Cleanup underground utilities

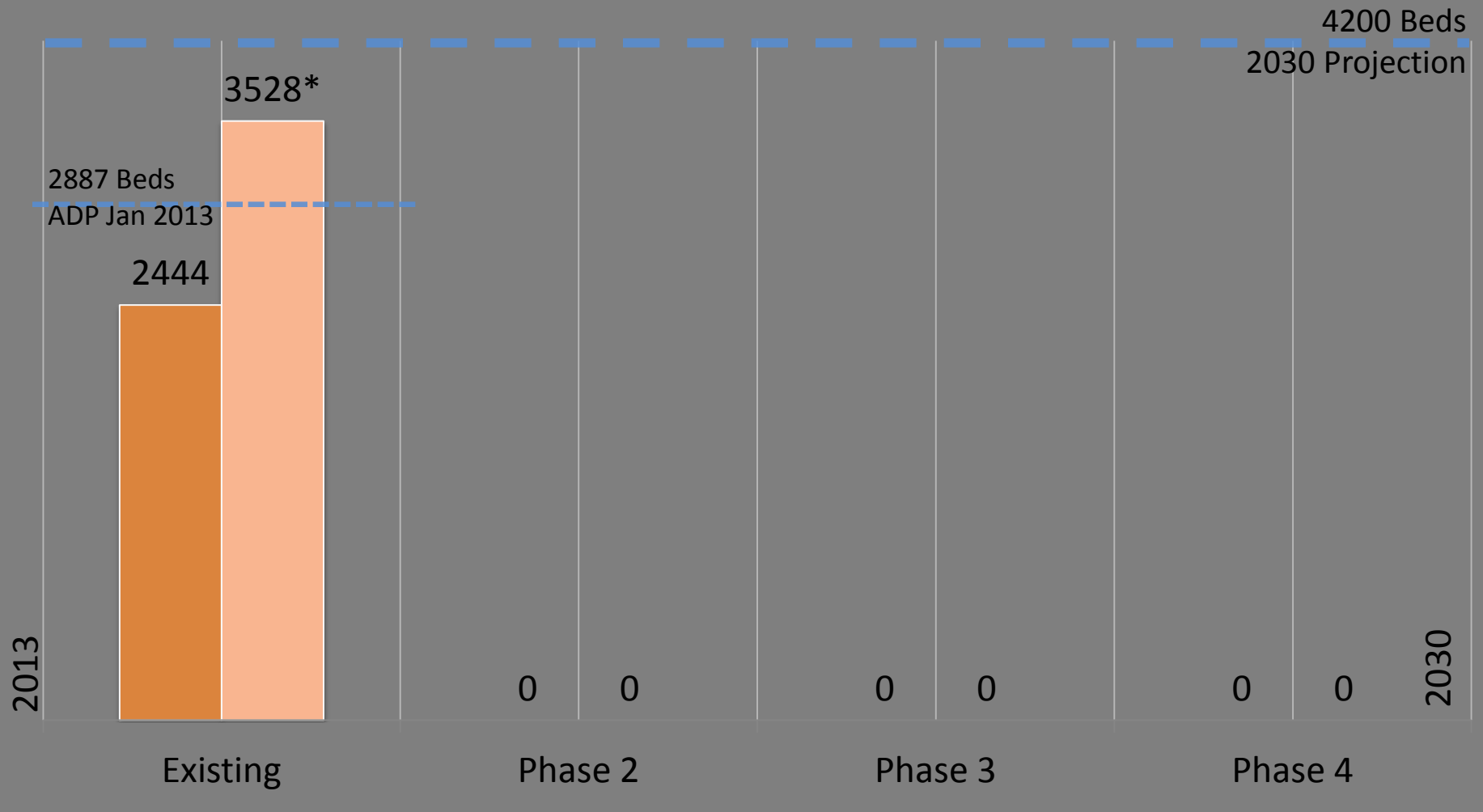
Table 3-1
INMATE POPULATION FORECAST AND BEDSPACE ESTIMATE
Pinellas County, Florida

	2012	2015	2020	2025	2030	Avg. Annual % Increase
Forecast 1 - 2006 Master Plan Projection	2,993		5,345		6,698	6.88%
Bedspace Estimate	*3,442*		*5,866*		*7,234*	6.12%
Forecast 2 - 2008 Master Plan Projection	2,993		5,442		6,841	7.14%
Bedspace Estimate	*3,442*		*5,986*		*7,388*	6.37%
Forecast 3 - 2010 Master Plan Projection	2,993		4,059		5,104	3.92%
Bedspace Estimate	*3,442*		*4,536*		*5,614*	3.51%
Forecast 4 - Avg. Annual # Increase - 35	2,993	3,098	3,273	3,448	3,623	1.17%
+10% Peaking/Classification	299	310	327	345	362	1.17%
Bedspace Estimate	*3,292*	*3,408*	*3,600*	*3,793*	*3,985*	1.17%
Forecast 5 - Avg, Annual % Increase - 1.34%	2,993	3,115	3,329	3,558	3,803	1.50%
+10% Peaking/Classification	299	312	333	356	380	1.50%
Bedspace Estimate	*3,292*	*3,427*	*3,662*	*3,914*	*4,183*	1.50%
Forecast 6 - Avg. Inc, Rate 2000-2012 - 3.42	2,993	3,237	3,359	3,477	3,550	1.03%
+10% Peaking/Classification	299	324	336	348	355	1.03%
Bedspace Estimate	*3,292*	*3,561*	*3,695*	*3,824*	*3,905*	1.03%
Forecast 7 - Inc. Rate Peak Year - 2006 - 3.94	2,993	3,736	3,876	4,013	4,098	2.05%
+10% Peaking/Classification	299	374	388	401	410	2.05%
Bedspace Estimate	*3,292*	*4,110*	*4,264*	*4,414*	*4,507*	2.05%
Forecast 8 - IR Increase from 2012 -.035/year	2,993	3,150	3,440	3,745	4,001	1.87%
+10% Peaking/Classification	299	315	344	374	400	1.87%
Bedspace Estimate	*3,292*	*3,465*	*3,785*	*4,119*	*4,401*	1.87%

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Existing Capacity



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

Concept Directives

4 Site Circulation and Movement

- Integrated Campus
- Site access and traffic flow improvements
- Improve public and staff parking inside and outside security perimeter
- Relocation of central control
- Simplify perimeter security – fencing, roads, and vehicle sally ports
- Maintain un-interupted flow to judges parking
- Maintain public access to central division

Session 1: Integration Analysis

Workshop 1 Review

Concept Directives

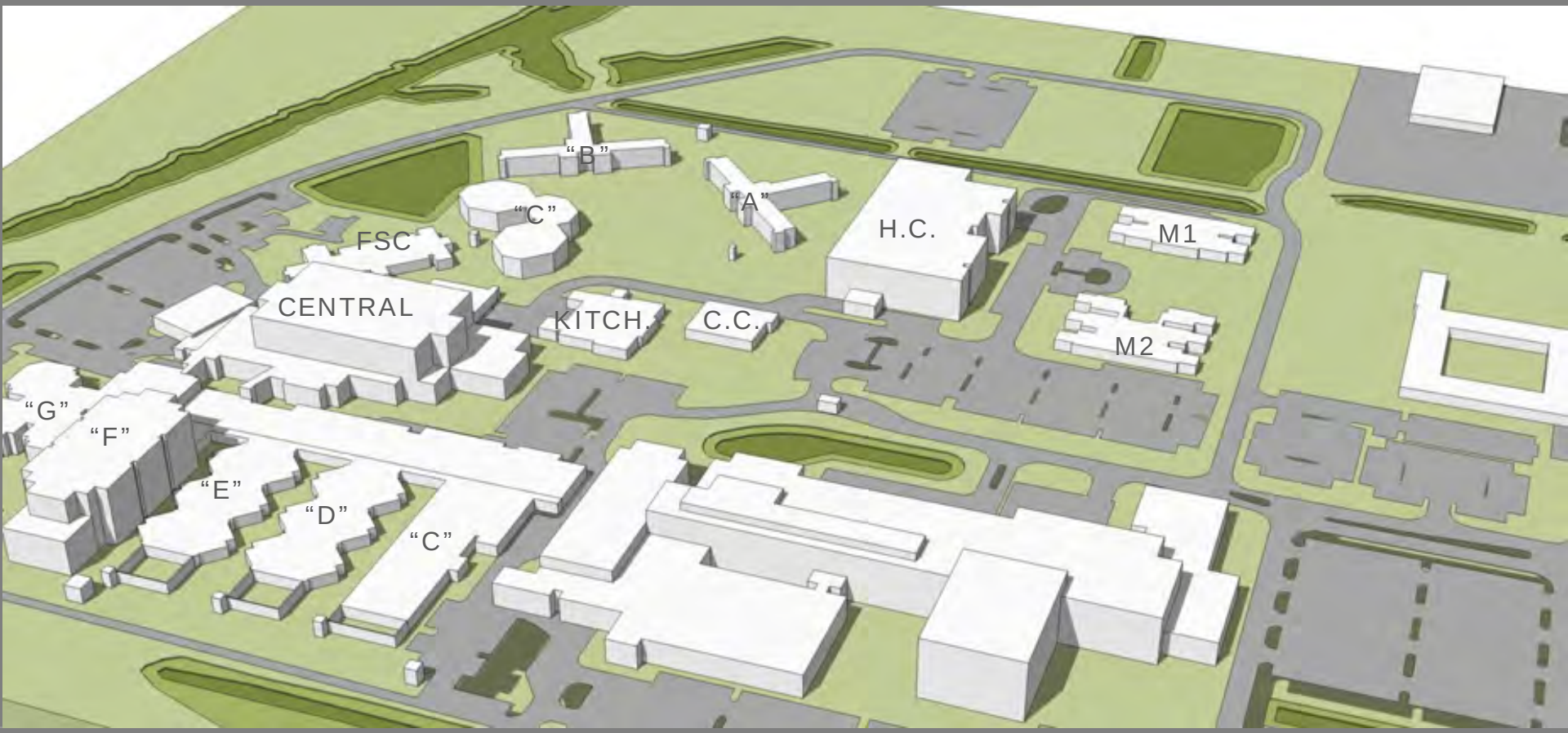
5 Future Housing (4200 cap)

- Need for more cells vs. dorms – will best leverage existing housing types to remain.
- No new beds without staffing adjustment – new and/or re-assigned.
- New housing within phase 2 budget.
- Female/Juvenile housing priority
  - Frees up classification flexibility and cells.
  - Addresses population growth.
  - Improves conditions of confinement.
  - Closer to H.C. services.

Session 1: Integration Analysis

Workshop 1 Review

Existing Conditions

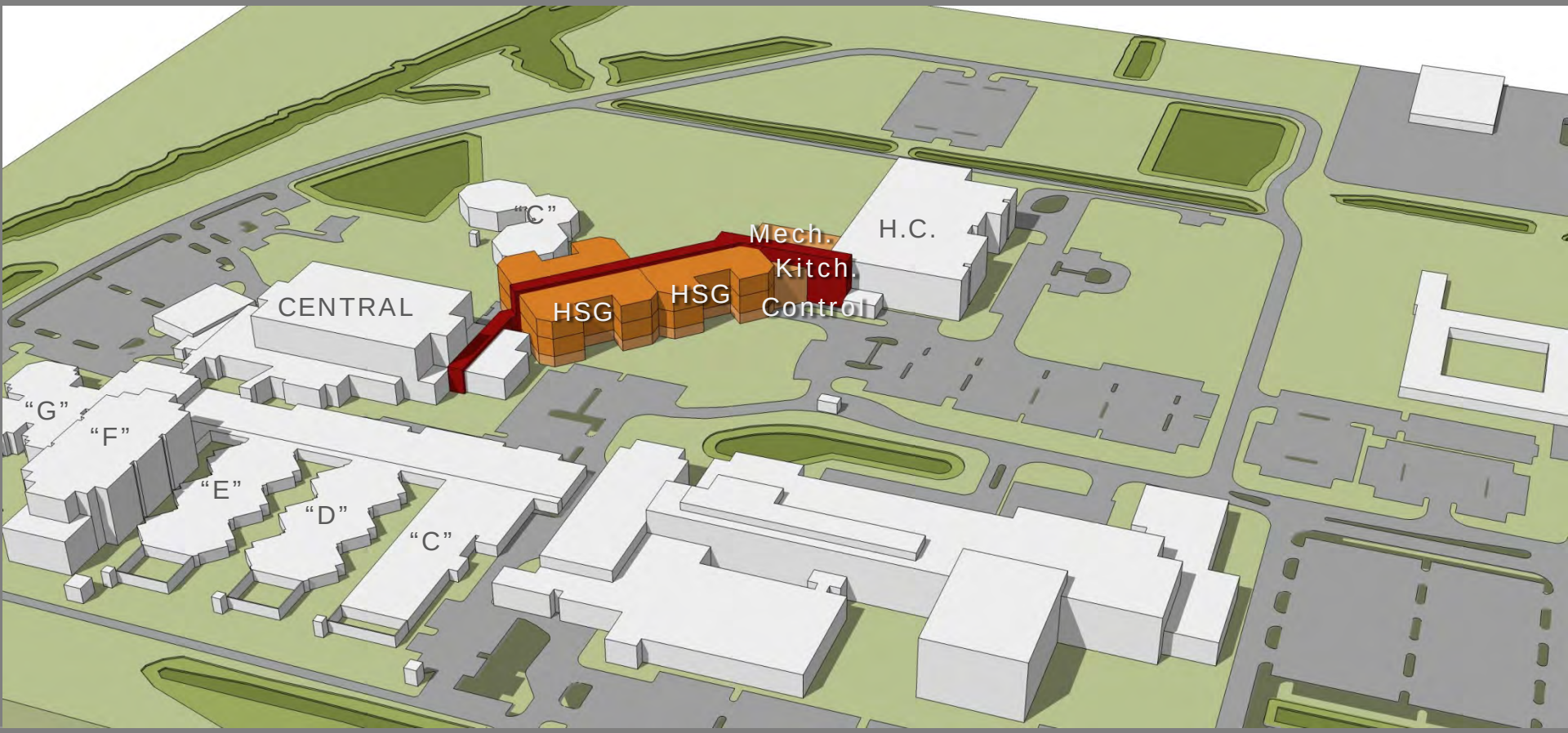


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

Phases 1A and 1B

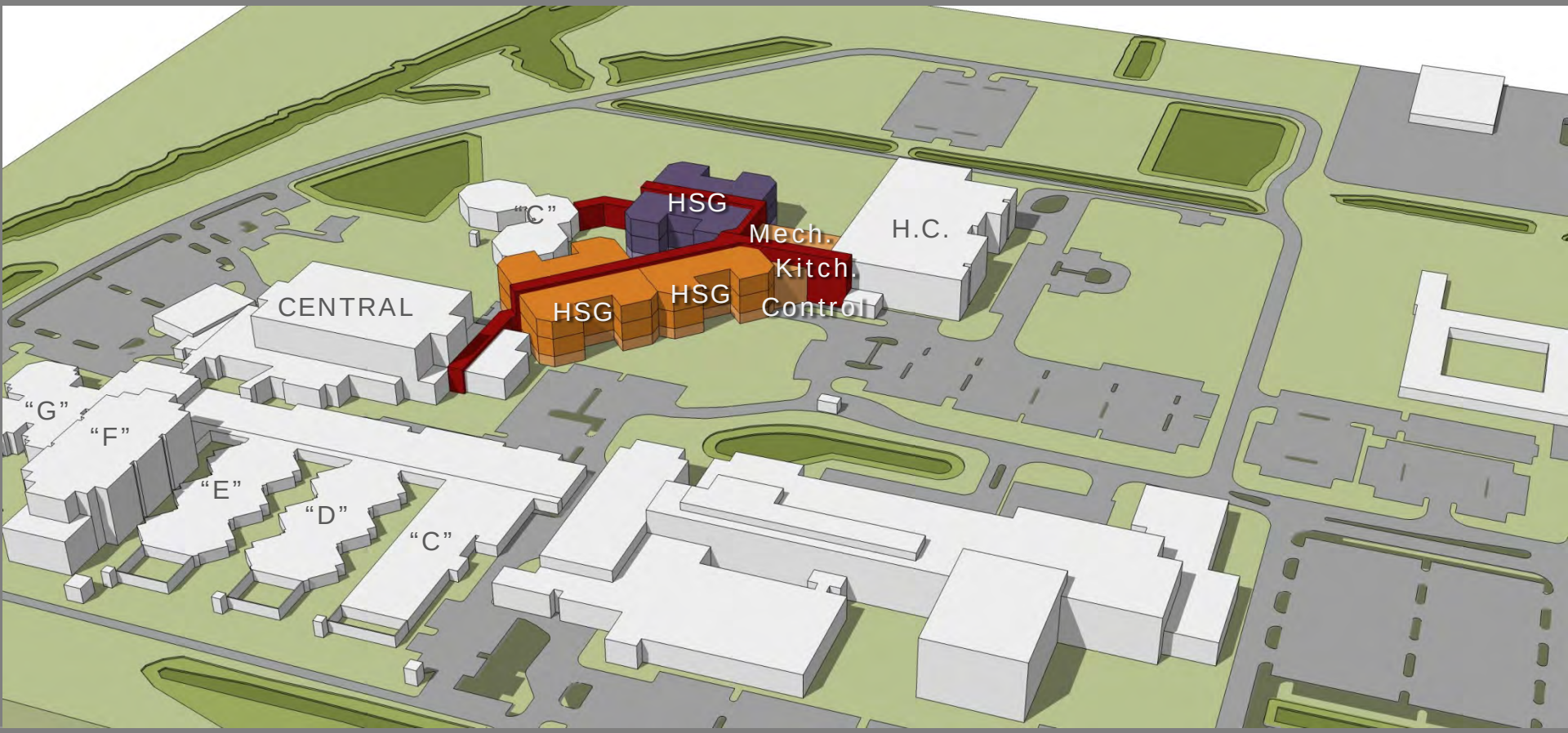


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

Phase 2

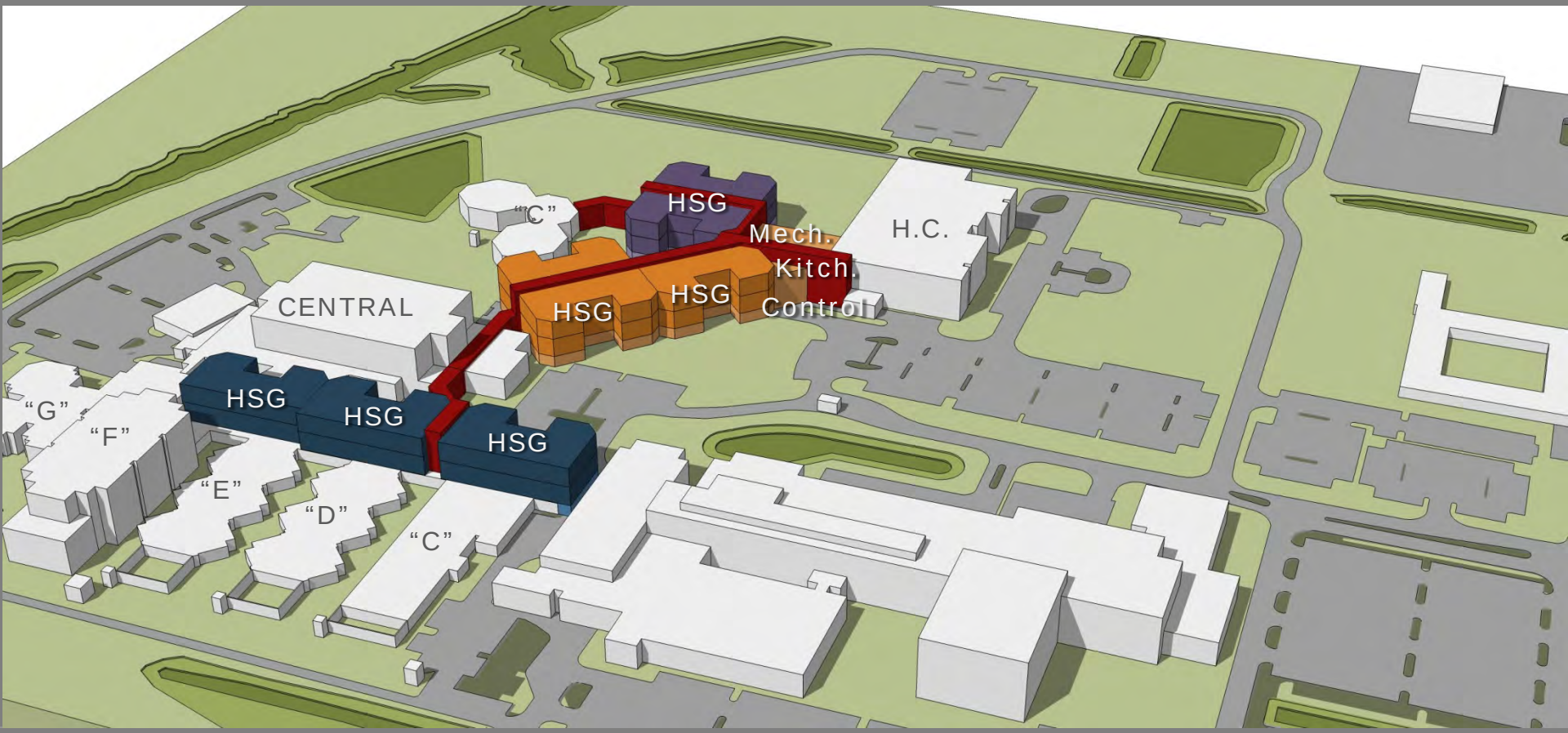


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

Phase 3A

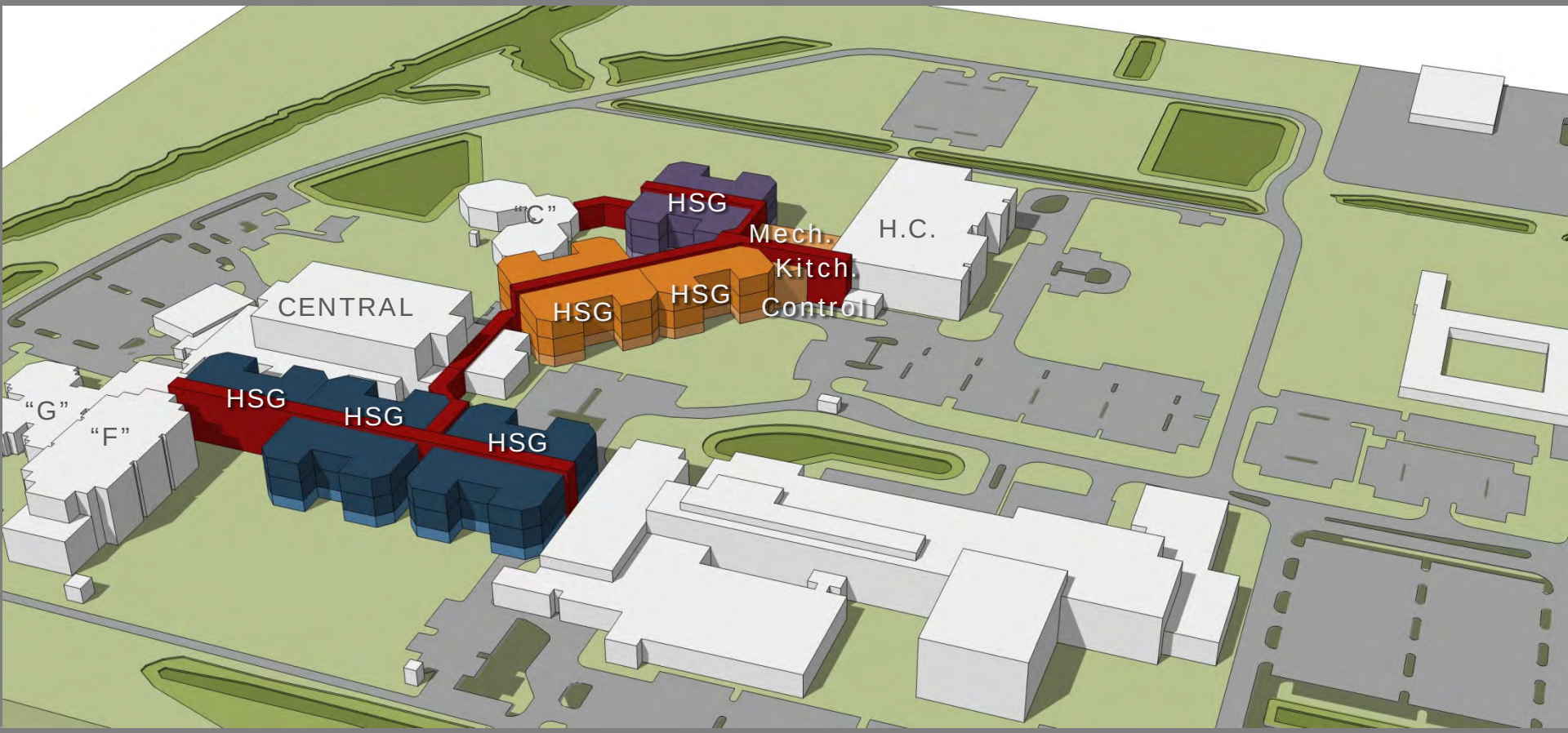


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

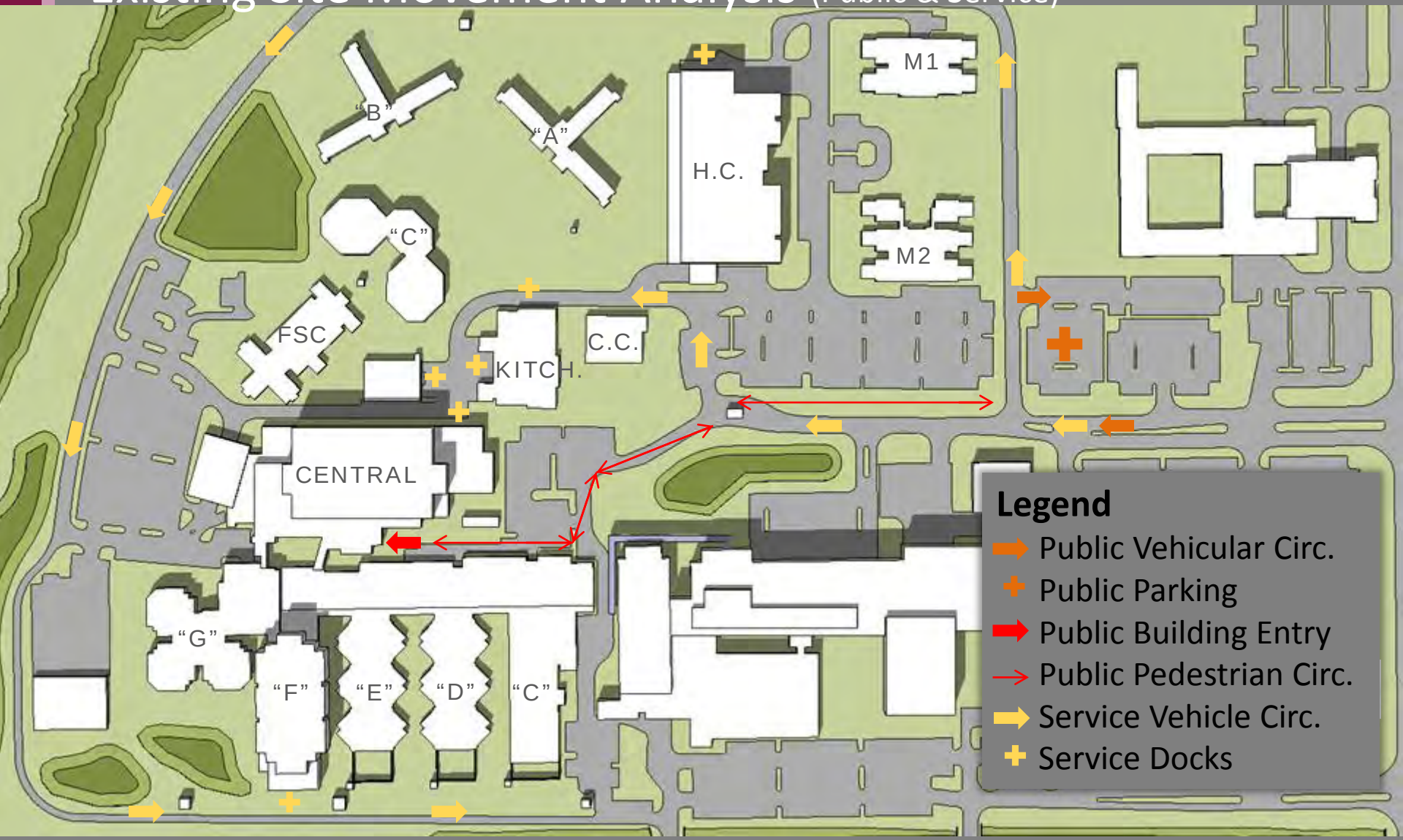
Phase 3B



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Existing Site Movement Analysis (Public & Service)



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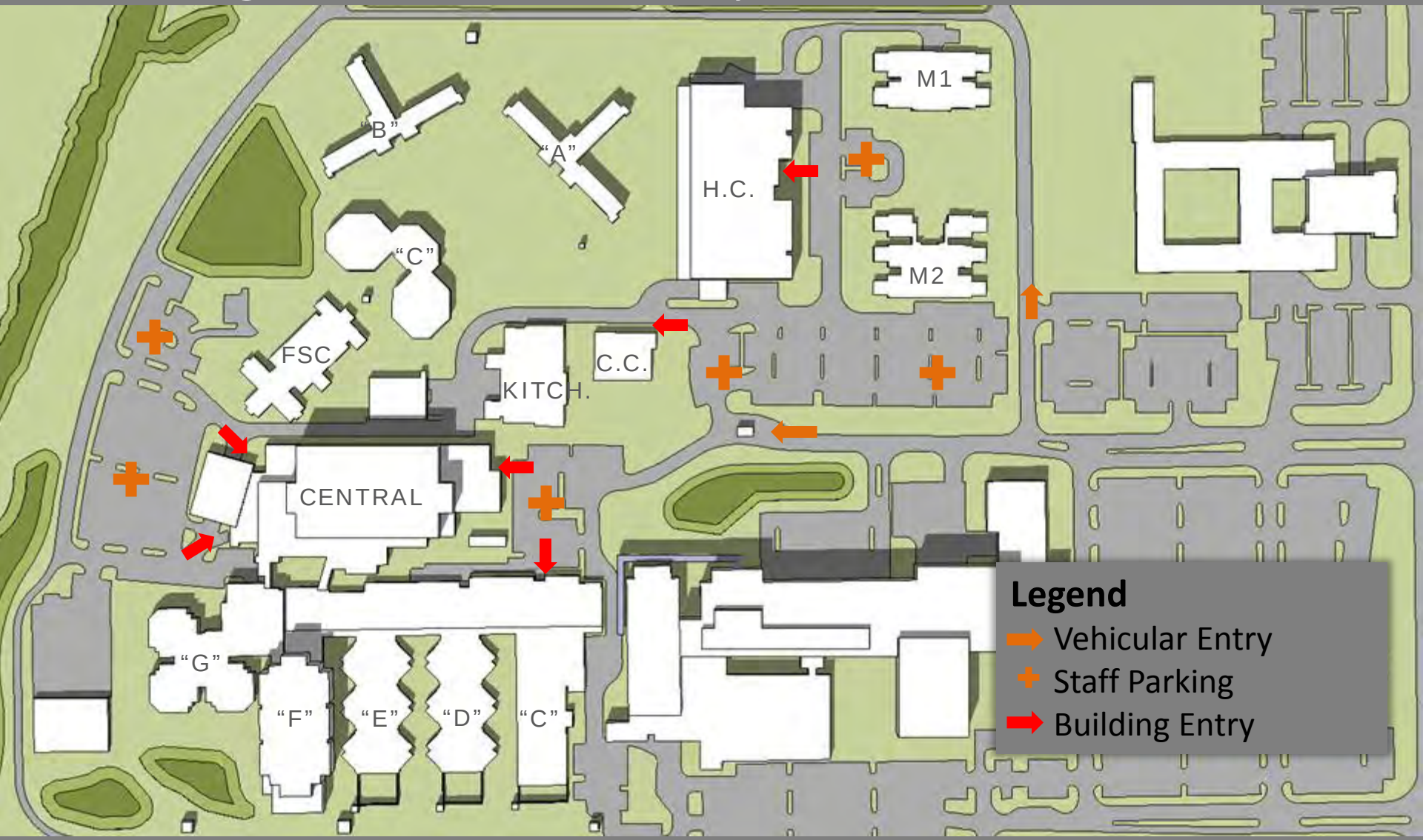
Session 1: Integration Analysis

Existing Site Movement Analysis (Staff)



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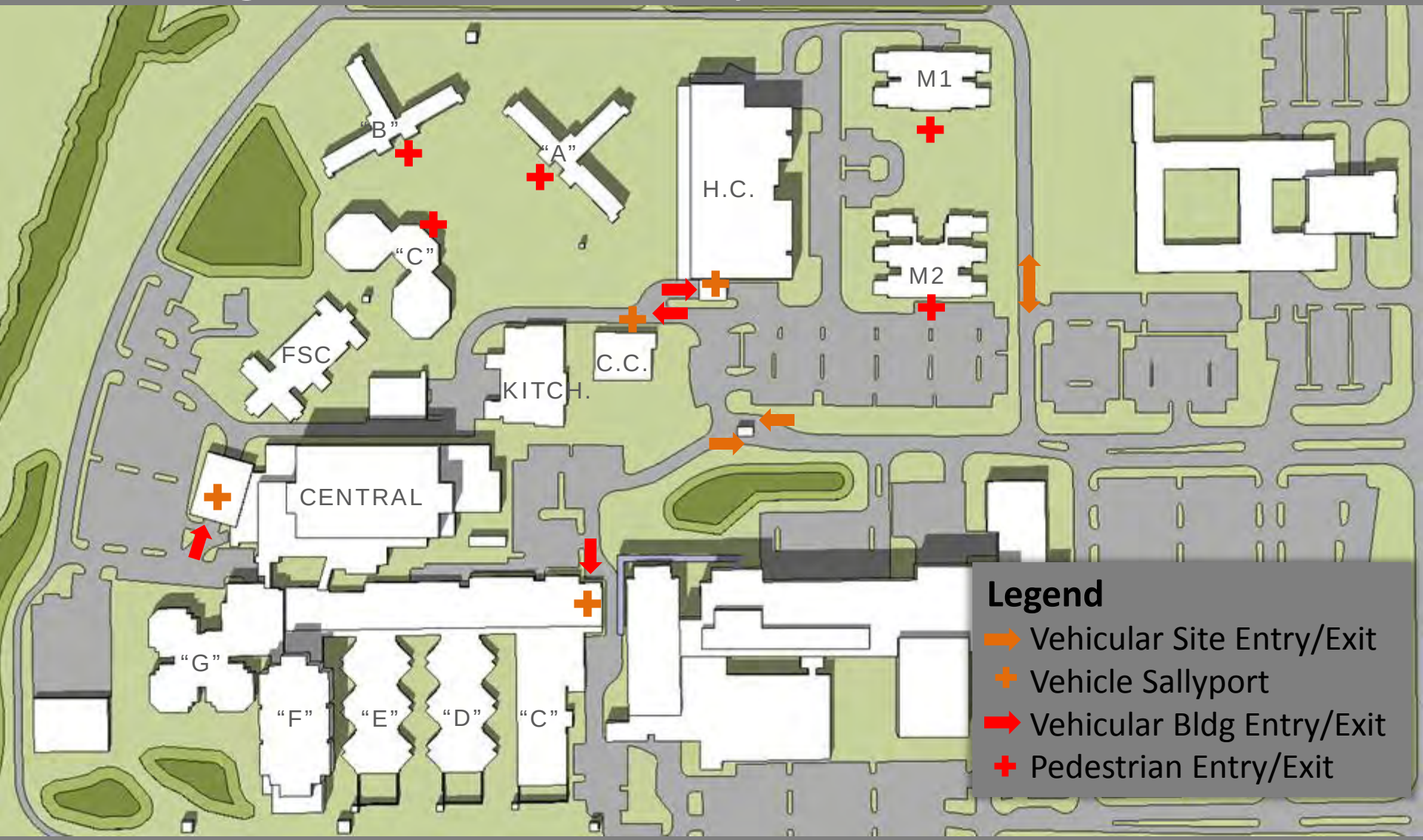
Session 1: Integration Analysis

Existing Site Movement Analysis (Inmates)



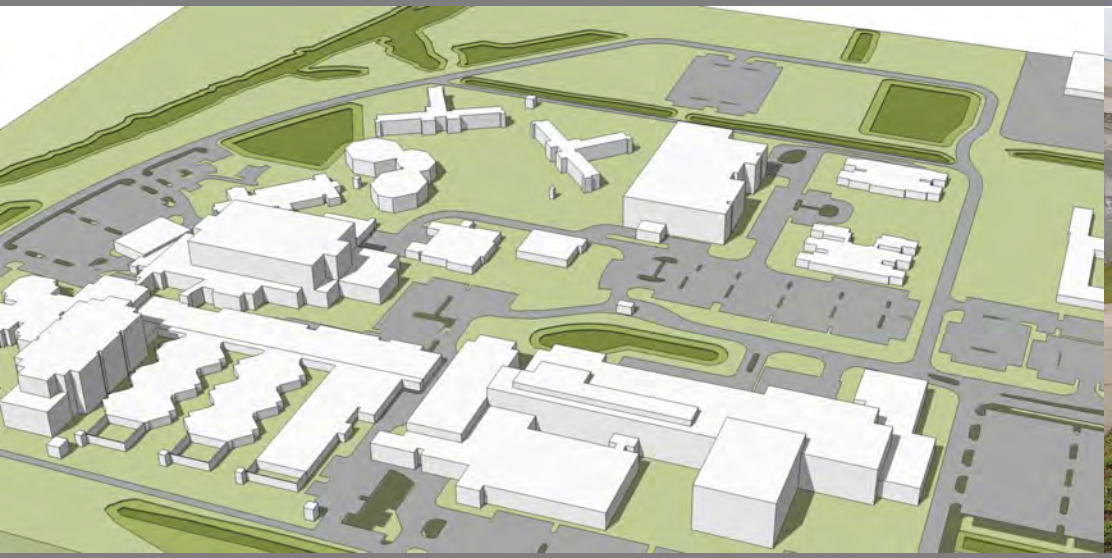
Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

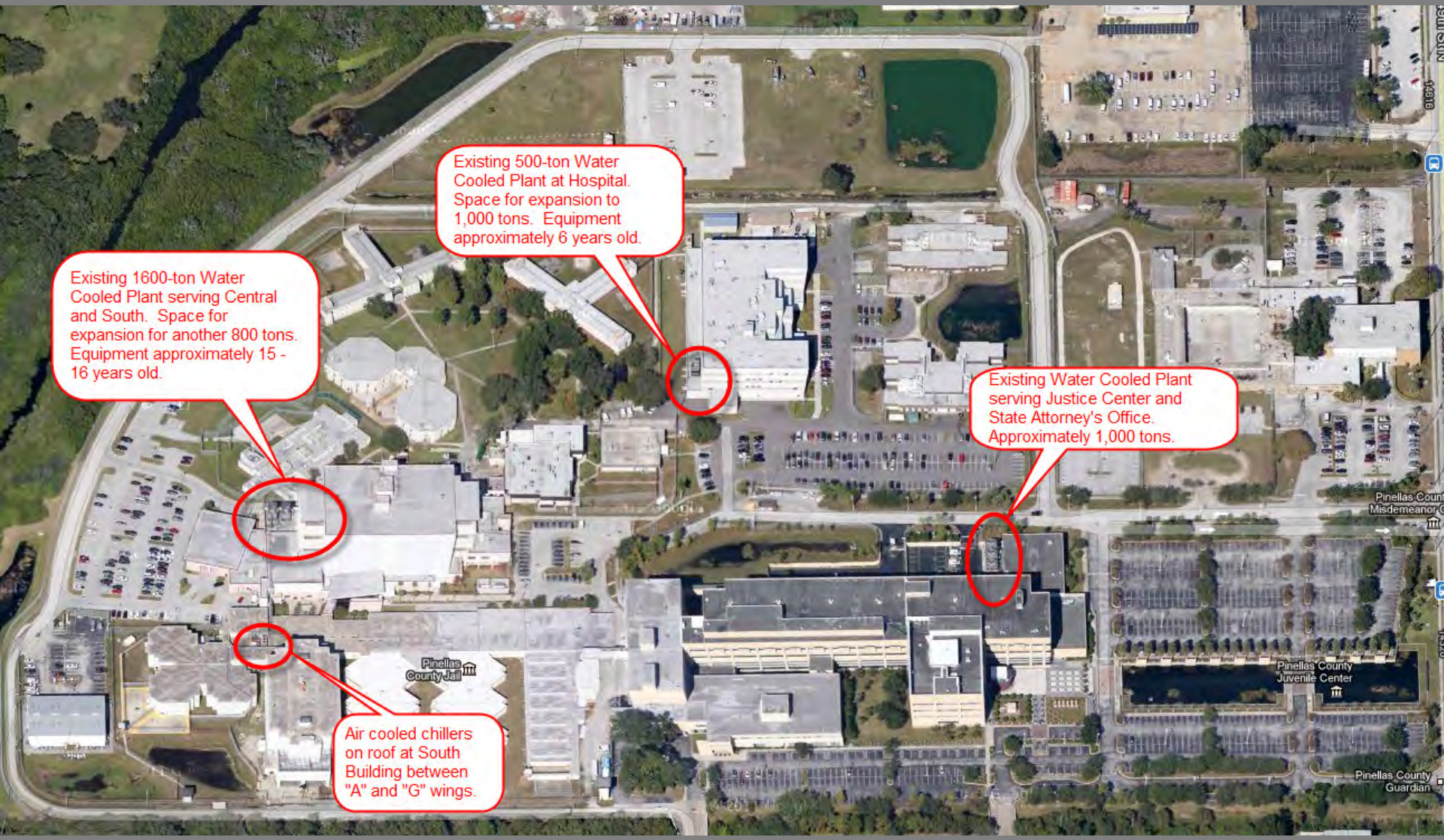
Engineering Discussion

Central Plant

- Disadvantages:
  - Service access inside secure perimeter
  - Higher up front costs
- Advantages:
  - Improved overall operating efficiency
  - Minimized operation and maintenance costs
  - Allows for expansion
  - Redundancy for entire facility



Session 1: Integration Analysis
Engineering Discussion



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Session 1: Integration Analysis

Kitchen

Kitchen Consultant Discussion

- Existing Kitchen Analysis – space reqs, flow, equipment conditions, remaining life, staffing.
- New Kitchen Options – space reqs, flow, equipment, life expectancy, redundancy options, staffing.
- Kitchen Quantity and Location Anaylsis
- Kitchen Recommendations:
  - Space
  - Flow
  - Equipment
  - Location
  - Quantity

Session 1: Integration Analysis

Kitchen

Kitchen to be replaced

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Laundry

Laundry Discussion

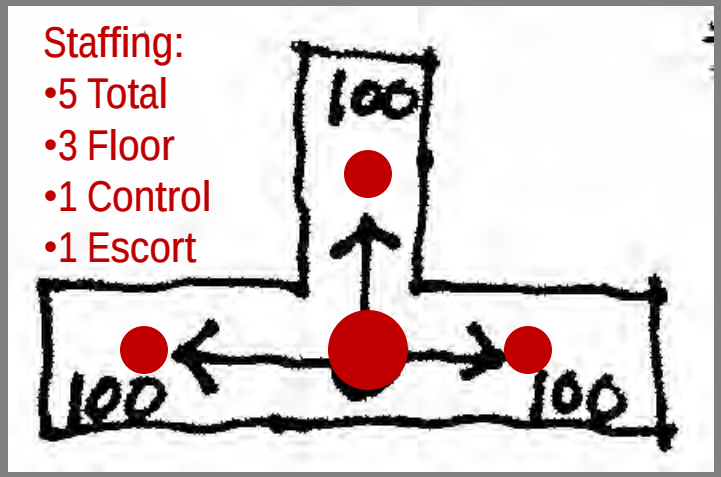
- Existing Laundry Analysis – space reqs, flow, equipment conditions, remaining life, staffing.
- New Laundry Options – space reqs, flow, equipment, life expectancy, redundancy options, staffing.
- Laundry Location Analysis
- Laundry Recommendations
  - Space
  - Flow
  - Location
  - Equipment

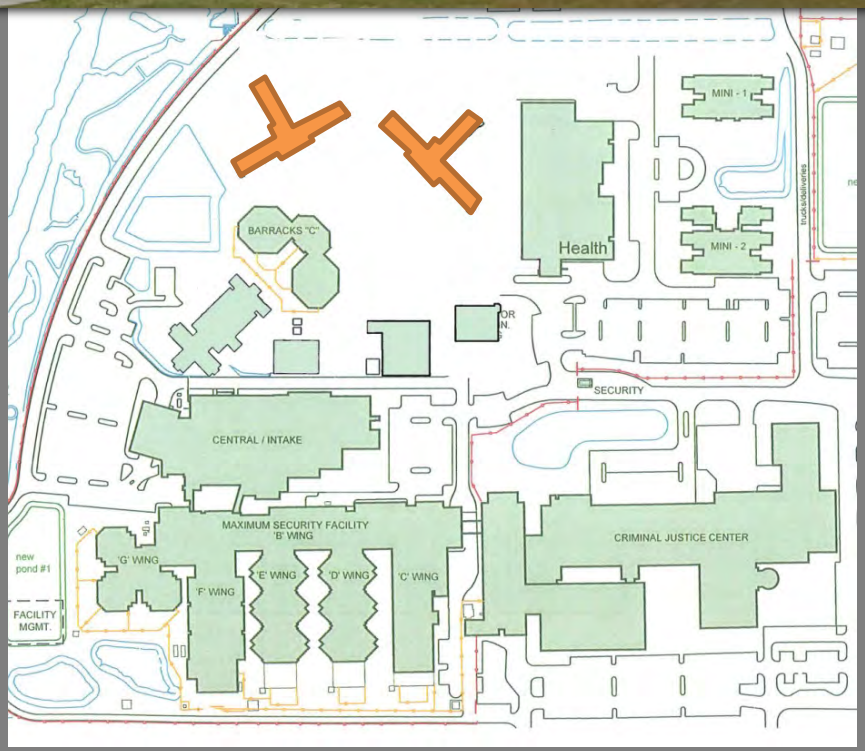
Session 1: Integration Analysis

Housing

"A/B" Barracks

- Design Capacity = 90
- Effective Capacity = 300
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities





Dewberry / CHINN PLANNING / ARC3 architecture

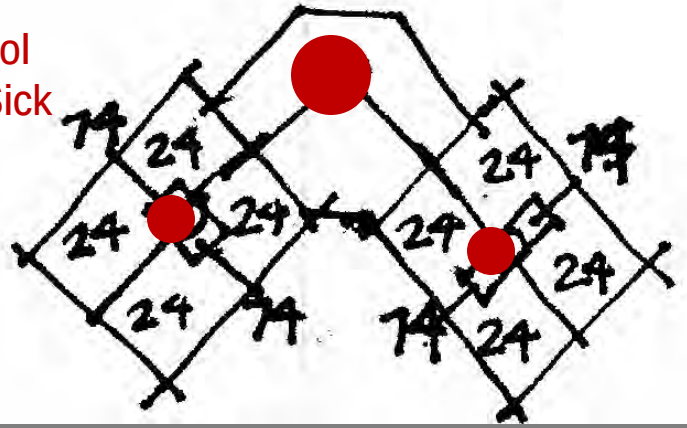
Session 1: Integration Analysis

Housing

"C" Barracks

- Design Capacity = 192
- Effective Capacity = 386
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 6 Total
- 4 Floor
- 1 Control
- 1 Rec/Sick



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

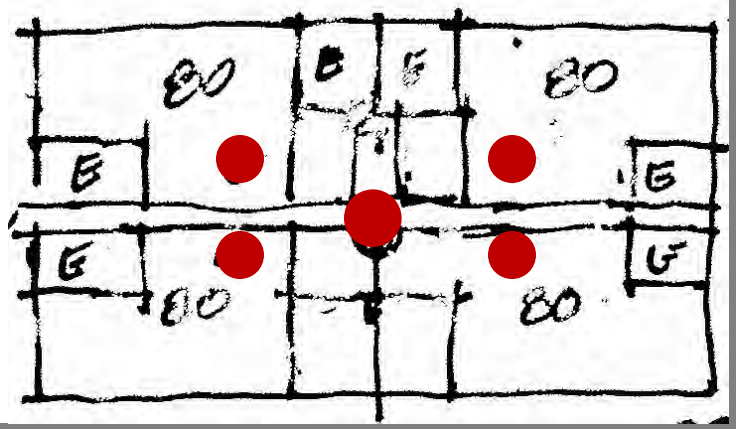
Housing

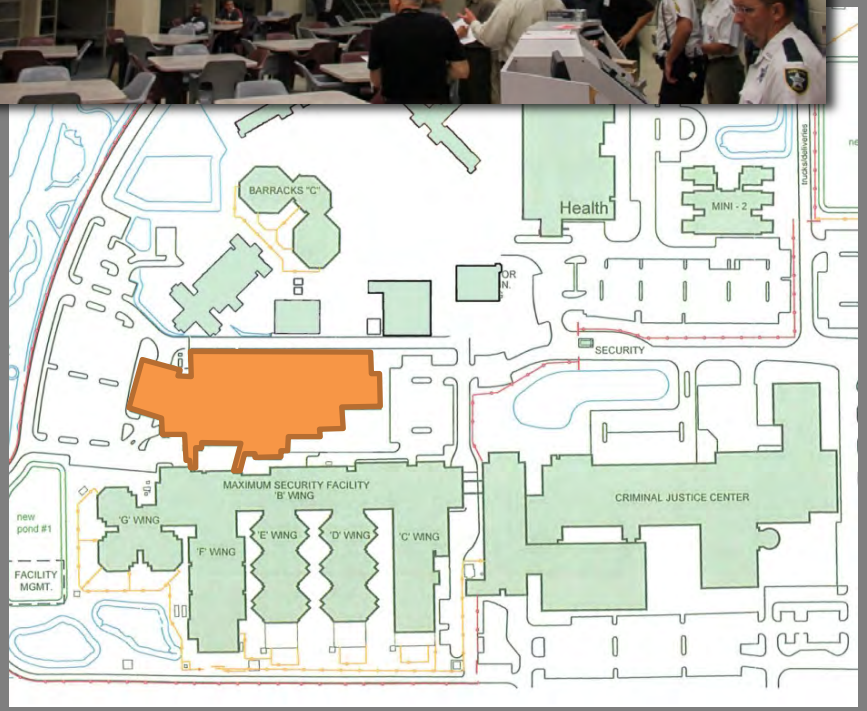
Central

- Design Capacity = 768
- Effective Capacity = 960
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:

- 7 Total
- 1 Escort
- 4 Pod Contol
- 1 Floor Control
- 1 Floor Deputy





Dewberry / CHINN PLANNING / ARC3 architecture

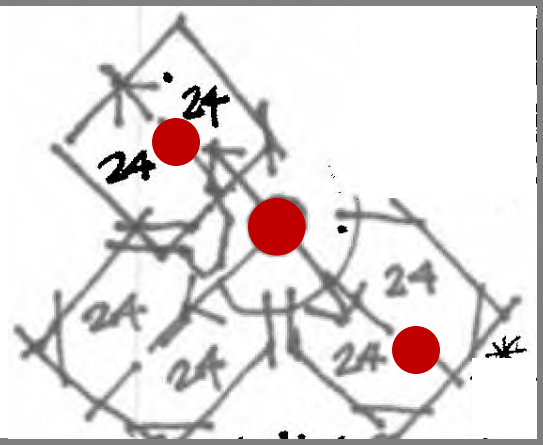
Session 1: Integration Analysis

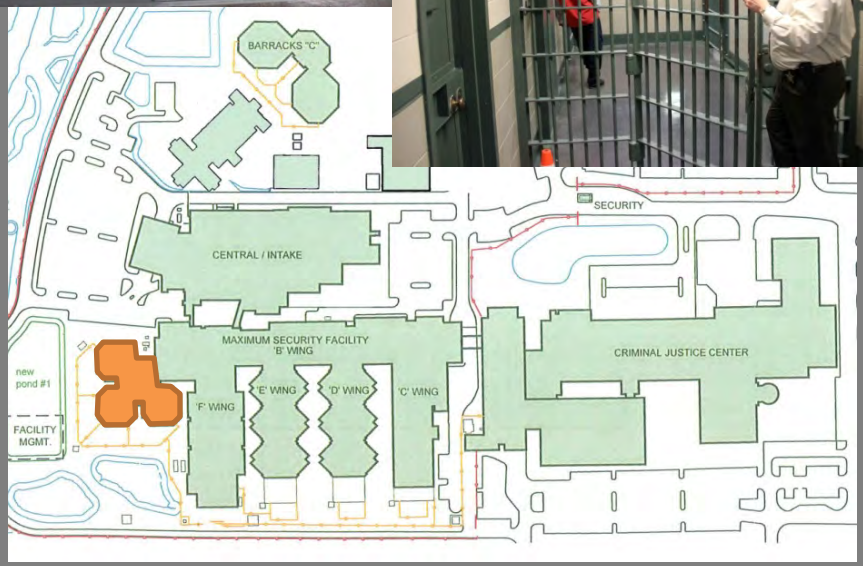
Housing

"G" Wing

- Design Capacity = 192
- Effective Capacity = 292
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 5-6 Total
- 2 Floor
- 1 Control
- 1 Escort
- 1 Rec
- 1 Juv



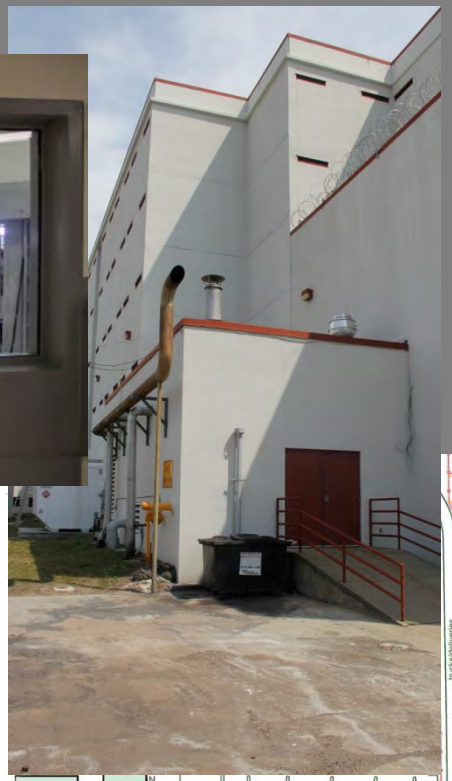


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

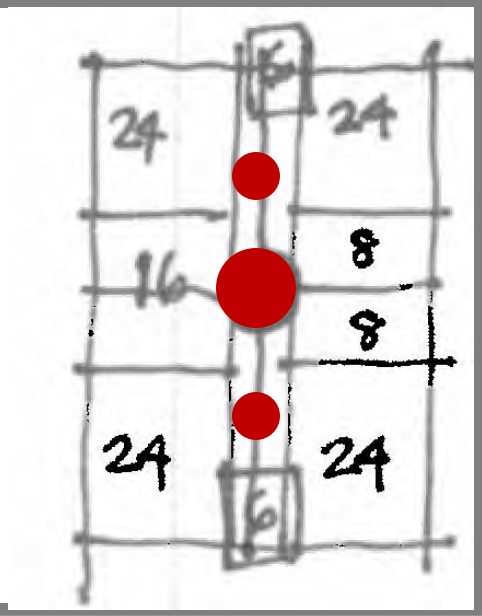
Housing

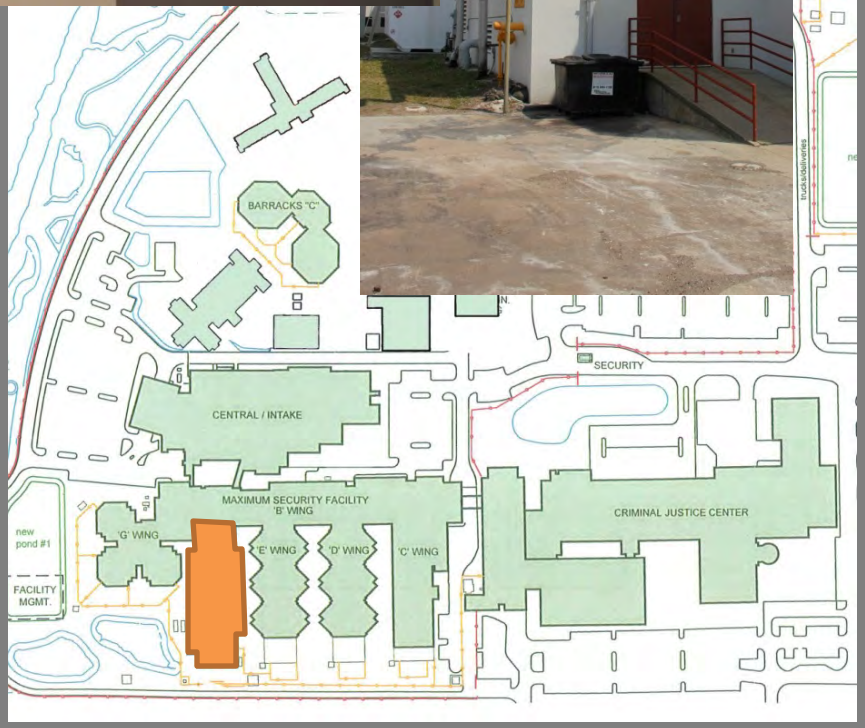
"F" Wing



- Design Capacity = 420
- Effective Capacity = 600
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 4 Total
- 2 Floor
- 1 Control
- .5 Escort
- .5 Rec





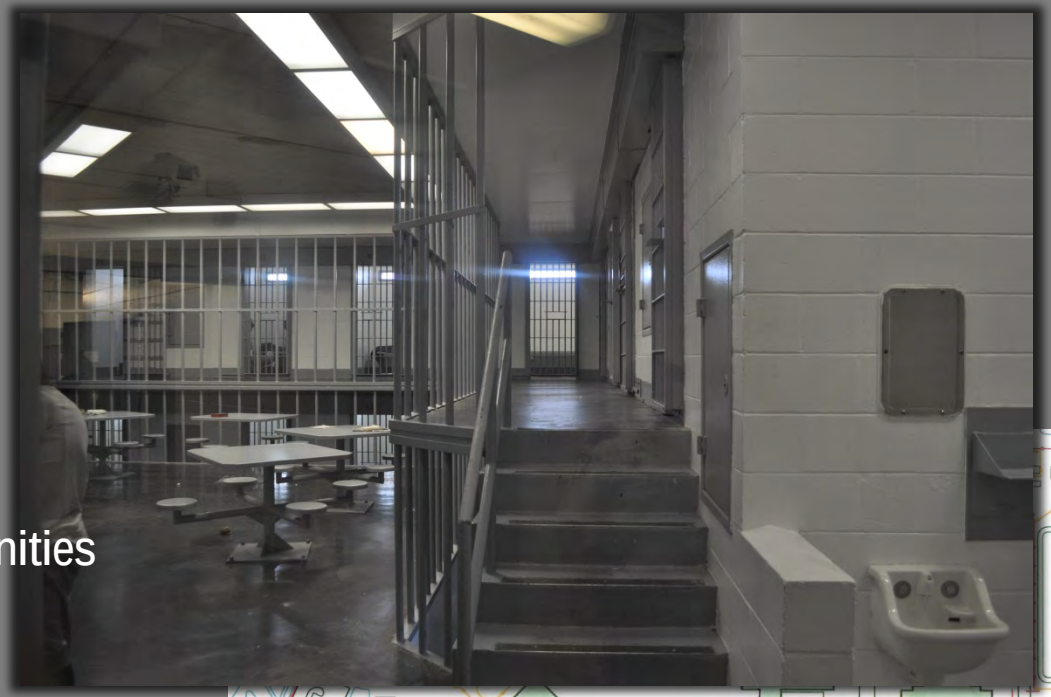
Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

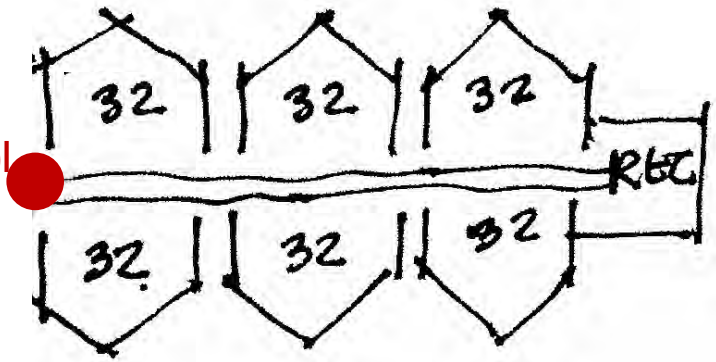
Housing

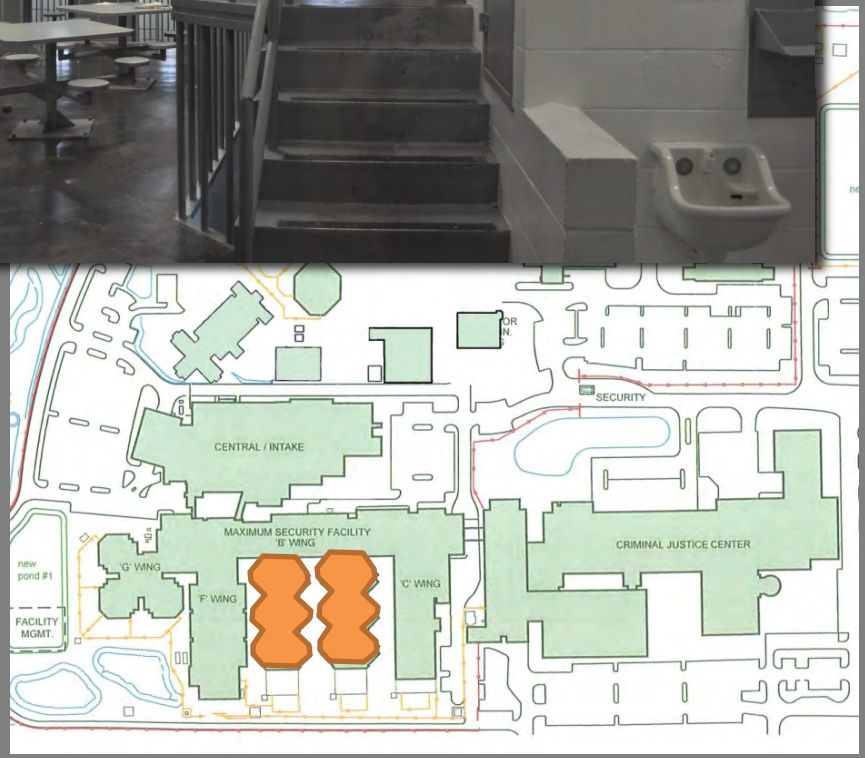
"E & D" Wing

- Design Capacity = 96 + 96
- Effective Capacity = 196 + 196
- Staffing:
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities



Staffing:
- 4 Total
- 3 Floor
- 1 Control





Dewberry / CHINN PLANNING / ARC3 architecture

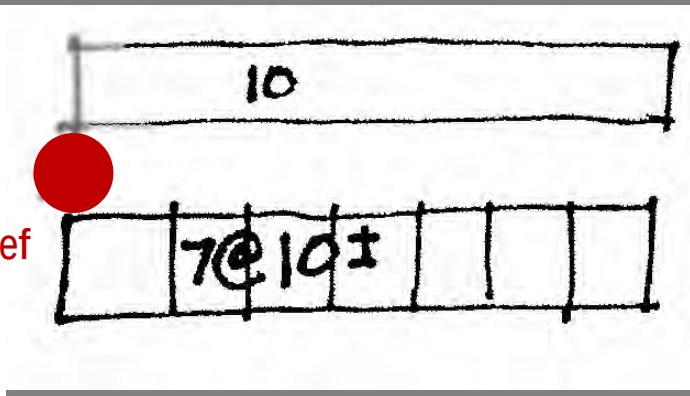
Session 1: Integration Analysis

Housing

"C" Wing

- Design Capacity = 84
- Effective Capacity = 178
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 4 Total
- 2 Floor
- 1 Control
- 1 Rec/Relief



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Summary Space Allocation

OPTION 1 – TWO LEVELS OF 256 CAPACITY

PINELLAS COUNTY FLORIDA JAIL EXPANSION — **Draft Preliminary Program**
FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY — **4/25/2013**

Summary Housing Unit Allocation
Pinellas County Florida Jail Expansion
Female Inmate and Juvenile Facility (512 Capacity)

Comp. #	Component	# of HSG Units	Capacity	Description	Total Dept. Gross Square Footage (DGSF)
1.000	**INMATE HOUSING FACILITY**				
	1.100 Building Support				8,125
	1.200 Medium Custody Female Double Cell Housing	6	384	64 Bed Capacity Housing Units (32 cells) Outdoor Recreation at each Housing Unit-shared by (2) 32 Capacity Living Areas	53,766
	1.300 Minimum Custody Female Dormitory Housing	1	64	64 Bed Dormitory Minimum Custody Unit Outdoor Recreation at Unit	8,541
	1.400 Special Management Housing (Female Single Cell Maximum Segregation Housing)	1	32	32 Single Cell/Max/Seg Unit Female Outdoor Recreation at Special Management Unit	5,278
	1.500 Juvenile Housing and Support - 32 Capacity	1 1	32	32 Single Cell Juvenile Unit (Divided into Smaller Sub Units) Support Area Located Adjacent to Juvenile Unit (Sight and Sound Separation) Outdoor Recreation at Juvenile Unit	9,338
	1.600 Housing Control/Shared Support Space	2		Housing Support Areas - (one per floor)	5,539
	TOTAL HOUSING CAPACITY		**512**		
				TOTAL SQUARE FOOTAGE	**90,587**
				Building Gross Factor @ 25%	**22,647**
				TOTAL BUILDING SQUARE FOOTAGE (BGSF)	**113,233**

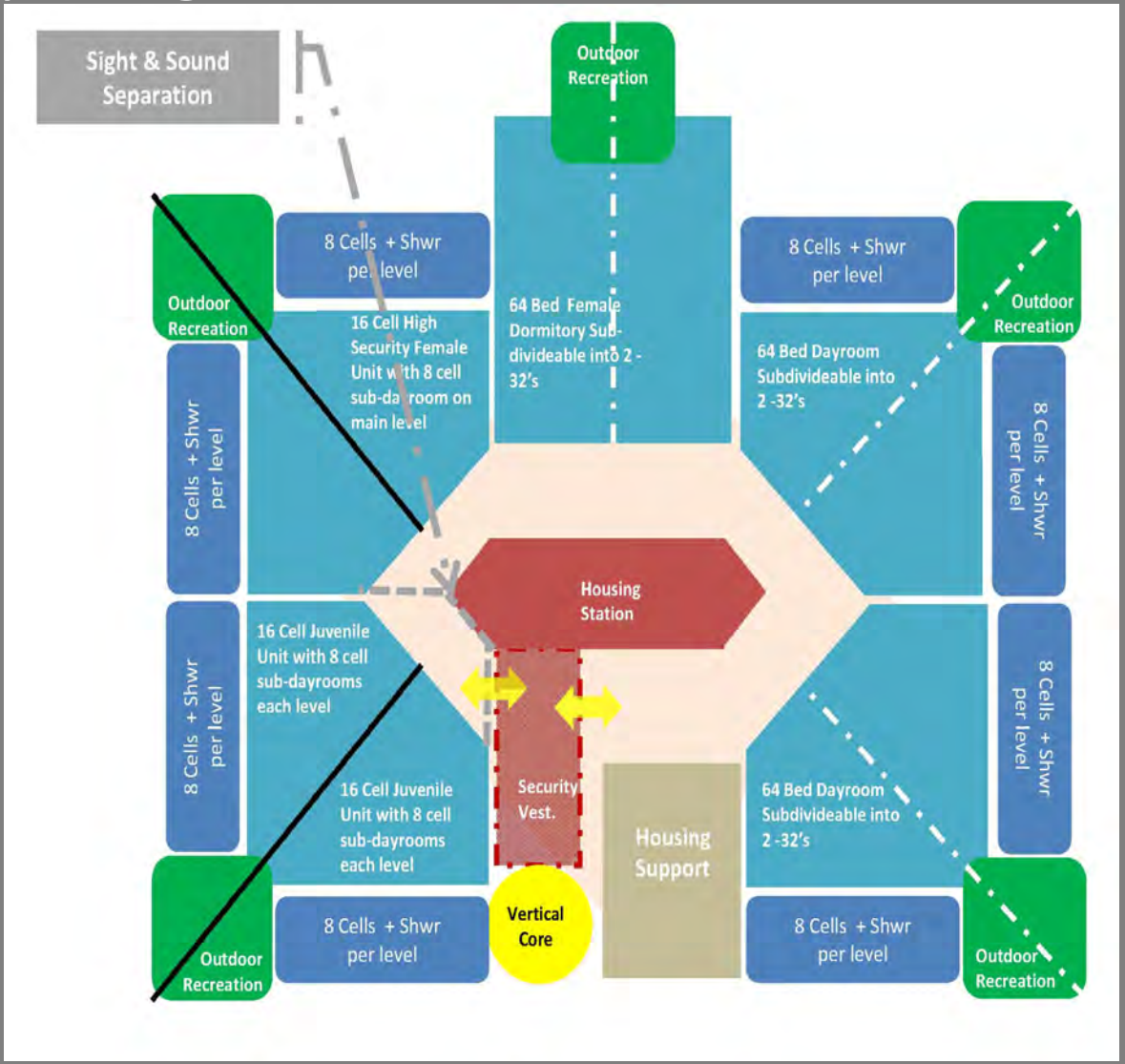
Session 1: Integration Analysis

Housing Concept Diagram OPTION 1 – TWO LEVELS OF 256 CAPACITY

Female and Juvenile Facility – 512 Capacity

Level 1 – 256 Beds Juvenile, Female High Security, Dormitory & Medium Security

Level 2 – 256 Beds Female Medium Security



LEVEL ONE

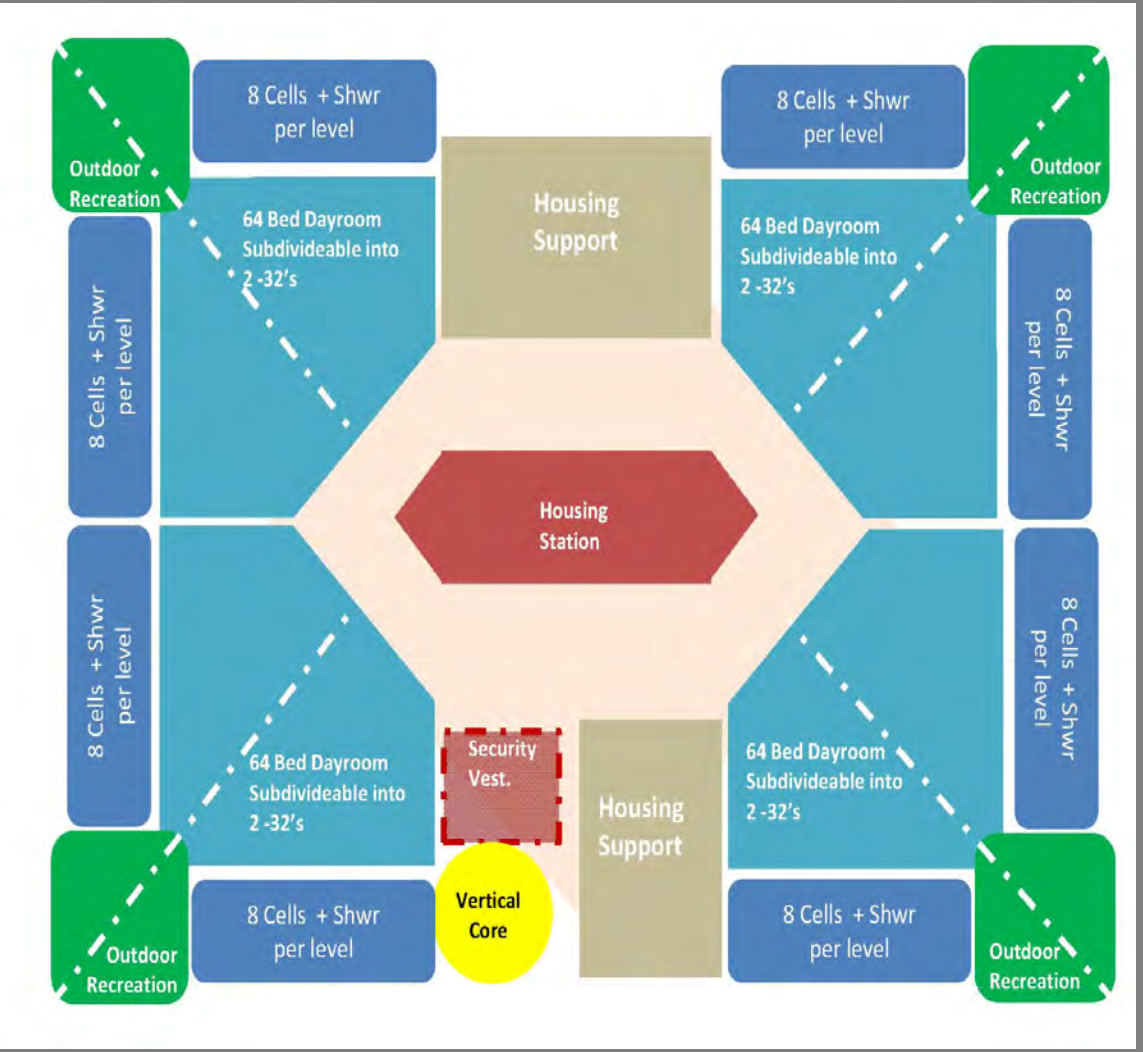
Session 1: Integration Analysis

Housing Concept Diagram OPTION 1 – TWO LEVELS OF 256 CAPACITY

Female and Juvenile Facility – 512 Capacity

Level 1 – 256 Beds Juvenile, Female High Security, Dormitory & Medium Security

Level 2 – 256 Beds,Female Medium Security



LEVEL TWO

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Staffing Plan OPTION 1 – TWO LEVELS OF 256 CAPACITY

OPTION 1 - PRELIMINARY HOUSING FACILITY STAFFING PLAN
HOUSING CONFIGURATION - (2) HOUSING CONTROL AREAS
(Two Levels at 256 each Level)

PINELLAS COUNTY FLORIDA JAIL EXPANSION
512 CAPACITY FEMALE AND JUVENILE HOUSING

	Day	Evening		
	1st	2nd	Relief[1]	Total
Building Support				
> Building/Central Control	1.0	1.0	2.4	4.4
> Sergeant	1.0	1.0	2.4	4.4
> Court/Transfer/Escort/Relief	1.0	1.0	2.4	4.4
Subtotal	**3.0**	**3.0**	**7.2**	**13.2**
Female Medium/Minimum Custody Housing				
> Correctional Officer	4.0	4.0	9.6	17.6
> Housing Control Officer	2.0	2.0	4.8	8.8
Subtotal	**6.0**	**6.0**	**14.4**	**26.4**
Female Minimum Security Housing				
> Correctional Officer				
Subtotal	**0.0**	**0.0**	**0.0**	**0.0**
Female Maximum/Special Management Housing				
> Housing Control Officer (Female Max and Juvenile)	1.0	1.0	2.4	4.4
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**2.0**	**2.0**	**4.8**	**8.8**
Juvenile Housing Unit				
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**1.0**	**1.0**	**2.4**	**4.4**
Total Housing	**12.0**	**12.0**	**28.8**	**52.8**

Note:
(1) 1.2 Shift Relief calculation.

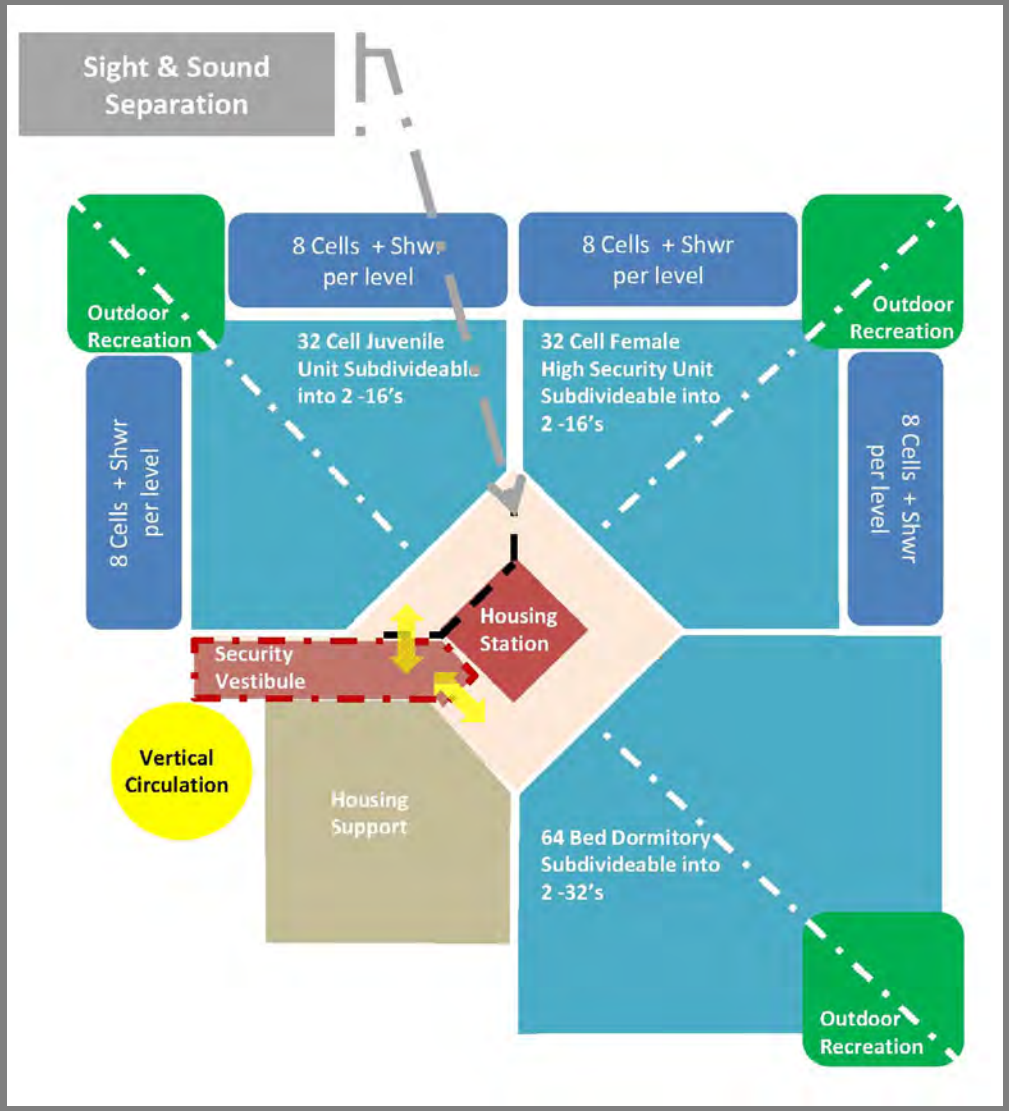
Source: Chinn Planning, Inc. *4/25/2013*

Session 1: Integration Analysis

Housing Concept Diagram OPTION 2 – THREE LEVELS (2 @ 192 & 1 @ 128 CAPACITY)

Female and Juvenile Facility – 512 Capacity

Level 1 --128 Capacity
> (32) Juvenile Capacity
> (32) Female Maximum/Special Management
> (64) Female Minimum Dormitory



LEVEL ONE

Dewberry / CHINN PLANNING / ARC3 architecture

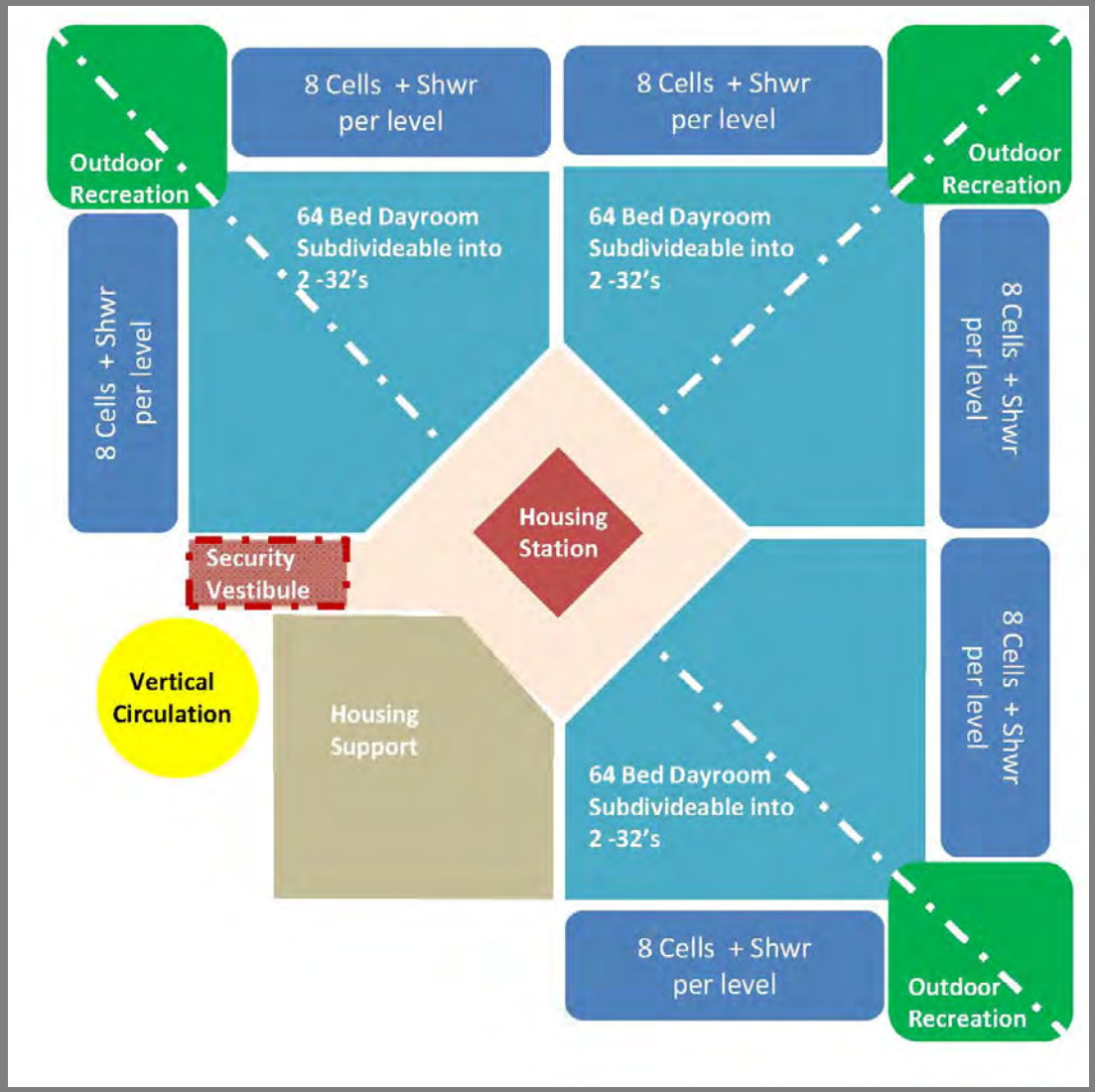
Session 1: Integration Analysis

Housing Concept Diagram OPTION 2 – THREE LEVELS (2 @ 192 & 1 @ 128 CAPACITY)

Female and Juvenile Facility – 512 Capacity

Level 2-- 192 Female Medium Security Capacity

Level 3-- 192 Female Medium Security Capacity



LEVEL TWO

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Staffing Plan OPTION 2 – THREE LEVELS (2 @ 192 & 1 @ 128 CAPACITY)

OPTION 1 - PRELIMINARY HOUSING FACILITY STAFFING PLAN
HOUSING CONFIGURATION - (2) HOUSING CONTROL AREAS
(Two Levels at 256 each Level)

PINELLAS COUNTY FLORIDA JAIL EXPANSION
512 CAPACITY FEMALE AND JUVENILE HOUSING

	Day	Evening		
	1st	2nd	Relief[1]	Total
Building Support				
> Building/Central Control	1.0	1.0	2.4	4.4
> Sergeant	1.0	1.0	2.4	4.4
> Court/Transfer/Escort/Relief	1.0	1.0	2.4	4.4
Subtotal	**3.0**	**3.0**	**7.2**	**13.2**
Female Medium/Minimum Custody Housing				
> Correctional Officer	4.0	4.0	9.6	17.6
> Housing Control Officer	2.0	2.0	4.8	8.8
Subtotal	**6.0**	**6.0**	**14.4**	**26.4**
Female Minimum Security Housing				
> Correctional Officer				
Subtotal	**0.0**	**0.0**	**0.0**	**0.0**
Female Maximum/Special Management Housing				
> Housing Control Officer (Female Max and Juvenile)	1.0	1.0	2.4	4.4
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**2.0**	**2.0**	**4.8**	**8.8**
Juvenile Housing Unit				
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**1.0**	**1.0**	**2.4**	**4.4**
Total Housing	**12.0**	**12.0**	**28.8**	**52.8**

Note:
(1) 1.2 Shift Relief calculation.

Source: Chinn Planning, Inc. *4/25/2013*

Session 1: Integration Analysis

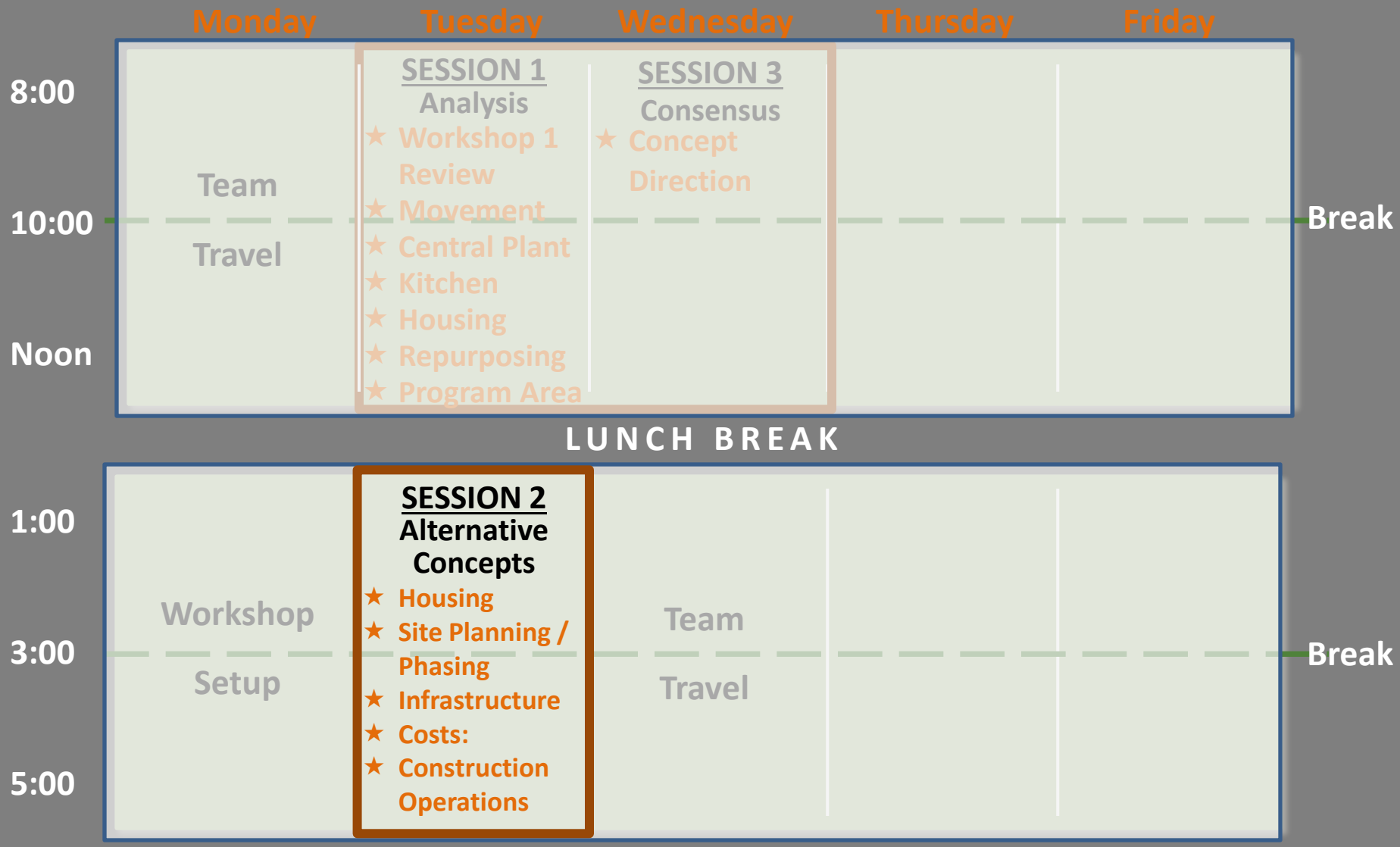
Summary Space Allocation ALL PROGRAM ELEMENTS

SUMMARY SPACE ALLOCATION PINELLAS COUNTY FLORIDA JAIL EXPANSION				Date 4/25/2013
Comp. #	**Facility Component**	**Total NSF Component**	**Departmental Grossing Factor**	**Total DGSF**
1.000	**INMATE HOUSING FACILITY**			
1.100	Building Support	6,250	30%	8,125
1.200	Medium Custody Female Housing - 384 Capacity	37,080	45%	53,766
1.300	Minimum Security Females - 64 Capacity	5,890	45%	8,541
1.400	Special Management Housing (Female Maximum Segregation) - 32 Capacity	3,640	45%	5,278
1.500	Juvenile Housing and Support - 32 Capacity	6,440	45%	9,338
1.600	Housing Control/Shared Support Spaces (2 Areas)	3,820	45%	5,539
	Subtotal DGSF- Inmate Housing Facility	**59,300**		**90,587**
	Building Grossing Factor (25%)			22,647
	Total Building Gross - Inmate Housing Facility			**113,233**
2.000	**CENTRAL LAUNDRY**			
2.100	Central Laundry	7,836	20%	9,403
	Subtotal DGSF - Central Laundry	**7,836**		**9,403**
	Building Grossing Factor (25%)			2,351
	Total Building Gross Factor - Central Laundry			**11,754**
3.000	**CENTRAL KITCHEN AND STAFF DINING**			
3.100	Production Kitchen	14,630	20%	17,556
3.200	Staff Dining	2,390	20%	2,868
	Subtotal DGSF- Central Kitchen and Staff Dining	**17,020**		**20,424**
	Building Grossing Factor (25%)			5,106
	Total Building Gross - Central Kitchen and Staff Dining			**25,530**
4.000	**CENTRAL CONTROL/COMMUNICATIONS**			
4.100	Central Control	1,310	20%	1,572
	Subtotal DGSF- Central Control	**1,310**		**1,572**
	Building Grossing Factor (25%)			393
	Total Building Gross - Central Control			**1,965**
5.000	**CENTRAL PLANT**			
	GRAND TOTAL - ALL FACILITY COMPONENTS			**152,482**

“Leading the Way for a Safer County”

Session 1 Complete

Session 2
Workshop 2



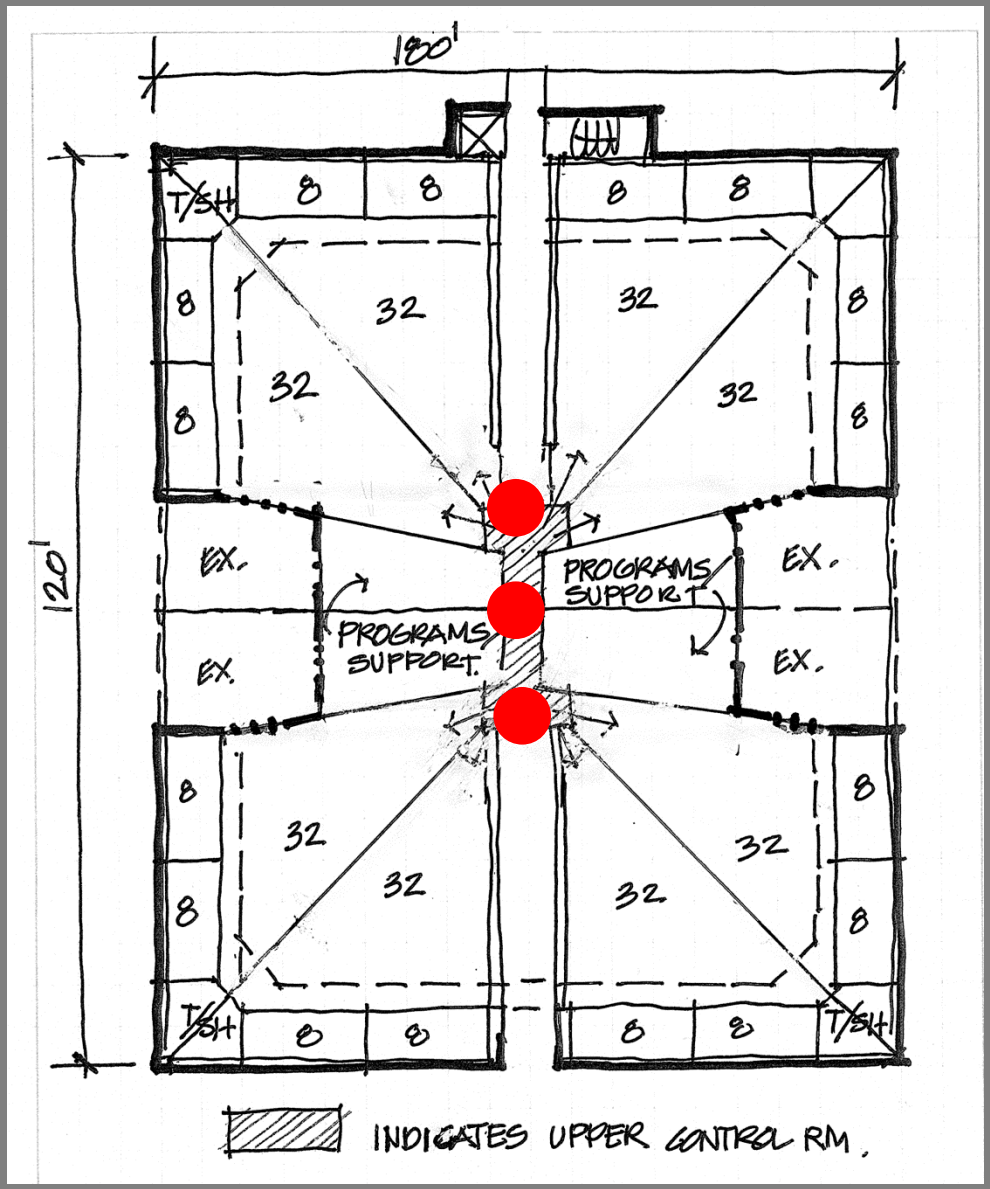
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Housing

OPTION A

- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
- 2 Tier each Pod (32 beds each)
- 2 Dayrooms each Pod
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing



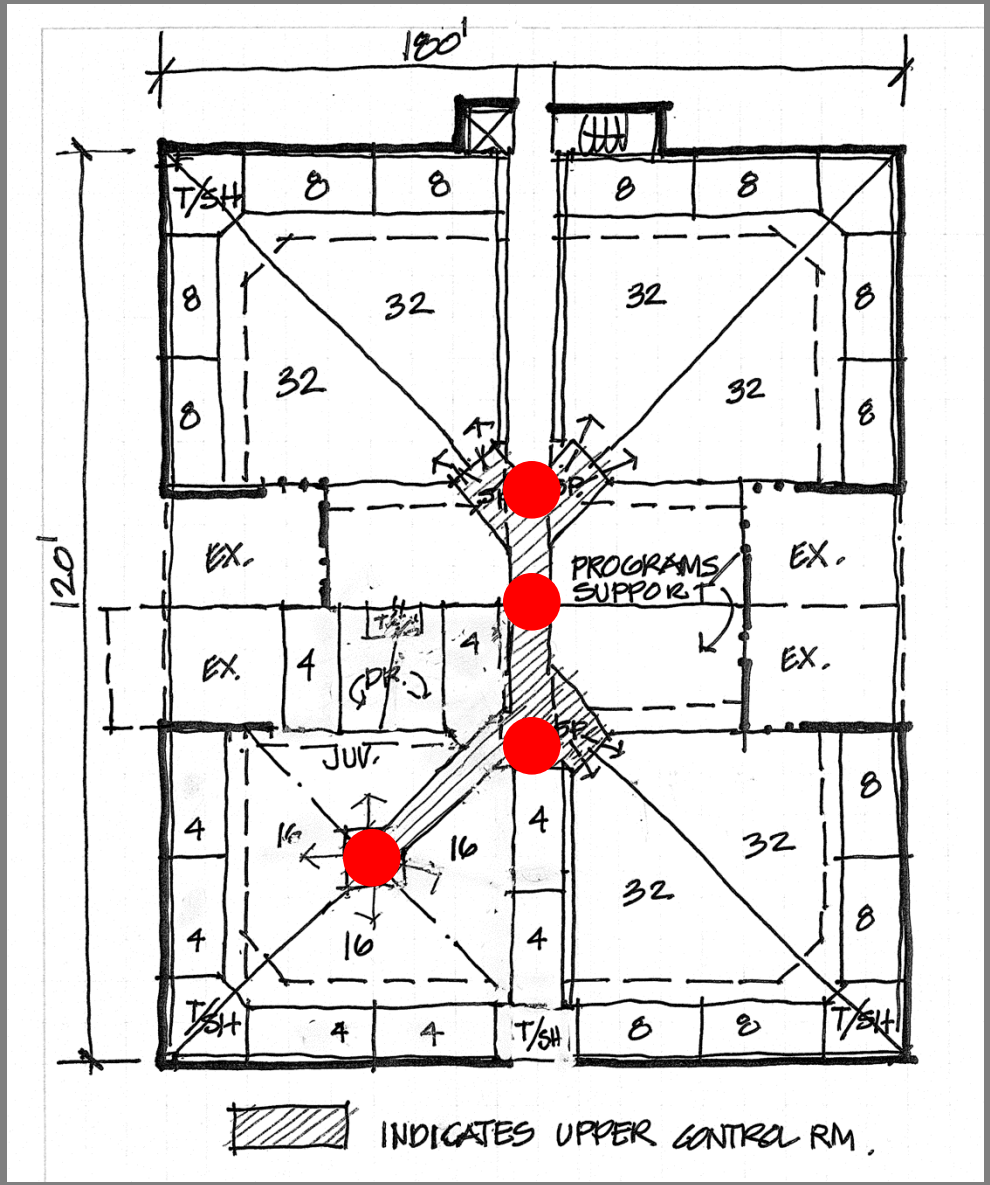
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Housing

OPTION A (Modified)

- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
  - 1 Juvenile + 3 Female
- 2 Tier each Pod (32 beds each)
- 2 Dayrooms each Pod
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing



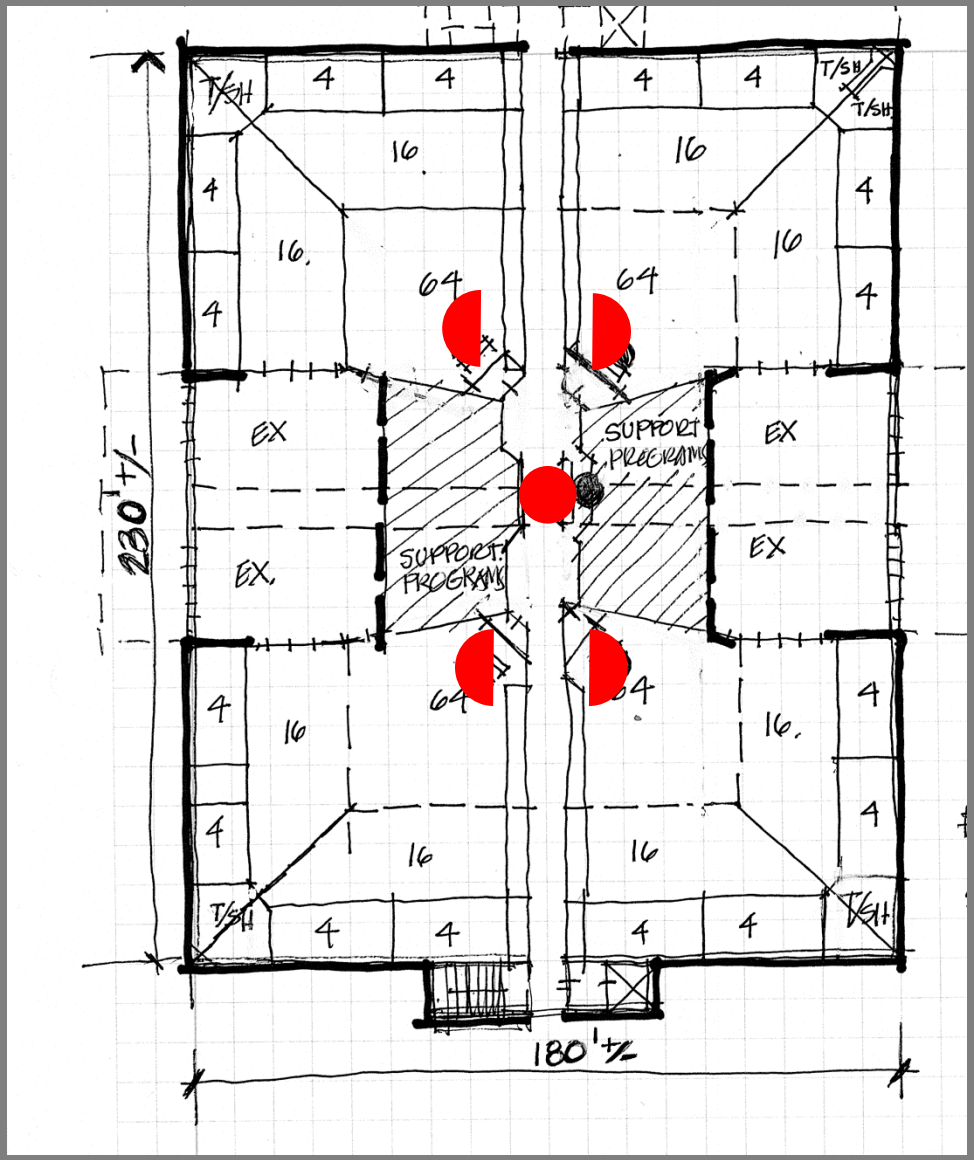
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Housing

OPTION B

- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
- 2 Tier each Pod (32 beds each)
  - Each tier divided in two
- 3 Dayrooms each Pod
  - 2 sub-day rooms
  - 1 common day room
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing

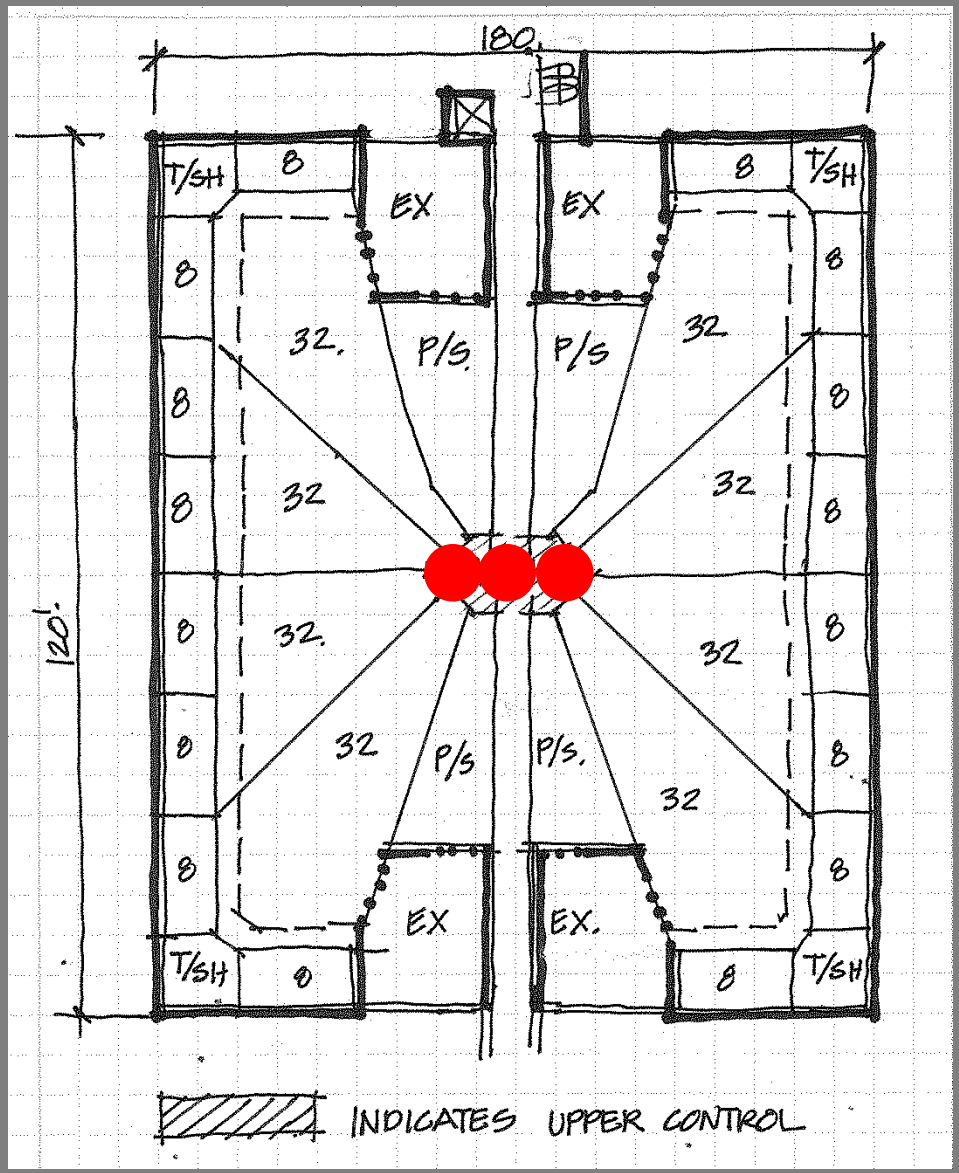


Session 2: Alternative Concepts

Housing

OPTION C

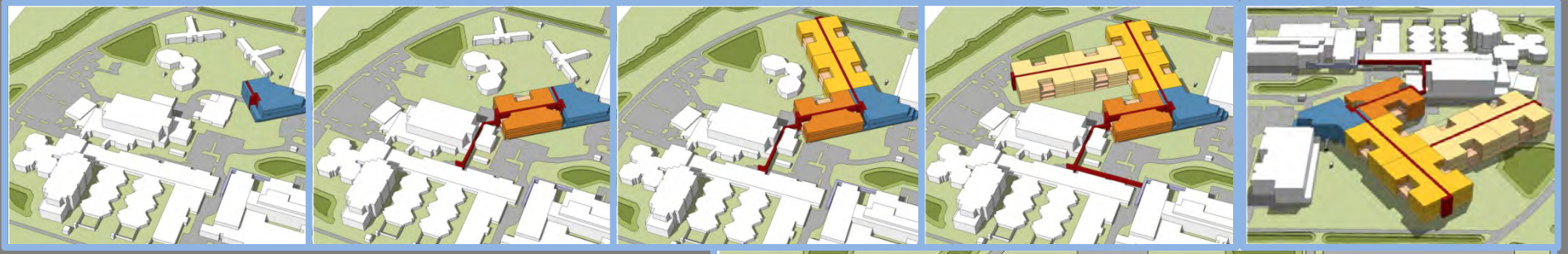
- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
- 2 Tier each Pod (32 beds each)
- 2 Dayrooms each Pod
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing



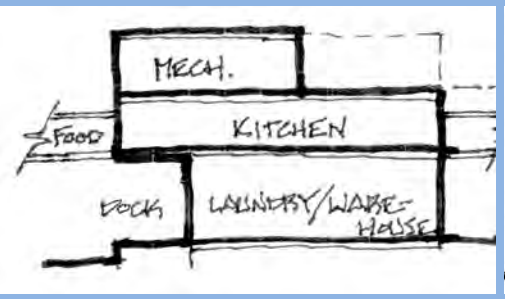
Dewberry / CHINN PLANNING / ARC3 architecture

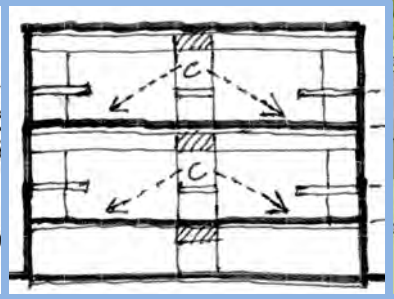
Session 2: Alternative Concepts
Site Planning/Phasing

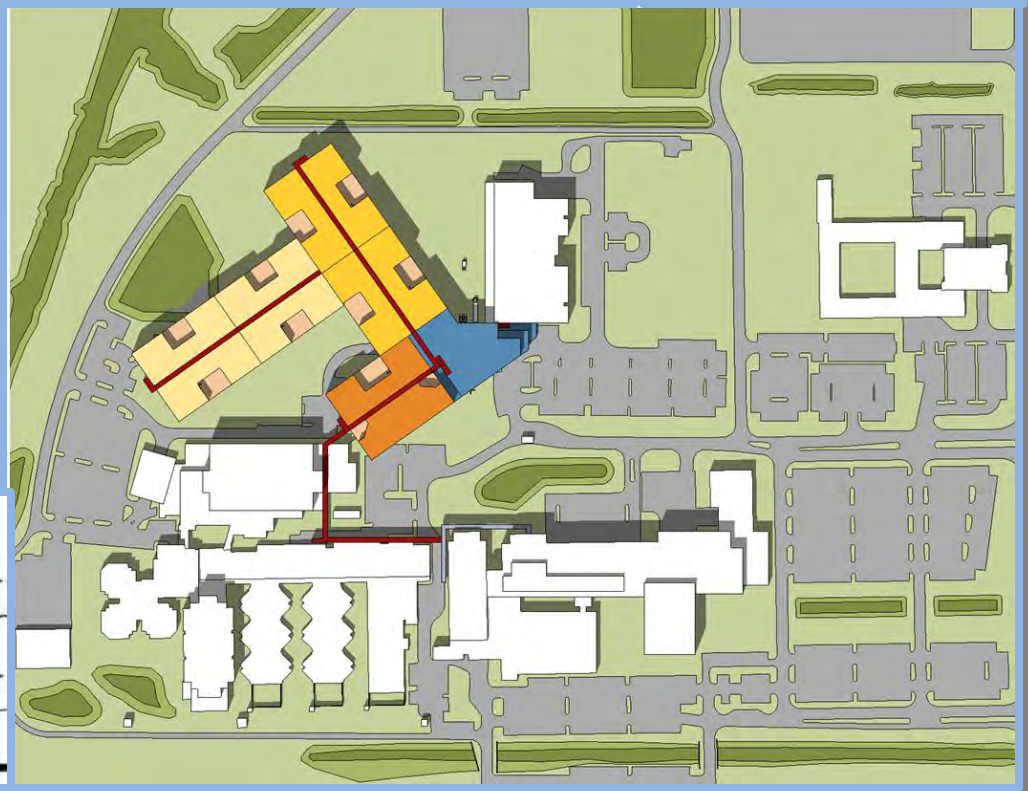
SCHEME 1



- Develop 3 level Support Module
  - Dock / Warehouse / Laundry
  - Kitchen / Central Control
  - Central Energy
- Connect Medical to Central / South
- Add 512 bed Housing Module
  - 1 single level shell
  - 2 double tier Housing above
- Second level connection from Kitchen to Central
- 4200 beds by 2030







Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 1

Existing Condition

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 1

- Demolition
  - Central Control
  - FSC

Phase 1 Demolition

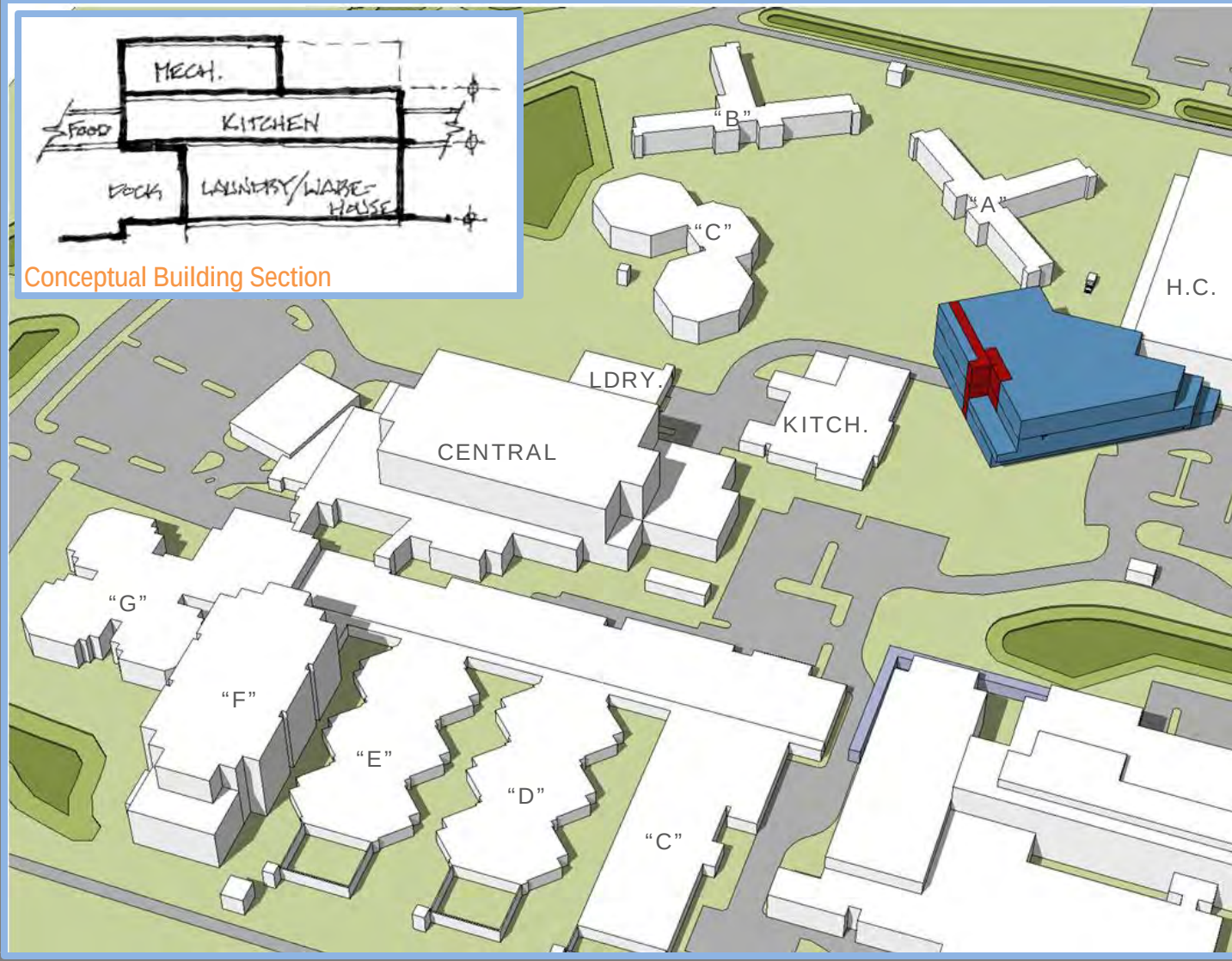
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1

SCHEME 1

- First Floor
  - Dock
  - Warehouse
  - Laundry
  - Trustee Stage
  - Raised Control
  - Link to Medical
  - Vehicle SP
- Second Floor
  - Kitchen
- Third Floor
  - Mechanical
- Requires:
  - Demo of existing Medical Sallyport
  - Temporary solution for existing Central Control



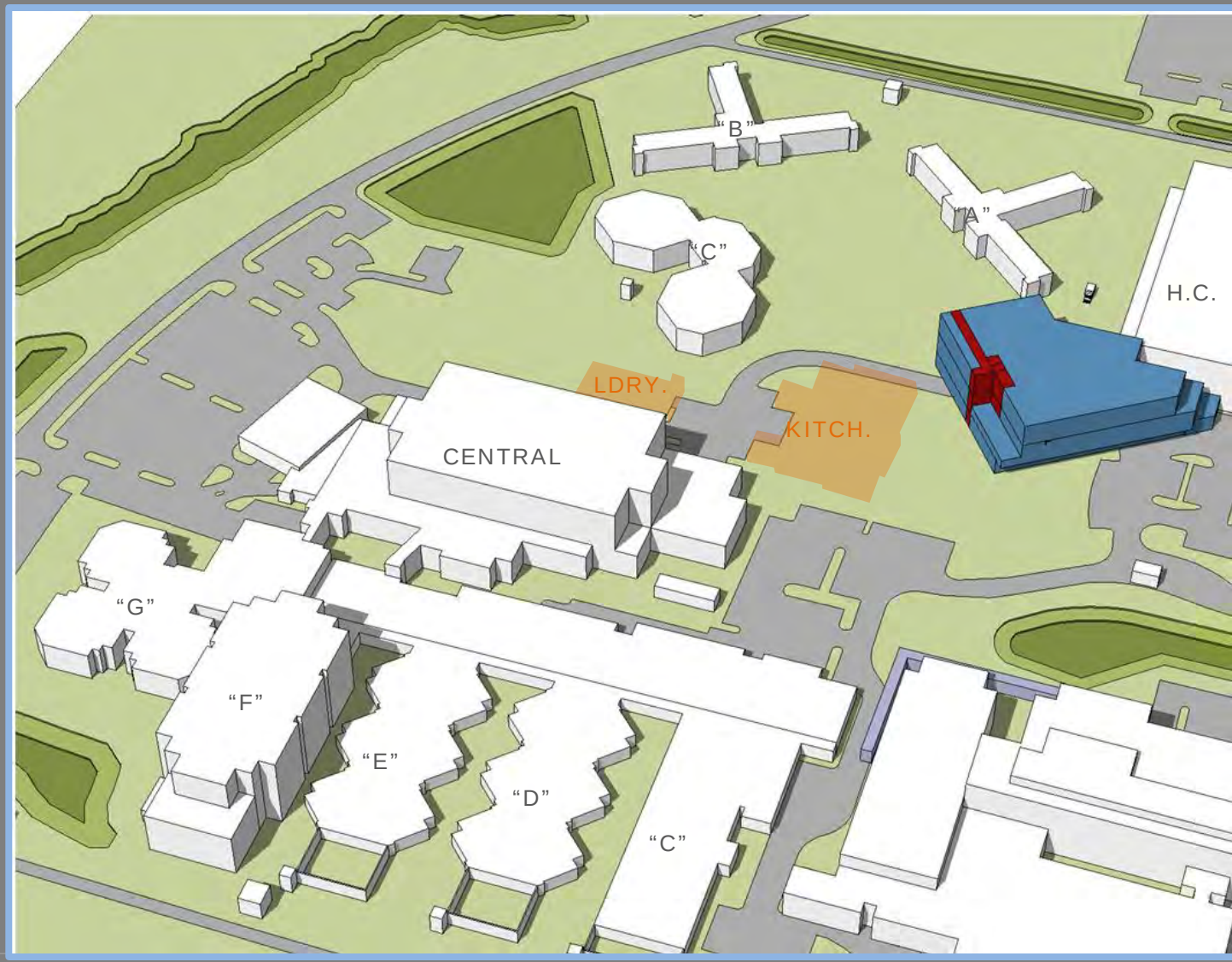
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 1

- Demolition
  - Laundry
  - Kitchen

Phase 2 Demolition



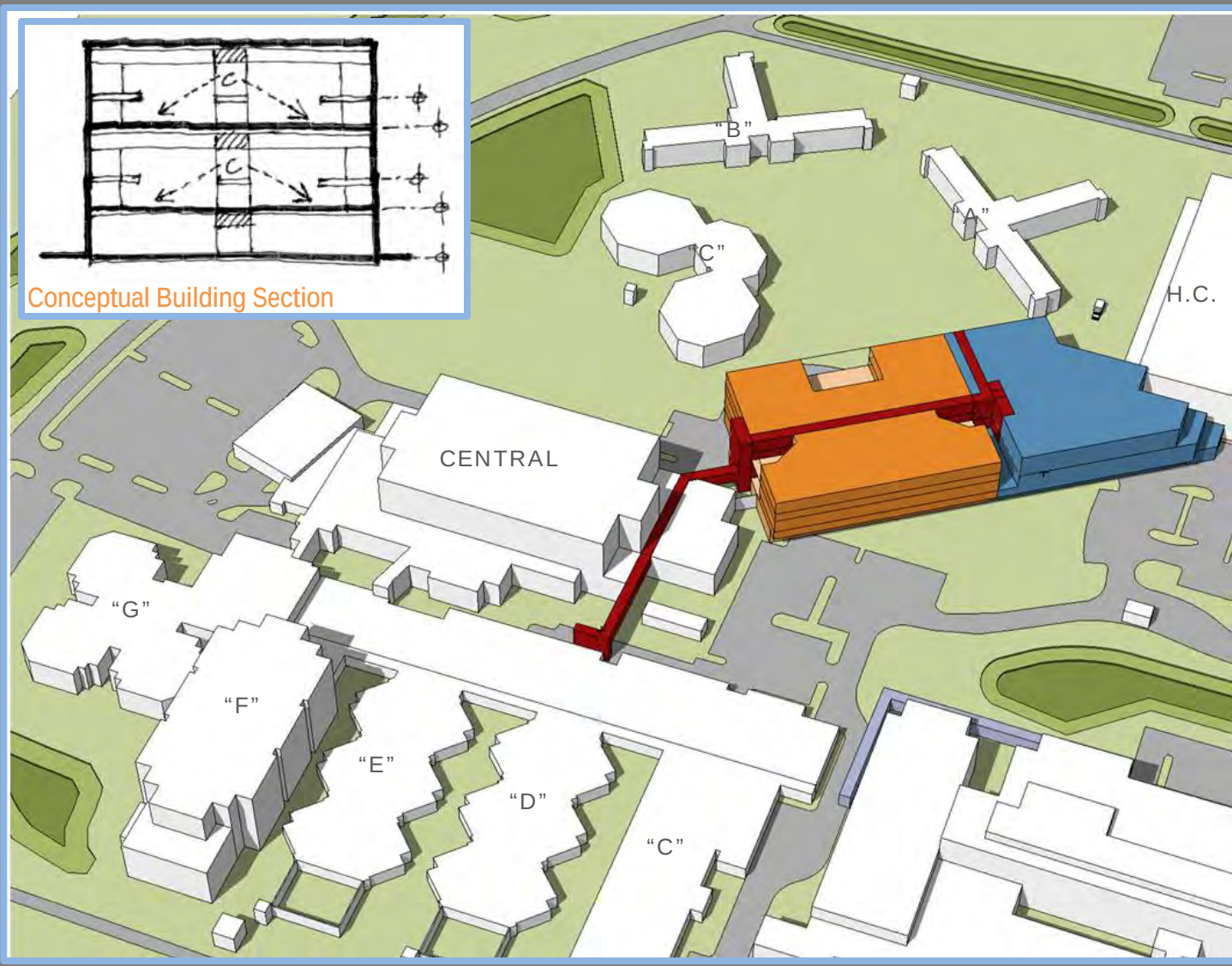
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 2

SCHEME 1

- Female Hsg (512)
- Juvenile Hsg (Shell)
- Shell space
- Connector lLinks
  - Food to Central (2nd)
  - Housing to Court (2nd)
  - Housing to Medical (2nd)



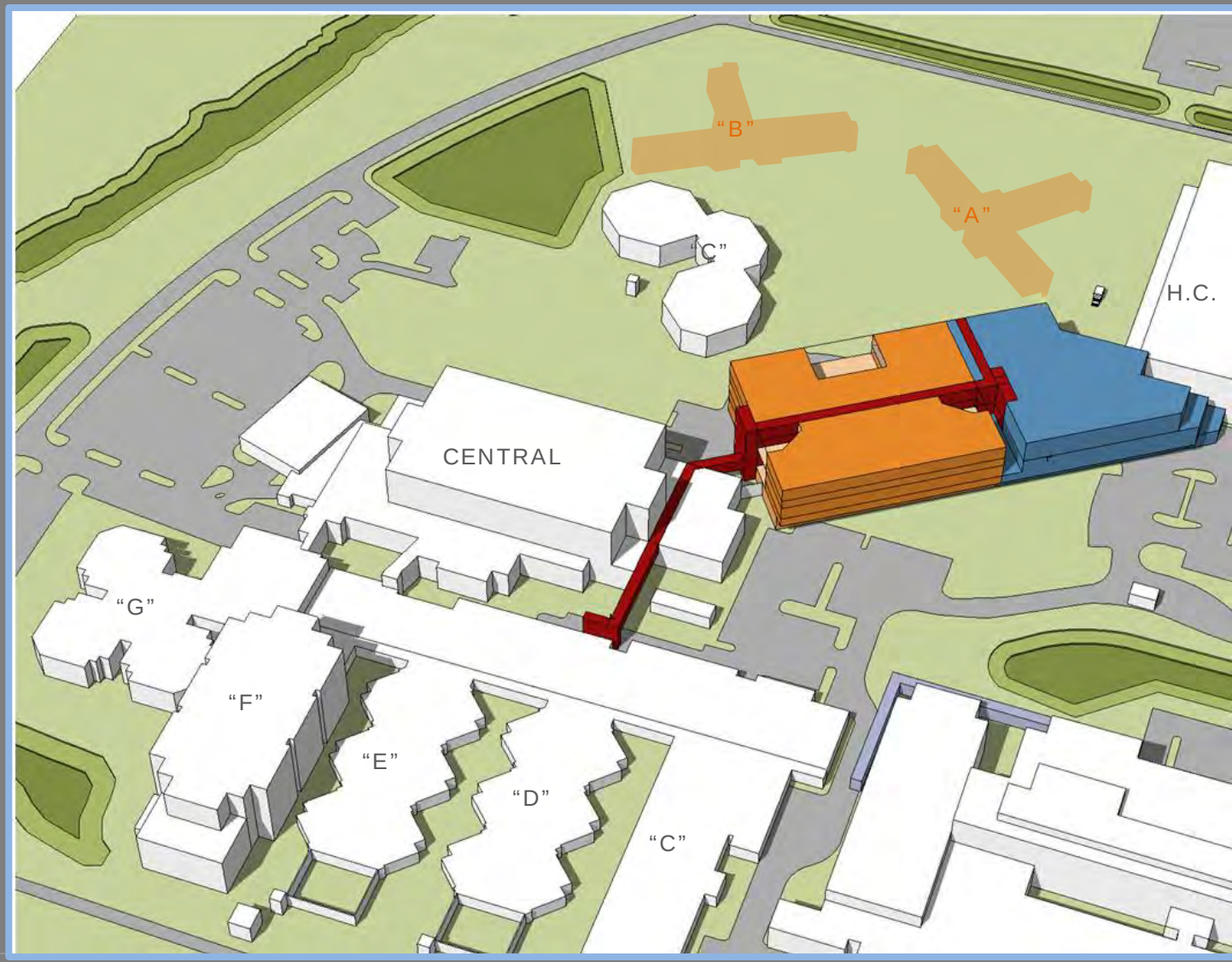
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 1

- Demolition
  - "A" & "B"

Phase 3 Demolition



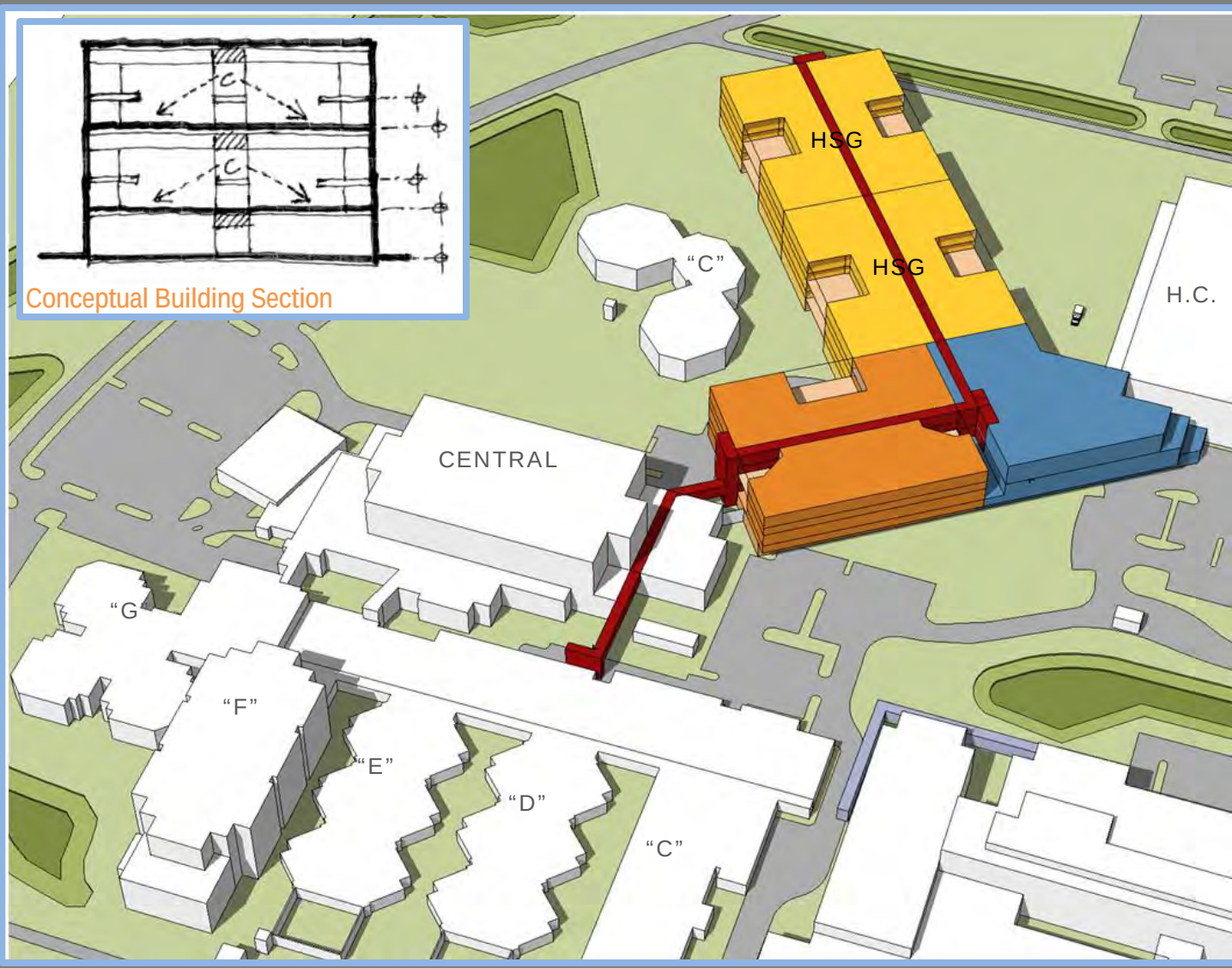
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 3

SCHEME 1

- Housing
  - 1024 new beds
  - First floor shell (512 beds)
- 2030 – 4200 beds
  - FMJS compliance
  - Staff efficiency



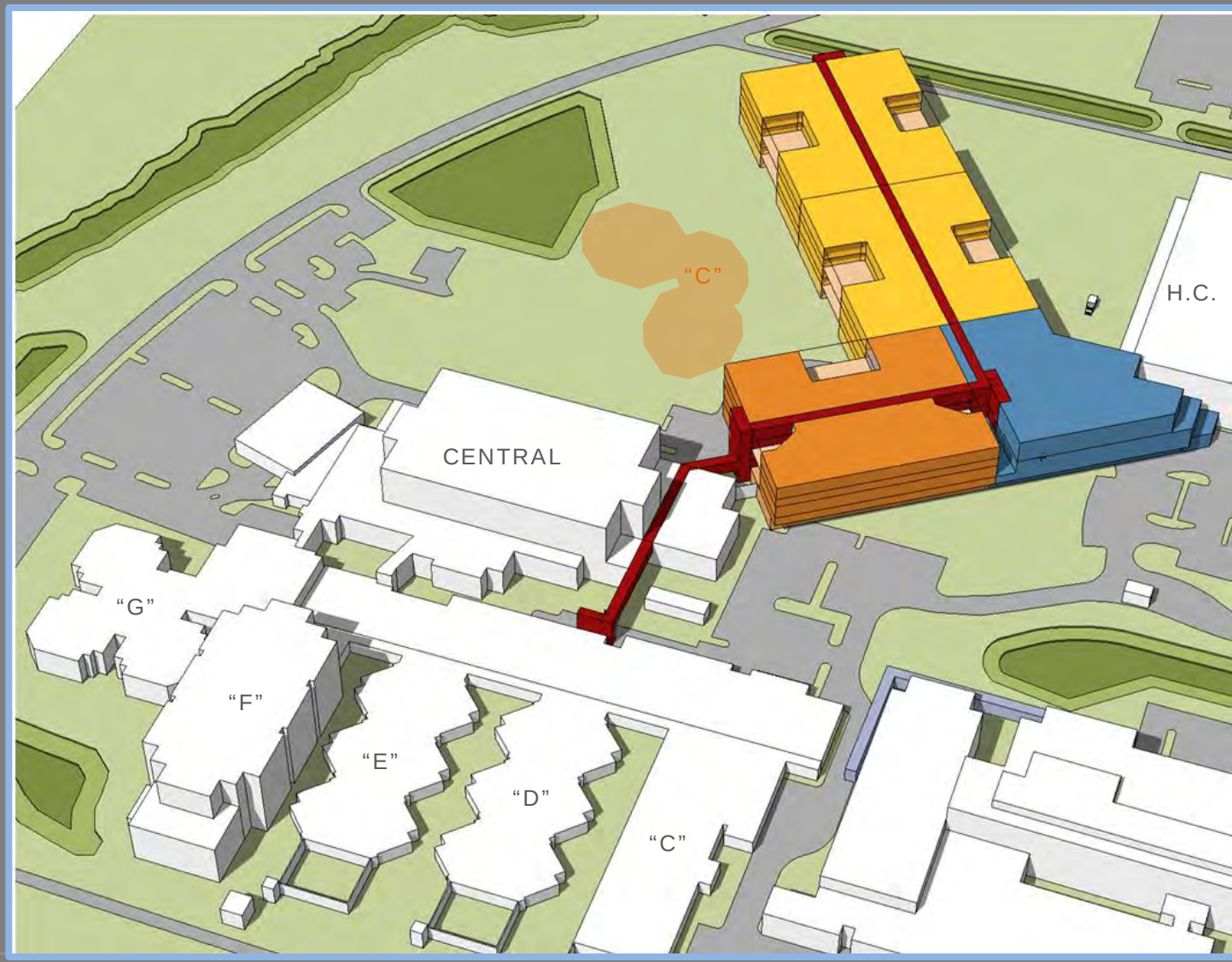
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 1

- Demolition
  - "C" Barracks

Phase 4 Demolition



Session 2: Alternative Concepts
Site Planning/Phasing

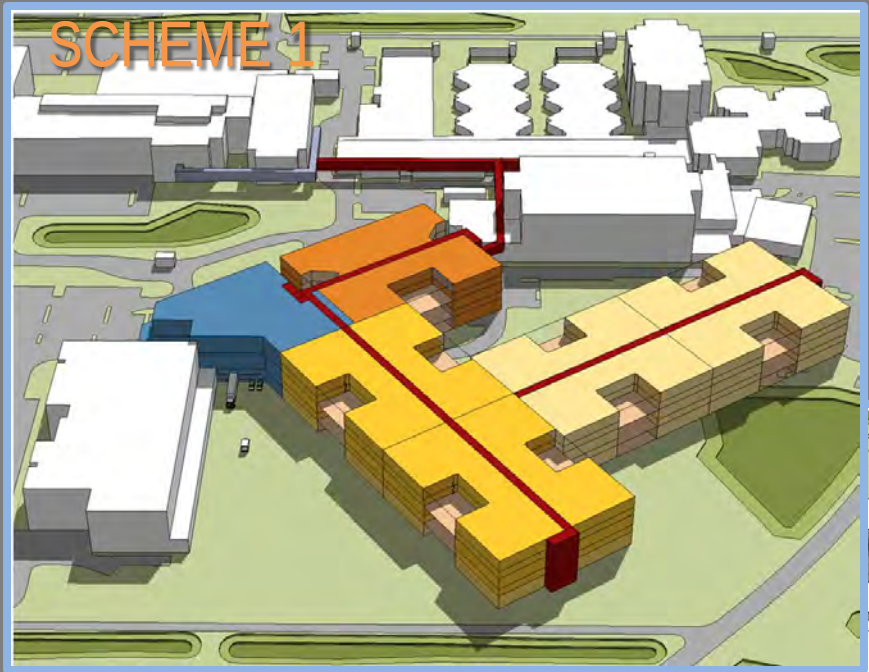
Phase 4

SCHEME 1

- Housing
  - 1024-1536 new beds
  - Address oldest housing
  - Alt. court access

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing



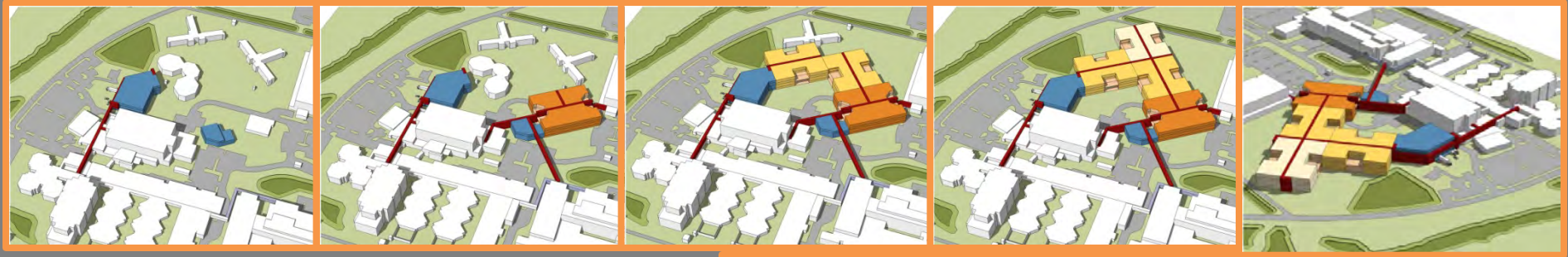
- Direct connection @ 1rst & 2nd floors
- Tight service area
- Phasing issues
  - Medical SP
  - Central Control
- First floor shell under housing
- Less flexible support module
- Requires through module access

Dewberry / CHINN PLANNING / ARC3 architecture

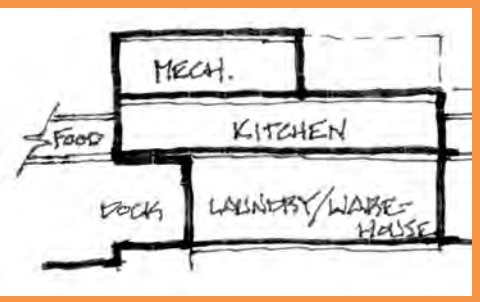
Session 2: Alternative Concepts

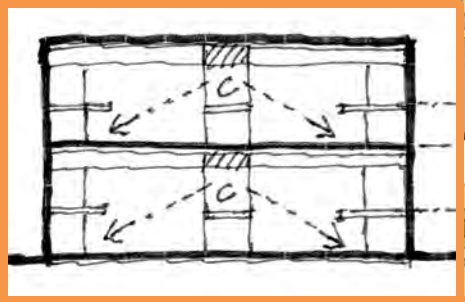
Site Planning/Phasing

SCHEME 2



- Develop 3 level Support Module to West
  - Dock / Warehouse / Laundry
  - Kitchen
  - Central Plant
- Connect Central Plant & Kitchen to Central/South
- Add second connection to court
- Add Housing - 4200 beds by 2030





Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Existing Condition

SCHEME 2

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 2

- Demolition
  - FSC

Phase 1A Demolition

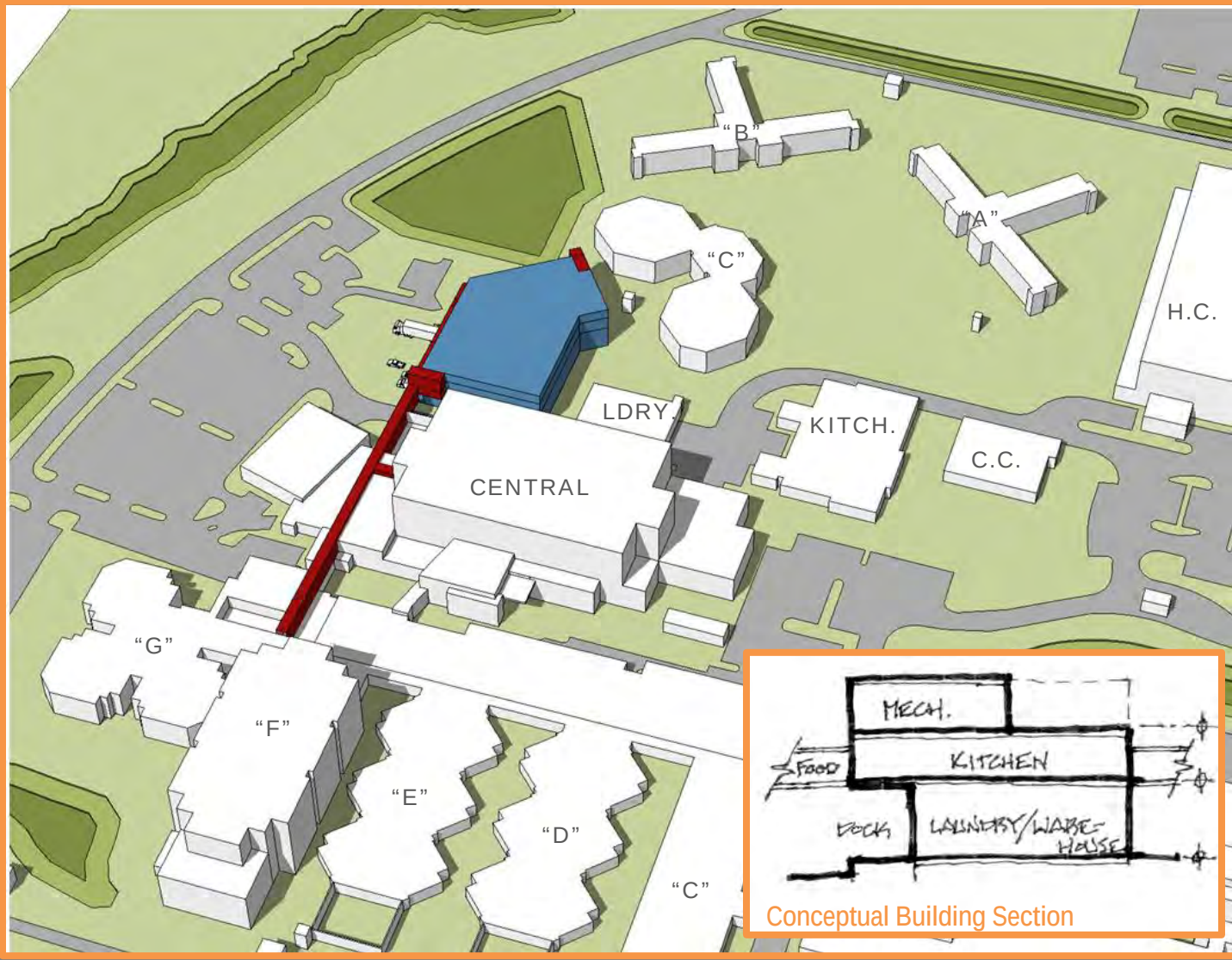
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1A

SCHEME 2

- First Floor
  - Dock
  - Warehouse
  - Laundry
- Second Floor
  - Kitchen
- Third Floor
  - Mechanical
- Utilizes existing service road
- Opportunity to centralize kitchen
- Connects Kitchen to Central and South



Conceptual Building Section

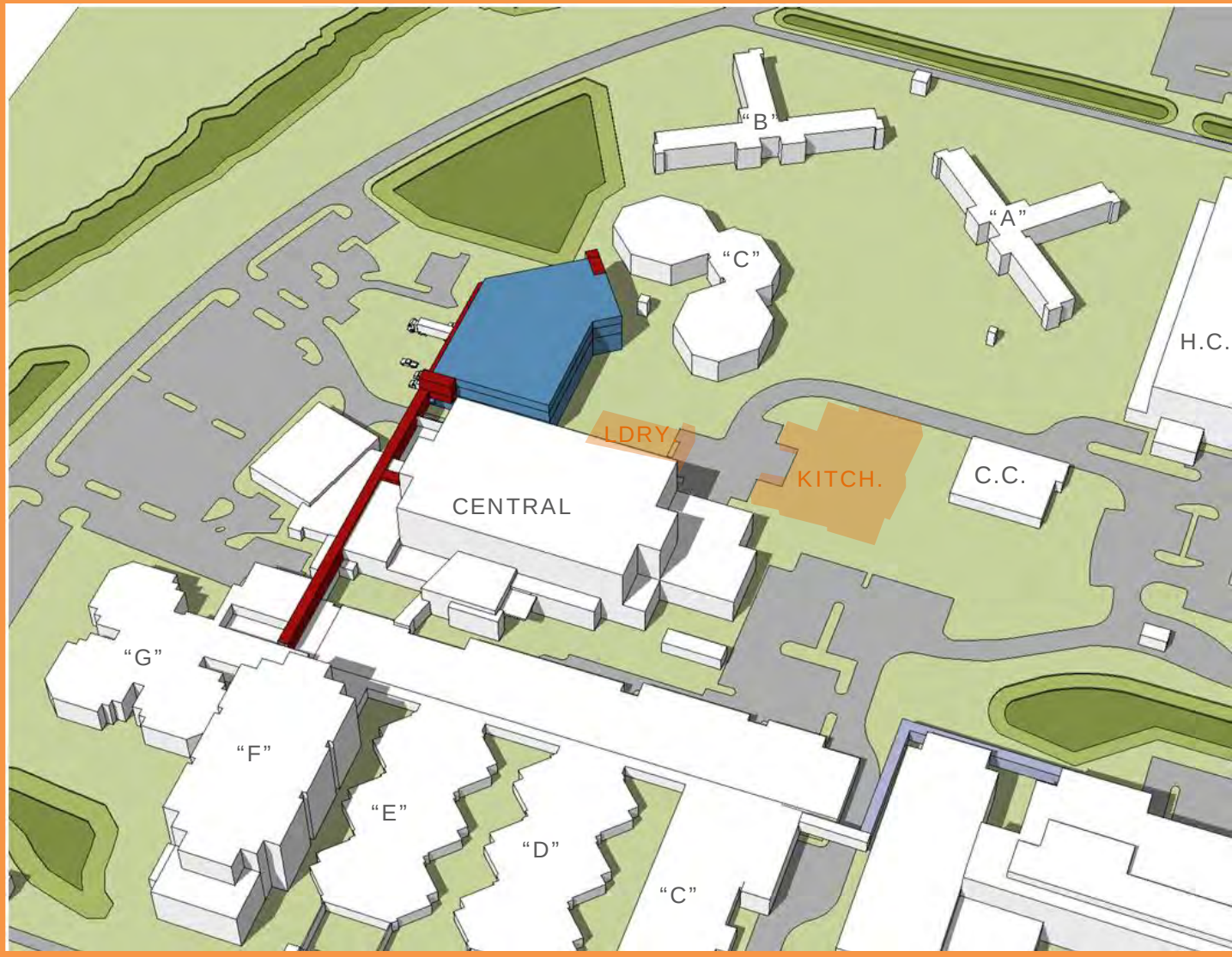
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 2

- Demolition
  - Kitchen
  - Laundry

Phase 1B Demolition

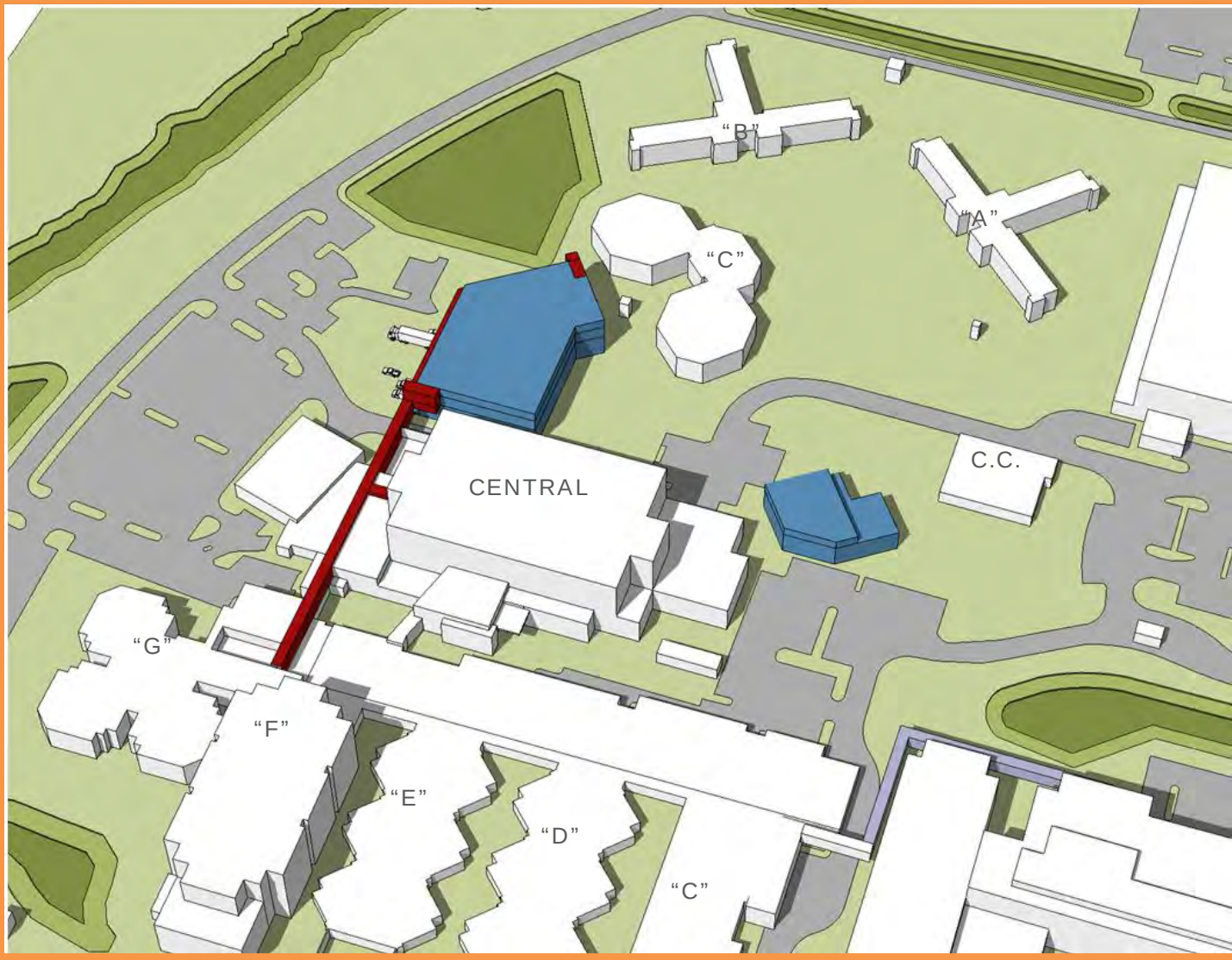


Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1B

SCHEME 2

- First Floor
  - Holding / Staging
  - Admin. Office
  - Shell Space
- Second Floor
  - Central Control



Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 2 Demolition

SCHEME 2

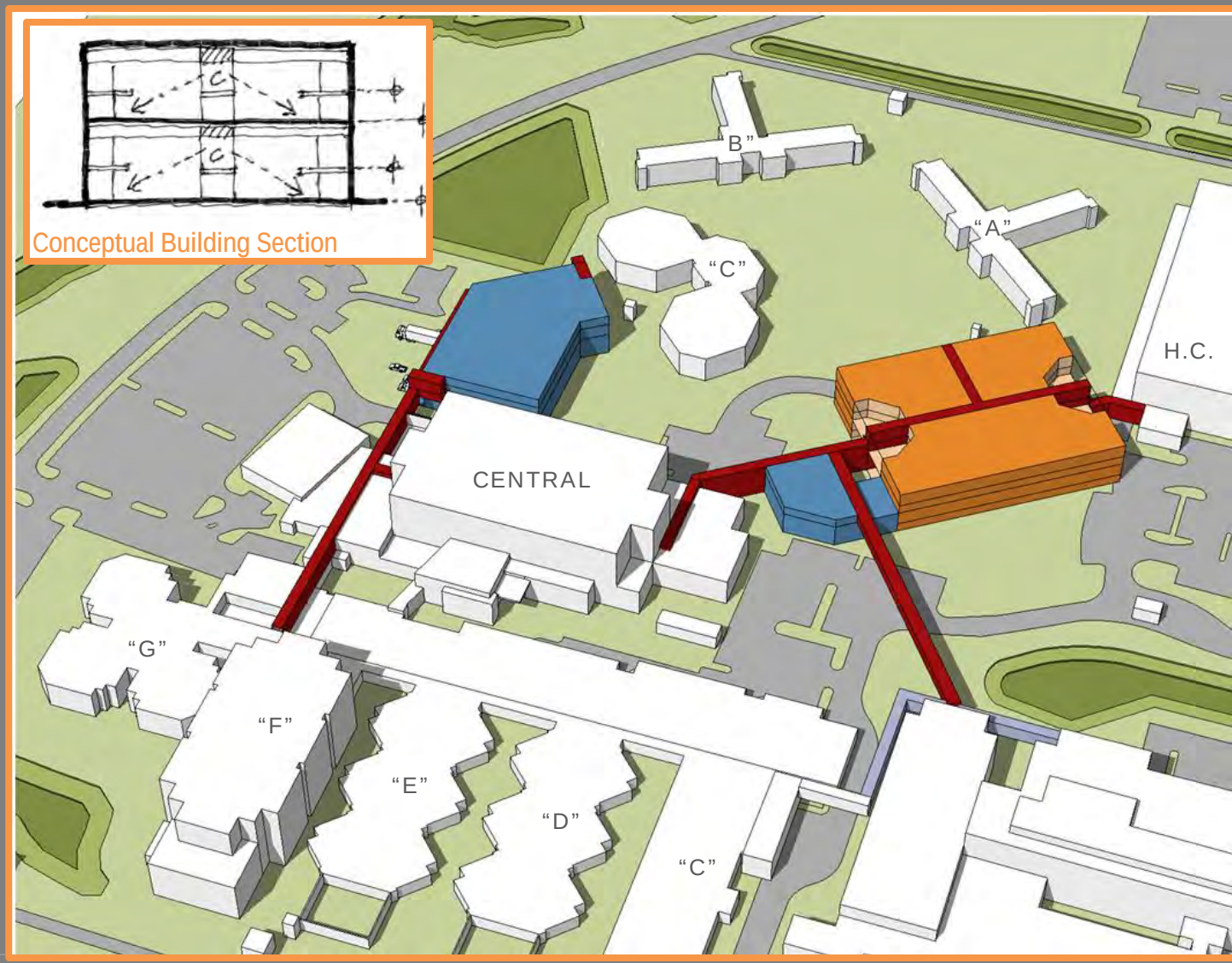
- Demolition
  - Central Control

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 2

SCHEME 2

- Female Hsg (512 beds)
- Connector Links
  - Female to Medical
  - Central and South to Medical
  - Medical / Female to Courts

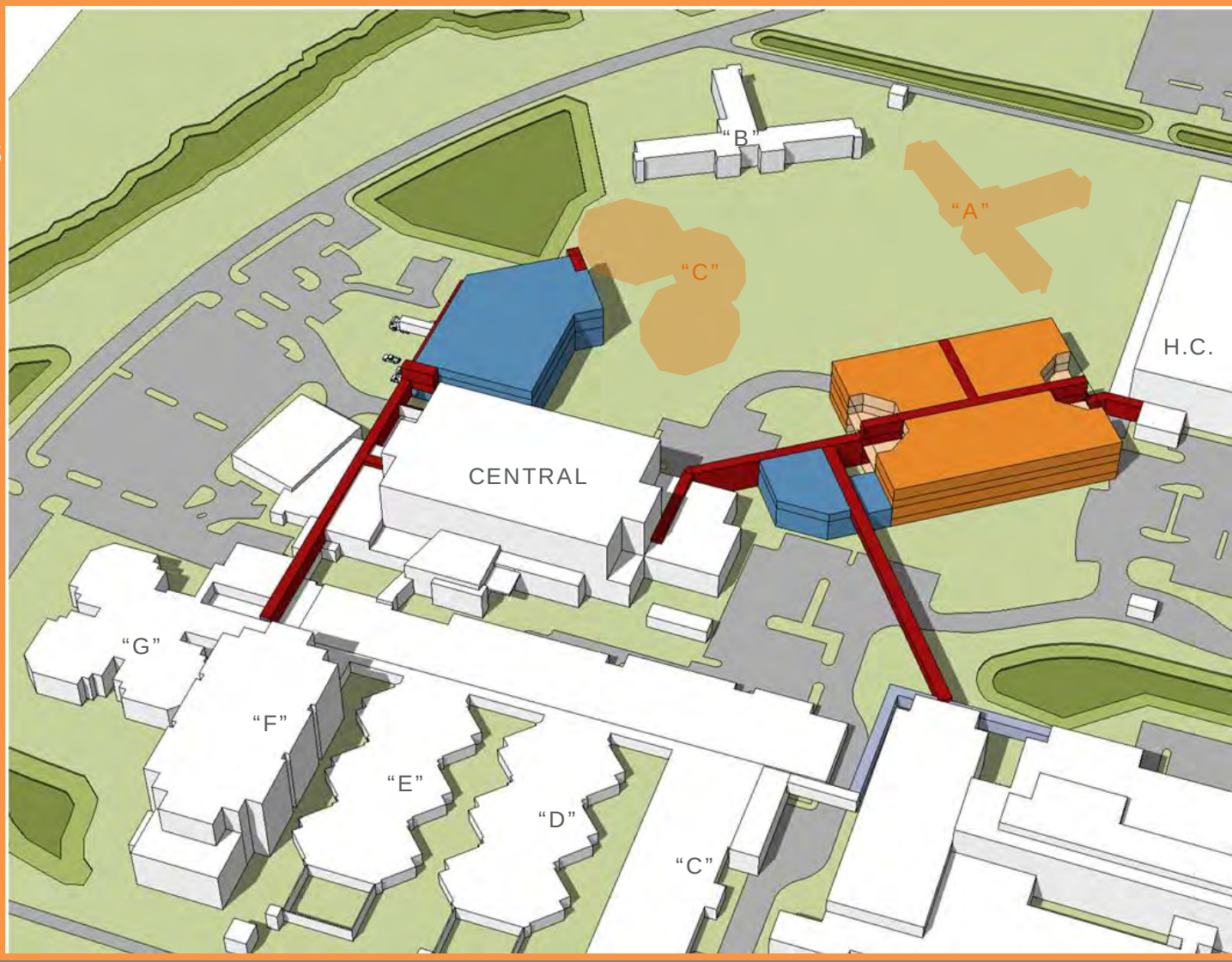


Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 2

- Demolition
  - "A" & "C" Barracks

Phase 3 Demolition

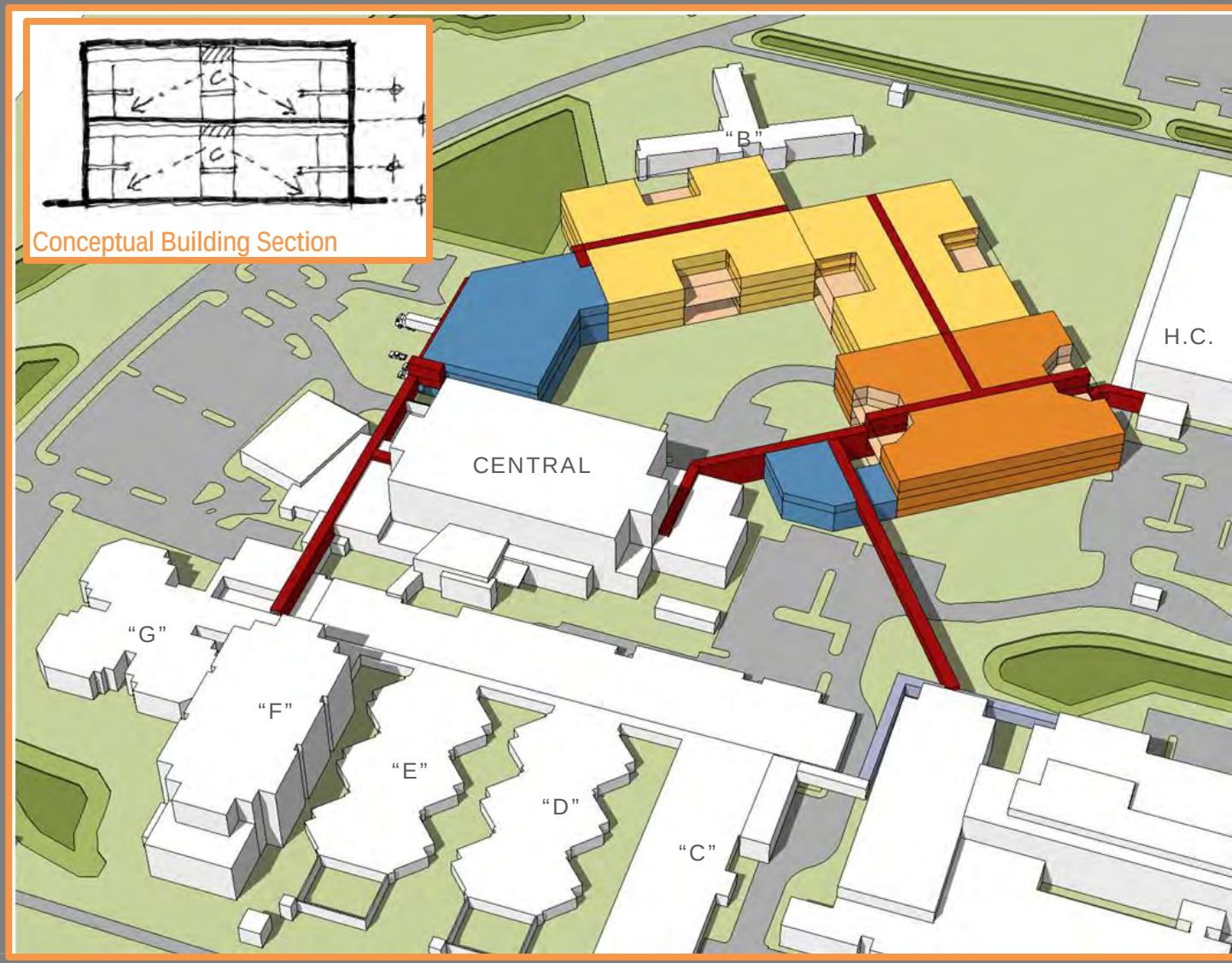


Session 2: Alternative Concepts
Site Planning/Phasing

Phase 3

SCHEME 2

- 1024 new beds
- 4200 beds by 2030
- Approaches:
  - Compliance
  - Efficient Staffing
- Reduces:
  - Overcrowding
- Completes loop thru Kitchen



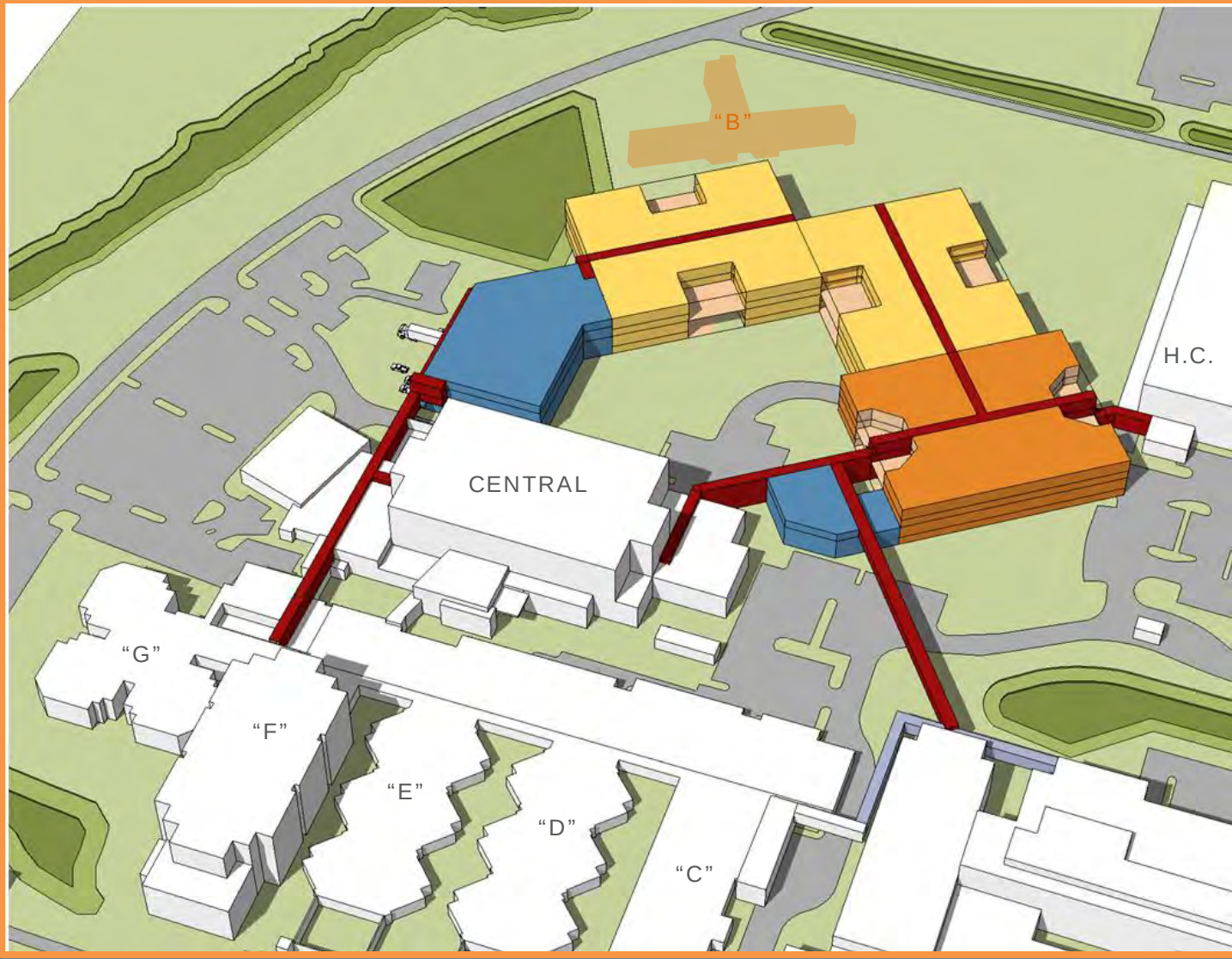
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 4 Demolition

SCHEME 2

- Demolition:
  - "B" Barracks

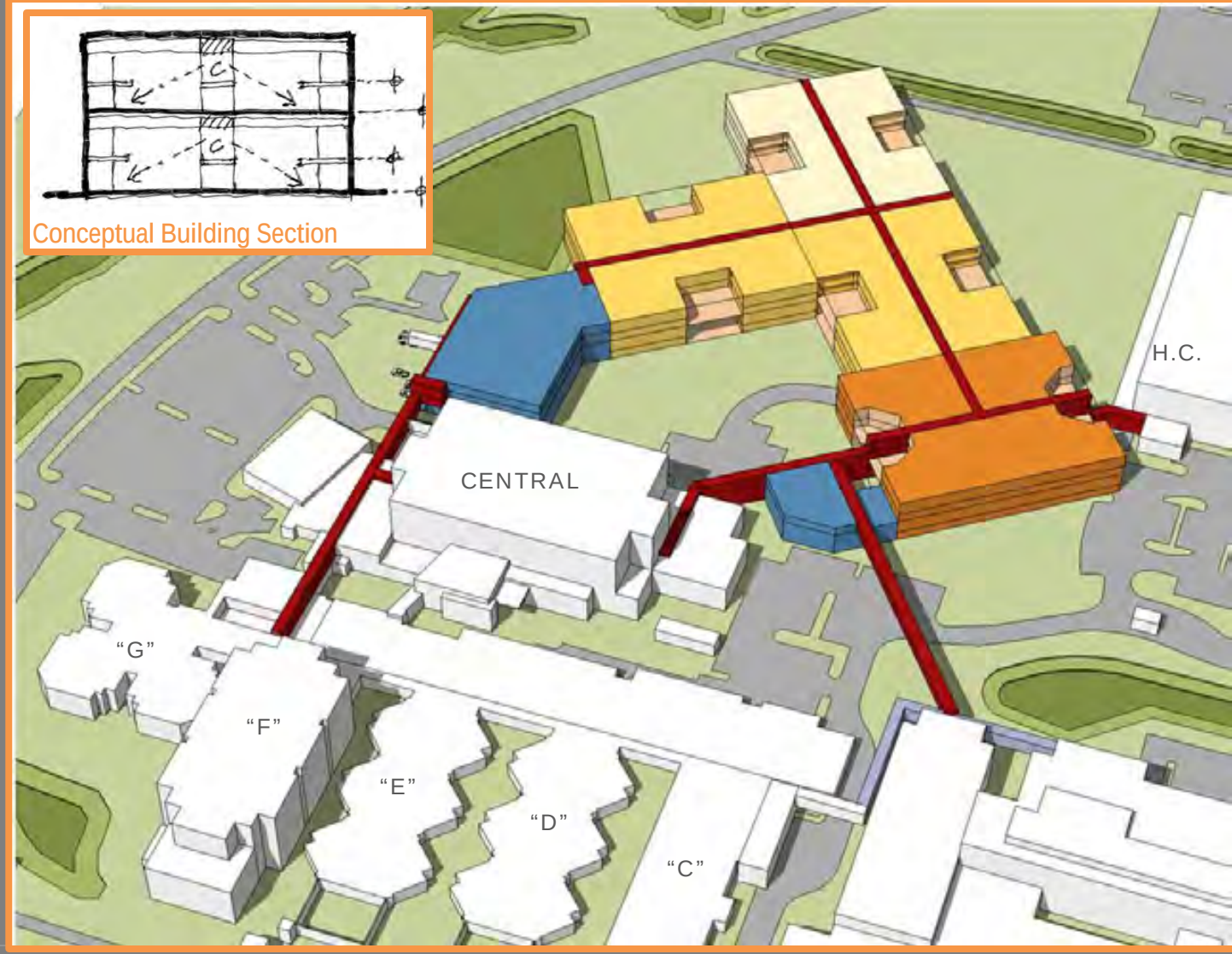


Session 2: Alternative Concepts
Site Planning/Phasing

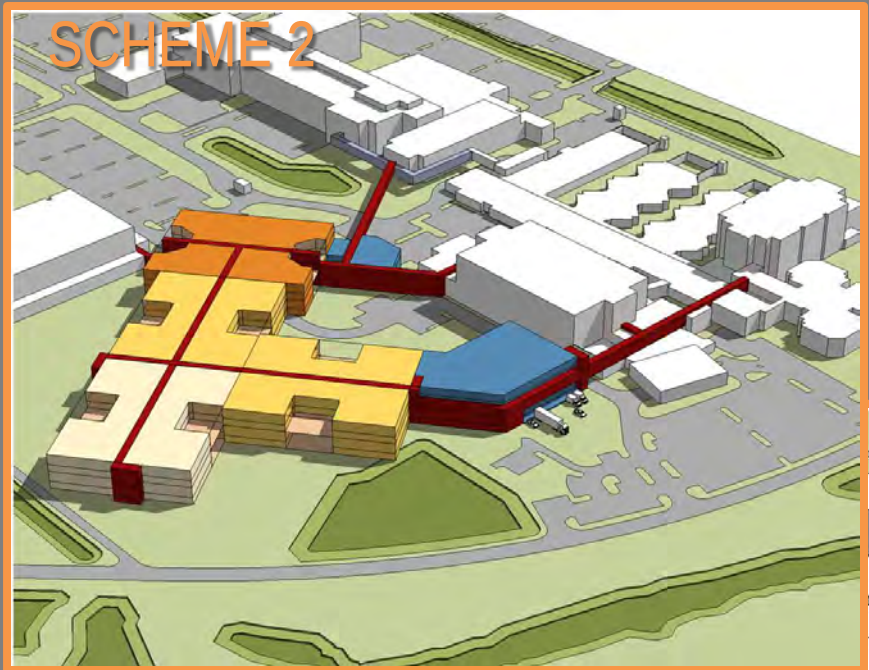
Phase 4

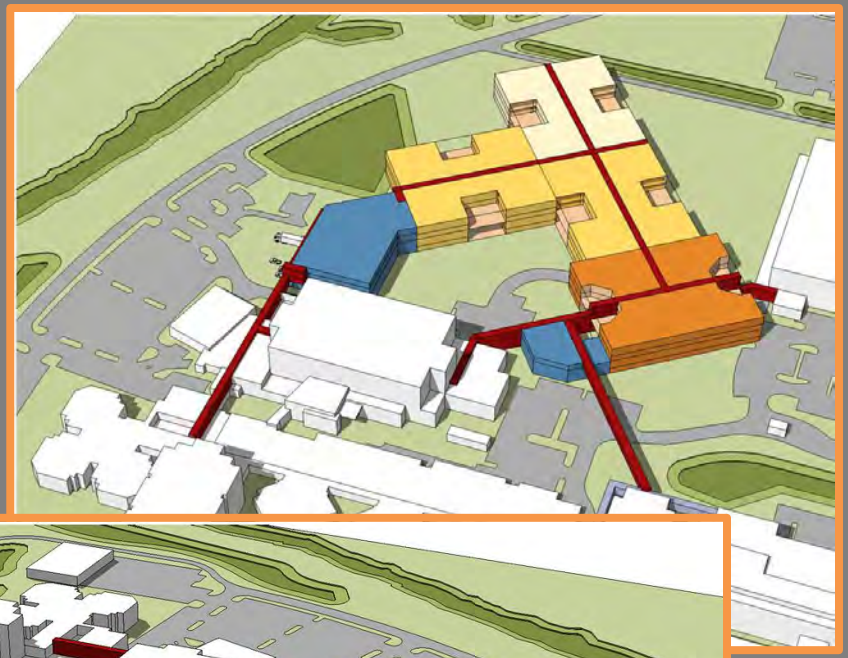
SCHEME 2

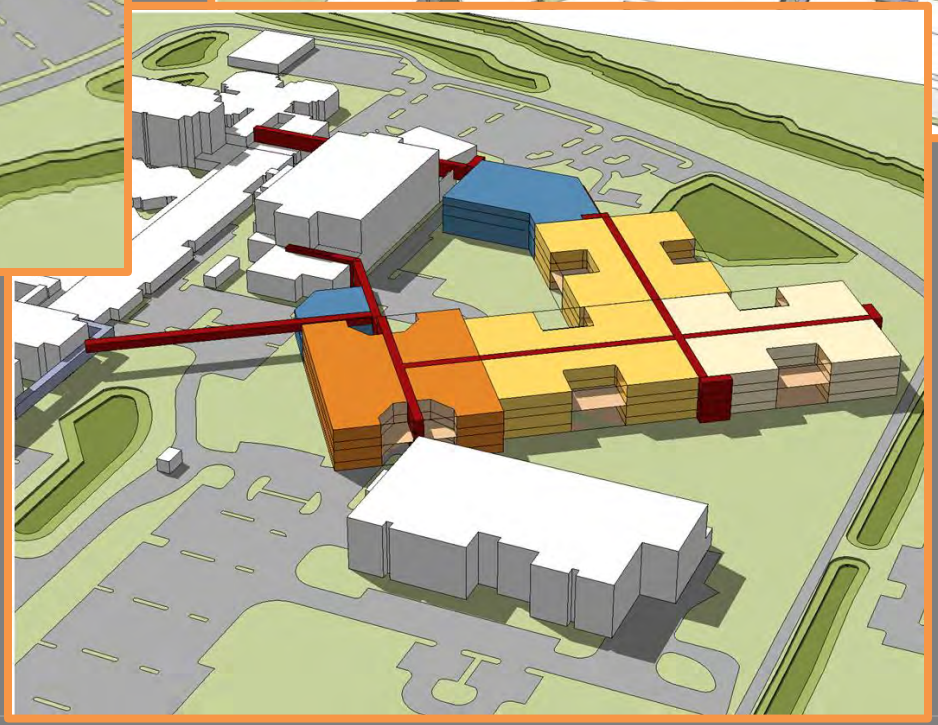
- Adds 512 new beds
- Full compliance
- Eliminates overcrowding
- Staff efficient modules



Session 2: Alternative Concepts
Site Planning/Phasing







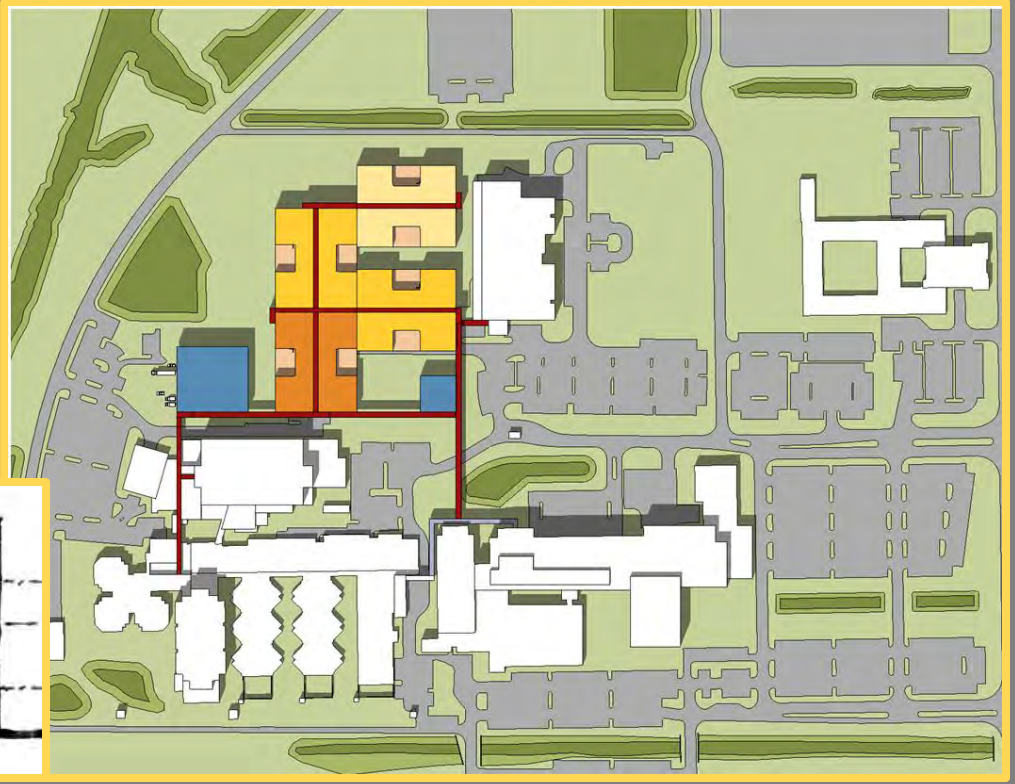
- More flexible (less costly) support module
- Kitchen centrally located for more cost effective single location possibility
- Central Plan closer to Jail center
- Most economical Ph1, Ph2, Ph3.
- Best phasing
- Most functional
- Requires thru module access

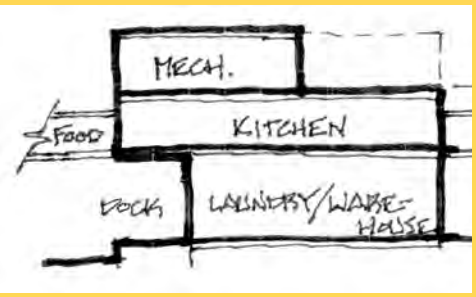
Session 2: Alternative Concepts

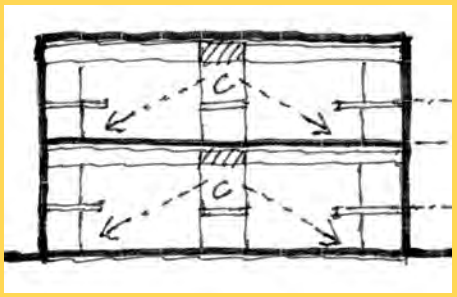
Site Planning/Phasing

SCHEME 3

- Develop 3 level Support Module to West
  - Dock / Warehouse / Laundry
  - Kitchen
  - Central Plant
- Connect Central Plant & Kitchen to Central/South
- Add Housing Module/East-West connection
- Add Housing - 4200 beds by 2030
- Add Court Connection







Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Existing Condition

SCHEME 3

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 3

- Demolition
  - FSC
  - Central Control

Phase 1 Demolition

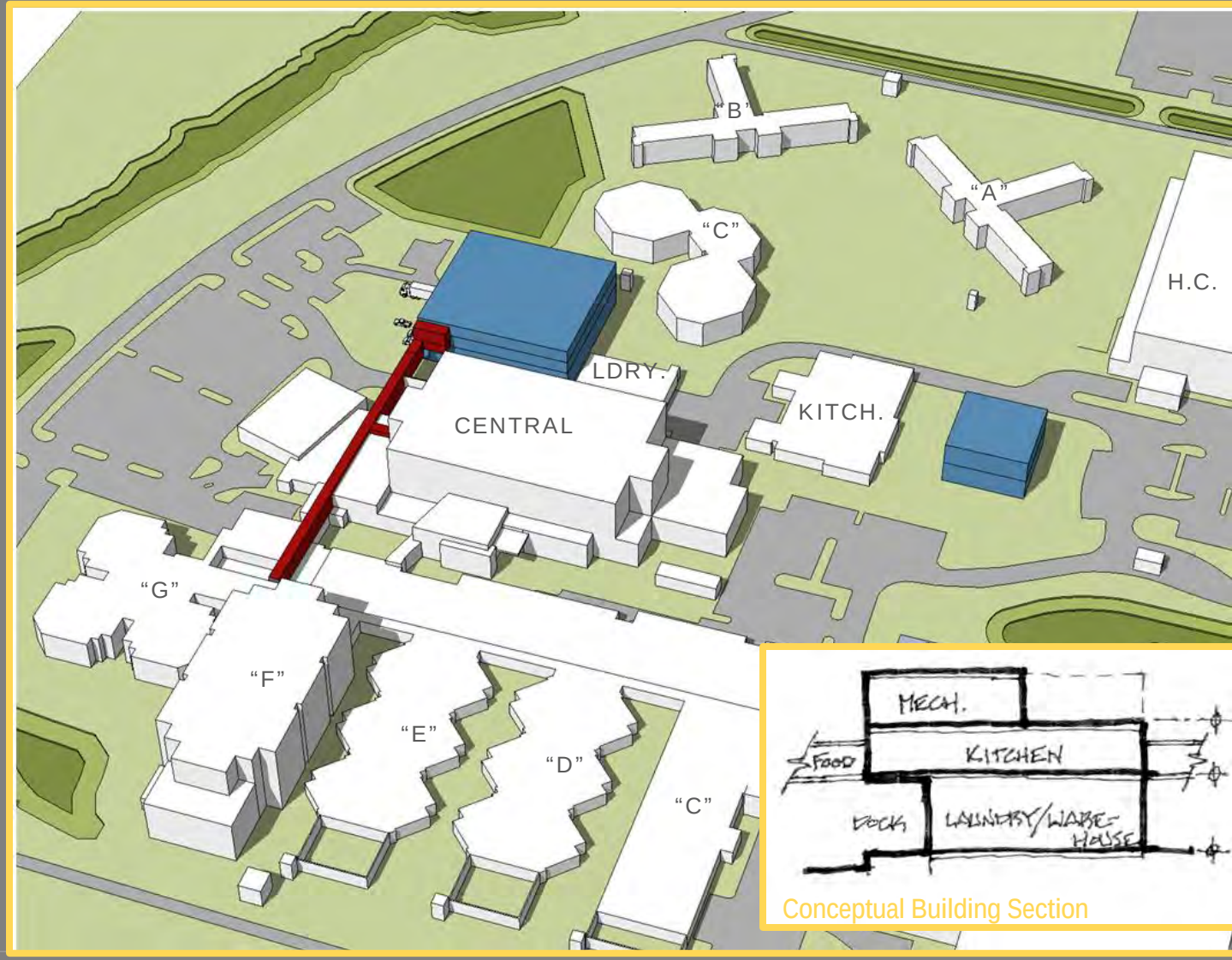
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1

SCHEME 3

- First Floor
  - Dock
  - Warehouse
  - Laundry
  - Trustee Stage
- Second Floor
  - Kitchen
- Third Floor
  - Mechanical
- Connector Links
  - Kitchen to Central / South



Conceptual Building Section

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 3

- Demolition
  - Laundry
  - Kitchen
  - "C" Barracks

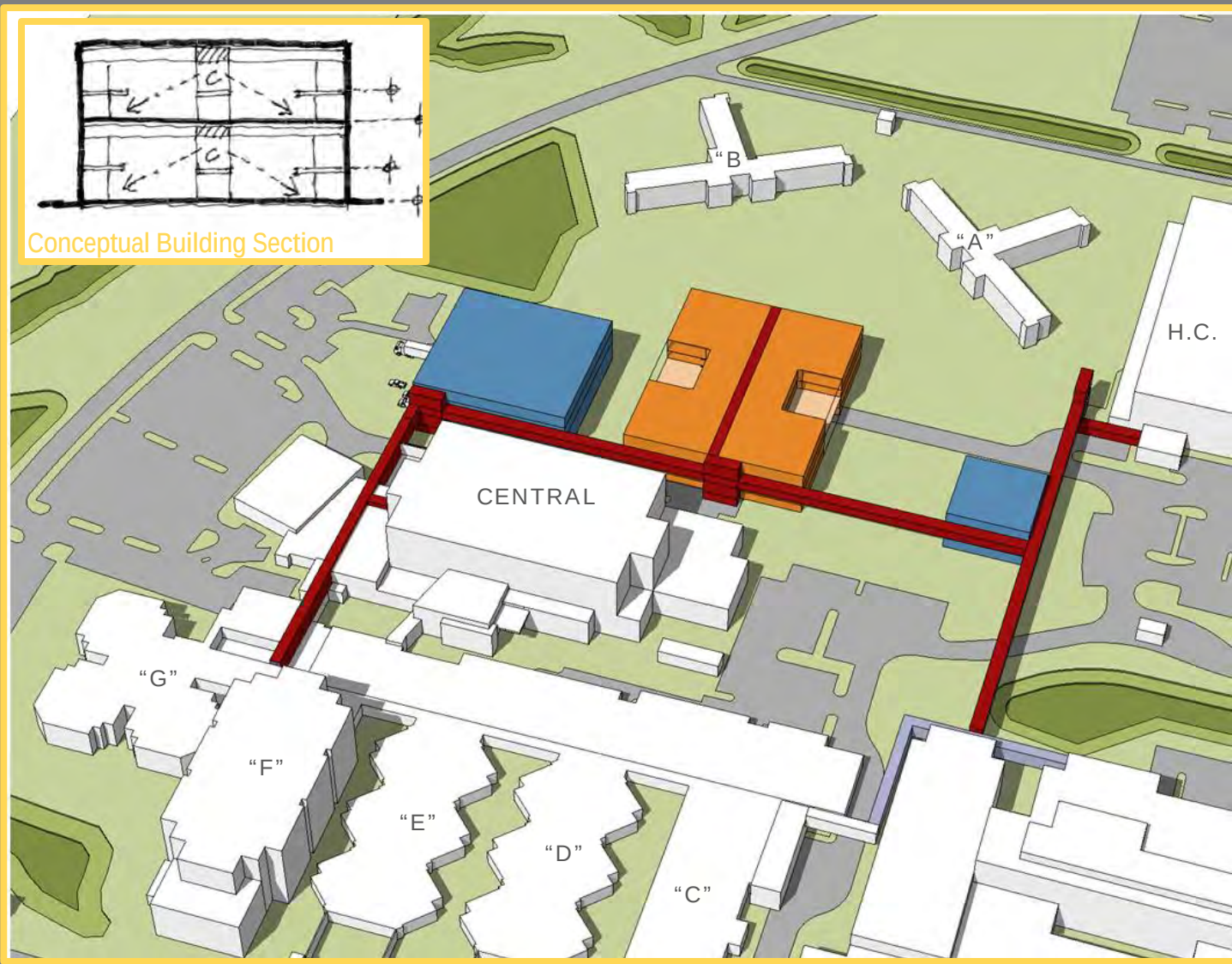
Phase 2 Demolition

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 2

Scheme 3

- Female Hsg (512 beds)
- Connector Link to:
  - Kitchen
  - New Housing
  - Medical
  - Courts



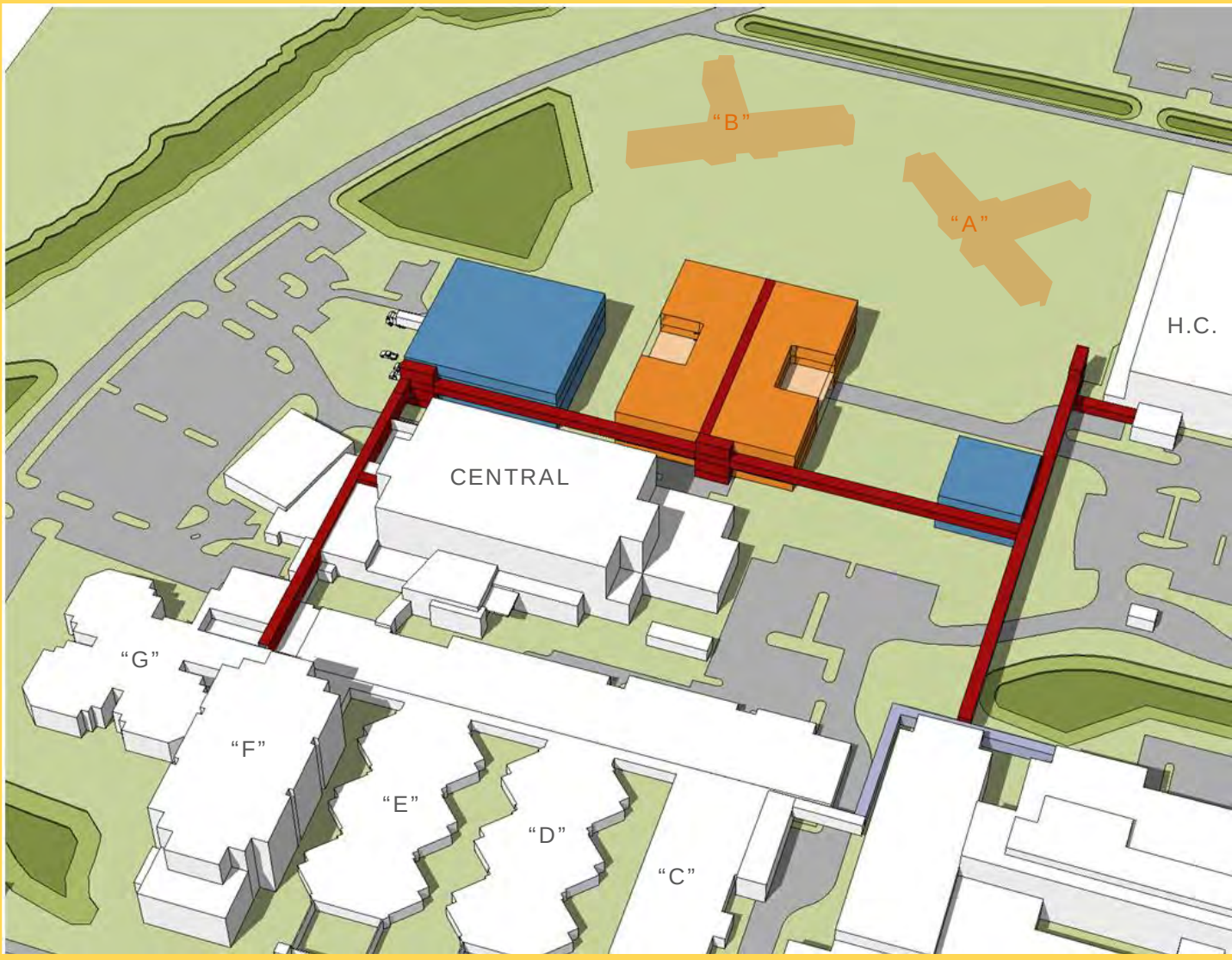
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 3

- Demolition
  - "A" & "B" Barracks

Phase 3 Demolition

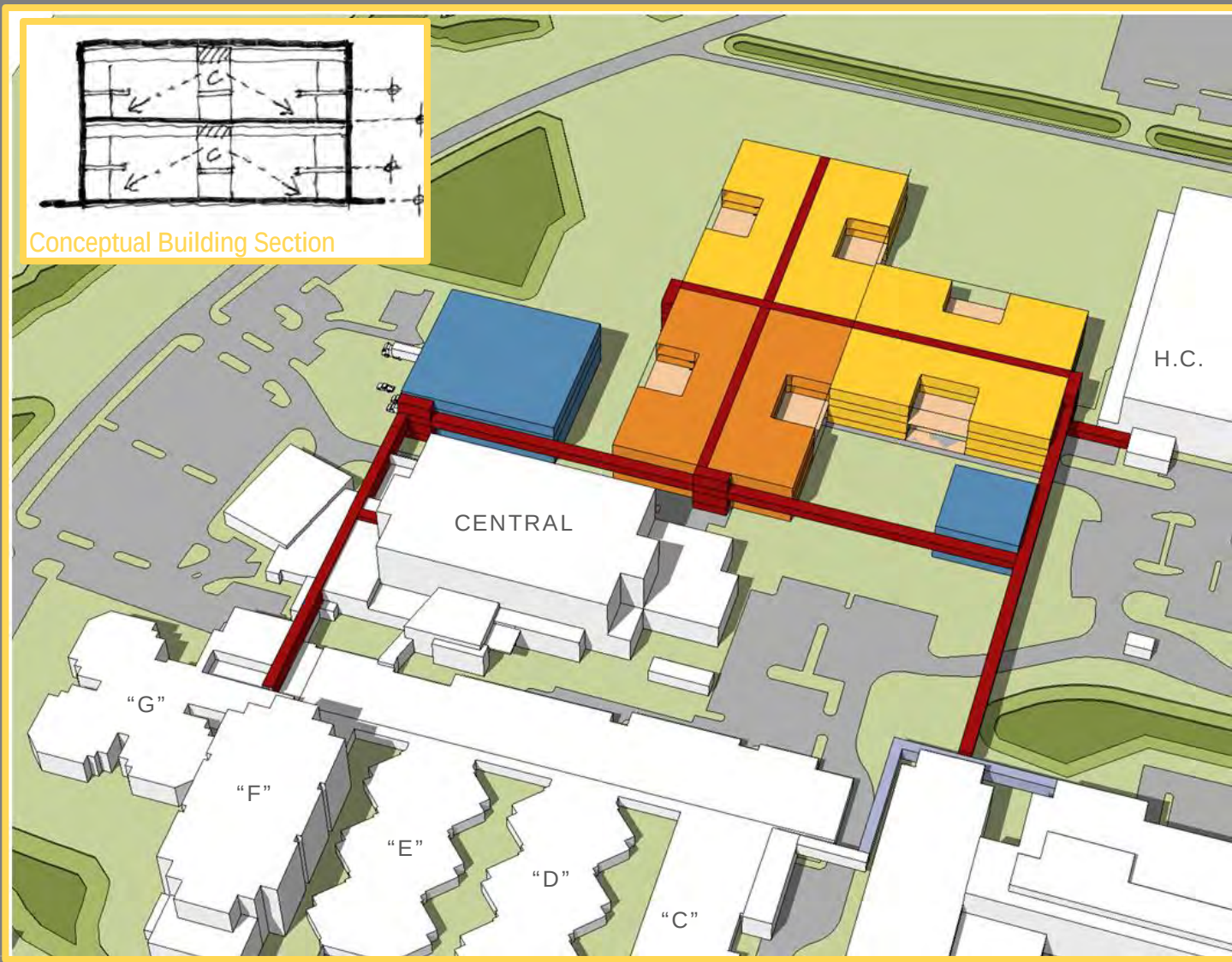


Session 2: Alternative Concepts
Site Planning/Phasing

Phase 3

SCHEME 3

- 1024 new beds
- 4200 beds by 2030
- Approaches:
  - Compliance
  - Efficient Staffing
- Reduces:
  - Overcrowding



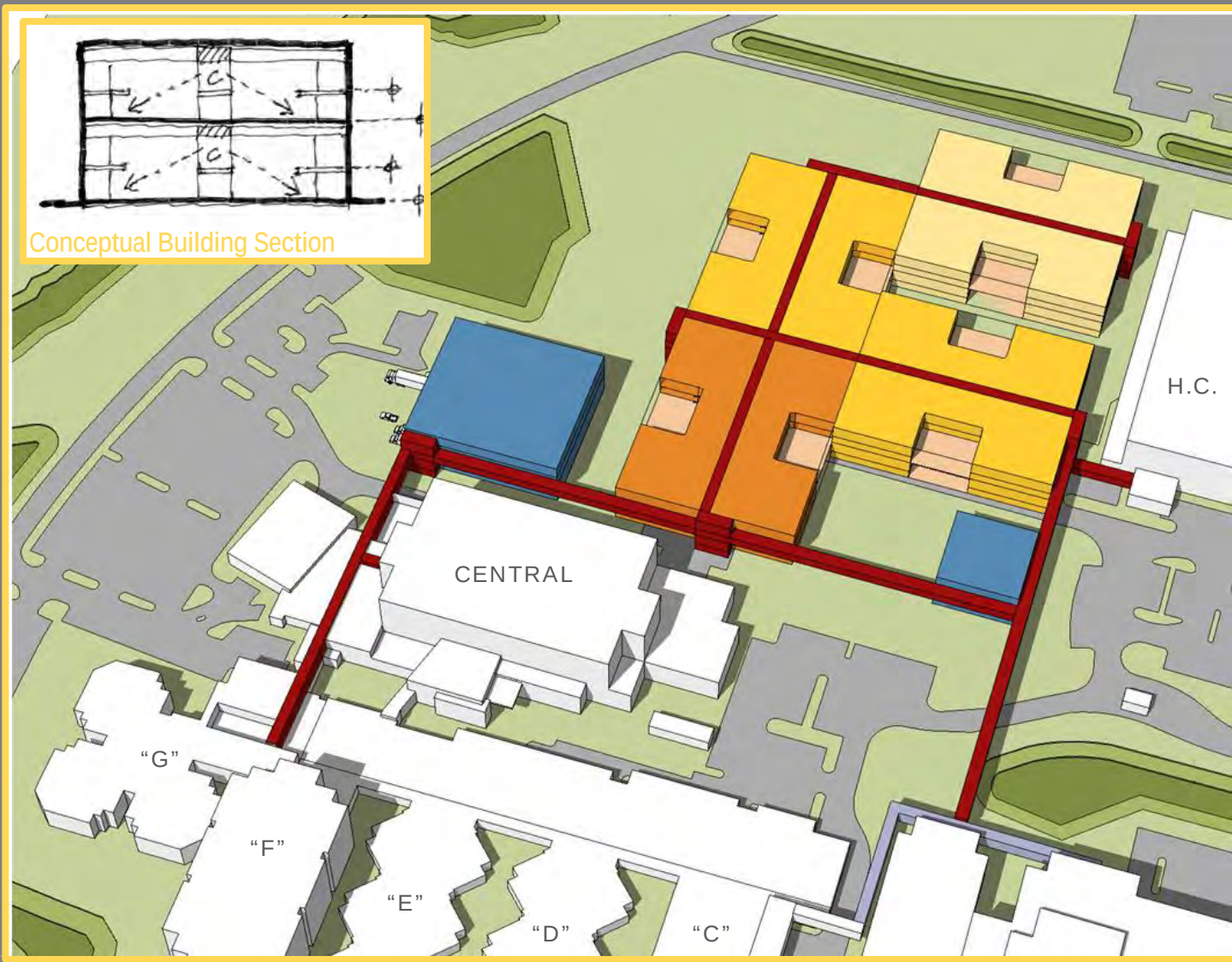
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 4

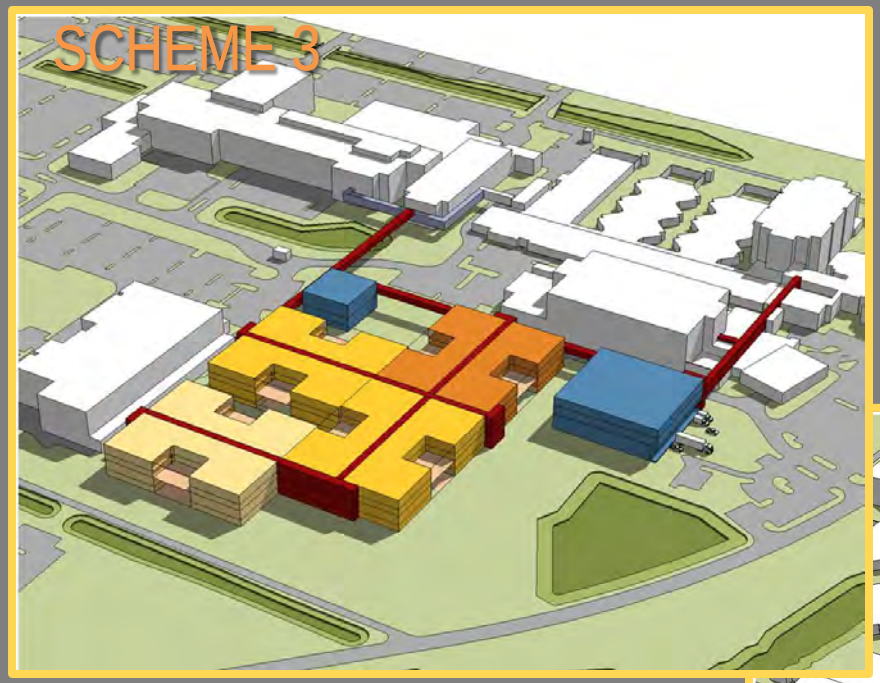
SCHEME 3

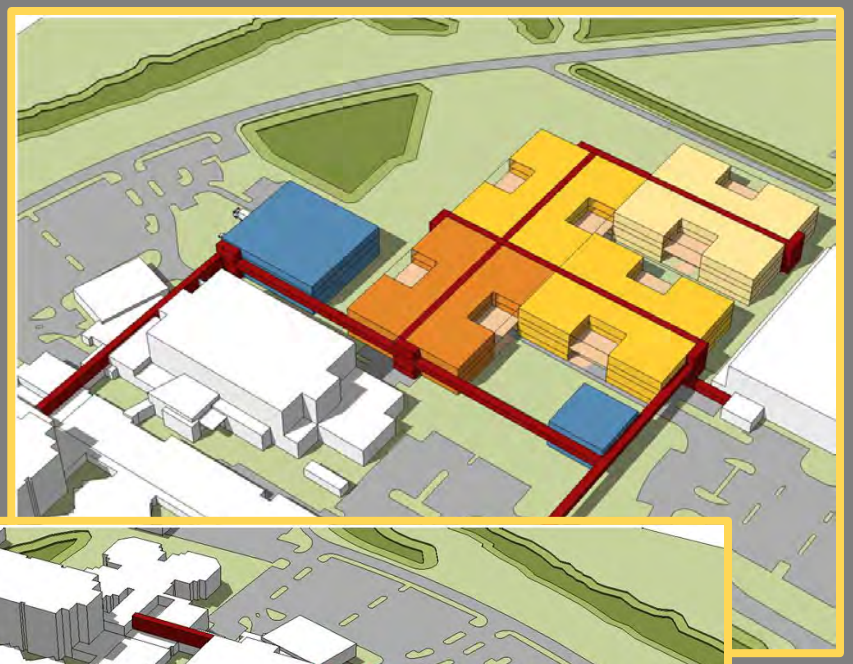
- 512 new beds
- Full compliance
- Eliminates over crowding
- Staff efficient modules



Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

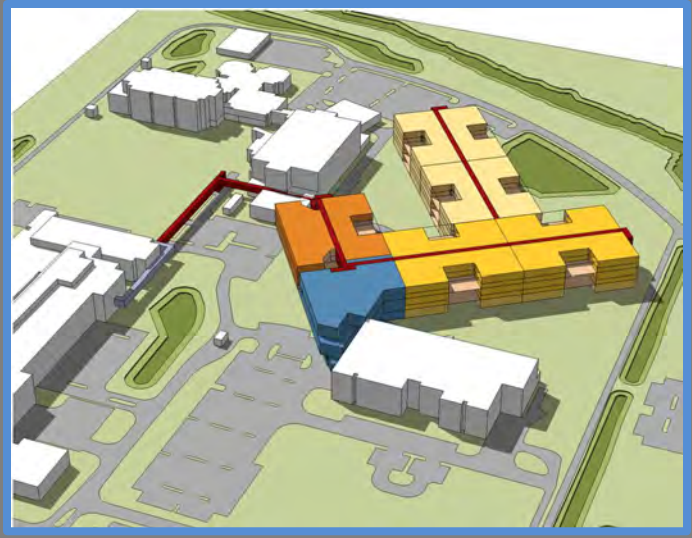




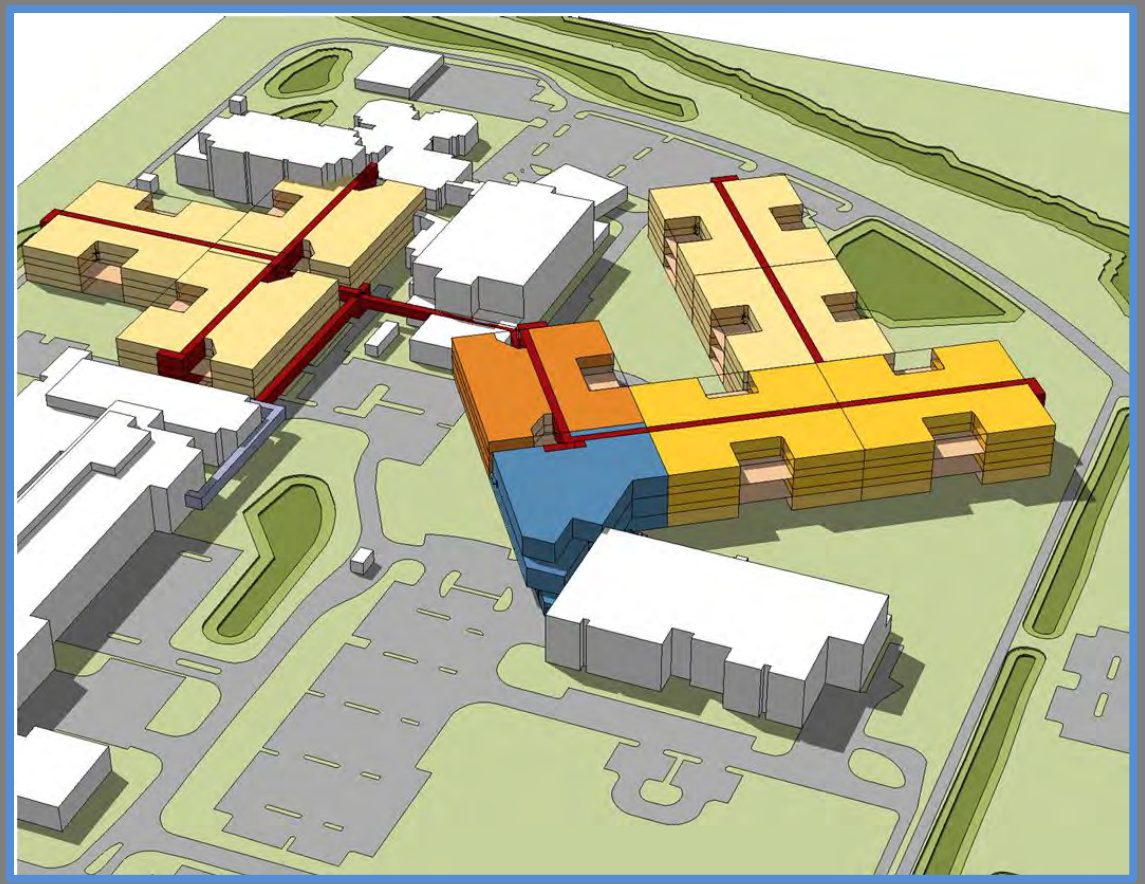
- Most flexible (less costly) support module
- Kitchen centrally located for more cost effective single location possibility
- Central Plan closer to Jail center
- Some phasing issues w/ Central Control
- Connectivity via bridges
- Bridges more costly
- Less thru module access

Session 2: Alternative Concepts
Site Planning/Phasing

FUTURE CONSIDERATIONS
SCHEME 1 (SCHEMES 2 & 3 are similar)



- Allows replacement of the oldest remaining portions of jail.
- Maintains access to courts.
- Optimizes central plant and future land use.



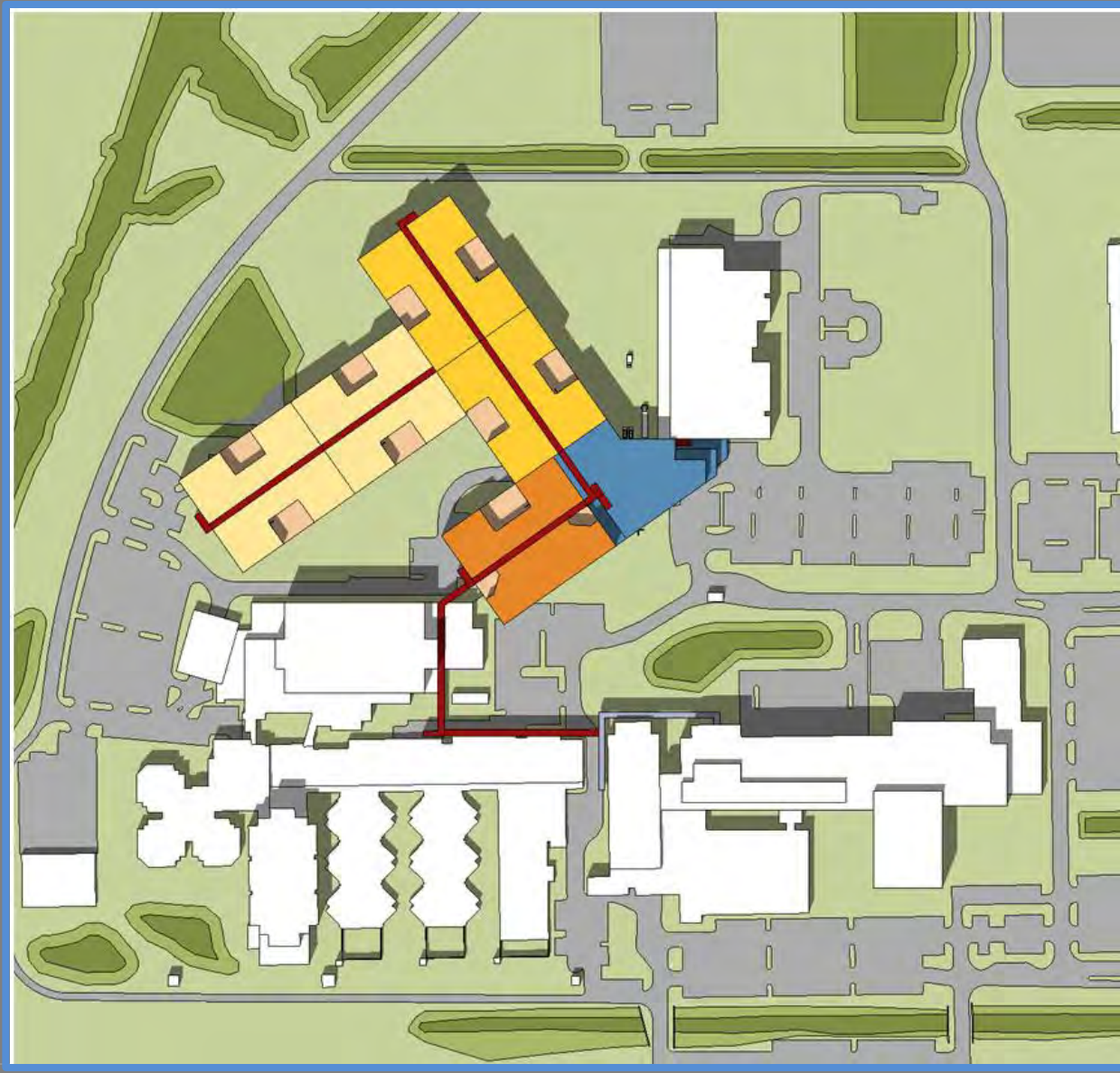
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Infrastructure

SCHEME 1

- Existing Systems
- Central Plant
- Phasing
- Vehicle Circulation
- Utilities
  - Electrical
  - Gas
  - Storm Water
  - Water
  - Sewer
  - Data
  - Security

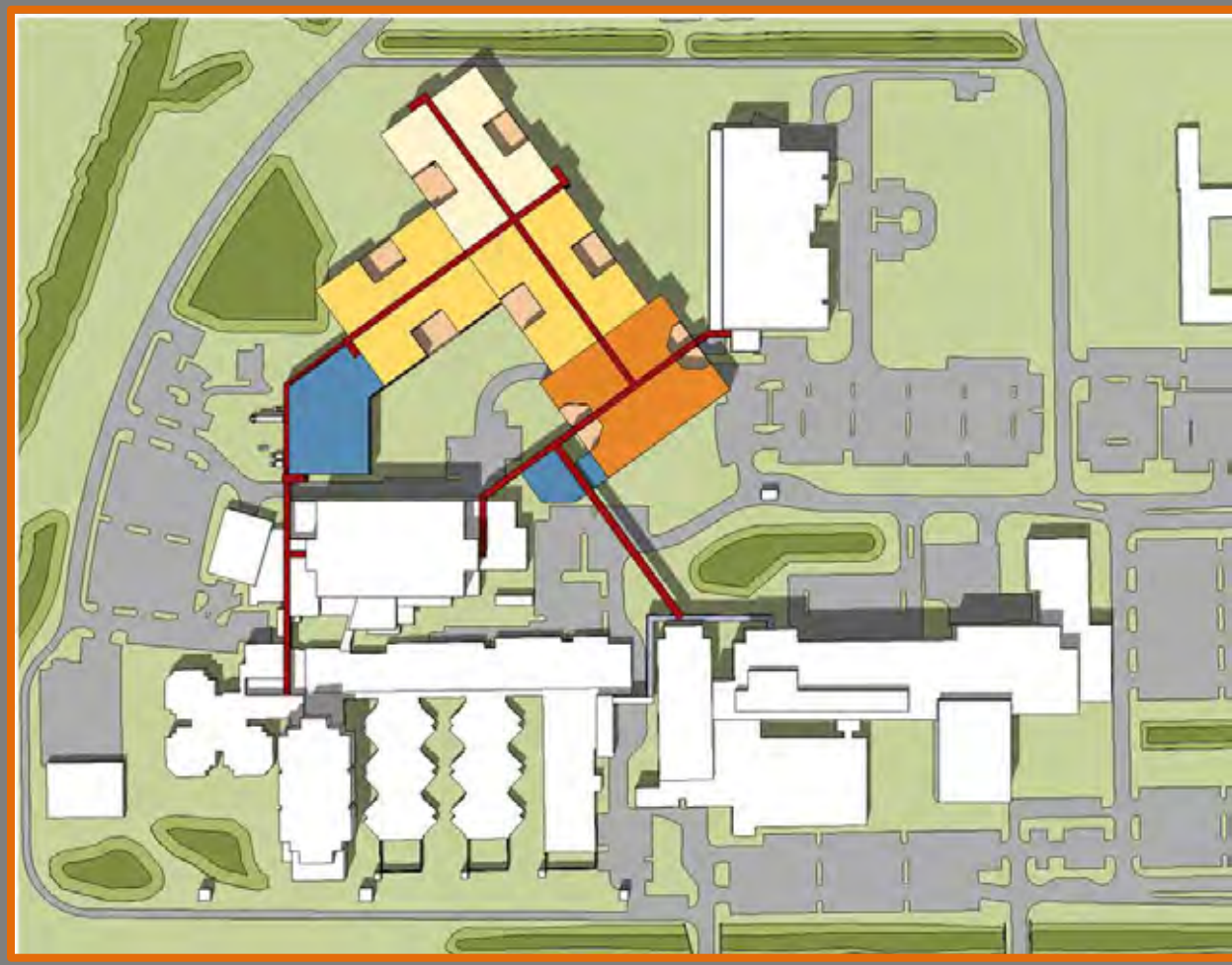


Session 2: Alternative Concepts

Infrastructure

SCHEME 2

- Existing Systems
- Central Plant
- Phasing
- Vehicle Circulation
- Utilities
  - Electrical
  - Gas
  - Storm Water
  - Water
  - Sewer
  - Data
  - Security



Session 2: Alternative Concepts

Infrastructure

SCHEME 3

- Existing Systems
- Central Plant
- Phasing
- Vehicle Circulation
- Utilities
  - Electrical
  - Gas
  - Storm Water
  - Water
  - Sewer
  - Data
  - Security

Session 2: Alternative Concepts

Cost Assumptions

SCHEME 1

- $30M Phase 1 Construction
- $55M Phase 2 Construction
- $104.5M Phase 3 Construction

RELATIVE COST COMPARISON		SCHEME ONE					
		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cos	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0		0
Medical Sallyport	150	2,000 gsf	300,000		0		0
Shell Space	150	2,000 gsf	300,000		0		0
			0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0		0
- Equipment	1800	1,000 tons	1,800,000	2,000 tons	3,600,000	2,000 tons	3,600,000
- Piping / Specialties	216	1,500	324,000	1,325	286,200	2,800	604,800
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000
Connectors			0		0		0
- East Bridge to South Div.	3462		0	260 lf	900,120		0
- West Bridge to South Div.	3436		0		0		0
- East Bridge to Courts	4200		0		0	250 lf	1,050,000
- E/W Bridge	4200		0		0		0
			0		0		0
Site/Civil			0		0		0
- Utility Relocations			0		0		0
Sanitary	5	50	2,500	100	5,000	200	10,000
Sanitary Comminutor	7500	0	0	0	0	1	75,000
Water	3	1,000	30,000	150	4,500	1,260	37,800
			0		0		0
Communications		50,000	50,000	150,000	150,000	0	0
- Drainage/Stormwater			0		0		0
Drainage piping systems	10	60	6,000	140	14,000	790	79,000
Stormwater Ponds		0	0	0	0	0	0
- Drives/Service/Parking			0		0		0
Perimeter Road		16,000	80,000	0	0	0	0
Service Area		17,000	85,000	0	0	0	0
Parking Lots	4	0	0	9,000	36,000	0	0
Sidewalks		2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,400,000		0		0
- Existing Elect Demo/rework			5,000,000		1,500,000		1,800,000
			0		0		0
			0		0		0
			0		0		0
Demo	6	58,000 gsf	348,000	26,000 gsf	156,000	44,000 gsf	264,000
			0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0	40,000 gsf	6,000,000	80,000 gsf	12,000,000
			0		0		0
Total Construction		202,572	29,919,250	351,275	55,150,820	371,901	104,510,600
Soft Cost (%)	0.15		4,487,888		8,272,623		15,676,590
Total Project Cost			34,407,138		63,423,443		120,187,190

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Cost Assumptions

SCHEME 2

- $30M Phase 1 Construction
- $50M Phase 2 Construction
- $93.5M Phase 3 Construction

RELATIVE COST COMPARISON		SCHEME TWO					
		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cost	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0		0
Medical Sallyport	150		0		0		0
Shell Space	150	2,000 gsf	300,000		0		0
			0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0		0
- Equipment	1800	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000
- Piping / Specialties	216	1,900	410,400	1,375	297,000	2,880	622,080
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000
Connectors			0		0		0
- East Bridge to South Div	3462		0	160 lf	553,920		0
- West Bridge to South Div.	3436	330 lf	1,133,880		0		0
- East Bridge to Courts	4200		0		0	360 lf	1,512,000
- E/W Bridge	4200		0		0		0
			0		0		0
Site/Civil			0		0		0
- Utility Relocations			0		0		0
Sanitary	50	160	8,000	100	5,000	250	12,500
Sanitary Comminutor	75000	0	0	0	0	1	75,000
Water	30	50	1,500	940	28,200	910	27,300
			0		0		0
Communications	1	150,000	150,000	5,000	5,000	0	0
- Drainage/Stormwater			0		0		0
Drainage piping systems	100	310	31,000	280	28,000	830	83,000
Stormwater Ponds	1	0	0	0	0	50,000	50,000
- Drives/Service/Parking			0		0		0
Perimeter Road	5	0	0	0	0	0	0
Service Area	5	40,000	200,000	0	0	0	0
Parking Lots	4	0	0	10,000	40,000	0	0
Sidewalks	2	2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,700,000		0		0
- Existing Elect Demo/rework			2,000,000		2,700,000		2,200,000
			0		0		0
			0		0		0
			0		0		0
Demo	6	58,000 gsf	348,000	26,000 gsf	156,000	52,000 gsf	312,000
			0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0		0		0
			0		0		0
Total Construction		308,712	30,076,530	168,155	49,912,120	349,831	93,483,880
Soft Cost (%)	0.15		4,511,480		7,486,818		14,022,582
Total Project Cost			34,588,010		57,398,938		107,506,462

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Cost Assumptions

SCHEME 3

- $30M Phase 1 Construction
- $50M Phase 2 Construction
- $93M Phase 3 Construction

RELATIVE COST COMPARISON		SCHEME THREE					
		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cost	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0		0
Medical Sallyport	150		0		0		0
Shell Space	150	2,000 gsf	300,000		0		0
			0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0		0
- Equipment	1800	2,000 tons	3,600,000	1,500 tons	2,700,000	1,500 tons	2,700,000
- Piping / Specialties	216	2,200	475,200	1,775	383,400	1,700	367,200
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000
Connectors			0		0		0
- East Bridge to South Div	3462		0		0		0
- West Bridge to South Div.	3436	330 lf	1,133,880		0		0
- East Bridge to Courts	4200		0		0	430 lf	1,806,000
- E/W Bridge	4200		0	300 lf	1,260,000	280 lf	1,176,000
			0		0		0
Site/Civil			0		0		0
- Utility Relocations			0		0		0
Sanitary	5	200	10,000	100	5,000	250	12,500
Sanitary Comminutor	7500	0	0	0	0	1	75,000
Water	3	260	7,800	940	28,200	910	27,300
			0		0		0
Communications		150,000	150,000	5,000	5,000	0	0
- Drainage/Stormwater			0		0		0
Drainage piping systems	10	690	69,000	280	28,000	830	83,000
Stormwater Ponds		0	0	0	0	50,000	50,000
- Drives/Service/Parking			0		0		0
Perimeter Road		0	0	0	0	0	0
Service Area		27,500	137,500	0	0	0	0
Parking Lots		23,000	92,000	10,000	40,000	0	0
Sidewalks		2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,700,000		0		0
- Existing Elect Demo/rework			2,000,000		2,700,000		1,800,000
			0		0		0
			0		0		0
			0		0		0
Demo	6	58,000 gsf	348,000	56,000 gsf	336,000	44,000 gsf	264,000
			0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0		0		0
			0		0		0
Total Construction		320,142	30,217,130	198,195	49,984,600	340,501	93,351,000
Soft Cost (%)	0.15		4,532,570		7,497,690		14,002,650
Total Project Cost			34,749,700		57,482,290		107,353,650

Dewberry / CHINN PLANNING / ARC3 architecture

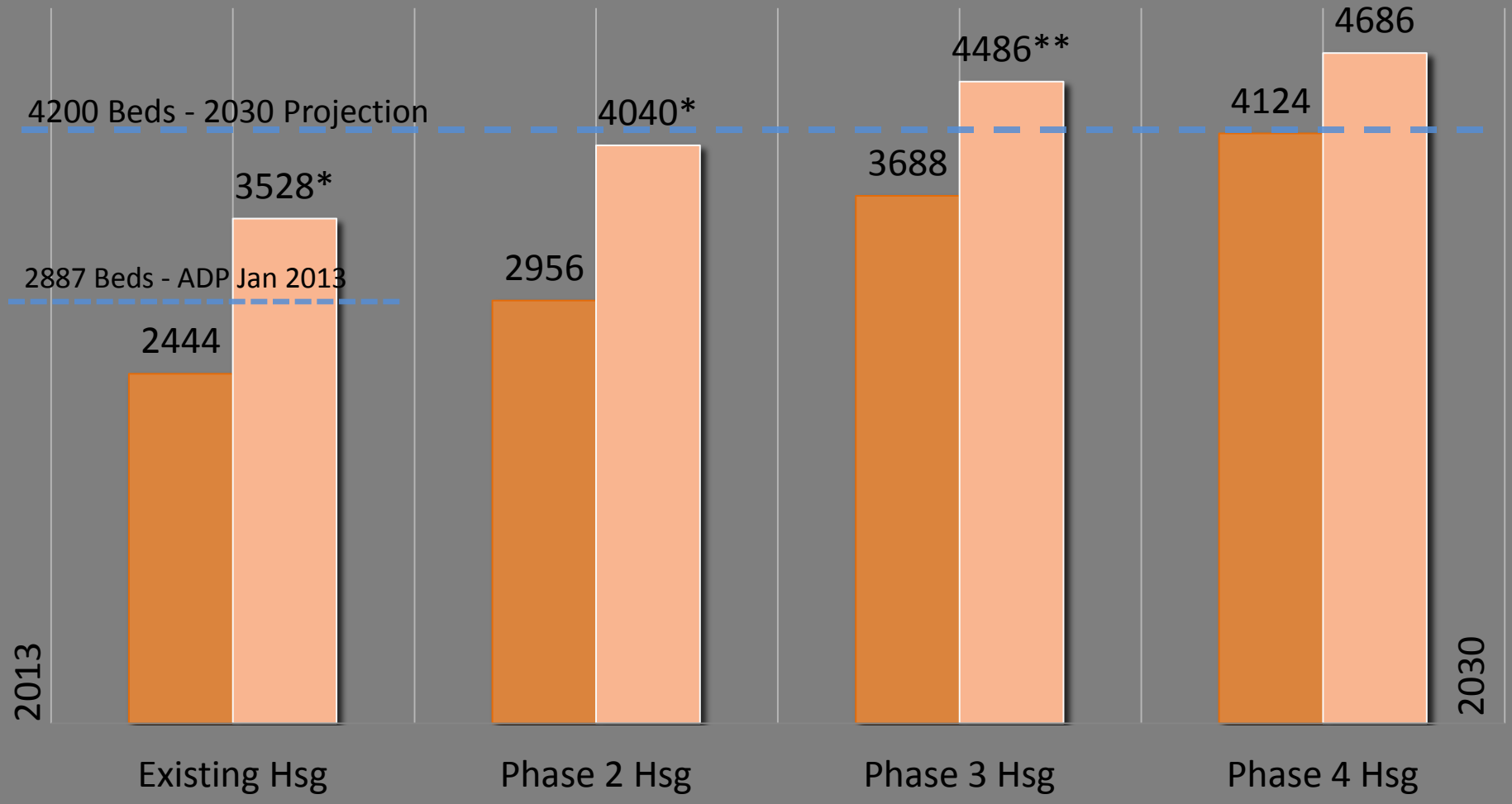
Session 2: Alternative Concepts
Cost Assumptions

RELATIVE COST COMPARISON		SCHEME ONE						SCHEME TWO						SCHEME THREE					
		Phase 1		Phase 2		Phase 3		Phase 1		Phase 2		Phase 3		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0			22,831 gsf	7,990,850		0			22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0			11,754 gsf	2,350,800		0			11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0			2,700 gsf	540,000		0			2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0			4,377 gsf	1,313,100		0			4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0				4,000,000		0				4,000,000		0		0
Medical Sallyport	150	2,000 gsf	300,000		0				0		0				0		0		0
Shell Space	150	2,000 gsf	300,000		0			2,000 gsf	300,000		0			2,000 gsf	300,000		0		0
			0		0				0		0				0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0			10,000 gsf	2,500,000		0			10,000 gsf	2,500,000		0		0
- Equipment	1800	1,000 tons	1,800,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	1,500 tons	2,700,000	1,500 tons	2,700,000
- Piping / Specialties	216	1,500	324,000	1,325	286,200	2,800	604,800	1,900	410,400	1,375	297,000	2,880	622,080	2,200	475,200	1,775	383,400	1,700	367,200
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000	300	495,000	300	495,000	600	990,000	300	495,000	300	495,000	600	990,000
Connectors			0		0				0		0				0		0		0
- East Bridge to South Div.	3462		0	260 lf	900,120				0	160 lf	553,920				0		0		0
- West Bridge to South Div.	3436		0		0			330 lf	1,133,880		0			330 lf	1,133,880		0		0
- East Bridge to Courts	4200		0		0	250 lf	1,050,000		0		0	360 lf	1,512,000		0		0	430 lf	1,806,000
- E/W Bridge	4200		0		0				0		0				0	300 lf	1,260,000	280 lf	1,176,000
			0		0				0		0				0		0		0
Site/Civil			0		0				0		0				0		0		0
- Utility Relocations			0		0				0		0				0		0		0
Sanitary	5	50	2,500	100	5,000	200	10,000	160	8,000	100	5,000	250	12,500	200	10,000	100	5,000	250	12,500
Sanitary Comminutor	7500	0	0	0	0	1	75,000	0	0	0	0	1	75,000	0	0	0	0	1	75,000
Water	3	1,000	30,000	150	4,500	1,260	37,800	50	1,500	940	28,200	910	27,300	260	7,800	940	28,200	910	27,300
			0		0				0		0				0		0		0
Communications	1	50,000	50,000	150,000	150,000	0		150,000	150,000	5,000	5,000	0		150,000	150,000	5,000	5,000	0	0
- Drainage/Stormwater			0		0				0		0				0		0		0
Drainage piping systems	10	60	6,000	140	14,000	790	79,000	310	31,000	280	28,000	830	83,000	690	69,000	280	28,000	830	83,000
Stormwater Ponds		0	0	0	0	0		0	0	0	0	50,000	50,000	0	0	0	0	50,000	50,000
- Drives/Service/Parking			0		0				0		0				0		0		0
Perimeter Road		16,000	80,000	0	0	0		0	0	0	0	0		0	0	0	0	0	0
Service Area		17,000	85,000	0	0	0		40,000	200,000	0	0	0		27,500	137,500	0	0	0	0
Parking Lots		0	0	9,000	36,000	0		0	0	10,000	40,000	0		23,000	92,000	10,000	40,000	0	0
Sidewalks		2,000	4,000	2,000	4,000	0		2,000	4,000	2,000	4,000	0		2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,400,000		0				2,700,000		0				2,700,000		0		0
- Existing Elect Demo/rework			5,000,000		1,500,000		1,800,000		2,000,000		2,700,000		2,200,000		2,000,000		2,700,000		1,800,000
			0		0				0		0				0		0		0
			0		0				0		0				0		0		0
			0		0				0		0				0		0		0
Demo	6	58,000 gsf	348,000	26,000 gsf	156,000	44,000 gsf	264,000	58,000 gsf	348,000	26,000 gsf	156,000	52,000 gsf	312,000	58,000 gsf	348,000	56,000 gsf	336,000	44,000 gsf	264,000
			0		0				0		0				0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0	40,000 gsf	6,000,000	80,000 gsf	12,000,000		0		0				0		0		0
			0		0				0		0				0		0		0
Total Construction		202,572	29,919,250	351,275	55,150,820	371,901	104,510,600	308,712	30,076,530	168,155	49,912,120	349,831	93,483,888	320,142	30,217,130	198,195	49,984,600	340,501	93,351,000
Soft Cost (%)	0.15		4,487,888		8,272,623		15,676,590		4,511,480		7,486,818		14,022,583		4,532,570		7,497,690		14,002,650
Total Project Cost			34,407,138		63,423,443		120,187,190		34,588,010		57,398,938		107,506,469		34,749,700		57,482,290		107,353,650

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Capacity Projections 2030



*Includes Barracks A, B, & C.
**Includes Barracks A only.

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Scheme Comparisons

Issues	Scheme 1	Scheme 2	Scheme 3
Food Service	Good	Best	Good
Laundry Service	Good	Best	Good
Infrastructure	OK	Best	Good
Security	Good	Best	OK
Energy	Good	Best	Good
Court Movement	OK	Good	Good
Medical Movement	Best	Good	OK
Food Movement	Good	Best	Good
Storm Recovery	Good	Good	Good
Phasing	OK	Best	Good
Service	OK	Best	Good
Construction Cost	OK	Best	Good
Operational Cost	Good	Best	Good
Future Consideration	Best	Good	Good
Compliance / Overcrowding	Best	Good	Good
Classification	Good	Good	Good

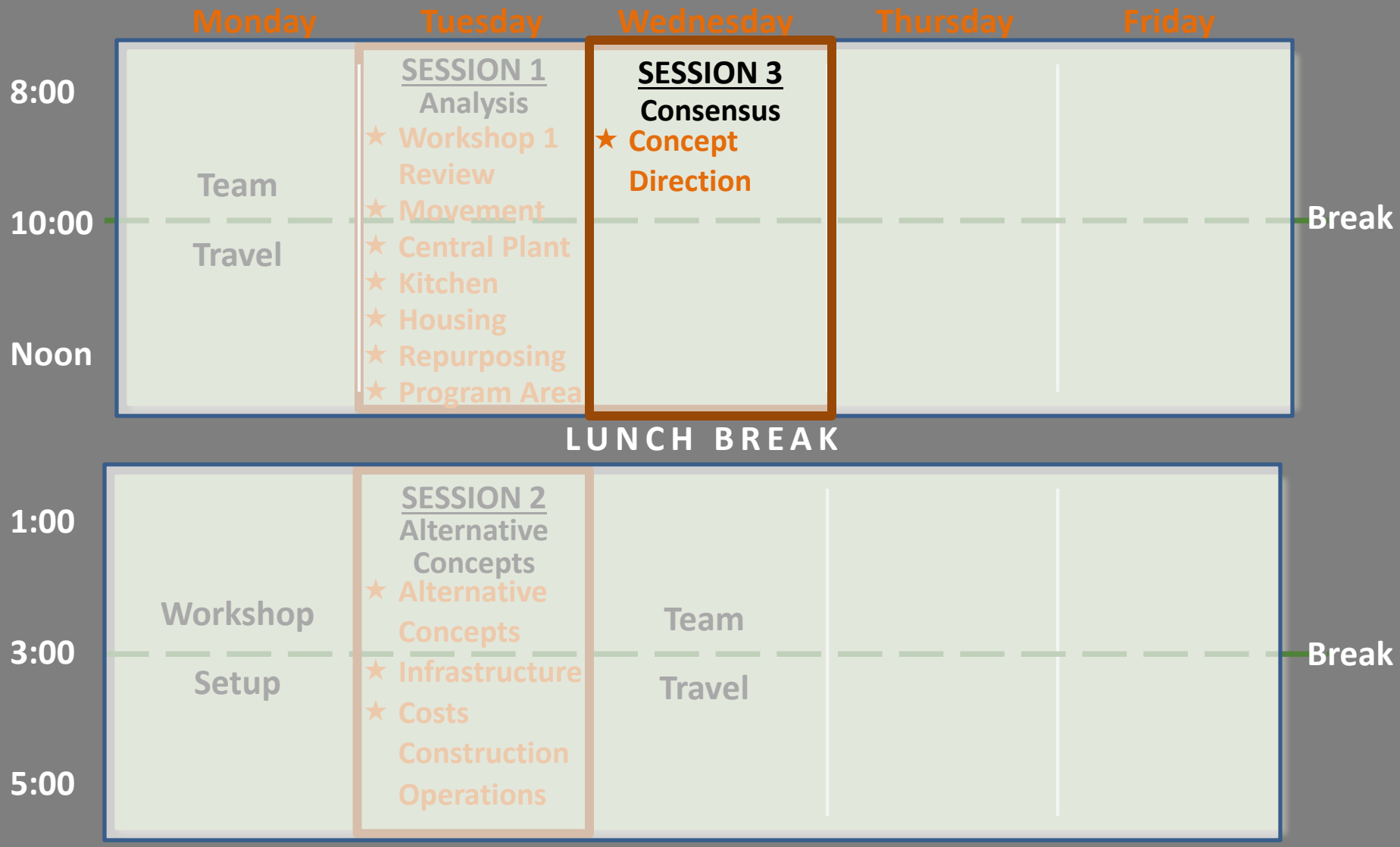
Legend

- Best
- Good
- OK
- Poor

“Leading the Way for a Safer County”

Session 2 Complete

Session 3
Workshop 2



“Leading the Way for a Safer County”

Session 3 Complete

Consensus: Session 3

Issues

- Integration Analysis
  - Movement
  - Central Plant
  - Kitchen
  - Housing
  - Space Program
- Alternative Concepts
  - Housing
  - Site Planning / Phasing
  - Infrastructure
  - Costs
    - Construction
    - Operations

“Leading the Way for a Safer County”

Workshop 2 Complete

Thank You!

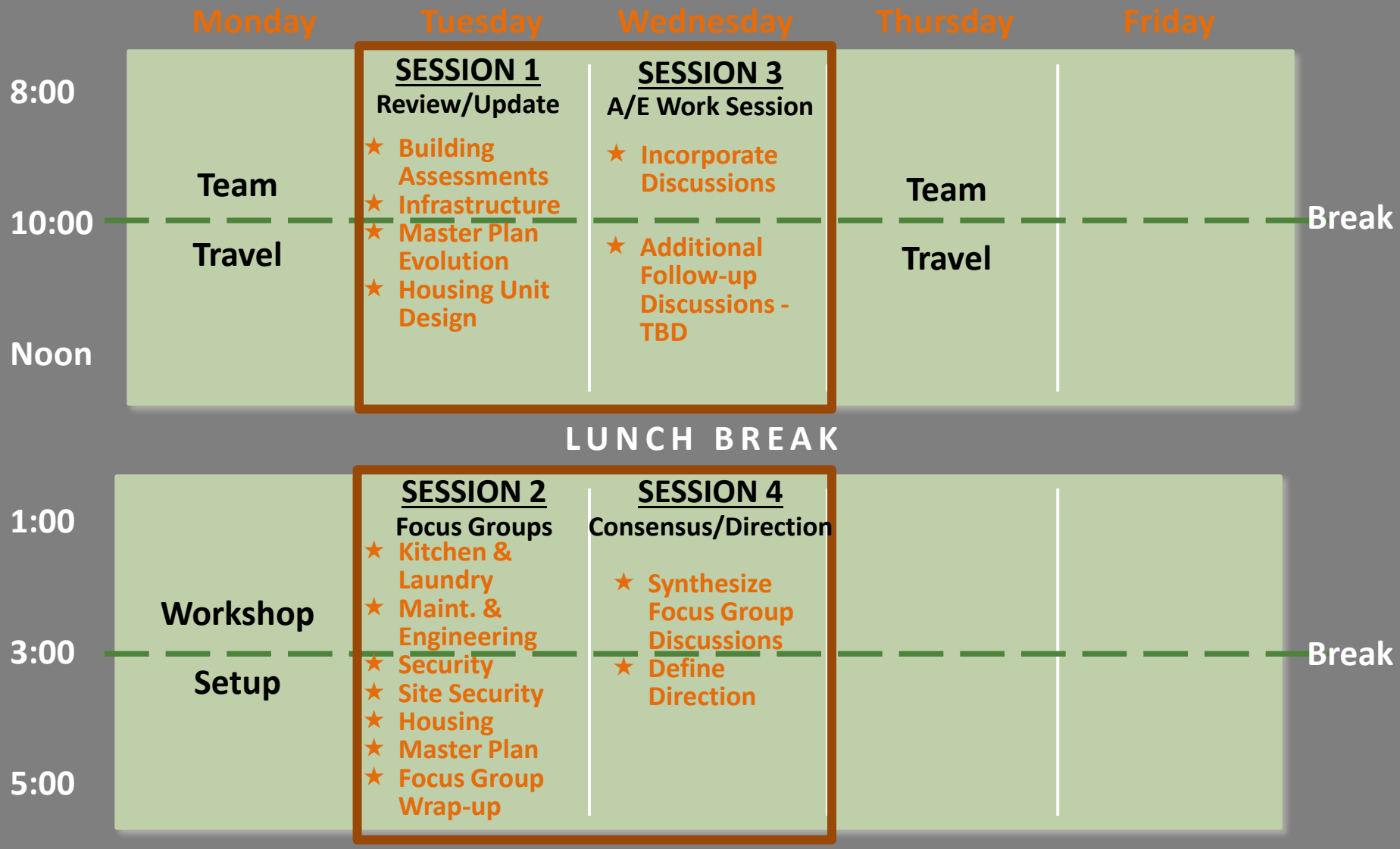
“Leading the Way for a Safer Pinellas”

Workshop 3

June 4th & 5th , 2013

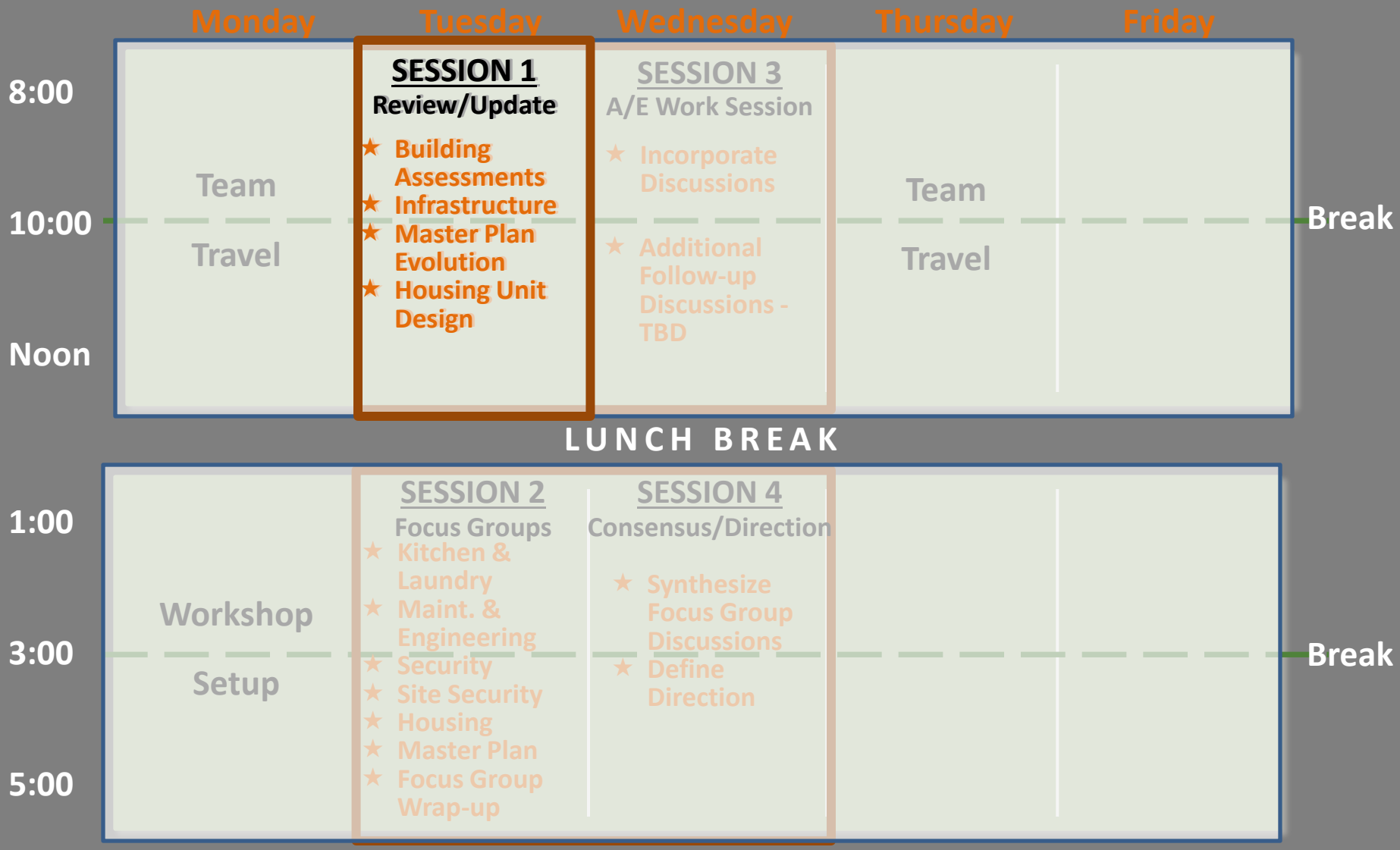
Dewberry / CHINN PLANNING / ARC3 architecture

Overview
Workshop 3



Dewberry / CHINN PLANNING / ARC3 architecture

Overview
Session 1

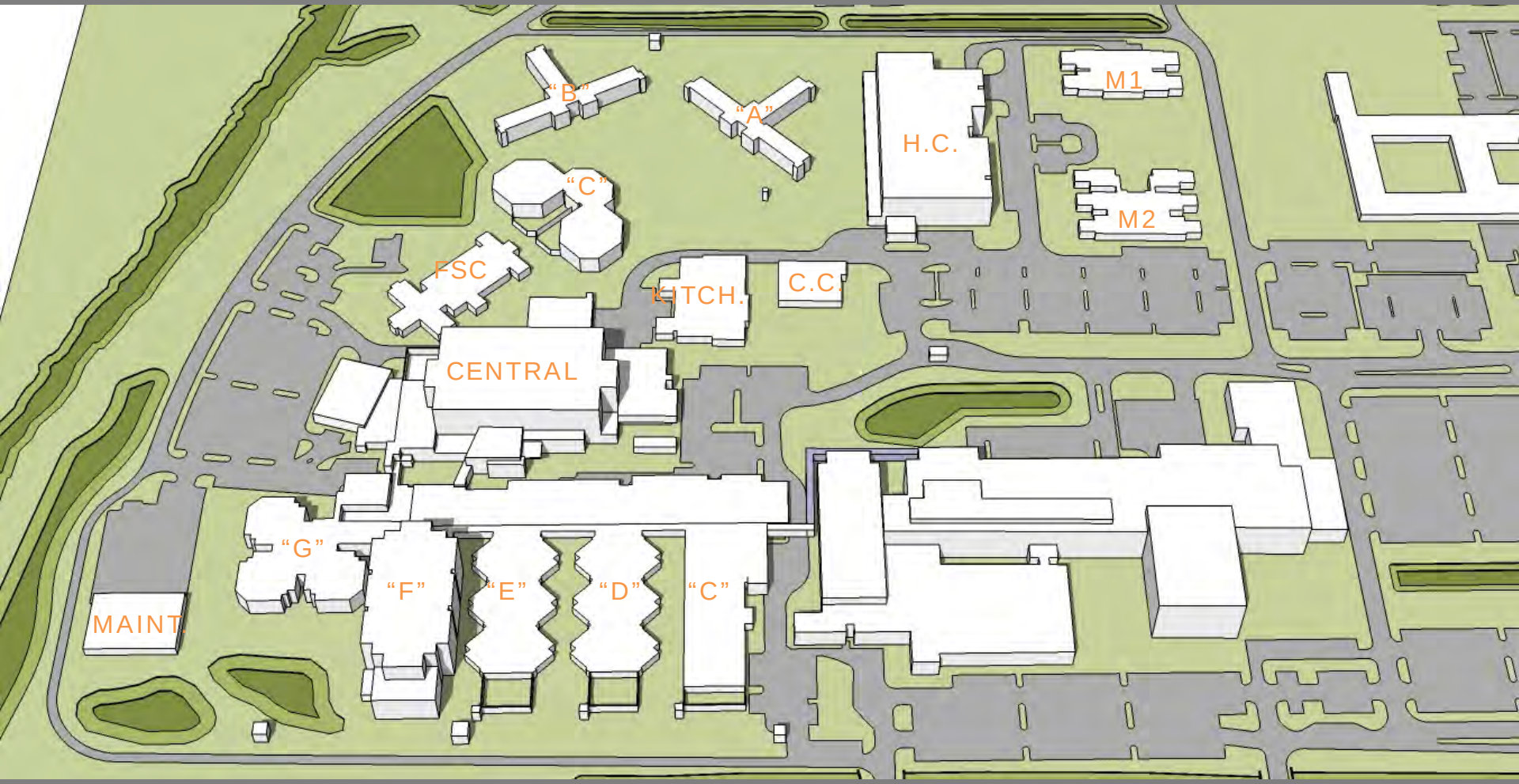


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Review / Updates

Building Assessments

Existing Site Plan



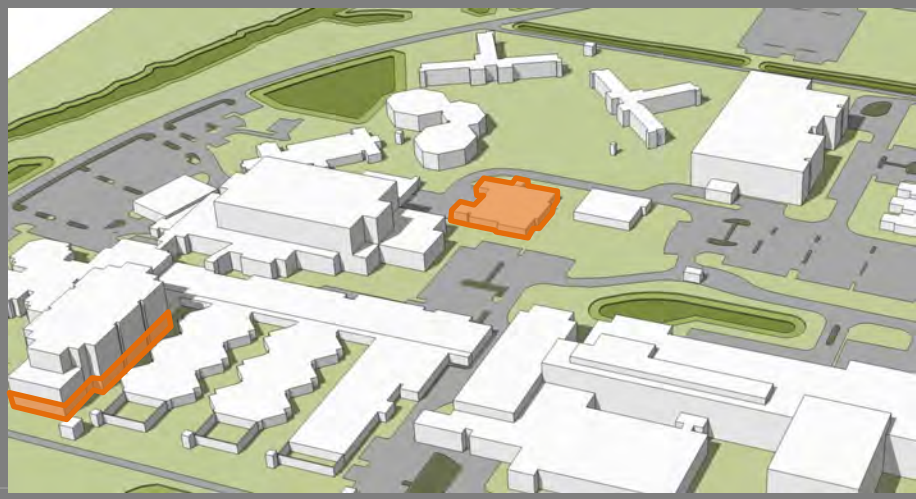
Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Review / Updates

Building Assessments

Kitchen - North

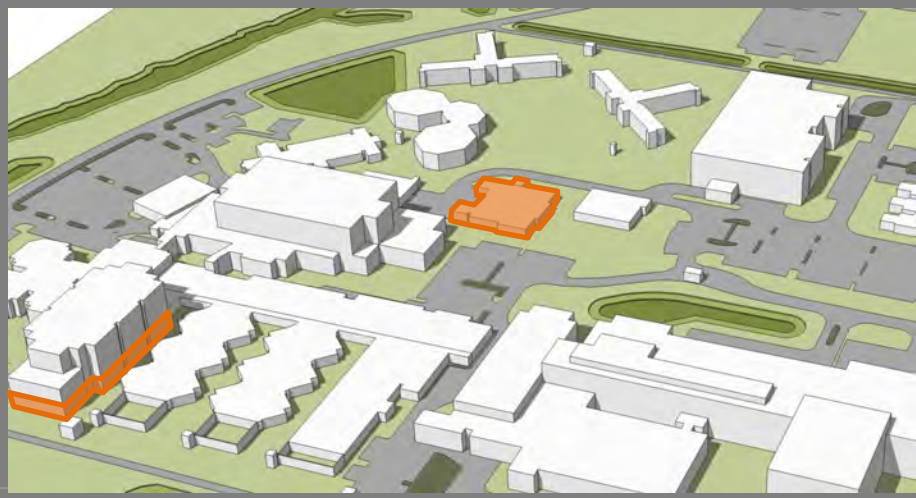
- Architectural
  - Exterior Envelope – dates to 1979
  - Interior Construction – unsanitary
  - Hardware – constant repairs
  - Accessibility – N/A
  - Standards / Codes / Life Safety – dates to 1979
- Structural
  - Live Loads – dates to 1979 (no code change)
  - Wind Loads – dates to 1979 (code change in 2004)
- Mechanical
  - Energy - inefficient
  - Maintenance – costly to maintain
  - Standards / Codes
- Electrical
  - Systems – in need of replacement
  - Lighting - adequate
  - Power / Emergency Power – generator back-up
- Kitchen Equipment
  - Obsolete Systems/dated & failing equipment package
  - Code Compliance & health department food safety issues
  - Consistent level of service to staff/logistical issues relative to service to inmates
- Function / Operations



Session 1: Review / Updates
Building Assessments

Kitchen - South

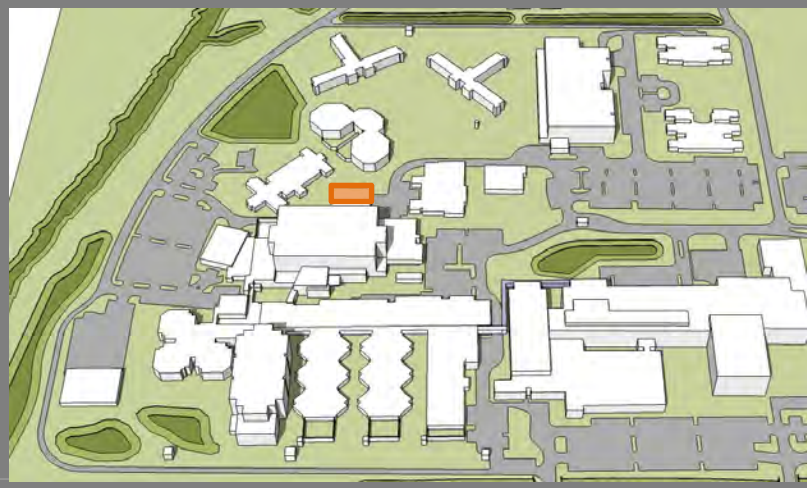
- Architectural
  - Exterior Envelope – dates to 1985
  - Interior Construction - unsanitary
  - Hardware – constant replacement
  - Accessibility – N/A
  - Standards / Codes / Life Safety – dates to 1985
- Structural
  - Live Loads – dates to 1985 (no code change)
  - Wind Loads – dates to 1985 (code change in 2004)
- Mechanical
  - Energy - inefficient
  - Maintenance – costly to maintain
  - Standards / Codes
- Electrical
  - Systems - in need of upgrade
  - Lighting – less than adequate
  - Power / Emergency Power – generator back-up
- Kitchen Equipment
  - Obsolete Systems/dated & failing equipment package
  - Code Compliance & health department food safety issues
  - Consistent level of service to staff/logistical issues relative to service to inmates
- Function / Operations



Session 1: Review / Updates
Building Assessments

Laundry

- Architectural
  - Exterior Envelope –dates to 1979
  - Interior Construction - maintained
  - Hardware – constant replacement
  - Accessibility N/A
  - Standards / Codes / Life Safety – dates to 1979
- Structural
  - Live Loads – dates to 1979 (no code change)
  - Wind Loads – dates to 1979 (code changed in 2004)
- Mechanical
  - Energy – inefficient & inadequate
  - Maintenance – costly to maintain
  - Standards / Codes
- Electrical
  - Systems – in need of upgrade
  - Lighting – adequate
  - Power / Emergency Power - no emergency power
- Laundry Equipment
  - Washing – constant breakdowns - inefficient
  - Drying – constant breakdowns - inefficient
  - Storage / Delivery - inadequate
- Function / Operations



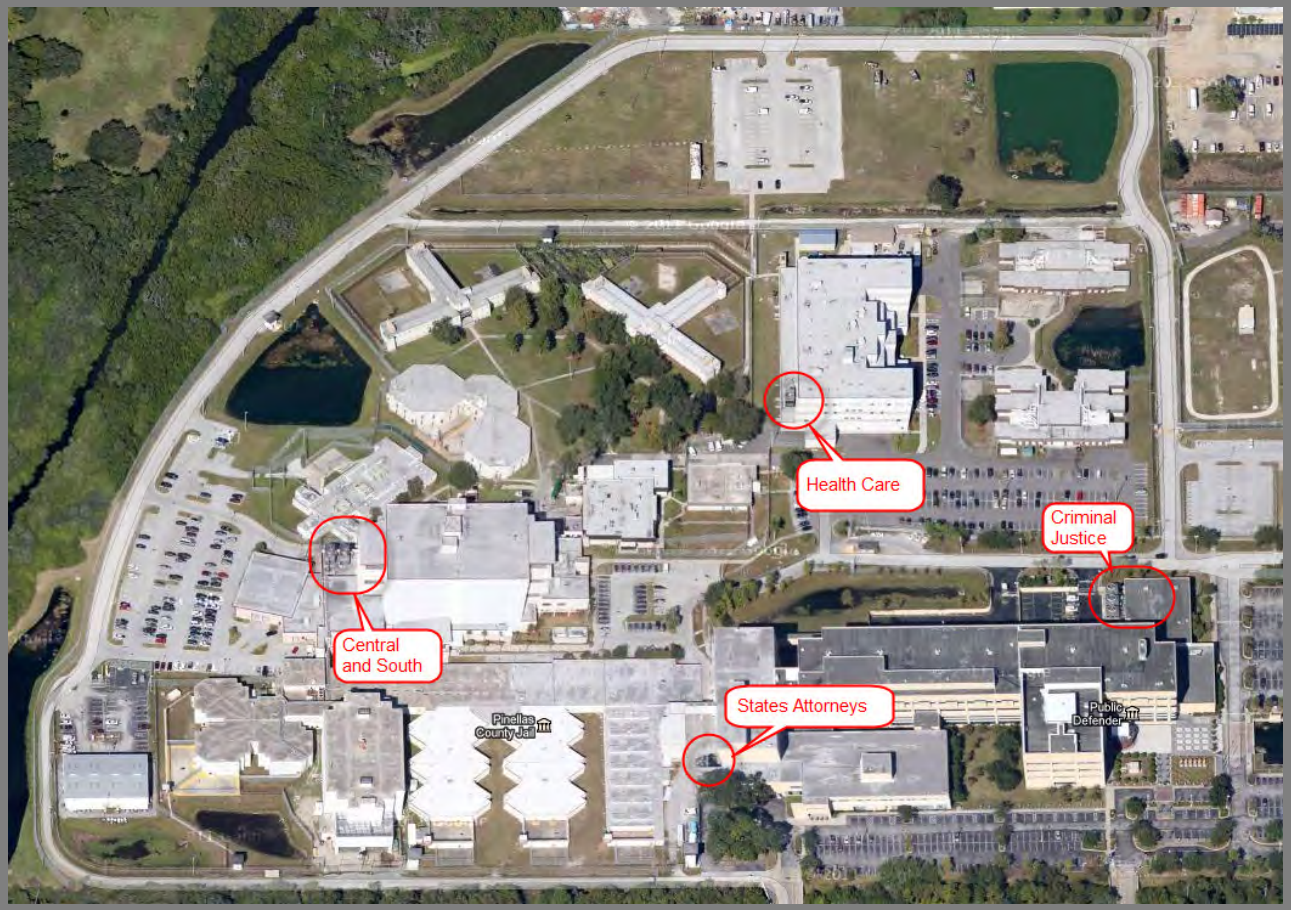
Session 1: Overview/Updates

Infrastructure

Central Plant

Existing Locations

- States Attorneys
- Central and South
- Health Care
- States Attorneys



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Session 1: Overview/Updates

Infrastructure

Central Plant

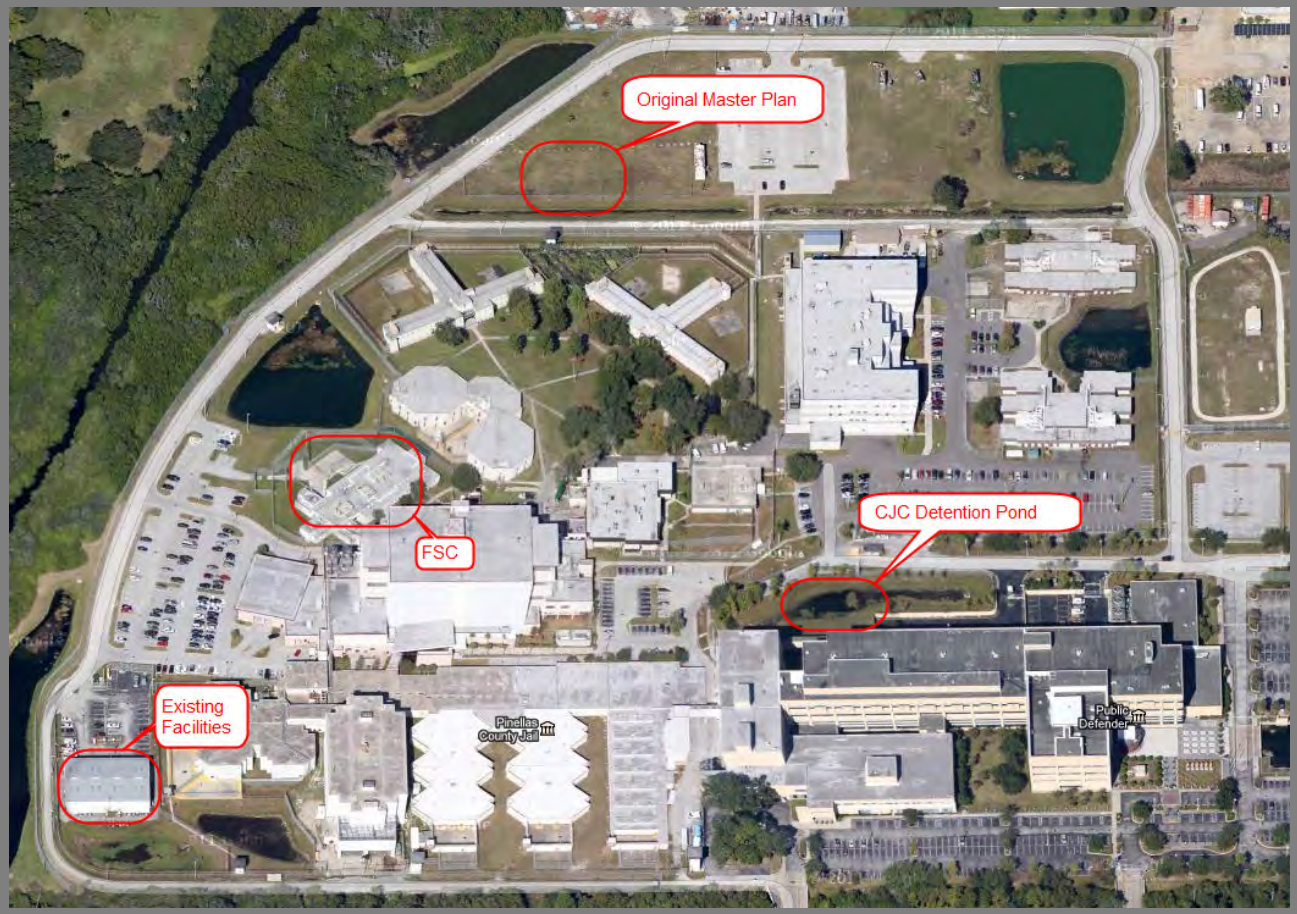
Four Alternate Locations

- Existing Facilities
- FSC
- CJC Retention Pond
- Original Master Plan

All locations are outside of secured containment for maintenance access

Alternate Plant Choices

- CoGeneration
- Thermal Energy Storage
- Ground Source for Cooling Towers



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Overview/Updates

Infrastructure

Central Plant

Existing Facilities

Pros

- Straight Chilled Water Plant
- Adjacent to Maintenance
- Possible Location for TES

Cons

- Not Ideal for CoGen
- Impacts Existing Retention Areas

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Overview/Updates

Infrastructure

Central Plant

FSC

Pros

- More Central to Existing Buildings
- Attached to New Construction
- Room for CoGen

Cons

- More Acoustical Considerations

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Overview/Updates

Infrastructure

Central Plant

CJC Detention Pond

Pros

- Centrally Located

Cons

- Disruption to CJC Electric Service
- May Block View of Judges
- Elevated Construction to Maintain Retention
- More Acoustical Considerations
- Poor for CoGen

Session 1: Overview/Updates

Infrastructure

Central Plant

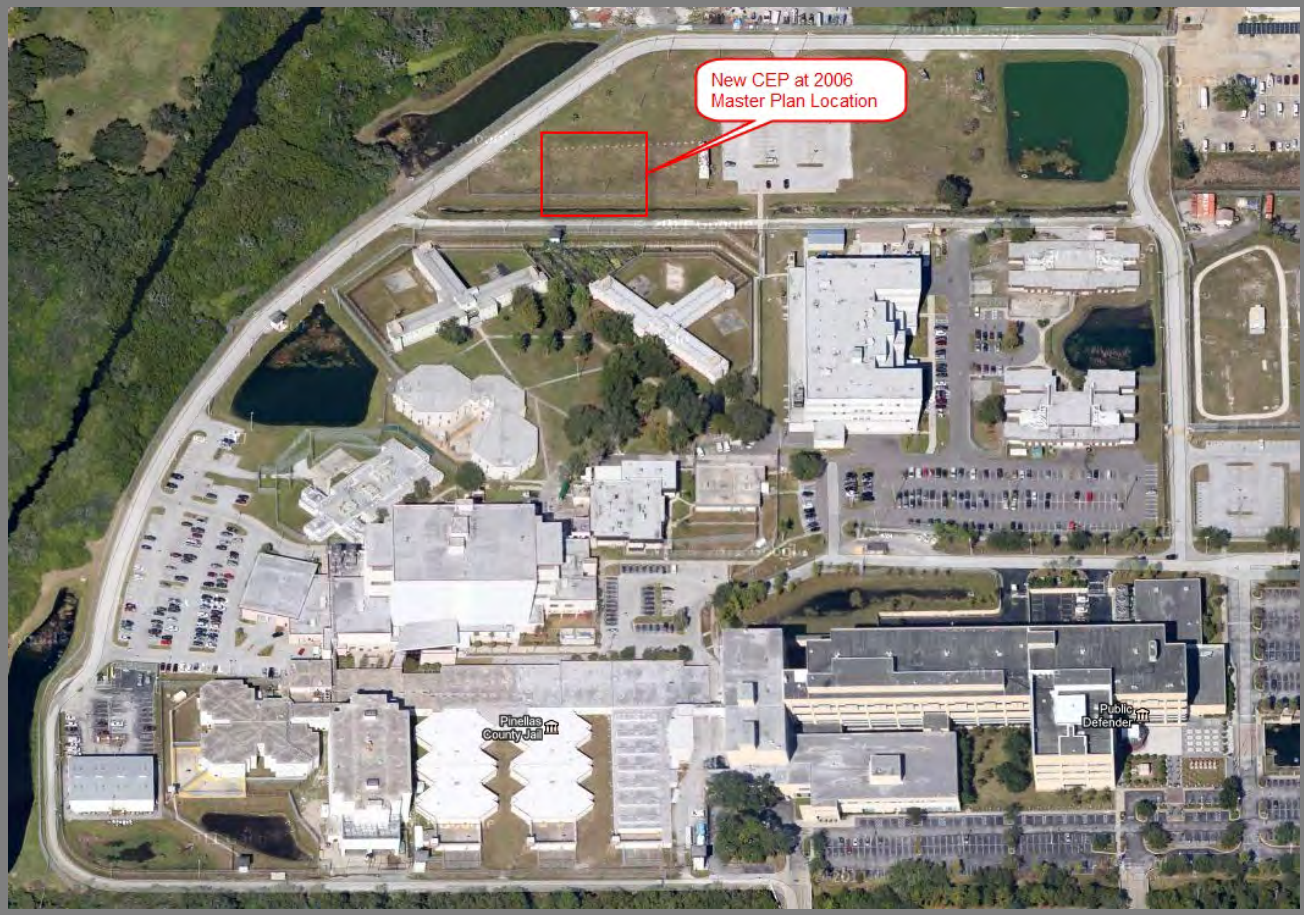
Original Master Plan

Pros

- Best for CoGen
- Close to Duke Energy Primary for Stand-by Power
- Near New Construction
- Least Acoustical Disturbance

Cons

- Furthest Point From Existing Campus
- Requires New CHW and DHW Distribution Piping



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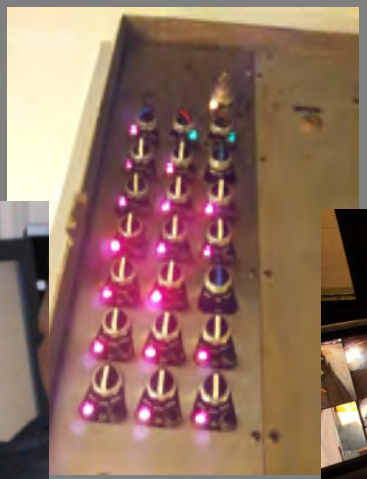
Session 1: Review / Updates

Infrastructure

Security Electronics

- Existing Systems of several generations
- High Number of Control Posts
- Opportunity to improve staff efficiency



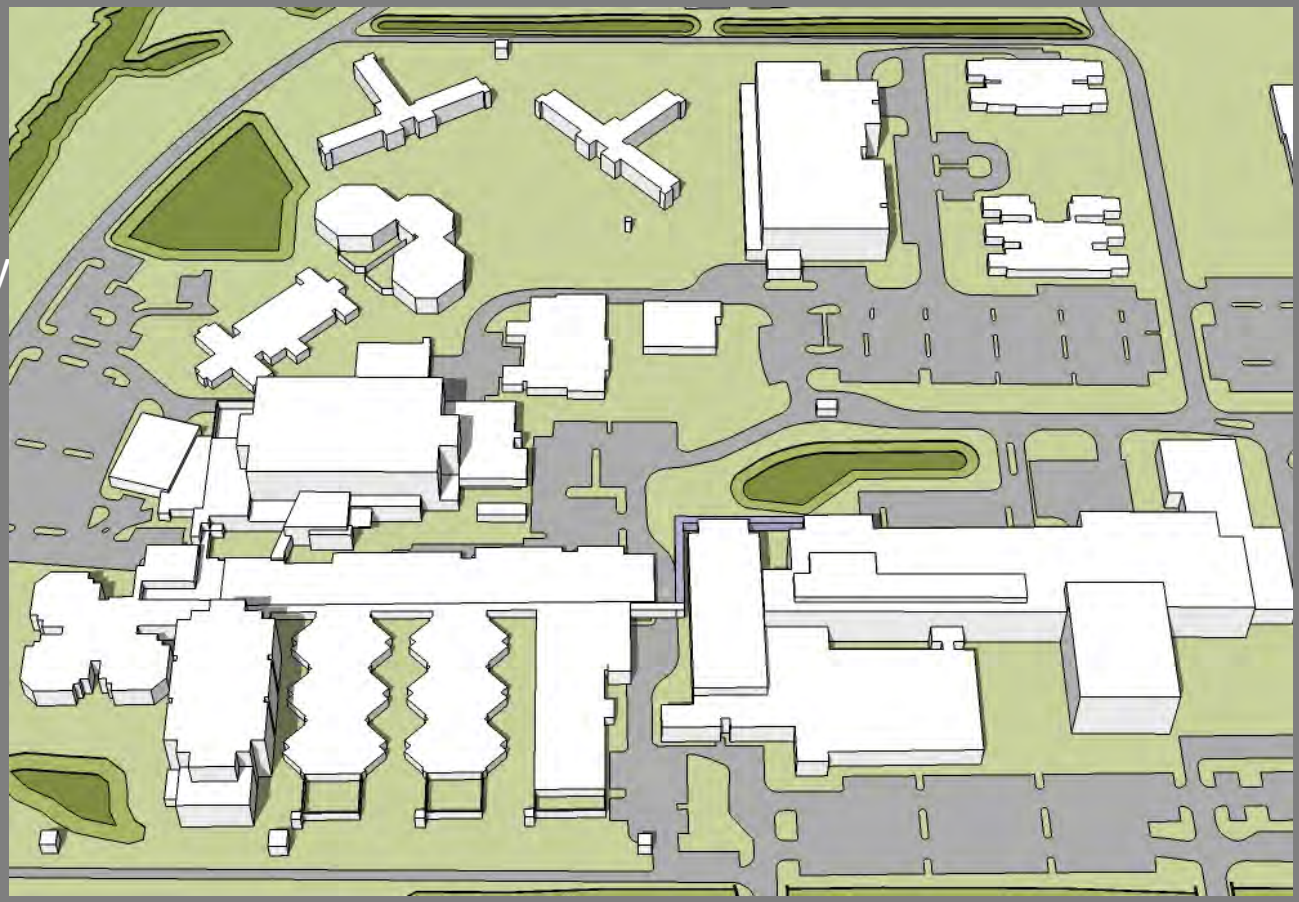
Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Review / Updates

Infrastructure

Integration

- Large Sprawling Campus
- Integration to a true central control facility
- Overhead/Rooftop pathways
- Consolidation of Control



Session 1: Overview/Updates

Infrastructure

Surveillance

- Existing system is fragmented
- Limited use of recording
- No central monitoring capabilities
- Need to look at a holistic approach to video surveillance

Session 1: Review / Updates
Building Assessments

ASSESSMENT ELEMENTS	NORTH							CENTRAL	SOUTH					NOTES
	A	B	C	MINI 1	MINI 2	FSU	HCU		C	D	E	F	G	
ARCHITECTURAL														
Interior Construction														
Exterior Construction														
Configuration														
Detention Hardware														
Accessibility														
Codes / Life Safety														
STRUCTURAL														
Live Loads														
Wind Loads														
MECHANICAL														
Energy														
Maintenance														
Standards / Codes														
ELECTRICAL														
Lighting - fluorescent														
Lighting - other														
Electric Service														
Generator														
Systems														
SECURITY / EQUIPMENT														
Door Control														
CCTV														
FUNCTION / OPERATIONS														
Safety														
Efficiency / Movement														

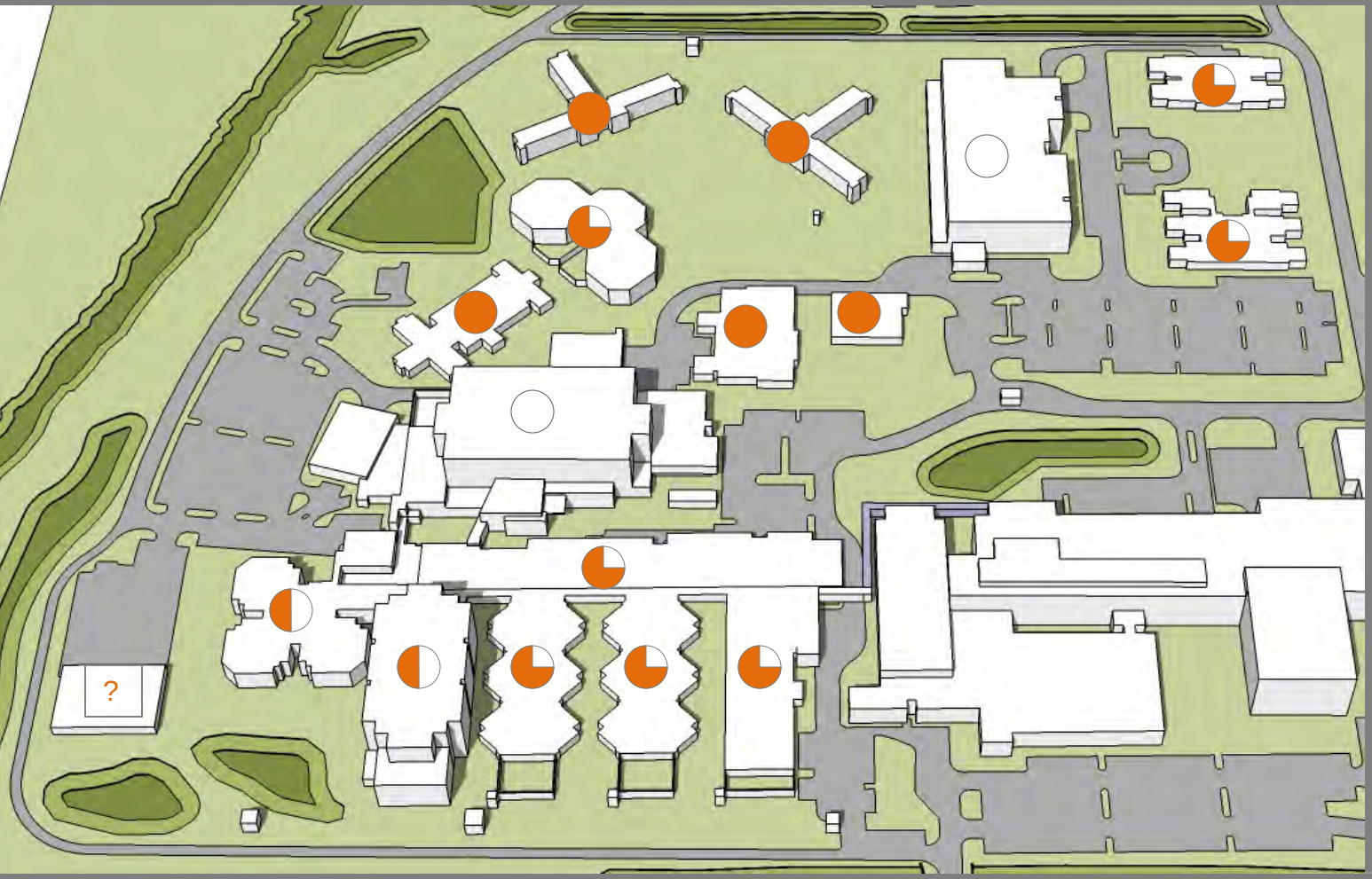
LEGEND

- Good
- Fair
- Poor
- Obsolete

Session 1: Review / Updates

Building Assessments

Existing Building Assessment Summary



Legend

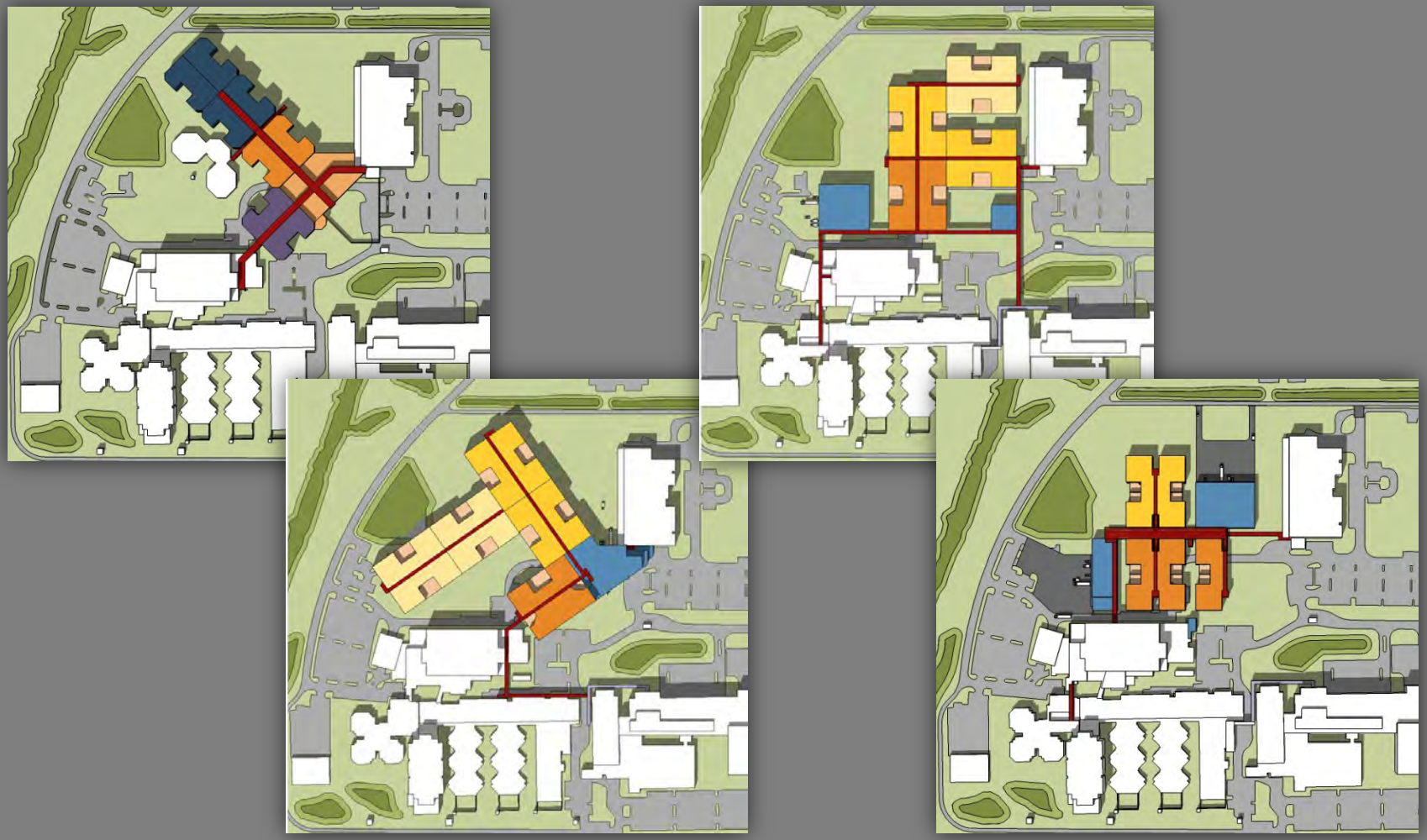
- Good Condition
- Fair
- Poor
- Obsolete

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Review / Updates

Master Plan Evolution

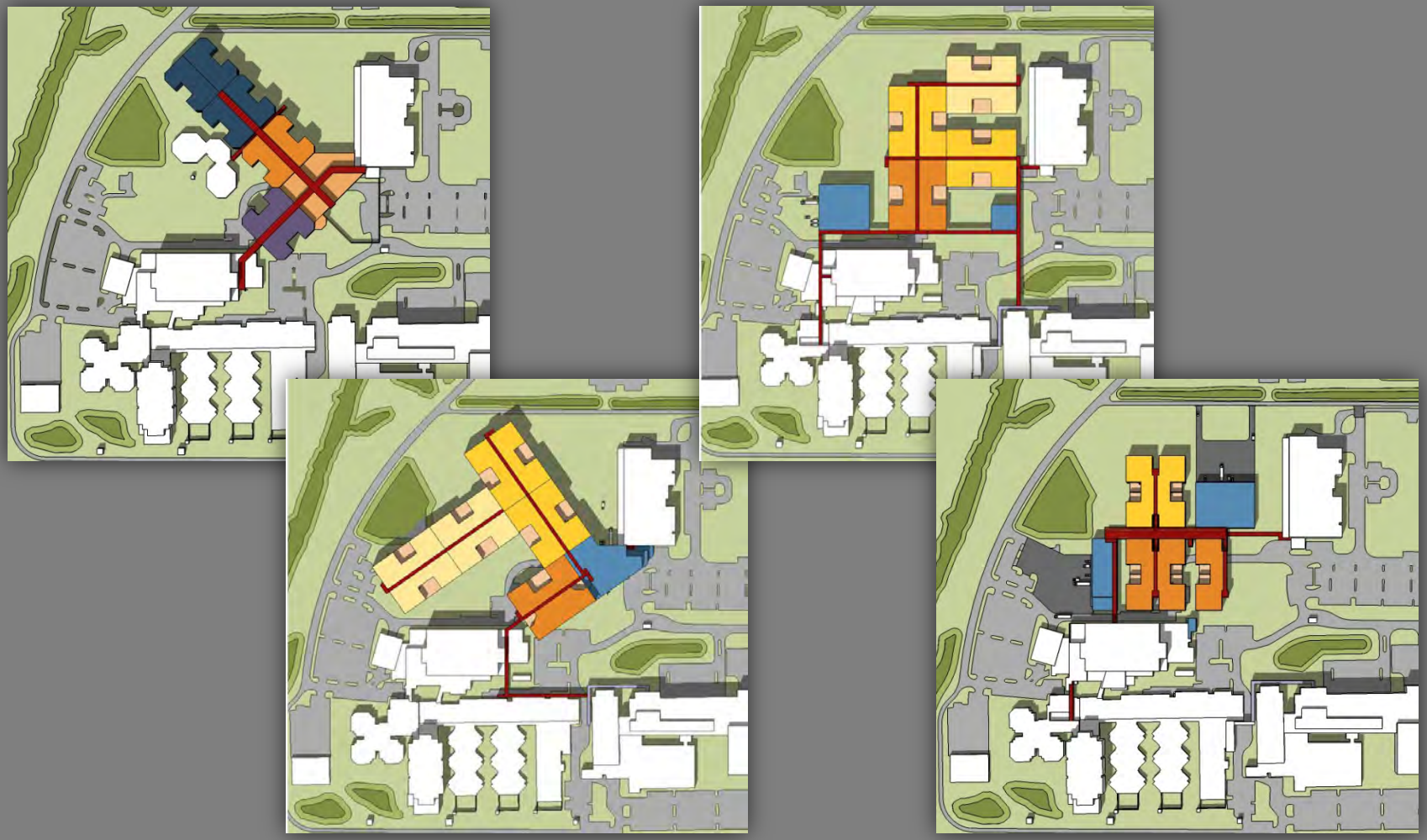
Review



Session 1: Review / Updates

Master Plan Evolution

Circulation / Transportation

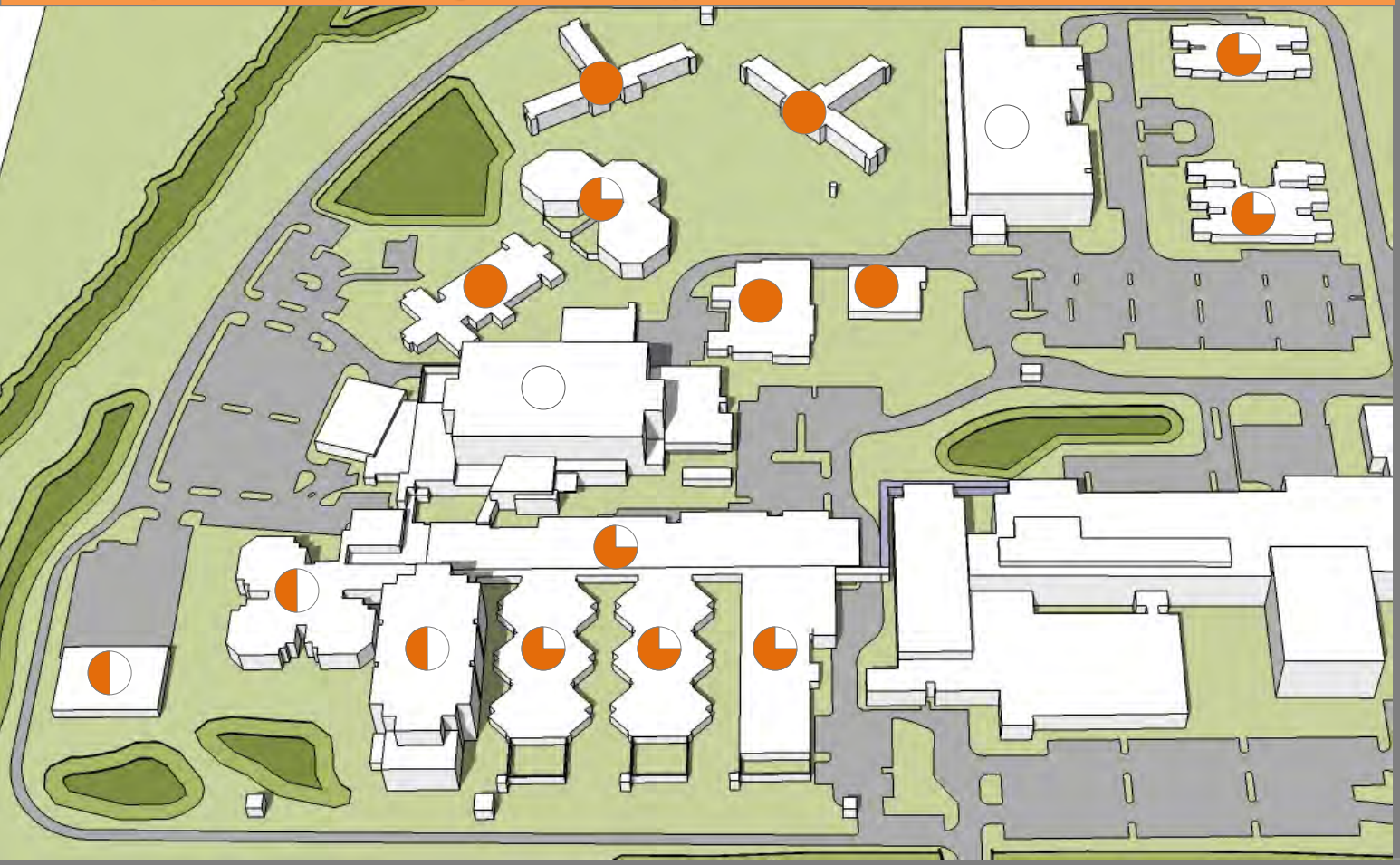


Session 1: Review / Updates

Master Plan Evolution

Phasing / Condition Assessment

Replacement phasing based on operational and condition assessment



Session 1: Review / Updates

Master Plan Evolution

Population / Staff

- Zero Population / Staff Growth Scenario

BED / STAFF COUNT		Current				
Year Built	Building/Unit/Wing	Total Bed Cap.	Open Bed Cap.	Staff	Total FMJS Beds	Open FMJS Beds
1980	A Wing	0	0	3	0	0
1980	B Wing (Holding/Sally/Control)	52	52	1	24	24
1980	C Wing	134	4	4	84	84
1980	D Wing	130	130	6	96	96
1980	E Wing	138	138	4	96	96
1988	F Wing (2 floors)	572	572	6	384	384
1983	G Wing (2 floors)	292	292	9	192	192
	South Division Total	**1318**	**1188**	**33**	**876**	**876**
2000	**Central Division Total**	**888**	**888**	**21**	**768**	**768**
1960s/1977	Boot Camp Total (Annex 1)	0	0	0	0	0
2008	PSTA Facility Total (Annex 2)	0	0	0	0	0
1979	A Barracks	300	0	0	88	0
1979	B Barracks	300	0	0	88	0
1985	C Barracks	290	290	6	192	192
1981	FSC	127	0	0	96	0
1983	Mini I	96	0	0	60	0
1985	Mini II	240	0	0	90	0
2007	Health Care Facility	432	432	0	432	432
	North Division Total	**1785**	**722**	**6**	**1046**	**624**
	New Constructed Beds (accumulative)					
	New Beds Constructed per phase					
	Totals	**3991**	**2798**	**60**	**2690**	**2268**
	Current Inmates and Staff:	2887	2887	60	2887	2887
	Surplus/(deficit)	1104	(89)	0	(197)	(619)

Session 1: Review / Updates

Master Plan Evolution

Population / Staff Projections

•Existing Staffing Summary

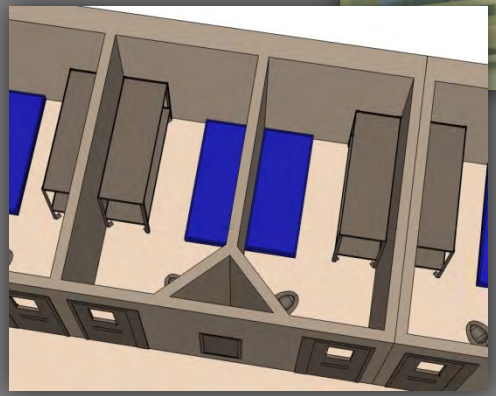
Housing	Control	Floor	Escort	Rec/Rlf	Pod	Juve	TOTAL	RATIO
"A" Barracks	**1**	**3**	**1**	n/a	n/a	n/a	**5**	**1 to 60**
"B" Barracks	**1**	**3**	**1**	n/a	n/a	n/a	**5**	**1 to 60**
"C" Barracks	**1**	**4**	**1**	n/a	n/a	n/a	**6**	**1 to 64**
Central (per flr)	**1**	**1**	**1**	n/a	**4**	n/a	**7**	**1 to 80**
"C" Wing	**1**	**2**	n/a	**.333**	n/a	n/a	**3.333**	**1 to 54**
"D" Wing	**1**	**3**	n/a	**.333**	n/a	**1**	**5.333**	**1 to 20**
"E" Wing	**1**	**2**	n/a	**.333**	n/a	n/a	**3.333**	**1 to 51**
"F" Wing (per flr)	**1**	**2**	**.5**	n/a	n/a	n/a	**3.5**	**1 to 35**
"G" Wing (per flr)	**1**	**2**	**1**	**.5**	n/a	n/a	**4.5**	**1 to 33**

Session 1: Review / Updates

Master Plan Evolution

Surge Capacity

- History / Concern



CURRENT BED COUNT

Year Built	Building/Unit/Wing	Total Bed Cap.	Open Bed Cap.	Total FMJS Beds	Open FMJS Beds
1980	A Wing (Old Medical)	0	0	0	0
1980	B Wing (Holding/Sally/Control)	52	52	24	24
1980	C Wing	134	4	84	84
1980	D Wing	130	130	96	96
1980	E Wing	138	138	96	96
1988	F Wing (4 floors)	572	572	384	384
1983	G Wing (2 floors)	292	292	192	192
	South Division Total	**1318**	**1188**	**876**	**876**
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1960s/1977	Boot Camp Total (Annex 1)	0	0	0	0
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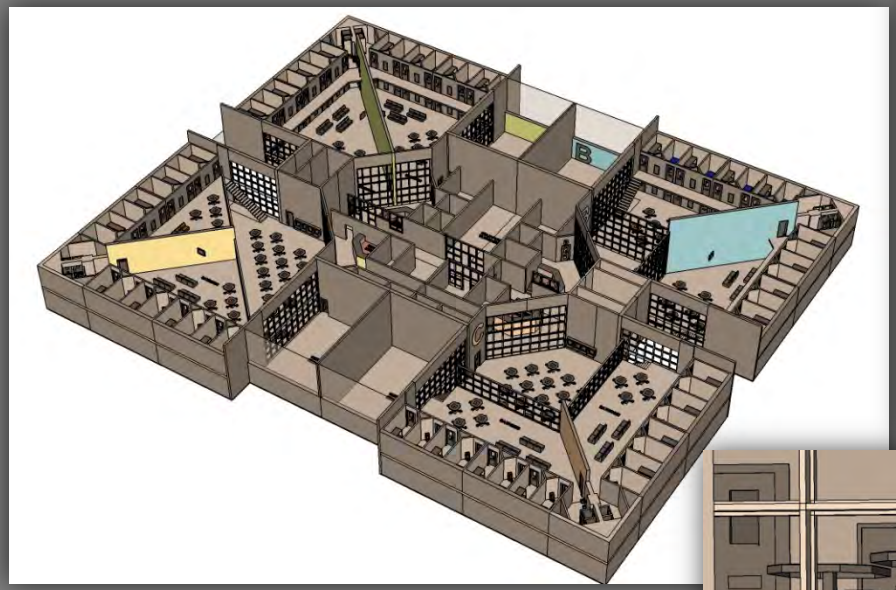
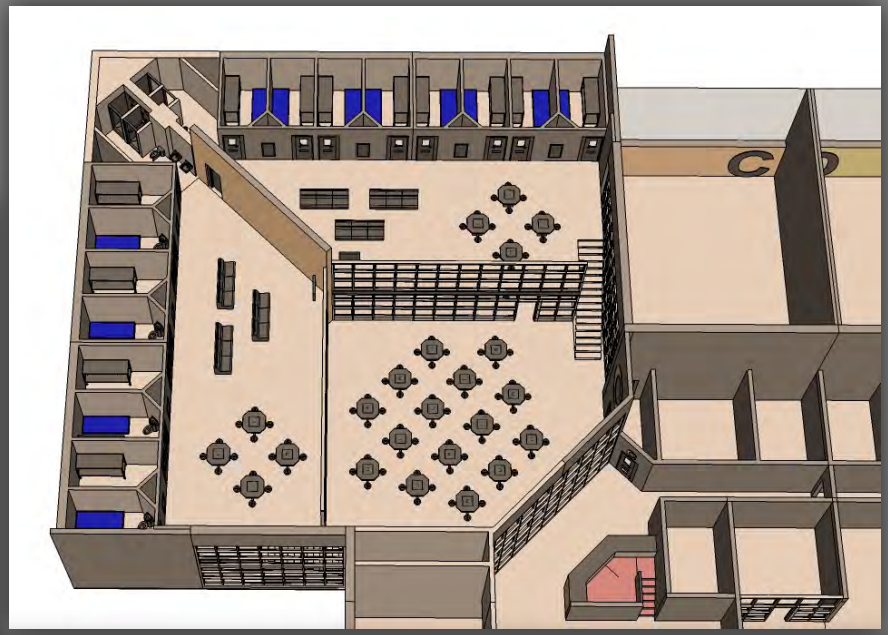
	Totals	**3991**	**2798**	**2690**	**2268**
	Current Inmates and Staff:	2887	2887	2887	2887
	Surplus/(deficit)	1104	(89)	(197)	(619)

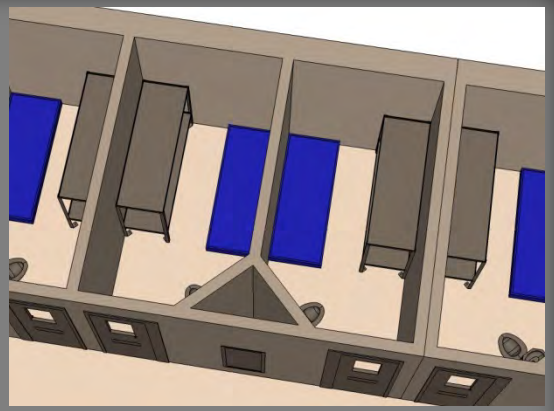
Session 1: Review / Updates

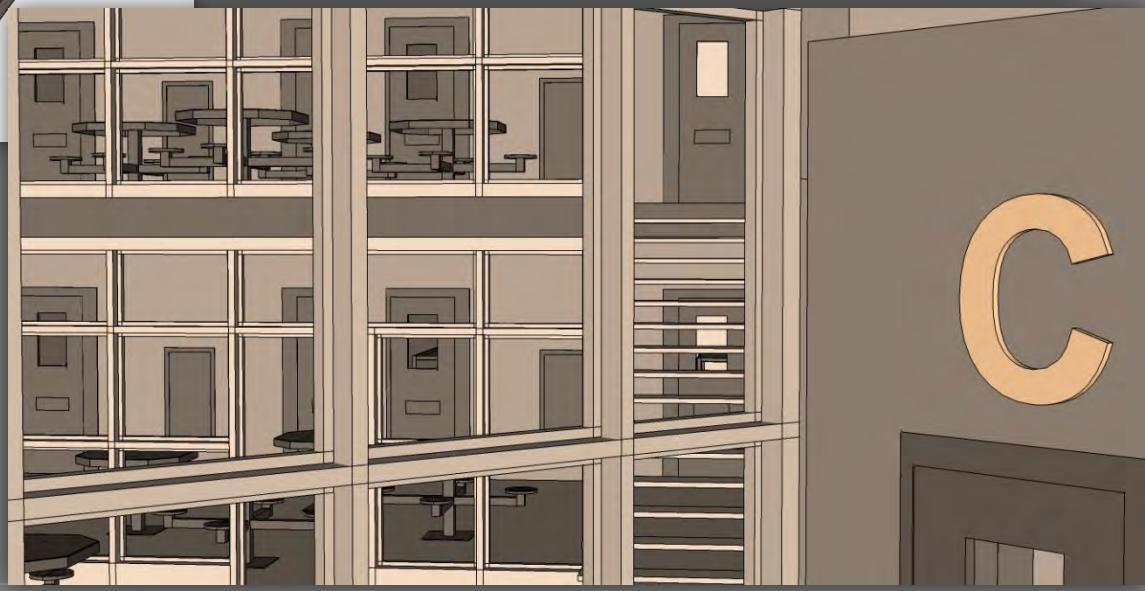
Housing Unit Design

Options







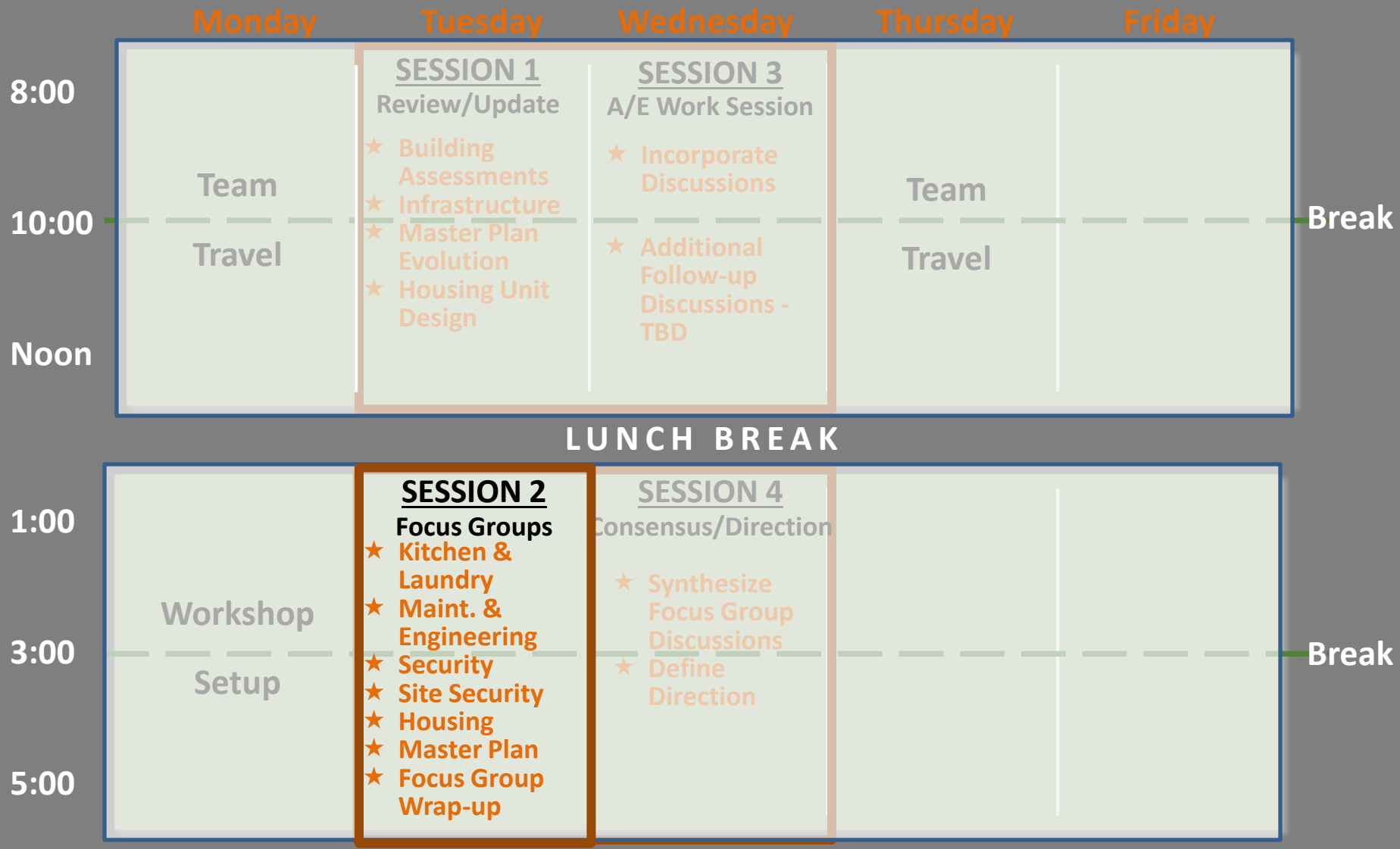


Dewberry / CHINN PLANNING / ARC3 architecture

“Leading the Way for a Safer Pinellas”

Session 1 Complete

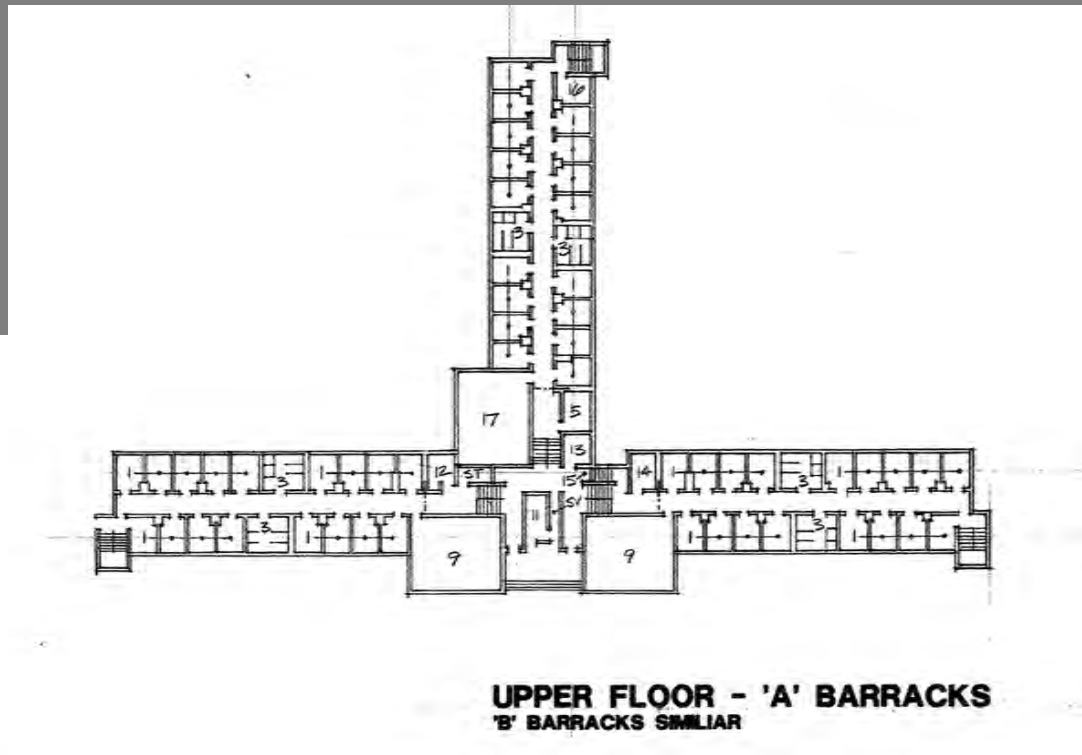
Overview
Session 2

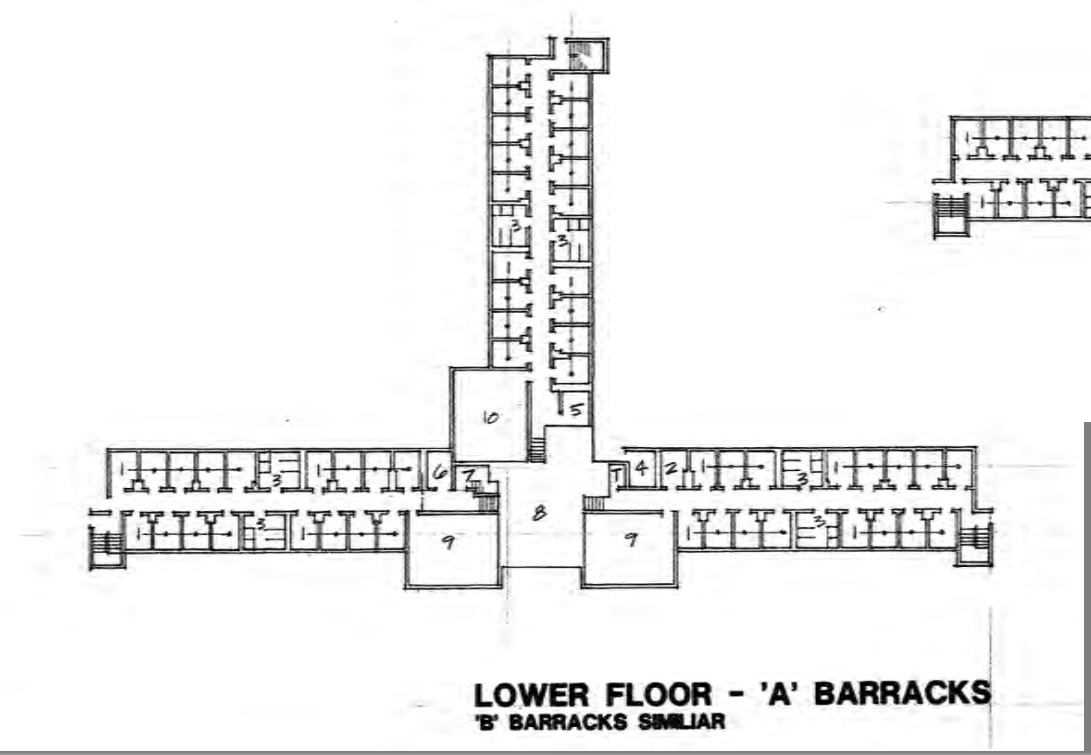


Session 2: Focus Groups

Existing Buildings

"A" & "B" Barracks



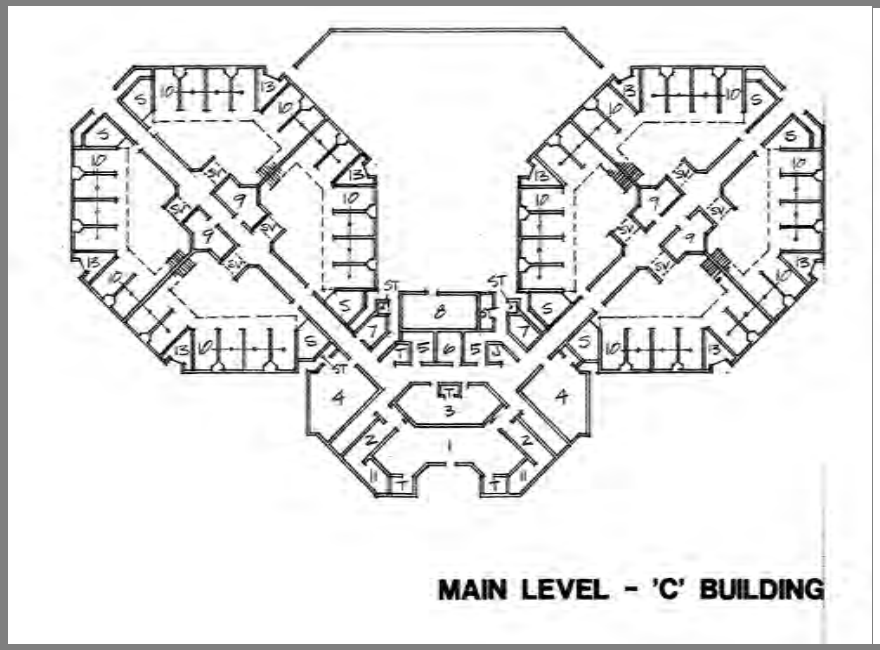


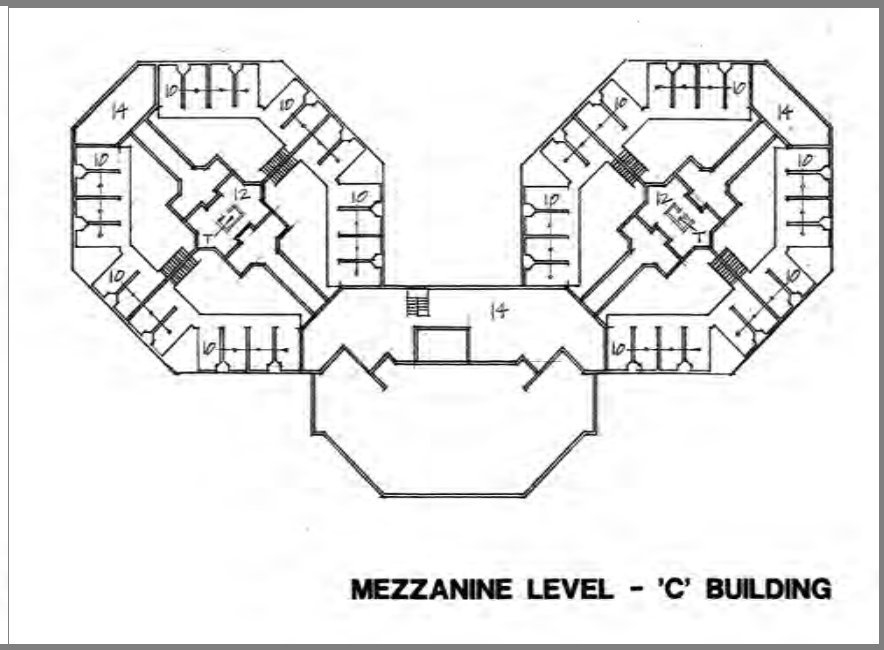
Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Focus Groups

Existing Buildings

"C" Barracks





Session 2: Focus Groups

Existing Buildings

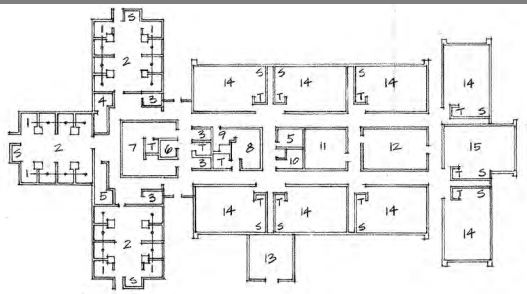
Support

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

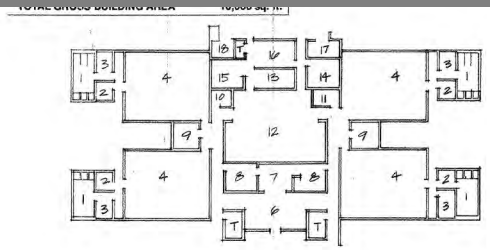
Existing Buildings

FSC / MINI 1 & 2



FEMALE HOUSING

64 32 16 8 0



MINIMUM SECURITY HOUSING 1

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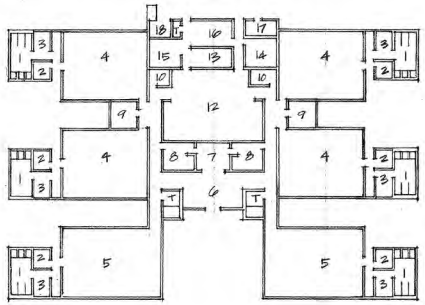
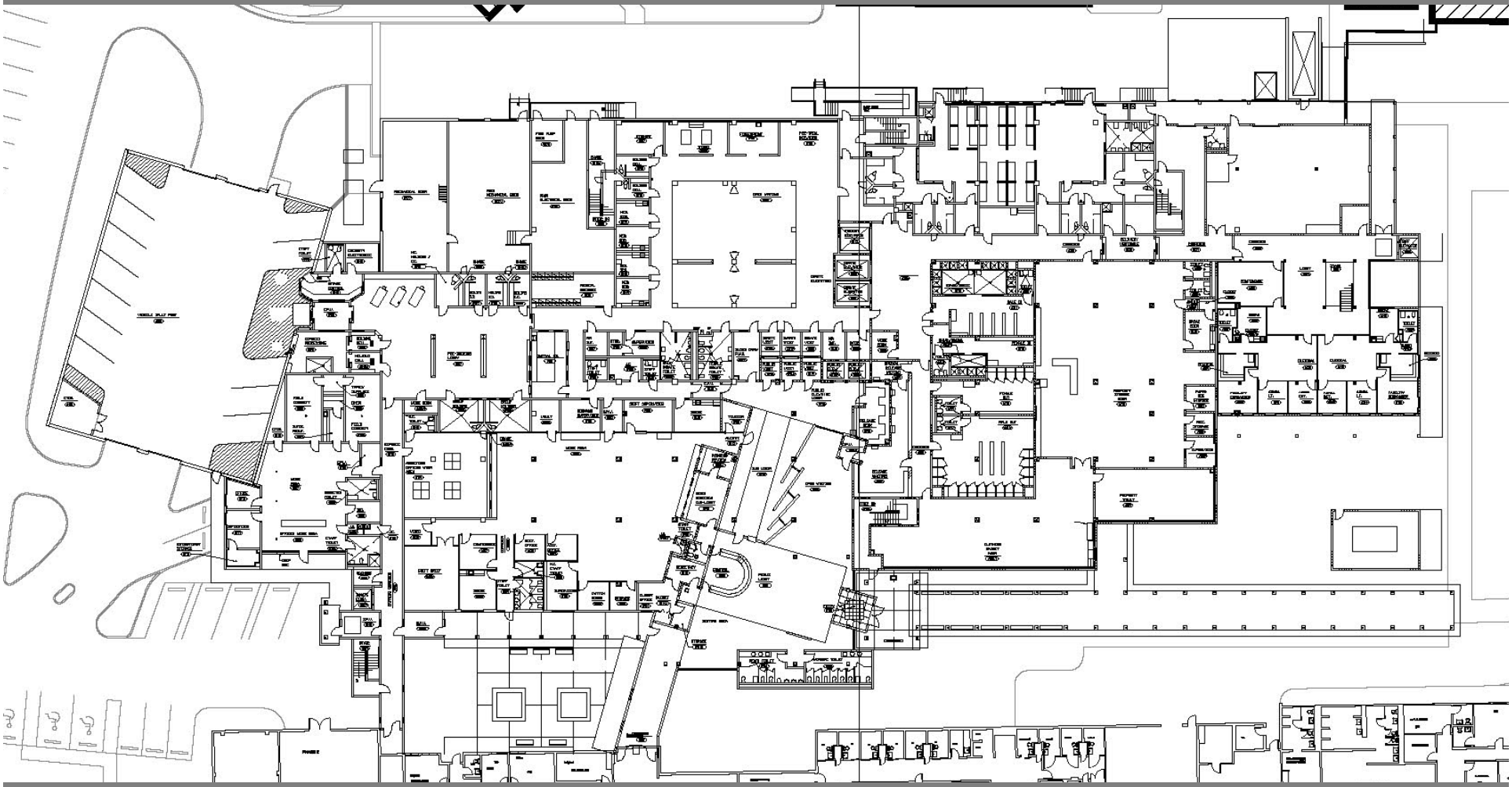


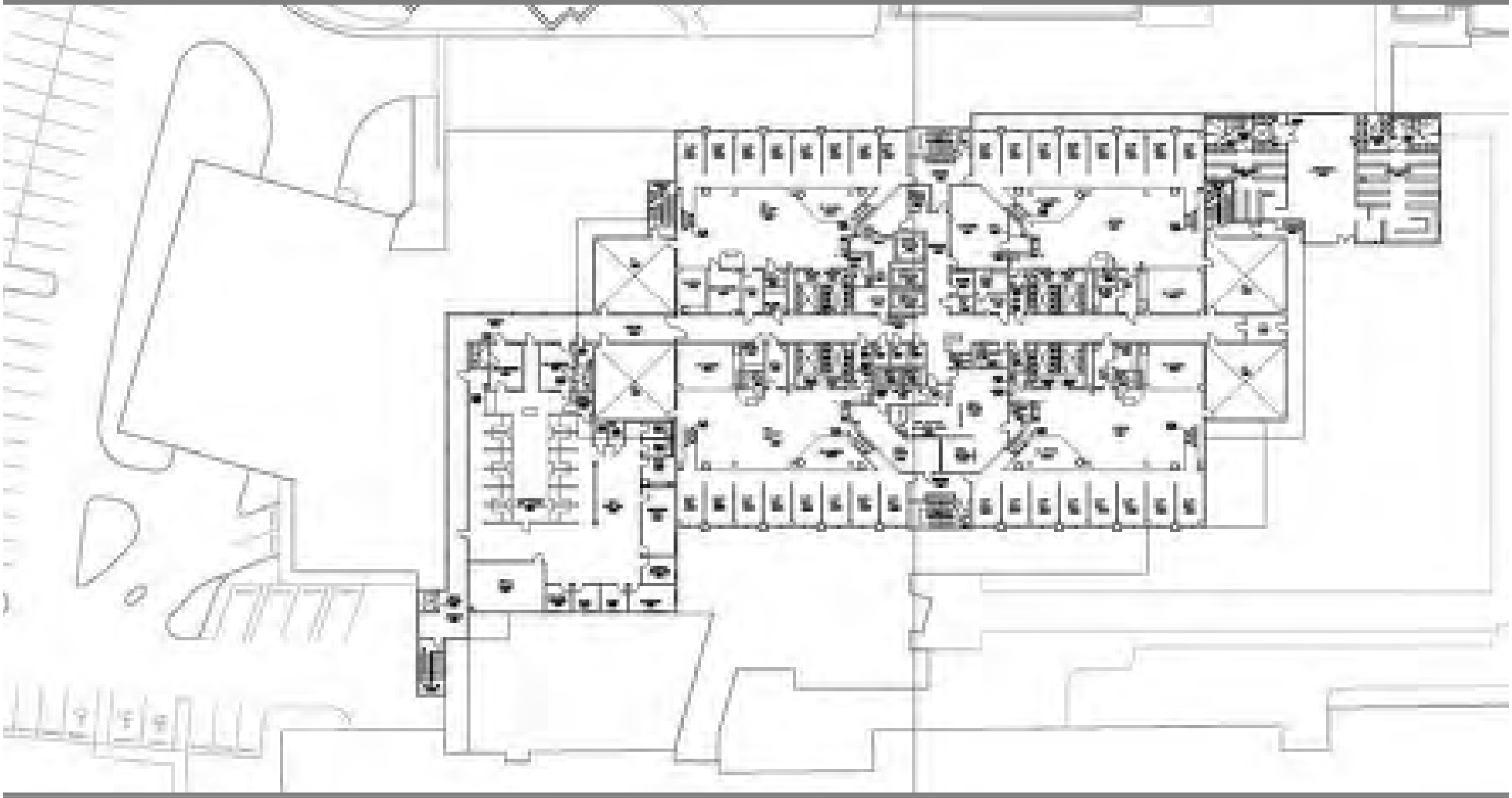
MINIMUM SECURITY HOUSING 2

64 32 16 8 0

Session 2: Focus Groups
Existing Buildings
Central Division (First Floor)



Session 2: Focus Groups
Existing Buildings
Central Division (Second Floor)

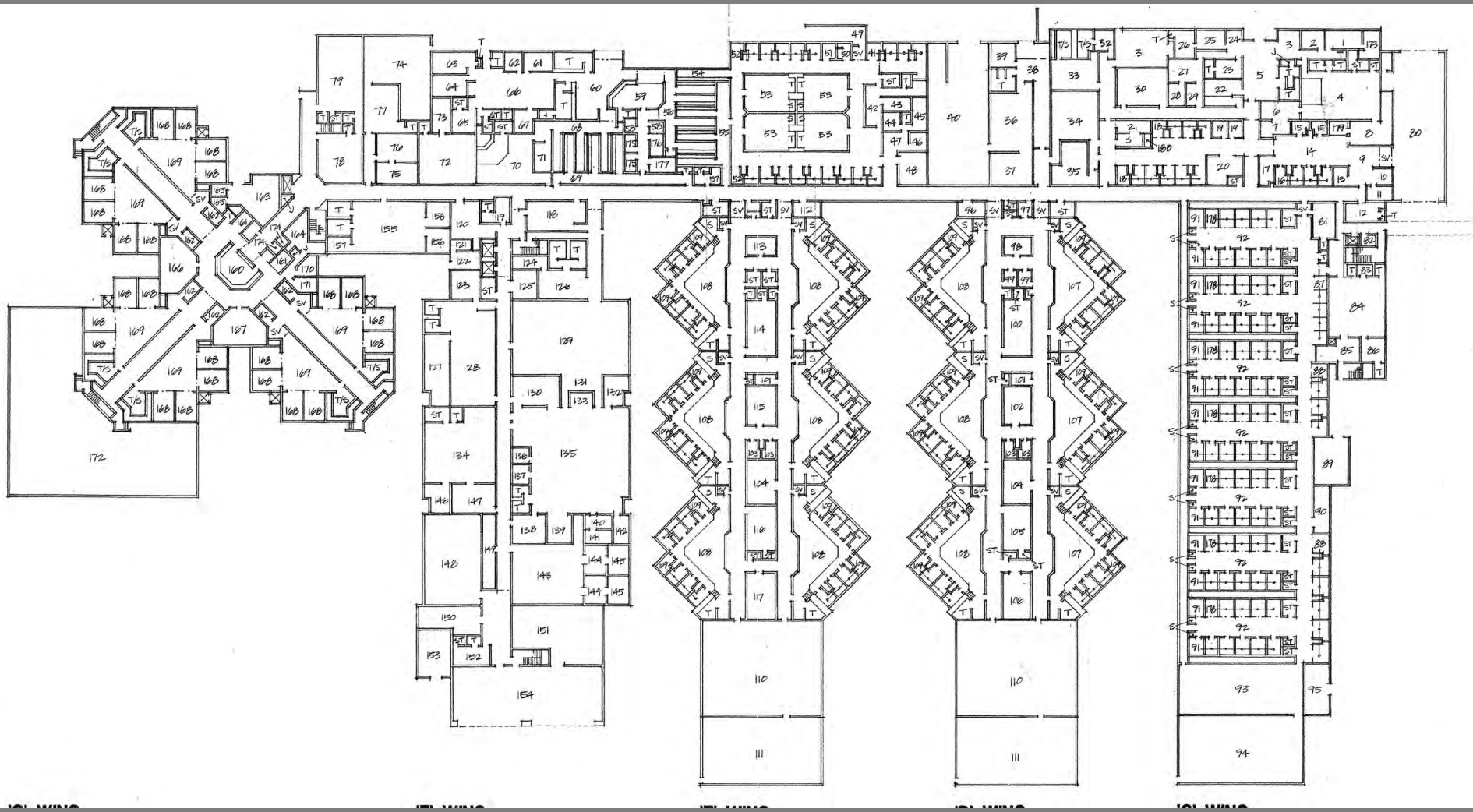


Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

Existing Buildings

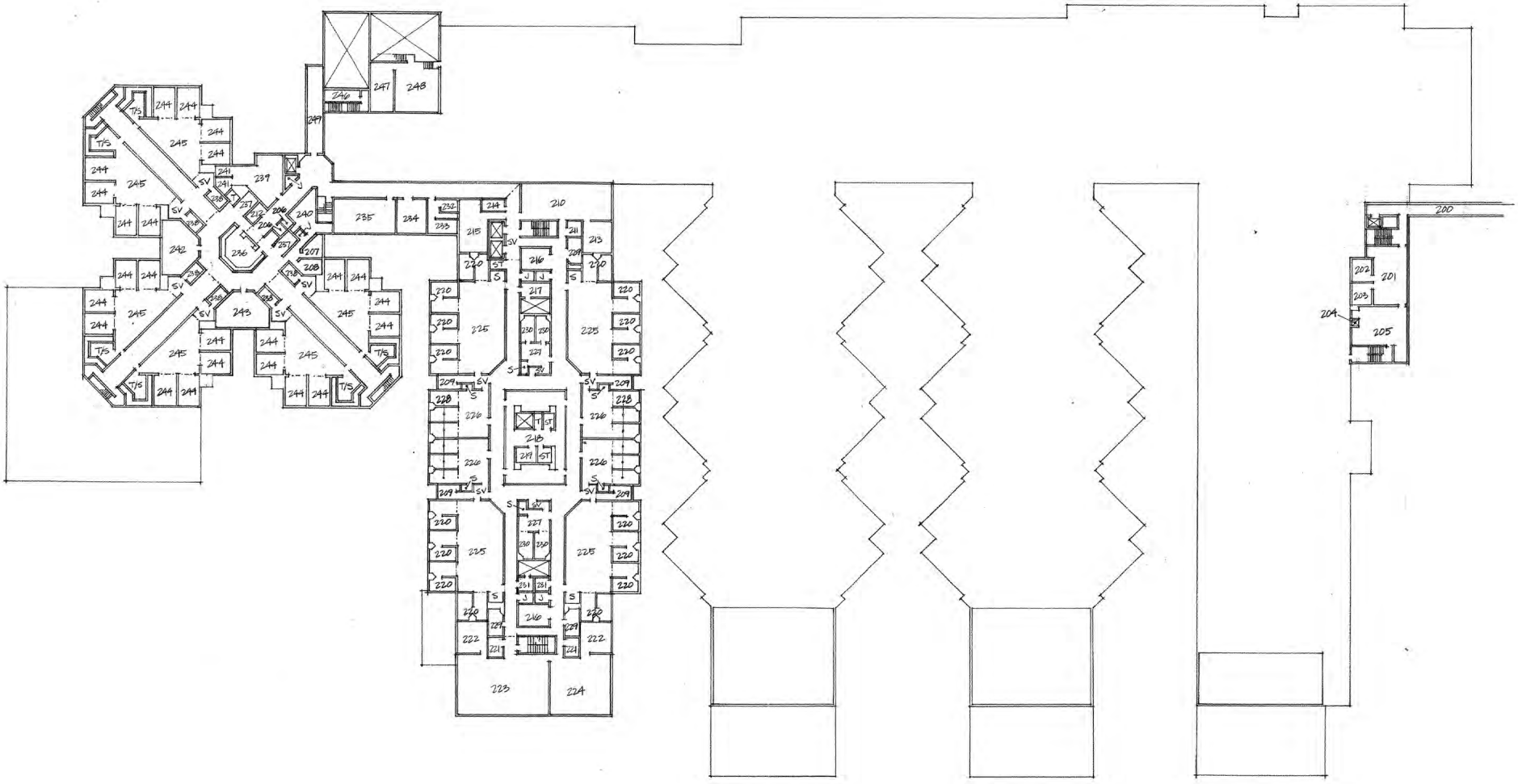
South Division (First Floor)



Session 2: Focus Groups

Existing Buildings

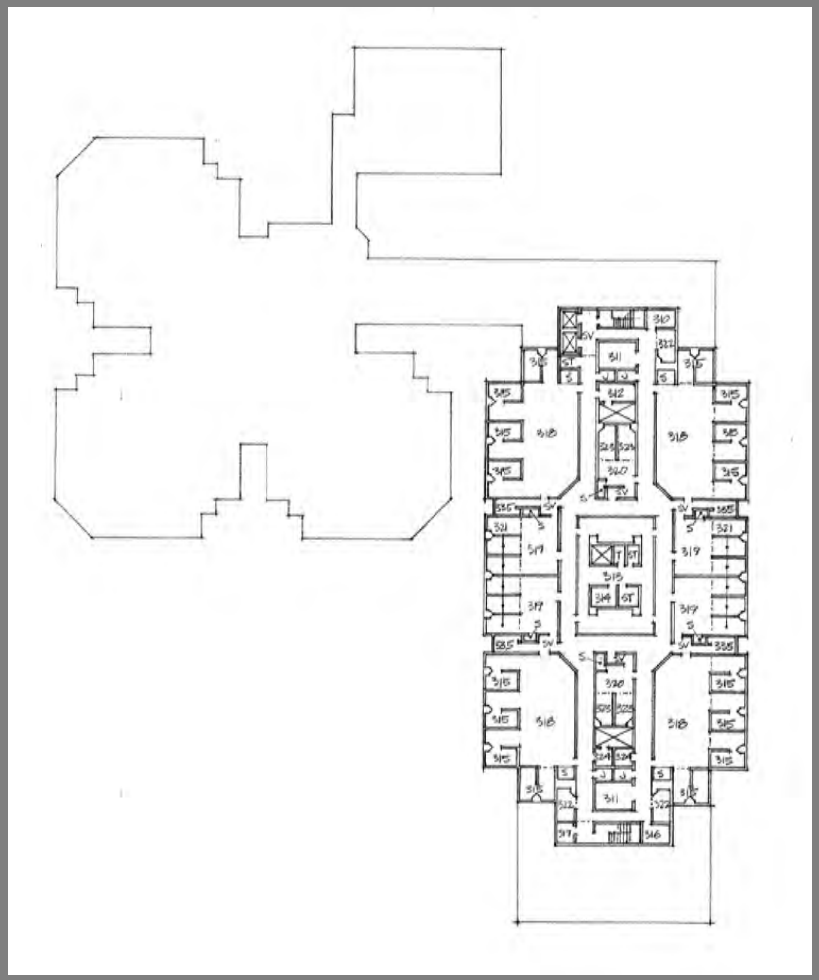
South Division (Second Floor)



Session 2: Focus Groups

Existing Buildings

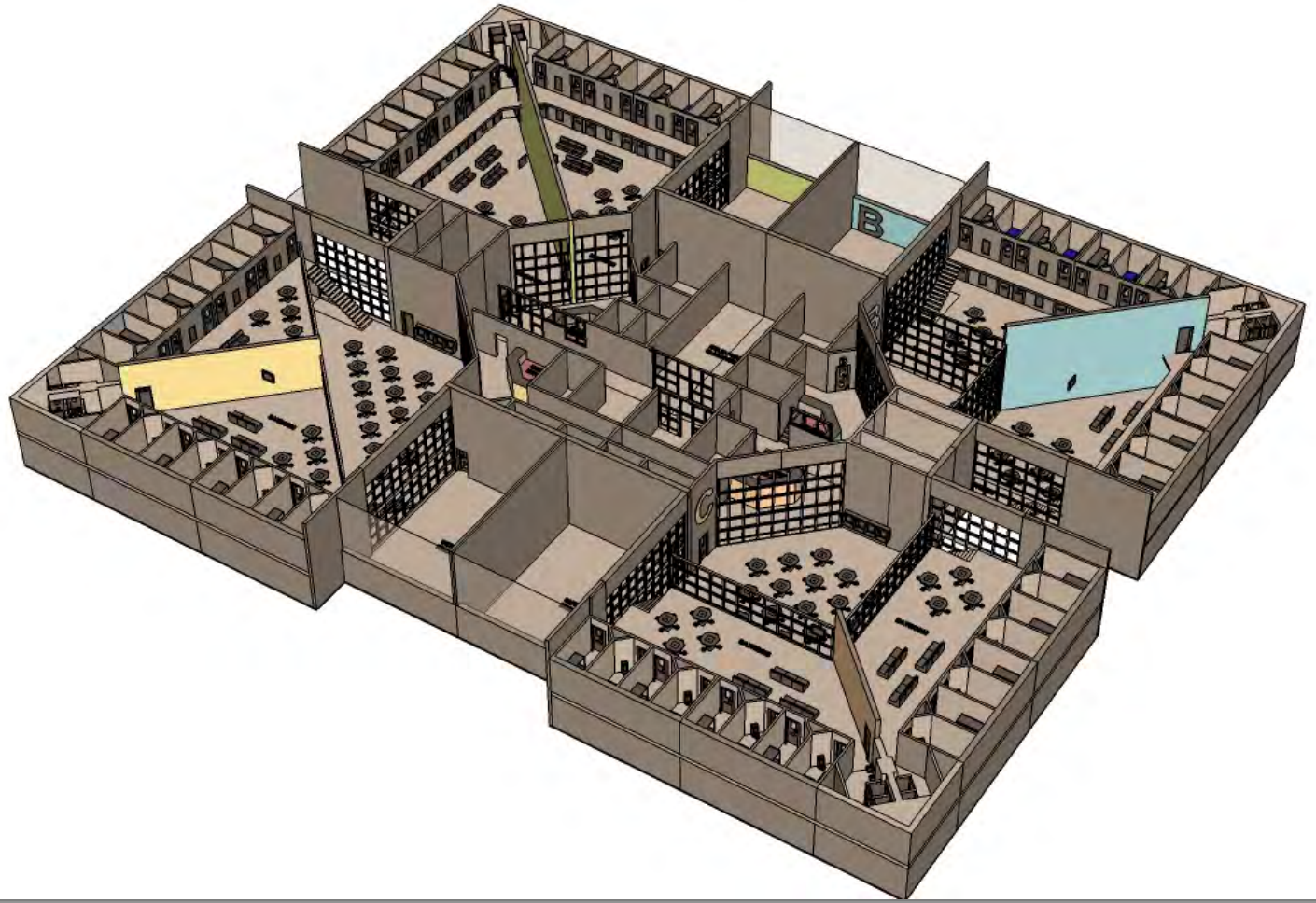
South Division (Upper Floors)



Session 2: Focus Groups

Housing

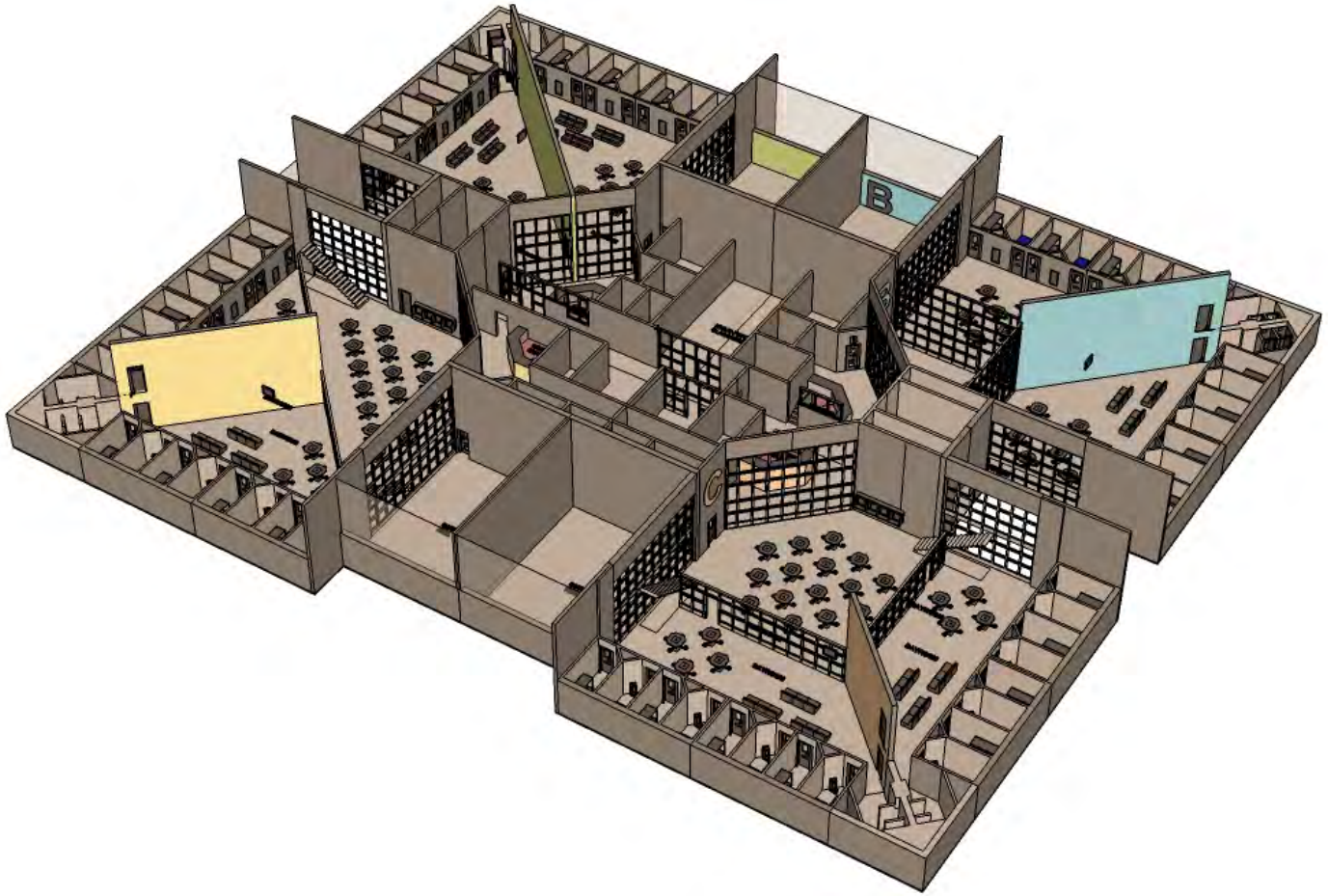
Options



Session 2: Focus Groups

Housing

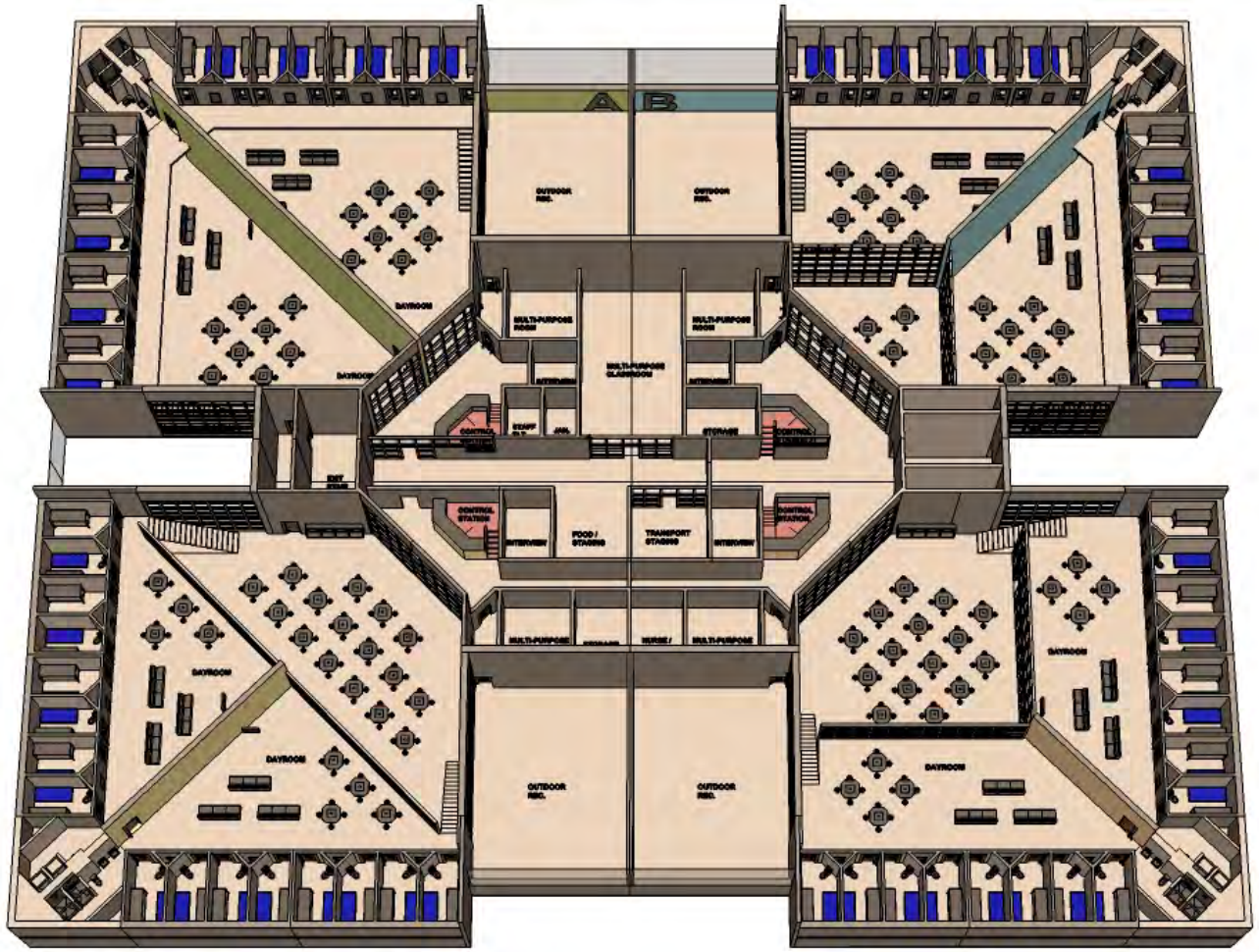
Options



Session 2: Focus Groups

Housing

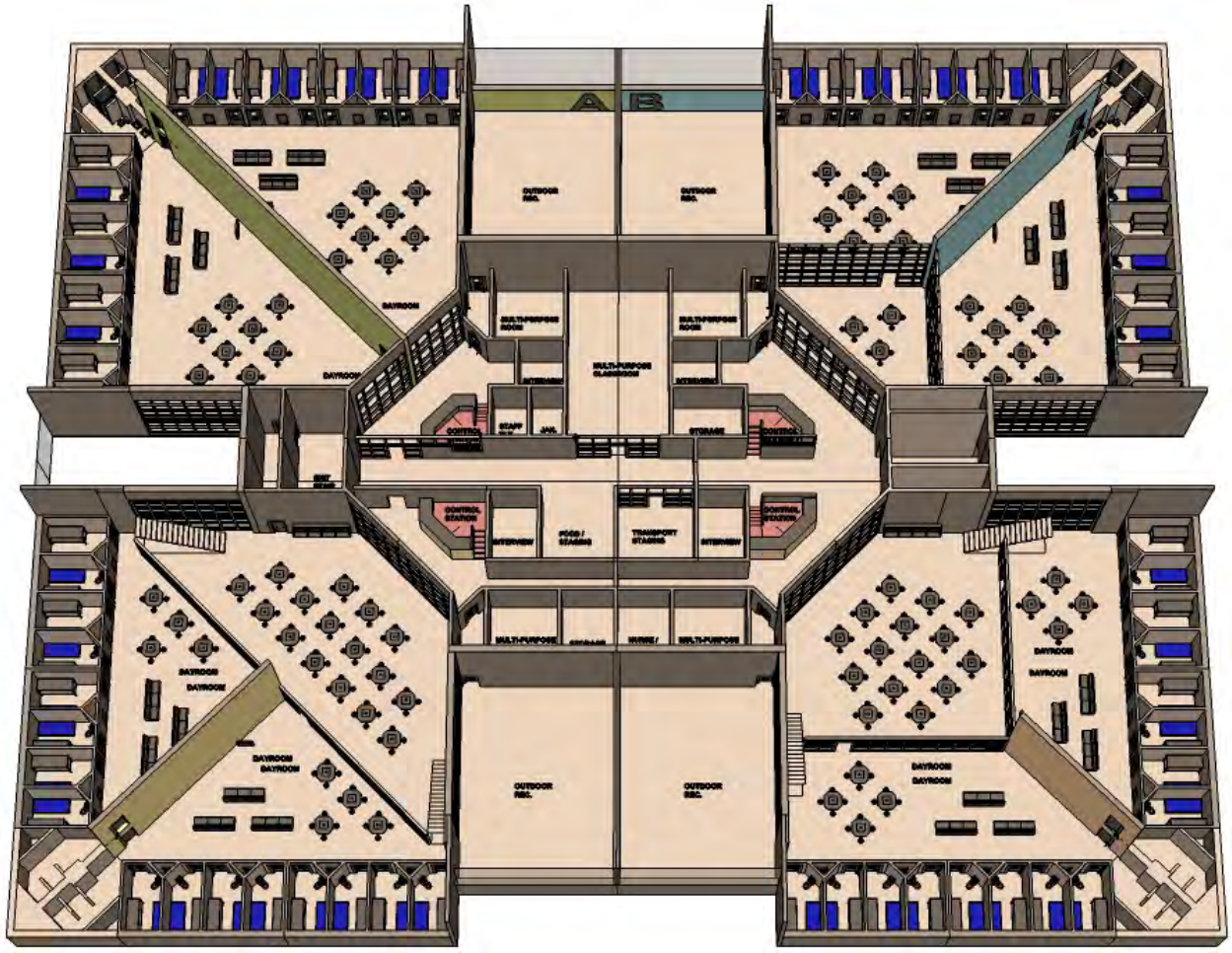
Options



Session 2: Focus Groups

Housing

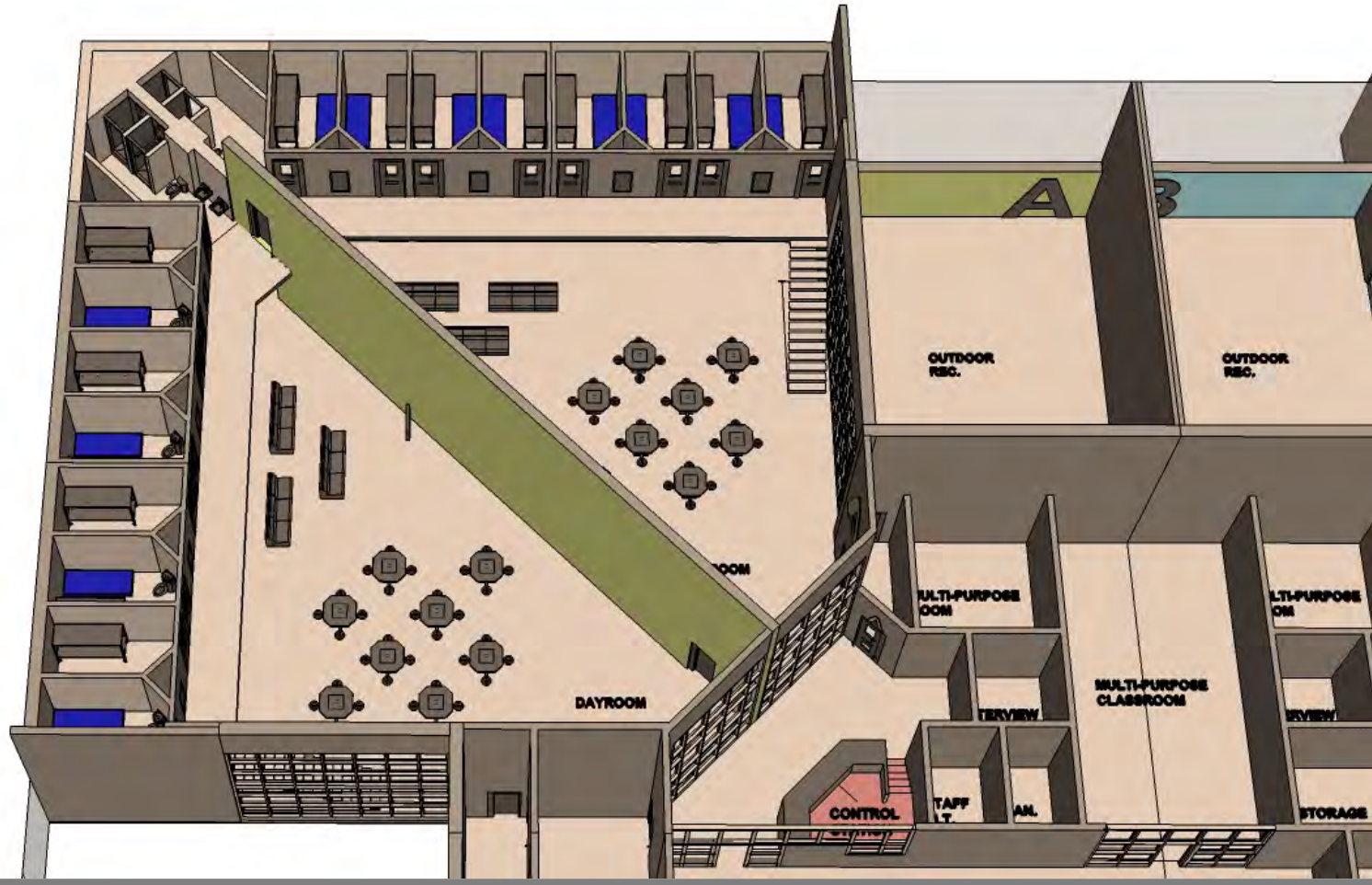
Options



Session 2: Focus Groups

Housing

Option A



Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

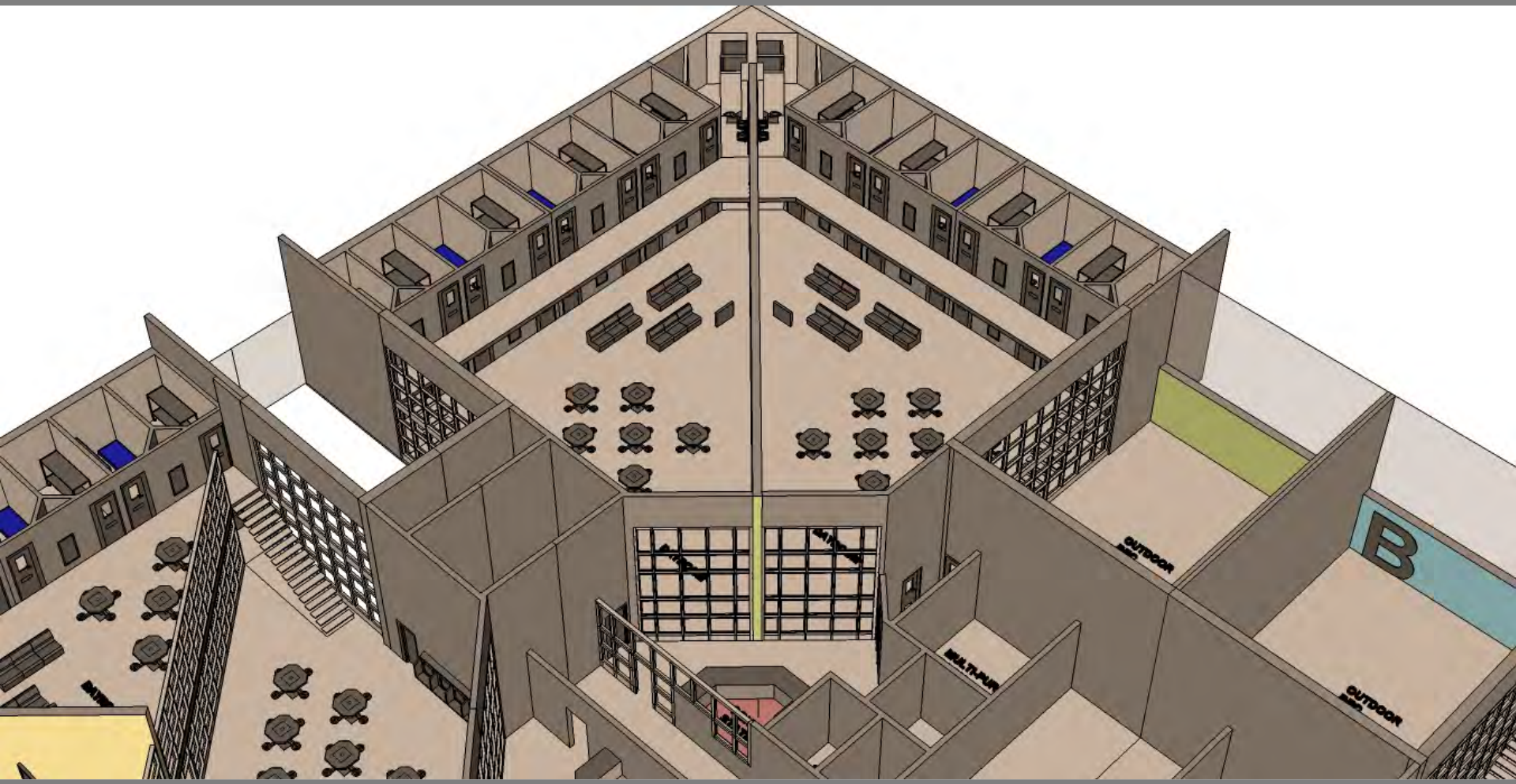
Housing

Option A

Session 2: Focus Groups

Housing

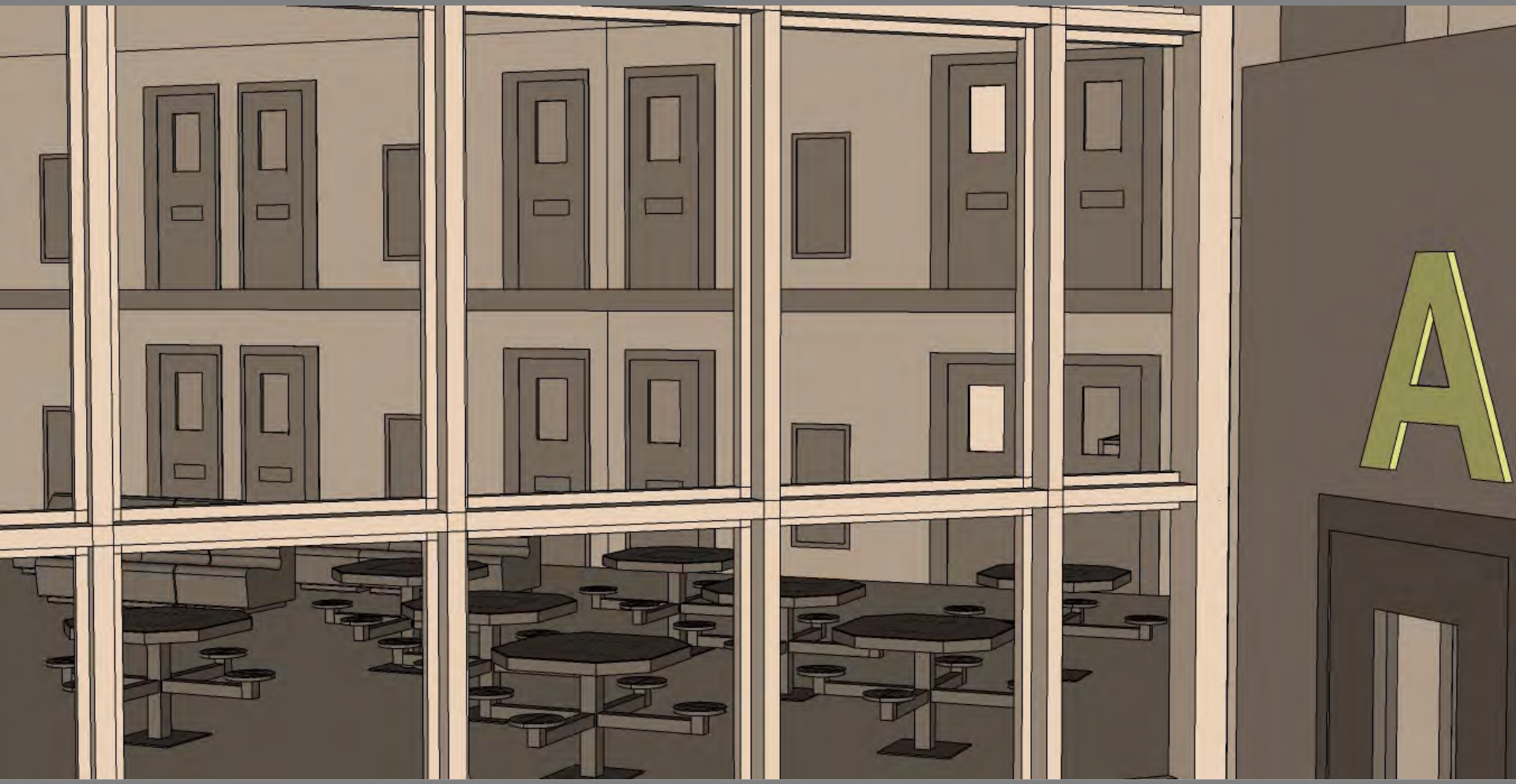
Option A



Session 2: Focus Groups

Housing

Option A



Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

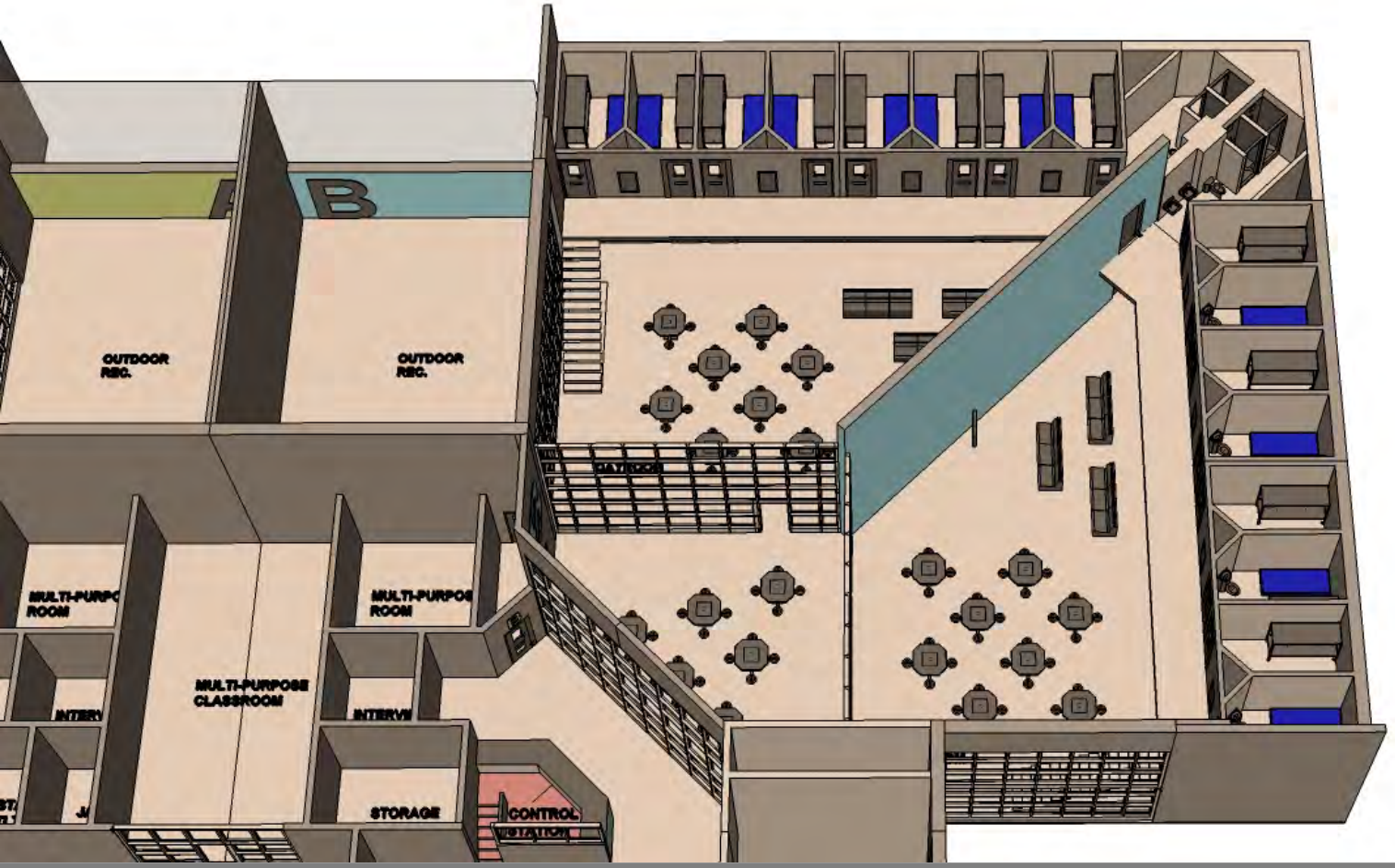
Housing

Option A

Session 2: Focus Groups

Housing

Option B

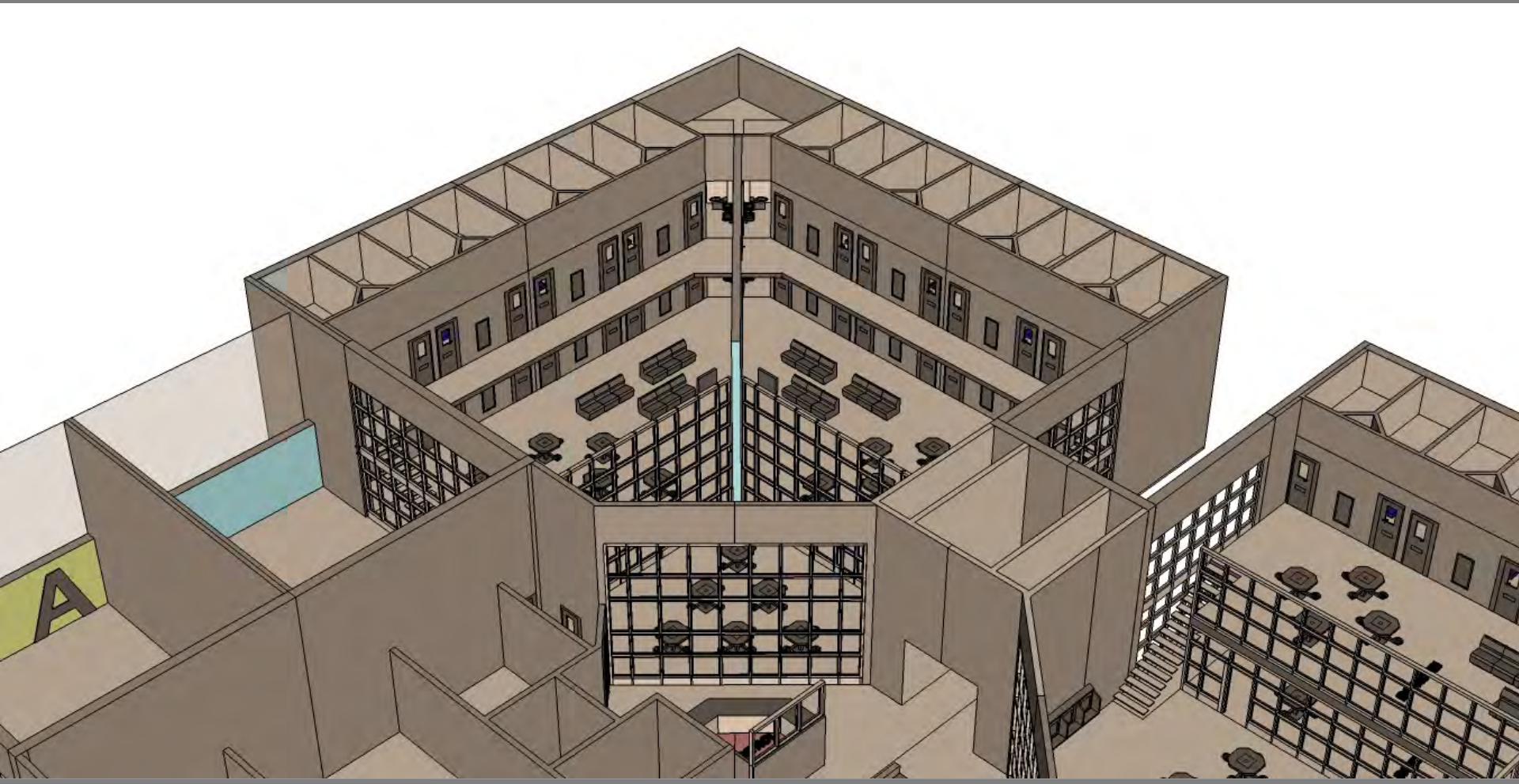


Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

Housing

Option B



Session 2: Focus Groups

Housing

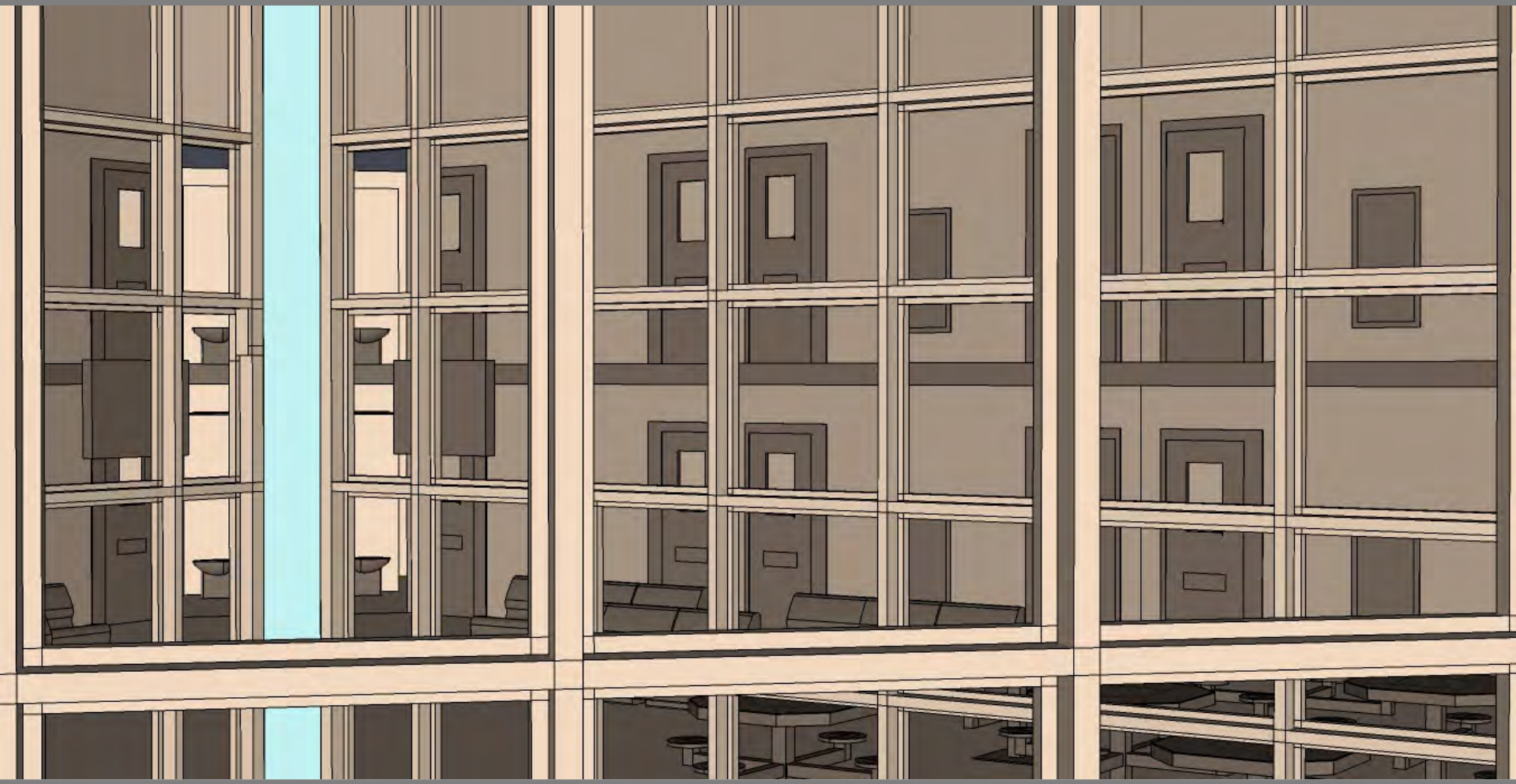
Option B

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

Housing

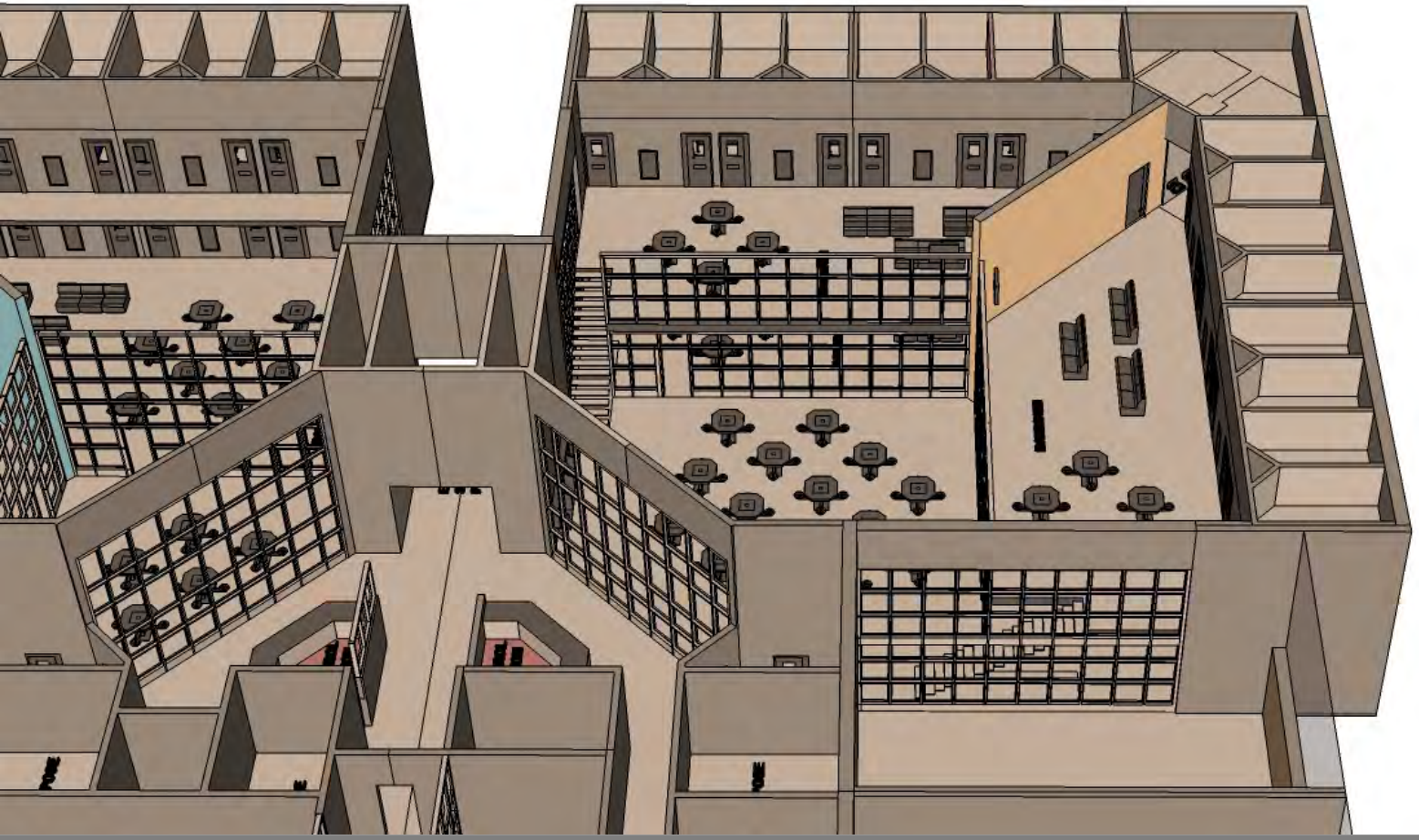
Option B



Session 2: Focus Groups

Housing

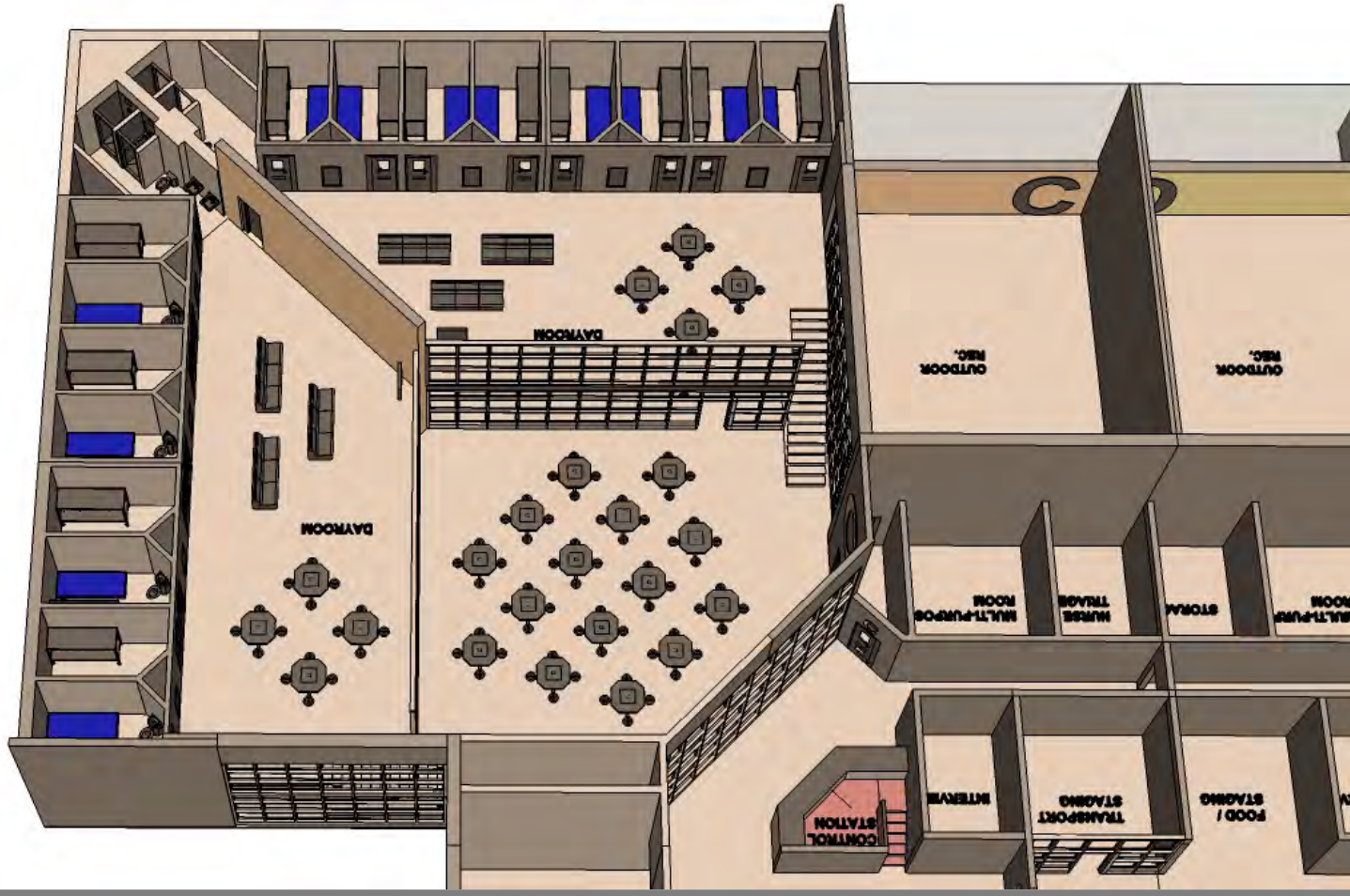
Option C



Session 2: Focus Groups

Housing

Option C

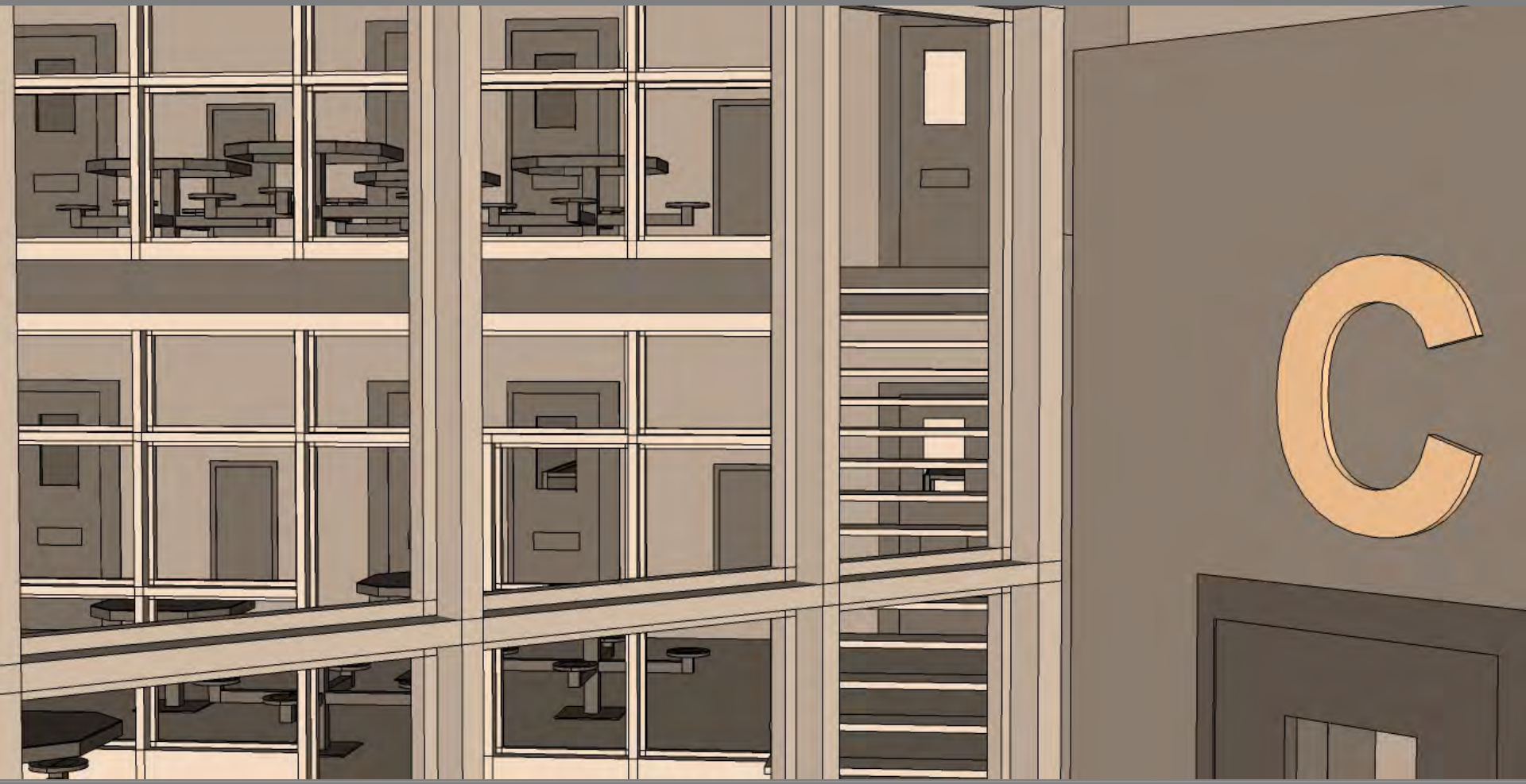


Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

Housing

Option C

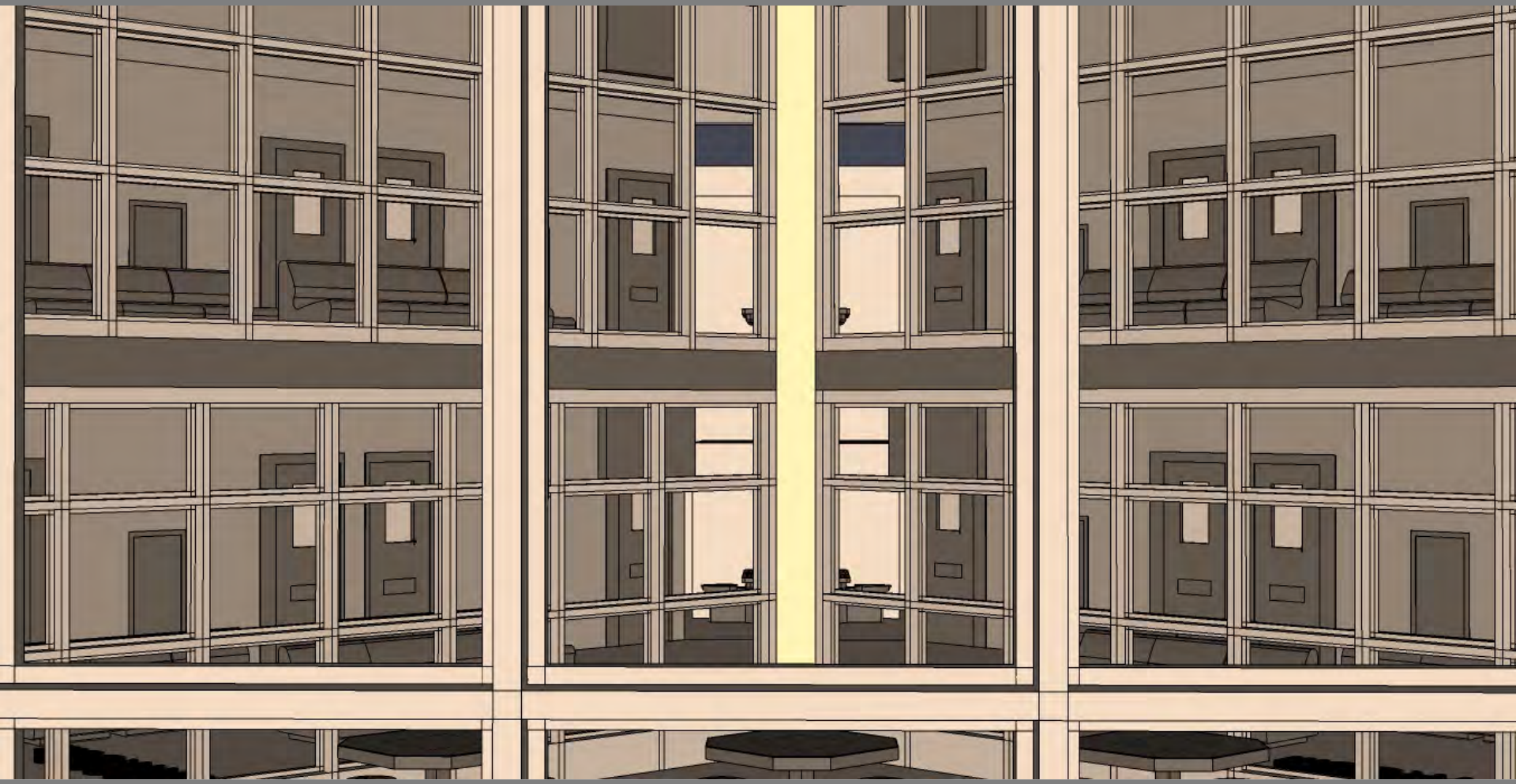


Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

Housing

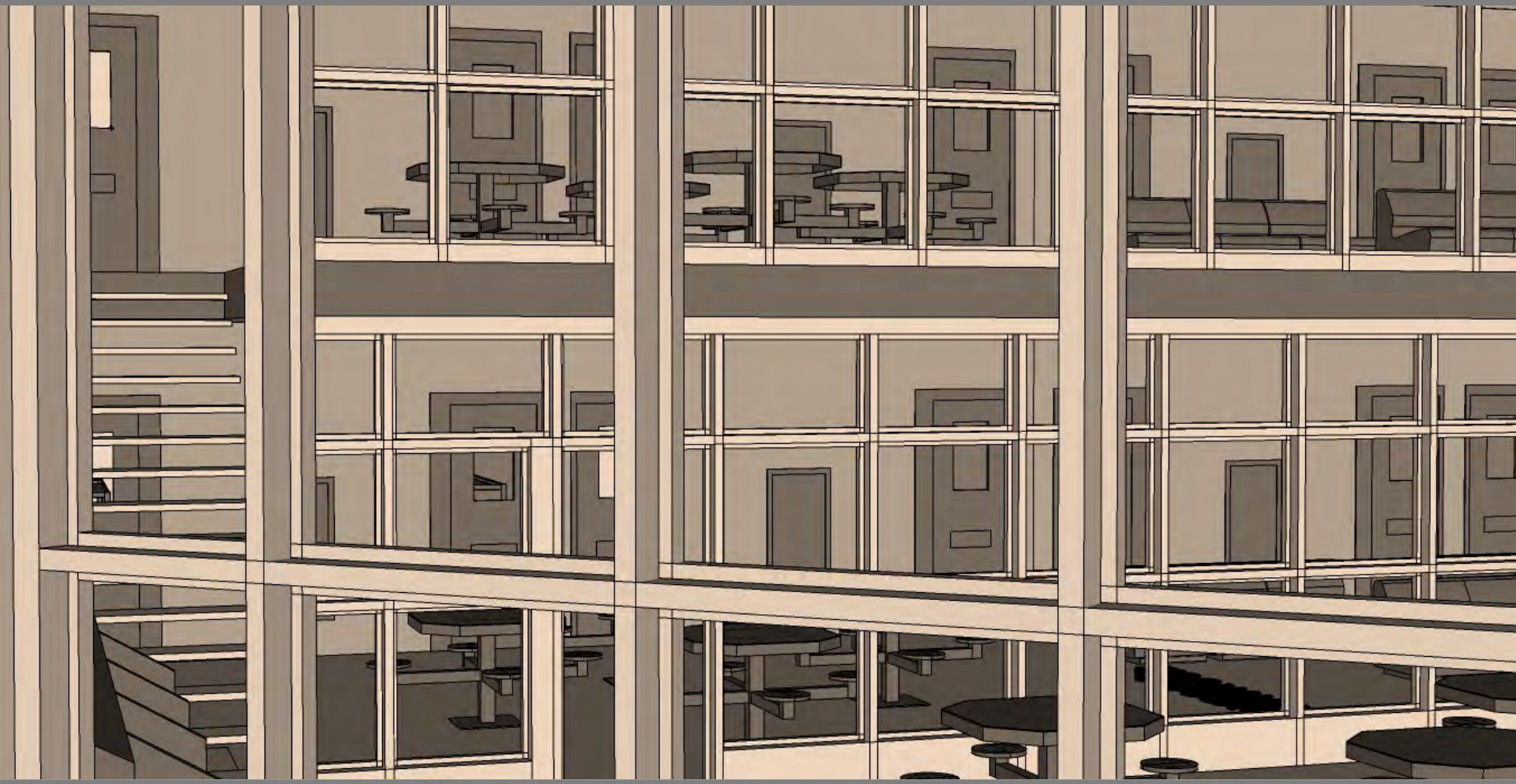
Option C



Session 2: Focus Groups

Housing

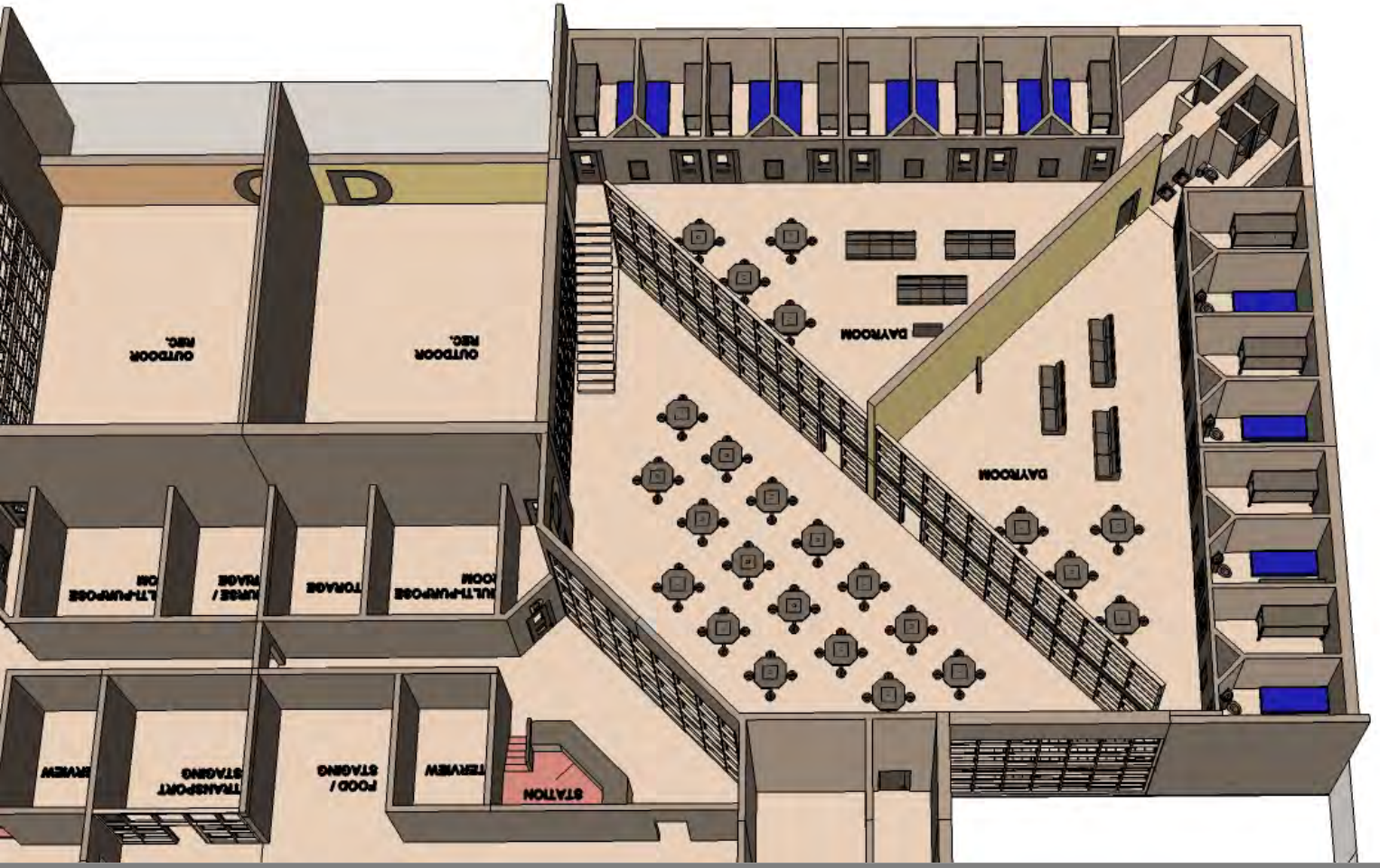
Option C



Session 2: Focus Groups

Housing

Option D



Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

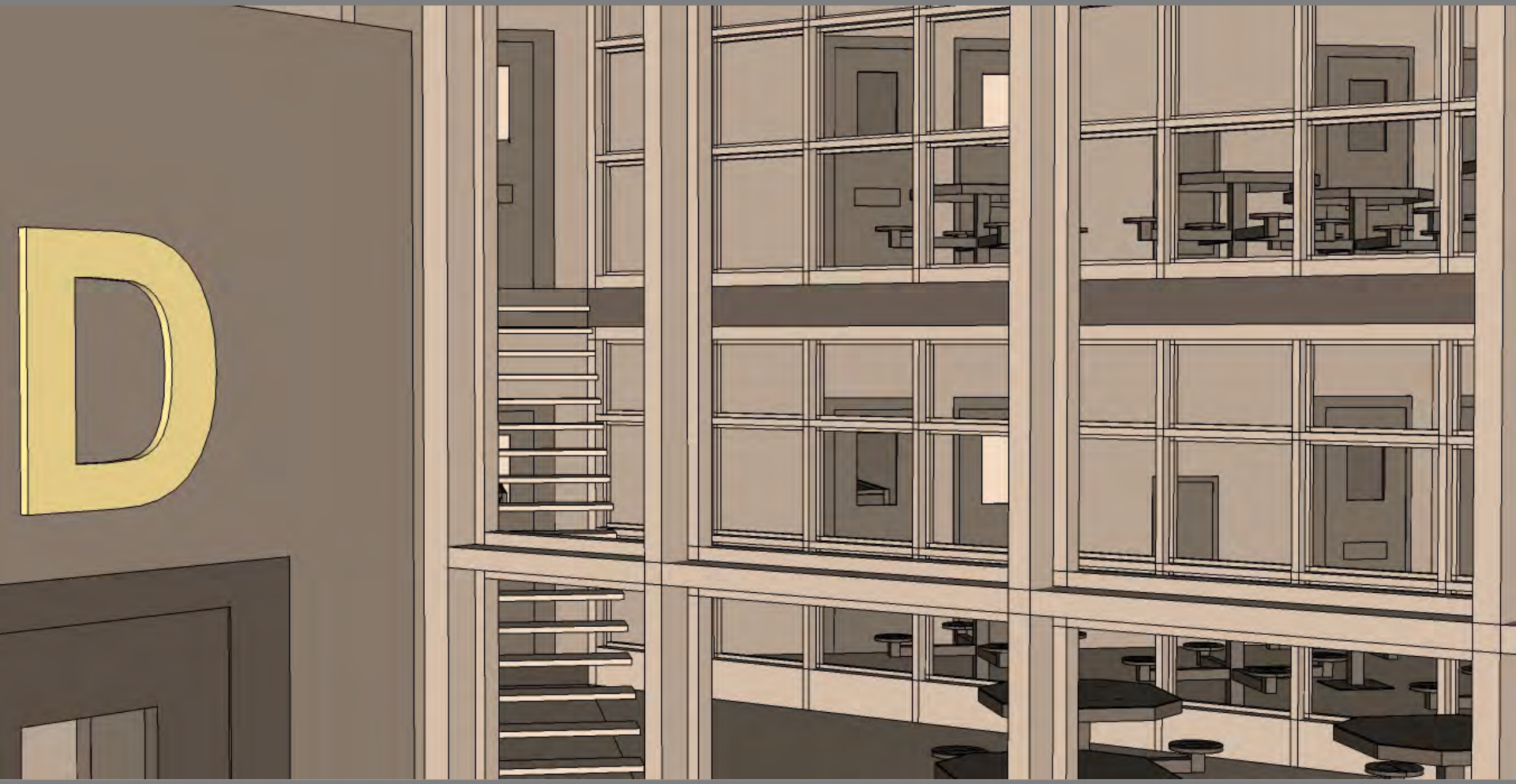
Housing

Option D

Session 2: Focus Groups

Housing

Option D

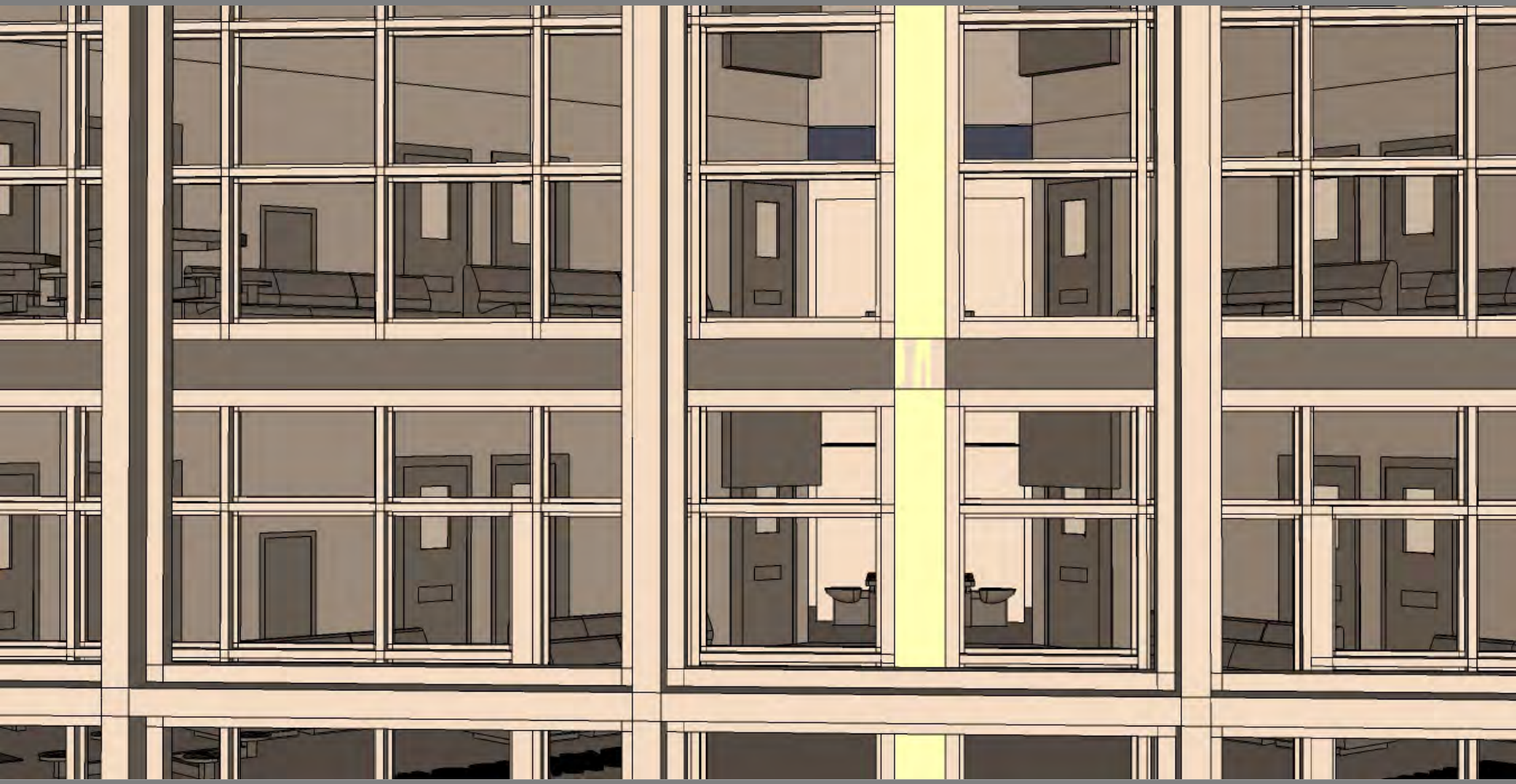


Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Focus Groups

Housing

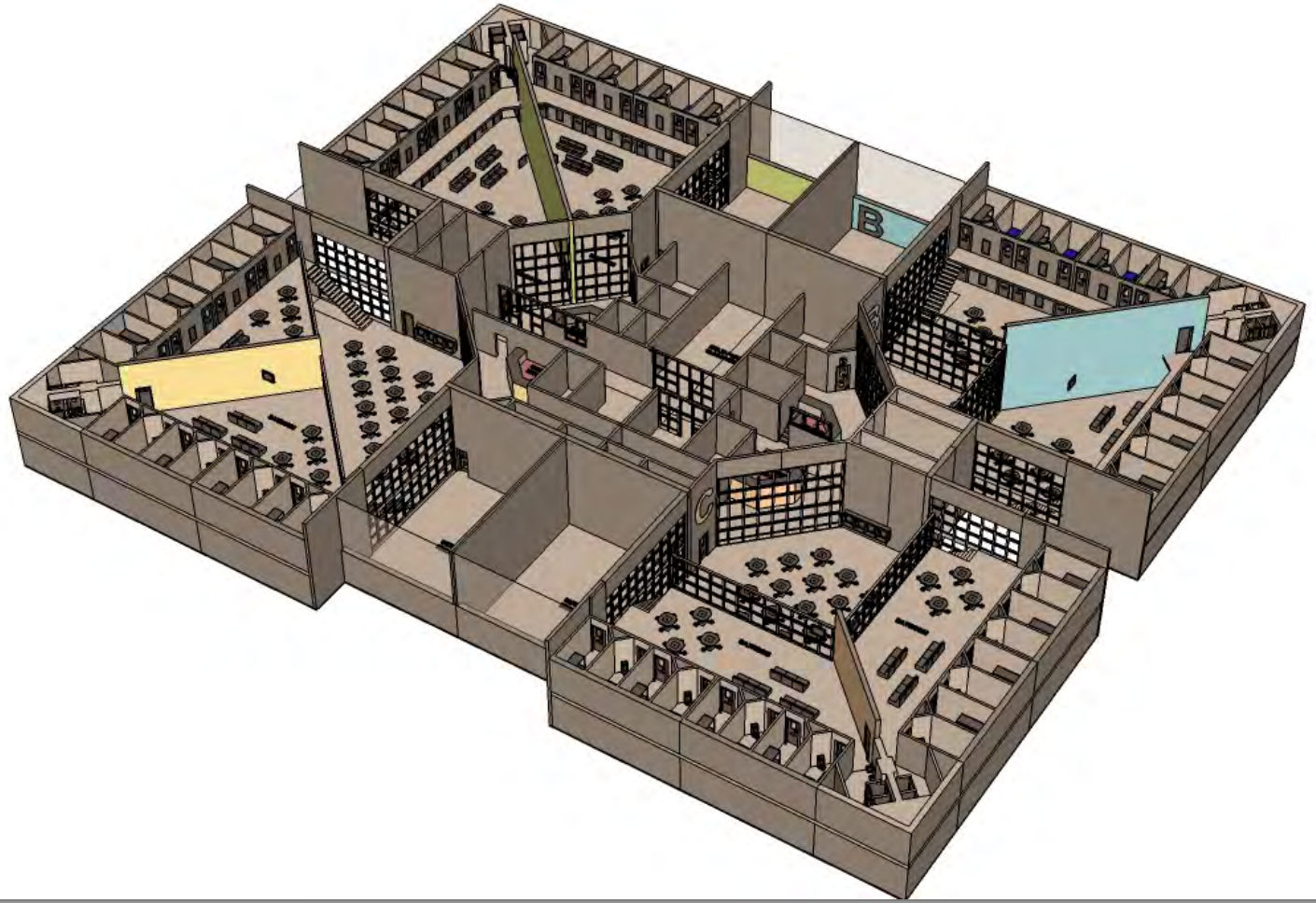
Option D



Session 2: Focus Groups

Housing

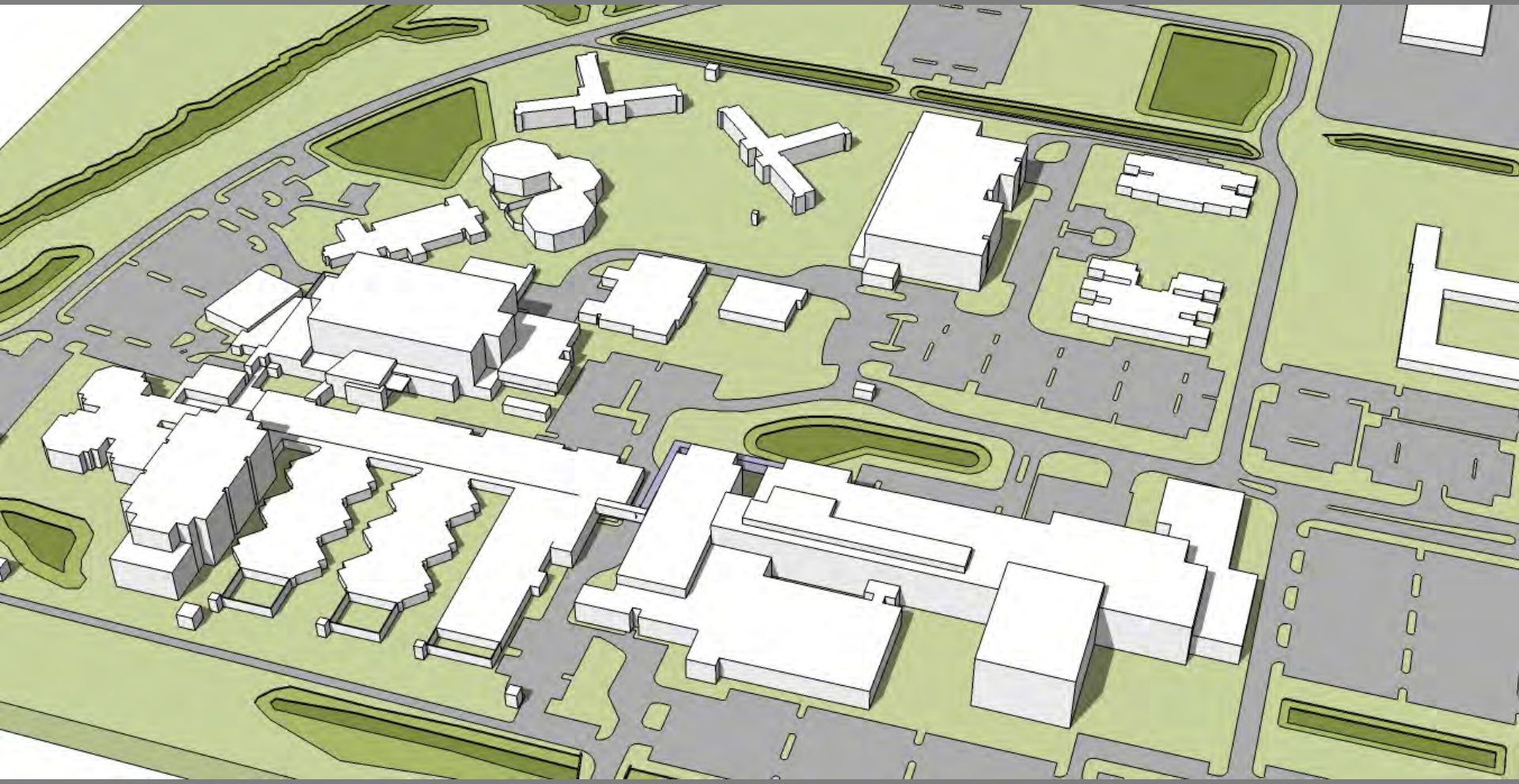
Options – A thru D



Session 2: Focus Groups

Master Plan

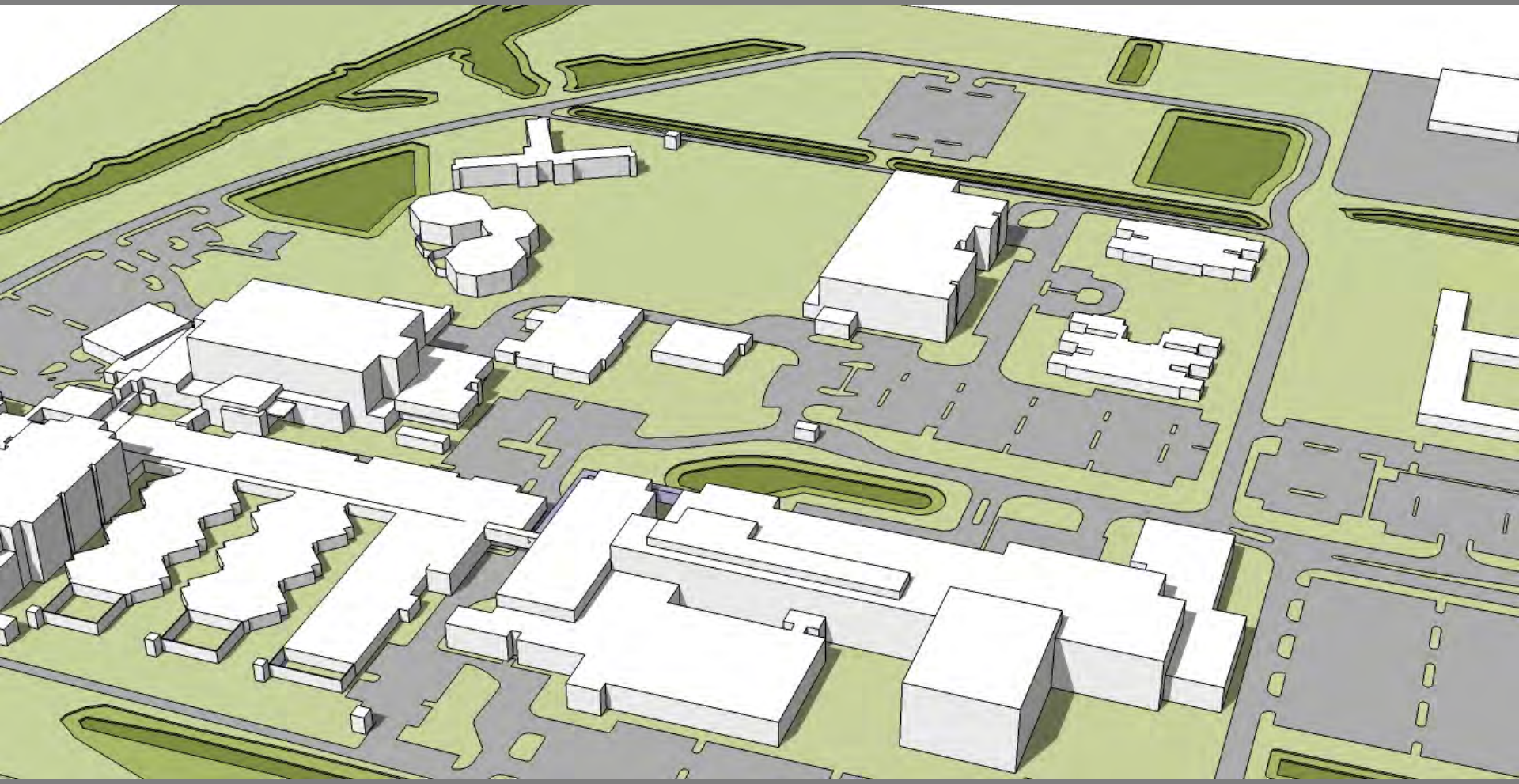
Scheme 5 - Existing



Session 2: Focus Groups

Master Plan

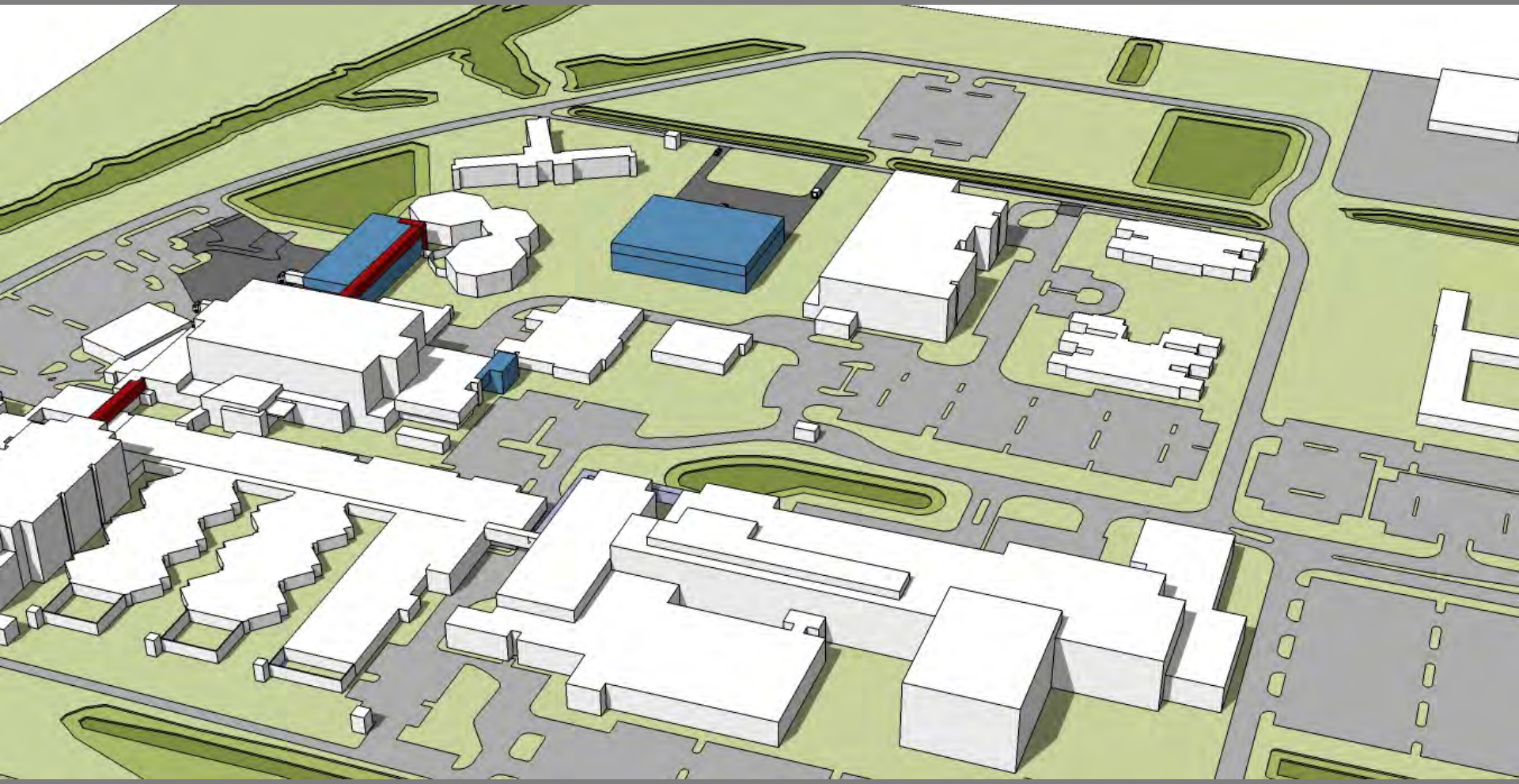
Scheme 5 – Phase 1 Demolition



Session 2: Focus Groups

Master Plan

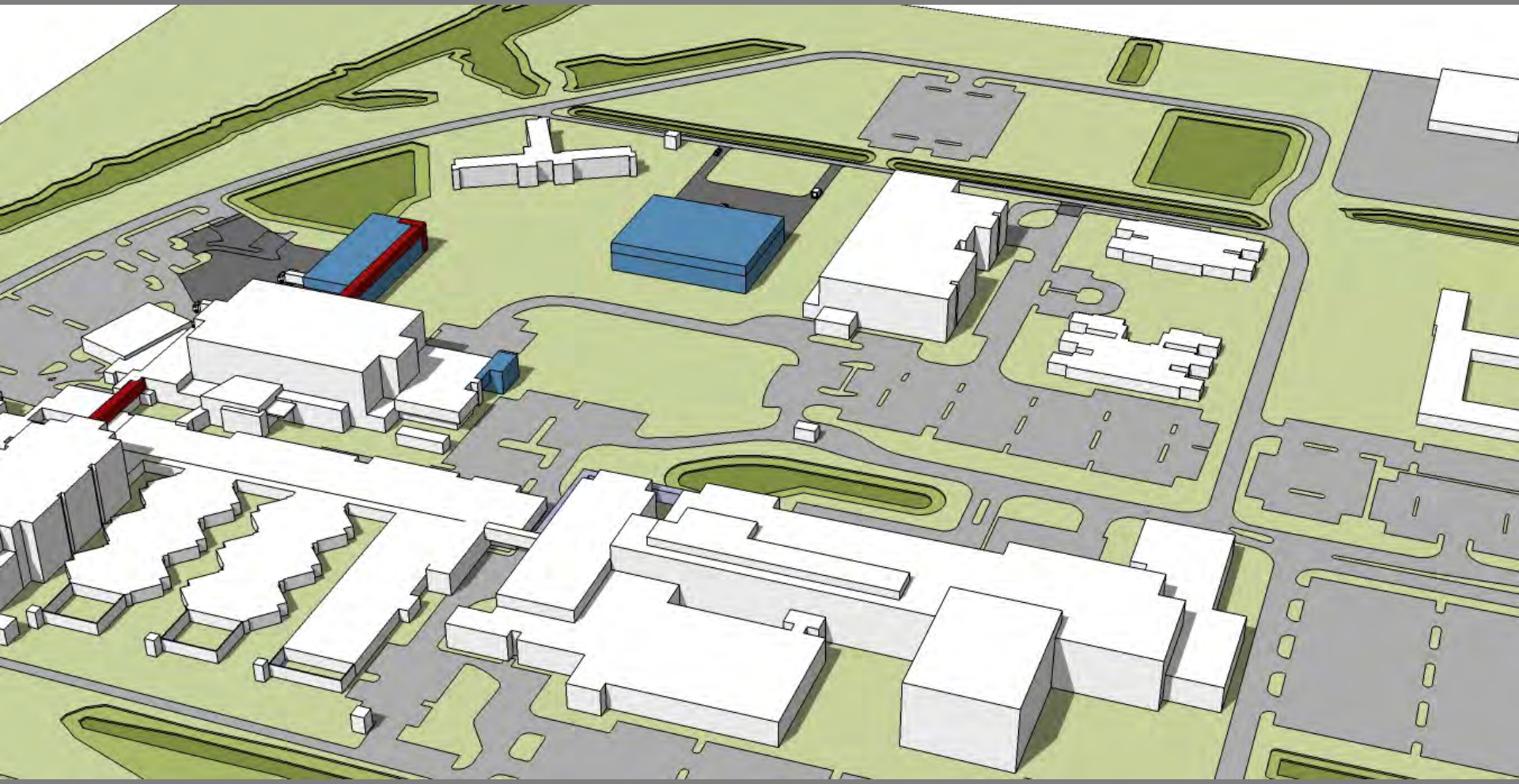
Scheme 5 – Phase 1



Session 2: Focus Groups

Master Plan

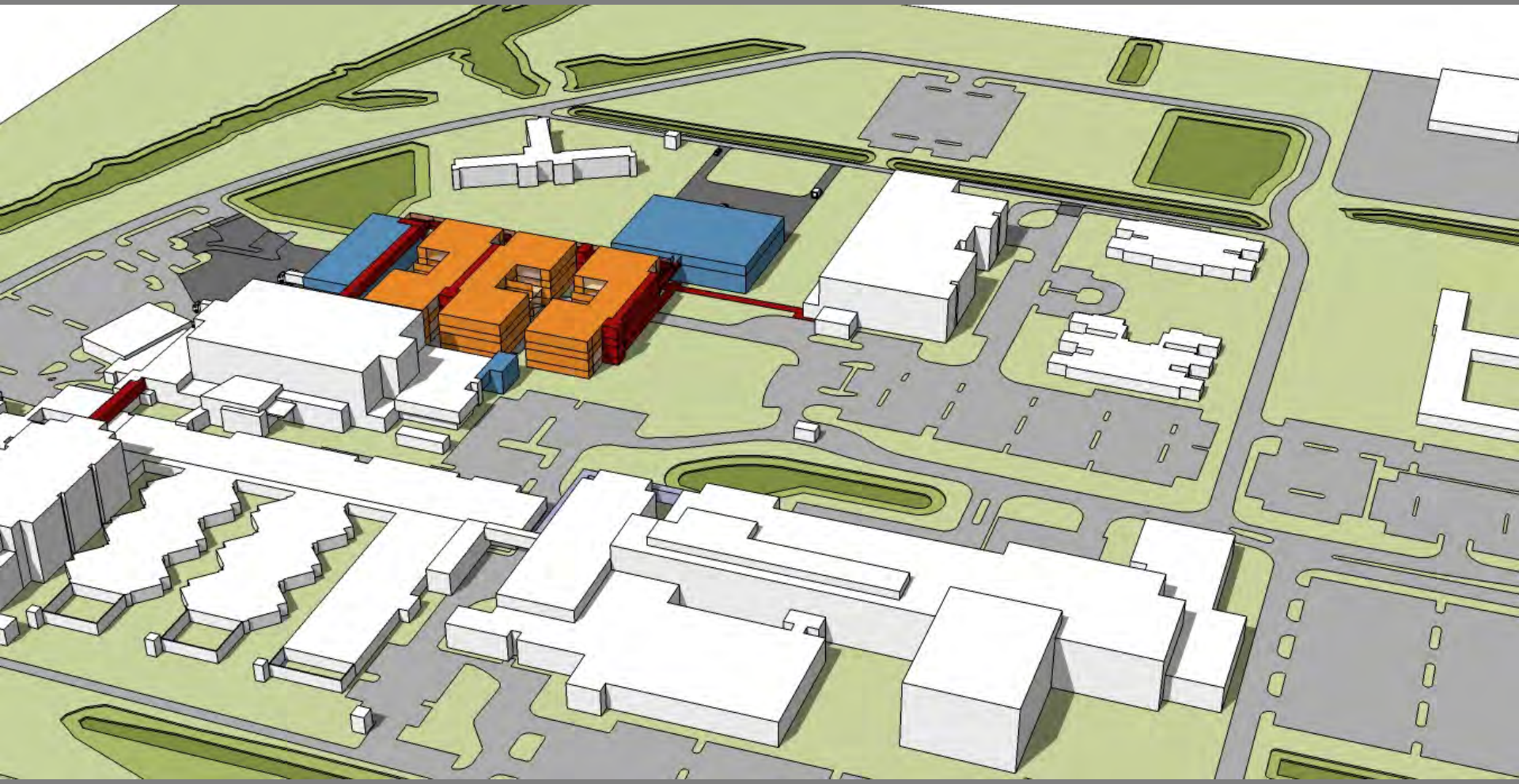
Scheme 5 – Phase 2 Demolition



Session 2: Focus Groups

Master Plan

Scheme 5 – Phase 2



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Session 2: Focus Groups

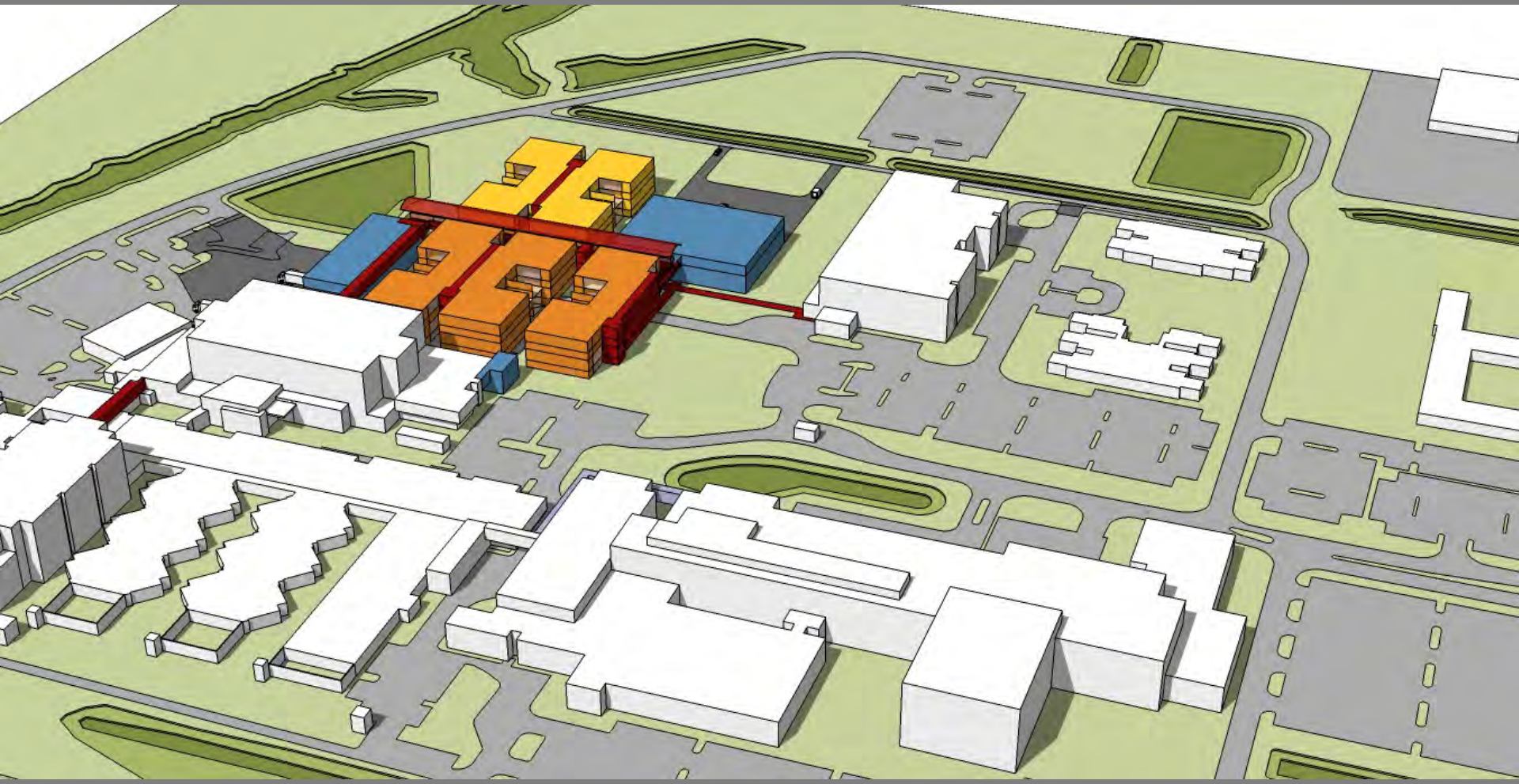
Master Plan

Scheme 5 – Phase 3 Demolition

Session 2: Focus Groups

Master Plan

Scheme 5 – Phase 3



Session 2: Focus Groups

Master Plan

Scheme 5 – Complete

Session 2: Focus Groups

Master Plan

Scheme 5 – Complete

Session 2: Focus Groups

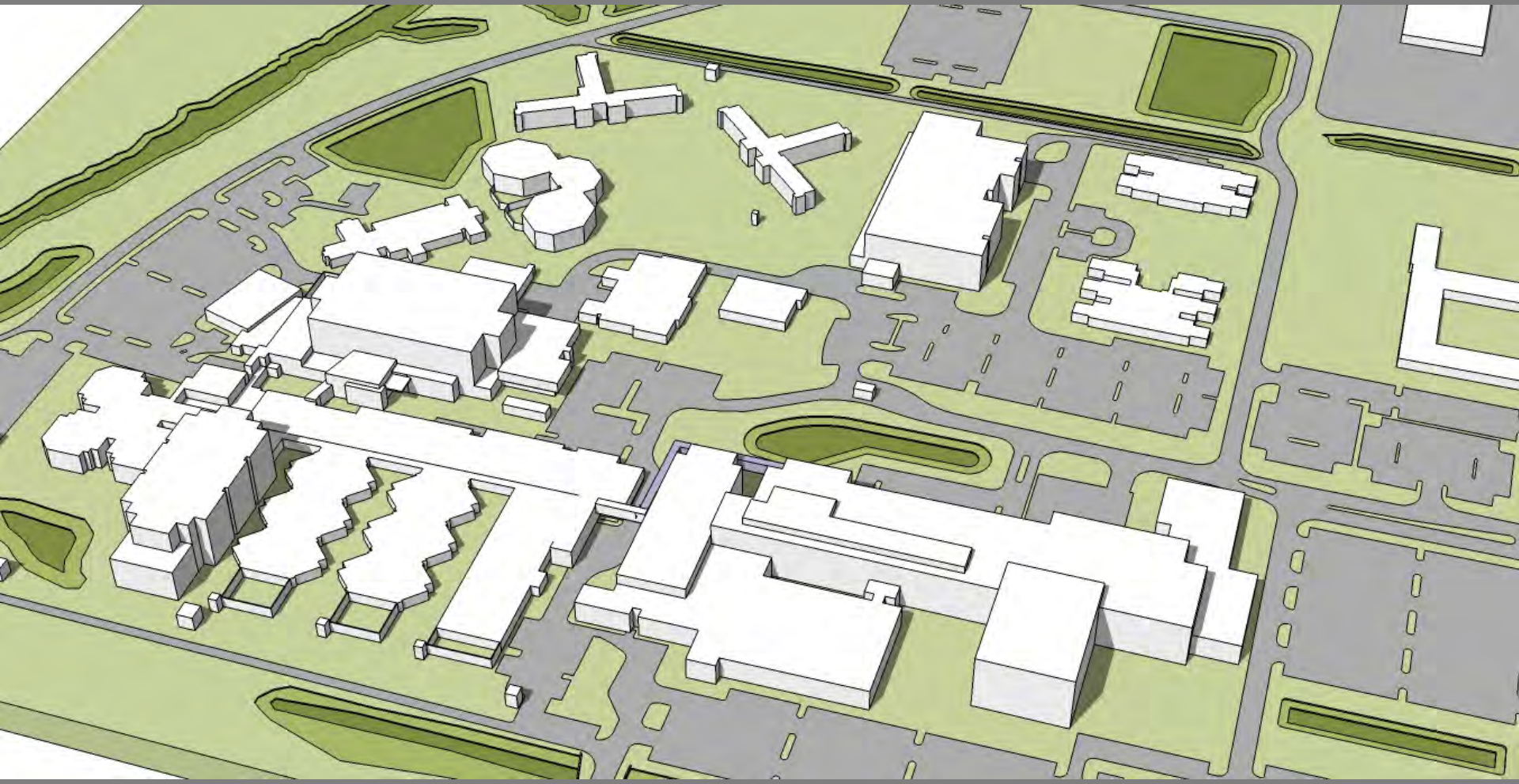
Master Plan

Scheme 5 – Complete

Session 2: Focus Groups

Master Plan

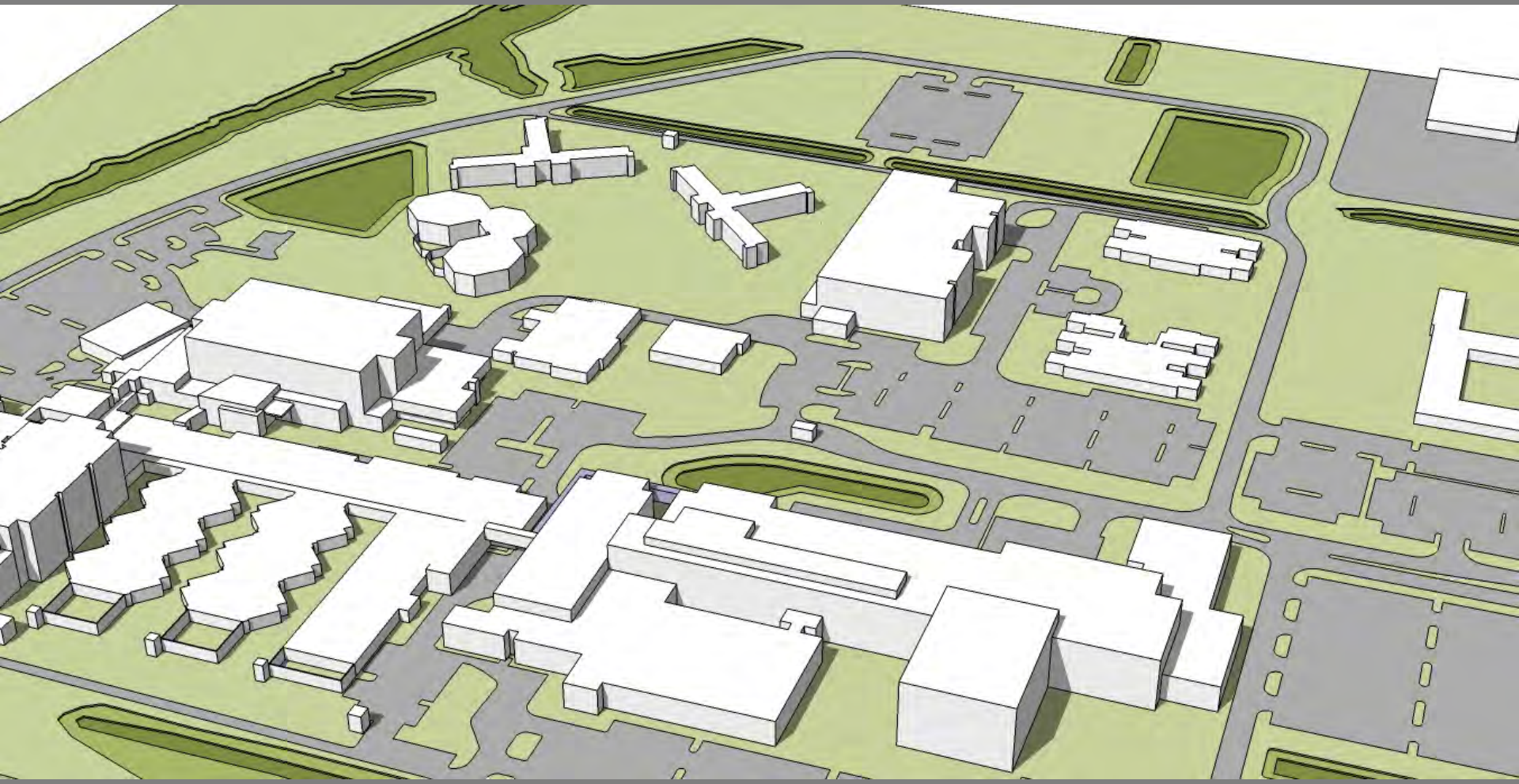
Scheme 6 – Existing



Session 2: Focus Groups

Master Plan

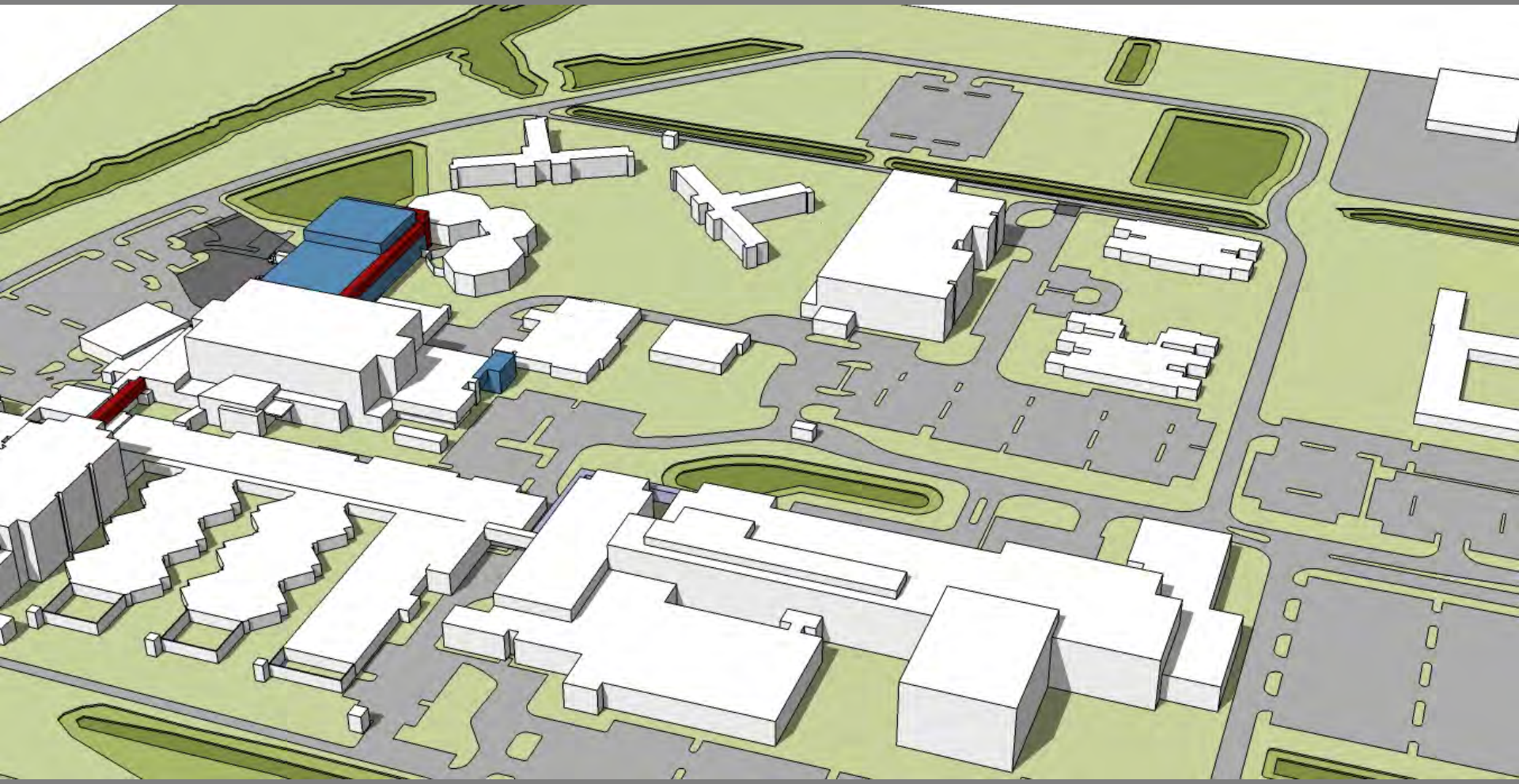
Scheme 6 – Phase 1 Demolition



Session 2: Focus Groups

Master Plan

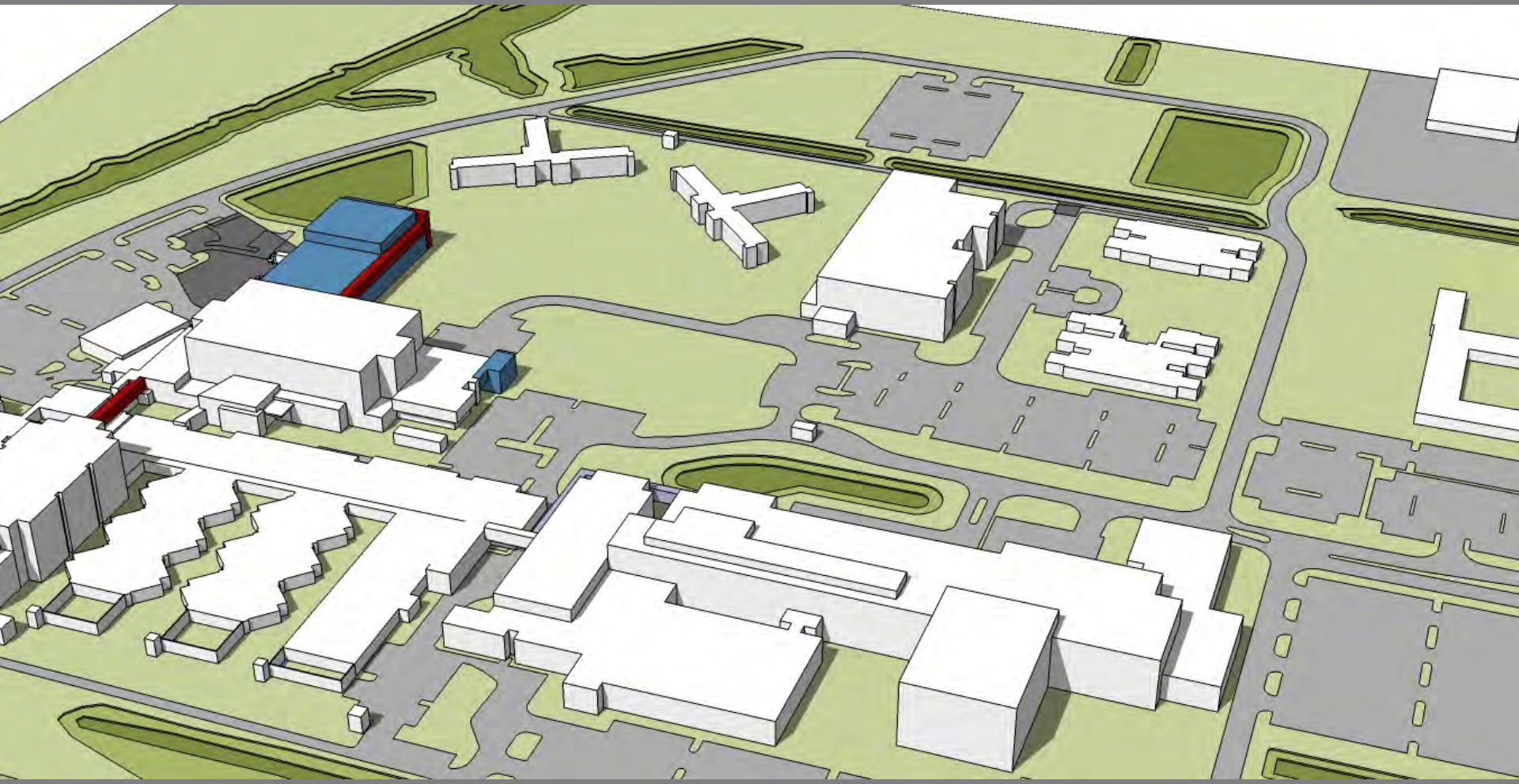
Scheme 6 – Phase 1



Session 2: Focus Groups

Master Plan

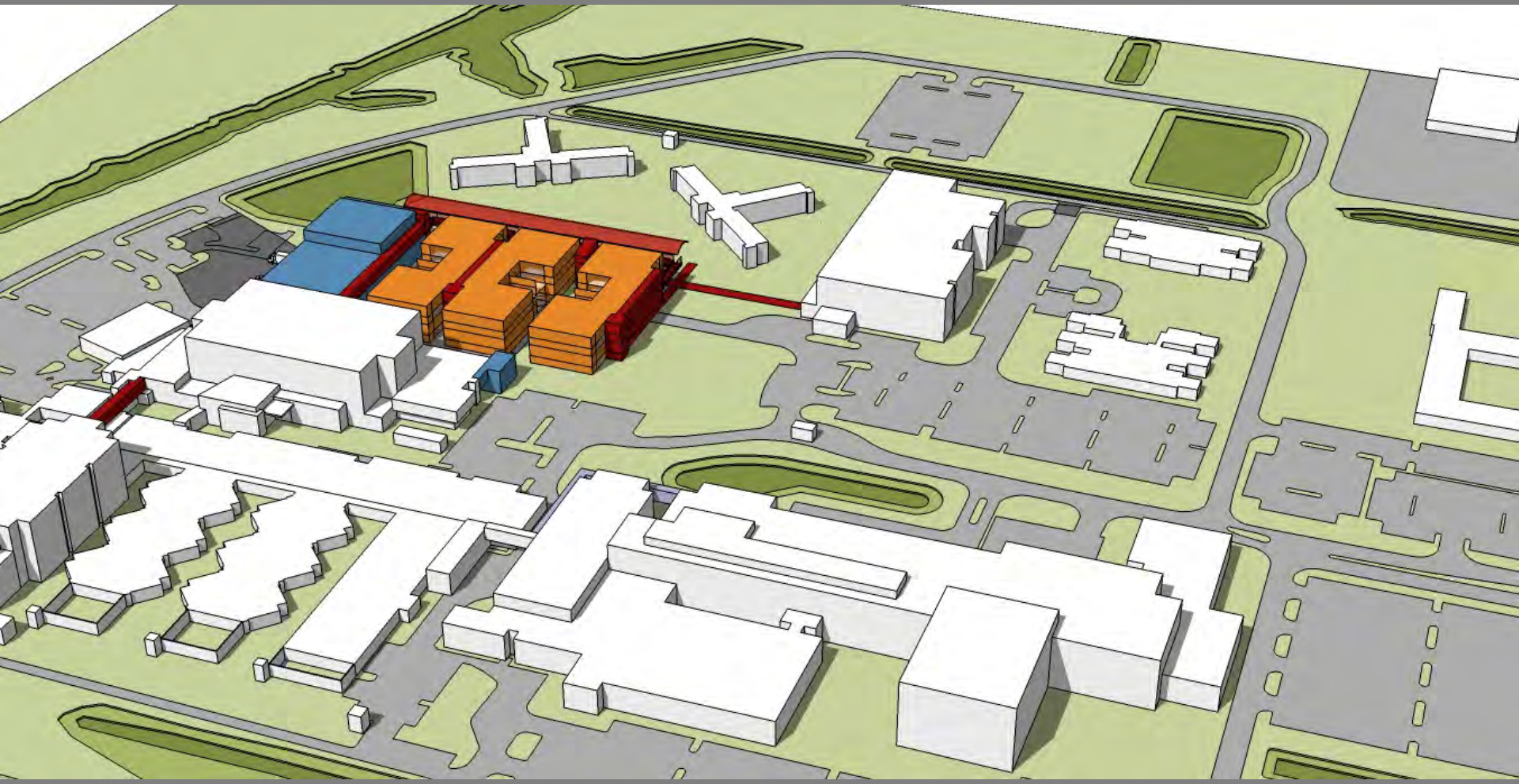
Scheme 6 – Phase 2 Demolition



Session 2: Focus Groups

Master Plan

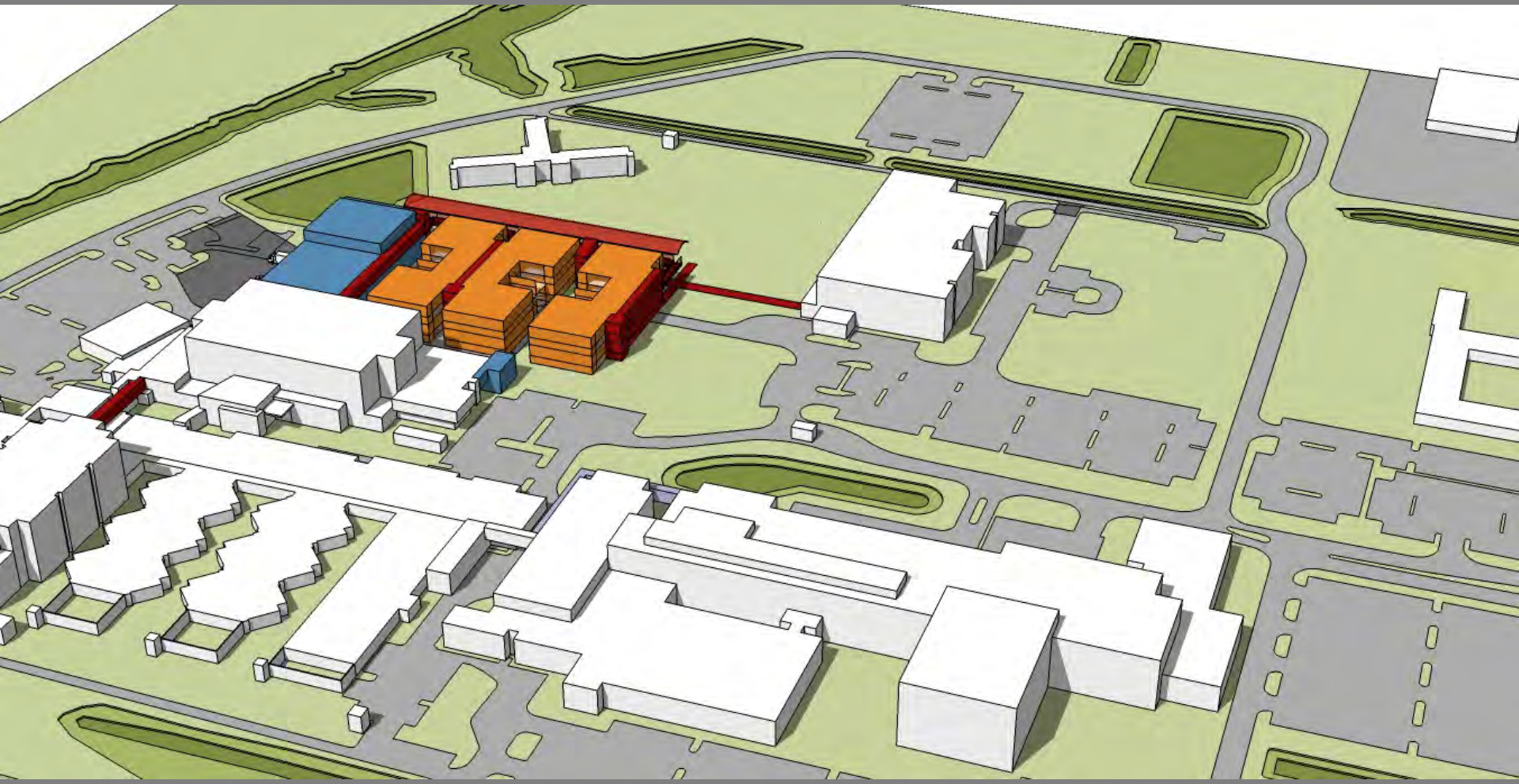
Scheme 6 – Phase 2



Session 2: Focus Groups

Master Plan

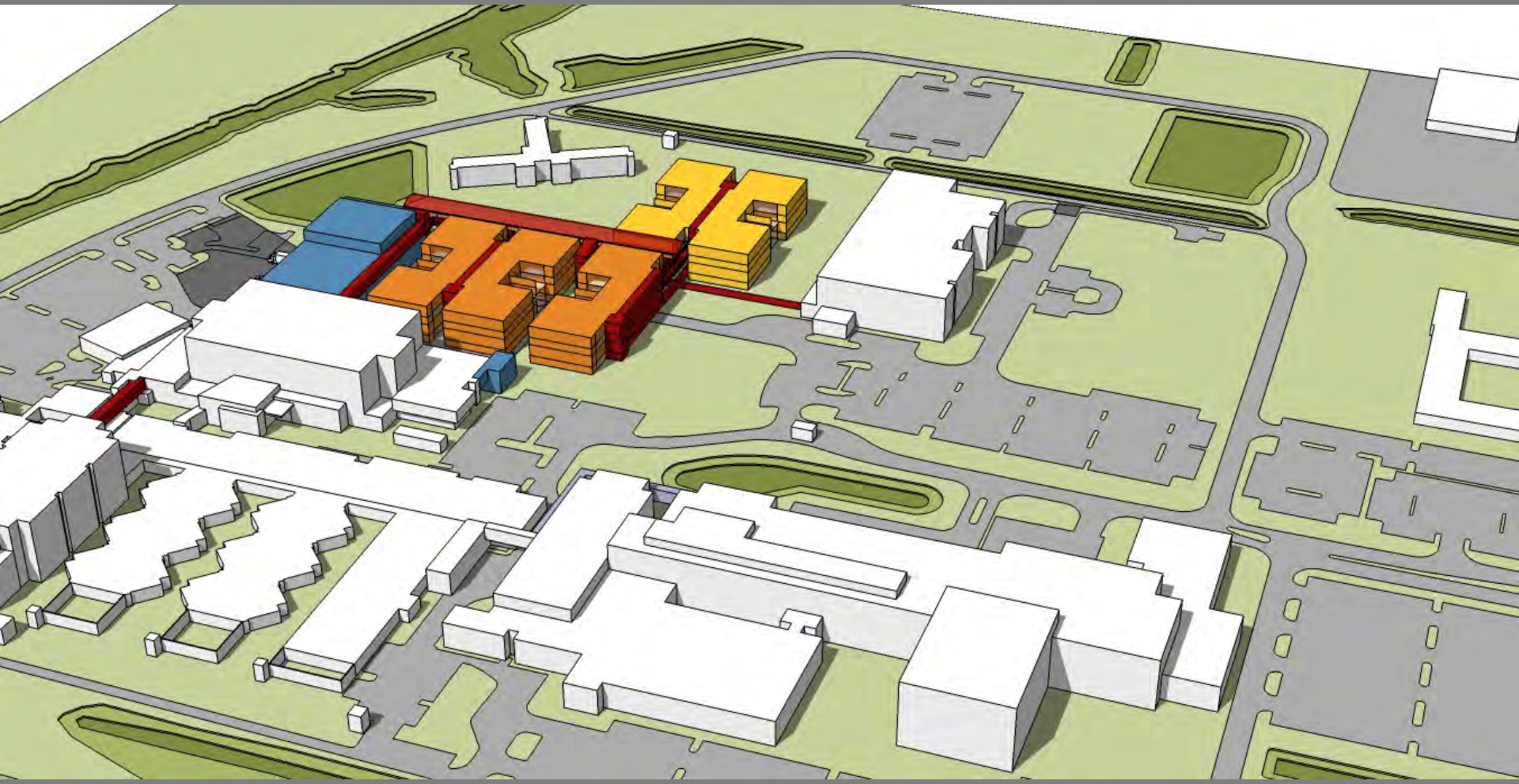
Scheme 6 – Phase 3 Demolition



Session 2: Focus Groups

Master Plan

Scheme 6 – Phase 3



Session 2: Focus Groups

Master Plan

Scheme 6 – Phase 4 Demolition

Session 2: Focus Groups

Master Plan

Scheme 6 – Phase 4 Demolition

Session 2: Focus Groups

Master Plan

Scheme 6 – Complete

Session 2: Focus Groups

Master Plan

Scheme 6 – Complete

Session 2: Focus Groups

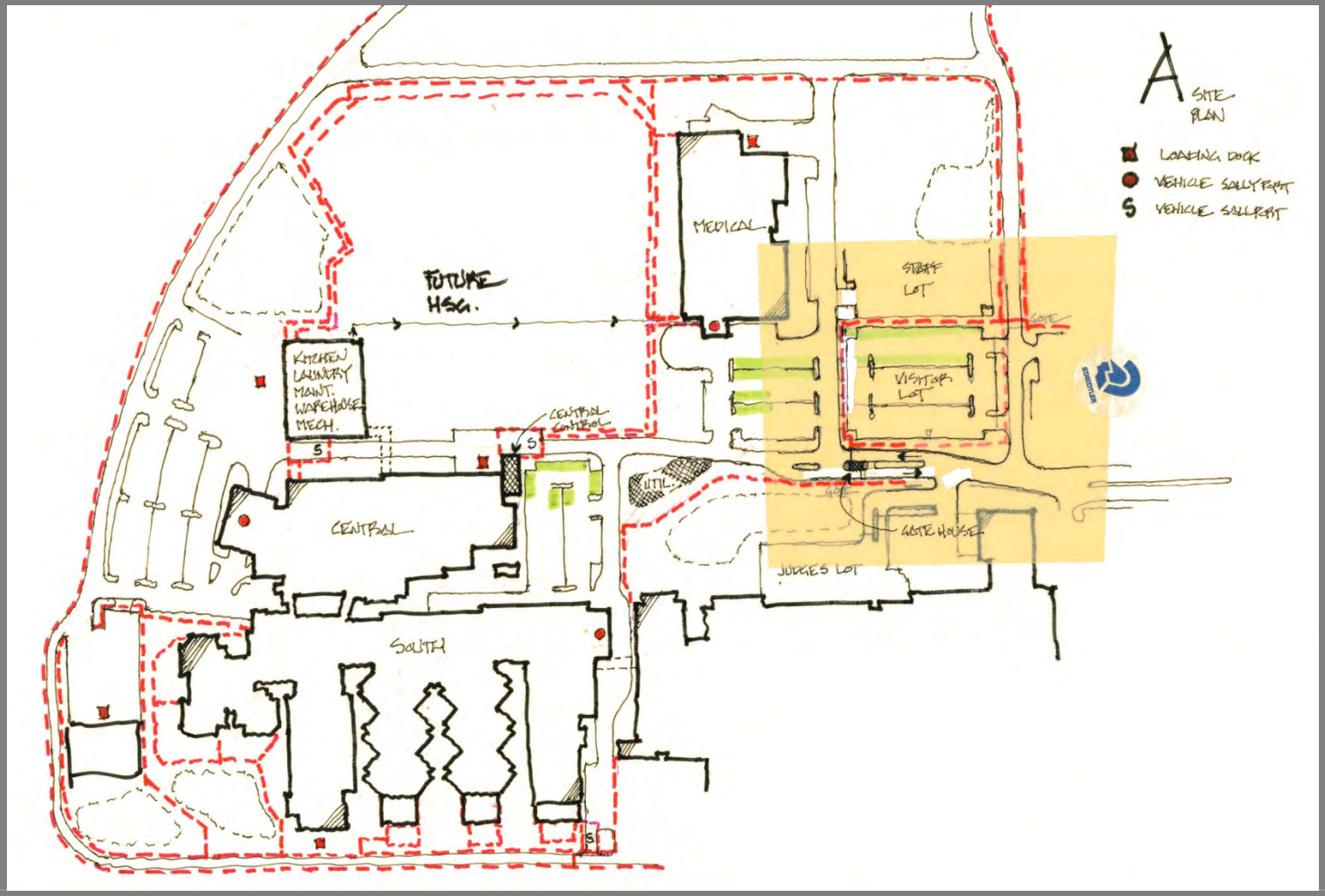
Master Plan

Scheme 6 – Complete

Session 2: Focus Groups

Site Security / Circulation

Scheme A



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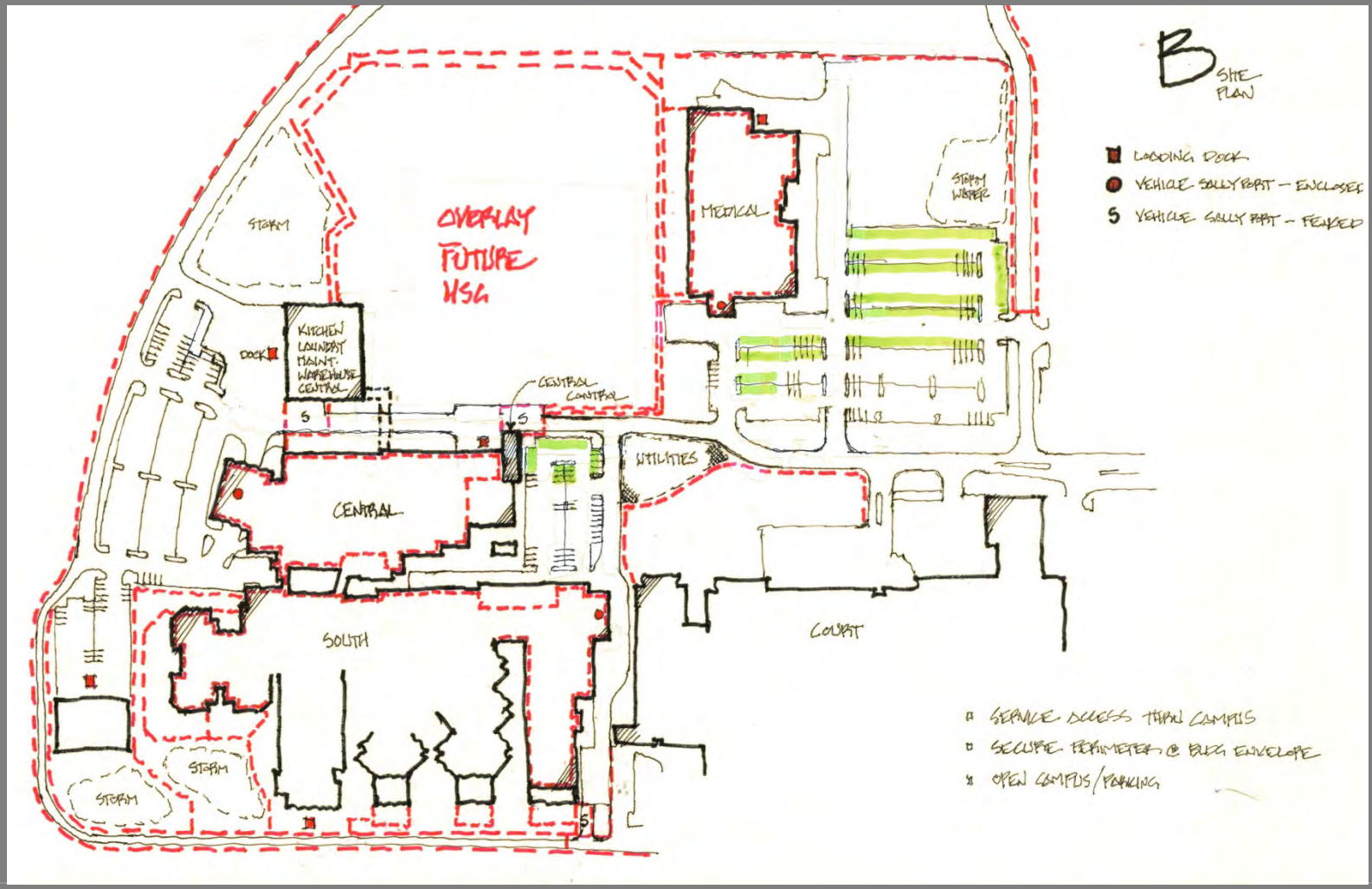
Session 2: Focus Groups

Site Security / Circulation

Scheme B



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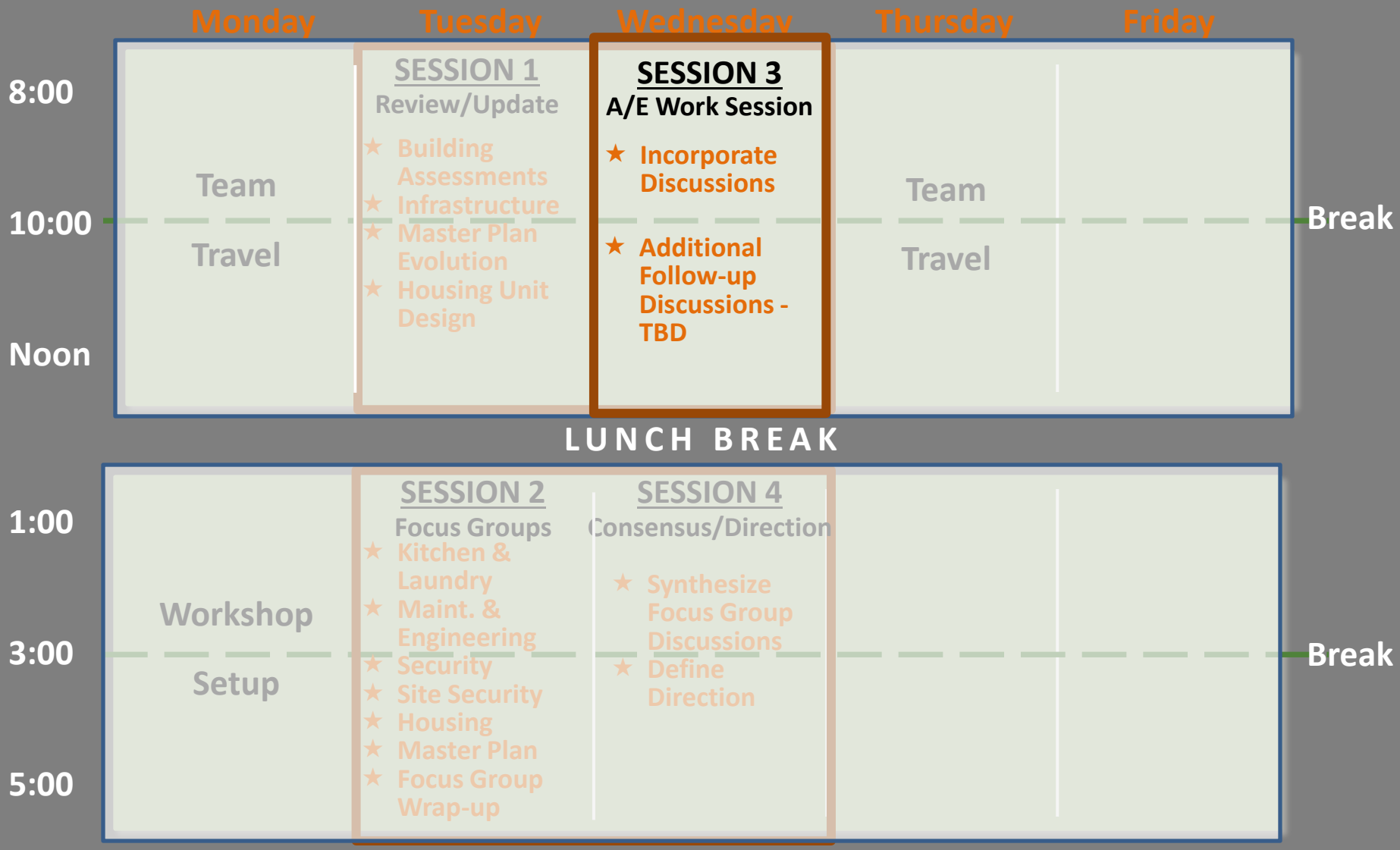
“Leading the Way for a Safer Pinellas”

Session 2 Complete

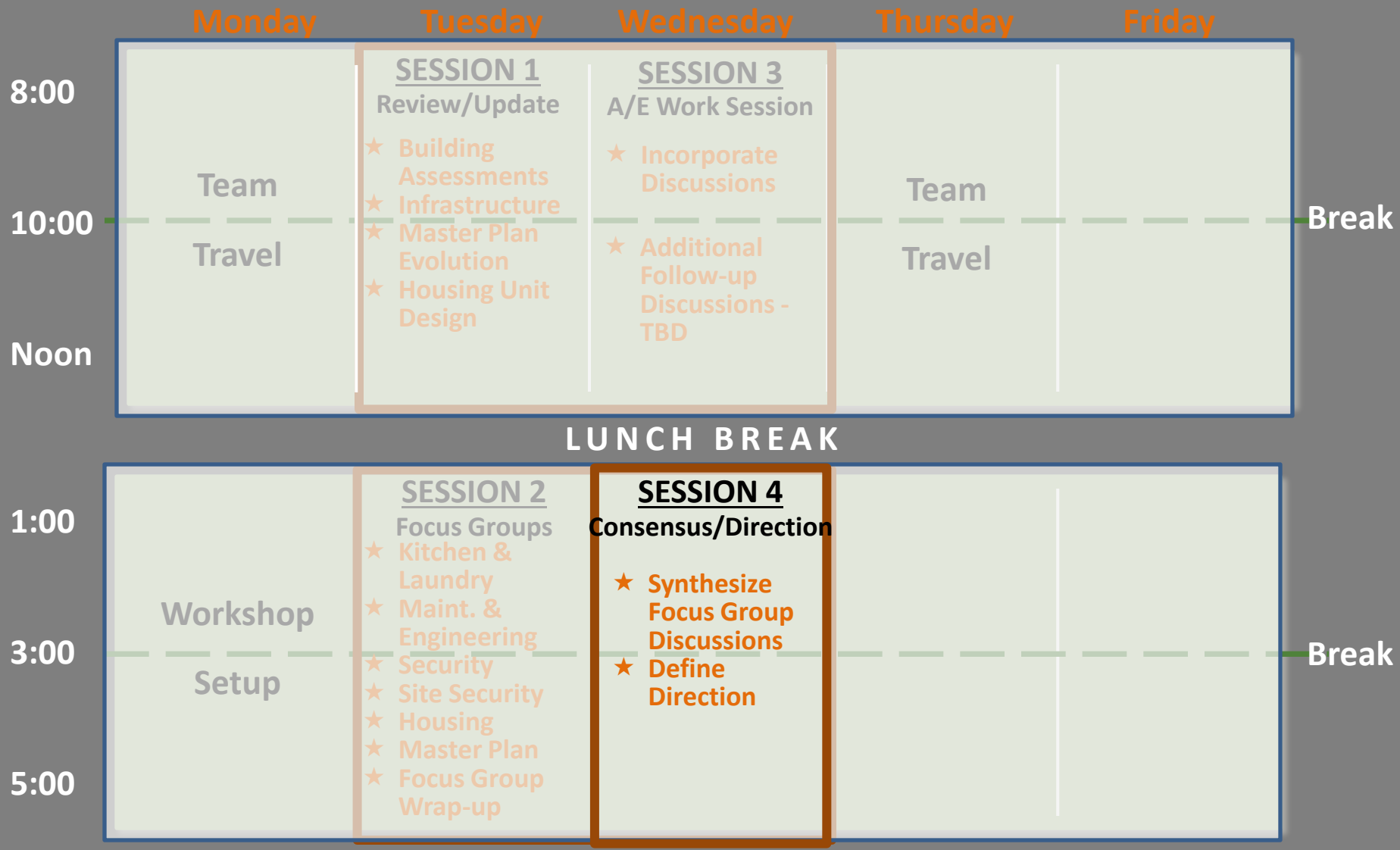
Overview
Session 3



“Leading the Way for a Safer Pinellas”

Session 3 Complete

Overview
Session 4



Session 4: Consensus / Direction
Goals / Priorities Discussion

Prioritized Goals

1. Eliminate Overcrowding / Compliance
2. Operational Efficiency
3. Classification Separation
4. Reduce Movement
5. Improve Food Svc/Laundry
6. Replace Facilities
7. Improve Infrastructure
   Increase Security
   Reduce Energy

Consensus: Session 3

Issues

- Elements of the Master Plan
  - Infrastructure
  - Central Plant
  - Kitchens
  - Laundry
  - Maintenance Bldg
  - Warehouse
  - Security Electronics / Control
  - Site Security / Circulation
  - Housing

“Leading the Way for a Safer Pinellas”

Workshop 3 Complete

Thank You!

“Leading the Way for a Safer Pinellas”

Master Plan Detailed Briefing

July 24th, 2013

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Master Plan Briefing
Timeline Update

Criteria Package 1 Submission — TBD

Master Plan Briefing — 8.20.13

Planning Session — 7.24.13

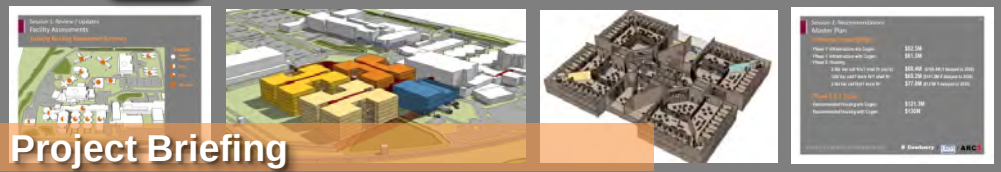
NOTICE TO PROCEED

4.1 – 4.5.13 — Workshop 1

4.29 - 5.1.13 — Workshop 2

6.4 – 6.5.13 — Workshop 3

7.10.13 — Project Briefing



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Master Plan Briefing

Challenges/Priorities/Goals

Goals from Previous Master Plan

1. Eliminate Overcrowding / Compliance
2. Operational Efficiency
3. Classification Separation
4. Reduce Movement
5. Improve Food Svc/Laundry
6. Replace Facilities
7. Improve Infrastructure
   Increase Security
   Reduce Energy

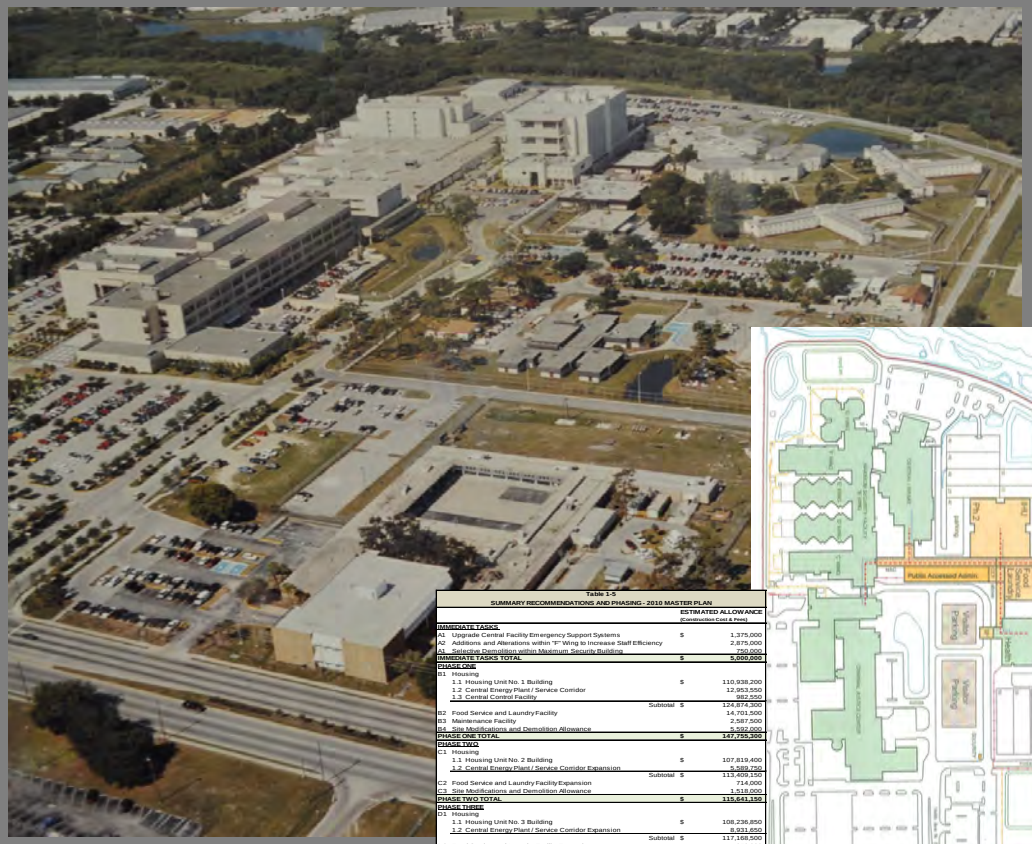
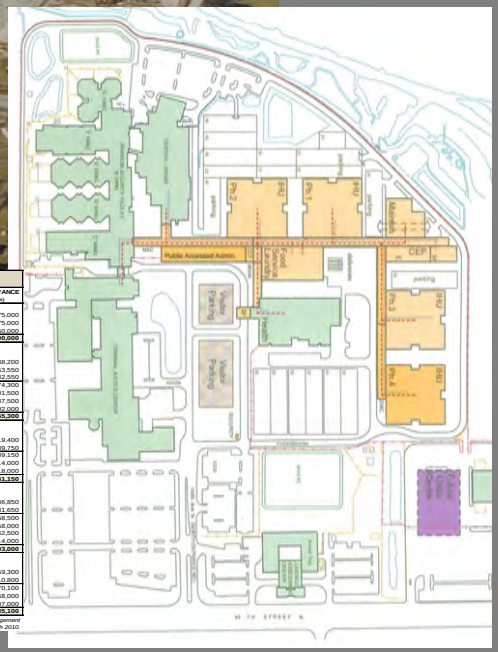


Table 1-5
SUMMARY RECOMMENDATIONS AND PHASING - 2010 MASTER PLAN

		ESTIMATED ALLOWANCE (Construction Cost & Fees)
IMMEDIATE TASKS		
A1 Upgrade Central Facility Emergency Support Systems	$	1,375,000
A2 Additions and Alterations within "F" Wing to Increase Staff Efficiency		2,875,000
A4 Selective Demolition within Maximum Security Building		750,000
IMMEDIATE TASKS TOTAL	$	5,000,000
PHASE ONE		
B1 Housing		
1.1 Housing Unit No. 1 Building	$	110,938,200
1.2 Central Energy Plant / Service Corridor		12,953,550
1.3 Central Control Facility		982,550
Subtotal	$	124,874,300
B2 Food Service and Laundry Facility		14,701,500
B3 Maintenance Facility		2,587,500
B4 Site Modifications and Demolition Allowance		5,592,000
PHASE ONE TOTAL	$	147,755,300
PHASE TWO		
C1 Housing		
1.1 Housing Unit No. 2 Building	$	107,819,400
1.2 Central Energy Plant / Service Corridor Expansion		5,589,750
Subtotal	$	113,409,150
C2 Food Service and Laundry Facility Expansion		714,000
C3 Site Modifications and Demolition Allowance		1,518,000
PHASE TWO TOTAL	$	115,641,150
PHASE THREE		
D1 Housing		
1.1 Housing Unit No. 3 Building	$	108,236,850
1.2 Central Energy Plant / Service Corridor Expansion		8,931,650
Subtotal	$	117,168,500
D2 Food Service and Laundry Facility Expansion		858,000
D3 Maintenance Facility Expansion		862,500
D4 Site Modifications		414,000
PHASE THREE TOTAL	$	119,303,000
PHASE FOUR		
E1 Housing		
1.1 Housing Unit No. 4 Building	$	104,859,300
1.2 Central Energy Plant / Service Corridor Expansion		2,910,800
Subtotal	$	107,770,100
E2 Food Service and Laundry Facility Expansion		858,000
E3 Site Modifications		207,000
PHASE FOUR TOTAL	$	108,835,100

Source: "Pinellas County Jail Executive Report Summary", Pinellas County Department of Real Estate Management Project No. 1460, Executive Summary, R&P Project No. 0603P, March 2010.



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Master Plan Briefing
Balancing Issues

Values → Vision → Mission → Goals → Strategies

Finance
Money Management

Maintenance
Facilities / Infrastructure Management

Operations
Jail Management

Master Plan Briefing

Operational Issues

Jail Management

- Manage Inmate Population
- Optimize staff utilization (at existing levels)
- Provide safe & secure environment (staff and inmates)
- Provide efficient & compliant food and laundry service
- Provide court / health care transport / circulation
- Provide perimeter security and site circulation
- Maintain operations during construction
- Maintain manageable degree of operations during storm surge
- Maintain useable bed capacity at 3000+/-
- Identify new housing needs
- Identify additional “surge” bed capacity contingency plan
- Provide for female / juvenile housing issues
- Maintain inmate classification needs
- Optimize operational efficiency
- Identify future growth needs and changing conditions
- Optimize staff parking
- Maintain Accreditation

Operations

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Master Plan Briefing

Maintenance Issues

Facilities / Infrastructure Management

- Evaluate oldest facilities (cost benefit analysis)
- Replace and remove deficient facilities
- Upgrade / Maintain remainder of buildings
- Upgrade / improve infrastructure of campus
- Improve maintenance / reduce energy costs in new construction
- Consider cost benefit of co-generation plant
- Take advantage of fast closing window of lower construction costs
- Protect facilities during storm surge
- Optimize construction staging / phasing considerations
- Balance operational, security, and budget considerations
- Develop Master Plan to consider potential future bed needs (4000+ beds)
- Develop Phase 1 - Infrastructure Criteria Package
- Develop Phase 2 - Housing Criteria Package
- Maintain Accreditation

Master Plan Briefing

Financial Issues

Money Management

Finance

- Reduce/Maintain County Operating Costs
- Reduce Building Maintenance Costs
- Reduce Energy Costs
- Limit Liability
- Accomplish As Many Goals As Possible with Available Funding (Maximize Value Gained for Dollars Spent)
- Minimize Effects Of Escalation On Available Funding
- Utilize Designated Funding to Achieve First Four Goals

Table 1-5
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E1	Housing		
	1.1 Housing Unit No. 4 Building	$	104,859,300
	1.2 Central Energy Plant / Service Corridor Expansion		2,910,800
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E3	Site Modifications		207,000
PHASE FOUR TOTAL		**$**	**108,835,100**

Source: "Pinellas County Jail Executive Report Summary". Pinellas County Department of Real Estate Management Project No. 1460. Executive Summary, R&P Project No. 0603P, March 2010.

RELATIVE COST ASSUMPTIONS

Project Elements						
Warehouse/Laundry/Maint./Trustee staging (1st						
Kitchen (2nd story)						
Central Plant/Mech Bldg (3rd Story)						
Central Plant/Mech/Equip & Piping						
Medical Sallyport Rework						
Connectors						
Bridges to South Div.	3400		0	200 lf	680,000	0
Bridges to Housing	3400		0	0 lf	0	160 lf 544,000
Site/Civil						
Utility Relocations						
Sanitary	50		0	200 lf	10,000	100 5,000
Sanitary Comm	75000		0		0	0
Water	50		0	200 lf	7,600	940 38,200
Communications	1		0	150,000 ls	150,000	5,000 5,000
Drainage / Stormwater						
Drainage Piping Systems	100		0	650 lf	65,000	280 28,000
Stormwater Ponds	1		0		0	0
Drives/Service/Parking/Fence/Gates						
Perimeter			0	lf	1,000,000	0
Service Area	5		0	27,500 sf	137,500	0
Parking Lots	4		0	23,000 sf	92,000	10,000 40,000
Sidewalks	2		0	2,000 sf	4,000	2,000 4,000
New Electrical Service	1		0	2,400,000 ls	2,400,000	0
Existing Elect Demo/Rework	1		0	5,000,000 ls	5,000,000	0
Security Consolidation			0	ls	8,000,000	0
Demo	6	58,000 gsf	348,000	58,000 gsf	336,000	44,000 gsf 264,000
Inmate Housing			0		0	0
Housing Module - Cells (sq/dbl)	340		0		0	62,500 gsf 21,250,000
Housing Module - Dorms	300		0		0	62,500 gsf 18,750,000
Housing Module - Shelled	180		0		0	62,500 gsf 11,250,000
			0		0	0
Total Construction			348,000		42,606,300	52,168,200
Soft Cost (%)	0.25		87,000		10,501,575	13,042,050
Total Project Cost per Phase			**435,000**		**52,507,875**	**65,210,250**
Total Project Cost						**118,153,125**

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Master Plan Briefing

Master Plan Response

Operational

- Phased growth plan (4000+/-)
- Improved classifications
- Meet special needs requirements
- Address population surge capacity demands
- Improved staff efficiency
- Reduced inmate movement
- Improve Site Circulation / Parking / Security
- Maintain Accreditation

Maintenance

- New Kitchen / Laundry / Maintenance
- New Central Plant / Reduced Energy
- Security System Standardization
- Improved Site Utilities / Water retention
- Kitchen & C.P. storm surge protected
- Replace oldest and most costly housing

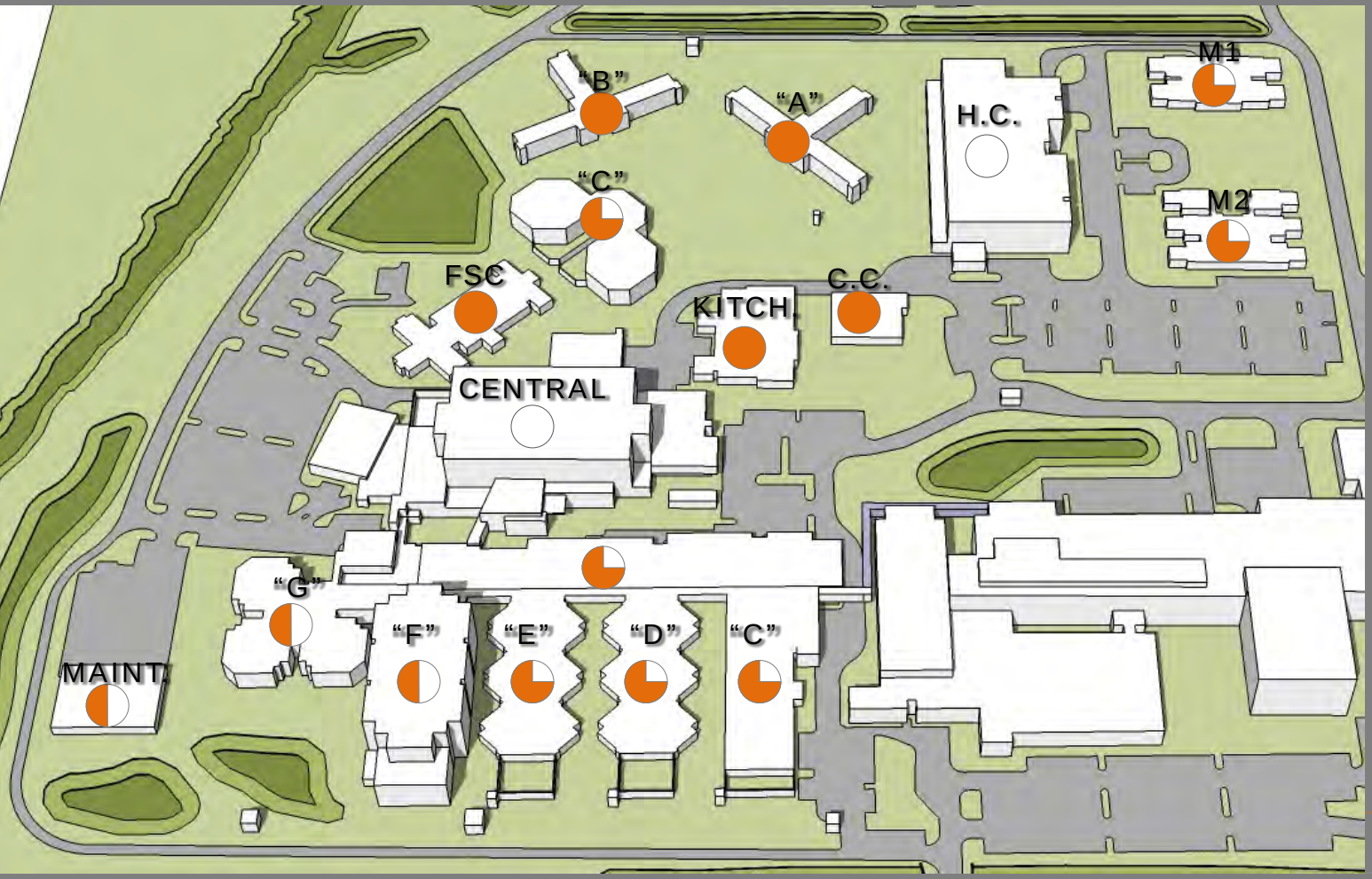
Financial

- Phase 1: Infrastructure, $61.3M
- Phase 2: Housing , $68.4M
- Maintain Accreditation

Master Plan Briefing

Facility Assessments

Existing Building Assessment Summary



Legend

- Good Condition
- Fair
- Poor
- Obsolete

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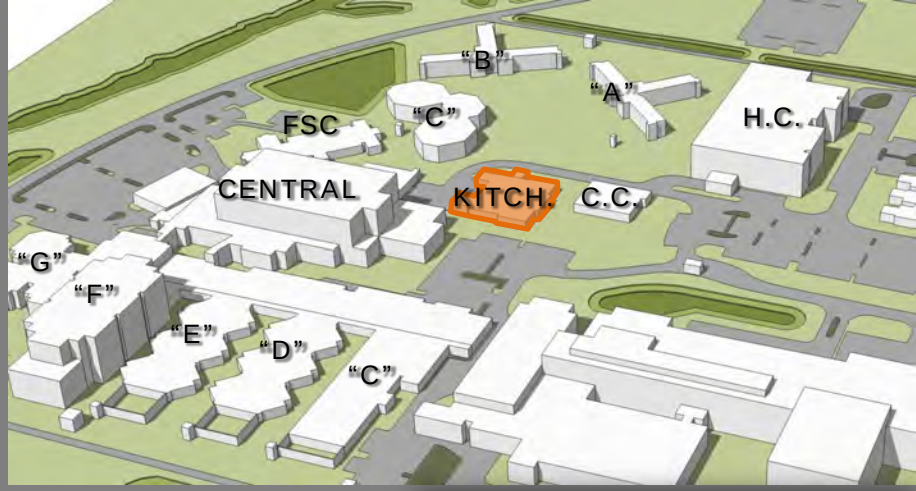
Master Plan Briefing

Facility Assessments

Existing Kitchen - North



Recommendations:

- •Replace with Kitchen capable of handling entire campus and demolish existing.

Operations:

- •Facility in use as originally intended with some modifications.
- •Loading Dock not accessible by semi-trailers.

Architectural:

- •Exterior Envelope – dates to 1979
- •Interior Construction – unsanitary
- •Hardware – constant repairs
- •Accessibility – N/A
- •Standards / Codes / Life Safety – dates to 1979

Structural:

- •Live Loads – dates to 1979 (no code change)
- •Wind Loads – dates to 1979 (code change in 2004)

Mechanical

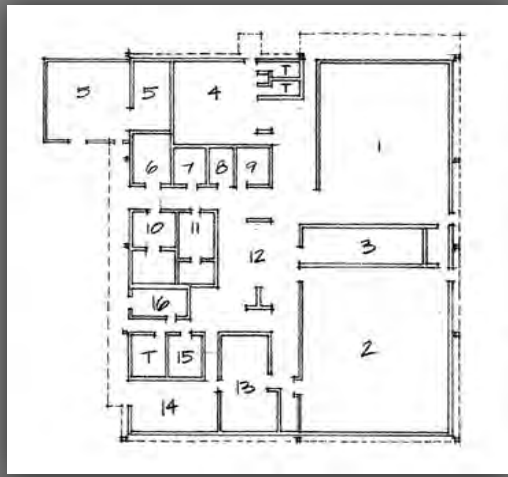
- •Energy - inefficient
- •Maintenance – costly to maintain

Electrical

- •Systems – in need of replacement
- •Lighting - adequate
- •Power / Emergency Power – generator back-up

Kitchen Equipment

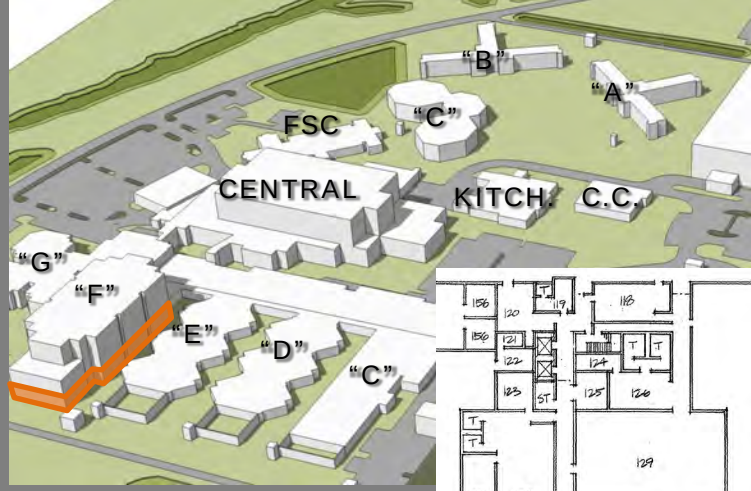
- •Obsolete Systems/dated & failing equipment
- •Code Compliance & health department food safety issues

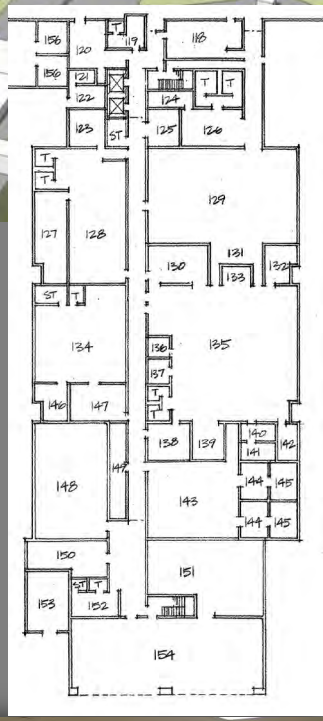


Master Plan Briefing

Facility Assessments

Existing Kitchen - South





Recommendations:

- •Renovate. Kitchen to act as back-up to new North Kitchen.

Operations:

- •Facility in use and being used as originally intended.
- •Loading Dock not accessible by semi trailers.

Architectural:

- •Exterior Envelope – dates to 1985
- •Interior Construction - unsanitary
- •Hardware – constant replacement
- •Accessibility – N/A
- •Standards / Codes / Life Safety – dates to 1985

Structural:

- •Live Loads – dates to 1985 (no code change)
- •Wind Loads – dates to 1985 (code change in 2004)

Mechanical:

- •Energy - inefficient
- •Maintenance – costly to maintain

Electrical:

- •Systems - in need of upgrade
- •Lighting – less than adequate
- •Power / Emergency Power – generator back-up

Kitchen Equipment:

- •Obsolete Systems/dated & failing equipment package
- •Code Compliance & health department food safety issues
- •Consistent level of service to staff/logistical issues relative to service to inmates

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Master Plan Briefing

Facility Assessments

Existing Laundry

Recommendations:
- •Replace and demolish.

Operations:
- •Facility in use as originally intended.

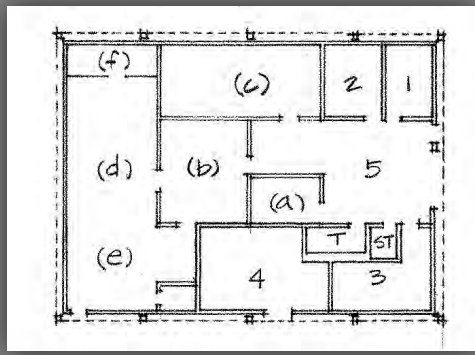
Architectural:
- •Exterior Envelope –dates to 1979
- •Interior Construction - maintained
- •Hardware – constant replacement
- •Accessibility N/A
- •Standards / Codes / Life Safety – dates to 1979

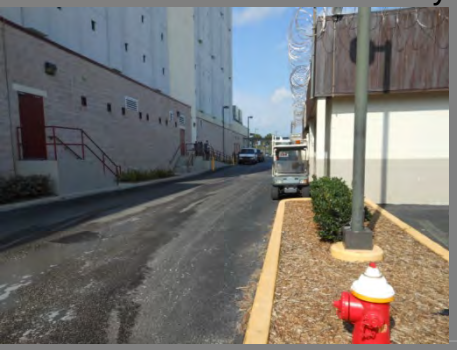
Structural:
- •Live Loads – dates to 1979 (no code change)
- •Wind Loads – dates to 1979 (code changed in 2004)

Mechanical:
- •Energy – inefficient & inadequate
- •Maintenance – costly to maintain

Electrical:
- •Systems – in need of upgrade
- •Lighting – adequate
- •Power / Emergency Power - no emergency power

Laundry Equipment:
- •Washing – constant breakdowns - inefficient
- •Drying – constant breakdowns - inefficient
- •Storage / Delivery – inadequate





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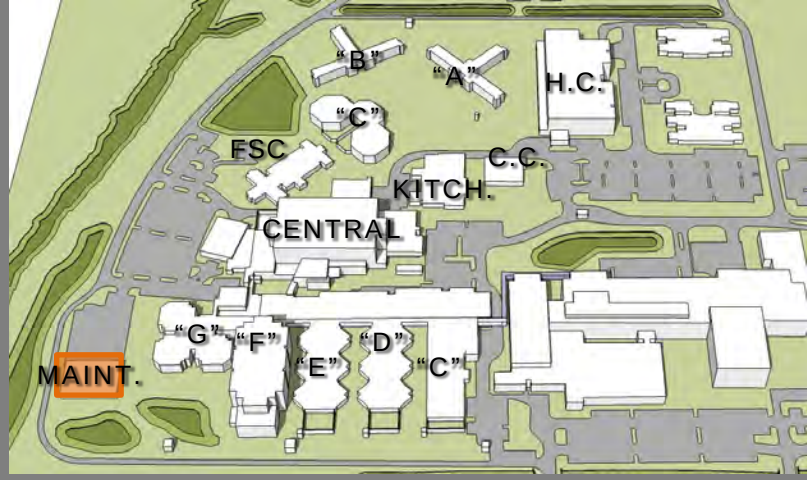
Master Plan Briefing

Facility Assessments

Existing Maintenance

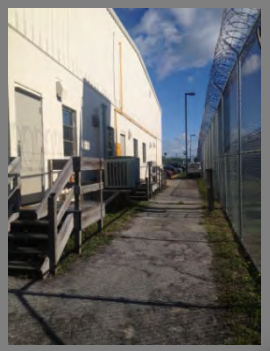


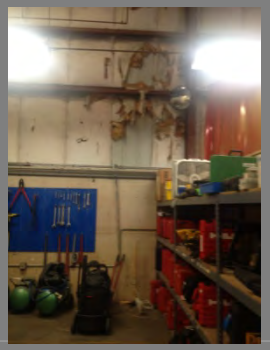
Recommendations:

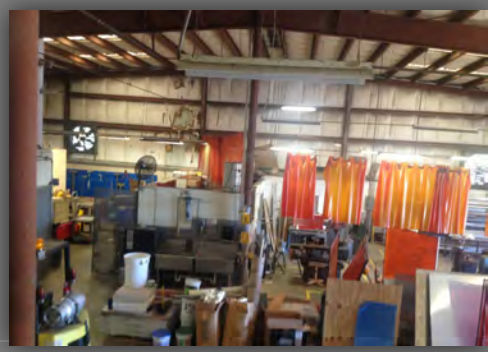
- Co-locate Maintenance function with new central mechanical plant.
- Possibly use existing building for staging during Phase 2 construction.
- Re-assign building to Warehousing to eliminate off-site warehousing.

Operations:

- Facility in use as originally intended.







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Master Plan Briefing

Facility Assessments

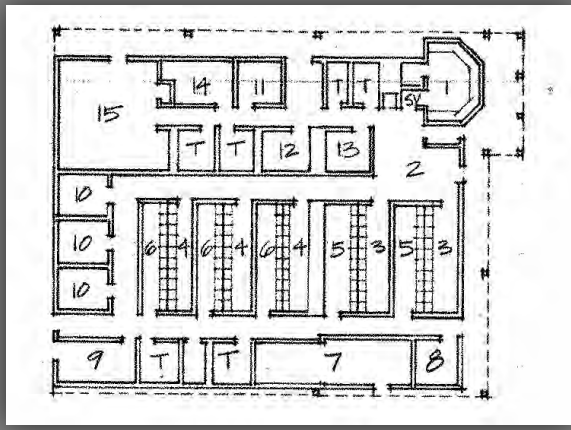
Existing Central Control

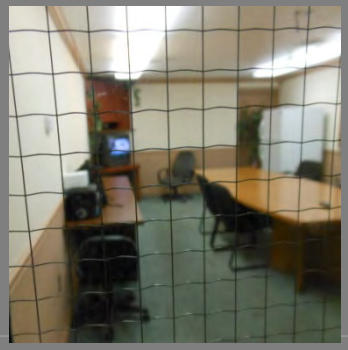
Recommendations:

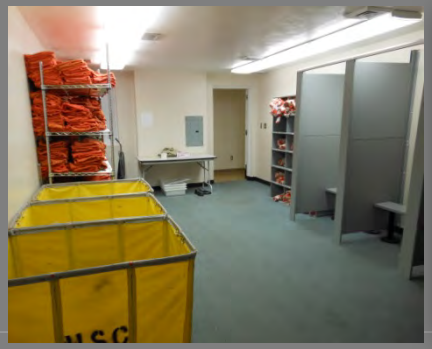
- Consolidate Control of Trustee Staging functions at new Kitchen / Laundry / Maintenance Building
- Create a Central Security Control at an already existing Division Control.

Operations:

- Building currently in service, but name is misleading.
  - No longer used as Central Control.
  - No longer used for Inmate Visitation.
  - No longer used as primary vehicle sallyport.
- Used to control internal vehicle sallyport.
- Used as trustee staging.
- Used as storage.
- Inefficient use of space.







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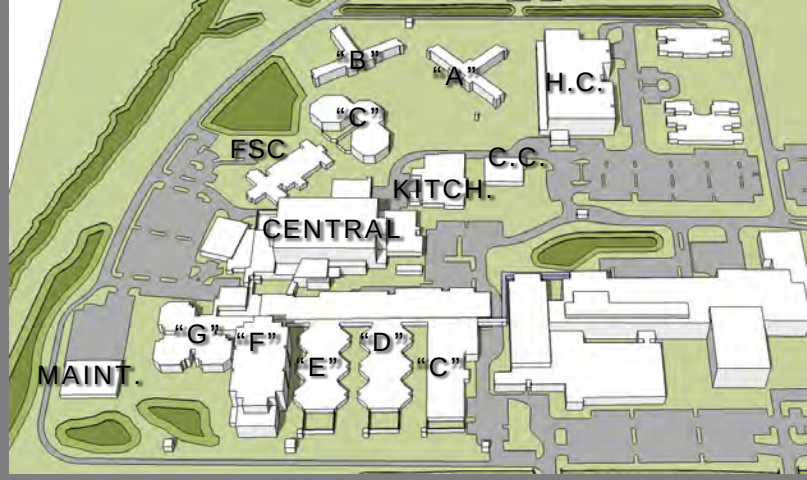
Master Plan Briefing

Facility Assessments

Existing Security Electronics



Recommendations:

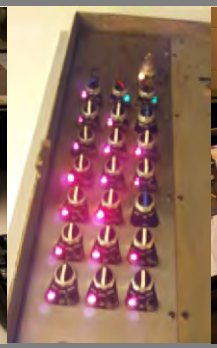
- Interconnect existing control functions in Health Care, Central, and South Divisions with new Perimeter Security Gatehouse.

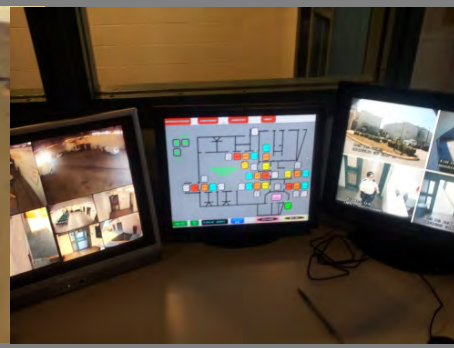
Operations:

- Existing Systems of several generations
- High Number of Control Posts
- Opportunity to improve staff efficiency
- Integration Challenges
  - Large Sprawling Campus
  - Integration to a true central control facility
  - Overhead/Rooftop pathways
  - Consolidation of Control

Operations (cont.):

- Surveillance Challenges
  - Existing system is fragmented
  - Limited use of recording
  - No central monitoring capabilities
  - Need to look at a holistic approach to video surveillance





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Master Plan Briefing

Facility Assessments

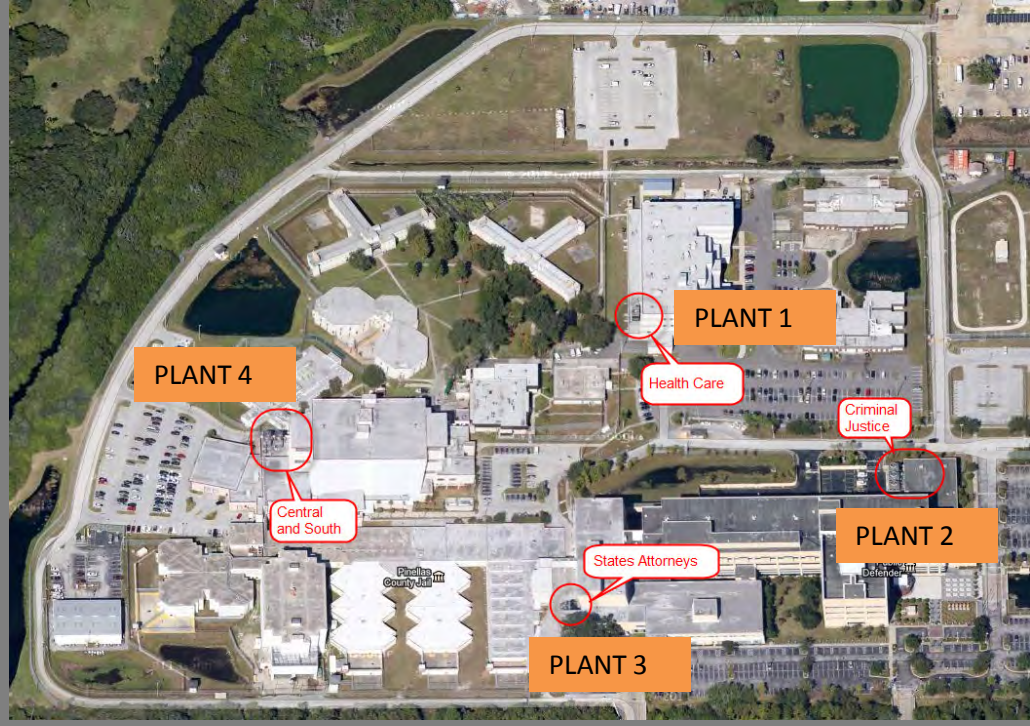
Existing Mechanical Plants

Recommendations:

- Provide new Central Mech Plant w/ co-generation option.
- Elevate new Central Mech Plant out of storm surge.

Operations:

- Existing Chilled Water Cooling Systems
  - Equipment nearing end of life cycle (Plants 2 & 3)
  - Multiple non-centralized plants (Four Plants)
  - Equipment access requires movement inside secure perimeter
  - Lack of redundancy (Plants 2 & 3)
  - Lack of adequate capacity for future expansion
  - Vulnerable to storm surge
  - Unforeseen existing conditions
- Existing Heating Hot Water Systems
  - County is phasing out heating hot water systems (going to electric)



Operations (cont.):

- Existing Domestic Hot Water
  - Equipment nearing end of life cycle (Central, Laundry)

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Master Plan Briefing

Facility Assessments

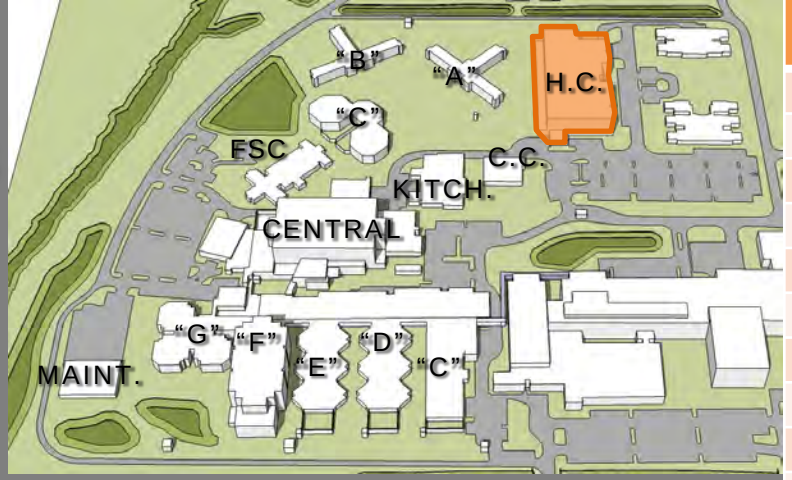
Existing Health Care

Recommendations:

- Maintain operation.

Operations:

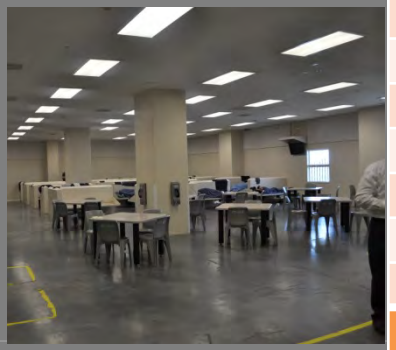
- Facility in use as originally intended.
- Composite Assessment - Good



Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	Health Care
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	



Master Plan Briefing

Facility Assessments

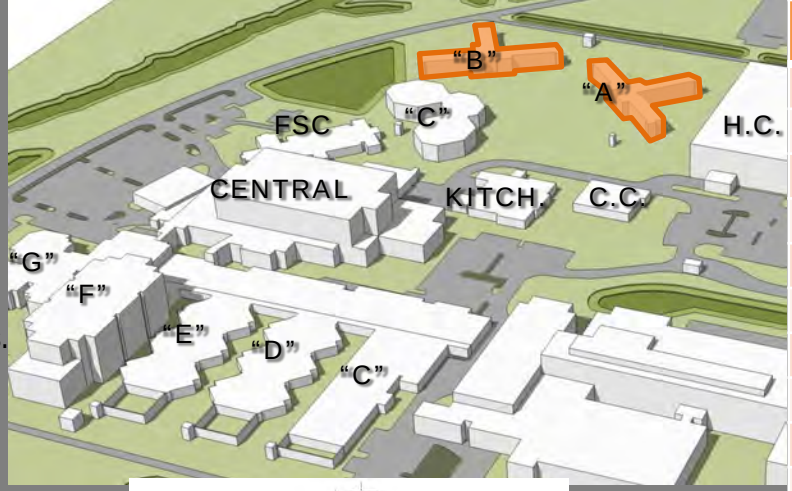
Existing A & B Barracks

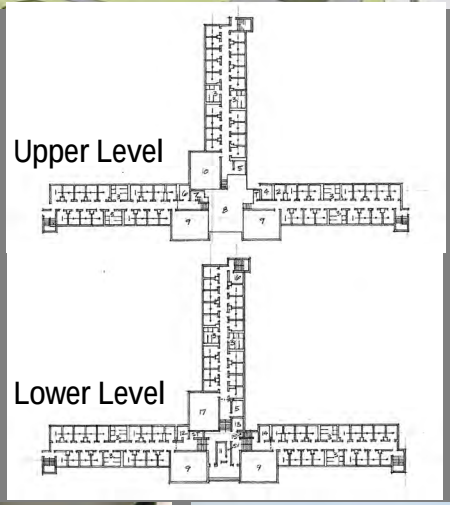
Recommendations:

- Demolish when construction phasing allows.

Operations:

- Facilities not currently in service.
- Facilities each house 88 accredited beds when in service.
- Facilities each require 5 day shift staff positions when in service.
- Composite Assessment – Obsolete.

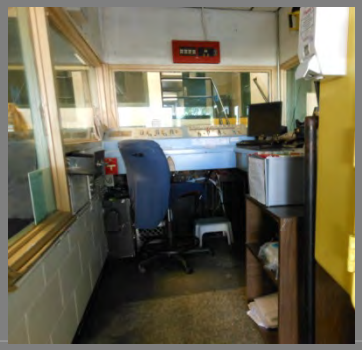


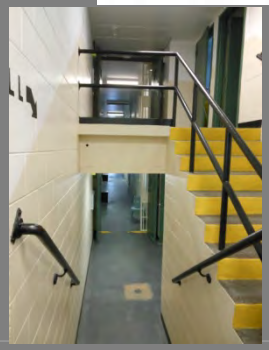


Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	A/B Barracks
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	





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Master Plan Briefing

Facility Assessments

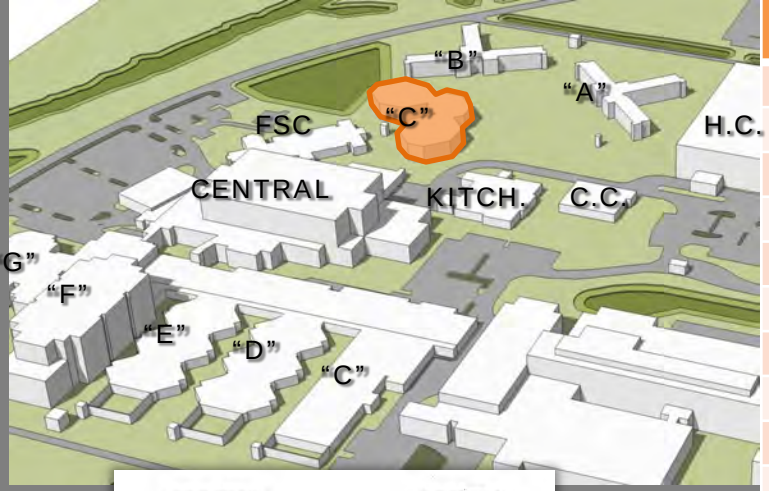
Existing C Barracks

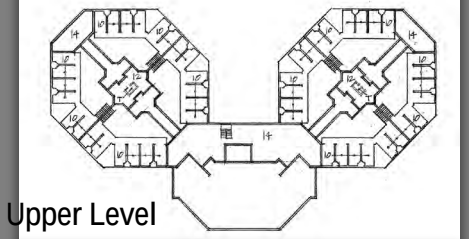
Recommendations:

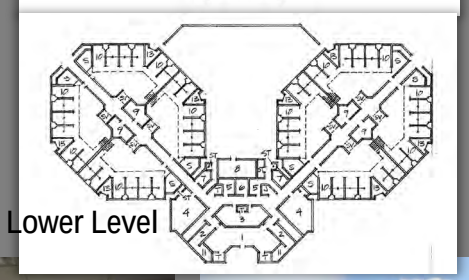
- Demolish when construction phasing allows.

Operations:

- Facility in service.
- Facility houses 192 accredited beds.
- Facility requires 6 day shift staff positions.
- Composite Assessment – Obsolete.



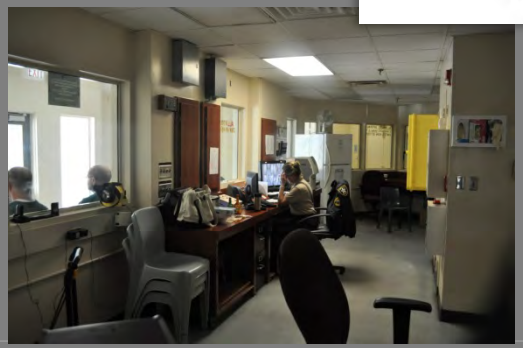




Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	C Barracks
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	



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Master Plan Briefing

Facility Assessments

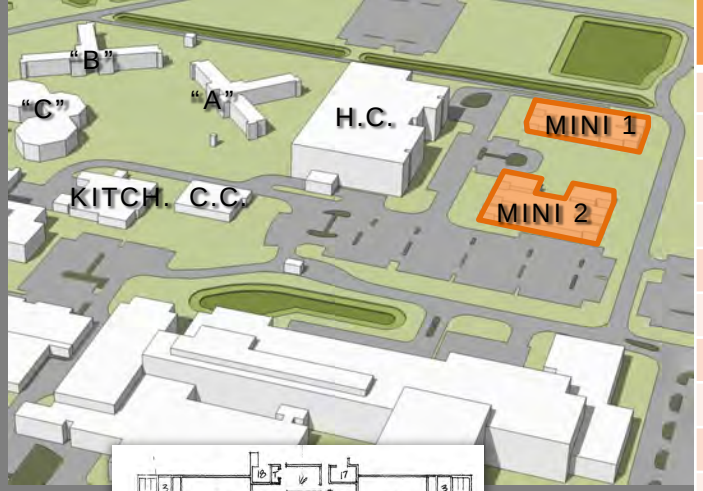
Existing Mini I & II Housing

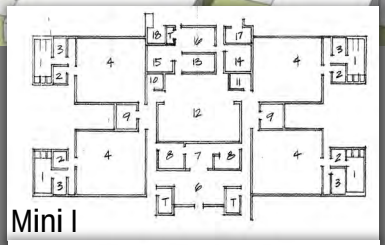
Recommendations:

- Demolish when construction phasing allows.

Operations:

- Facilities not currently in service.
- Facilities being used for storage.
- Facilities respectively house 60 & 90 accredited beds when in service.
- Facilities respectively require 3 & 5 day shift staff positions when in service.
- PREA observation issues.
- Significant configuration issues.
- Located outside of primary security perimeter.
- Composite assessment – Poor.




Mini I

Mini II

Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	Mini I & II
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	

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Master Plan Briefing

Facility Assessments

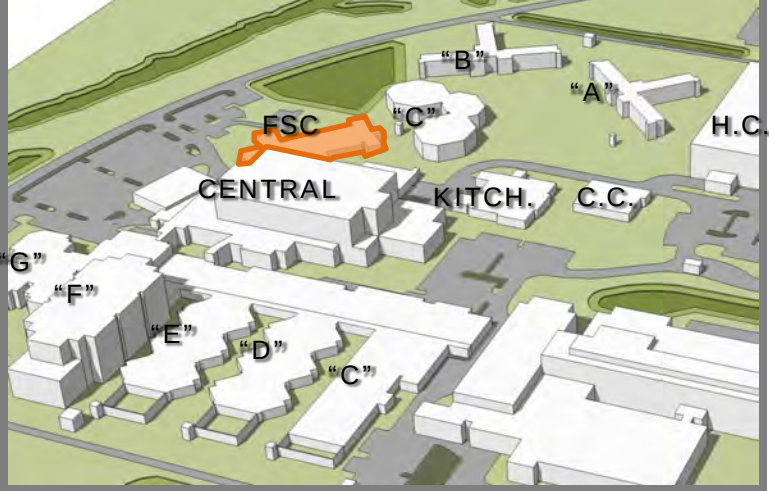
Existing FSC Housing

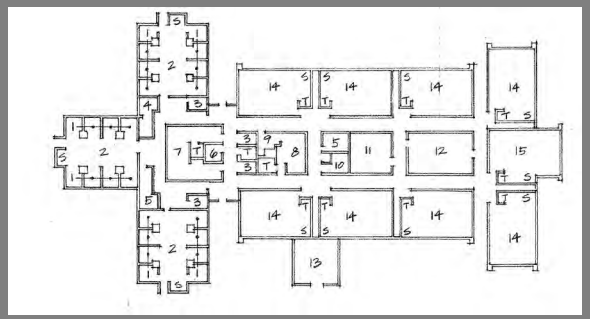
Recommendations:

- Demolish when construction phasing allows.

Operations:

- Facility not currently in service.
- Facility houses 96 accredited beds when in service.
- Significant configuration / observation issues.
- Standards / Life Safety issues.
- Staff intensive layout.
- Composite Assessment - Obsolete





Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	FSC
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	

Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

Facility Assessments

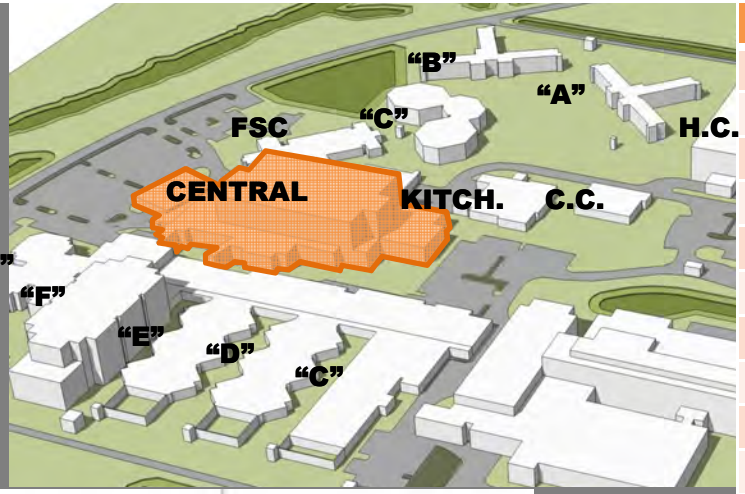
Existing Central Housing

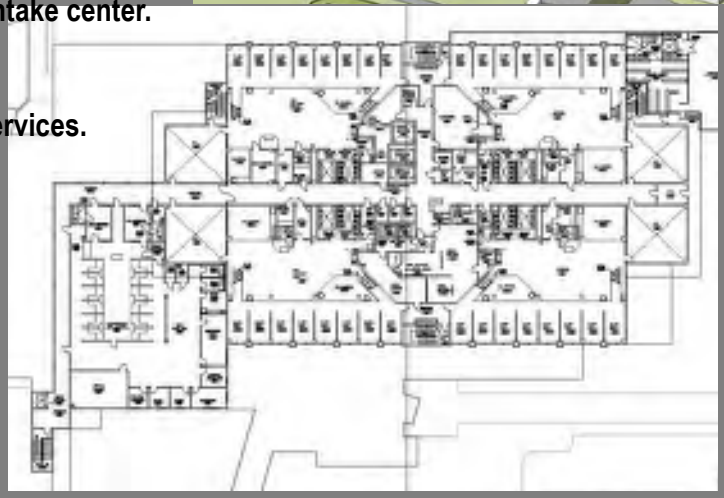
Recommendations:

- Maintain in operation.

Operations:

- Facility in service.
- First floor functions as primary intake center.
- Newest dormitory housing.
  - Direct Supervision
  - Decentralized Programs & Services.
- Composite Assessment - Good





Legend

- Good
- Fair
- Poor
- Obsolete

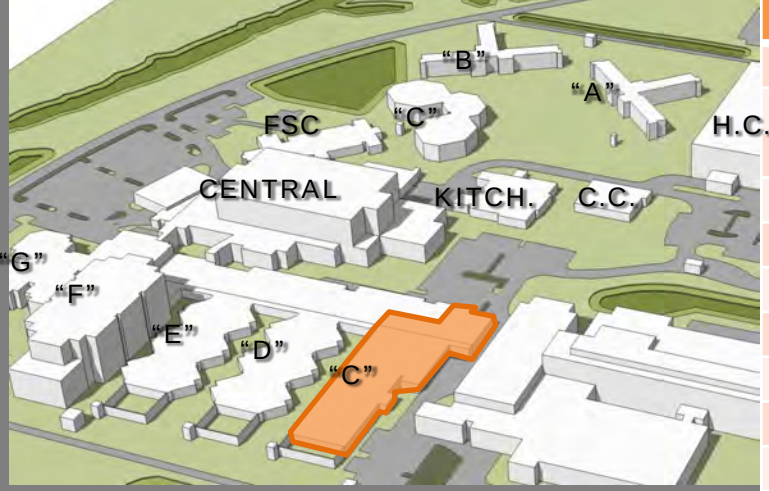
ASSESSMENT ELEMENTS	Central
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	

Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

Facility Assessments

Existing C Wing Housing

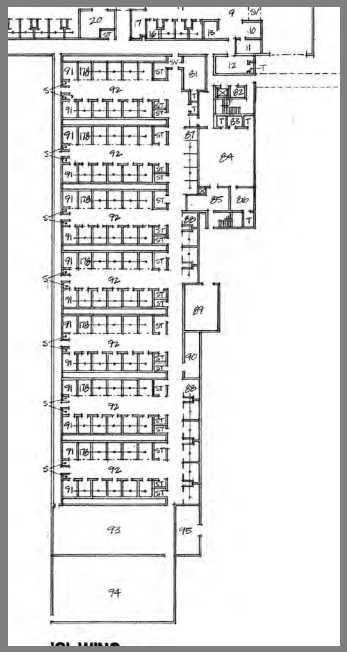


Recommendations:

- Utilize until Master Plan phasing accomplished.
- Utilize for temporary inmate surge capacity once Master Plan is complete.
- Phase out over time.

Operations:

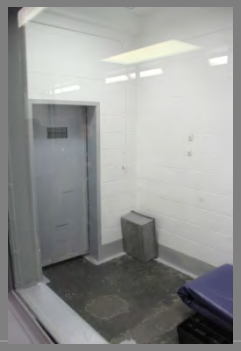
- Facility in service and well maintained for age and intensity of use.
- Significant configuration / observation issues.
- Detention Hardware issues.
- Standards / Life Safety issues.
- Systems issues.
- Staff intensive layout.
- Oldest of South housing wings.
- Composite Assessment – Poor.



Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	C Wing
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	



Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

Facility Assessments

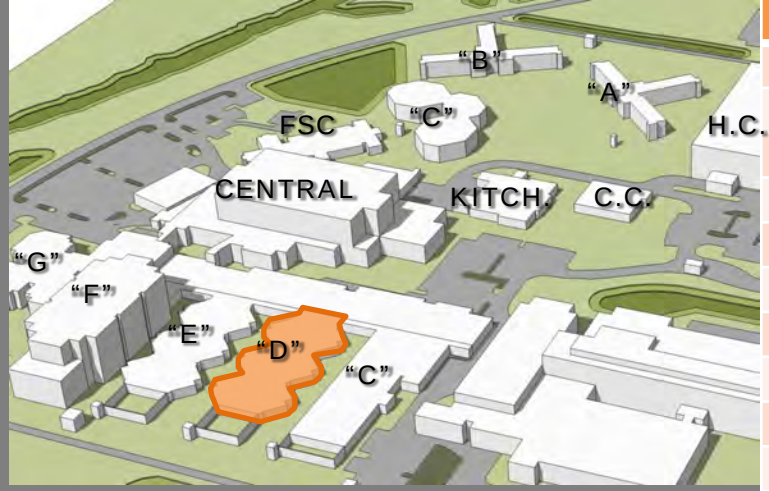
Existing D Wing Housing

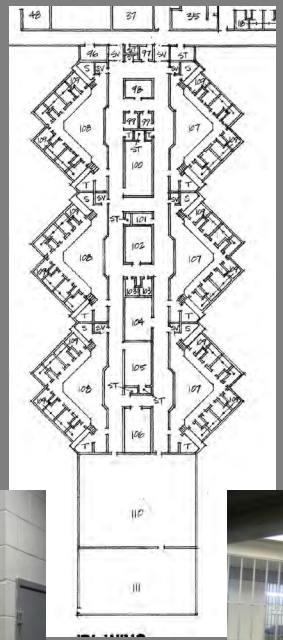
Recommendations:

- Utilize until Master Plan phasing accomplished.
- Utilize for temporary inmate surge capacity once Master Plan is complete.

Operations:

- Facility in service and well maintained for age and intensity of use.
- Composite Assessment – Poor.

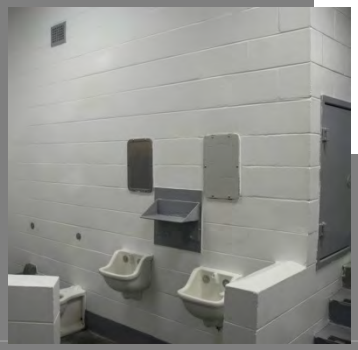


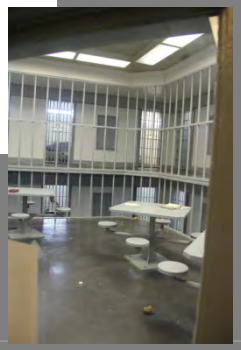


Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	D Wing
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	





Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

Facility Assessments

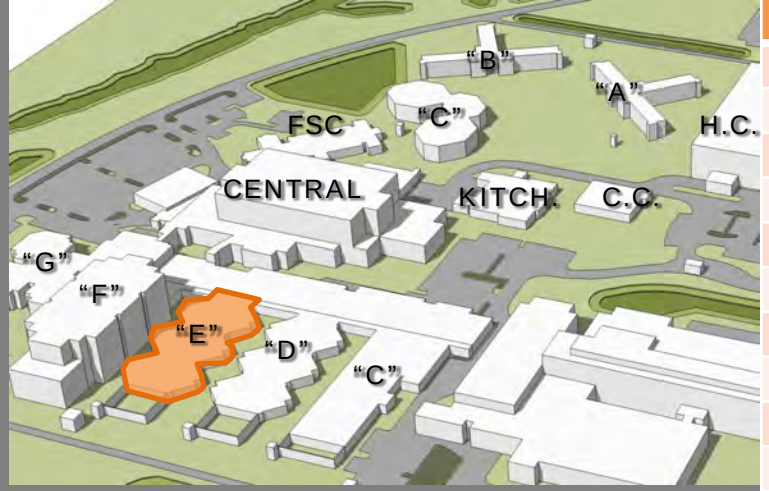
Existing E Wing Housing

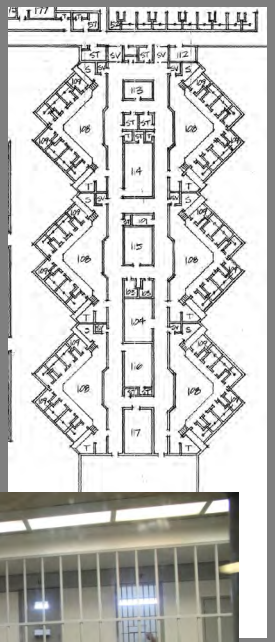
Recommendations

- Utilize until Master Plan phasing accomplished.
- Utilize for temporary inmate surge capacity once Master Plan is complete.

Operations

- Facility in service and well maintained for age and intensity of use.
- Composite Assessment – Poor.

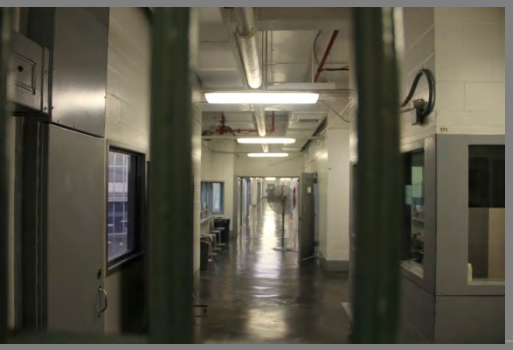


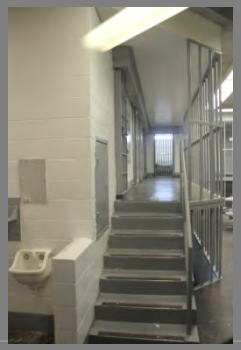


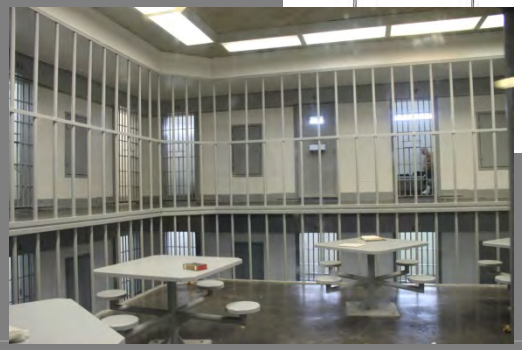
Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	E Wing
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	







Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

Facility Assessments

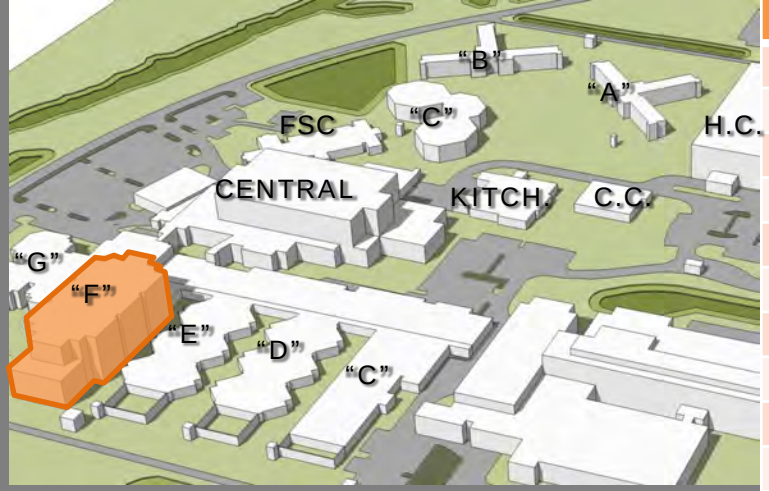
Existing F Wing Housing

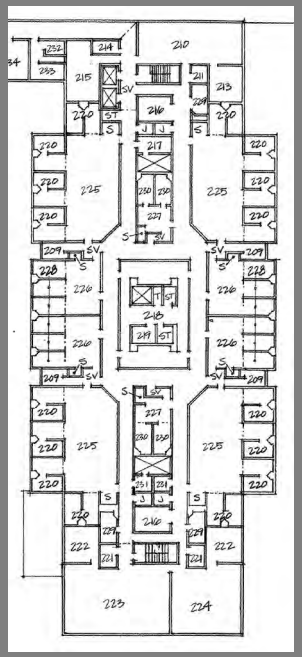
Recommendations:

- Maintain in operation.
- Upgrade.
- Reduce over crowding as Master Plan is accomplished.

Operations:

- Facility in service and well maintained for age and intensity of use.
- Composite Assessment – Fair.





Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	F Wing
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	

Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

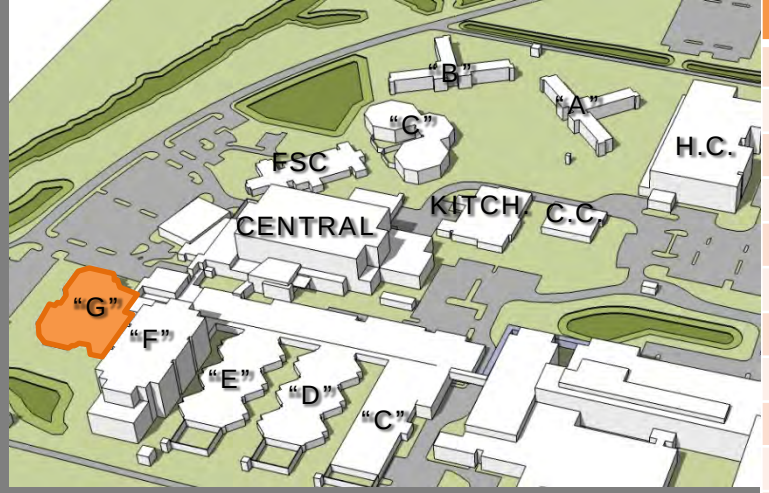
Facility Assessments

Existing G Wing Housing

Recommendations

Operations

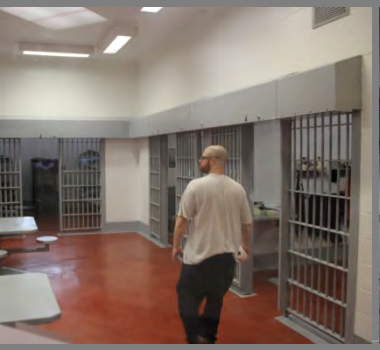
- Facility in service.

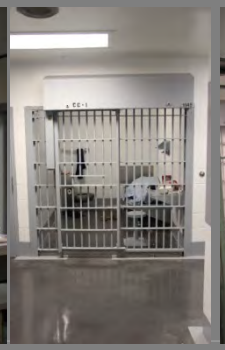


Legend

- Good
- Fair
- Poor
- Obsolete

ASSESSMENT ELEMENTS	G Wing
ARCHITECTURAL	
Interior Construction	
Exterior Construction	
Configuration	
Detention Hardware	
Accessibility	
Codes / Life Safety	
STRUCTURAL	
Live Loads	
Wind Loads	
MECHANICAL	
Energy	
Maintenance	
Standards / Codes	
ELECTRICAL	
Lighting - fluorescent	
Lighting - other	
Electric Service	
Generator	
Systems	
SECURITY / EQUIPMENT	
Door Control	
CCTV	
FUNCTION / OPERATIONS	
Safety	
Efficiency / Movement	
Services	
Composite Assessment	





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Master Plan Briefing

Facility Assessments

ASSESSMENT ELEMENTS	NORTH							CENTRAL	SOUTH					NOTES
	A	B	C	MINI 1	MINI 2	FSC	HCU		C	D	E	F	G	
ARCHITECTURAL														From 2006 Report
Interior Construction									1	1	1	1	1	1. Wear & tear on finishes
Exterior Construction									2	2	2	2	2	2. Higher exterior maintenance
Configuration														3. Requires excessive movement
Detention Hardware									4	4	4	4	4	4. Deteriorating hardware
Accessibility														5. Major re-work of electrical req'd
Codes / Life Safety														6. Subject to flooding
STRUCTURAL														
Live Loads														
Wind Loads														
MECHANICAL														
Energy														
Maintenance														
Standards / Codes														
ELECTRICAL														
Lighting - fluorescent														
Lighting - other														
Electric Service									5	5	5			
Generator														
Systems														
SECURITY / EQUIPMENT														
Door Control														
CCTV														
FUNCTION / OPERATIONS														
Safety													6	
Efficiency / Movement									3	3	3	3	3	

LEGEND

- Good
- Fair
- Poor
- Obsolete

Master Plan Briefing

Responses & Recommendations

Master Plan Schemes

Design Drivers:

- Connect Central / Health Care / South.
- Utilize Housing Units to connect vs. outside connections.
- Do not locate Housing exercise near visitor circulation.
- Kitchen Location:
  - Central to Housing.
  - Above flood surge elevation.
- Location of Central Plant:
  - Central to Campus.
  - Above flood surge elevation.
- Master Plan Capacity
  - 4200 (consultant recommendation).
  - 3000 (as directed by PCJ).
- Locate Maintenance with Central Plant.

Master Plan Briefing

Responses & Recommendations

Scheme 9 – Completed Master Plan

Elements of Master Plan

- Kitchen / Central Plant located above flood surge elevation (P1).
- Kitchen connected by direct circulation paths to:
  - Central Housing
  - New Housing
  - Health Care
- No general circulation through Housing Units.
- Adjustments to Bed Count:
  - Demolished 1353 Beds (total)
  - Demolished 390 Beds in use.
  - Phase 2 (P2) adds 384 – 768 Beds depending on classification.

Bed Count by Phase:

	EXIST	P1	P2	P3	P4
Total Beds	4087	3960	3022-3406	3790-4174	4558-4942
Open Beds	3024	3024	2568-2952	3336-3720	4104-4488
FMJS Beds	2244	2244	2160-2544	2998-3312	3696-4080
% in Cells	20%	20%	40%	50%	60%

Average Daily Population: 2950+/-

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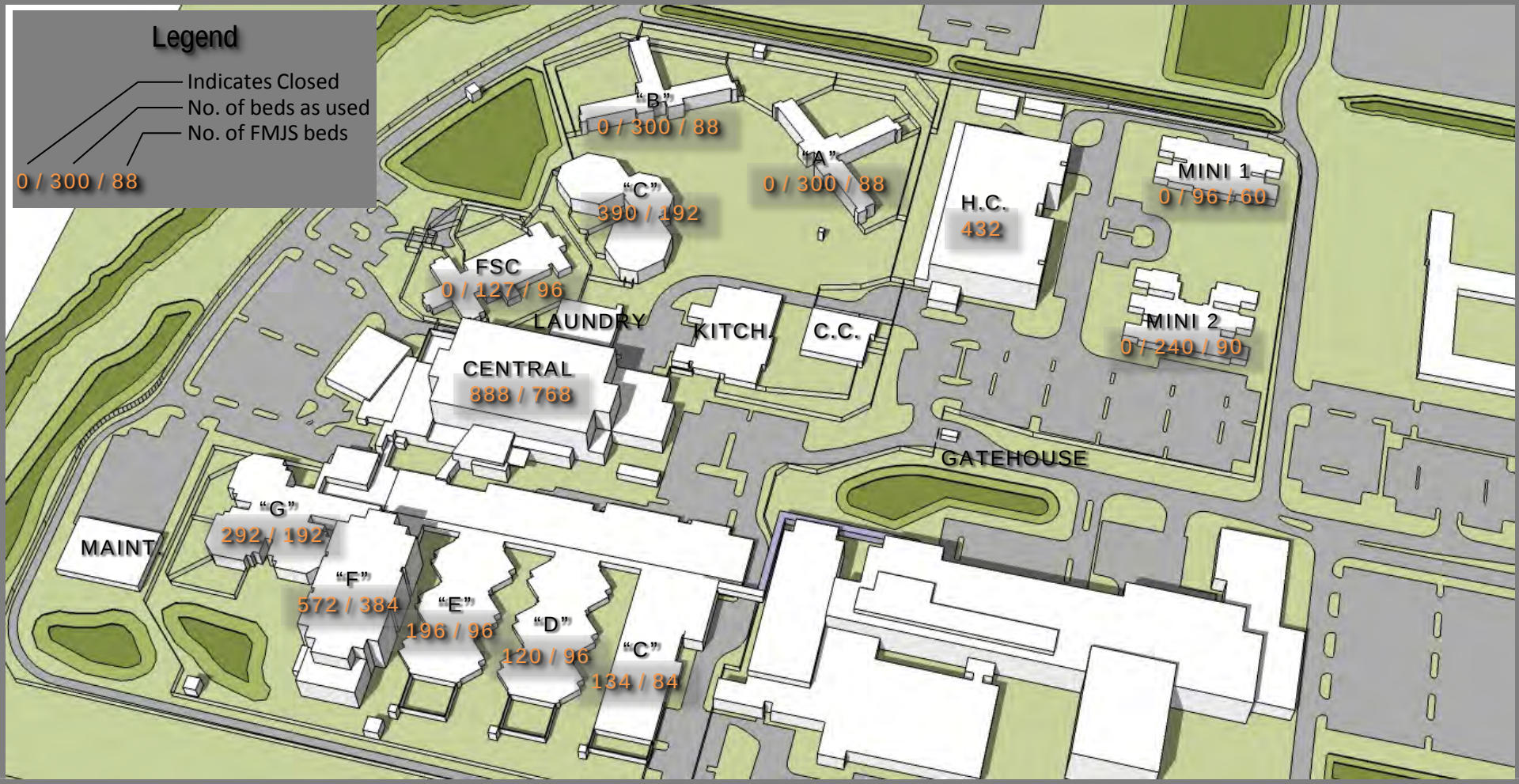
Master Plan Briefing

Responses & Recommendations

Scheme 9 - Existing

Bed Count

Existing Total Beds:	4087
Existing Open Beds:	3024
Existing FMJS Beds:	2244
Average Daily Population:	2950



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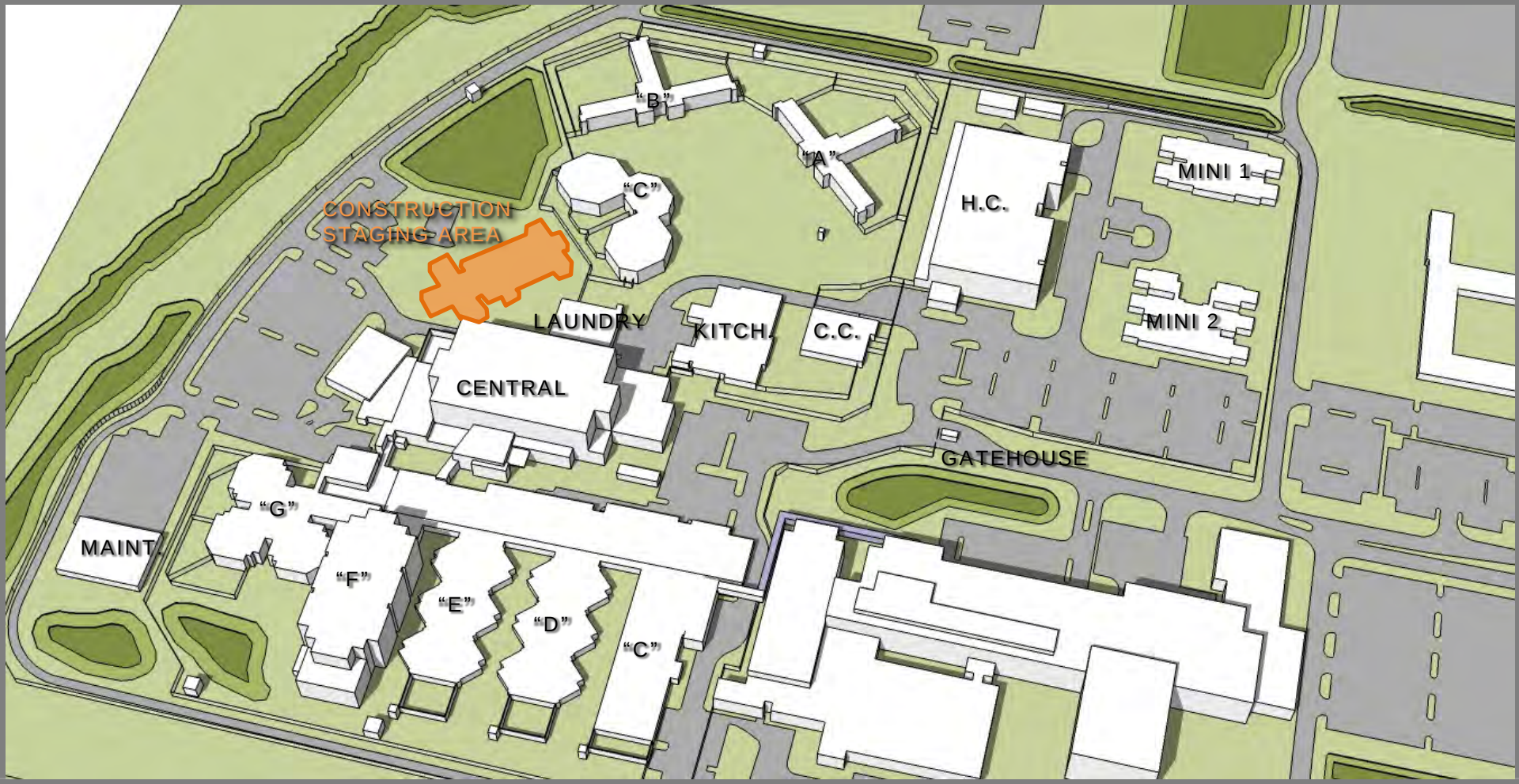
Master Plan Briefing

Responses & Recommendations

Scheme 9 – Phase 1 Demolition

Bed Count

Total Beds:	3960
Open Beds:	3024
FMJS Beds:	2244



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Master Plan Briefing

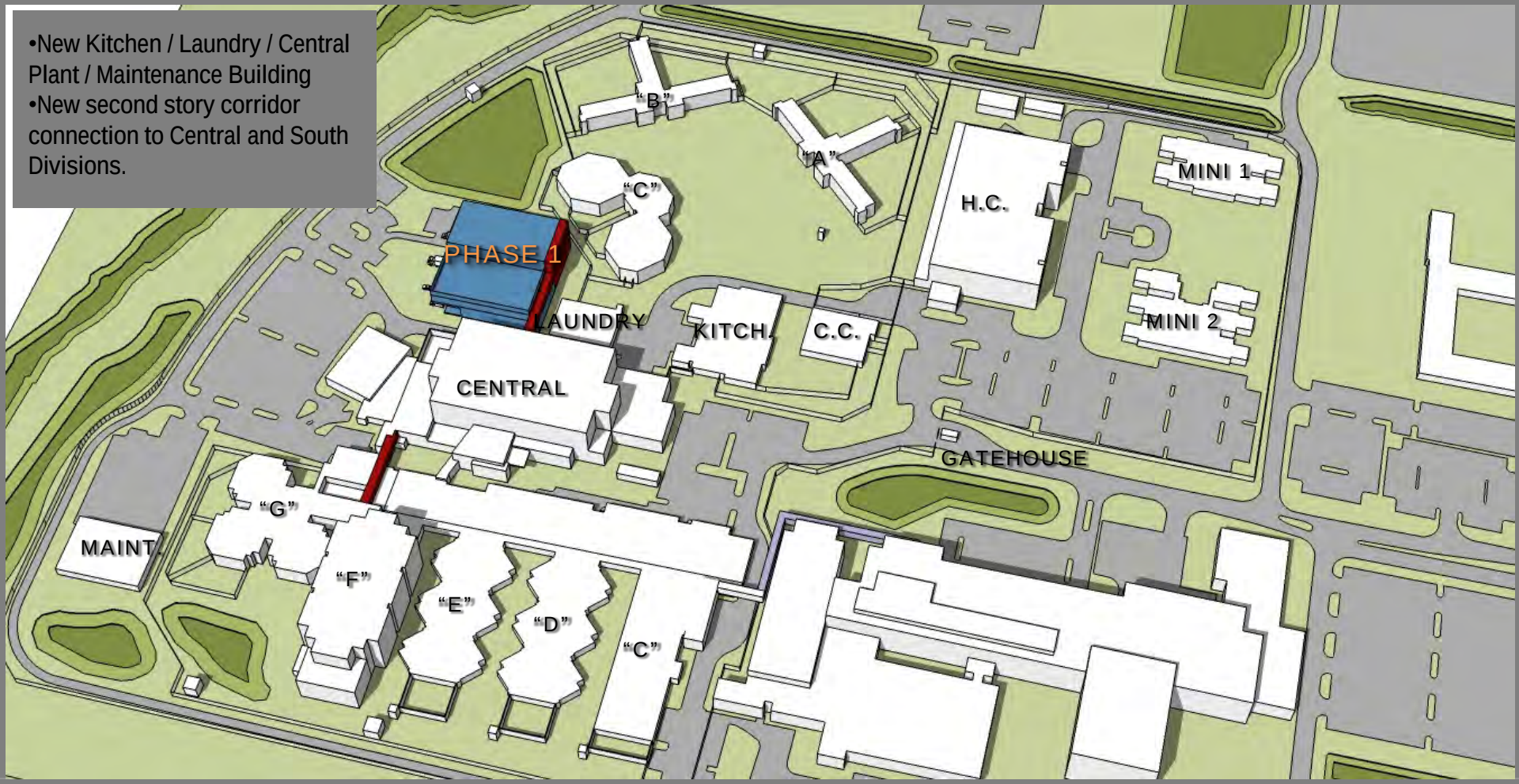
Responses & Recommendations

Scheme 9 – Phase 1 Construction

Bed Count

Total Beds:	3960
Open Beds:	3024
FMJS Beds:	2244

- New Kitchen / Laundry / Central Plant / Maintenance Building
- New second story corridor connection to Central and South Divisions.



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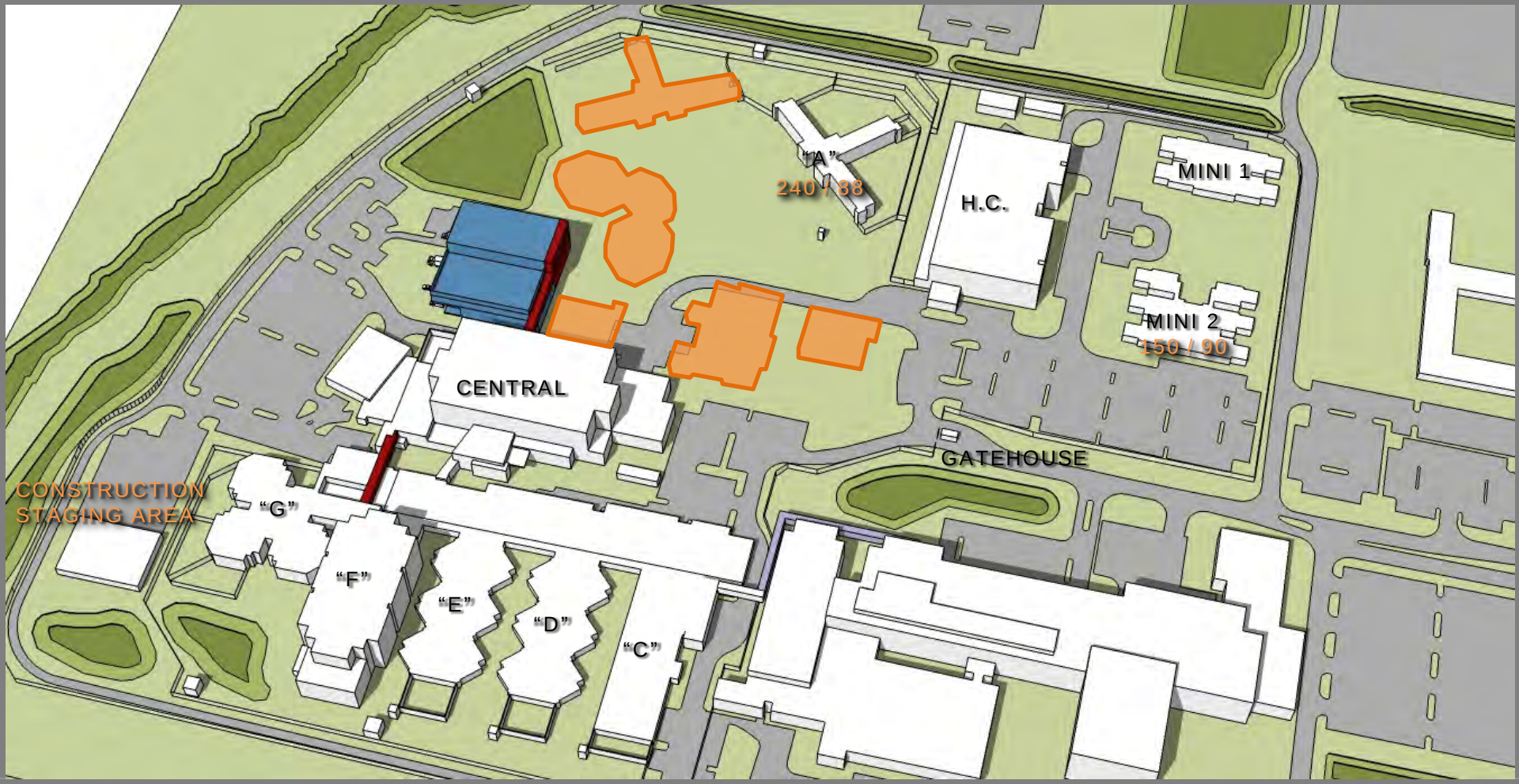
Master Plan Briefing

Responses & Recommendations

Scheme 9 – Beginning of Phase 2 Demolition

Bed Count

Total Beds:	3274
Open Beds:	3178
FMJS Beds:	2230



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Master Plan Briefing

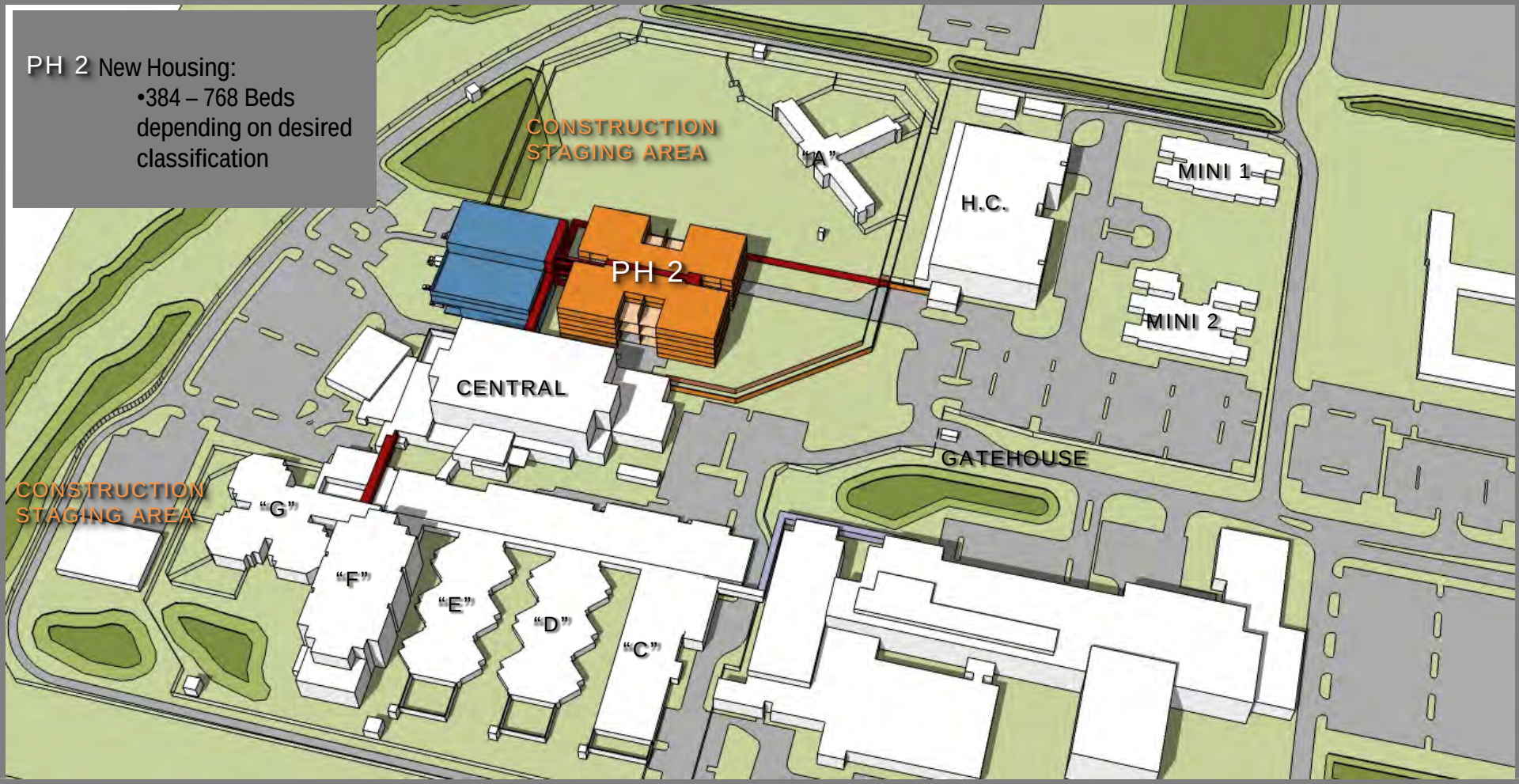
Responses & Recommendations

Scheme 9 – Phase 2 Construction

Bed Count

Total Beds:	3658 - 4042
Open Beds:	3562 - 3946
FMJS Beds:	2614 - 2998

PH 2 New Housing:
- 384 – 768 Beds depending on desired classification



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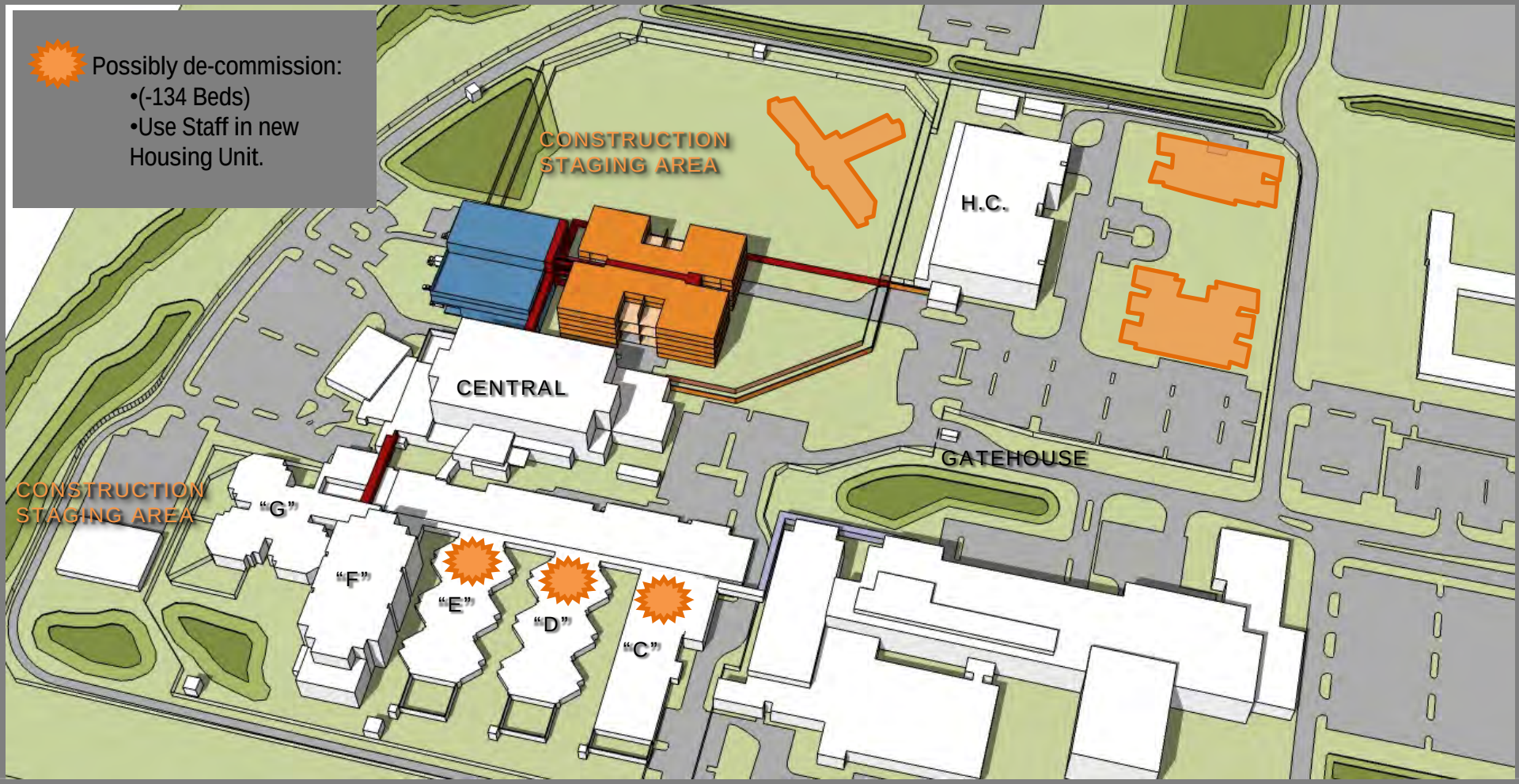
Master Plan Briefing

Responses & Recommendations

Scheme 9 – End of Phase 2 Demolition

Bed Count

Total Beds:	3022 - 3406
Open Beds:	2568 - 2952
FMJS Beds:	2160 - 2544



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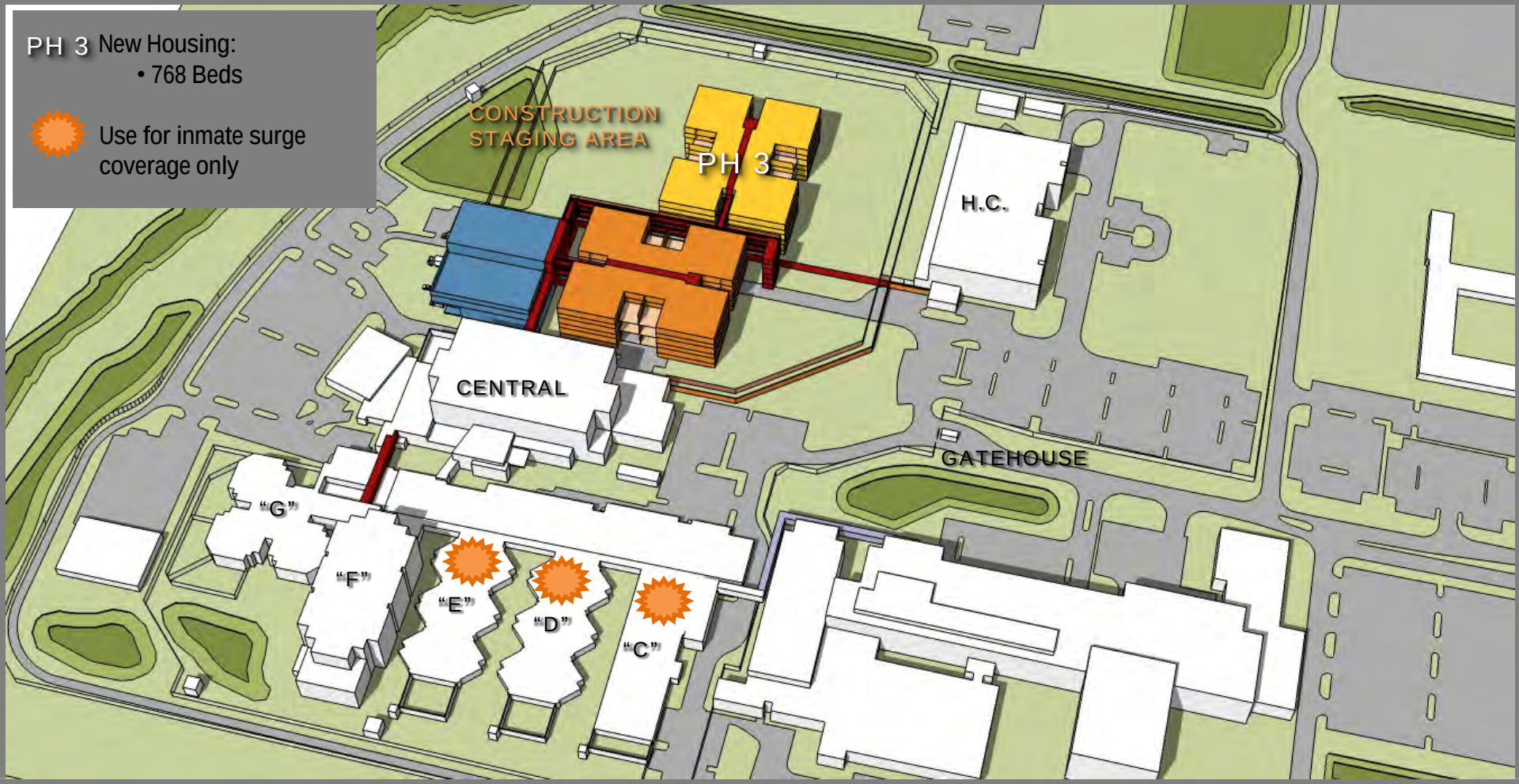
Master Plan Briefing

Responses & Recommendations

Scheme 9 – Phase 3 Construction

Bed Count

Total Beds:	3790 - 4174
Open Beds:	3336 - 3720
FMJS Beds:	2998 - 3312



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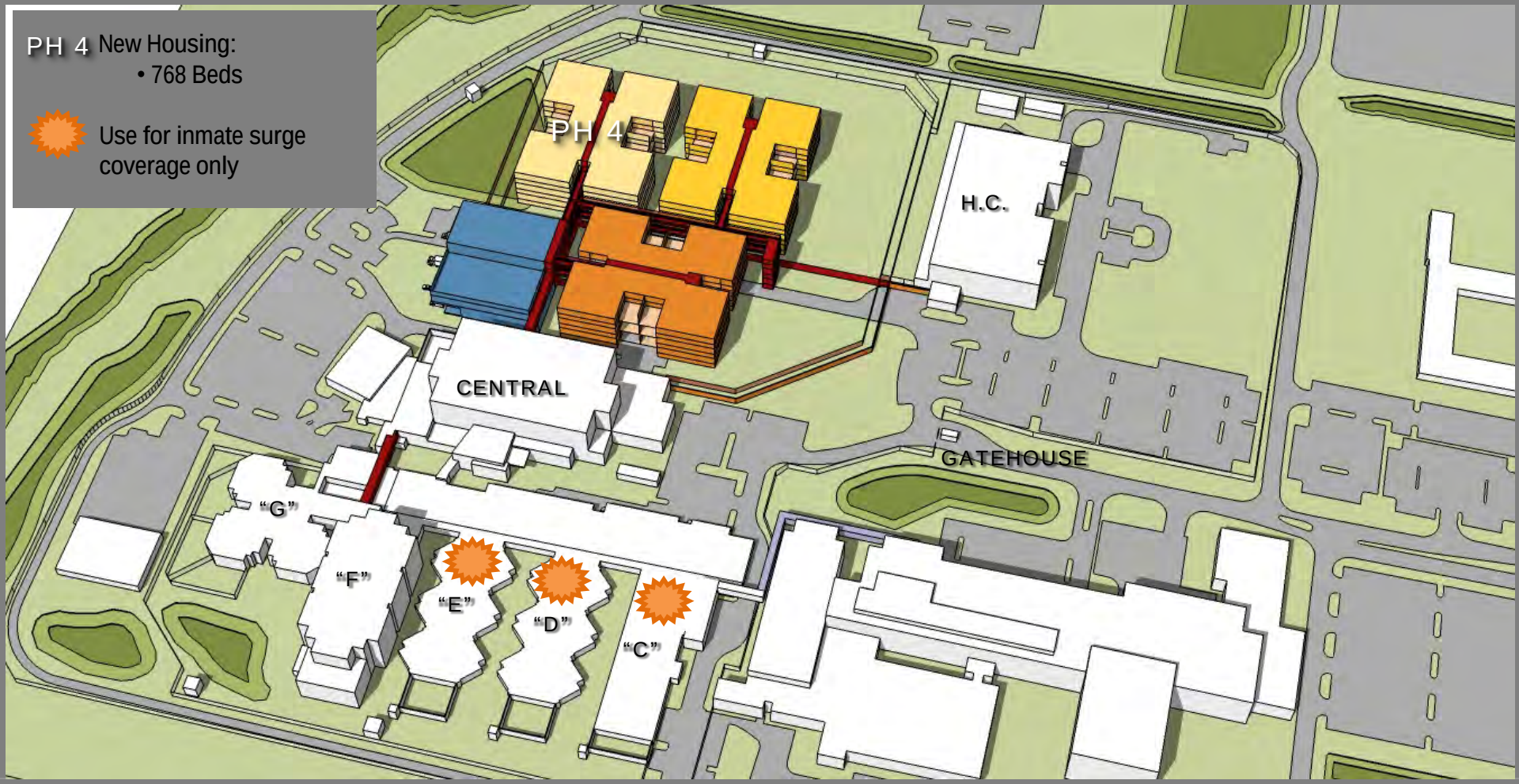
Master Plan Briefing

Responses & Recommendations

Scheme 9 – Phase 4 Construction

Bed Count

Total Beds:	4558 - 4942
Open Beds:	4104 - 4488
FMJS Beds:	3696 - 4080



Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

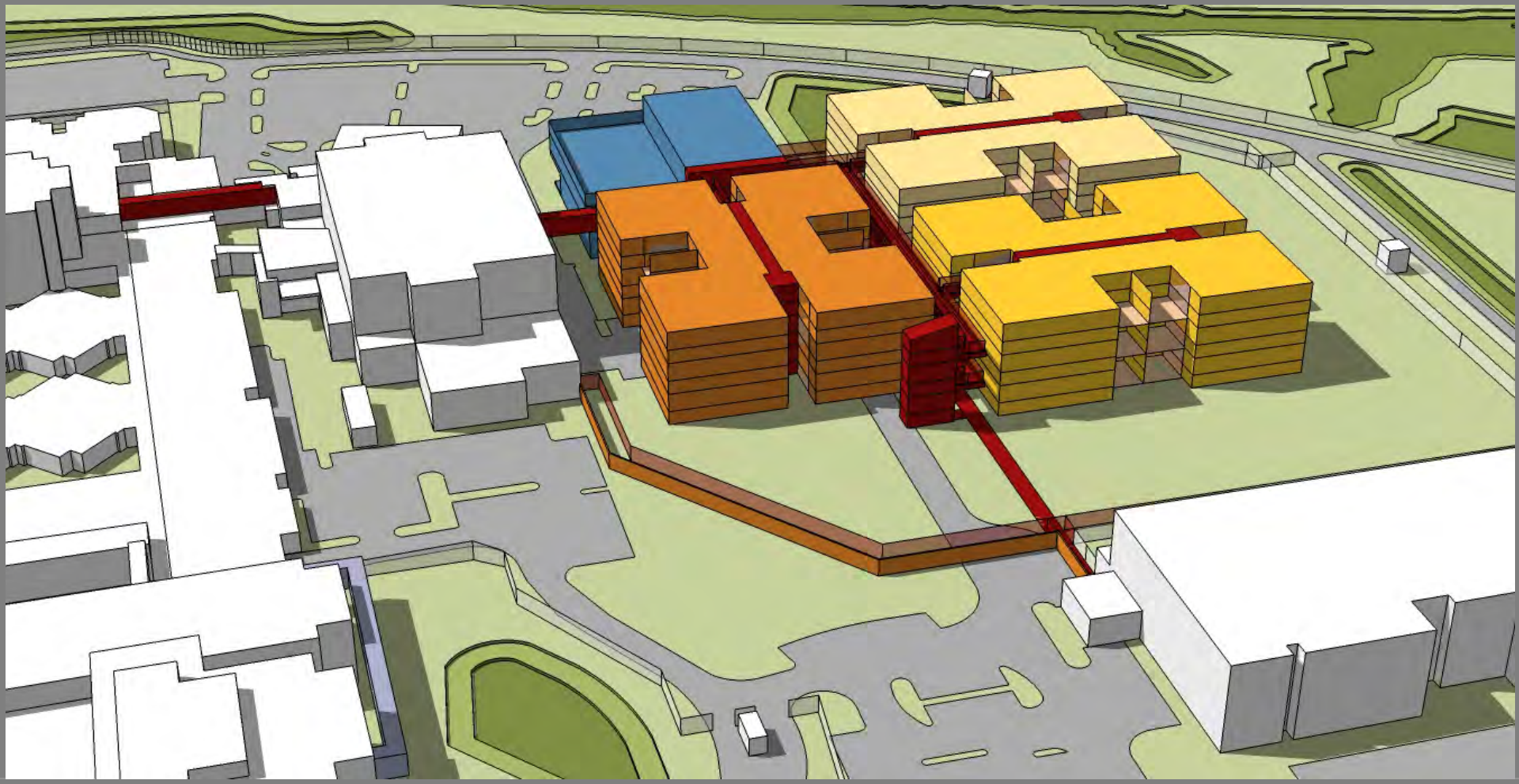
Responses & Recommendations

Scheme 9 – Aerial from NW

Master Plan Briefing

Responses & Recommendations

Scheme 9 – Aerial from SE



Master Plan Briefing

Responses & Recommendations

Scheme 9 – Completed Master Plan

Elements of Master Plan

- Kitchen / Central Plant located above flood surge elevation (P1).
- Kitchen connected by direct circulation paths to:
  - Central Housing
  - New Housing
  - Health Care
- No general circulation through Housing Units.
- Adjustments to Bed Count:
  - Demolished 1353 Beds (total)
  - Demolished 390 Beds in use.
  - Phase 2 (P2) adds 384 – 768 Beds depending on classification.

Bed Count by Phase:

	EXIST	P1	P2	P3	P4
Total Beds	4087	3960	3022-3406	3790-4174	4558-4942
Open Beds	3024	3024	2568-2952	3336-3720	4104-4488
FMJS Beds	2244	2244	2160-2544	2998-3312	3696-4080
% in Cells	20%	20%	40%	50%	60%

Average Daily Population: 2950+/-

Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1

7/22/2013

BED / STAFF COUNT BY PHASE

Year Built	Building/Unit/Wing	Current					Phase 1 Construction					Phase 1 Complete				
		Total Bed Cap. as Used	**Open Bed Cap. as Used**	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	**Open Bed Cap. as Used**	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	**Open Bed Cap. as Used**	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds
1980	A Wing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1980	C Wing	178	178	4	84	84	178	178	4	84	84	178	178	4	84	84
1980	D Wing	106	106	6	96	96	106	106	6	96	96	106	106	6	96	96
1980	E Wing	170	170	4	96	96	170	170	4	96	96	170	170	4	96	96
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	1318	**1318**	**37**	852	852	1318	**1318**	**37**	852	852	1318	**1318**	**37**	852	852
2000	**Central Division Total**	888	**888**	**21**	768	768	888	**888**	**21**	768	768	888	**888**	**21**	768	768
1979	A Barracks	300	0	0	88	0	300	0	0	88	0	300	0	0	88	0
1979	B Barracks	300	0	0	88	0	300	0	0	88	0	300	0	0	88	0
1985	C Barracks	386	386	6	192	192	386	386	6	192	192	386	386	6	192	192
1981	FSC	127	0	0	96	0	Demo	**Demo**	**Demo**	Demo	Demo					
1983	Mini I	96	0	0	60	0	96	0	0	60	0	96	0	0	60	0
1985	Mini II	240	0	0	90	0	240	0	0	90	0	240	0	0	90	0
2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	1881	**818**	**36**	1046	624	1754	**818**	**36**	950	624	1754	**818**	**36**	950	624
	New Constructed Beds (accumulative)															
	Beds added per phase (Rated)						0	0		0	0	0	0		0	0
	Totals	4087	**3024**	**94**	2666	2244	3960	**3024**	**94**	2570	2244	3960	**3024**	**94**	2570	2244
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	**74**	**0**	(284)	(706)	1010	**74**	**0**	(380)	(706)	1010	**74**	**0**	(380)	(706)

NOTES:

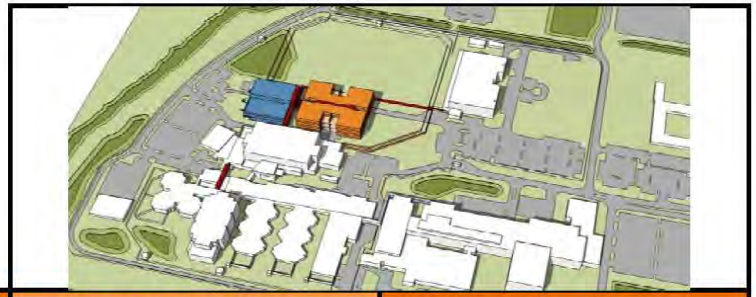
Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1 7/22/2013

BED / STAFF COUNT BY PHASE



Year Built	Building/Unit/Wing	Current					Phase 2 Construction					Phase 2 Complete				
		Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds
1980	A Wing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1980	C Wing	178	178	4	84	84	178	178	4	84	84	178	Close	Close	84	0
1980	D Wing	106	106	6	96	96	106	106	6	96	96	106	Close	Close	96	0
1980	E Wing	170	170	4	96	96	170	170	4	96	96	170	Close	Close	96	0
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	1318	**1318**	**37**	852	852	1318	**1318**	**37**	852	852	1318	**864**	**23**	852	576
2000	**Central Division Total**	888	**888**	**21**	768	768	888	**888**	**21**	768	768	888	**888**	**21**	768	768
1979	A Barracks	300	0	0	88	0	300	300	5	88	88	Demo	**Demo**	**Demo**	Demo	Demo
1979	B Barracks	300	0	0	88	0	Demo	**Demo**	**Demo**	Demo	Demo					
1985	C Barracks	386	386	6	192	192	Demo	**Demo**	**Demo**	Demo	Demo					
1981	FSC	127	0	0	96	0										
1983	Mini I	96	0	0	60	0	96	0	0	60	0	Demo	**Demo**	**Demo**	Demo	Demo
1985	Mini II	240	0	0	90	0	240	240	5	90	90	Demo	**Demo**	**Demo**	Demo	Demo
2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	1881	**818**	**36**	1046	624	1068	**972**	**40**	670	610	432	**432**	**30**	432	432
	New Constructed Beds (accumulative)											768	**768**	**18**	768	768
	Beds added per phase (Rated)						0	0		0	0	768	768		768	768
	Totals	4087	**3024**	**94**	2666	2244	3274	**3178**	**98**	2290	2230	3406	**2952**	**92**	2820	2544
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	**74**	**0**	(284)	(706)	324	**228**	**(4)**	(660)	(720)	456	**2**	**2**	(130)	(406)

NOTES:

Dewberry / CHINN PLANNING / ARC3 architecture

Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1

7/22/2013

BED / STAFF COUNT BY PHASE

Year Built	Building/Unit/Wing	Current					Phase 3 Construction					Phase 3 Complete				
		Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds
1980	A Wing	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0
1980	C Wing	178	178	4	84	84	178	0	0	84	0	178	0	0	84	0
1980	D Wing	106	106	6	96	96	106	0	0	96	0	106	0	0	96	0
1980	E Wing	170	170	4	96	96	170	0	0	96	0	170	0	0	96	0
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	**1318**	**1318**	**37**	852	852	**1318**	**864**	**23**	852	576	**1318**	**864**	**26**	852	576
2000	**Central Division Total**	888	**888**	**21**	768	768	888	**888**	**21**	768	768	888	**888**	**21**	768	768
1979	A Barracks	300	0	0	88	0										
1979	B Barracks	300	0	0	88	0										
1985	C Barracks	386	386	6	192	192										
1981	FSC	127	0	0	96	0										
1983	Mini I	96	0	0	60	0										
1985	Mini II	240	0	0	90	0										
2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	**1881**	**818**	**36**	1046	624	**432**	**432**	**30**	432	432	**432**	**432**	**30**	432	432
	New Constructed Beds (accumulative)						768	**768**	**18**	768	768	1536	**1536**	**36**	1536	1536
	Beds added per phase (Rated)						0	0		0	0	768	768		768	768
	Totals	4087	**3024**	**94**	2666	2244	3406	**2952**	**92**	2820	2544	4174	**3720**	**113**	3588	3312
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	**74**	**0**	(284)	(706)	456	**2**	**2**	(130)	(406)	1224	**770**	**(19)**	638	362

NOTES:

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Master Plan Briefing

Responses & Recommendations

Population / Staff

SCHEME 9 v1 7/22/2013

BED / STAFF COUNT BY PHASE

Year Built	Building/Unit/Wing	Current					Phase 4 Construction					Phase 4 Complete				
		Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds	Total Bed Cap. as Used	Open Bed Cap. as Used	Staff	Total FMJS Rated Beds	Open FMJS Rated Beds
1980	A Wing	0	0	0	0	0	0	0	3	0	0	0	0	3	0	0
1980	C Wing	178	178	4	84	84	178	0	0	84	0	178	0	0	84	0
1980	D Wing	106	106	6	96	96	106	0	0	96	0	106	0	0	96	0
1980	E Wing	170	170	4	96	96	170	0	0	96	0	170	0	0	96	0
1988	F Wing (4 floors)	572	572	13	384	384	572	572	13	384	384	572	572	13	384	384
1983	G Wing (2 floors)	292	292	10	192	192	292	292	10	192	192	292	292	10	192	192
	South Division Total	1318	**1318**	**37**	852	852	1318	**864**	**26**	852	576	1318	**864**	**26**	852	576
2000	**Central Division Total**	888	**888**	**21**	768	768	888	**888**	**21**	768	768	888	**888**	**21**	768	768
1979	A Barracks	300	0	0	88	0										
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2007	Health Care Facility	432	432	30	432	432	432	432	30	432	432	432	432	30	432	432
	North Division Total	1881	**818**	**36**	1046	624	432	**432**	**30**	432	432	432	**432**	**30**	432	432
	New Constructed Beds (accumulative)						1536	**1536**	**36**	1536	1536	2304	**2304**	**54**	2304	2304
	Beds added per phase (Rated)						0	0		0	0	768	768		768	768
	Totals	4087	**3024**	**94**	2666	2244	4174	**3720**	**113**	3588	3312	4942	**4488**	**131**	4356	4080
	Current Inmates and Staff:	2950	2950	94	2950	2950	2950	2950	94	2950	2950	2950	2950	94	2950	2950
	Surplus/(deficit)	1137	**74**	**0**	(284)	(706)	1224	**770**	**(19)**	638	362	1992	**1538**	**(37)**	1406	1130

NOTES:

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Session 2: Recommendations

Master Plan

Population / Staff Projections

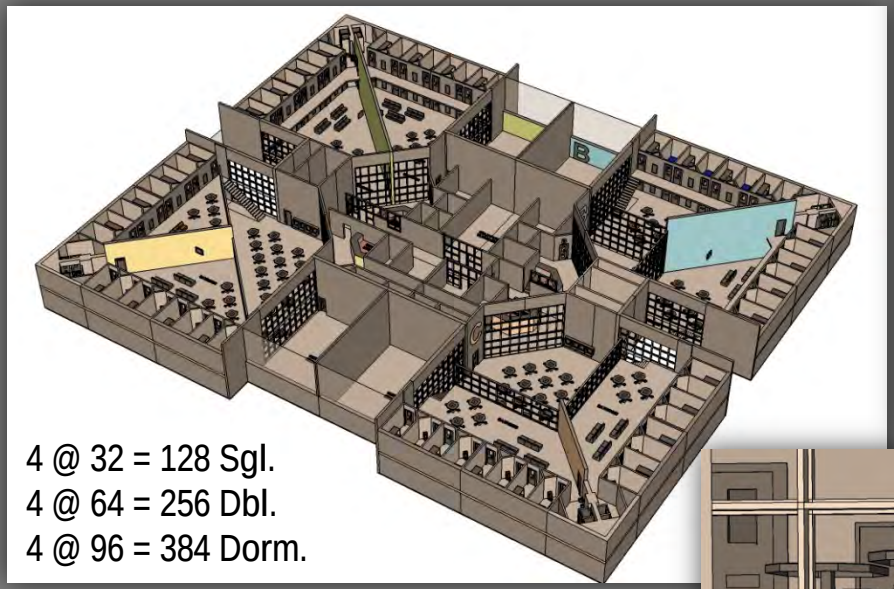
•Existing Staffing Summary

Housing	Control	Floor	Escort	Rec/Rlf	Pod	Juve	TOTAL	RATIO
"A" Barracks	**1**	**3**	**1**	n/a	n/a	n/a	**5**	**1 to 60**
"B" Barracks	**1**	**3**	**1**	n/a	n/a	n/a	**5**	**1 to 60**
"C" Barracks	**1**	**4**	**1**	n/a	n/a	n/a	**6**	**1 to 64**
Central (per flr)	**1**	**1**	**1**	n/a	**4**	n/a	**7**	**1 to 80**
"C" Wing	**1**	**2**	n/a	**.333**	n/a	n/a	**3.333**	**1 to 54**
"D" Wing	**1**	**3**	n/a	**.333**	n/a	**1**	**5.333**	**1 to 20**
"E" Wing	**1**	**2**	n/a	**.333**	n/a	n/a	**3.333**	**1 to 51**
"F" Wing (per flr)	**1**	**2**	**.5**	n/a	n/a	n/a	**3.5**	**1 to 35**
"G" Wing (per flr)	**1**	**2**	**1**	**.5**	n/a	n/a	**4.5**	**1 to 33**

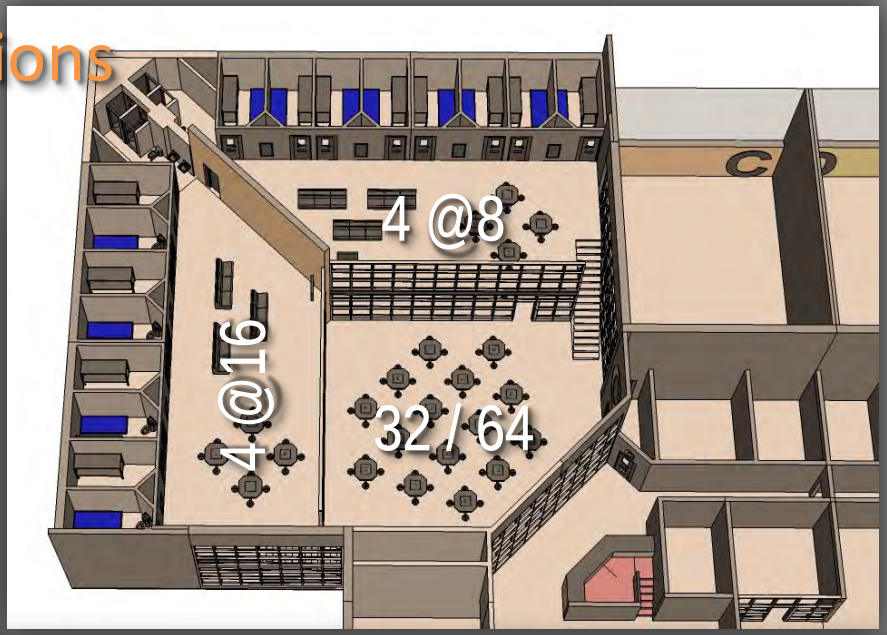
Master Plan Briefing

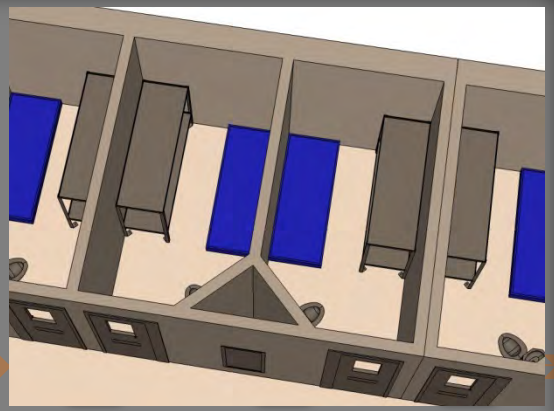
Responses & Recommendations

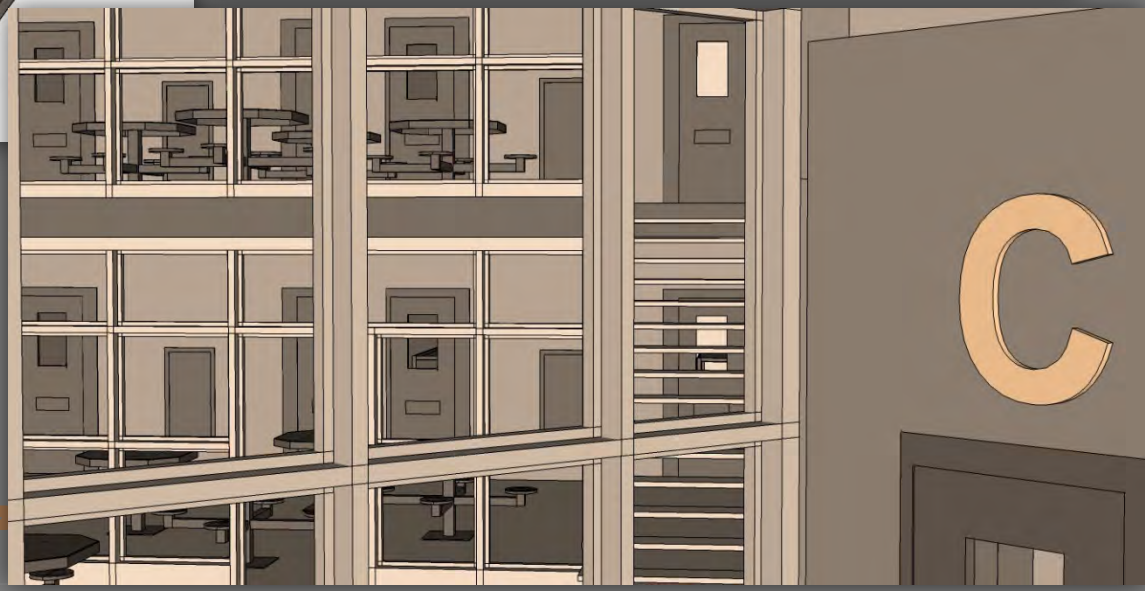
Housing Unit Detail



4 @ 32 = 128 Sgl.
4 @ 64 = 256 Dbl.
4 @ 96 = 384 Dorm.







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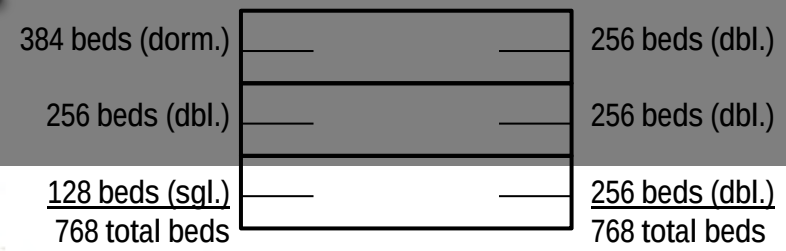
Master Plan Briefing

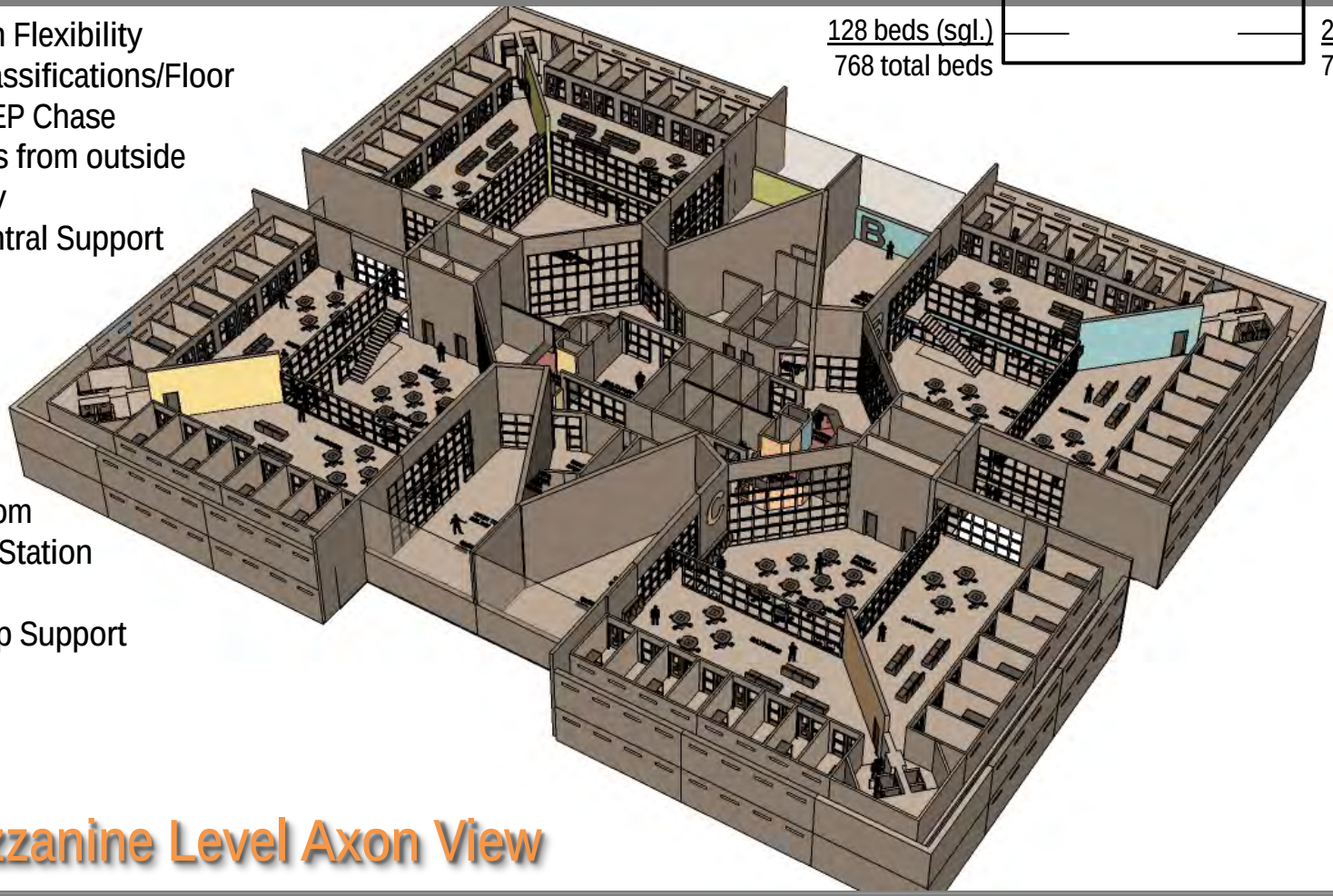
Responses & Recommendations

Housing Unit Detail



- Classification Flexibility
  - 1-2 Classifications/Floor
- Dedicated MEP Chase
  - Access from outside security
- Common Central Support

- Natural Light
  - Cell
  - Dayroom
- Central Staff Station
  - Vision
  - Backup Support



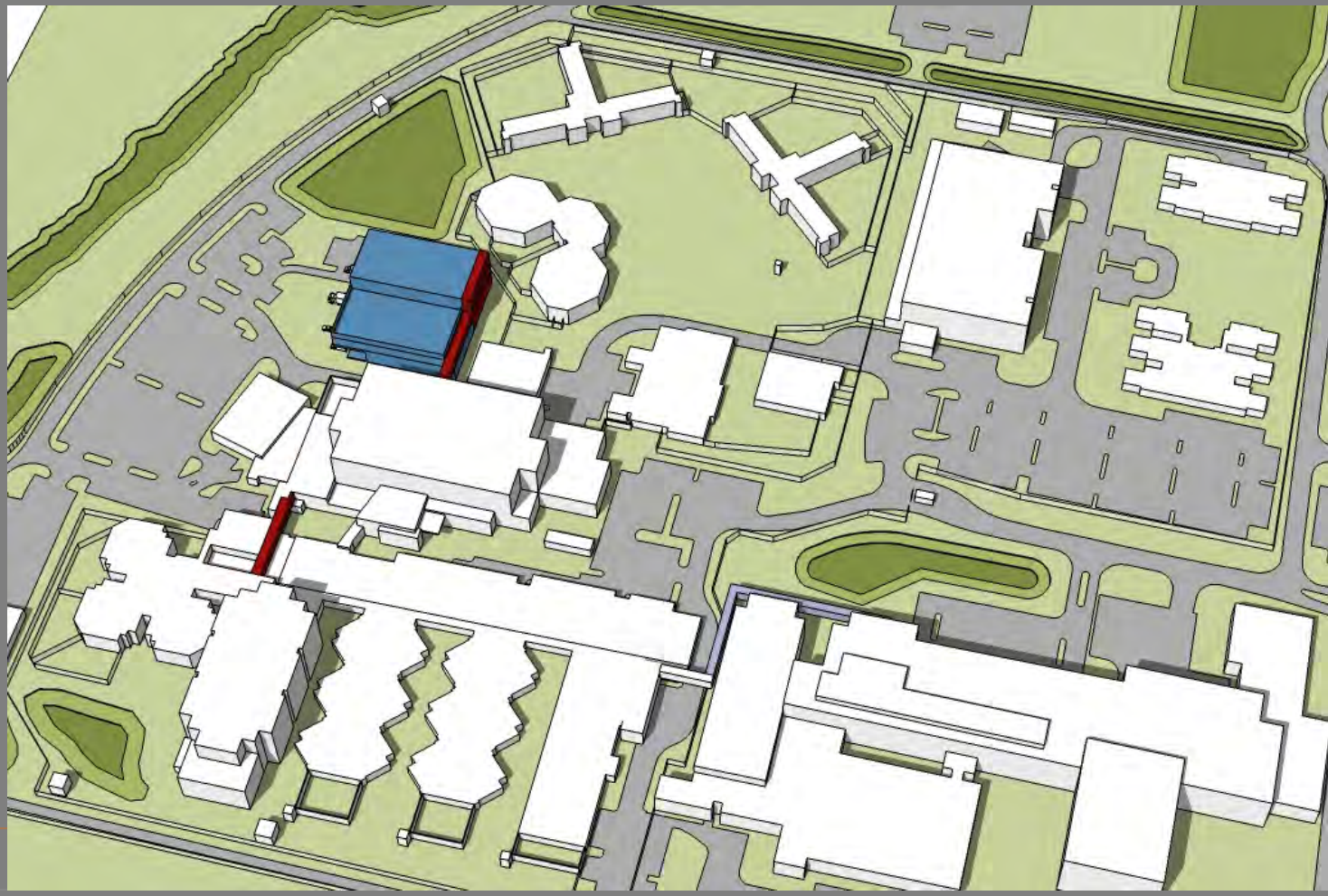
Mezzanine Level Axon View

Master Plan Briefing

Responses & Recommendations

Criteria Package 1 - Infrastructure

Comments?

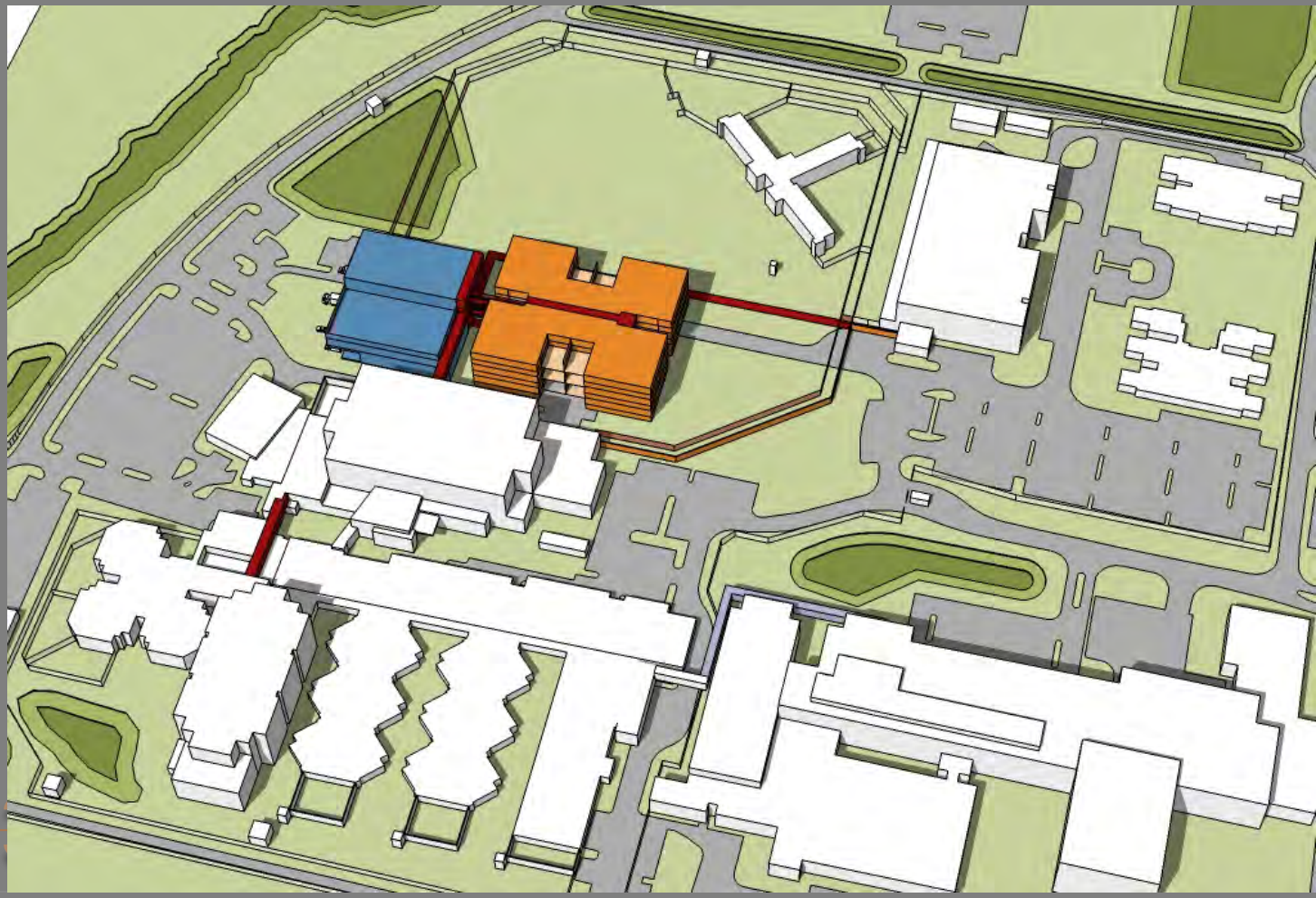


Master Plan Briefing

Responses & Recommendations

Criteria Package 2 - Housing

Comments?



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Master Plan Briefing

Responses & Recommendations

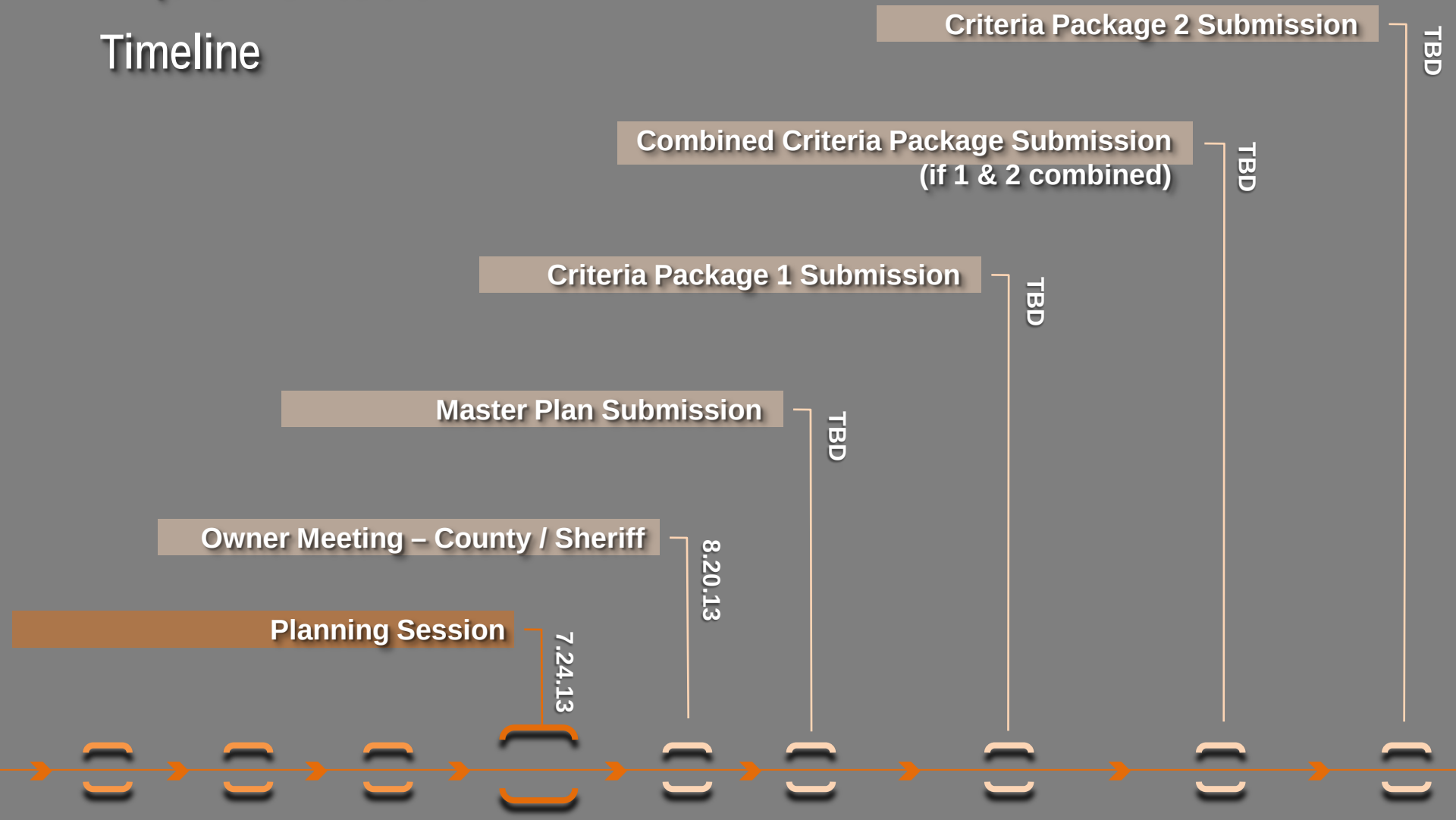
Estimated Project Budget

Phase 1: Infrastructure w/o Cogen:	$52.5M
Phase 1: Infrastructure with Cogen:	$61.3M
Phase 2: Housing	
2 dbl tier cell flrs/1 shell flr (rec'd):	$68.4M ($106.4M if delayed to 2030)
1dbl tier cell/1 dorm flr/1 shell flr :	$65.2M ($101.5M if delayed to 2030)
2 dbl tier cell flrs/1 dorm flr:	$77.8M ($121M if delayed to 2030)

Phase 1 & 2 Totals

Recommended Housing w/o Cogen:	$121.3M
Recommended Housing with Cogen:	$130M

Planning Session
Implementation
Timeline



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TAMPA DIVISION
500 N Westshore Blvd Ste 435
Tampa FL 33609-5003
813-637-0110 • Fax 813-637-0013

MEETING MINUTES

RE:	CEP Options Meeting	**MTG DATE:**	6/4-5/2013
PROJECT:	Pinellas County Jail DCP	**PROJECT #:**	712048
MINUTES BY:	Lawrin T. Ellis/Carmine Rende	**DATE MINUTES PREPARED:**	10 June 2013
LOCATION OF MEETING:	Pinellas County Jail – Health Care Conference Room B – CEP Break-out		

Present: Robert Blatter, AIA
Keshwar Ramjattan, PE
Gerry Crnkovich, PE
Carmine Rende, PE
Lawrin T. Ellis, PE
Jon Gotwald, PE (6/5)

PLEASE CHECK FOLLOW-UP ITEMS AND ADDRESS THEM PRIOR TO OUR NEXT MEETING.

FOLLOW UP ACTION	
Composite campus drawings to be provided by Robert Blatter	Kitchen refrigeration systems are obsolete.
	Replacement of Food Service & CEP must be coherent with new construction plan and have the ability to expand, if required, over time.
	All building replacements to be based on operational & condition assessments with existing staff. "Net Zero" increase in staffing.
	Existing plant and equipment identified for campus connection phasing to new CEP.
Keshwar to confirm equipment start-up dates	York magnetic bearing chillers are the preferred choice. Dual core if possible. Preliminary performance sections from Slade Ross to be provided for LCCA review
	Refrigerant R123 (only used by Trane) will be phased out in 2020. Concerns about equipment life and refrigerant replacement to be considered during LCCA.
Lawrin to follow up with Jason Proctor and Bill Slade on York chillers	Facility would like to see a Broad (manufactured in China) absorption chiller installation. Broad also manufacturers absorption chillers for Trane.
	Existing Facility/building will be demolished and the area to become additional parking and service access to South.
	In winter - All cooling supplied from the two-chiller Central/Intake plant. The Healthcare cooling plant is shut down.
	On very cold days only one chiller in the Central/Intake plant operates.

<u>The group ranked the new CEP locations as follows:</u>

1. Best - Middle of site to the immediate left of the new construction, Over old

FOLLOW UP ACTION

FSC

2. Second - Northernmost portion of the site above access road – Original Master Plan CEP Location
3. Third - South of existing Facility/Maintenance building
4. Least - Central portion of site just north of State Attorney building

Only the most favorable Options, Team Rankings 1 & 2, will be evaluated in study.

Site one is the west site study will include both the CEP/facilities and the Kitchen/Laundry. Buildings are located in close proximity to one another, but are separate. Additionally, being out of the flood plain, the lower (flood prone area of the building) would be storage/facilities, the main floor would be CEP with roof mounted cooling towers (all under the 68-foot threshold). CEP/Facilities to be located outside of the secured confinement perimeter to improve service access. Kitchen/Laundry to be located within the secured confinement perimeter. Order of magnitude of buildings was reviewed for space planning. Approximate sizes, in feet, of major mechanical are as follows:

- Cooling Tower (12 x 55 x 19)
- Chillers (12 x 20 x 10)
- Pumps (6 x 8 x 4)

Jon Gotwald confirmed that adjustments to the pond at that location were possible if we needed additional space for tractor trailer loading. The parking at that location would be displaced to the current facilities building location as well.

There is an existing 4-inch natural gas main from TECO, 50 psig, located in 49th Street. The site is served by an existing 2-inch service that extends from the 4-inch main. Site meter and regulator reduce distribution pressure to 15 psig. There is a second existing TECO 2-inch, 50 psig natural gas main located in 140th Street to the south.

Existing site service and street mains size and pressure confirmed by Jasmin Grimard, utilities coordinator for TECO - jygrimard@tecoenergy.com.

Jim Toppin was noted as the TECO Peoples Gas representative.

There are no backup systems for the existing server rooms. All room cooling supplied by the chilled water system.

All temperature control systems are KMC Controls. Not web based. Upgrade to web based for new CEP.

Future Cooling Loads are estimated as follows:

Delete 327 tons (A, B & C Barracks=210 tons & Mini 1 & 2=117 tons) (Female Housing (FSC), Food Service & Visitation buildings are DX system

71 tons=Sheriff/Admin. (SASB) Much of building is DX.

FOLLOW UP ACTION

115 tons=A Wing

30 tons B Wing

87 tons=C Wing

64 tons=D Wing

64 tons=E Wing

148 tons=F Wing

100 tons=G Wing

480 tons=Healthcare (400 tons is outside air based on 93 db/79 wb)

600 tons=Criminal Justice Center

300 tons=State Attorney Building

1700 tons= Six new housing buildings

400 tons=Full build-out of CJC building

60 tons=New Facility/Maintenance building

+100 tons=Existing building to the north of SASB presently DX

4319 tons (With a 8% diversity factor=4,000 tons)

There are BTU meters on the following chilled water mains:

- Maximum security south wings
- Central/Intake
- Balance of site

Central/Intake still uses some hot water for heating. All other systems being changed to electric as work is done.

80,000 to 100,000 gallons of water per week used in laundry and kitchen. Heat reclaimed from this water is used to preheat makeup water to boilers

There will be only one laundry in the new Kitchen/Laundry building. The laundry in F Wing will continue in use.

Flood elevation is about +11 ft. Site slopes from 10 to 12 ft. Surge elevation varies from 6 to 8 ft. above flood. All new chillers and electrical equipment will be located above flood and surge elevations

There is a potential for CJC to expand towards the retention pond to the north in addition to the infill at the south.

All chilled water control valves are 2 way type except for 3 way valves in State Attorney building.

Differential pressure transmitters are located in the chilled water piping in F Wing and Sheriff/Admin.

Report to address merits of all variable primary flow, constant flow primary plant

FOLLOW UP ACTION	
	with variable flow to site or both of these types combined with tertiary flow with pump at buildings.
	Investigate advantages of a static ice only thermal energy storage system for the CEP.
Further review and feasibility considerations from Jon Gotwald	There is a combined fire/domestic water loop for the site. The county is investigating with Civil isolating the fire from domestic and installing a new separate domestic water loop.
	Report to include a carefully addressed Life Cycle Cost Analysis that addresses the following: • Why do we need a new central energy plant (CEP)? • The operating efficiencies of each option considered • The advantages of combining the four existing plants into one central plant. • The differences in maintenance and operations of four separate plants versus one CEP
	Maximum new CEP height is +68 ft. due to proximity of airport.
	From the March 2013 bills, maximum peak monthly electrical demand is 3161 Kw. We will use 4,000 Kw (4 MW) in our study.
	There are 5 different electric rates used for the various site buildings. GSDT-1, GS-1, LS-1, GSD-1 and GSLM-2. When comparing Duke Energy electric rates, TLC will use a “blended” rate in our analysis and report versus the cost to generate on-site electricity.
	The report to also indicate the savings in hot water usage for the kitchens and laundry.

This is our understanding of the discussions at the meeting. Please advise TLC of any changes or additions to these minutes.

Distribution:

Linda Bernauer, AIA
Robert Blatter, AIA
Jon Gotwald, PE
Gerald Crnkovich, PE
Carmine Rende, Jr., PE

Dewberry

PINELLAS COUNTY JAIL WORKSHOP 3 MEETING MINUTES

Date: June 4 & 5, 2013

Time: 8:00 AM – 3:30 PM, both days

Location: Healthcare Read-Off Room

Purpose: Review & Updates, Focus Groups to discuss Kitchen/Laundry, Central Plant/Maintenance, Security and Master Plan/Housing Options

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

Summary of Discussion

Review & Updates

1. **Building Assessments:**
    - Buildings built in 1979 include (north) kitchen, laundry, A and B Barracks
        - Are the most maintenance intensive
        - Do not meet current codes for life safety, accessibility and wind loading
        - Are mechanically inefficient
        - Require replacement of electrical systems (from the 2006 report)
    - North Kitchen
        - Obsolete systems including dated and failing equipment
        - Issues with code compliance – the kitchen is allowed to operate as long as there is maintenance scheduled, but maintenance can't be completed without total shut down of the kitchen…
        - Staff cannot observe trustees effectively due to layout
        - Logistics issues related to inmate meal delivery
        - Inconsistent level of service to staff
    - Laundry
        - Obsolete systems including dated and failing equipment
        - Inadequate space to provide the number of machines and proper storage
        - No conditioning of space contributes to deterioration of equipment
        - Labor intensive – runs 24/7 just to keep up; requires 5 full time staff positions
    - South Kitchen
        - Obsolete systems including dated and failing equipment
        - Unsatisfactory delivery and storage components
        - Infrastructure issues include deteriorating ceilings and slab settling
        - Inconsistent level of service to staff
2. **Central Plant:**
    - Existing Locations:
        - Central/South
        - Healthcare

- 2 locations at CJC

- Four potential locations and plant types are under study:
  - All locations are outside secured containment for maintenance access
    - Existing Facility Maintenance
    - FSC
    - Over CJC retention pond
    - North of A&B Barracks (2010 Master Plan location)
  - Alternate Plant choices
    - CoGeneration
    - Thermal Energy Storage
    - Ground Source for cooling towers
  - Pros and Cons of all locations presented

3. **Security Systems**

- Security Electronics
  - Existing systems of several generations
    - Lack of availability of parts
    - Systems do not 'talk to each other'
  - High number of control posts
  - Opportunities to reduce staffing

- Systems Integration opportunities & challenges
  - Sprawling campus
  - Integration to a true 'Central Control'
  - Consider overhead/rooftop pathways
  - Consolidation

- Surveillance challenges
  - Fragmented existing systems
  - Limited recording
  - No central monitoring capabilities
  - Needs holistic approach

4. **Housing:**

- Existing Building Assessments
  - Obsolete facilities – currently closed:
    - A & B Barracks
    - Mini 1 & Mini 2
    - FSC
  - Maintenance intensive facilities:
    - C Barracks
    - D Wing (Seg)
  - Operationally inefficient:
    - C, E Wings (female)
  - Acceptable with some renovations (quite a bit has already gone into maintenance of these wings for future use):
    - F, G Wings (F-Wing may need some additional structural review prior to Phase II kitchen renovations)

- Good with long future life:
  - Central
  - Healthcare

- Master Plan Evolution
  - Reviewed options from previous workshops
  - Looked at site circulation/transportation, and simplified plans
  - Reviewed phasing based on condition assessments
- Maintain current staff and current population levels (zero growth scenario)
- Discussed potential for surge capacity and history of requiring a larger than 'design' population. Causes:
  - Legislation
  - Court order
  - How will this be handled in the future?
- Housing unit design options were presented showing an allowance for surge capacity.

5. **Focus Groups:**

- Kitchen/Laundry (Attendees: Mike Kell, Joe Mora; SSA, Eddie Mastalerz; ARC3, Captain Tim Downs; PCSO, representatives from Trinity Food Service):
  - Kitchen discussions were centered predominantly around the replacement of facilities, but it was understood that comments fielded from Trinity representatives from both the North and South kitchens and would apply to the potential South Kitchen renovation as well.
  - <u>Kitchen Topic No. 1 - Plan Approach</u>
    - Location of new facility above flood plain.
    - Logical product/personnel flow, avoidance of cross traffic and potential cross contamination.
    - Open layout of equipment for mobility, visibility and communication.
    - Elevated supervisory offices, centrally located for control and 360 degree visibility.
  - <u>Kitchen Topic No. 2 - Storage/Programming Capacity</u>
    - 10 day supply for purchasing power and emergency supply on hand, FIFO.
    - Possibility of two tier pallet storage for dry and non food to reduce foot print per square foot volume and inventory control.
    - All storage areas, including refrigerator/freezer to have roll-in capacity for direct deliveries.
    - Updated refrigeration systems for operating economy and systems redundancy.
  - <u>Kitchen Topic No. 3 - Hot & Cold Production</u>
    - Possibility of some advance production capability for component cooking, staff efficiency & emergency food supply.
    - Equipment selection to be Energy Star rated to the greatest extent possible.
    - Introduce new technology (combi-ovens, etc.)
    - Equip for more menu variety and possible baking program for control of food costs.
  - <u>Kitchen Topic No. 4 - Design for Food Safety</u>
    - Provide support equipment for hot/cold temperature maintenance.
    - Duplication of assembly equipment to expedite meal delivery timeframe.
    - Direct access from assembly space to delivery corridor and vertical transportation.
  - <u>Kitchen Topic No. 5 - Energy Management Systems</u>

- Hoods to be variable volume based on equipment usage.
- Utility Distribution systems to secure all utilities from tampering and hazardous exposure to staff, and for future flexibility for change out of equipment.

o <u>Kitchen Topic No. 6 – Sanitation</u>
- UDS elevates all services off floor for ease and safety for cleaning.
- Ware wash equipment to be Water Saving.

o Kitchen user group (Trinity Food Service, PCSO) comments:
- Consider ceiling mounted drop cords (UDS) in lieu of table mounted for equipment mobility.
- Requested assurance that dock areas be covered, protected from the elements.
- Concern that all food storage and production be on second level.
- Request that semi, tractor trailer access and sufficient maneuverability be provided.
- Request that plan provide for security and ease of monitoring inmate labor force.

o Existing Laundry observations:
- The unit is processing an estimated 12,500 lbs. of laundry per day with approx. 100 loads.
- Laundry is processed in 3 shifts, the facility runs 24 hrs. per day.
- Folding is a large part of the labor load component
- Water usage, with traditional washer/extractors is roughly 3 gals/ lb of dry weight laundry, with the water recycling system the usage drops to 2 gals- 1.7 gals/ lb.

o Proposed Equipment Strategy:
- Since the unit processes large amounts of “like” items, we propose a Continuous Batch Washer (CBW) also known as a tunnel washer; this machine will be able to process from 800 lbs to 1500lbs, per hour depending on the size of the system specified.
- In order to achieve redundancy and prevent down time, Capt. Downs (PCSO) requested that 2 CBW machines sized at 800/lbs./ hr (the smallest system available) be provided.
- Machines have the capability to be programmed for each type of piece to be processed.
- CBW machines use .3 gallons/lb as opposed to the 3 gallons/lb for current equipment and 1.75 gallons/lb for conventional laundry equipment. This system has the potential to save approximately 7 million gallons of water/year.
- The use of the CBW machines will reduce the operation period for the laundry from 24 hours to one 8 hour shift, resulting in a staff savings of two positions.
- We will employ tilting dryers to allow fast and safe discharge of finished goods.
- The lint collection system will be designed in a secured space to help prevent intentional damage.
- The use of automatic folders (large format and small piece) will greatly reduce the time needed to finish and stack the finished goods.
- Pinellas County Facility Maintenance requested maintenance history information on proposed equipment. System can easily be made ‘tamper proof’.

o New equipment and operation cost budgets will be provided for proposed equipment packages.

- Central Plant/Maintenance (Attendees: Lawrin Ellis, P.E., Gerry Crnkovich, P.E., Carmine Rende, P.E.; TLC Engineering for Architecture, Keshwar Ramjattan, P.E., Keith Royster, Carlos Negron; PCFM, Jon Gotwald, P.E. - 6/5; George F Young, Inc., Robert Blatter, AIA; ARC3 Architecture):

o Please see attached minutes provided by TLC Engineering for Architecture which include follow-up action requirements by specific team members.

- Site Civil minutes:
  - Design of the new buildings to reflect observation of the Storm Surge. GFY to obtain Storm Surge elevations anticipated for this area. The nearest point of reference is at the St Pete/Clearwater Airport with elevations for the following category storms:
    - Cat 1 – Elev. 3.1
    - Cat 2 – Elev 10.9
    - Cat 3 – Elev 15.8
    - Cat 4 – Elev 19.9
    - Cat 5 – Elev 24.4
  - Utility Map drawings prepared by GFY and from Pinellas County Jail operations will be posted to the Dewberry Sharepoint Site (Posted 6-11-2013)
  - TLC requested TECO Peoples Gas maps if GFY had them. Subsequent conversation with TPG determined that the onsite gas mains were owned by Pinellas County and TPG did not have onsite maps. Best available information provided on GFY Level D Utility maps and limited area detail Level A/B survey. (Posted to the Sharepoint site 06-11-2013).
  - PCFM requested that the Potable water and the Fire water systems be separated in the proposed master plan and phase 1 construction.
    - Leave existing lines for Fire system, modifying where impacts of construction occurs.
    - Install new potable system , reloate meters and separate the master water softeners located between CJC and the Jail faciltiy.
    - Provide for services to phase 1 and stubs for future buildings
    - Connect to exiisting buildings with new potable services.
  - Balance of Civil Site issues discussed and incorporated into general engineering discussions.

- Security (Attendees: Captain Michael Castine - 6/4, Captain Jim Main, Captain Lora McFee - 6/5; PCSO , Arnold Neiderhofer, Demos Delou - 6/4; PCSO Tech. Services, Chris Allred, Linda Bernauer, AIA; Dewberry):
  - Existing Security systems incorporate multiple generations and manufacturers of systems
    - Incompatibilities – systems do not interface
    - Inability to obtain replacement parts
    - Non-proprietary systems developed by Tech staff are in place in South Division
    - Control systems in Healthcare and Central are newer and under maintenance contracts
  - Tech staff comments:
    - Key fob/PLC system was not programmed correctly. It does not shunt door alarms in the Health Services Building system.
    - 95% of CCTV cameras are currently being stored on the March Networks DVR system (Pinellas County standard). Enterprise software package.
    - Control systems in Health Services and Central Booking are slow. Overly complex.
    - Wonderware touchscreen too complex and expensive to update. $6000-$8000 to license. Being PC based, the jail is subject Microsoft support issues.
    - Some control points in South have been updated with PLC based touch panels by automation Direct. Low cost of these systems has allowed Tech Services to do projects in-house; one of which has been in operation since 1999.
    - Standard key card system is Honeywell WinPack.
    - UPS is inconsistent throughout the complex. Tech services prefers room type systems, but both single use and room type are currently in place.
    - Preferred control stations are membrane switch control panels for their ease of replacement and cost value. Manufacturer of these systems is “Automation Displays, Inc.”

        - Tech services are currently installing an Innovonics wireless panic system throughout the facility in phases.
    - Captains' comments:
        - The jail complex has at least two card access systems currently. Need to update to the county standard.
        - Server rooms need additional cooling – case by case basis depending on locations.
        - Switches and servers should not be provided by Pinellas County Jail IT. They would need to be part of FFE budget.
        - PLC work done in South by Tech Staff was reviewed with Captains. Captains asked if there was a system that could marry the more expensive and complex proprietary systems with the simplified systems provided by Tech Services.
        - Desired changes/upgrades:
            - Bring entire South Unit up to date. All existing control points are needed. Controls and intercom.
            - South Unit F needs all door and cameras renovated.
            - Update Cable TV backbone.
            - Radio system is going (first phase?) to full IP. 1100 radios in use at complex.
            - South unit, add cameras to all outdoor rec yards to be able to eliminate the tower guard post in each.
            - Wireless data coverage is incomplete. Would like to complete the system.
            - Bring entire complex up to date on systems that are becoming obsolete. Example is CCTV, vendors are now seeing more systems being IP than analog.

- Master Plan/Housing Options (Attendees: Major Tim Slaughter, Captain Lora McFee, Captain Jim Main; PCSO Tammy Russo, Marc Cognetti; PCSO Classification, Kirk Brunner; PCSO Consultant, Mark Pistillo; PCFM, Chad DeWeese, AIA, Jim Matarelli, AIA; Dewberry
    - Goals:
        - No net staff increase
        - Phase out older housing units
        - No additional beds. Inmate population to be used for planning purposes is 2950 as directed by PCSO.
        - Exact number of additional "surge" beds above and beyond 2950 was not specifically specified.
        - New units to comply with FMJS, PREA and ACA Physical Standards per PCSO.
    - Master Plan: South Division (A-Wing & C-Wing) provides the connection for court – this connection needs to be taken into consideration for the future.
        - Advisory is done via video
        - Circuit requires transport
        - Master Plan needs to respond to PCSO court transport requirements
    - Why Housing?
        - PCSO not clear on the need for replacement housing
        - PCFM provided a planning/construction timeline of 3 years from start of the criteria package to start of construction. Building conditions will continue to deteriorate over the next 5 years.
        - Issues that take cells offline: night lights, plumbing, lack of staff to accompany maintenance staff
    - Existing housing overview
        - Static population is 2,900 - 3,000 currently
        - D-Wing is the only segregated housing
            - 96 beds
            - 1:48 staff to inmate ratio (minimum)

- C-Barracks houses 350 (not 290)
  - Trustees
  - 2 inmates/cell – no door (dorm condition)
- C-Wing has operational issues
  - 84 beds
  - Single cells
  - Poor visibility (line of sight issues)

- Future Housing Operational notes:
  - 30 minute cell/dorm checks required for general population
  - There is a need for single cells (100 lock down, 450 female – highest priority)
  - Provide flexibility for direct/indirect supervision
  - Provide video visitation in each dayroom/dining area
  - Provide visual observation into recreation areas
  - Provide direct observation into shower/toilet areas (per PREA requirements)
  - Feeding is done in dayrooms with the exception of segregation areas
  - Meet ACA daylight requirements
  - Sally port into each pod is not required
  - Provide court audio/video connections in every housing building
  - Provide perimeter plumbing chase to keep maintenance out of contact with inmates
  - Provide moveable furniture in shared spaces
  - Allow for options that block views between pods (for flexibility)
- Review of proposed housing pods A, B, C, D
  - Configuration of C preferred
    - Largest multi-purpose/common dayroom space
    - Best opportunities for direct visual contact into pod dayrooms
  - Suggested changes:
    - Provide observation 'island' in the center of the unit with loop corridor
    - Provide holding cells adjacent to unit vestibules and observation 'island' for non-cooperative inmates and for staging
    - Provide secure, covered walkway to healthcare from housing units.
- Future schemes
  - Study classification in C, D, & E-Wings to incorporate the proper numbers of single and double cells, female vs male, etc.
  - Consider relocation of C-Barracks into new units & necessary configuration
  - Coordinate staffing/classification per discussions, identifying PCJ classification types
  - Incorporate the following considerations:
    - Tidal surge is in the 23' - 26' range above sea level – existing buildings are at about 11' above sea level.
    - Provide as a 'stand alone' facility in an emergency condition
    - Maximum building height is 68' due to proximity of Clearwater/St. Petersburg airport.

- Direction 6/5/13:
  - Develop 3 Housing Options in compliance with FMJS, PREA and ACA Standards
    - Single Unit
    - 1.5 Units
    - 2 Units
  - Look at a fix in place option for all of South Division
    - ADA retrofit requirements and implications
    - Current building code requirements projected to existing construction
      - If it can't be done provide reasons

- Per Real Estate Management, Building & Design Division: Dewberry to write a letter in response to this item rather than providing exhaustive research at this time.

o Look at a replacement for South Division
  - Justify need
  - Provide cost for both renovation and replacement

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted by:
Linda Bernauer, AIA
Project Manager
Dewberry Architects Inc.

Dewberry

PINELLAS COUNTY JAIL WORKSHOP 2 MEETING MINUTES

Date: May 1, 2013

Time: 8:00 AM – 12:00 PM

Location: Healthcare Read-Off Room

Purpose: Session 3 Project Briefing and Concept Directives

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

Summary of Discussion

1. **Project Briefing:**
    - Reviewed Workshop 1
        - Reviewed priorities from 2010 Master Plan
        - Reviewed bed capacity and projection of 4200 beds in 2030
        - Reviewed development considerations of existing site based on existing utilities
        - Reviewed disaster planning and New Orleans case study
        - Reviewed initial conceptual model
    - Reviewed Workshop 2
        - Reviewed existing bed capacity
        - Discussed need for Central Plant, replacement of Kitchen and Laundry, Security/Technology upgrades
        - Reviewed program and housing options
        - Reviewed alternative schemes, and potential costs
        - Reviewed refined Scheme 4
    - Sheriff's Comments:
        - No increase in future inmate population is anticipated. Population will be kept down by all means possible. An additional 200 beds would be added to existing housing before building new housing, as the current population is manageable. Do not to differentiate between "compliant" and "non-compliant" beds. Future housing will be justified as replacement beds for beds that are coming off line because of kitchen/central plant expansion and/or the poor condition of housing facilities. Good planning should allow for future housing construction, with the focus on replacement beds instead of inmate population growth, having the same level of staffing or better than existing.
        - Addressing kitchen, laundry inadequacies, central plant, maintenance, warehouse and technology must be justified. The savings must outweigh the costs.
            - Kitchens must be done
            - Laundry needs further justification
            - Security/technology is viewed as a "want" not a need

- Operational funding is not available, so the priority is to take care of the current staff.
- Jail population cannot be the reason that the work is needed.

- Building Design & Construction Comments (Paul Sacco)
  - The balance of the "Pennies for Pinellas" fund for detention construction is $175 - $180 Million, which must be spent by 2020. The funds can and will be used for FF&E and project soft costs in addition to construction.
  - Maintenance costs of existing buildings and equipment are a justification for replacement.
  - Operational efficiencies such as reducing or eliminating leased warehouse space need to be considered for the overall county budget.
- Direction to the team for next presentation:
  - Justify decisions with analysis and recommendations
  - Provide new vs. renovation cost analysis of all proposed improvements
  - Provide operating cost analysis
  - Factor in current maintenance costs with new construction - life cycle cost analysis
  - Housing options:
    - Maintain current staffing levels
    - No increase in the current number of beds
    - Options (classification) have to improve
  - Each discipline needs to present an analysis of the existing conditions; options to address issues, and recommendations.

2. **Concept Directives**

- Review of Scheme 4 with project stakeholders
  - Scheme 4 refinements:
    - Located kitchen/laundry/warehouse component directly west of Healthcare to provide better access from intermediate service road to new dock
    - Located Central Plant to west of site near service road within "no-man's land"
    - Located Phase II housing between Central and kitchen, with exterior walkways to connect the services
    - Proposed covered 2-level walkways between housing units for food and inmate movement.
  - Directives:
    - Refine housing options
    - Prepare a site plan that reflects parking and access required for Scheme 4

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted by:
Linda Bernauer, AIA
Project Manager
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MEETING MINUTES

Dewberry

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“Leading the Way for a Safer Pinellas”

Pinellas County Jail Complex Program Update

October 2013

George F. Young, Inc.

TLC Engineering

ARC3 Architecture

Dewberry

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Executive Summary – Space Program

Introduction/Background

Dewberry, in concert with Chinn Planning and ARC3 Architecture Inc., was contracted by Pinellas County, Florida, to provide:

1. A Program and Space Needs Assessment
2. An Updated Master Plan
3. A Design Criteria Package for Jail Campus Infrastructure Phase 1

The Program and Space Needs Assessment provided here is organized as follows:

0. Executive Summary
1. Overall Programming Document
2. Food Service and Laundry Programming Document
3. Support Materials
   - o Acknowledgements
   - o I. Overview
   - o II. Population History Data
   - o III. Capacity Forecast
   - o IV. Inmate Housing Review
   - o Workshop Power Point Presentations
   - o Workshop Meeting Directive Documentation

Purpose

The purpose of the space program is to provide the foundation on which the Master Plan and the Criteria Package can be developed.

It is not intended to be a standalone but companion document to the Master Plan because many of the support materials were developed concurrently. The dates of specific area programs reflect the timeframe in which the programming was completed for that portion of the campus.

It is not the intent to update this document as changes are made to the Design Criteria. The package moves through Schematic Design and Design Development. It will not be published as a part of the Criteria Package to avoid confusion regarding intent.

The Process

Included a series of interactive multiple day workshops in which the Dewberry Team met with key stakeholders and discussed issues and concepts regarding the Space Program and Master Plan concurrently, reviewing the detailed Space Program with smaller specialized groups dependant on the area involved. This process digested the input from both large and small group meetings from the first day and incorporated the findings into the following day's concepts and presentations. The process was concluded with additional

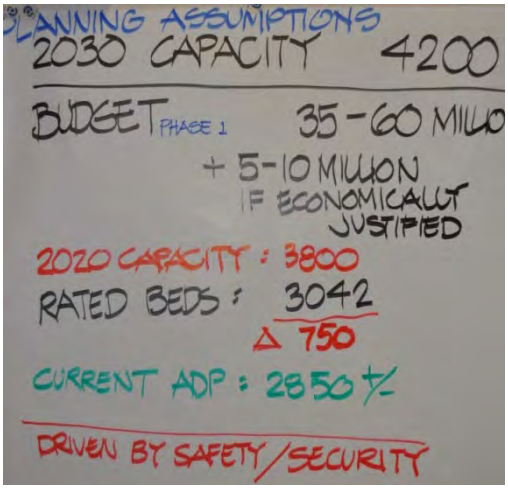
input and reactions from the group and final documentation in the workshop meeting minutes.

The final overall space program document is the result of this process but the interim results and discussion are documented in the Chapter 3: Support Materials.

Housing

The Capacity Projection

Prior to the Dewberry Team involvement (in previous studies), there were capacity projections for 2030 ranging from 7,000 +/- beds down to 5,500 +/- beds. Reality reflected that in the last several years, with the implementation of alternative sentencing options by Pinellas County, the average daily population (ADP) was relatively flat hovering between 2,850 and 2,950 beds.



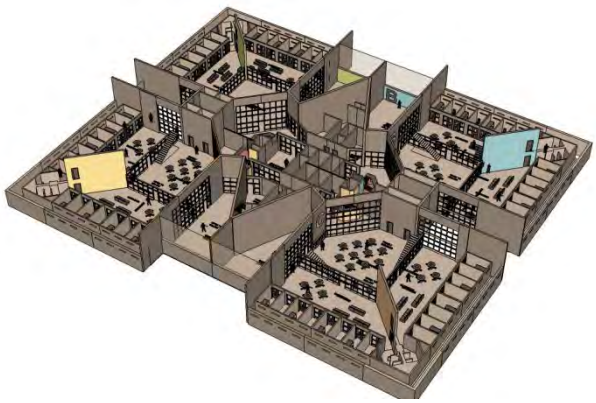
Earlier studies had identified standard compliant and non-compliant beds through-out the campus relevant to overcrowding, and potential liability issues.

History of the campus shows several housing building closures in the last 3 years. These closures were the result of county cost reduction measures which reduced staffing in the jail and affected increased overcrowding in already non-compliant housing units. Alternative sentencing options played a key role in the reduced population and staffing requirements. It is not likely that jail populations will increase to the levels reflected in the previous studies.

ACA Accreditation

The facility has had a history of ACA Accreditation and was most recently accredited in 2012 and is considered a well run jail especially considering the age and configuration of its older elements. However, its accreditation was partially conditional to the implantation of a master plan which relieved overcrowding and addressed the non-compliant beds. It's in the direct best interest of the county to maintain accreditation and reduce overcrowding to avoid liability issues in the future.

The Housing Unit Module



After a prolonged analysis of the existing housing type and classification which showed an inordinate percent of dormitory or group ceiling (4 or more per cell) throughout the campus, Dewberry recommends increasing the number of cells on the campus (singles or doubles) as a high priority.

The Overall Programming Document included herein reflects a mix of female and juvenile housing, which early in the process, seemed to be the greatest need. A priority for new housing was consolidating female beds into one area closer to medical. Juvenile beds are an ongoing problem on the campus and are also a possibility for new beds. The diagrams in the program document reflect this approach. However, concerns over optimizing staff efficiency and classification flexibility ultimately drove the housing program. The need to develop a module which had the flexibility to be:

- 128 Single Cells (8 at 16)
- 256 Double Cells (8 at 32)
- 384 Dormitory Cells (8 at 48)

was of prime importance with the needed decentralized support of programs and services.

The square feet of this housing module as programmed is 53,766. The square footage does not include a perimeter utility access corridor that was added during the Master Planning process.

The recommended number of these modules is three (one of each) which would provide 768 new beds.

Campus Support Facilities

After reviewing previous facility assessments, analyzing recent operational costs, and extensive site visits it is confirmed that the kitchen and laundry facilities need to be replaced as a top priority. Currently there are two kitchens that serve the jail population and staff. A detailed Food Service and Laundry program was developed that addresses specific needs identified by the facility assessments. The kitchen, as programmed will serve the entire jail population and staff. During the planning process, it was requested that the South Kitchen, located in the first floor of F-Wing be retained to provide redundancy.

The existing “central control” facility is primarily a staging area for inmate workers and the programming for this area will involve more detailed study in the criteria package relating to location near kitchen, laundry, and maintenance work detail.

The operational relationship to other control rooms as well as the gatehouse will also be explored prior to the final space allocation (assume 1,000 sq ft).

In addition, there are considerable operational cost advantages to the county for developing a central energy plan (CEP) for the campus.

There may also be advantages to locate county maintenance shops near the CEP and/or consolidating warehousing on the site.

The space program for these support facilities are:

-	Laundry	7,836 s.f.	NET	11,754 s.f.	GROSS
-	Kitchen	13,475 s.f.	NET	16,170 s.f.	GROSS
-	CEP	13,344 s.f.	NET	13,344 s.f.	GROSS
-	Maintenance	20,000 s.f.	NET	20,000 s.f.	GROSS
-	Central Control	1,310 s.f.	NET	1,965 s.f.	GROSS

Section 1: Overall Programming Document

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SECTION 1

OVERALL PROGRAMMING DOCUMENT

SUMMARY SPACE ALLOCATION

SUMMARY SPACE ALLOCATION PINELLAS COUNTY FLORIDA JAIL EXPANSION				Date 7/2/13
Comp. #	**Facility Component**	**Total NSF Component**	**Departmental Grossing Factor**	**Total DGSF**
1.000	**INMATE HOUSING FACILITY**			
1.100	Building Support	6,250	30%	8,125
1.200	Medium Custody Female Housing - 384 Capacity	37,080	45%	53,766
1.300	Minimum Security Females - 64 Capacity	5,890	45%	8,541
1.400	Special Management Housing (Female Maximum Segregation) - 32 Capacity	3,640	45%	5,278
1.500	Juvenile Housing and Support - 32 Capacity	6,440	45%	9,338
1.600	Housing Control/Shared Support Spaces (2 Areas)	3,820	45%	5,539
	Subtotal DGSF- Inmate Housing Facility	**59,300**		**90,587**
	Building Grossing Factor (25%)			22,647
	Total Building Gross - Inmate Housing Facility			**113,233**
2.000	**CENTRAL LAUNDRY**			
2.100	Central Laundry	7,836	20%	9,403
	Subtotal DGSF - Central Laundry	**7,836**		**9,403**
	Building Grossing Factor (25%)			2,351
	Total Building Gross Factor - Central Laundry			**11,754**
3.000	**CENTRAL KITCHEN AND STAFF DINING**			
3.100	Production Kitchen	13,475	20%	16,170
3.200	Staff Dining	2,390	20%	2,868
	Subtotal DGSF- Central Kitchen and Staff Dining	**15,865**		**19,038**
	Building Grossing Factor (25%)			4,760
	Total Building Gross - Central Kitchen and Staff Dining			**23,798**
4.000	**CENTRAL CONTROL/COMMUNICATIONS**			
4.100	Central Control	1,310	20%	1,572
	Subtotal DGSF- Central Control	**1,310**		**1,572**
	Building Grossing Factor (25%)			393
	Total Building Gross - Central Control			**1,965**
5.000	**CENTRAL PLANT**			
5.100	Central Plant (without Cogeneration 9,918 sf)	-	-	-
5.200	Central Plant - (with Cogeneration)	13,344	0%	13,344
	Subtotal DGSF- Central Plant	**13,344**		**13,344**
6.000	**MAINTENANCE**			
6.100	Maintenance	20,000	0%	20,000
	Subtotal DGSF - Maintenance	**20,000**		**20,000**
	GRAND TOTAL - ALL FACILITY COMPONENTS			**170,750**

HOUSING FACILITY SUMMARY

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE — **Draft Preliminary Program**
FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY — **5/7/13**

Summary Housing Unit Allocation
Pinellas County Upgrade Jail CampusExpansion
Female Inmate and Juvenile Facility (512 Capacity)

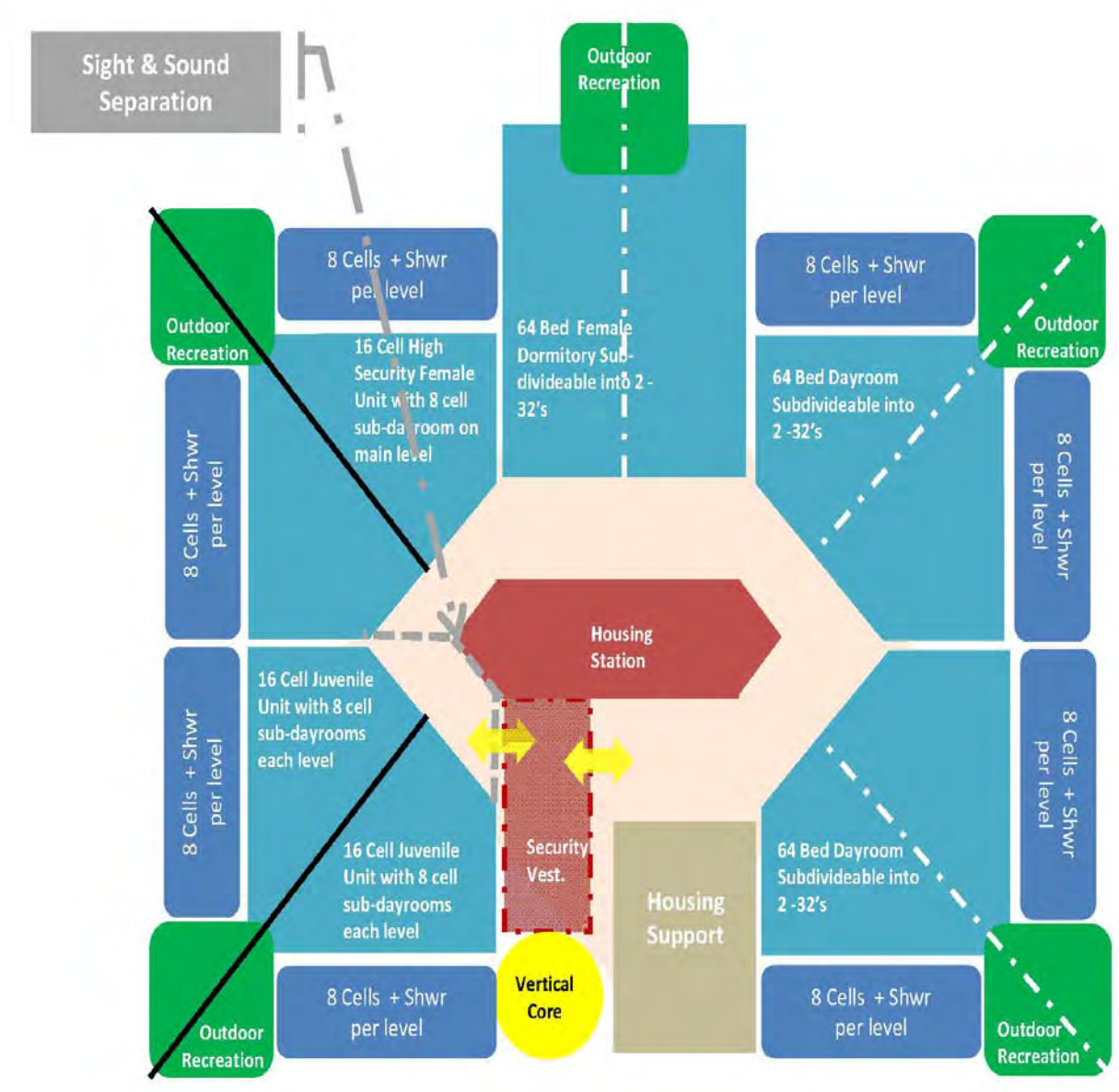
Comp. #	Component	# of HSG Units	Capacity	Description	Total Dept. Gross Square Footage (DGSF)
1.000	**INMATE HOUSING FACILITY**				
	1.100 Building Support				8,125
	1.200 Medium Custody Female Double Cell Housing	6	384	64 Bed Capacity Housing Units (32 cells) Outdoor Recreation at each Housing Unit-shared by (2) 32 Capacity Living Areas	53,766
	1.300 Minimum Custody Female Dormitory Housing	1	64	64 Bed Dormitory Minimum Custody Unit Outdoor Recreation at Unit	8,541
	1.400 Special Management Housing (Female Single Cell Maximum Segregation Housing)	1	32	32 Single Cell/Max/Seg Unit Female Outdoor Recreation at Special Management Unit	5,278
	1.500 Juvenile Housing and Support - 32 Capacity	1 1	32	32 Single Cell Juvenile Unit (Divided into Smaller Sub Units) Support Area Located Adjacent to Juvenile Unit (Sight and Sound Separation) Outdoor Recreation at Juvenile Unit	9,338
	1.600 Housing Control/Shared Support Spaces	2		Housing Support Areas - (one per floor)	5,539
	TOTAL HOUSING CAPACITY		**512**		
				TOTAL SQUARE FOOTAGE	**90,587**
				Building Gross Factor @ 25%	**22,647**
				TOTAL BUILDING SQUARE FOOTAGE (BGSF)	**113,233**

HOUSING CONFIGURATION DIAGRAMS

Female and Juvenile Facility – 512 Capacity

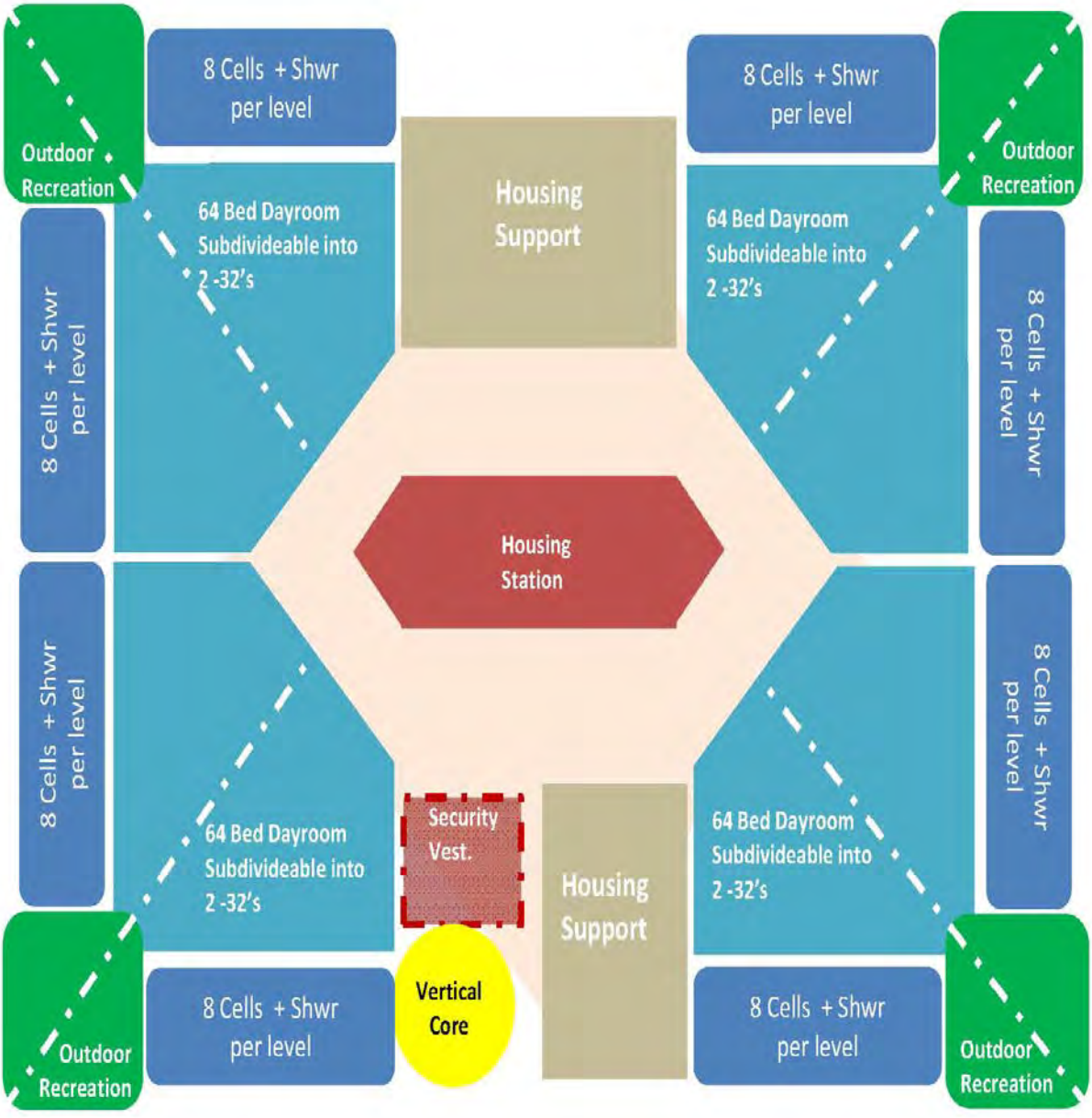
Level 1 – 256 Beds

- **(32) Juvenile Capacity**
- **(32) Female Maximum/Special Management**
- **(64) Female Minimum Dormitory**
- **(128) Female Medium Security**



Female and Juvenile Facility – 512 Capacity

Level 2 – 256 Beds Female Medium Security



HOUSING FACILITY PRELIMINARY SPACE PROGRAM

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE **Draft Program**
FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY **5/7/13**

Component: BUILDING SUPPORT
Component No: 1.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
1.100	Entry Vestibule	100	1	100	
1.101	Lobby/Entry	200	1	200	
1.102	Restrooms	100	2	200	
1.103	Building/Central Control	450	1	450	with adjacent toilet @ 50sf
1.104	Office Area	100	2	200	
1.105	Multipurpose Room	800	1	800	36-40 capacity
1.106	Kitchenette	80	1	80	adjacent multipurpose; sink, frig, counter
1.107	Staff Breakroom	300	1	300	15-20; tables, sink, frig, vending
1.108	Staff Toilets	100	2	200	
1.109	Bulk Storage	500	1	500	area for commissary drop off
1.110	Chemical Storage	80	1	80	
1.111	Linen Storage Clean and Soiled	200	2	400	
1.112	Inmate Toilet	50	3	150	inmate worker/trustee toilets
1.113	Court Advisory Room	400	2	800	One per floor
1.114	Transport Holding	800	1	800	subdivided; single and group holding cells-verify size ?
1.115	Janitorial Supplies/Equipment	150	1	150	
1.116	Maintenance Area	200	2	400	One per floor
1.117	Security Electronics	80	2	160	number of rooms ?
1.118	IDF Room	140	2	280	define
1.119	Vehicle Sallyport			-	size ?
1.120	Loading Dock			-	
1.121	Service Yard			-	
1.122	Refuse Area/Trash			-	
1.123	Outdoor Area ?				define

Building Support Subtotal	6,250
30% Department Grossing Factor (DGSF)	1,875
TOTAL BUILDING SUPPORT SPACE	**8,125**

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE **Draft Preliminary Program**

FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY **5/7/13**

Component: MEDIUM CUSTODY FEMALE HOUSING

Subcomponent: Housing Unit - 32 Double Cell Medium Security Female Housing (6 @ 64 = 384 Total Capacity)

Component No: 1.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 32 Double Cell					
1.200	Cells - Double	80	30	2,400	wet cells, could be 70 sf, subdivide into (2) 32 capacity areas
1.201	Cells - ADA (or Double)	100	2	200	
1.202	Dayroom	35	64	2,240	sink, cabinets; storage
1.203	Multipurpose Room	240	2	480	capacity for 12-14
1.204	Video Visitation Area	80	2	160	capacity for 8
1.205	Showers	25	4	100	
1.206	Toilets	50	2	100	
1.207	Supply Storage	80	2	160	
1.208	Staff Desk	40	2	80	
1.209	Laundry Area/Storage	100	2	200	w/locked storage
1.210	Janitors Closet	30	2	60	
1.211	Outdoor Exercise Area	-	-	-	adjacent to dayroom, shared by (2) 32 capacity living areas
	Housing Unit Space Subtotal			6,180	
	Housing Units = (6 Units @ 64 Beds = 384)			**37,080**	
	45% Department Grossing Factor (DGSF)			16,686	
	TOTAL HOUSING SPACE			**53,766**	

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE — **Draft Preliminary Program**
FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY — **5/7/13**

Component: MINIMUM SECURITY FEMALES - 64 CAPACITY
Subcomponent: Housing Unit - (1) 64 Bed Dormitory Minimum Custody Unit
Component No: 1.300

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - (1) 64 Bed Dormitory Unit					
1.300	Dormitory	35	64	2,240	dry sleeping areas; partitioned; subdivide into (2) 32 bed areas
1.301	Dayroom	35	64	2,240	w/food prep area; sink; cabinets
1.302	Showers	25	6	150	only 4 required
1.303	Toilets	35	8	280	
1.304	Supply Storage	80	2	160	
1.305	Staff Desk	40	2	80	
1.306	Multipurpose	240	2	480	12-14 capacity
1.307	Laundry Area/Storage	100	2	200	w/locked storage
1.308	Janitors Closet	30	2	60	
1.309	Outdoor Exercise Area	-	-	-	adjacent to dayroom
	Housing Unit Space Subtotal			5,890	
	45% Department Grossing Factor (DGSF)			2,651	
	TOTAL HOUSING SPACE			**8,541**	

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE — **Draft Preliminary Program**
FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY — **5/7/13**

Component: SPECIAL MANAGEMENT HOUSING (FEMALE MAXIMUM/SEGREGATION HOUSING SINGLE CELL)
Subcomponent: Housing Unit - 32 Bed Single Cell Unit
Component No: 1.400

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 32 Bed Single Cell					
1.400	Cells	70	31	2,170	wet cells; subdivide/subdayrooms
1.401	Cells - ADA	100	1	100	handicap accessible
1.402	Dayroom	35	32	1,120	w/sink; cabinets
1.403	Inmate Toilet	30	1	30	
1.404	Showers	25	2	50	1:16 ratio (may want to increase)
1.405	Supply Storage	80	1	80	
1.406	Video Visitation	60	1	60	
1.407	Janitors Closet	30	1	30	
1.408	Outdoor Exercise Area	-	-	-	adjacent to dayroom
	Housing Unit Space Subtotal			3,640	
	45% Department Grossing Factor (DGSF)			1,638	
	TOTAL HOUSING SPACE			**5,278**	

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE — **Draft Preliminary Program**
FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY — **5/7/13**

Component: JUVENILE HOUSING AND SUPPORT - 32 CAPACITY
Subcomponent: Juvenile Housing Single Cell
Component No: 1.500

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 32 Single Cell					
1.500	Cells - Single	70	31	2,170	subdivide for females; toilets in rooms; subgroup males (8-bed sub units)
1.501	Cell - ADA	100	1	100	
1.502	Dayroom	35	32	1,120	
1.503	Showers	25	4	100	1 per 16 inmates and additional for subdivision
1.504	Toilets	30	2	60	
1.505	Video Visitation Area	20	4	80	
1.506	Supply Storage	80	2	160	
1.507	Staff Desk	40	2	80	
1.508	Janitors Closet	30	2	60	
1.509	Outdoor Exercise Yard	-	-	-	adjacent to Dayroom
	Housing Unit Space Subtotal			3,930	
	45% Department Grossing Factor (DGSF)			1,769	
	TOTAL HOUSING SPACE			**5,699**	
Housing Support/Juvenile Programs					
Note: Support Area for Juveniles (Sight and Sound Separation)					
1.510	Security Vestibule	80	1	80	
1.511	Staging/Transfer	100	1	100	
1.512	Control Station	80	1	80	view into Juvenile and Female Max Housing (if needed) based on layout
1.513	Interview Rooms	80	2	160	
1.514	Nurse/Triage	80	1	80	
1.515	Staff Toilet	50	1	50	
1.516	Cart Storage	60	1	60	
1.517	General Storage	100	1	100	
1.518	Youth Toilet	30	2	60	
1.519	Multipurpose/Classroom	500	2	1,000	12 capacity; small office and storage
1.520	Laundry/Linen Storage	150	1	150	w/cart storage
1.521	Attorney Visit	80	2	160	
1.522	Sergeant Office	100	1	100	
1.523	Youth Counselor	100	3	300	
1.524	Janitors Closet	30	1	30	
	Support/Shared Space Subtotal			2,510	
	45% Department Grossing Factor (DGSF)			1,130	
	TOTAL SUPPORT SPACE			**3,640**	
	TOTAL JUVENILE HOUSING AND SUPPORT - 32 Capacity			**9,338**	

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE — **Draft Preliminary Program**

FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY — **5/7/13**

Component: HOUSING CONTROL/SHARED SUPPORT SPACE (2 AREAS)

Subcomponent: Housing Support Areas - (One Area Per Floor)

Component No: 1.600

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
1.600	Security Vestibule	80	1	80	
1.601	Housing Control Station	100	1	100	raised open station; view into housing
1.602	Interview Rooms	80	4	320	
1.603	Nurse Station	100	1	100	assumes collocation with Health Service Bldg
1.604	Transfer Staging Area	240	1	240	staging for court transfers-(3) group holding ?
1.605	Cart Storage	100	1	100	staging for delivery to housing units
1.606	Coffee Station	40	1	40	w/sink and frig
1.607	Staff Toilet	50	1	50	
1.608	Library Cart Storage	50	1	50	
1.609	General Storage	200	1	200	
1.610	Multipurpose/Classroom	600	1	600	25 to 30 capacity w/locked storage
1.611	Janitors Closet	30	1	30	
	Support/Shared Space Subtotal			1,910	
	(2) Housing Support/Shared Units			**3,820**	
	45% Department Grossing Factor (DGSF)			1,719	
	TOTAL HOUSING SUPPORT SPACE			**5,539**	

PRELIMINARY HOUSING FACILITY STAFFING PLAN

OPTION 1 - PRELIMINARY HOUSING FACILITY STAFFING PLAN
HOUSING CONFIGURATION - (2) HOUSING CONTROL AREAS
(Two Levels at 256 each Level)

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE
512 CAPACITY FEMALE AND JUVENILE HOUSING

	Day	Evening		
	1st	2nd	Relief[1]	Total
Building Support				
> Building/Central Control	1.0	1.0	2.8	4.8
> Sergeant	1.0	1.0	2.8	4.8
Subtotal	**2.0**	**2.0**	**5.6**	**9.6**
Level 1 Housing - 256 Capacity				
(2) 64 Medium, (1) 64 Minimum/Dormitory; (1) 32 Max/Seg, (1) 32 Juvenile				
> Housing Control Officer	1.0	1.0	2.8	4.8
> Floor Control Officer	3.0	3.0	8.4	14.4
> Escort Officer	1.0	1.0	2.8	4.8
> Juvenile Housing Officer	2.0	2.0	5.6	9.6
Subtotal	**7.0**	**7.0**	**19.6**	**33.6**
Level 2 Housing - 256 Capacity				
(4) 64 Capacity Medium Custody Housing				
> Housing Control Officer	1.0	1.0	2.8	4.8
> Floor Control Officer	2.0	2.0	5.6	9.6
> Escort Officer	1.0	1.0	2.8	4.8
Subtotal	**4.0**	**4.0**	**11.2**	**19.2**
Total Housing	**14.0**	**14.0**	**39.2**	**62.4**

Note:
(1) 1.2 Shift Relief calculation. Calculation: 1 post x 1.20 x 4 shifts = 4.8.

Source: Chinn Planning, Inc. *5/7/13*

CENTRAL LAUNDRY PRELIMINARY SPACE PROGRAM

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE **Draft Preliminary Program 5/7/13**

Component: CENTRAL LAUNDRY FACILITY (Serves 4,200 Capacity at Campus)

Component No: 2.000

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
2.100	Receiving/Staging/Loading	250	1	250	Loading Dock Access
	Washing/Drying Area				
2.101	Soiled Laundry/Incoming Cart Storage	200	1	200	
2.102	Soiled Laundry Sorting and Work Surface Area	500	1	500	
2.103	Washing Machines	1,000	1	1,000	
2.104	Dryers	1,000	1	1,000	
2.105	Folding Area	1,000	1	1,000	
2.106	Chemical Storage	100	1	100	
2.107	Equipment Storage	200	1	200	
2.108	Supply Storage	150	1	150	
2.109	Sink Area	80	1	80	
2.110	Eye Wash Station	36	1	36	
2.111	Clean Laundry Storage	200	1	200	
2.112	Clean Laundry/Outgoing Cart Storage	400	1	400	
2.113	Cart Storage and Wash Area	200	1	200	
2.114	Janitor Closet	30	1	30	
	Laundry Support				
2.115	Supervisor Office	120	1	120	w/files; view into laundry
2.116	Supply/Storage	200	1	200	
2.117	Maintenance Room	200	1	200	
2.118	Breakroom	120	1	120	
2.119	Staff Toilets	50	2	100	5 Staff
2.120	Inmate Toilets	50	2	100	verify number of staff and workers - 12 per shift
2.121	Inmate Uniform Storage	200	1	200	
	Red Tent/Sewing and Mattress Repair Operation				
2.122	Staff Office	100	1	100	
2.123	Staff Toilet	50	1	50	
2.124	Inmate Toilet	50	1	50	
2.125	Processing/Sewing Room	1,000	1	1,000	capacity for 20-25 inmate workers; mattress repair
2.126	Breakroom	120	1	120	
2.127	Storage	100	1	100	
2.128	Janitor Closet	30	1	30	
	Central Laundry Space Subtotal			7,836	
	20% Department Grossing Factor (DGSF)			1,567	
	TOTAL DGSF			**9,403**	
	25% Building Grossing Factor (BGSF)			2,351	
	TOTAL CENTRAL LAUNDRY (BGSF)			**11,754**	

CENTRAL KITCHEN PRELIMINARY SPACE PROGRAM

Central Kitchen

PINELLAS COUNTY FLORIDA JAIL EXPANSION **Revised Program 7/2/2013**

Component: CENTRAL KITCHEN AND STAFF DINING (Serves inmate population of 4,200 inmates (3) meals per day) and staffing dining additional meals)

Subcomponent: Production Kitchen

Component No: 3.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
GROUND FLOOR					
	Receiving Area				
3.100	Loading Dock/Receiving Area	1,000	1	1,000	Including dual freight elevators
3.101	Restroom	60	1	60	
3.102	Staging To South Kitchen	400	1	400	
3.103	Bulk Holding Cooler	400	1	400	temporary storage at receiving
3.104	Bulk Storage	500	1	500	temporary storage at receiving
3.105	utility Wash Area	150	1	150	
3.106	Staff Lockers/Toilets	100	2	200	
3.107	Staff Breakroom	150	1	150	
3.108	Worker Entry/Search Room	80	1	80	
	Ground Floor Receiving Area			**2,940**	
	20% Department Grossing Factor (DGSF)			588	
	Subtotal DGSF - Ground Floor Food Services			**3,528**	
SECOND FLOOR					
	Walk-In Cold Storage (3,275)				
3.109	Freezer -10°	800	1	800	
3.110	Meat Cooler	600	1	600	
3.111	Dairy Cooler	600	1	600	
3.112	Produce Cooler	600	1	600	
3.113	Prepared Food Storage Cooler	475	1	475	
3.114	Freezer -20°	200	1	200	
	Storage (2,680)				
3.115	Secured Storage	200	1	200	
3.116	Dry Storage	1,050	1	1,050	
3.117	Pots/Pans/Implement Storage	600	1	600	
3.118	Chemical Storage	100	1	100	
3.119	Paper/non food	200	1	200	
3.120	Janitor Closet	40	2	80	sink, storage
3.121	Janitorial Supplies/Equipment	150	1	150	sink, supplies
3.122	Kitchen Laundry Area	100	1	100	
3.123	Trash Room	200	1	200	adjacent to loading dock, trash/refuse
	Food Preparation - Cooking Area (3,200)				
3.124	Bulk Cold Prep	400	2	800	
3.125	Hot Production	1,300	1	1,300	
3.126	Finish Meat Prep Area	300	1	300	
3.127	Finish Vegetable Prep	400	1	400	
3.128	Bakery Area	400	1	400	
	Food Preparation - Tray Make-Up Area (1,600)				
3.129	Cart Staging/ Support	200	2	400	Adjacent tray assembly area
3.130	Tray Assembly Area	400	2	800	
3.131	Tray Assembly storage	200	1	200	
3.132	Ice Making/Beverage	200	1	200	
	Food Service Management/Support and Inmate Worker Area (870)				
3.133	Supervisor Office	150	1	150	w/files/copier view into kitchen prep area
3.134	Dietary Office	120	1	120	

Component: CENTRAL KITCHEN AND STAFF DINING (Serves inmate population of 4,200 inmates (3) meals per day) and staffing dining additional meals)
Subcomponent: Production Kitchen
Component No: 3.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
3.135	Clerical Office	100	1	100	
3.136	Inmate Toilets	50	4	200	
3.137	Inmate Breakroom	150	1	150	verfiy - 35 workers per shift
3.138	Clean Uniform Storage	150	1	150	
	Washing Areas (1,850)				
3.139	Tray Washing Area	400	2	800	
3.140	Pot/Pan Washing Area	400	1	400	
3.141	Small Wares/Dish Washing Area	200	1	200	
3.142	Utensil Washing Area	200	1	200	
3.143	Clean & Soiled Cart Storage at Washing	200	1	200	
3.144	Eye Wash/Shower Station	50	1	50	
	Exterior Areas				
3.145	Cart Storage/Staging	-	-	-	
3.146	Loading/Dispatch Docks	-	-	-	
3.147	Vehicle Delivery and Exit Area	-	-	-	
3.148	Wash Area	-	-	-	
3.149	Dumpsters	-	-	-	
3.150	Recycle/Compost??	-	-	-	
	Second Floor - Production Kitchen Space Subtotal			**13,475**	
	20% Department Grossing Factor (DGSF)			2,695	
	Subtotal DGSF - Production Kitchen			**16,170**	

Discuss: Bakery menu and production needs in order to adjust program.

Staff Dining

PINELLAS COUNTY FLORIDA JAIL EXPANSION **Draft Preliminary Program**
4/30/13

Component: CENTRAL KITCHEN AND STAFF DINING (Serves Inmate Population of 4,200 (3) meals per day and staffing dining)
Subcomponent: Staff Dining

Component No: 3.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
3.200	Entry Vestibule	60	1	60	
3.201	Staff Toilets	100	2	200	male/female
3.202	Staff Dining/Multipurpose Area	1,000	1	1,000	40-50 capacity; w/vending area and sink, frig microwave; cabinets and counter surface
3.203	Serving Line	150	1	150	
3.204	Food Prep and Service Area	600	1	600	
3.205	Storage	200	1	200	
3.206	Janitor Closet	30	1	30	
3.207	Tray Return Area	100	1	100	
3.208	Inmate Toilet	50	1	50	Trustee Worker
3.209	Outdoor Area	-	-	-	adjacent to staff dining if possible

Staff Dining Space Subtotal	2,390
20% Department Grossing Factor (DGSF)	478
Subtotal DGSF - Ground Floor Staff Dining	**2,868**
Subtotal DGSF - Production Kitchen	**16,170**
Subtotal DGSF - Ground Floor Food Services	**3,528**
TOTAL CENTRAL KITCHEN AND STAFF DINING (DGSF)	**22,566**
25% Building Grossing Factor (BGSF)	5,642
TOTAL CENTRAL KITCHEN AND STAFF DINING (BGSF)	**28,208**

CENTRAL CONTROL PRELIMINARY SPACE PROGRAM

PINELLAS COUNTY UPGRADE JAIL CAMPUS INFRASTRUCTURE **Draft Preliminary Program**
5/7/13

Component: CENTRAL CONTROL/COMMUNICATIONS
Subcomponent: Control Control
Component No: 4.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
4.100	Control Room	1,000	1	1,000	4 workstations; includes consoles for Security, Life-Safety, Intercom System Control, Radio Base Station, CCTV, Monitors, Computer/Printer Workstation. Locate near staff entry with view into campus.
4.101	Security Vestibule	40	1	40	
4.102	Coffee/Service Counter	40	1	40	w/sink, microwave, and refrigerator
4.103	Staff Toilet (Unisex)	50	1	50	single user; direct access from control station
4.104	Secure Storage	80	1	80	
4.105	Electronic Equipment Closet	100	1	100	
	Central Control Subtotal			1,310	
	20% Department Grossing Factor (DGSF)			262	
	Subtotal DGSF - Central Control			**1,572**	
	25% Building Grossing Factor (BGSF)			393	
	TOTAL CENTRAL CONTROL (BGSF)			**1,965**	

Section 2: Preliminary Program Development

Section 2

Kitchen & Laundry Preliminary Program

pinellas county jail
preliminary programming

Pinellas County Jail Complex

Preliminary Program Development

Foodservice

Laundry

ssa
schwartz schwartz + associates, incorporated

europe

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70-700 szczecin
poland

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pinellas county jail
preliminary programming

Existing Conditions

Foodservice Facilities

SOUTH KITCHEN
Currently serves as receiving & distribution site for both south and north kitchens

- Dock facilities are restrictive and limited depth for receiving semi/tractor trailers. Levelers with some vehicles are forced to an extreme incline, creating a hazardous situation when unloading pallets onto a shallow dock surface.
- Storage facilities are approximately 5 to 7 days requiring two to three deliveries per week & too limited to allow the facility to take advantage of volume purchasing.
- Floors are unsealed concrete, and un-cleanable.
- Walk-ins are deteriorating badly there are galvanized surfaces on ceiling and trim that is rusting to the point of failure in some areas.
- Interior lighting is not up to code.
- Doors do not seal properly, condensation and frost collects at openings. Hardware is too fragile for application and frequently replaced. Door openings ate too narrow at bulk boxes to receive pallet deliveries, forcing frozen and refrigerated product to stand in ambient temperatures during breakdown.
- Indications of slab settling, tile deterioration, particularly in wet areas.
- Hot water heater exposed and subject to tampering.
- Frequent leaks into some areas of the kitchen from sewer lines above.
- Beverage mixing area is unsanitary with rough concrete floor and rotting wooden curbing.
- Exposed electrical panels subject to tampering.
- New dishwasher is purchased and scheduled to be installed.
- Remainder of equipment package is dated and will have to systematically have to be replaced.
- Staff dining should be up graded with grill area in keeping with level of service at North Kitchen.

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NORTH KITCHEN

- Dock facilities are exposed to the weather and too low and inaccessible for receiving semi/tractor trailers.
- Deliveries from South Kitchen must be unloaded by hand at street level and taken piecemeal into the respective storage areas.
- Walk-in storage is in slightly better condition than South, but is operating on refrigerant which will become illegal and unavailable for recharge.
- Entire layout of kitchen is fragmented, placement of production areas are disjointed, difficult to monitor, remote from storage and support, impossible to manage/staff efficiently.
- Tray assembly is single line with limited back-up support. Location of kitchen relative to housing units and healthcare make it difficult to deliver trays within a timeframe and consequently creates a temperature maintenance/food safety issue.
- Steam boilers are subject to frequent shut down.
- Electric shut offs are exposed in dish room.
- Electric outlets and switches are hanging exposed on supplemental steel in production space.
- Hood over staff grill is not code compliant
- Entire kitchen floor is riddled with rough concrete patching where slab has been trenched to repair faulty drain system.
- Abandoned drain locations create a pond effect which traps water, a citable condition.
- A perpetual mold issue is present in the kettle alcove which has not been able to be resolved with constant cleaning.

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LAUNDRY FACILITY

- The unit is processing an estimated 12,500 lbs. of laundry per day with approx. 100 loads.
- Laundry is processed in 3 shifts, the facility runs 24 hrs. Per day.
- Folding is a large part of the labor load component. Qualified labor is in short supply at the complex due to the transient nature of the population, reducing the labor requirement would be helpful in decreasing the long term operational costs (utilities, staff supervision).
- The equipment is in need of continuous maintenance due to age, heat and humidity.
- One of the dryers is out of service.
- There is poor visual control of the facility due to its layout.
- The water recycling system has been a success in reducing water consumption. Water usage, with traditional washer/extractors is roughly 3 gals/ lb. of dry weight laundry, with the water recycling system the usage drops to 2 gals- 1.7 gals/ lb.
- The laundry room at the south building is usually off line and its capacity is down to two washer/extractors.

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NEW FACILITY PROGRAMMING STRATEGY

Foodservice Facilities

Plan Approach

- Location of new facility above flood plain.
- Logical product/personnel flow, avoidance of cross traffic and potential cross contamination.
- Open layout of equipment for mobility, visibility, control and communication.
- Elevated supervisory offices, centrally located for control and 360 degree visibility.

Storage Programming/Capacity

- 10 day supply for purchasing power and emergency supply on hand, FIFO.
- Possibility of two tier pallet storage for dry and non-food to reduce foot print per square foot volume and inventory control.
- All storage areas, including refrigerator/freezer to have roll-in capacity for direct deliveries.
- Updated refrigeration systems for operating economy and systems redundancy.
- Dock areas be covered, protected from the elements.

Hot & Cold production

- Possibility of some advance production capability for component cooking, staff efficiency & emergency food supply.
- Equipment selection to be Energy Star rated to the greatest extent possible.
- Introduce new technology,(e.g.: combination ovens, variable speed ventilation, demand control refrigeration system)
- Equip for more menu variety and possible baking program for control of food costs.

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Design for Food Safety

- Provide support equipment for hot/cold temperature maintenance.
- Duplication of assembly equipment to expedite meal delivery timeframe.
  Direct access from assembly space to delivery corridor and vertical transportation.

Energy Management Systems

- Hoods to be variable volume based on equipment usage.
- Utility Distribution systems to secure all utilities from tampering and hazardous exposure to staff, and for future flexibility for change out of equipment.
- UDS elevates all services off floor for ease and safety for cleaning.

Sanitation

- Ware wash equipment to be Water Saving.

Laundry Facility

- Since the unit processes large amounts of "like" items, we propose a Continuous Batch Washer (CBW) also known as a tunnel washer; this machine will be able to process from 800 lbs. to 1500lbs, per hour depending on the size of the system specified.
- In order to achieve redundancy and prevent down time, Capt. Downs requested that we provide 2 CBW machines sized at 800/lbs./ hr. (the smallest system available).
- The use of the CBW machines will reduce the operation period for the laundry from 24 hours to one 8 hour shift.
- We will employ tilting dryers to allow fast and safe discharge of finished goods
- The use of automatic folders (large format and small piece) will greatly reduce the time needed to finish and stack the finished goods we will have the machines programmed for each type piece to be processed,
- The lint collection system will be designed in a secured space to help prevent intentional damage.

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Preliminary Space Programming

- Central Kitchen
- Staff Dining
- Central Laundry

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PINELLAS COUNTY FLORIDA JAIL EXPANSION — **Draft Preliminary Program 8/1/2013**

Component: CENTRAL KITCHEN AND STAFF DINING (one of two on campus-serves inmate population of 4,200 (3) meals per day and staffing dining of an additional 2,200 meals
Subcomponent: Production Kitchen

Component No: 3.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
	Receiving Area				
3.100	Loading Dock/Receiving Area	500	1	500	
3.101	Cart Staging 500		1	-	carts going to and from housing units
3.102	Cart Storage 400		1	-	clean cart storage
3.103	Bulk Holding Cooler	400	1	400	temporary storage at receiving
3.104	Bulk Storage	500	1	500	
	Restroom	60			
3.105	utility Wash Area	150	1	150	
	Walk-In Cold Storage				
3.106	Freezer	800	1	800	
3.107	Meat Cooler	600	1	600	
3.108	Dairy Cooler	600	1	600	
3.109	Produce Cooler	600	1	600	
3.110	Prepared Food Storage Cooler	400	1	475	
3.111	Bakery Freezer 200		1		
	Food Preparation - Cooking Area				
3.112	Bulk Cold Prep	400	2	800	
3.113	Hot Production	1,300	1	1,300	
3.114	Racks 200		1	-	
3.115	Skittles 300		1	-	
3.116	Kettles 300		1	-	
3.117	Finish Meat Prep Area	300	1	300	
3.118	Finish Vegetable Prep	400	1	400	
3.119	Bakery Area 400		1	-	
3.120	Cold Meal Prep Area 150		1	-	
	Food Preparation - Tray Make-Up Area				
3.121	Cart/Pallet Storage	200	2	400	storage at tray assembly area
3.122	Tray Assembly Area	400	2	800	
3.123	Tray Assembly storage	200	1	200	
3.124	Support Equipment 150		1	-	hand sinks, racks
	Food Service Management/Support and Inmate Worker Area				
3.125	Supervisor Office	150	1	150	w/ files/copier view into kitchen prep area
3.126	Dietary Office	120	1	120	
3.127	Clerical Office	100	1	100	
3.128	Staff Lockers/Toilets	100	2	200	
3.129	Staff Breakroom	150	1	150	
3.130	Inmate Toilets	50	4	200	
3.131	Inmate Breakroom	150	1	150	verfiy-35 workers per shift
3.132	Worker Entry/Search Room	80	1	80	
3.133	Clean Uniform Storage	150	1	150	

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Component: CENTRAL KITCHEN AND STAFF DINING (one of two on campus-serves inmate population of 4,200 (3) meals per day and staffing dining of an additional 2,200 meals
Subcomponent: Production Kitchen
Component No: 3.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
	Washing Areas				
3.133	Tray Washing Area	400	1	400	
3.134	Pot/Pan Washing Area	400	1	400	
3.135	Small Wares/Dish Washing Area	200	1	200	
3.136	Utensil Washing Area	200	1	200	
3.137	Clean & Soiled Cart Storage at Washing	200	1	200	
3.138	Eye Wash/Shower Station	50	1	50	
	Storage				
3.139	Secured Storage	200	1	200	
3.140	Dry Storage 1,500	1,050	1	1,050	
3.141	Pots/Pans/Implement Storage	600	1	600	
3.142	Chemical Storage	100	1	100	
	Paper/non food	200	1	200	
3.143	Equipment Storage	200	1	200	
3.144	Janitor Closet	40	2	80	sink, storage
3.145	Janitorial Supplies/Equipment	150	1	150	sink, supplies
3.146	Kitchen Laundry Area	100	1	100	
3.147	Trash Room	200	1	200	adjacent to loading dock, trash/refuse area
	Exterior Areas				
3.147	Cart Storage/Staging	-	-	-	
3.148	Loading Dock	-	-	-	
3.149	Vehicle Delivery and Exit Area	-	-	-	
3.150	Wash Area	-	-	-	
3.151	Dumpsters	-	-	-	
	Recycle/Compost?				
3.152	Equipment Storage ??	-	-	-	
	Productionl Kitchen Space Subtotal			14,455	
	20% Department Grossing Factor (DGSF)			2,891	
	Subtotal DGSF - Production Kitchen			**17,346**	

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PINELLAS COUNTY FLORIDA JAIL EXPANSION — **Draft Preliminary Program 8/1/2013**

Component: CENTRAL LAUNDRY FACILITY (Serves 4,200 Capacity at Campus)

Component No: 2.000

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
2.100	Receiving/Staging/Loading	250	1	250	Loading Dock Access
	Washing/Drying Area				
2.101	Soiled Laundry/Incoming Cart Storage	200	1	200	
2.102	Soiled Laundry Sorting and Work Surface Area	300	1	300	
2.103	Washing Machines	1,550	1	1,550	
2.104	Dryers	900	1	900	
2.105	Folding Area	900	1	900	
2.106	Chemical Storage	100	1	100	
2.107	Equipment Storage	150	1	150	
2.108	Supply Storage	100	1	100	
2.109	Sink Area	80	1	80	
2.110	Eye Wash Station	36	1	36	
2.111	Clean Laundry Storage	300	1	300	
2.112	Clean Laundry/Outgoing Cart Storage	400	1	400	
2.113	Cart Storage and Wash Area	200	1	200	
2.114	Janitor Closet	30	1	30	
	Laundry Support				
2.115	Supervisor Office	120	1	120	wfiles, view into laundry
2.116	Supply/Storage	100	1	100	
2.117	Maintenance Room	150	1	150	
2.118	Breakroom	120	1	120	
2.119	Staff Toilets	50	2	100	5 Staff
2.120	Inmate Toilets	50	2	100	verify number of staff and workers - 12 per shift
2.121	Inmate Uniform Storage	200	1	200	
	Red Tent/Sewing and Mattress Repair Operation				
2.122	Staff Office	100	1	100	
2.123	Staff Toilet	50	1	50	
2.124	Inmate Toilet	50	1	50	
2.125	Processing/Sewing Room	1,000	1	1,000	capacity for 20-25 inmate workers; mattress repair
2.126	Breakroom	120	1	120	
2.127	Storage	100	1	100	
2.128	Janitor Closet	30	1	30	
	Central Laundry Space Subtotal			7,838	
	20% Department Grossing Factor (DGSF)			1,567	
	TOTAL DGSF			**9,403**	
	25% Building Grossing Factor (BGSF)			2,351	
	TOTAL CENTRAL LAUNDRY (BGSF)			**11,754**	

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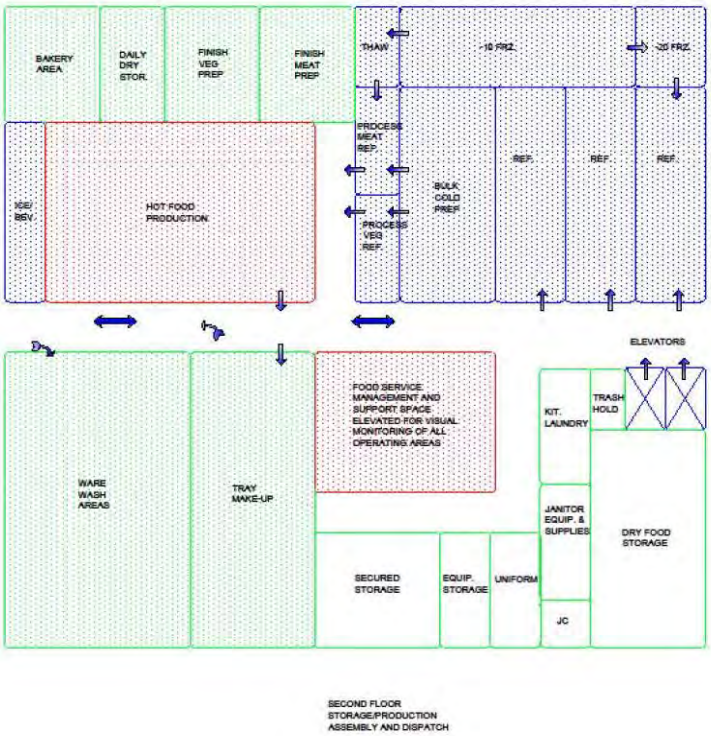

Central Kitchen Relationship Diagram

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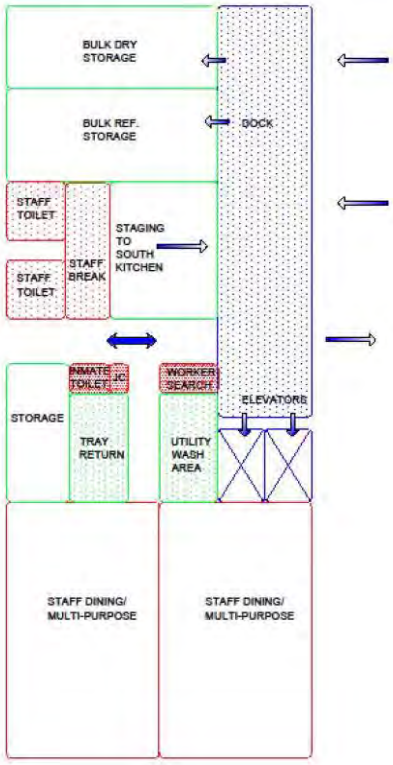

Staff Dining/Receiving Relationship Diagram

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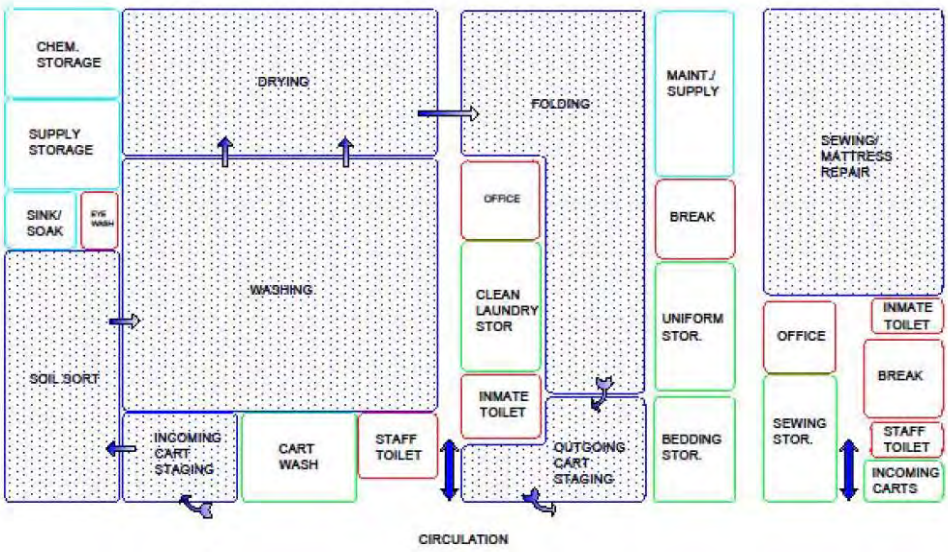

Central Laundry Relationship Diagram

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Section 3: Support Materials

ACKNOWLEDGEMENTS

The Pinellas County Jail Campus Infrastructure Architectural Program has been made possible by the efforts and knowledge of Pinellas County Real Estate Management; Building & Design Division, Pinellas County Sheriff's Office Representatives and professional consultants including the following:

Pinellas County Board of County Commissioners

Kenneth T. Welch, Chairman, District 7

Karen Williams Seel, Vice Chair, District 5

Janet C. Long, District 1

Norm Roche, District 2

Charlie Justice, District 3

Susan Latvala, District 4

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Keith Royster, Facility Manager

Carlos Negron, Facility Operations Manager

Pinellas County Sheriff's Office

Bob Gualtieri, Sheriff

Kirk Brunner, Consultant to the Sheriff

Major Timothy Slaughter, Jail Commander

Captain Lora Mcfee

Captain James Main

Captain Mark Fletcher

Captain Timothy Downs

Captain Michael Castine

Tammy Russo, Support Division; Classification

Marc Cognetti, Support Division; Classification

Tom Boos, Technical Services Division

Trinity Food Service Company

Paul Piatt

Consultant Team

Designers, Planners and Technology Specialists: Dewberry Architects Inc.

Architect of Record: ARC3

Programmer: Chinn Planning

Civil Engineer: George F. Young, Inc.

Structural, Mechanical, Electrical, Plumbing & Fire Protection Engineers: TLC Engineering for Architecture

Food Service and Laundry Consultants: SSA

I. Review Pinellas County 2010 Jail Complex Master Plan - Overview of Goals, Capacity Projections, Recommendations, Phasing, Cost Estimates, Parking, and Site Planning

A. Overview of Master Plan Goals:

1. Develop a manageable complex of integrated buildings
2. Reduce inmate and service movement
3. Minimize non-detention vehicular traffic on campus
4. Develop safe and staff efficient housing units (4-6 story mid-rise)
5. Decrease maintenance cost (modification and expansion of utilities and networks)
6. Access and staging for future construction
7. Compliance with Florida Model Jail Standards

B. Basis for Master Plan Recommendations

Recommendations are premised on the following:

- An FMJS rated bed capacity of 3,042, including the HCF beds opened in 2008.
- Projected Bed needs through 2030 of 5,614 (down 1,652 from the 2006 projection).
- A four (4) phase plan for bed construction.
- A first phase that provides sufficient beds to relieve overcrowding through and takes advantage of the significant down turn in the population resulting from criminal justice system changes so that demolition of "A" & "B" Barracks is possible immediately, and so that the highly inadequate "B" wing can remained closed as housing.
- The provision of various types of housing per proposed Housing Types that address the county's most critical needs, not just low security, direct supervision dorms.
- The eventual demolition of "C" barracks, the FSC, Mini I, Mini II, and Annex 1 for more efficient housing and land usage including usage for much needed and less costly surface parking.
- All new housing to the north campus which will shift the balance of capacity overwhelmingly to that part of the complex.
- Keeping new housing as compact as possible, primarily on the existing north campus site, to minimize movement and thus that staff needed.
- To create new circulation systems that make inmate movement more direct, secure and less staff intensive.
- Connecting north, central and south campuses as efficiently as possible to minimum movement and the need for movement staff.
- The possibility of creating a new single, central control facility to manage perimeter security and emergency responses, and to provide critical back-up and even staff relief to other control centers.
- Allowing the possibility of a future replacement intake center as intake numbers grow and the weight of the population moves north and away from the Central facility.

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report – KIMME & Associates, Inc. March 2010.

C. Projected Capacity Requirements

1. 2006 Master Plan Forecast of 7,300 beds by 2030 revised in 2010 Master plan to total capacity of 5,600 by 2030

Table 1-1
MASTER PLAN PHASE AND BED NEEDS

	a. BASE From 2006 Part 1 Master Plan	b. Revised Part I Equivalent per Policy Changes
PROJECTED BED NEED	**7,266**	**5,614**
Beds to be Demolished*	-464 *	-818 *
Existing FMJS***Beds	2,786	3,042
TOTAL NEW BEDS	**4,944**	**3,390**
PHASE A (meets 2016 needs)	2,512	1,300
PHASE B (2023)	1,216	1,050
PHASE C (2030)	1,216	1,050
TOTAL NEW BEDS	**4,944**	**3,400**

* Barracks A, B, & C, and FSC beds as rated per the FMJS

**Barracks A, B, & C, and FSC, Mini I, Mini II, "B" wing, and "C" wing beds as rated per the FMJS

*** FMJS = Florida Model Jail Standards

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc., March 2010.

D. Existing Capacity – Pinellas County Jail

Table 1-2
JAIL UPDATED BED CAPACITY ANALYSIS
PINELLAS COUNTY, FLORIDA

Year Built	South Division	2008 Applied Beds	FMJS Rated Beds	Recommended Status per MP
1980	A Wing	0	0	
1980	B Wing	52	24	abandon
1980	C Wing	134	84	transport
1980	D Wing	130	96	
1980	E Wing	138	96	
1985	F Wing (4 Floors)	572	384	
1983	G Wing	292	192	
	South Division Total	**1,318**	**876**	
	North Division			
1979	A Barracks	191	88	demo
1979	B Barracks	197	88	demo
1985	C Barracks	290	192	demo
1981	FSC	127	96	demo
1983	MINI I	96	60	demo
1985	MINI II	240	90	demo
	North Division Total	**1,141**	**614**	
1960s-1977	Boot Camp Total (Annex 1)	116	96	abandon
2000	Central Division Total	888	768	
2007	Health Care Facility	432	432	
2000	PSTA Facility (Annex 2)	256	256	
FUTURE GRAND TOTALS		**4,151**	**3,042**	
Difference from Applied Capacity 2008:			(1,109)	
Currently closed Bed Capacity:		536*	340*	
Available Bed Capacity January 2009:		3,615	2702*	
Inmate Count at 6 am on 1/29/09:		3002	3002	
Surplus/Deficit		613	-300	
*Targeted as possible demolitions of abandons**:*			-818	
Available FMJS Beds after Demolition, Abandonments thru 2033:			2,224	
Target Capacity 2030 (per system changes):			5,614	
Shortfall:			3,390	

** Closed beds are in B-Barracks (197), Annex 1 (116), MINI 1 (96), and FSC (96).*
*** To be demolished. All North Division Housing. B Wing Abandoned. C Wing converted to Holding.*

Notes:

1. "Applied Beds" refer to the actual number of installed beds and bunks, but excludes "boats" on the floor.

2. "FMJS Rated Beds" are the actual rated beds allowed per Florida Model Jail Standards.

3. Key Space Standards: 63sf/single cell; 40sf/person multiple occupancy cell, dayroom @ 35sf/person, except disciplinary; 75sf/person dorm; 70sf/person dorm if out 8 hours daily. Toilets and sinks in a ratio of 1 to 8 inmates. Urinals may be substituted for up to 1/2 of the toilets in male housing units. Shower facilities in the ratio of 1 to 16 inmates.

E. Buildings on Campus Proposed for Demolition:

1. A, B and C Barracks
2. Female Jail
3. Mini 1 and Mini 2
4. North Kitchen
5. Summary of Bed Capacity Demolition Recommendations by Phase (818 total capacity):

Table 1-3
SUMMARY OF BED CAPACITY DEMOLITION RECOMMENDATION

	Recommendation	#	Phase
1. A Barracks	Demolished	88	Phase 1
2. B Barracks	Demolished	88	Phase 1
3. "B" Wing of MSF	Renovated	24	Phase 1
4. C Barracks	Demolished	192	Phase 2
5. Mini I	Demolished	60	Phase 2
6. Mini II	Demolished	90	Phase 2
7. "C" Wing of MSF	Holding	84	Phase 2
8. FSC	Demolished	96	Phase 3
9. Annex 1	Abandoned	96	Phase 4

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc., March 2010.

F. Buildings to Remain on Campus with Upgrades/Renovations:

1. Maximum Security Facility (match appropriate classification with configuration)
   a. "B" wing renovation and "C" wing renovation for holding

G. Buildings to Remain on Campus in Current Condition:

1. Central Intake-may replace later
2. Medical Center

H. Proposed New Construction on Campus:

1. Housing
   a. Housing linked along "L" shaped corridor (path to and from court; ties housing and service buildings together)
   b. Summary of New Housing Capacity by Phase - The four phases proposed, which provide a total of 3,192 new beds, are as follows in terms of new FMJS compliant bed capacity additions:

- Phase 1 = 784
- Phase 2 = 768
- Phase 3 = 784
- Phase 4 = 856

2. Housing Capacity will be added and demolished over Four Phases through 2030:

Table 1-4
BED CAPACITY BY PHASE
(New Capacity and Demolition Schedule)

	Trend	ADP	ADP Trend	Bed Capacity Need	Peak Month	Existing Jail Capacity	Peak Month/ Avg	
1990	1,288					1,490		
1991	1,423					1,490		
1992	1,558					1,490		
1993	1,693					1,490		
1994	1829					1,490		
1995	1,964					1,490		
1996	2,099	2,167			2,400	1,490		
1997	2,234	2,191			2,316	1,490		
1998	2,370	2,395			2,601	1,490		
1999	2,505	2,434			2598	1,490		
2000	2,640	2,578			2732	2,258		
2001	2,775	2,809			2884	2,258		
2002	2,911	2,979			3079	2,258		
2003	3,046	2,941			3052	2,258		
2004	3,181	3,213			3423	2,258		
2005	3,316	3,317			3540	2,258		
2006	3,452					2,258		
2007	3,587		3,587	4,017		2,690		
2008			3,249	3,639		3,042		
2009			2,911	3,260		3,042		
2010			3,015	3,422		2,842	DEMO	
2011			3,120	3,535		2,842		
2012			3,224	3,647		3,542	PHASE 1	
2013			3,328	3,760		3,542		
2014			3,433	3,872		3,350	DEMO	
2015			3,537	3,983		3,968	PHASE 2	
2016			3,642	4,095		3,968		
2017			3,746	4,205		3,968		
2018			3,851	4,316		3,968		
2019			3,955	4,426		3,872	DEMO	
2020			4,059	4,536		4,656	PHASE 3	
2021			4,164	4,645		4,656		
2022			4,268	4,754		4,656		
2023			4,373	4,863		4,656		
2024			4,477	4,971		4,560	DEMO	
2025			4,581	5,079		5,416	PHASE 4	
2026			4,686	5,187		5,416		
2027			4,790	5,294		5,416		
2028			4,895	5,401		5,416		
2029			4,999	5,508		5,416		
2030			5,104	5,614		5,416		
2035			7,374	7,897		5,416		
2040			8,050	8,594		5,416		

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc., March 2010.

3. Crisis Center
    a. Define capacity and configuration
    b. Outside secure perimeter next to Work Release Annex Two (Re-Entry?)
4. Laundry
5. Food Service
6. Central Energy Plant
7. Central Control
8. Maintenance Facility

I. Summary of Recommendations, Phasing and Cost Estimate:

Table 1-5
SUMMARY RECOMMENDATIONS AND PHASING - 2010 MASTER PLAN

			ESTIMATED ALLOWANCE (Construction Cost & Fees)
IMMEDIATE TASKS			
A1 Upgrade Central Facility Emergency Support Systems		$	1,875,000
A2 Additions and Alterations within "F" Wing to Increase Staff Efficiency			2,875,000
A1 Selective Demolition within Maximum Security Building			750,000
IMMEDIATE TASKS TOTAL		**$**	**5,000,000**
PHASE ONE			
B1 Housing			
1.1 Housing Unit No. 1 Building		$	110,938,200
1.2 Central Energy Plant / Service Corridor			12,953,550
1.3 Central Control Facility			982,550
	Subtotal	$	124,874,300
B2 Food Service and Laundry Facility			14,701,500
B3 Maintenance Facility			2,587,500
B4 Site Modifications and Demolition Allowance			5,592,000
PHASE ONE TOTAL		**$**	**147,755,300**
PHASE TWO			
C1 Housing			
1.1 Housing Unit No. 2 Building		$	107,819,400
1.2 Central Energy Plant / Service Corridor Expansion			5,589,750
	Subtotal	$	113,409,150
C2 Food Service and Laundry Facility Expansion			714,000
C3 Site Modifications and Demolition Allowance			1,518,000
PHASE TWO TOTAL		**$**	**115,641,150**
PHASE THREE			
D1 Housing			
1.1 Housing Unit No. 3 Building		$	108,236,850
1.2 Central Energy Plant / Service Corridor Expansion			8,931,650
	Subtotal	$	117,168,500
D2 Food Service and Laundry Facility Expansion			858,000
D3 Maintenance Facility Expansion			862,500
D4 Site Modifications			414,000
PHASE THREE TOTAL		**$**	**119,303,000**
PHASE FOUR			
E1 Housing			
1.1 Housing Unit No. 4 Building		$	104,859,300
1.2 Central Energy Plant / Service Corridor Expansion			2,910,800
	Subtotal	$	107,770,100
E2 Food Service and Laundry Facility Expansion			858,000
E3 Site Modifications			207,000
PHASE FOUR TOTAL		**$**	**108,835,100**

Source: "Pinellas County Jail Executive Report Summary". Pinellas County Department of Real Estate Management Project No. 1460. Executive Summary, R&P Project No. 0603P, March 2010.

J. Area Square Foot Summary by Component (Housing, Central Plant, etc.) by Phase

CONSTRUCTION PHASE 1: AREAS SUMMARY

		NET AREAS	GROSS AREAS
1. INMATE HOUSING UNIT 1			
1.1 Ground Floor			
a)	Tower Support Spaces	5,720	7,150
b)	Two (2) 8 Bed Single Cell Podular Remote Suicide Watch Housing Units @ 3,100 sf each	6,200	7,750
c)	Two (2) 48 Bed, Single Cell, Direct Supervision units in 16 bed pods, 13,000 sf per 48 Bed unit.	26,000	32,500
d)	Electric Unit Sub-station	–	1,200
e)	Air Handler Rooms, two (2) units @ 1,000 sf each	–	2,000
			50,600
1.2 Housing Level One: Four (4) 48 Bed Single Cel Podular Remote Housing Units @ 13,000 sf each			
a)	Main Housing Floor	35,200	50,600
b)	Mezzanine Floor	16,800	21,000
			71,600
1.3 Housing Level Two: Four (4) 48 Bed Dormitory Podular Remote Housing Units @ 11,000 sf each			
a)	Main Housing Floor	27,200	50,600
b)	Mezzanine Floor	16,800	21,000
			71,600
1.4 Housing Level Three: Four (4) 72 Bed dormitory Direct Supervision Housing Units @ 12,000 sf each			
a)	Main Housing Floor	34,600	50,600
b)	Mezzanine Floor	13,400	16,750
			67,350
1.5 Penthouse			5,000
1.6 TOTAL INMATE HOUSING UNIT PHASE 1			**266,150 SF**

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 1 AREA SUMMARY
R&P Project No. 0603P
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CONSTRUCTION PHASE 1 continued

	NET AREAS	GROSS AREAS
2. CENTRAL ENERGY PLANT		
2.1 New Chilled Water and Power Distribution Central Energy Plant to accommodate Buildings at the north portion of the Jail Complex, including Housing, Food Services / Laundry, Building and Maintenance Facility. Plant to be expandable to accommodate future construction phases.		
2.2 Electrical Sub-Station, Progress Energy Metering Room (3,800 sf) and Phase I Emergency Generators (3,000 sf).		
2.3 HVAC Spaces, assuming Cooling Towers to be located at roof level.		
2.4 TOTAL PHASE 1 CENTRAL ENERGY PLANT		**9,000 SF**
3. INMATE AND UTILITY CORRIDOR SYSTEM		
3.1 Inmate traffic at grade level a) Pedestrian and Electric Cart or Trolley Traffic b) Nominal 30 ft. wide covered passageway, non-air conditioned		
3.2 Utility Chases at Second Floor Level a) Divided Passageways, one side for wet piping, one side for racked electrical and communications systems.		
3.3 TOTAL PHASE 1 CONNECTING CORRIDOR		**24,600 SF**
4. FOOD SERVICE FACILITY		
4.1 Phase 1 Equipment to accommodate 4,800 Inmates and 650 staff for a Production Total of 15,050 meals per day.		
4.2 To provide bulk pre-prepared chilled food to the South Kitchen.		
4.3 TOTAL FOOD SERVICE FACILITY AREA (based upon build-out capacity of 7,200 inmates and 800 staff)		**27,000 SF**
5. LAUNDRY FACILITY		
5.1 Phase 1 Equipment to accommodate 4,800 inmates for a Production total of 61,000 lbs. of laundry per week.		

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN

Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 1 AREA SUMMARY
R&P Project No. C603P

CONSTRUCTION PHASE 1 continued

	NET AREAS	GROSS AREAS	
5.2 **TOTAL LAUNDRY FACILITY AREA** (based upon a build-out capacity of 7,200 inmates and 2,300 lbs. of laundry per hour.)		10,500	SF
6. **CENTRAL COMMUNICATIONS FACILITY**			
6.1 Central point for coordination of all new and future Alarm, Communication and Security Systems.		4,000	SF
7. **MAINTENANCE FACILITY**			
7.1 Designed to accommodate a future expansion office and parts storage.			
7.2 Include an overhead hoist and drive-through capability.			
7.3 **TOTAL PHASE 1 MAINTENANCE FACILITY**		15,000	SF
8. **SITE MODIFICATIONS and PARKING**			
8.1 Upon completion of the Food Service and Laundry Facility, demolish North Division Administration / Control building, Food Service North building and Laundry building.			
8.2 Upon authorization of the Sheriff, demolish "A" and "B" Barracks, "FSC" Building Housing Portion of Annex One and associated fencing.			
8.3 Revise vehicular circulation to accommodate access, including service vehicles to new Kitchen / Laundry and Central Energy Plant / Maintenance Facility and provide 140 new surface parking spaces.		106,000	SF

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 1 AREA SUMMARY
R&P Project No. 0803P

CONSTRUCTION PHASE 2: AREAS SUMMARY

	NET AREAS	GROSS AREAS
1. INMATE HOUSING UNIT 2		
1.1 Ground Floor		
a) Tower Support Spaces	37,840	47,400
b) Electric Unit Sub-station	--	1,200
c) Air Handler Rooms, two (2) units @ 1,000 sf each	--	2,000
		50,600
1.2 Housing Level One: Four (4) 72 Bed Dormitory Direct Supervision Dormitory Housing Units @ 12,000 sf each		
a) Main Housing Floor	34,600	50,600
b) Mezzanine Floor	13,400	16,750
		67,350
1.3 Housing Level Two: Four (4) 72 Bed Direct Supervision Housing Units @ 12,000 sf each		
a) Main Housing Floor	34,600	50,600
b) Mezzanine Floor	13,400	16,750
		67,350
1.4 Housing Level Three: Four (4) 72 Bed Direct Supervision Housing Units @ 12,000 sf each		
a) Main Housing Floor	34,600	50,600
b) Mezzanine Floor	13,400	16,750
		67,350
1.5 Penthouse		5,000
1.6 TOTAL INMATE HOUSING UNIT PHASE 2		**257,650 SF**
2 CENTRAL ENERGY PLANT EXPANSION		
2.1 Chilled Water and Power Distribution Central Energy Plant to accommodate Phase 2 construction at the north portion of the Jail Complex.		
2.2 TOTAL PHASE 2 CENTRAL ENERGY PLANT EXPANSION		**5,000 SF**

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 2 AREA SUMMARY
F&P Project No. 0903P
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CONSTRUCTION PHASE 2 continued

	NET AREAS	GROSS AREAS
3. **INMATE AND UTILITY CORRIDOR SYSTEM EXPANSION**		
3.1 Inmate traffic at grade level		
a) Pedestrian and Electric Cart or Trolley Traffic		
b) Nominal 30 ft. wide covered passageway, non-air conditioned		
3.2 Utility Chases at Second Floor Level		
a) Divided Passageways, one side for wet piping, one side for racked electrical and communications systems.		
3.3 **TOTAL PHASE 2 CONNECTING CORRIDOR EXPANSION**		**6,150 SF**
4. **SITE MODIFICATIONS and PARKING**		
4.1 Upon authorization of the Sheriff, demolish 'C' Barracks, Mini I and Mini II buildings and associated fencing.		
4.2 Provide up to 440 new surface parking spaces and associated modified roadways.		**150,000 SF**

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN

Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 2 AREA SUMMARY

F&P Project No. 0603P

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CONSTRUCTION PHASE 3: AREAS SUMMARY

	NET AREAS	GROSS AREAS
1. INMATE HOUSING UNIT 3		
1.1 Ground Floor		
a) Tower Support Spaces	37,840	47,400
b) Electric Unit Sub-station	–	1,200
c) Air Handler Rooms, two (2) units @ 1,000 sf each	–	2,000
		50,600
1.2 Housing Level One A: Two (2) 48 Bed Dormitory Podular Remote Housing Units @ 11,000 sf each		
a) Main Housing Floor	16,900	25,300
b) Mezzanine Floor	6,400	10,500
		35,800
1.3 Housing Level One B: Three (3) 16 Bed, Double Cell Direct Supervision Pods @ 5,000 sf each unit		
a) Main Housing Floor	10,000	12,650
b) Mezzanine Floor	5,000	6,250
		18,900
1.4 Housing Level One C: One (1) 16 Bed, Single Cell Direct Supervision Juvenile Lockdown Unit @ 6,000 sf each		
a) Main Housing Floor	6,000	12,650
		12,650
1.5 Housing Level Two A: Two (2) 48 Bed Dormitory Direct Supervision Housing Units @ 12,000 sf each		
a) Main Housing Floor	17,300	25,300
b) Mezzanine Floor	6,700	8,375
		33,675
1.6 Housing Level Two B: Two (2) 48 Bed Single Cell Podular Remote Housing Units @ 13,000 sf each unit (Ad Seq)		
a) Main Housing Floor	12,600	25,300
b) Mezzanine Floor	8,400	10,500
		35,800
1.7 Housing Level Three: Four (4) 72 Bed Dormitory Direct Supervision Housing Units @ 12,000 sf each		
a) Main Housing Floor	34,600	50,600
b) Mezzanine Floor	13,400	16,750
		67,350

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 3 AREA SUMMARY
R&P Project No. 0683P
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CONSTRUCTION PHASE 3 continued

	NET AREAS	GROSS AREAS
1.8 Penthouse		5,000
1.9 TOTAL INMATE HOUSING UNIT 3		**259,775 SF**
2 INMATE AND UTILITY CORRIDOR SYSTEM EXPANSION		
2.1 Inmate traffic at grade level		
a) Pedestrian and Electric Cart or Trolley Traffic		
b) Nominal 30 ft. wide covered passageway, non-air conditioned		
2.2 Utility Chases at Second Floor Level		
a) Divided Passageways, one side for wet piping, one side for racked electrical and communications systems.		
2.3 TOTAL PHASE 3 CONNECTING CORRIDOR EXPANSION		**25,800 SF**
3 MAINTENANCE FACILITY EXPANSION		
3.1 Designed to accommodate future expansion.		
3.2 Include an overhead hoist and drive-through capability.		
3.3 **TOTAL PHASE 3 MAINTENANCE FACILITY EXPANSION**		**5,000 SF**
4 SITE MODIFICATIONS and PARKING		
4.1 Provide up to 210 new surface parking spaces.		
4.2 Relocated Security Entry gate and modify roadway		**76,000 SF**

FINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 3 AREA SUMMARY
R&P Project No. 0693P
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CONSTRUCTION PHASE 4: AREAS SUMMARY

	NET AREAS	GROSS AREAS
1. INMATE HOUSING UNIT 4		
1.1 Ground Floor		
a) Tower Support Spaces	37,840	47,400
b) Electric Unit Sub-station	--	1,200
c) Air Handler Rooms, two (2) units @ 1,000 sf each	--	2,000
		50,600
1.2 Housing Level One A: Two (2) 48 Bed Dormitory Podular Remote Housing Units @ 11,000 sf each		
a) Main Housing Floor	13,600	25,300
b) Mezzanine Floor	8,400	10,500
		35,800
1.3 Housing Level One B: Two (2) 64 Bed Dormitory Health Care Units @ 10,000 sf each		
a) Main Housing Floor	20,000	25,300
		25,300
1.4 Housing Level Two: Four (4) 72 Bed Dormtory Direct Supervision Housing Units @ 12,000 sf each		
a) Main Housing Floor	34,600	50,600
b) Mezzanine Floor	13,400	16,750
		67,350
1.5 Housing Level Three: Four (4) 72 Bed Dormitory Direct Supervision Housing Units @ 12,000 sf each		
a) Main Housing Floor	34,600	50,600
b) Mezzanine Floor	13,400	16,750
		67,350
1.6 Penthouse		5,000
1.7 TOTAL INMATE HOUSING UNIT 4		**251,400 SF**

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 4 AREA SUMMARY
R&P Project No. 0603P

CONSTRUCTION PHASE 4 continued

	NET AREAS	GROSS AREAS
2. **INMATE AND UTILITY CORRIDOR SYSTEM EXPANSION**		
2.1 Inmate traffic at grade level		
a) Pedestrian and Electric Cart or Trolley Traffic		
b) Nominal 30 ft. wide covered passageway, non-air conditioned		
2.2 Utility Chases at Second Floor Level		
a) Divided Passageways, one side for wet piping, one side for racked electrical and communications systems.		
2.3 **TOTAL PHASE 4 CONNECTING CORRIDOR EXPANSION**		**9,200 SF**
3. **SITE MODIFICATIONS and PARKING**		
3.1 Provide up to 80 new surface parking spaces.		**26,000 SF**

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
CONST PHASE 4 AREA SUMMARY
P&P Project No. 0903P

ESTIMATED GROSS BUILDING AREAS SUMMARY

GROSS AREAS (Square Feet)

BUILDING	CURRENT	CONST PHASE 1	CONST PHASE 2	CONST PHASE 3	CONST PHASE 4
"A" Wing Housing	32,650	32,650	32,650	32,650	32,650
"B" Wing Housing	18,850	18,850	18,850	18,850	18,850
"C" Wing Housing	24,700	24,700	24,700	24,700	24,700
"D" Wing Housing	25,450	25,450	25,450	25,450	25,450
"E" Wing Housing	25,450	25,450	25,450	25,450	25,450
"F" Wing Housing	121,800	121,800	121,800	121,800	121,800
"G" Wing Housing	38,000	38,000	38,000	38,000	38,000
"FSC" Housing	15,950	---	---	---	---
"A" Barracks	21,450	---	---	---	---
"B" Barracks	21,450	---	---	---	---
"C" Barracks	25,500	25,500	---	---	---
Mini I Housing	12,750	12,750	---	---	---
Mini II Housing	17,050	17,050	---	---	---
Central / Intake	277,700	277,700	277,700	277,700	277,700
Health Care Facility	167,435	157,435	168,935	168,935	168,935
North Administration	6,000	---	---	---	---
North Kitchen	10,650	---	---	---	---
Laundry	5,650	---	---	---	---
Annex One (AKA Juvenile Assessment Center)	49,250	34,150	34,150	34,150	34,150
North Food Service/Laundry	---	37,500	37,500	37,500	37,500
Central Energy Plant	---	9,000	14,000	19,000	19,000
Maintenance	---	15,000	15,000	20,000	20,000
Phase 1 Housing Tower	---	266,150	266,150	266,150	266,150
Central Control Facility	---	4,000	4,000	4,000	4,000
Phase 2 Housing Tower	---	---	257,650	257,650	257,650
Phase 3 Housing Tower	---	---	---	259,775	259,775
Phase 4 Housing Tower	---	---	---	---	251,400
Inmate/Utility Corridor	---	24,600	32,750	58,550	67,750
TOTAL GROSS FLOOR AREA	**917,735**	**1,177,735**	**1,394,735**	**1,690,310**	**1,950,910**
Annex Two (AKA PSTA)					

FLOOR AREA RATIO (FAR). Based upon a draft survey of the Pinellas County Jail site, not including the Criminal Justice Center Site or the Annex Two (AKA PSTA) site, the total site area is 2,551,572 square feet or 58.6 acres. Maximum land coverage by structures within the M-1 district "shall not exceed 0.60 with a maximum of 50 percent lot coverage, and a maximum impervious surface ratio of 0.85". Land Coverage @ 0.60 = 1,530,943 sq. ft. Lot Coverage at 50 percent = 1,275,786 sq. ft.

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
RSP Project No. 0603P EST. GROSS BLDG AREA

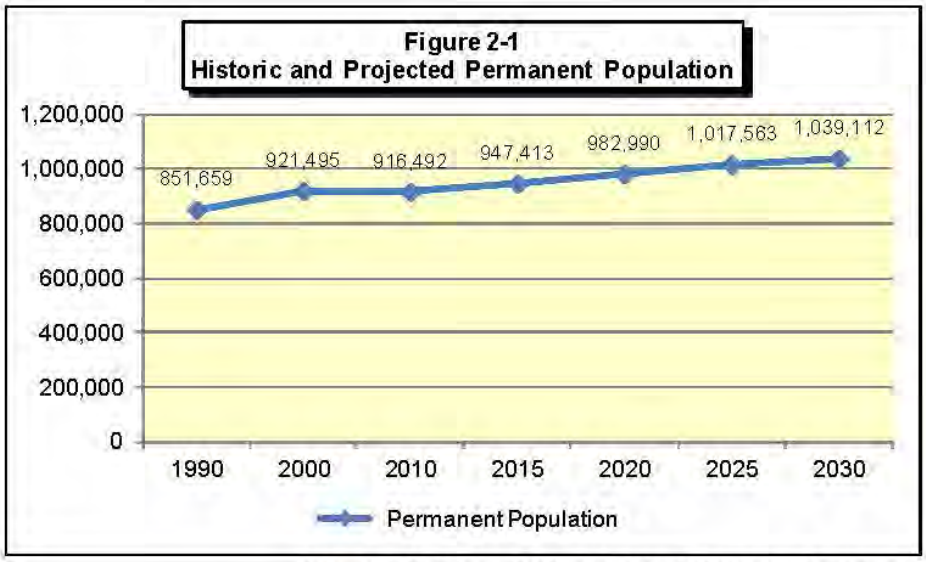
II. Review Updated Criminal Justice System Trends

A. County Population

Table 2-1
HISTORIC and PROJECTED PERMANENT POPULATION

	1990	2000	2010	2015	2020	2025	2030	Avg. Annual %Increase 1990-2010	Avg. Annual %Increase 2010-2030
Pinellas County									
Permanent Population	851,659	921,495	916,492	947,413	982,990	1,017,563	1,039,112	0.38%	0.67%

Source: US Census & Pinellas County Planning Department.



Source: US Census & Pinellas County Planning Department.

- After 20 years of growth at .38% increase per year in population, Pinellas County is projected to grow by .67% per year between 2010 and 2030.

B. County Crime and Arrest

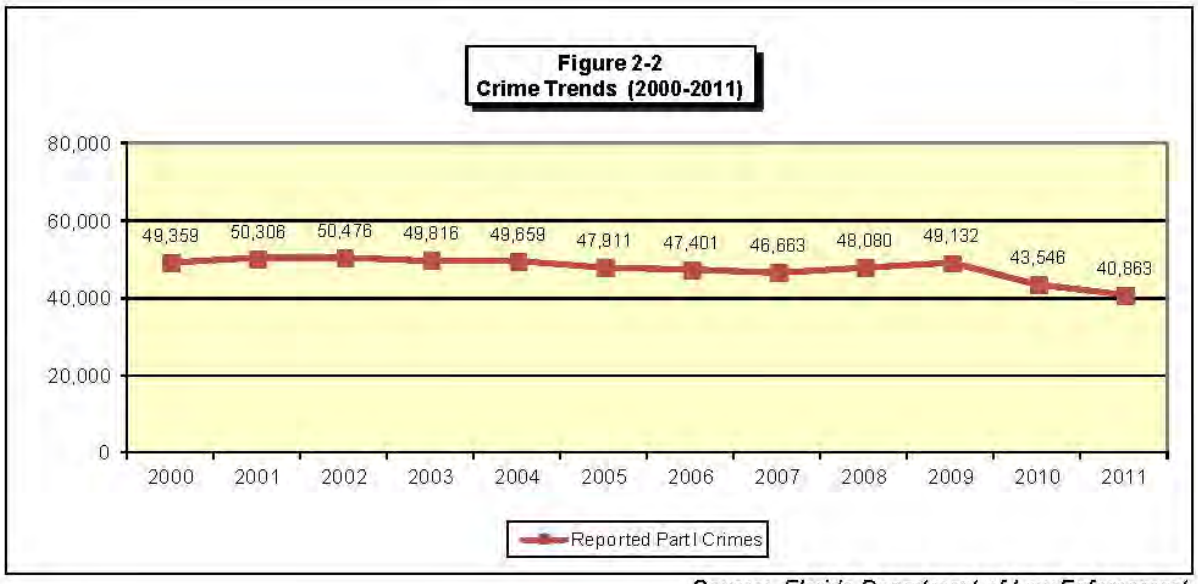
Table 2-2
LAW ENFORCEMENT TRENDS
Pinellas County, Florida

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Avg. Ann. Increase (2000-2011) Percent	Number
CRIME TRENDS														
Total Population	921,495	920,995	920,494	919,994	919,494	918,994	918,493	917,993	917,493	916,992	916,492	922,676	0.0%	107
Reported Part I Crimes	49,359	50,306	50,476	49,816	49,659	47,911	47,401	46,663	48,080	49,132	43,546	40,863	-1.6%	-772
Part I Crime Rate	*53.6*	*54.6*	*54.8*	*54.1*	*54.0*	*52.1*	*51.6*	*50.8*	*52.4*	*53.6*	*47.5*	*44.3*	-1.6%	-1
LAW ENFORCEMENT TRENDS														
Total Arrests	43,302	45,597	47,120	48,599	46,734	45,989	47,678	48,850	48,686	51,179	50,952	45,856	0.5%	232
Adult Arrests	36,040	38,498	39,348	41,209	39,255	39,022	40,730	41,930	42,511	44,676	44,815	40,716	1.2%	425
Juvenile Arrests	7,262	7,099	7,772	7,390	7,479	6,967	6,948	6,920	6,175	6,503	6,137	5,140	-2.7%	-193
Rate per 1,000 pop.	47.0	49.5	51.2	52.8	50.8	50.0	51.9	53.2	53.1	55.8	55.6	49.7	0.5%	0
Part I Arrests	8,945	9,205	9,737	9,985	9,521	9,103	8,987	9,542	10,508	11,065	10,185	9,204	0.3%	24
Rate per 1,000 pop.	9.7	10.0	10.6	10.9	10.4	9.9	9.8	10.4	11.5	12.1	11.1	10.0	0.3%	0
Violent Offenses	2,540	2,711	2,805	2,668	2,579	2,442	2,358	2,571	2,629	2,618	2,550	2,414	-0.5%	-11
% of Part I Arrests	28.4%	29.5%	28.8%	26.7%	27.1%	26.8%	26.2%	26.9%	25.0%	23.7%	25.0%	26.2%	-0.7%	0
Part II Arrests	34,357	36,392	37,383	38,614	37,213	36,886	38,691	39,308	38,178	40,114	40,767	36,652	0.6%	209
Weapon Offenses	327	326	299	307	293	299	345	346	312	270	292	266	-1.7%	-6
Drugs/Narcotics	6,529	6,336	6,493	6,610	7,245	8,298	9,414	9,534	8,623	8,582	8,525	7,298	1.1%	70
Alcohol Offenses	2,199	2,412	2,464	2,151	2,128	2,129	2,129	2,426	3,243	3,857	4,332	2,534	1.4%	30
DUI	4,094	4,251	4,107	3,584	3,588	3,613	3,416	3,451	3,408	2,748	2,598	2,450	-3.7%	-149
PINELLAS COUNTY -- VIOLENT CRIME ARREST PROFILE														
Violent Crime Arrests														
Murder	21	28	44	32	28	29	28	42	29	24	35	38	7.4%	2
Forcible Sex Offenses	218	285	262	206	193	195	166	162	150	121	132	121	-4.0%	-9
Robbery	363	421	466	460	374	392	364	532	584	593	571	482	3.0%	11
Aggravated Assault	1,938	1,977	2,033	1,970	1,984	1,826	1,800	1,835	1,866	1,880	1,812	1,773	-0.8%	-15

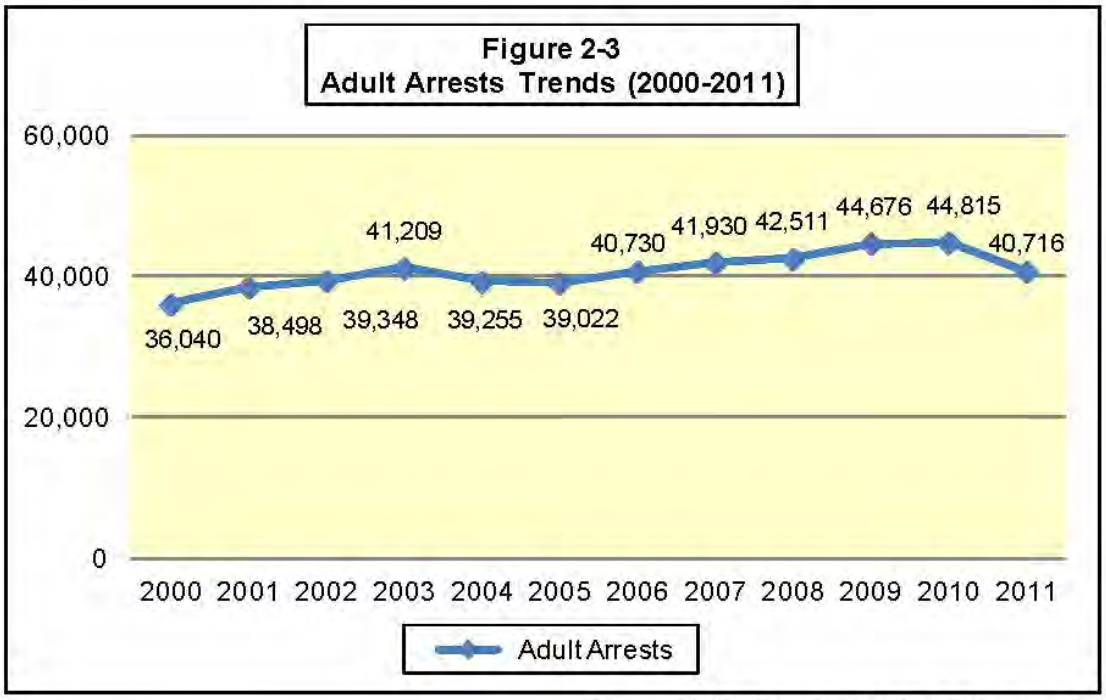
NOTES:
(1) "Reported Crime" includes the Crime Index Offenses: Murder, Forcible Sex Offenses, Robbery, Aggravated Assault, Burglary, Larceny, and Motor Vehicle Theft.
(2) Crime Rate is the number of Crime Index Offenses reported for every 1,000 persons in the population.
(3) Arrest rate is the number of arrests per 1,000 population.
(4) Total Arrests do not include traffic violations and fugitive arrests.
(5) "Violent Offenses" include Murder, Forcible Sex Offenses, Robbery, and Aggravated Assault.

Source: Florida Department of Law Enforcement

- The crime rate in Pinellas County decreased 1.6% per year between 2000 and 2011. Since 2007 the crime rate has decreased by 13%.
- Between 2007 and 2011 total arrests in Pinellas County decreased by 6%.



Source: Florida Department of Law Enforcement.



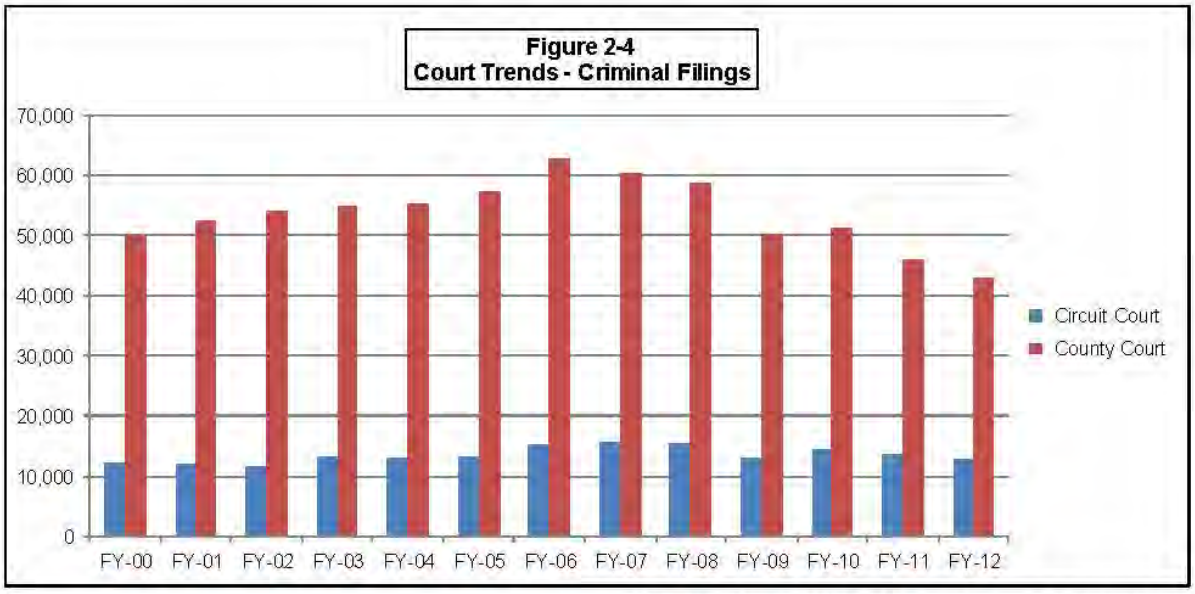
Source: Florida Department of Law Enforcement.

C. Court Filings and Disposition

Table 2-3
COURT TRENDS - CRIMINAL FILINGS
Pinellas County, Florida

Criminal Case Filings	FY-00	FY-01	FY-02	FY-03	FY-04	FY-05	FY-06	FY-07	FY-08	FY-09	FY-10	FY-11	FY-12	Avg. Annual %Increase
Circuit Court	12,123	12,088	11,493	13,296	13,011	13,085	15,029	15,727	15,374	12,995	14,448	13,855	12,813	0.47%
County Court	49,846	52,462	54,084	54,878	55,235	57,302	62,773	60,423	58,868	50,256	51,263	45,789	42,996	-1.15%
Total Criminal Filings	61,969	64,528	65,527	68,174	68,246	70,387	77,802	76,150	74,042	63,251	65,711	59,444	55,809	-0.83%

Source: Florida Office of the State Court Administrator.



Source: Florida Office of the State Court Administrator.

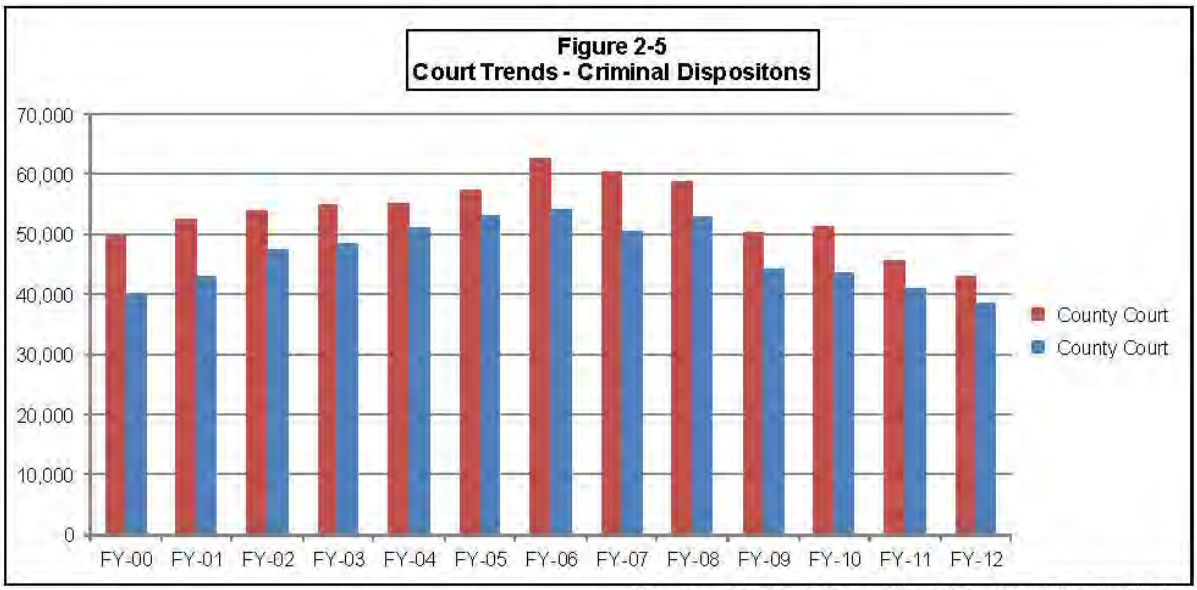
- Total criminal court filings have decreased 27% since FY 07. The largest decrease occurred in County Court criminal filings, a decrease of 29% since FY 07.

D. Disposition Rates

Table 2-4
COURT TRENDS - CRIMINAL DISPOSITIONS
Pinellas County, Florida

Criminal Dispositions	FY-00	FY-01	FY-02	FY-03	FY-04	FY-05	FY-06	FY-07	FY-08	FY-09	FY-10	FY-11	FY-12	Avg. Annual % Increase
Circuit Court	10,101	10,244	10,016	10,991	10,529	12,056	13,849	15,855	16,972	13,218	14,178	13,344	12,701	2.15%
County Court	40,030	43,031	47,342	48,279	51,122	53,149	54,113	50,635	53,020	44,375	43,661	41,002	38,589	-0.30%
Total Dispositions	50,131	53,275	57,358	59,270	61,651	65,205	67,962	66,490	69,992	57,593	57,839	54,346	51,290	0.19%

Source: Florida Office of the State Court Administrator.



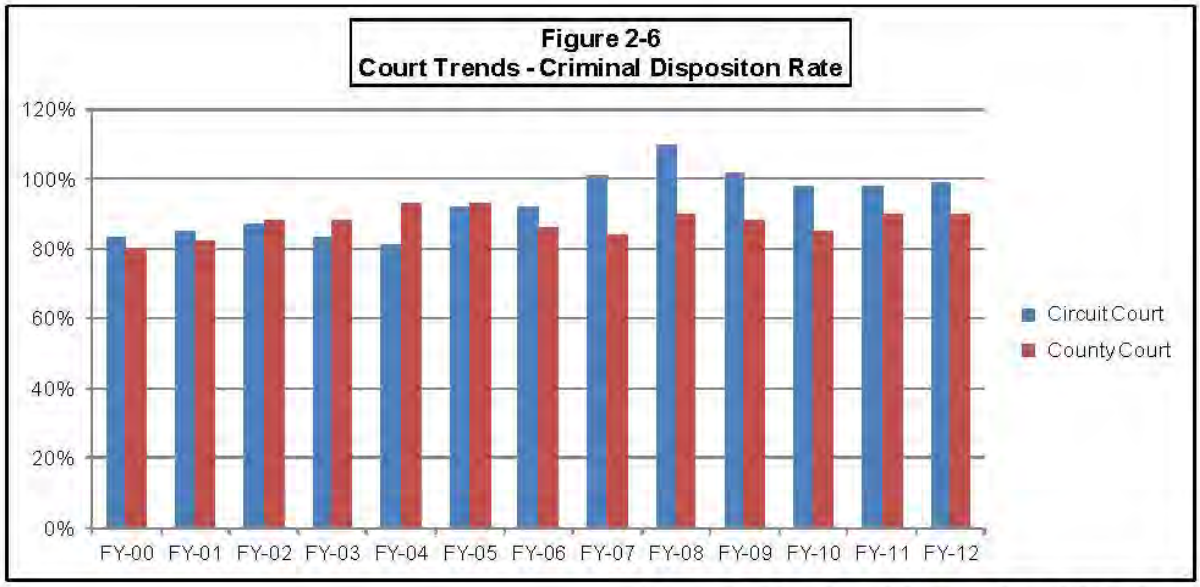
Source: Florida Office of the State Court Administrator.

- Total criminal case dispositions decreased 23% between FY 07 and FY 12. County criminal court dispositions have decreased by .3% per year, on average, since FY 00.

Table 2-5
COURT TRENDS - CRIMINAL DISPOSITION RATE
Pinellas County, Florida

Dispostion Rate	FY-00	FY-01	FY-02	FY-03	FY-04	FY-05	FY-06	FY-07	FY-08	FY-09	FY-10	FY-11	FY-12	Avg. Annual %Increase
Circuit Court	83%	85%	87%	83%	81%	92%	92%	101%	110%	102%	98%	98%	99%	1.61%
County Court	80%	82%	88%	88%	93%	93%	86%	84%	90%	88%	85%	90%	90%	1.04%

Source: Florida Office of the State Court Administrator.



Source: Florida Office of the State Court Administrator.

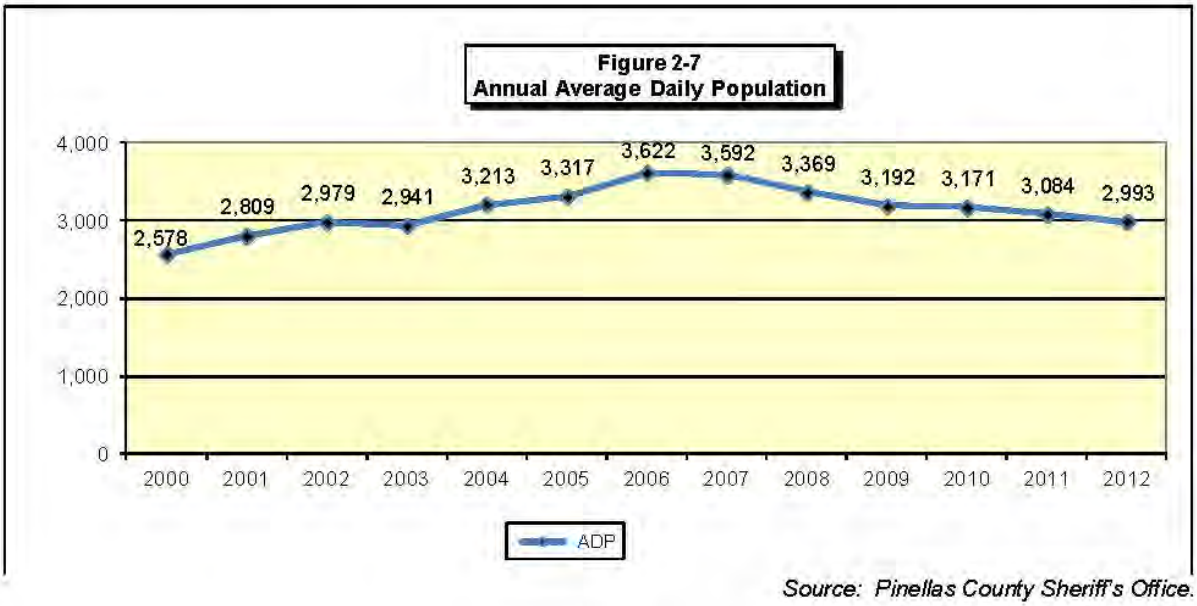
- The disposition rate for Circuit Court criminal case filings has remained at roughly 100% since FY 07. The disposition rate for County Court criminal case filing has improved since FY 07, going from 84% to 90%.

E. Jail Trends

1. Average Daily Population

Table 2-6 ANNUAL AVERAGE DAILY POPULATION Pinellas County, Florida														
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	% Increase 2000-2012
ADP	2,578	2,809	2,979	2,941	3,213	3,317	3,622	3,592	3,369	3,192	3,171	3,084	2,993	1.34%

Source: Pinellas County Sheriff's Office



Source: Pinellas County Sheriff's Office.

- On average, population at the Pinellas County jail increased by 1.34% per year between 2000 and 2012.
- Average daily population peaked at 3,622 inmates in 2006-- since 2006 the inmate population decreased by 17.5%, roughly 3% per year.

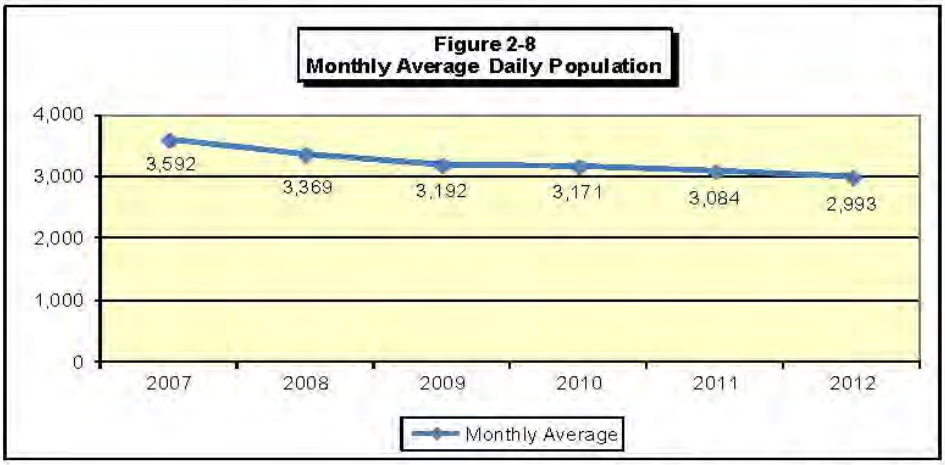
Table 2-7
MONTHLY AVERAGE DAILY POPULATION
Pinellas County, Florida

	2007	2008	2009	2010	2011	2012
January	3,670	3,637	2,981	3,172	3,045	3,084
February	3,698	3,529	2,974	3,126	3,020	3,083
March	3,616	3,412	3,009	3,128	2,926	3,051
April	3,545	3,551	3,132	3,163	2,975	3,055
May	3,547	3,596	3,193	3,151	3,020	2,988
June	3,546	3,501	3,248	3,194	3,077	2,982
July	3,536	3,355	3,234	3,253	3,077	2,991
August	3,539	3,336	3,288	3,242	3,112	3,031
September	3,613	3,267	3,400	3,254	3,240	3,008
October	3,600	3,202	3,375	3,197	3,256	2,960
November	3,610	3,112	3,307	3,120	3,178	2,906
December	3,582	2,924	3,157	3,050	3,082	2,771
Monthly Average	3,592	3,369	3,192	3,171	3,084	2,993
Hi Month	3,698	3,637	3,400	3,254	3,256	3,084
Lo Month	3,536	2,924	2,974	3,050	2,926	2,771
Peaking Rate	3.0%	8.0%	6.5%	2.6%	5.6%	3.1%

Average Annual Rate of Change (2007-2012)

Percent Change pe	-3.3%
Actual # Change pe	-119.8

Source: Pinellas County Sheriff's Office.



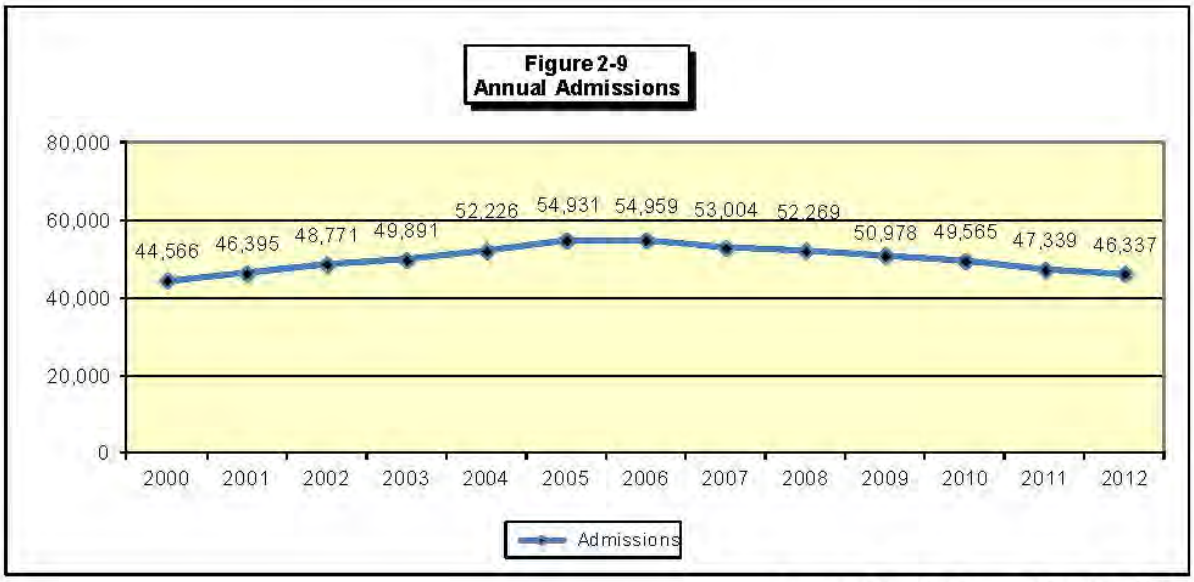
Source: Pinellas County Sheriff's Office.

- The monthly average daily inmate population fell by 900 inmates from January 2007 to December of 2012. The peaking rate (high month over average for the month) varied between 3% and 8% for the period.

2. Admissions

Table 2-8 ANNUAL ADMISSIONS Pinellas County, Florida														
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	%Increase 2000-2012
Admissions	44,566	46,395	48,771	49,891	52,226	54,931	54,959	53,004	52,269	50,978	49,565	47,339	46,337	0.33%

Source: Pinellas County Sheriff's Office



Source: Pinellas County Sherriff's Office.

- Total annual admissions to the Pinellas County jail increased by .33% per year between 2000 and 2012.
- Annual admissions peaked in 2006 at 54,959. Since 2006 annual admissions decreased by 16%, roughly 3% per year.

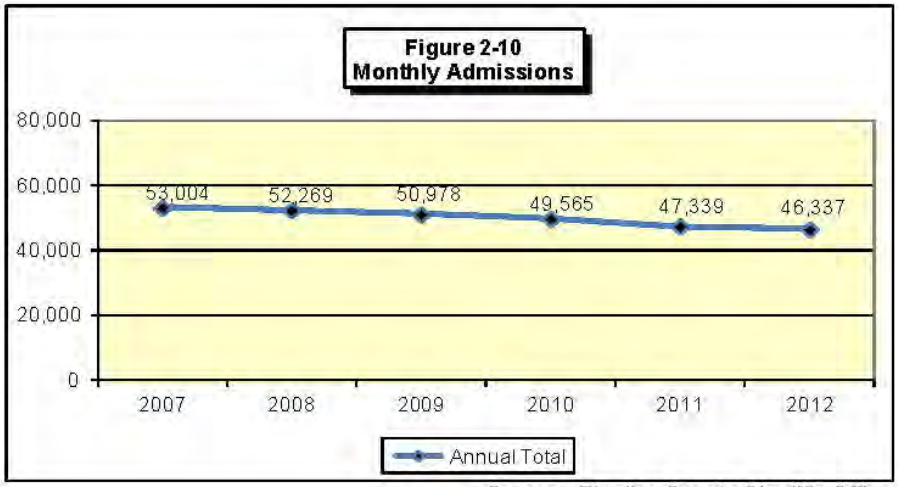
Table 2-9
MONTHLY ADMISSIONS
Pinellas County, Florida

	2007	2008	2009	2010	2011	2012
January	4,412	4,568	4,154	4,017	3,770	3,826
February	4,136	4,350	3,855	3,818	3,822	3,936
March	4,805	4,546	4,371	4,576	4,202	4,275
April	4,438	4,740	4,190	4,198	4,181	3,886
May	4,727	4,779	4,309	4,434	4,063	4,198
June	4,570	4,395	4,315	4,230	4,009	3,841
July	4,509	4,478	4,563	4,169	3,950	3,913
August	4,685	4,478	4,474	4,144	4,163	3,860
September	4,254	4,217	4,315	4,303	4,153	3,631
October	4,373	4,275	4,486	4,186	3,781	3,928
November	4,050	3,750	3,860	3,809	3,578	3,623
December	4,045	3,693	4,086	3,681	3,667	3,420
Annual Total	53,004	52,269	50,978	49,565	47,339	46,337
Monthly Average	4,417	4,356	4,248	4,130	3,945	3,861
Hi Month	4,805	4,779	4,563	4,576	4,202	4,275
Lo Month	4,045	3,693	3,855	3,681	3,578	3,420
Peaking Rate	8.8%	9.7%	7.4%	10.8%	6.5%	10.7%

Average Annual Rate of Change (2007-2012)

Percent Change per Ye	-2.5%
Actual # Change per Yr	-1,333

Source: Pinellas County Sheriff's Office.



Source: Pinellas County Sheriff's Office.

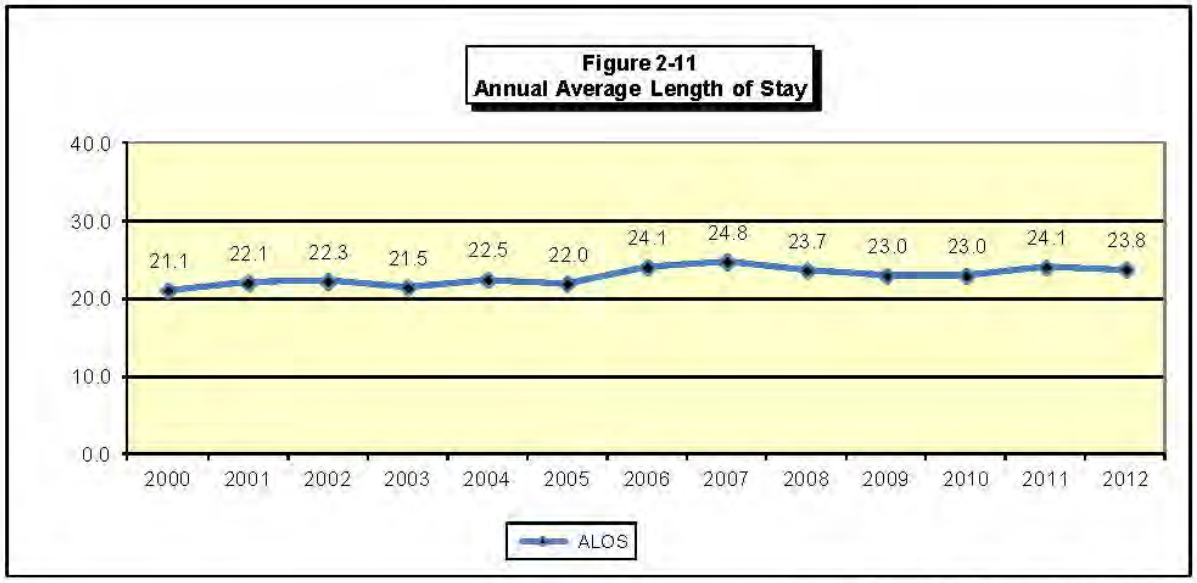
- Average monthly admissions dropped by almost 1,000 inmates per month between January 2007 and December 2012. The peaking rate (high month admissions over the average in a year) varied between 7% and 11%.

3. Average Length of Stay

Table 2-10
ANNUAL AVERAGE LENGTH OF STAY
Pinellas County, Florida

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	%Increase 2000-2012
ALOS	21.1	22.1	22.3	21.5	22.5	22.0	24.1	24.8	23.7	23.0	23.0	24.1	23.8	1.07%

Source: Pinellas County Sheriff's Office



Source: Pinellas County Sheriff's Office.

- Annual average length of stay in the Pinellas County jail has remained relatively constant at 21 to 24 days between 2000 and 2012.

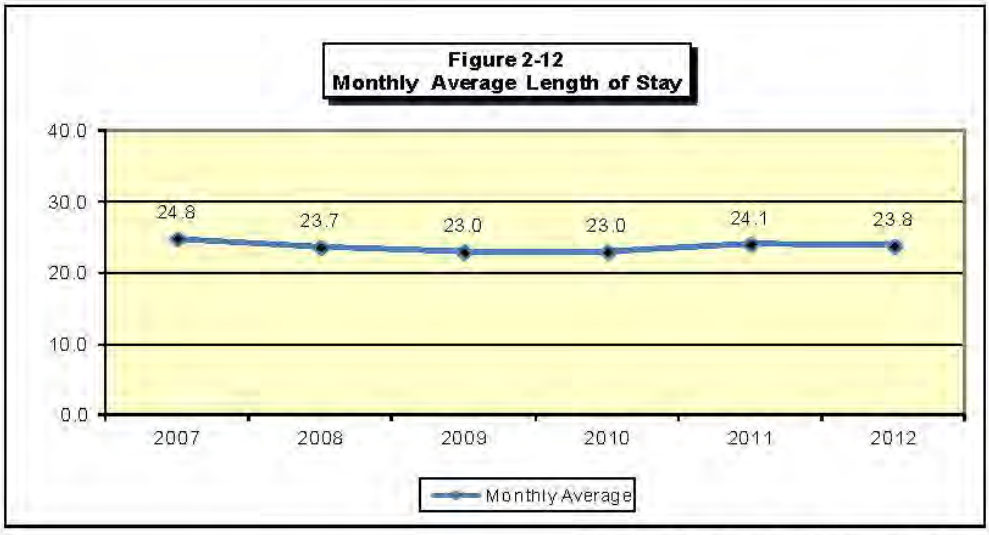
Table 2-11
MONTHLY AVERAGE LENGTH OF STAY
Pinellas County, Florida

	2007	2008	2009	2010	2011	2012
January	25	24	22	24	25	25
February	27	25	24	25	25	24
March	23	23	21	21	23	22
April	24	23	23	23	22	24
May	23	23	23	22	23	22
June	24	24	22	23	23	24
July	24	23	22	23	24	24
August	23	23	22	23	23	24
September	26	24	24	23	24	25
October	25	23	23	23	23	23
November	27	25	26	23	27	24
December	27	24	24	23	27	25
Monthly Average	24.8	23.7	23.0	23.0	24.1	23.8
Hi Month	27.0	25.0	26.0	25.0	27.0	25.0
Lo Month	23.0	23.0	21.0	21.0	22.0	22.0
Peaking Rate	8.7%	5.6%	13.0%	8.7%	12.1%	4.9%

Average Annual Rate of Change (2007-2012)

Percent Change per Ye	-0.8
Actual # Change per Yı	-0.2

Source: Pinellas County Sheriff's Office.



Source: Pinellas County Sheriff's Office.

- Average length of stay was 25 days in January 2007, and 25 days in December 2012. This indicates that the decrease in average daily inmate population is driven by declining admissions, not decreases in length of stay.

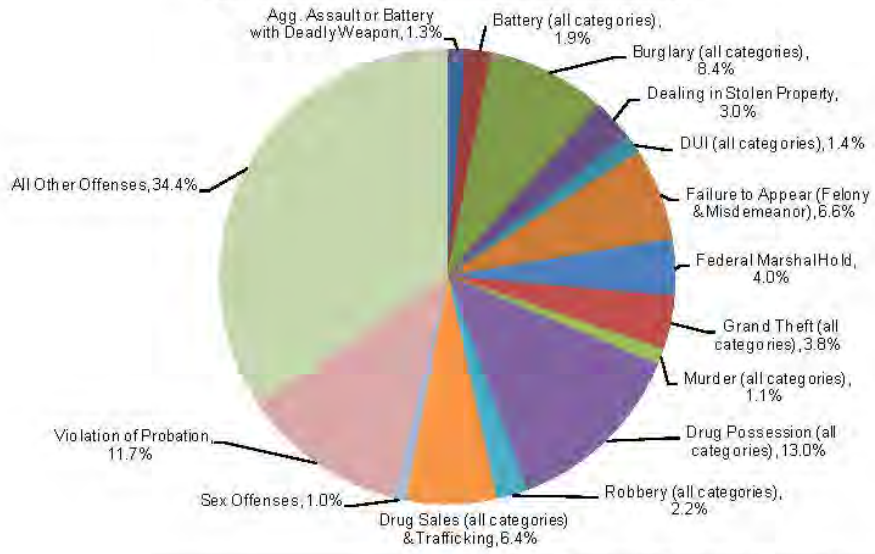
4. Profile Characteristics

Table 2-12
TOTAL CHARGES OF INMATES IN JAIL - March 22, 2013
Pinellas County, Florida

	Number	%of Total
Offense Charges:		
Agg. Assault or Battery with Deadly Weapon	99	1.3%
Battery (all categories)	141	1.9%
Burglary (all categories)	638	8.4%
Dealing in Stolen Property	225	3.0%
DUI (all categories)	105	1.4%
Failure to Appear (Felony & Misdemeanor)	499	6.6%
Federal Marshal Hold	305	4.0%
Grand Theft (all categories)	290	3.8%
Murder (all categories)	86	1.1%
Drug Possession (all categories)	990	13.0%
Robbery (all categories)	168	2.2%
Drug Sales (all categories) & Trafficking	487	6.4%
Sex Offenses	73	1.0%
Violation of Probation	894	11.7%
All Other Offenses	2,617	34.4%
TOTAL CHARGES	**7,617**	**100.0%**

Source: Pinellas County Sheriff's Office.

Figure 2-13
Total Charges of Inmates in Jail - March 22, 2013



Source: Pinellas County Sheriff's Office.

- Almost 20% of the charges for the inmate population on March 22, 2013 were for failure to appear and violation of probation.

Table 2-13
AVERAGE DAILY POPULATION BY CATEGORY - December 2012
Pinellas County, Florida

	Number	% of Total
Category:		
VOP Awaiting Trial	121	4.2%
Pretrial Felons	1,757	60.8%
Pretrial Misdemeanor	119	4.1%
County Sentenced Felons	471	16.3%
County Sentenced Misdemeanor	65	2.2%
State Sentenced - DOC	78	2.7%
Other	281	9.7%
TOTAL	**2,892**	**100.0%**

Source: Pinellas County Sheriff's Office.

- Pretrial felons comprise 61% of the inmate population, down from 70% in 2007.
- Females comprise 16% of the inmate population in 2012, which is similar to the percentage in 2007(16.7%).
- Based on a one day snap shot of the inmate population on March 19, 2013, 30% of the inmate population could be classified as having "special needs", including inmates requiring close observation, medical, psychiatric, suicide risk, nursing observation, and/or other medical or special accommodations.

F. Comparative Data

Table 2-14
INCARCERATION RATE COMPARISON - January 2012

Florida County	Population	ADP	Incarceration Rate
Pinellas	918,496	3,088	3.4
Broward	1,753,162	4,423	2.5
Hillsborough	1,238,951	2,970	2.4
Manatee	325,905	1,008	3.1
Miami-Dade	2,516,515	5,227	2.1
Orange	1,157,342	3,071	2.7
Palm Beach	1,325,768	2,582	1.9
Pasco	466,533	1,308	2.8
Sarasota	381,319	880	2.3
Comparison Average	***1,145,687***	***2,684***	***2.5***
Statewide	***18,905,048***	***56,176***	***3.0***

Notes:
(1) Population estimate is for April 1, 2011.

Source: Florida Department of Corrections.

- Based on 2012 jail data, Pinellas County has a slightly higher incarceration rate than the group average at 3.4 persons incarcerated per 1,000/population.

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III. Review Updated Criminal Capacity Forecast

Table 3-1
INMATE POPULATION FORECAST AND BEDSPACE ESTIMATE
Pinellas County, Florida

	2012	2015	2020	2025	2030	Avg. Annual % Increase
Forecast 1 - 2008 Master Plan Projection	2,993		5,345		6,698	6.88%
Bedspace Estimate	*3,442*		*5,866*		*7,234*	6.12%
Forecast 2 - 2008 Master Plan Projection	2,993		5,442		6,841	7.14%
Bedspace Estimate	*3,442*		*5,986*		*7,388*	6.37%
Forecast 3 - 2010 Master Plan Projection	2,993		4,059		5,104	3.92%
Bedspace Estimate	*3,442*		*4,536*		*5,614*	3.51%
Forecast 4 - Avg. Annual # Increase - 35	2,993	3,098	3,273	3,448	3,623	1.17%
+10% Peaking/Classification	299	310	327	345	362	1.17%
Bedspace Estimate	*3,292*	*3,408*	*3,600*	*3,793*	*3,985*	1.17%
Forecast 5 - Avg. Annual % Increase - 1.34%	2,993	3,115	3,329	3,558	3,803	1.50%
+10% Peaking/Classification	299	312	333	356	380	1.50%
Bedspace Estimate	*3,292*	*3,427*	*3,662*	*3,914*	*4,183*	1.50%
Forecast 6 - Avg. Inc. Rate 2000-2012 - 3.42	2,993	3,237	3,359	3,477	3,550	1.03%
+10% Peaking/Classification	299	324	336	348	355	1.03%
Bedspace Estimate	*3,292*	*3,561*	*3,695*	*3,824*	*3,905*	1.03%
Forecast 7 - Inc. Rate Peak Year - 2006 - 3.94	2,993	3,736	3,876	4,013	4,098	2.05%
+10% Peaking/Classification	299	374	388	401	410	2.05%
Bedspace Estimate	*3,292*	*4,110*	*4,264*	*4,414*	*4,507*	2.05%
Forecast 8 - IR Increase from 2012 - .035/year	2,993	3,150	3,440	3,745	4,001	1.87%
+10% Peaking/Classification	299	315	344	374	400	1.87%
Bedspace Estimate	*3,292*	*3,465*	*3,785*	*4,119*	*4,401*	1.87%

Notes:

(1) Forecast 1 uses 1996 to 2005 ADP data to project the inmate population.

(1) Forecast 2 uses 1996 to 2007 ADP data to project the inmate population.

(3) Forecast 3 is the revised bedspace estimate from the 2010 Master Plan, also using 1996 to 2007 date .

(4) Forecast 4 uses the average number increase in ADP from 2000 to 2012 ADP to project the inmate population.

(5) Forecast 5 uses the average percentage increase in ADP from 2000 to 2012 ADP to project the inmate population.

(6) Forecast 6 uses the average incarceration rate from 2000 to 2012 to project the inmate population.

(7) Forecast 7 uses the 2006 peak year incarceration rate (from the time period 2000 to 2012) to project the inmate population.

(8) Forecast 8 uses the average increase in incarceration rate from 2000 to 2012 to project the inmate population from the 3.22 base level in 2012.

Source: Chinn Planning and 2008 and 2010 Master Plans.

- Projected inmate capacity for 2030 developed in previous master plans decreased by 32%, going from a projection of 7,388 inmate capacity required in 2030 (2008 Study) to a revised projection of 5,614 inmate capacity required by 2030 (2010 Study Update).

- Based on recent trends the projected capacity requirements for 2030 are further reduced to an estimate of 4,200 total inmate capacity required by 2030.

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IV. Inmate Housing Review

A. Florida Model Jail Standards (FMJS)

- 63 square feet (s.f.) per single occupancy (one-person) cell.
- Two person per 63 s.f. single cell if built before 1996 and if certain operational conditions apply (such as an increase in staffing, non-dangerous inmates, etc.).
- 35 s.f. per inmate in a dayroom
- 75 s.f. per inmate total for dormitories (open areas without cells).
- 70 s.f. per inmate for dormitories where inmates are out of the dormitory at least 8 hours per day.
- One shower per 16 inmates.
- One toilet and one sink per 8 inmates.

B. Inmate Classifications Suggesting Separate Housing

- Administration Segregation
- Administration Segregation (Disciplinary)
- ADA Housing
- Close Observation
- County Sentenced Trustees
- County Sentenced Non-Sentenced
- Felon
- Female Uncooperative
- High Custody
- High Custody Sentenced
- Holding/Trustees
- Juvenile
- Juvenile Lockdown
- Male Non-Violent/Violent Felons/Non-Sentenced Misdemeanors
- Male Uncooperative
- Male/Violent/Non-Violent Males
- Medical/Psych/Seg/Det
- Medical
- Medical Step Down
- Moderate Housing
- Non-Violent/Violent Felons/Misdemeanors Trustees
- Non-Violent
- Project New Attitude/Success
- Protective Custody
- Psych (Severe Mental Health)
- Sentenced Misdemeanors and Felons
- Sentenced Trustees
- Sex Offender
- Trustee
- US Marshalls/Mod Housing
- Violent

C. Capacity by Housing Configuration and Type Bed (Dorm, Single, etc.) by Phase

Table 4-1
PHASE 1 - 784 BED FACILITY

	PODS	Beds Each	Total Beds	% of Total	Remarks
Type 1 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	4	48	192	24%	Some disciplinary remain at existing facilities in cell not suitable for "rated" housing; each new pod below has short-term disciplinary capability.
Type 2 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	0	16	0	0%	Initial concept abandoned in Part 2 Planning.
Type 3 48 BED, SINGLE CELL, DIRECT (16 bed units; Juvenile & Juvenile Lockdown)	2	48	96	12%	No facility on campus matches up in 11 of beds, or type of beds, except D & E wings; best to isolate anew. Can be designed like Type 1 for flexibility of use, classification expansion potential.
Type 4 48 BED, DORM, POD REMOTE (High Custody, sex offender, violent felon charge)	4	48	192	24%	Sub-divided into 2-16 bed, and 2-8 bed dorms for flexibility.
Type 5 72 BED, DIRECT, DORM	4	72	288	37%	Single level dorms preferred from construction cost savings standpoint. However, double tier units similar to those in Central are acceptable. General and program populations.
HEALTH CARE	0	84	0	0%	Needs accommodated at new Health Care Facility (HCF).
HEALTH CARE SUICIDE WATCH	2	8	16	2%	Accommodated at Health Care Facility. However, there are too few available there since design resulted in half the Suicide Watch capacity called for in the program.
TOTAL NEW BEDS BUILT: FMJS rated Beds lost to DEMO of A Barracks, and B Barracks (currently closed); renovation of MSF "B" Wing (currently closed) **NET GAIN:** Final FMJS rated Bed capacity			**784** -200 **584** **3,626**	**100%**	

Note:

1. Bed capacity proposed needed so demo of A&B Barracks can occur so that its population can be absorbed, and replacements built without overcrowding.
2. Housing emphasis: provide enough beds to eliminate shortfalls, and facilitate closures without shortfalls.
3. Bed capacity proposed needed so demo of A&B Barracks can occur so that its population can be absorbed, and replacements built without overcrowding.
4. Housing emphasis: adds high efficiency direct supervision dorms.
5. Housing emphasis: adds needed Suicide Watch beds.

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc. March 2010.

Table 4-2 PHASE 2 - 768 BED FACILITY					
	PODS	Beds Each	Total Beds	%of Total	Remarks
Type 1 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	0	48	0	0%	
Type 2 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	0	16	0	0%	
Type 3 48 BED, SINGLE CELL, DIRECT (16 bed units, Juvenile & Juvenile Lockdown)	0	48	0	0%	
Type 4 48 BED, DORM, POD REMOTE (High Custody, sex offender, violent felon charge)	4	48	192	25%	Sub-divided into 2-16 bed, and 2-8 bed dorms for flexibility.
Type 5 72 BED, DIRECT, DORM	8	72	576	75%	Single level dorms preferred from construction cost savings standpoint. However, double tier units similar to those in Central are acceptable. General and program populations.
HEALTH CARE	0	64	0	0%	
HEALTH CARE SUICIDE WATCH	0	8	0	0%	
TOTAL NEW BEDS BUILT: FMJS rated Beds lost to DEMO of C Barracks, Mini 1 (currently closed) and Mini II (currently closed); conversion of "C" wing to court holding. NET GAIN: Final FMJS rated Bed capacity			768 -426 342 3,968	100%	
Note: 1. Housing emphasis: provide enough beds to eliminate shortfalls, and facilitate closures without overcrowding. 2. Housing emphasis: adds high efficiency direct supervision dormitories. 3. Housing emphasis: add new dorm beds for High Custody, sex offender, and felon populations.					

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc. March 2010.

Table 4-3 PHASE 3 - 784 BED FACILITY					
	PODS	Beds Each	Total Beds	%of Total	Remarks
Type 1 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	2	48	96	12%	should easily satisfy needs to 2030 per projections, short-term disciplinary cells come with each pod.
Type 2 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	0	16	0	0%	utilize modified Type 1 Housing in Phase A if more beds are needed.
Type 3 16 BED, DOUBLE, DIRECT (Juvenile)	1	48	48	6%	utilize modified Type 1 Housing in Phase A if more beds are needed.
Type 4 48 BED, DORM, POD REMOTE (High Custody, sex offender, violent felon charge)	0	48	0	0%	Sub-divided into 2-16 bed, and 2-8 bed dorms for flexibility.
Type 5 72 BED, DIRECT, DORM	8	72	576	73%	Single level dorms preferred from construction cost savings standpoint. However, double tier units similar to those in Central are acceptable. General and program populations.
HEALTH CARE	1	64	64	8%	Provide additional beds to supplement those at the HCF.
HEALTH CARE SUICIDE WATCH	0	8	0	0%	
TOTAL NEW BEDS BUILT: FMJS rated Beds lost to FSC DEMO			**784** -96	**100%**	
NET GAIN: Final FMJS rated Bed capacity			**688** **4,656**		
Note: 1. Provides opportunity to expand Health Care beds if needed while preferably linking to HCF. 2. Housing emphasis: provides additional beds, facilitate the replacement and/or abandonment of additional obsolete buildings. 3. Housing emphasis: additional Juvenile and "Red Dot" beds; additional Health Care if needed.					

Source: "Pinellas County Jail Complex Master Plan", Pinellas County Department of Real Estate Management Project No. 1460, Criminal Justice Consultant Report - KIMME & Associates, Inc. March 2010.

Table 4-4 PHASE 4 - 856 BED FACILITY					
	PODS	Beds Each	Total Beds	%of Total	Remarks
Type 1 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	0	48	0	0%	
Type 2 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	0	16	0	0%	
Type 3 16 BED, DOUBLE, DIRECT (Juvenile)	0	48	0	0%	
Type 4 48 BED, DORM, POD REMOTE (High Custody, sex offender, violent felon charge)	0	48	0	0%	Sub-divided into 2-16 bed, and 2-8 bed dorms for flexibility.
Type 5 72 BED, DIRECT, DORM	11	72	792	93%	Single level dorms preferred from construction cost savings standpoint. However, double tier units similar to those in Central are acceptable. General and program populations.
HEALTH CARE	1	64	64	7%	Extension of Health Care Facility space is needed. If not needed, create two more Type 5 Dorms.
HEALTH CARE SUICIDE WATCH	0	8	0	0%	
TOTAL NEW BEDS BUILT: FMJS rated Beds lost to DEMO of Annex I			**856** -96	**100%**	
NET GAIN: Final FMJS rated Bed capacity			**760** **5,416**		5,614 Bed Need projected for 2030.
Note: 1. Provides expanded Health Care beds if needed while preferably linking to HCF. 2. Housing emphasis: provides beds, adjust to unanticipated changes in offender make-up. 3. At this point in history, a North Campus intake center might make sense now that the vast majority of beds are on North campus and intake at Central may be outgrown.					

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc. March 2010.

Workshop 1 – Meeting Materials (April 2-5, 2013)

Table 4-5
SUMMARY OF HOUSING ADDITIONS - PHASES 1, 2, 3, 4
3,192 TOTAL NEW BEDS; 2,374 BEDS NET GAIN; 5,416 TOTAL FMJS COMPLIANT BEDS

	PODS	Beds Each	Total Beds	% of Total	Remarks
Type 1 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	6	48	288	9%	
Type 2 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	0	16	0	0%	
Type 3 16 BED, DOUBLE, DIRECT (Juvenile)	3	48	144	5%	
Type 4 48 BED, DORM, POD REMOTE (High Custody, sex offender, violent felon charge)	8	48	384	12%	
Type 5 72 BED, DIRECT, DORM	31	72	2,232	70%	
HEALTH CARE	2	64	128	4%	
HEALTH CARE SUICIDE WATCH	2	8	16	1%	
TOTAL NEW BEDS BUILT: FMJS rated Beds lost to Demolition of Abandonment			**3,192** -818	**100%**	83% Dormitory Construction
NET GAIN: Final FMJS rated Bed capacity			**2,374** **5,416**		5,614 Bed Need projected for 2030. 96.5% of Bed Capacity Available

Source: "Pinellas County Jail Complex Master Plan", Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc. March 2010.

D. Space Allocation by Housing Component Area

Table 4-6
PRELIMINARY SQUARE FOOTAGE ESTIMATE - PHASE 1: 784 BEDS OF HOUSING

	SQ. FT. Factor		Multiply Floors	Pods	Beds	Staff		SQ. FT.
SUPPORT FOR BUILDING								
1 Law Library (electronic) per Building							=	500
2 CRT UNIT (1 per facility)							=	1,200
3 Programs	1,200	x	4				=	4,800
4 Central Program Area							=	2,400
5 Exam (per floor)	320	x	4				=	1,280
6 Indigent Storage (per bed)	1	x			784		=	392
7 Dock							=	800
8 Trash							=	320
9 Food/Laundry Access & Support							=	400
10 MDF Rooms (main)							=	600
11 IDF Rooms (per floor)	144	x	3				=	432
12 Central Maintenance (per bed)	1	x			784		=	588
13 Floor Maintenance (per floor)	240	x	4				=	960
14 Administration							=	3,500
15 Staff Support (lockers, read off, on-floor break, training)	20	x			277		=	5,540
16 Emergency Power/MNGMNT (electricity, water tank,							=	1,000
17 Transport Holding							=	900
18 Vehicle Sallyport							=	1,000
19 Commissary Drop-Off/Sort (per bed)	0	x			784		=	196
20 Misc Unassigned for Unforeseeable (per bed)	2	x			784		=	1,568
21 Security Electronics Rooms (per pod)	80	x	16				=	1,280
22 800 MZ Radio Transmitter/Booster							=	**80**
23 General Storage (per bed)	2	x			784		=	1,568
24 Video Advisory							=	1,000
25 Lobby/Reception							=	1,200
26 Central Control/Vest/Equip/Toilet (per bed)	1	x			784		=	784
27 Elevators - Freight (1 per 800 inmates) (1)	120	x	4				=	480
28 Elevators - People (3 per 800 inmates) (3)	240	x	4				=	960
29 Laundry Room (per floor)	160	x	4				=	640
Subtotal Support Staff								**36,368**
Housing (61% dormitory):	**SQ. FT. Factor**		**Multiply Floors**	**Pods**	**Adult Beds**	**Juv Beds**		**SQ. FT.**
Type 1: 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	13,000	x		4	(192)		=	52,000
Type 2: 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	6,000	x				(0)	=	-
Type 3: 48 BED, SINGLE CELL, DIRECT (16-bed units; Juvenile & Juvenile Lockdown)	13,000	x		2		(96)	=	26,000
Type 4: 48 BED, DORM, POD REMOTE (High Custody; sex offender, violent felon charge)	11,000	x		4	(192)		=	44,000
Type 5: 72 BED, DIRECT, DORM	12,000	x		4	(288)		=	48,000
HEALTH CARE: 64 BED DORM	10,000	x					=	-
HEALTH CARE: 8 BED, SINGLE, POD REMOTE (Suicide Watch)	3,100	x		2	(16)		=	6,200
Subtotal Housing				**16**	**688**	**96**		**176,200**
					784			
TOTAL								**212,568**
BUILDING GROSS FACTOR (mechanical, structure, shafts, walls, stairs, corridors, miscellaneous)								x 1.25
GRAND TOTAL SQUARE FOOT ESTIMATE								**265,710**
ROUNDED GRAND TOTAL								**266,000**
Square Feet Per Bed								**339**

Table 4-7
PRELIMINARY SQUARE FOOTAGE ESTIMATE - PHASE 2: 768 BEDS OF HOUSING

	SQ. FT. Factor		Multiply Floors	Pods	Beds	Staff		SQ. FT.
SUPPORT FOR BUILDING								
1 Law Library (electronic) per Building							=	500
2 CRT UNIT (1 per facility)							=	1,200
3 Programs	1,200	x	3				=	3,600
4 Central Program Area							=	2,400
5 Exam (per floor)	320	x	3				=	960
6 Indigent Storage (per bed)	0.5	x			768		=	384
7 Dock							=	800
8 Trash							=	320
9 Food/Laundry Access & Support							=	400
10 MDF Rooms (main)							=	600
11 IDF Rooms (per floor)	144	x	3				=	432
12 Central Maintenance (per bed)	1	x			768		=	576
13 Floor Maintenance (per floor)	240	x	3				=	720
14 Administration							=	3,500
15 Staff Support (lockers, read off, on-floor break, training)	20	x			197		=	3,940
16 Emergency Power/MNGMNT (electricity, water tank,							=	1,000
17 Transport Holding							=	900
18 Vehicle Sallyport							=	1,000
19 Commissary Drop-Off/Sort (per bed)	0.25	x			768		=	192
20 Misc Unassigned for Unforeseeable (per bed)	2	x			768		=	1,536
21 Security Electronics Rooms (per pod)	80	x	12				=	960
22 800 MZ Radio Transmitter/Booster							=	80
23 General Storage (per bed)	2	x			768		=	1,536
24 Video Advisory							=	1,000
25 Lobby/Reception							=	1,200
26 Central Control/Vest/Equip/Toilet (per bed)	1	x			768		=	768
27 Elevators - Freight (1 per 800 inmates) (1)	120	x	4				=	480
28 Elevators - People (3 per 800 inmates) (3)	240	x	4				=	960
29 Laundry Room (per floor)	160	x	3				=	480
Subtotal Support Staff								**32,424**

Housing (61% dormitory):	SQ. FT. Factor		Multiply Floors	Pods	Adult Beds	Juv Beds		SQ. FT.
Type 1: 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	13,000	x			(0)		=	-
Type 2: 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	6,000	x				(0)	=	-
Type 3: 48 BED, SINGLE CELL, DIRECT (16-bed units; Juvenile & Juvenile Lockdown)	13,000	x				(0)	=	-
Type 4: 48 BED, DORM, POD REMOTE (High Custody; sex offender, violent felon charge)	11,000	x		4	(192)		=	44,000
Type 5: 72 BED, DIRECT, DORM	12,000	x		8	(576)		=	96,000
HEALTH CARE: 64 BED DORM	10,000	x					=	-
HEALTH CARE: 8 BED, SINGLE, POD REMOTE (Suicide Watch)	3,100	x			(0)		=	-
Subtotal Housing				**12**	**768**	**0**		**140,000**
					768			
TOTAL								**172,424**
BUILDING GROSS FACTOR (mechanical, structure, shafts, walls, stairs, corridors, miscellaneous)								x 1.25
GRAND TOTAL SQUARE FOOT ESTIMATE								**215,530**
ROUNDED GRAND TOTAL								**216,000**
Square Feet Per Bed								**281**

Table 4-8
PRELIMINARY SQUARE FOOTAGE ESTIMATE - PHASE 3: 784 BEDS OF HOUSING

	SQ. FT. Factor		Multiply Floors	Pods	Beds	Staff		SQ. FT.
SUPPORT FOR BUILDING								
1 Law Library (electronic) per Building							=	500
2 CRT UNIT (1 per facility)							=	800
3 Programs	1,200	x	3				=	3,600
4 Central Program Area							=	2,400
5 Exam (per floor)	320	x	3				=	960
6 Indigent Storage (per bed)	0.5	x			784		=	392
7 Dock							=	600
8 Trash							=	240
9 Food/Laundry Access & Support							=	200
10 MDF Rooms (main)							=	400
11 IDF Rooms (per floor)	144	x	3				=	432
12 Central Maintenance (per bed)	0.75	x			784		=	588
13 Floor Maintenance (per floor)	240	x	3				=	720
14 Administration							=	2,750
15 Staff Support (lockers, read off, on-floor break, training)	20	x			250		=	5,000
16 Emergency Power/MNGMNT (electricity, water tank,							=	600
17 Transport Holding							=	600
18 Vehicle Sallyport							=	1,000
19 Commissary Drop-Off/Sort (per bed)	0.25	x			784		=	196
20 Misc Unassigned for Unforeseeable (per bed)	2	x			784		=	1,568
21 Security Electronics Rooms (per pod)	80	x	12				=	960
22 800 MZ Radio Transmitter/Booster							=	80
23 General Storage (per bed)	2	x			784		=	1,568
24 Video Advisory							=	800
25 Lobby/Reception							=	800
26 Central Control/Vest/Equip/Toilet (per bed)	1	x			784		=	784
27 Elevators - Freight (1 per 800 inmates) (1)	120	x	4				=	480
28 Elevators - People (3 per 800 inmates) (3)	240	x	4				=	960
29 Laundry Room (per floor)	160	x	3				=	480
Subtotal Support Staff								**30,458**
Housing (61% dormitory):	**SQ. FT. Factor**		**Multiply Floors**	**Pods**	**Adult Beds**	**Juv Beds**		**SQ. FT.**
Type 1: 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	13,000	x		2	(96)		=	26,000
Type 2: 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	6,000	x				(0)	=	-
Type 3: 48 BED, SINGLE CELL, DIRECT (16-bed units; Juvenile & Juvenile Lockdown)	13,000	x		1		(48)	=	13,000
Type 4: 48 BED, DORM, POD REMOTE (High Custody; sex offender, violent felon charge)	11,000	x			(0)		=	-
Type 5: 72 BED, DIRECT, DORM	12,000	x		8	(576)		=	96,000
HEALTH CARE: 64 BED DORM	10,000	x		1	(64)		=	10,000
HEALTH CARE: 8 BED, SINGLE, POD REMOTE (Suicide Watch)	3,100	x			(0)		=	-
Subtotal Housing				**12**	**736**	**48**		**145,000**
					784			
TOTAL								**175,458**
BUILDING GROSS FACTOR (mechanical, structure, shafts, walls, stairs, corridors, miscellaneous)								x 1.25
GRAND TOTAL SQUARE FOOT ESTIMATE								**219,323**
ROUNDED GRAND TOTAL								**219,000**
Square Feet Per Bed								**279**

Table 4-9
PRELIMINARY SQUARE FOOTAGE ESTIMATE - PHASE 4: 856 BEDS OF HOUSING

	SQ. FT. Factor		Multiply Floors	Pods	Beds	Staff		SQ. FT.
SUPPORT FOR BUILDING								
1 Law Library (electronic) per Building							=	500
2 CRT UNIT (1 per facility)							=	800
3 Programs	1,200	x	3				=	3,600
4 Central Program Area							=	2,400
5 Exam (per floor)	320	x	3				=	960
6 Indigent Storage (per bed)	0.5	x			856		=	428
7 Dock							=	600
8 Trash							=	240
9 Food/Laundry Access & Support							=	200
10 MDF Rooms (main)							=	400
11 IDF Rooms (per floor)	144	x	3				=	432
12 Central Maintenance (per bed)	0.75	x			856		=	642
13 Floor Maintenance (per floor)	240	x	3				=	720
14 Administration							=	2,750
15 Staff Support (lockers, read off, on-floor break, training)	20	x			250		=	5,000
16 Emergency Power/MNGMNT (electricity, water tank,							=	600
17 Transport Holding							=	600
18 Vehicle Sallyport							=	1,000
19 Commissary Drop-Off/Sort (per bed)	0.25	x			856		=	214
20 Misc Unassigned for Unforeseeable (per bed)	2	x			856		=	1,712
21 Security Electronics Rooms (per pod)	80	x	12				=	960
22 800 MZ Radio Transmitter/Booster							=	**80**
23 General Storage (per bed)	2	x			856		=	1,712
24 Video Advisory							=	800
25 Lobby/Reception							=	800
26 Central Control/Vest/Equip/Toilet (per bed)	1	x			856		=	856
27 Elevators - Freight (1 per 800 inmates) (1)	120	x	4				=	480
28 Elevators - People (3 per 800 inmates) (3)	240	x	4				=	960
29 Laundry Room (per floor)	160	x	3				=	480
Subtotal Support Staff								**30,926**

Housing (61% dormitory):	SQ. FT. Factor		Multiply Floors	Pods	Adult Beds	Juv Beds		SQ. FT.
Type 1: 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	13,000	x			(0)		=	-
Type 2: 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	6,000	x				(0)	=	-
Type 3: 48 BED, SINGLE CELL, DIRECT (16-bed units; Juvenile & Juvenile Lockdown)	13,000	x				(0)	=	-
Type 4: 48 BED, DORM, POD REMOTE (High Custody; sex offender, violent felon charge)	11,000	x			(0)		=	-
Type 5: 72 BED, DIRECT, DORM	12,000	x		11	(792)		=	132,000
HEALTH CARE: 64 BED DORM	10,000	x		1	(64)		=	10,000
HEALTH CARE: 8 BED, SINGLE, POD REMOTE (Suicide Watch)	3,100	x			(0)		=	-
Subtotal Housing				12	856	0		142,000
					856			
TOTAL								172,926
BUILDING GROSS FACTOR (mechanical, structure, shafts, walls, stairs, corridors, miscellaneous)								x 1.25
GRAND TOTAL SQUARE FOOT ESTIMATE								216,158
ROUNDED GRAND TOTAL								216,000
Square Feet Per Bed								252

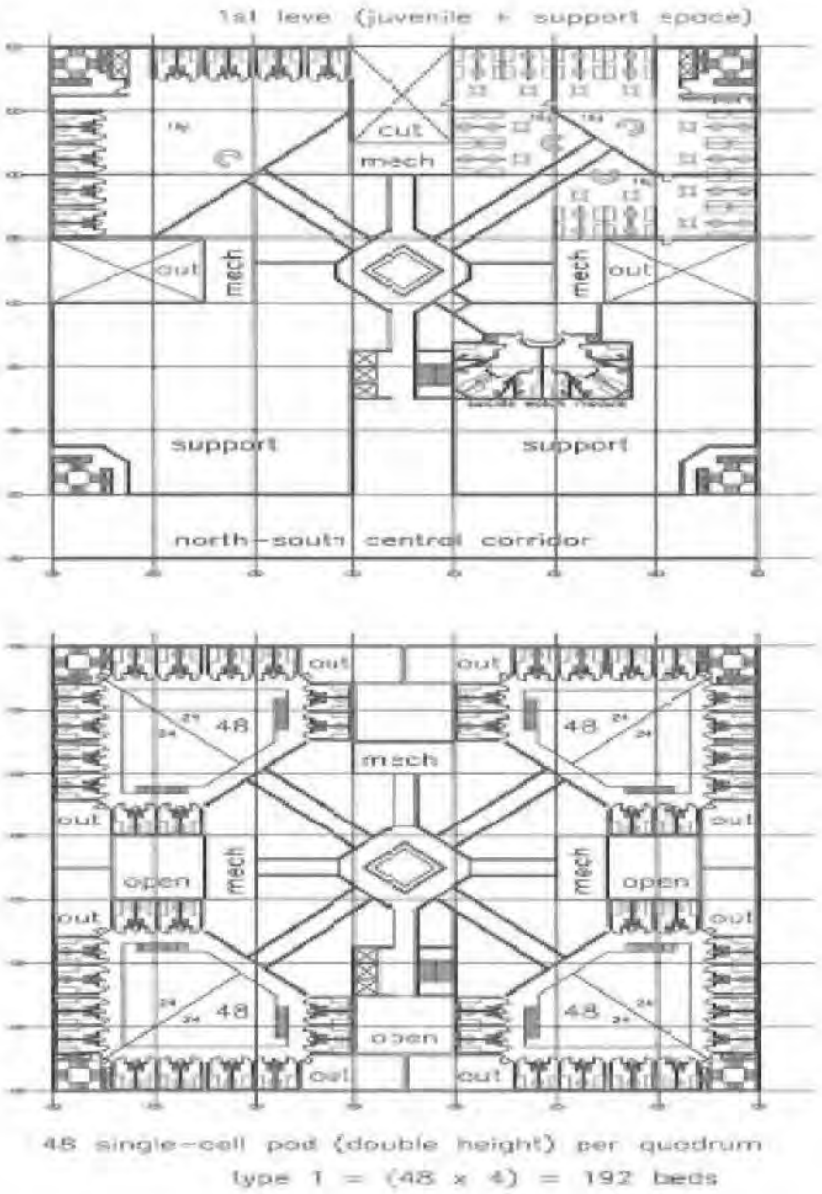
Table 4-10
PRELIMINARY SQUARE FOOTAGE ESTIMATE - PHASES 1, 2, 3, & 4 SUMMARY

	SQ. FT. Factor		Multiply Floors	Pods	Beds	Staff		SQ. FT.
SUPPORT FOR BUILDING								
1 Law Library (electronic) per Building							=	2,000
2 CRT UNIT (1 per facility)							=	4,000
3 Programs	1,200	x	13				=	15,600
4 Central Program Area							=	9,600
5 Exam (per floor)	240	x	13				=	3,120
6 Indigent Storage (per bed)	0.5	x			3,192		=	1,596
7 Dock							=	2,800
8 Trash							=	1,120
9 Food/Laundry Access & Support							=	1,200
10 MDF Rooms (main)							=	2,000
11 IDF Rooms (per floor)	144	x	12				=	1,728
12 Central Maintenance (per bed)	0.75	x			3,192		=	2,394
13 Floor Maintenance (per floor)	240	x	13				=	3,120
14 Administration							=	12,500
15 Staff Support (lockers, read off, on-floor break, training)	20	x			974		=	19,480
16 Emergency Power/MNGMNT (electricity, water tank,							=	3,200
17 Transport Holding							=	3,000
18 Vehicle Sallyport							=	4,000
19 Commissary Drop-Off/Sort (per bed)	0.20	x			3,192		=	638
20 Misc Unassigned for Unforeseeable (per bed)	2	x			3,192		=	6,384
21 Security Electronics Rooms (per pod)	80	x		52			=	4,160
22 800 MZ Radio Transmitter/Booster							=	**320**
23 General Storage (per bed)	2	x			3,192		=	6,384
24 Video Advisory							=	3,600
25 Lobby/Reception							=	4,000
26 Central Control/Vest/Equip/Toilet (per bed)	1	x			3,192		=	3,192
27 Elevators - Freight (1 per 800 inmates) (1)		x					=	1,920
28 Elevators - People (3 per 800 inmates) (3)		x					=	3,840
29 Laundry Room (per floor)	160	x	13				=	2,080
Subtotal Support Staff								**128,976**

Housing (61% dormitory):	SQ. FT. Factor		Multiply Floors	Pods	Adult Beds	Juv Beds		SQ. FT.
Type 1: 48 BED, SINGLE, REMOTE (AD Seg, PC, Uncooperative)	13,000	x		6	(288)		=	78,000
Type 2: 16 BED, SINGLE, DIRECT (Juvenile Lockdown)	6,000	x				(0)	=	-
Type 3: 48 BED, SINGLE CELL, DIRECT (16-bed units; Juvenile & Juvenile Lockdown)	13,000	x		3		(144)	=	39,000
Type 4: 48 BED, DORM, POD REMOTE (High Custody, sex offender, violent felon charge)	11,000	x		8	(384)		=	88,000
Type 5: 72 BED, DIRECT, DORM	12,000	x		31	(2232)		=	372,000
HEALTH CARE: 64 BED DORM	10,000	x		2	(128)		=	20,000
HEALTH CARE: 8 BED, SINGLE, POD REMOTE (Suicide Watch)	3,100	x		2	(16)		=	6,200
Subtotal Housing				**52**	3,048	**144**		**603,200**
					3,192			
TOTAL								**732,176**
BUILDING GROSS FACTOR (mechanical, structure, shafts, walls, stairs, corridors, miscellaneous)								x 1.25
GRAND TOTAL SQUARE FOOT ESTIMATE								**915,221**
ROUNDED GRAND TOTAL								**916,000**
Square Feet Per Bed								**287**

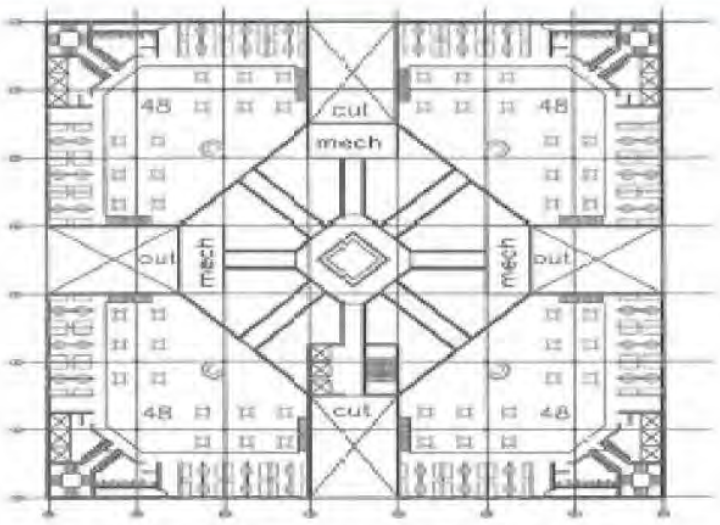
E. Inmate Housing Configuration Diagrams

Figure 4-1
Support Space and 192 Beds (48 Single Cell Pod Double Height per Quodrum Type 1 = 48x4) Diagrams

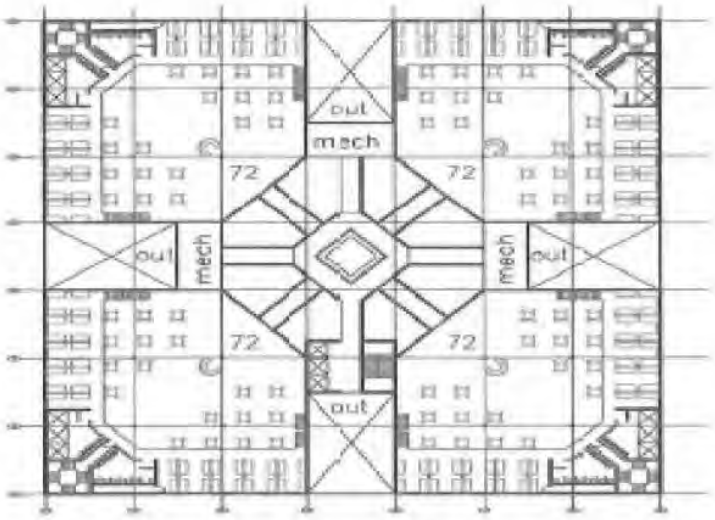


Source: "Pinellas County Jail Complex Master Plan – Conceptual Building Floor Plates". Project No. 1460. Ranon & Partners, Architects, Inc. March 2010.

Figure 4-2
48-Bed Dorm Double Height per Quodrum Type 1 - 48x4=192 Beds) and 72-Bed Double Height per Quodrum Type 5 – 72x4=288 Beds) Diagrams



48-bed dorm (double height) per quadrum
type 4 = (48 x 4) = 192 beds



72-bed dorm (double height) per quadrum
type 5 = (72 x 4) = 288 beds

Source: "Pinellas County Jail Complex Master Plan – Conceptual Building Floor Plates". Project No. 1460. Ranon & Partners, Architects, Inc. March 2010.

F. Staff Allocation for Housing Unit Expansion-Phase I and Phase II

PHASE 1: 784 Beds, 4 Floors, 16 Pods

Ref. #	Post/Position	1st Shift	2nd Shift	3rd Shift	Total Posts	Relief Factor	Total Staff
	DIVISION ADMINISTRATION						
1	Division Commander	1.0			1.0	1.0	1.0
2	Admin. Lt.	1.0			1.0	1.0	1.0
3	Admin. Cpl.	1.0			1.0	1.0	1.0
4	Specialist	2.0	1.0	1.0	4.0	1.0	4.0
5	Mail Clerk/Indigent Clerk	1.0			1.0	1.0	1.0
6	Secretary	1.0			1.0	1.0	1.0
7	Clerk	1.0			1.0	1.0	1.0
	Subtotal Administration	8.0	1.0	1.0	10.0		10.0
	SECURITY						
8	Shift Commander	1.0	1.0	1.0	3	1.0	3.0
9	Shift Supervisor (Sgt.) 1:12	3.0	3.0	2.5	8.5	1.8	15.3
10	Master Control	2.0	2.0	1.0	5	1.8	9.0
11	Floor Control	4.0	4.0	4.0	12	1.8	21.6
12	Ad Seg, PC, Unccop (4x48)	4.0	4.0	4.0	12	1.8	21.6
13	Juvenile Lockdown (2x16)	2.0	2.0	2.0	6	1.8	10.8
14	Juveniles (4x16)	4.0	4.0	4.0	12	1.8	21.6
15	High Cust, Sex, Vict Fe (4X48)	4.0	4.0	4.0	12	1.8	21.6
16	Direct Dorms (4x72)	4.0	4.0	4.0	12	1.8	21.6
17	Health Care-Suicide (2x8)	2.0	2.0	2.0	6	1.8	10.8
18	Relief	10.0	10.0	5.0	25	1.8	45.0
	Subtotal Security	40.0	40.0	33.5	113.5		201.9
	FACILITIES MANAGEMENT	3.0			3.0	1.0	3.0
	FOOD SERVICE						
	LAUNDRY						
	MEDICAL	2.0	2.0	2.0	6.0	1.8	10.8
	SUPPORT SERVICES						
	Chaplain's Office 7300						
	Chaplain	1.0			1.0	1.0	1.0
	Detention Investigation Unit 7309						
	Deputies	1.0			1.0	1.0	1.0
	Property Section 7311						
	Asst Property Supervisor	1.0			1.0	1.0	1.0
	Property Clerk	1.0			1.0	1.0	1.0
	Visitation Unit 7312						
	Criminal Justice Specialist	1.0			1.0	1.0	1.0
	Training section 7350						
	Deputies	1.0			1.0	1.0	1.0
	Transportation Section 7410						
	Deputies	1.0			1.0	1.0	1.0
	Inmate Records Section 7410						
	Intake Records Clerks	1.0			1.0	1.0	1.0
	Intake Specialists	1.0			1.0	1.0	1.0
	Classifications Section 7410						
	Classification Specialist	1.0	1.0	1.0	3.0	1.8	5.4
	Clerk II	1.0	1.0	1.0	3.0	1.8	5.4
	Program Services 9200						
	Social Workers	2.0			2.0	1.0	2.0
	program Specialist	1.0			1.0	1.0	1.0
	TECHNICAL SERVICES						
	Comtech III	1.0			1.0	1.0	1.0
	Comtech II	1.0			1.0	1.0	1.0
	Tech Support Specialist	1.0			1.0	1.0	1.0
	Subtotal Other Support	22.0	4.0	4.0	30.0		39.6
		1st Shift	2nd Shift	3rd Shift	Total Posts		Total Staff
	TOTAL STAFF	70.0	45.0	38.5	153.5		252
	STAFF WITH 10% CONTINGENCY:	77.0	49.5	42.4	168.9		277

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN — CJC Report Page 59 of 72
Pinellas County Department of Real Estate Management Project No. 1460
Criminal Justice Consultant Report – KIMME & Associates, Inc.

PHASE 2: 768 Beds, 3 Housing Floors, 12 Pods

Ref. #	Post/Position	1st Shift	2nd Shift	3rd Shift	Total Posts	Relief Factor	Total Staff
	DIVISION ADMINISTRATION						
1	Division Commander	1.0			1.0	1.0	1.0
2	Admin. Lt.	1.0			1.0	1.0	1.0
3	Admin. Cpl.	1.0			1.0	1.0	1.0
4	Specialist	2.0	1.0	1.0	4.0	1.0	4.0
5	Mail Clerk/Indigent Clerk	1.0			1.0	1.0	1.0
6	Secretary	1.0			1.0	1.0	1.0
7	Clerk	1.0			1.0	1.0	1.0
	Subtotal Administration	8.0	1.0	1.0	10.0		10.0
	SECURITY						
8	Shift Commander	1.0	1.0	1.0	3.0	1.0	3.0
9	Shift Supervisor (Sgt.) 1:12	2.0	2.0	1.0	5.0	1.8	9.0
10	Master Control	2.0	2.0	1.0	5.0	1.8	9.0
11	Floor Control	3.0	3.0	3.0	9.0	1.8	16.2
12	Ad Seg, PC, Uncoop (4x48)					1.8	
13	Juvenile Lockdown (1x16)					1.8	
14	Juveniles (3x16)					1.8	
15	High Cust, Sex, Vlol Fe (4X48)	4.0	4.0	4.0	12.0	1.8	21.6
16	Direct Dorms (8x72)	8.0	8.0	8.0	24.0	1.8	43.2
17	Health Care-Suicide (2x8)					1.8	
18	Runs	6.0	6.0	3.0	15.0	1.8	27.0
	Subtotal Security	26.0	26.0	21.0	73.0		129.0
	FACILITIES MANAGEMENT	3.0			3.0	1.0	3.0
	FOOD SERVICE						
	LAUNDRY						
	MEDICAL	2.0	2.0	2.0	6.0	1.8	10.8
	SUPPORT SERVICES						
	Chaplain's Office 7300						
	Chaplain	1.0			1.0	1.0	1.0
	Detention Investigation Unit 7309						
	Deputies	1.0			1.0	1.0	1.0
	Property Section 7311						
	Asst Property Supervisor	1.0			1.0	1.0	1.0
	Property Clerk	1.0			1.0	1.0	1.0
	Visitation Unit 7312						
	Criminal Justice Specialist	1.0			1.0	1.0	1.0
	Training section 7350						
	Deputies	1.0			1.0	1.0	1.0
	Transportation Section 7410						
	Deputies	1.0			1.0	1.0	1.0
	Inmate Records Section 7410						
	Intake Records Clerks	1.0			1.0	1.0	1.0
	Intake Specialists	1.0			1.0	1.0	1.0
	Classifcations Section 7410						
	Classification Specialist	1.0	1.0	1.0	3.0	1.8	5.4
	Clerk II	1.0	1.0	1.0	3.0	1.8	5.4
	Program Services 9200						
	Social Workers	2.0			2.0	1.0	2.0
	program Specialist	1.0			1.0	1.0	1.0
	TECHNICAL SERVICES						
	Comtech III	1.0			1.0	1.0	1.0
	Comtech II	1.0			1.0	1.0	1.0
	Tech Support Specialist	1.0			1.0	1.0	1.0
	Subtotal Other Support	22.0	4.0	4.0	30.0		39.6

	1st Shift	2nd Shift	3rd Shift	Total Posts	Relief Factor	Total Staff
TOTAL STAFF	56.0	31.0	26.0	113.0		179
STAFF WITH 10% CONTINGENCY:	61.6	34.1	28.6	124.3		196

PINELLAS COUNTY JAIL COMPLEX MASTER PLAN
Pinellas County Department of Real Estate Management Project No. 1460
Criminal Justice Consultant Report – KIMME & Associates, Inc.

CJC Report Page 69 of 72

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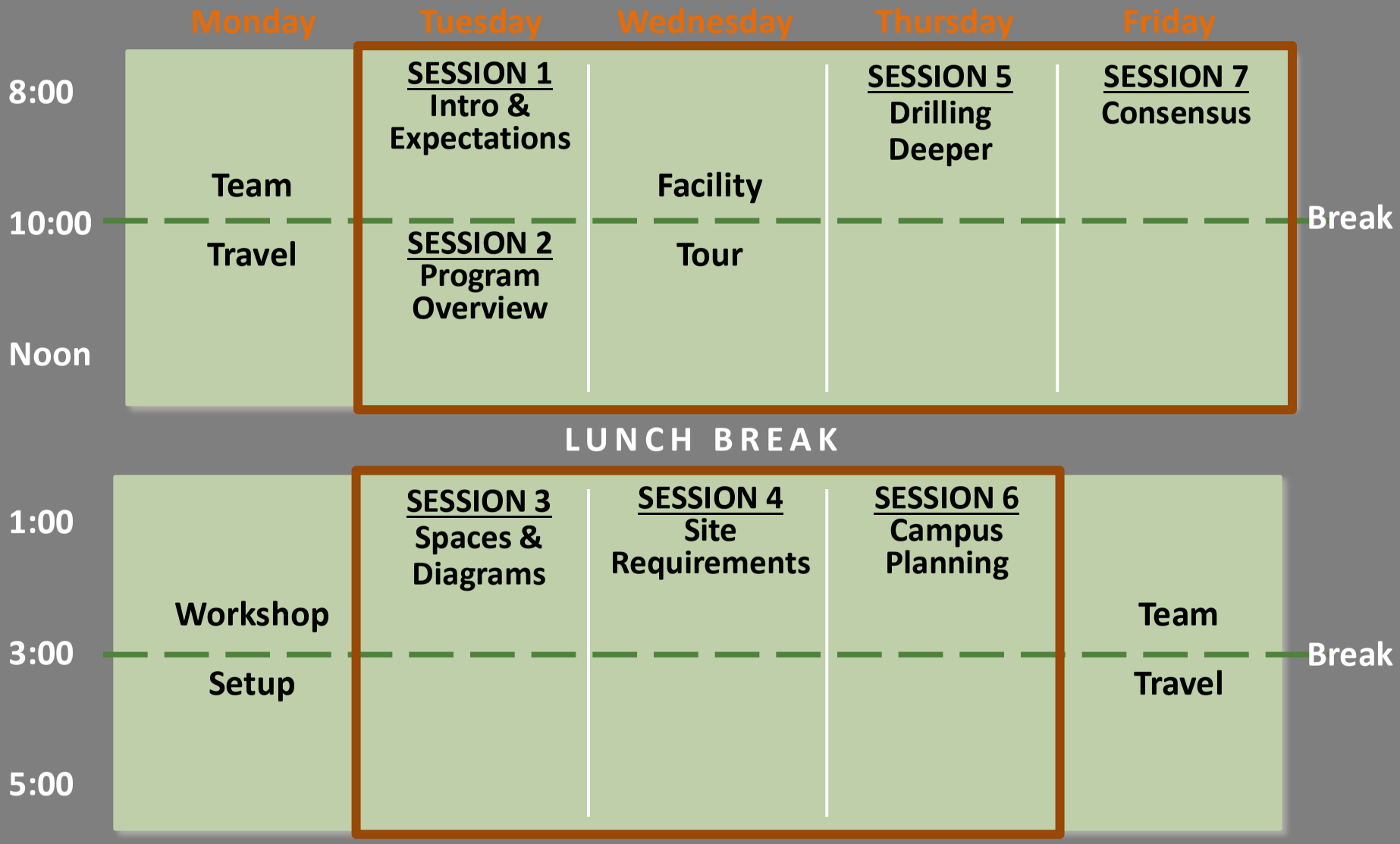
POWERPOINT PRESENTATIONS

“Leading the Way for a Safer County”

Workshop 1

Introductions & Expectations: Session 1

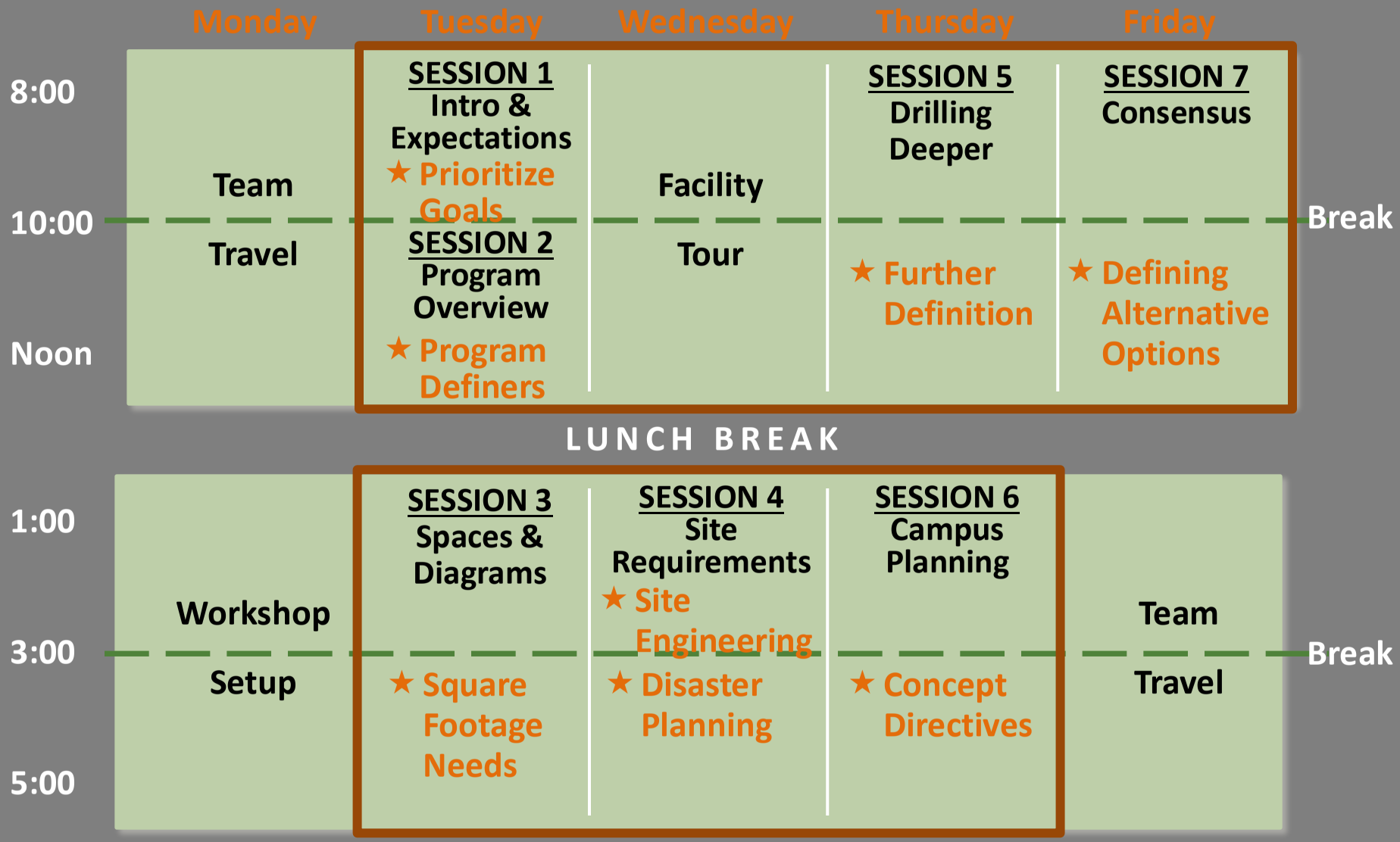
Overview of Workshop – 7 Sessions



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Overview of Workshop – 7 Sessions



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Dewberry Team: Introductions

Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Dewberry Team: Introductions

Dewberry

GERRY GUERRERO

RON BUDZINSKI

JIM MATARELLI

CHAD DE WEESE

LINDA BERNAUER

CHRIS ZAMBITO

Chinn Planning, Inc.

KAREN CHINN

KIMBERLY BROWN

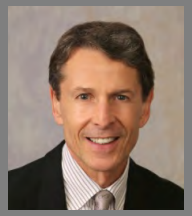
ARC3

ROBERT BLATTER

EDDIE MASTALERZ

George F. Young, Inc.

JON GOTWALD


MICHAEL RISSMAN

Introductions & Expectations: Session 1

Pinellas County Team: Introductions

Pinellas County Sheriff's Office

SHERIFF BOB GUALTIERI

MAJOR TIM SLAUGHTER

CAPT. LORI MCFEE

CAPT. MICHAEL CASTINE
(Medical)

CAPT. TIMOTHY DOWNS
(Support Services)

CAPT. MARK FLETCHER
(Central Division)

CAPT. JAMES MAIN
(South Division)

CAPT. ADRIAN ARNOLD
(Court Security Division)

TAMMY RUSSO
(Classification Section)

Pinellas County Building and Design Division

MARK PISTILLO

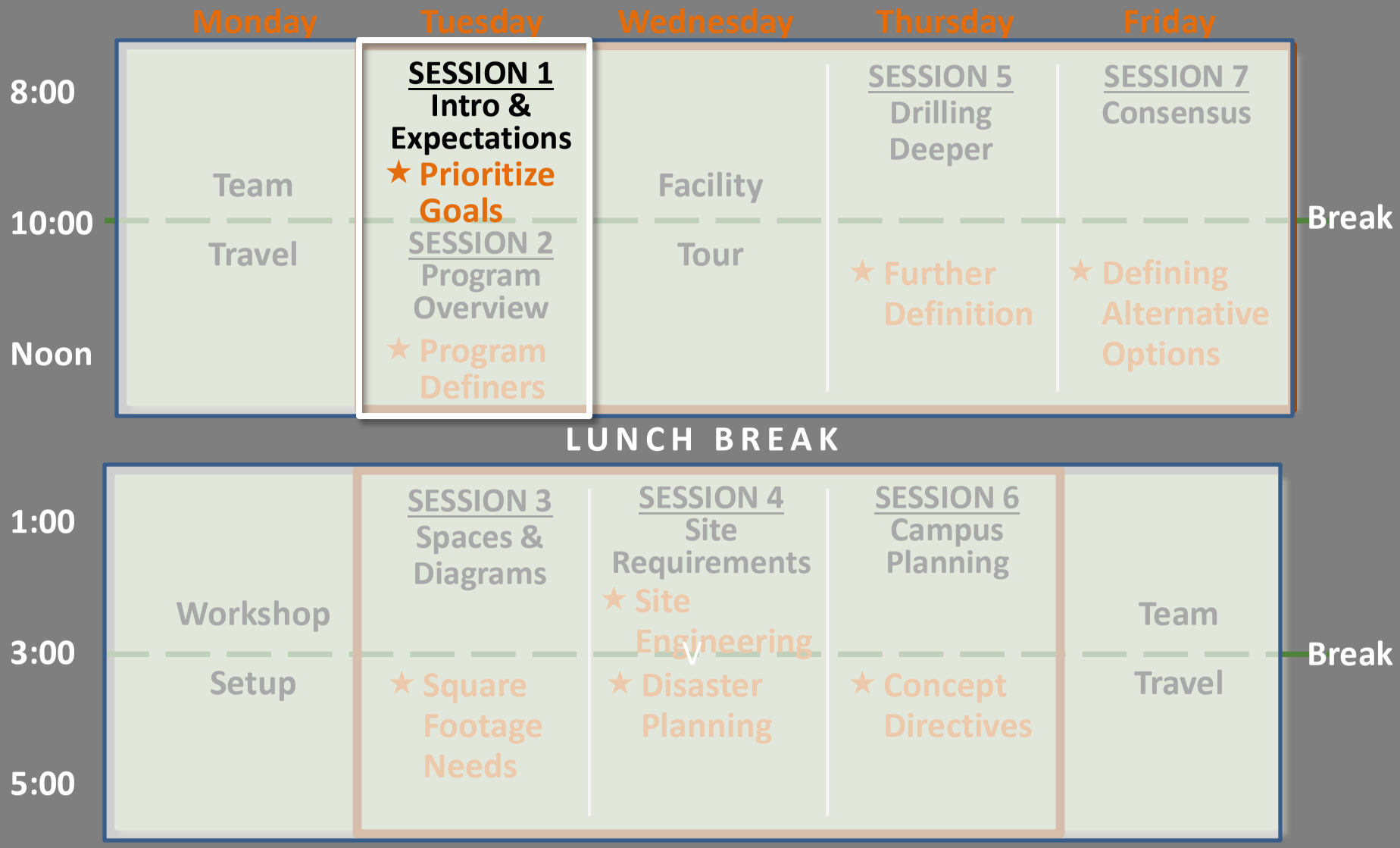
TOM BOOS

KEITH ROYSTER

TOM BORAWSKI

Introductions & Expectations: Session 1

Prioritize Goals

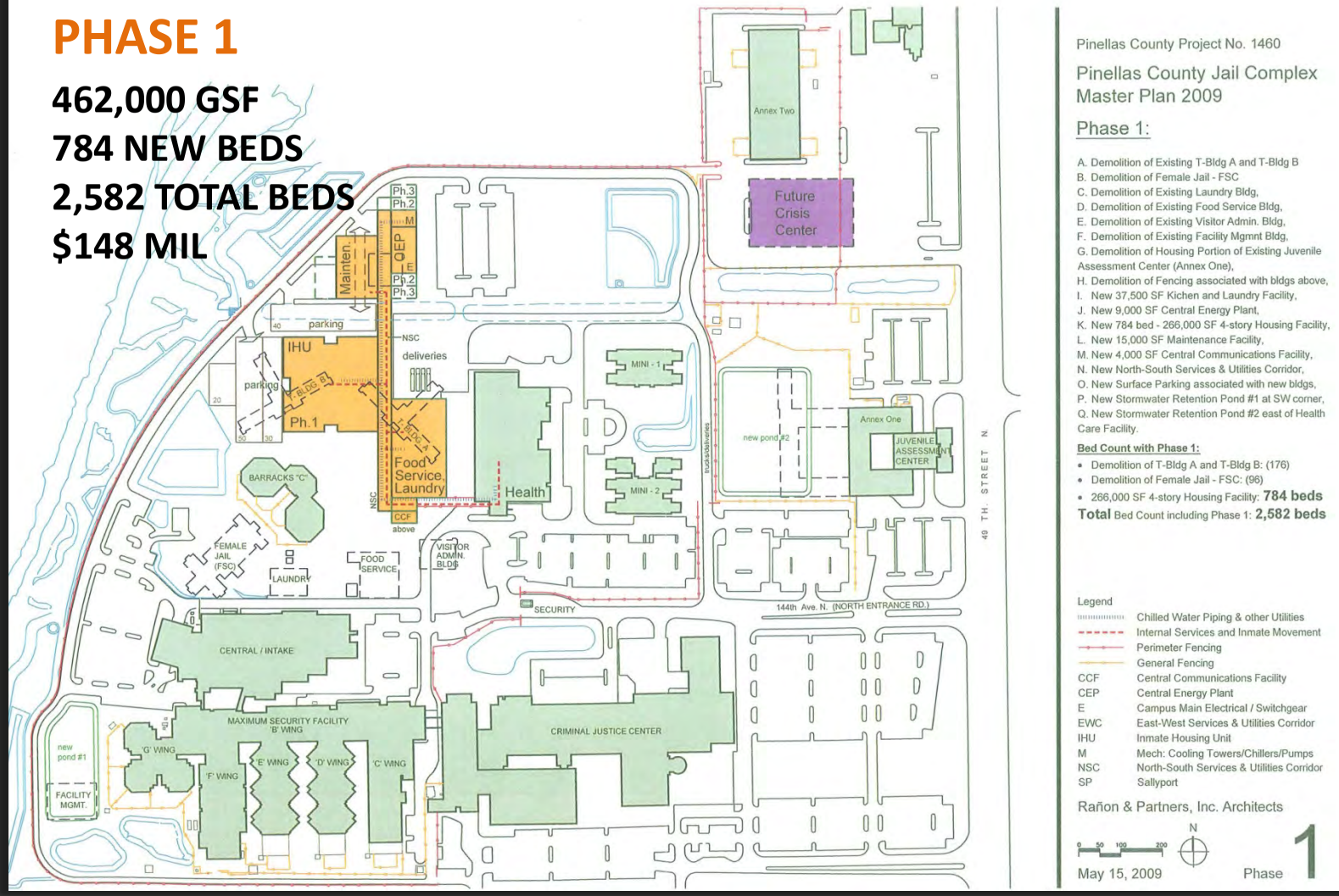


Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1
Existing Master Plan Review

PHASE 1

462,000 GSF
784 NEW BEDS
2,582 TOTAL BEDS
$148 MIL

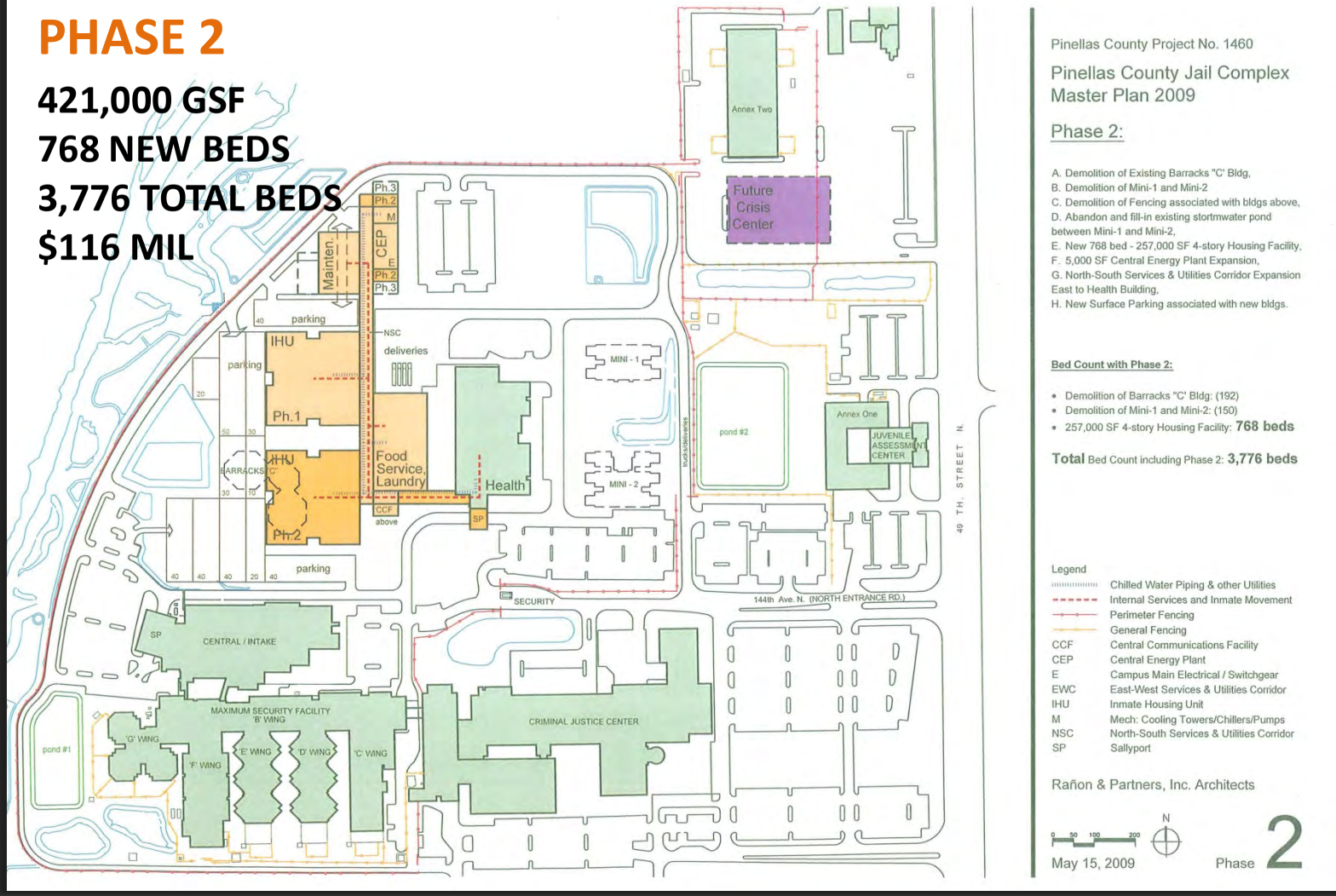


Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1
Existing Master Plan Review

PHASE 2

421,000 GSF
768 NEW BEDS
3,776 TOTAL BEDS
$116 MIL

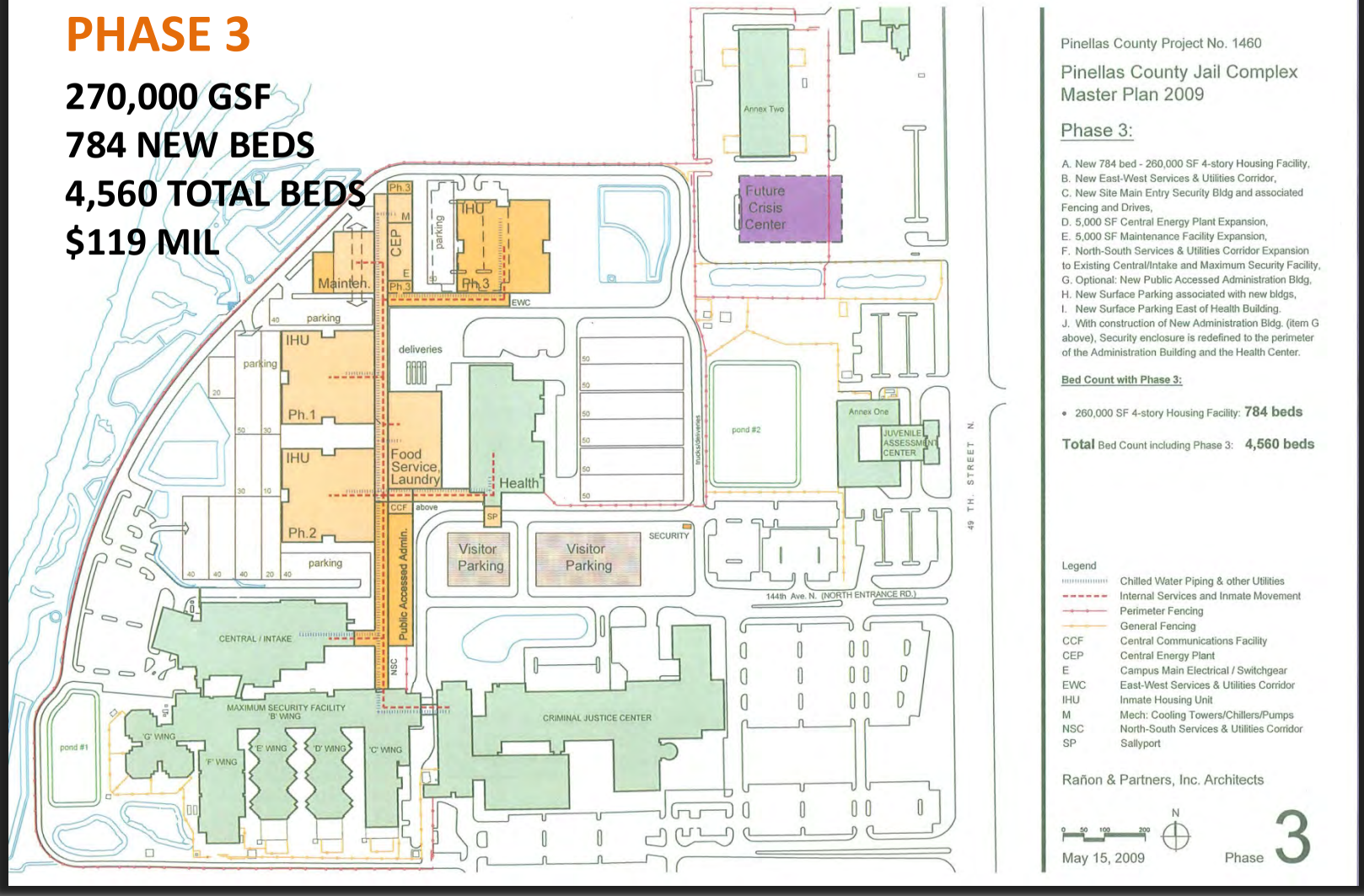


Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1
Existing Master Plan Review

PHASE 3

270,000 GSF
784 NEW BEDS
4,560 TOTAL BEDS
$119 MIL

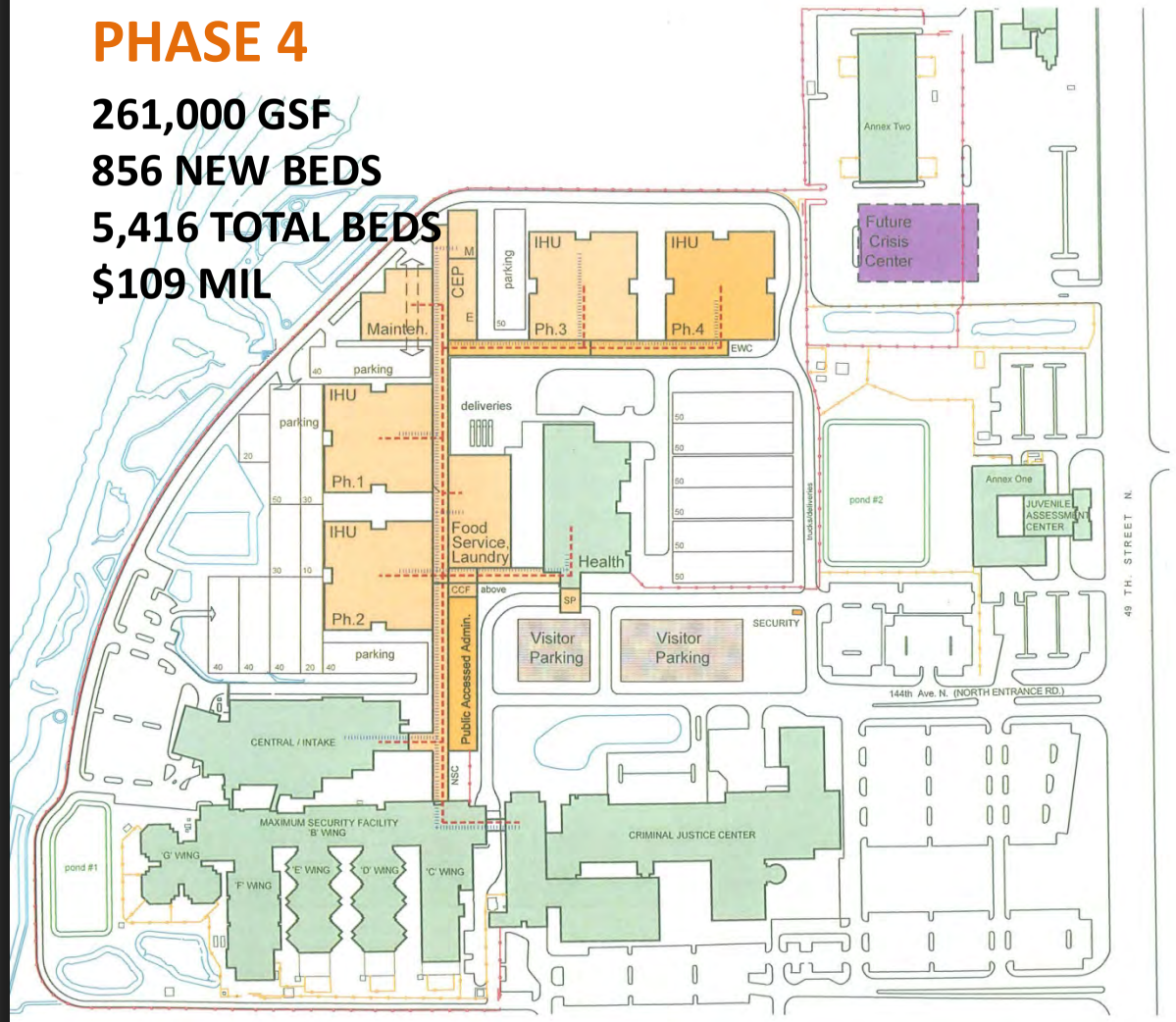


Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1
Existing Master Plan Review

PHASE 4

261,000 GSF
856 NEW BEDS
5,416 TOTAL BEDS
$109 MIL



Pinellas County Project No. 1460

Pinellas County Jail Complex
Master Plan 2009

Phase 4:

A. Abandon and fill-in existing stormwater pond located east of Phase 2 housing unit,
B. New 856 bed - 257,000 SF 4-story Housing Facility,
C. Expansion of the East-West Services & Utilities Corridor,
D. Expansion of the Surface Parking east of the Health building.

Bed Count with Phase 3:

- 260,000 SF 4-story Housing Facility: **856 beds**

Total Bed Count including Phase 4: **5,416 beds**

Legend

	Chilled Water Piping & other Utilities
	Internal Services and Inmate Movement
	Perimeter Fencing
	General Fencing
CCF	Central Communications Facility
CEP	Central Energy Plant
E	Campus Main Electrical / Switchgear
EWC	East-West Services & Utilities Corridor
IHU	Inmate Housing Unit
M	Mech: Cooling Towers/Chillers/Pumps
NSC	North-South Services & Utilities Corridor
SP	Sallyport

Rañon & Partners, Inc. Architects

0 50 100 200

N

May 15, 2009

Phase 4

Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Reviewing Priorities

1. Eliminate Overcrowding / Compliance
2. Operational Efficiency
3. Classification Separation
4. Reduce Movement
5. Improve Food Svc/Laundry
6. Replace Facilities
7. Improve Infrastructure
   Increase Security
   Reduce Energy

Table 1-5
SUMMARY RECOMMENDATIONS AND PHASING - 2010 MASTER PLAN

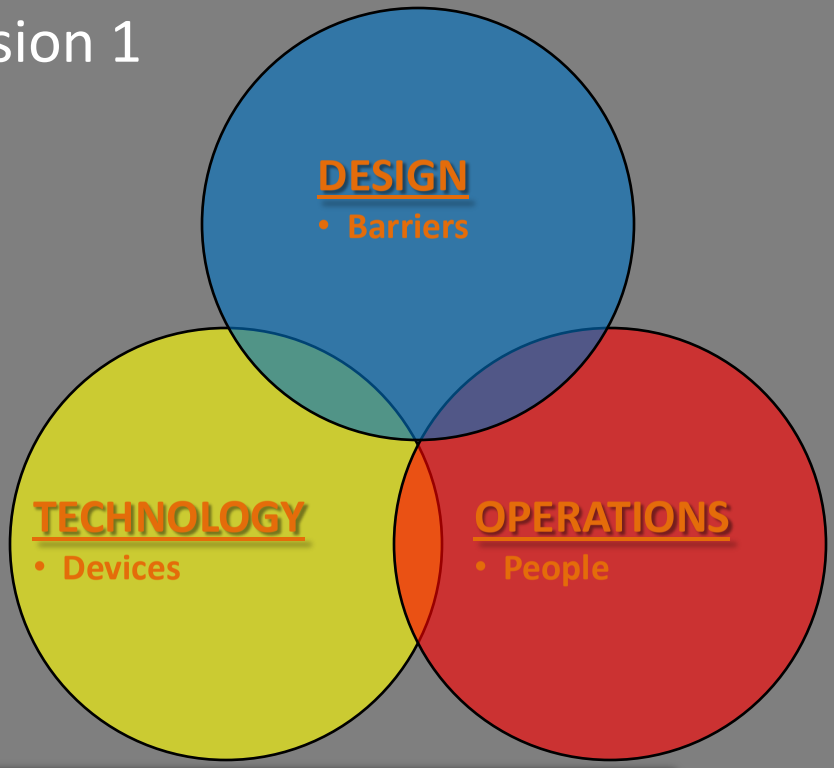
			ESTIMATED ALLOWANCE (Construction Cost & Fees)
IMMEDIATE TASKS			
A1	Upgrade Central Facility Emergency Support Systems	$	1,375,000
A2	Additions and Alterations within "F" Wing to Increase Staff Efficiency		2,875,000
A1	Selective Demolition within Maximum Security Building		750,000
IMMEDIATE TASKS TOTAL		**$**	**5,000,000**
PHASE ONE			
B1	Housing		
	1.1 Housing Unit No. 1 Building	$	110,938,200
	1.2 Central Energy Plant / Service Corridor		12,953,550
	1.3 Central Control Facility		982,550
	Subtotal	$	124,874,300
B2	Food Service and Laundry Facility		14,701,500
B3	Maintenance Facility		2,587,500
B4	Site Modifications and Demolition Allowance		5,592,000
PHASE ONE TOTAL		**$**	**147,755,300**
PHASE TWO			
C1	Housing		
	1.1 Housing Unit No. 2 Building	$	107,819,400
	1.2 Central Energy Plant / Service Corridor Expansion		5,589,750
	Subtotal	$	113,409,150
C2	Food Service and Laundry Facility Expansion		714,000
C3	Site Modifications and Demolition Allowance		1,518,000
PHASE TWO TOTAL		**$**	**115,641,150**
PHASE THREE			
D1	Housing		
	1.1 Housing Unit No. 3 Building	$	108,236,850
	1.2 Central Energy Plant / Service Corridor Expansion		8,931,650
	Subtotal	$	117,168,500
D2	Food Service and Laundry Facility Expansion		858,000
D3	Maintenance Facility Expansion		862,500
D4	Site Modifications		414,000
PHASE THREE TOTAL		**$**	**119,303,000**
PHASE FOUR			
E1	Housing		
	1.1 Housing Unit No. 4 Building	$	104,859,300
	1.2 Central Energy Plant / Service Corridor Expansion		2,910,800
	Subtotal	$	107,770,100
E2	Food Service and Laundry Facility Expansion		858,000
E3	Site Modifications		207,000
PHASE FOUR TOTAL		**$**	**108,835,100**

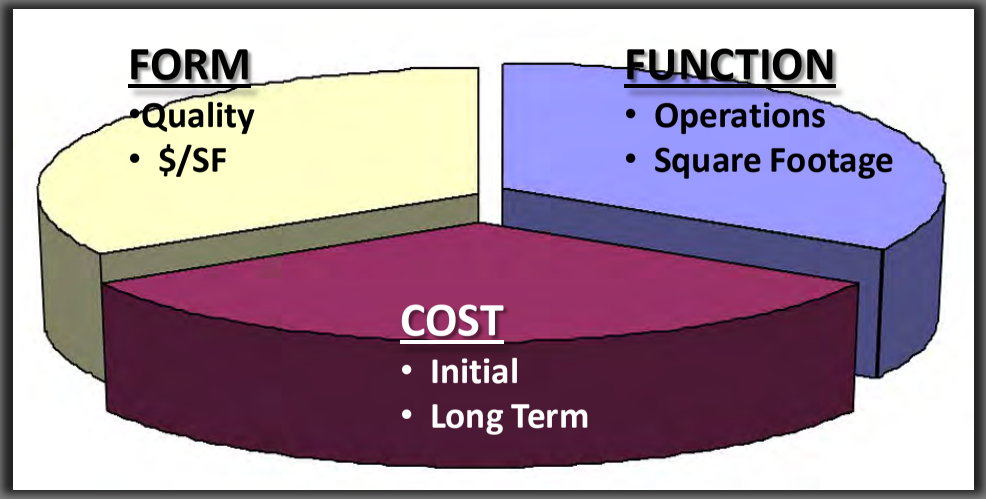
Source: "Pinellas County Jail Executive Report Summary". Pinellas County Department of Real Estate Management Project No. 1460. Executive Summary, R&P Project No. 0603P, March 2010.

Introductions & Expectations: Session 1

Reviewing Priorities

1. Eliminate Overcrowding / Compliance
2. Operational Efficiency
3. Classification Separation
4. Reduce Movement
5. Improve Food Svc/Laundry
6. Replace Facilities
7. Improve Infrastructure
   Increase Security
   Reduce Energy





Introductions & Expectations: Session 1

Reviewing Priorities

1. Eliminate Overcrowding / Compliance
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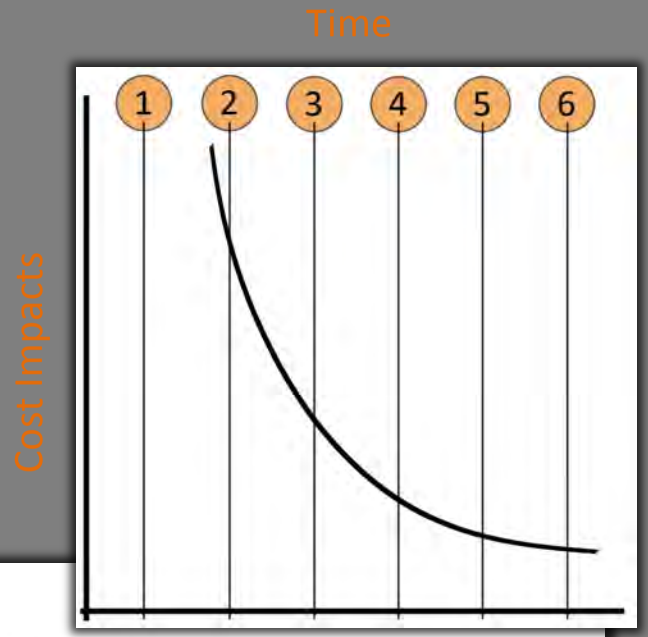
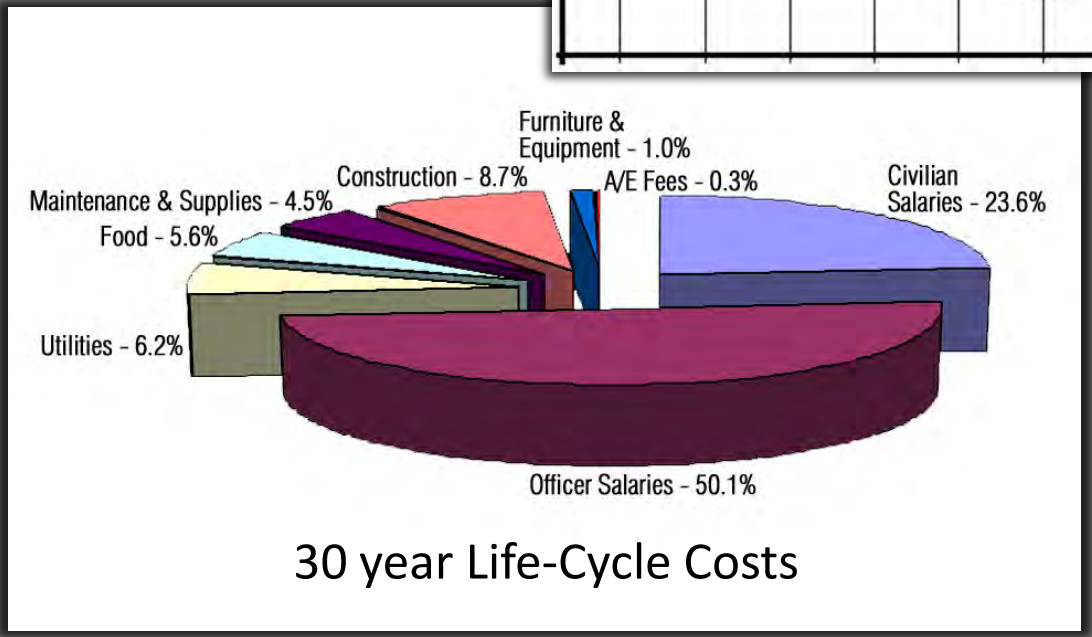


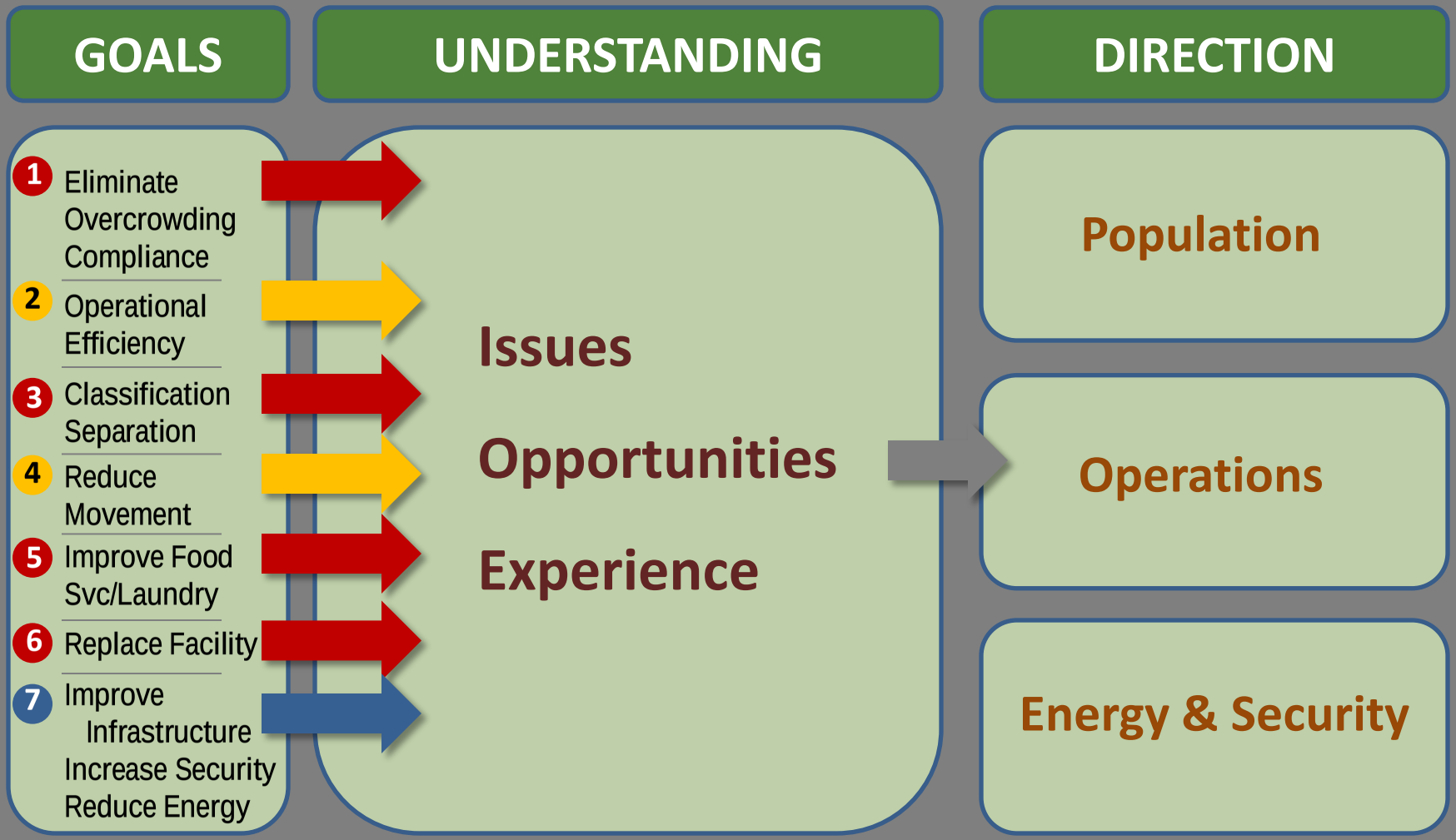


30 year Life-Cycle Costs

Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Population - Operations



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Population

Existing Bed Capacity / Type

	Beds	Rated Beds
• Singles:	561	596
	13.5%	19.6%
• Doubles:	535	224
	12.9%	7.4%
• Triples:	432	96
	10.4%	3.2%
• Quads:	672	448
	16.2%	14.7%
• Dorms:	1971	1654
	47.5%	54.3%
• Totals:	**4151**	**3042**

2009 Existing Bed Capacity Analysis

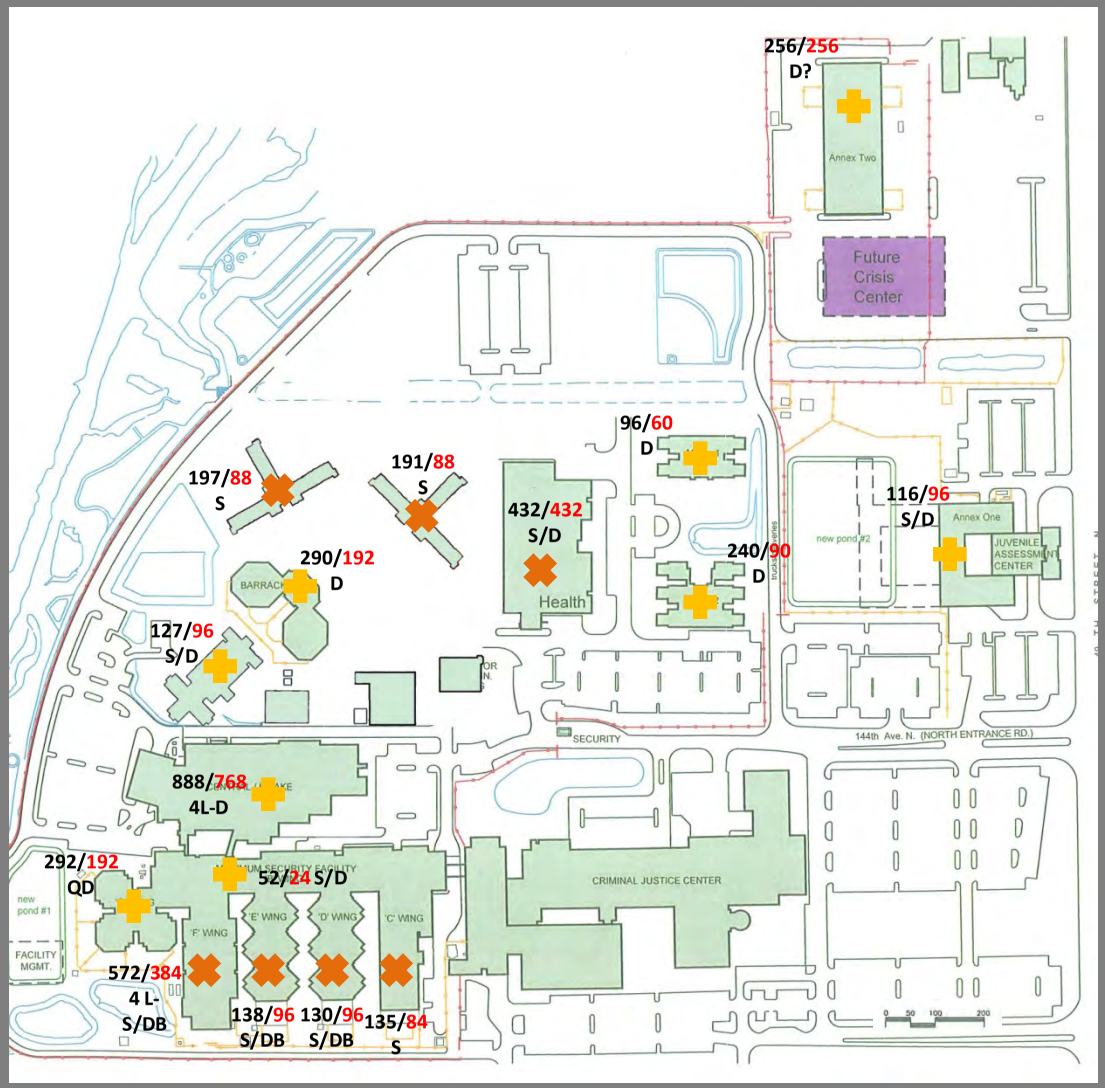
YEAR BUILT	SOUTH DIVISION	2008 APPLIED BEDS	FMJS RATED BEDS	Recommended Status per MP
1980	A WING	0	0	
1980	B WING	52	24	abandon
1980	C WING	134	84	transport
1980	D WING	130	96	
1980	E WING	138	96	
1988	F WING (4 FLOORS)	572	384	
1983	G WING	292	192	
SOUTH DIVISION TOTAL		1318	876	
BUILT	NORTH DIVISION			
1979	A BARRACKS	191	88	demo
1979	B BARRACKS	197	88	demo
1985	C BARRACKS	290	192	demo
1981	FSC	127	96	demo
1983	MINI I	96	60	demo
1985	MINI II	240	90	demo
NORTH DIVISION TOTAL		1141	614	
1960s/1977	BOOT CAMP TOTAL (Annex 1)	116	96	abandon
2000	CENTRAL DIVISION TOTAL	888	768	
2007	HEALTH CARE FACILITY	432	432	
2008	PSTA FACILITY (Annex 2)	256	256	
FUTURE GRAND TOTALS		4151	3042	
Difference from Applied Capacity 2008:			*-1109*	
Currently closed Bed Capacity:		*536**	*340**	
Available Bed Capacity January 2009:		*3615*	*2702**	
Inmate Count at 6 am on 1/29/09:		*3002*	*3002*	
Surplus/(deficit)		*613*	*(300)*	
*Targeted as possible demolitions or abandons**:*			*-818*	
Available FMJS Beds after Demolitions, abandonments thru 2030:			*2224*	
Target Capacity 2030 (per system changes):			*5614*	
Shortfall:			*-3390*	

Introductions & Expectations: Session 1

Expectations: Population (Existing Facilities)

Existing Bed Capacity / Type

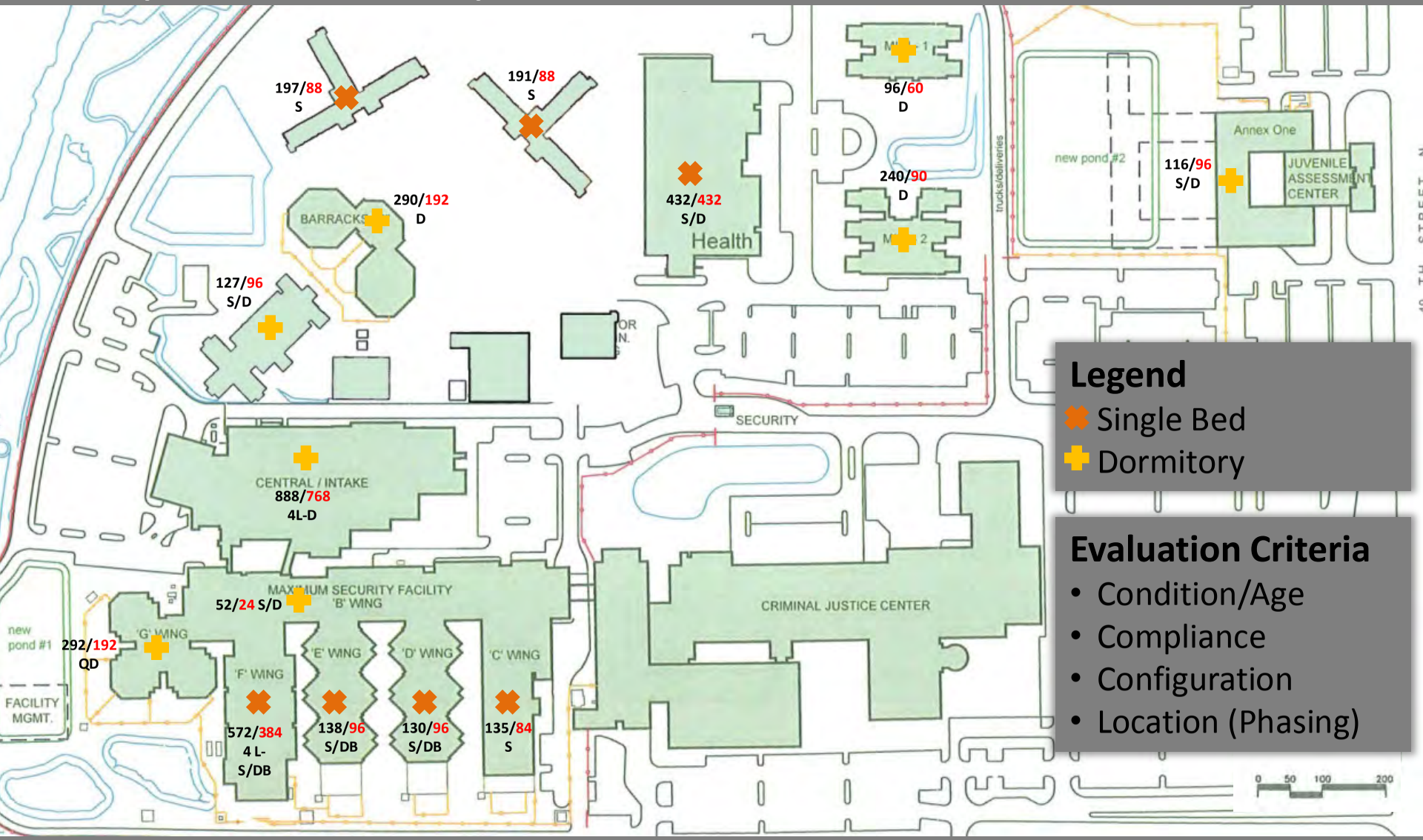
	Beds	Rated Beds
✖ Singles:	561	596
	13.5%	19.6%
• Doubles:	535	224
	12.9%	7.4%
• Triples:	432	96
	10.4%	3.2%
• Quads:	672	448
	16.2%	14.7%
✚ Dorms:	1971	1654
	47.5%	54.3%
• Totals:	**4151**	**3042**



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Population (Existing Facilities)



Legend

- Single Bed
- Dormitory

Evaluation Criteria

- Condition/Age
- Compliance
- Configuration
- Location (Phasing)

Dewberry / CHINN PLANNING / ARC3 architecture

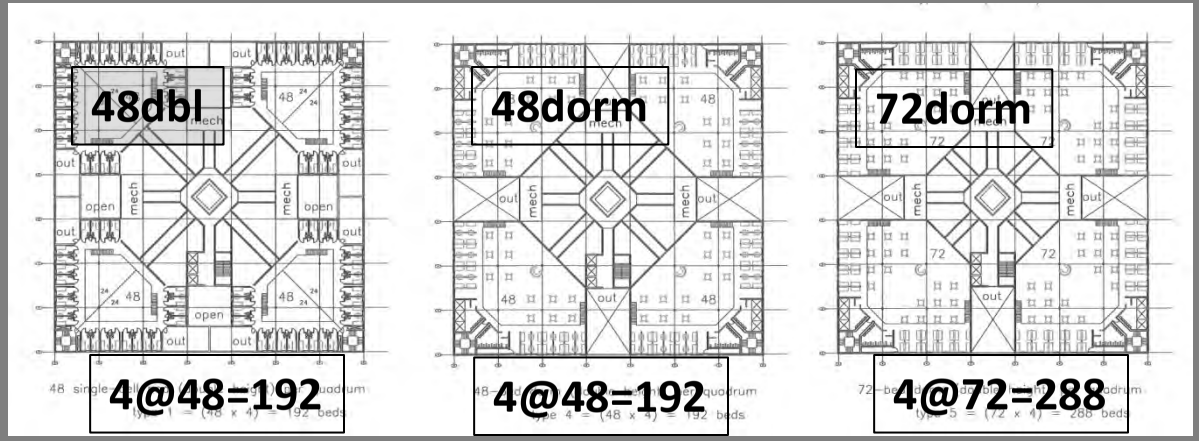
Introductions & Expectations: Session 1

Expectations: Housing (Configurations)

Goal 1
- Eliminate Overcrowding

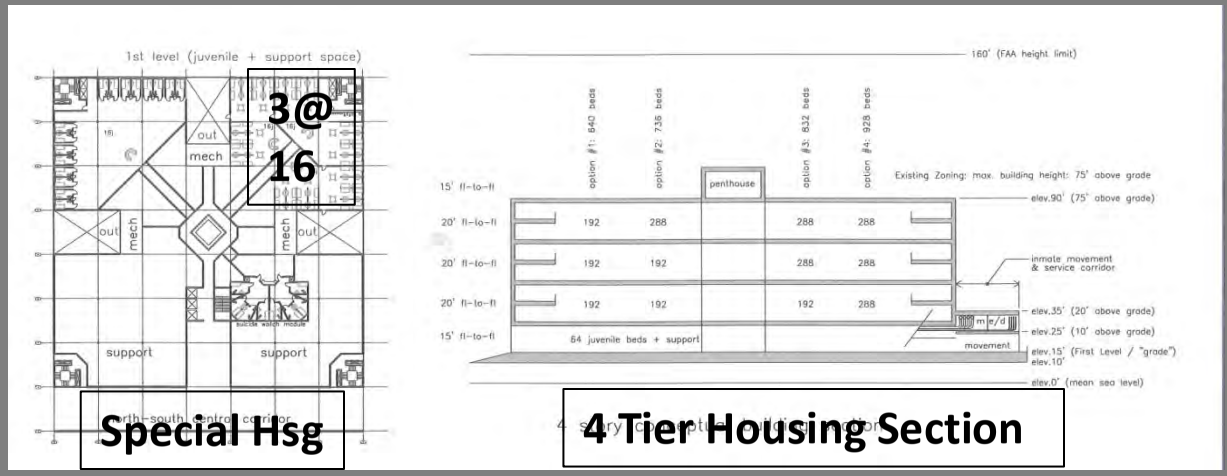
Goal 3
- Classification Separation

Goal 6
- Replace Facilities



ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Housing (Configurations)

Goal 1
- Eliminate Overcrowding

Goal 3
- Classification Separation

Goal 6
- Replace Facilities

ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Natural Light
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*

Introductions & Expectations: Session 1

Expectations: Housing (Configurations)

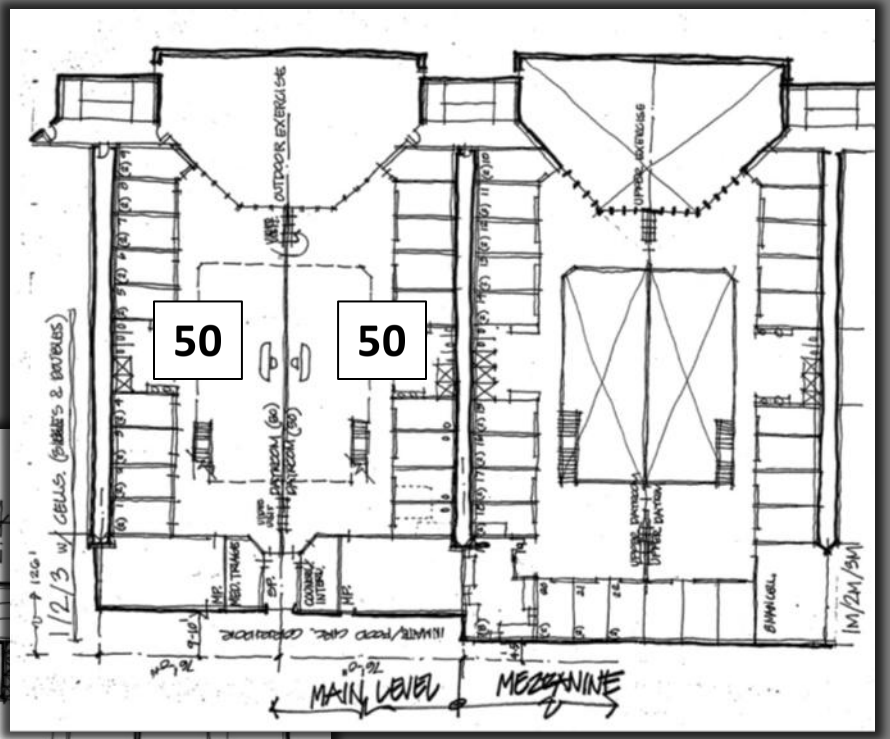
Goal 1
- Eliminate Overcrowding

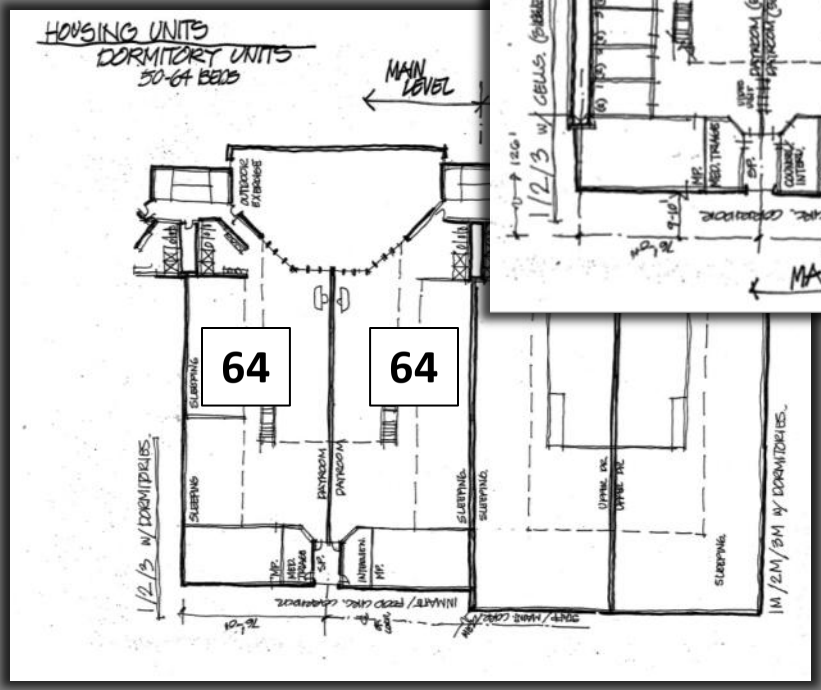
Goal 3
- Classification Separation

Goal 6
- Replace Facilities

ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Natural Light
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*





Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Housing (Configurations)

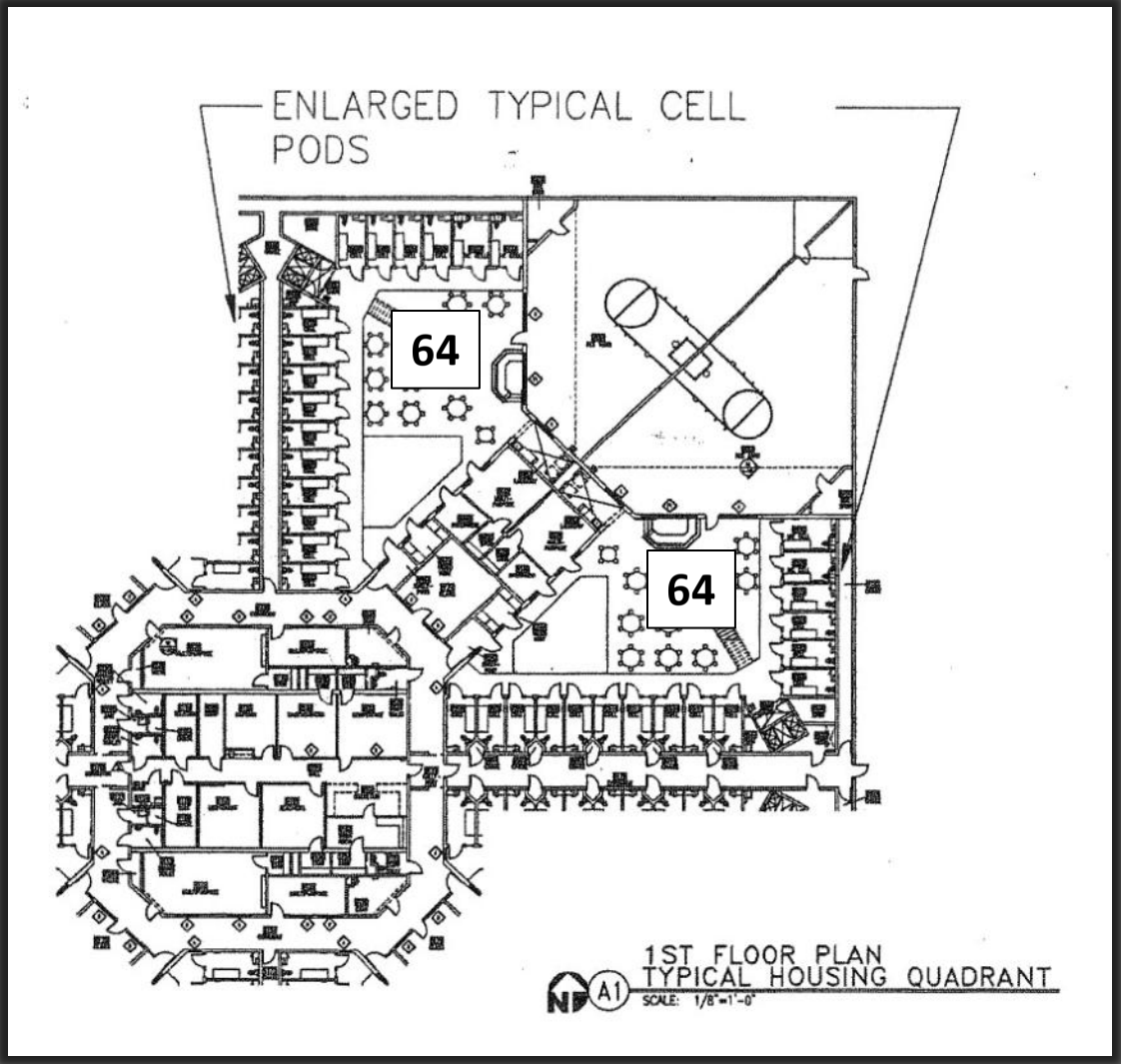
Goal 1
- Eliminate Overcrowding

Goal 3
- Classification Separation

Goal 6
- Replace Facilities

ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Natural Light
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Housing (Configurations)

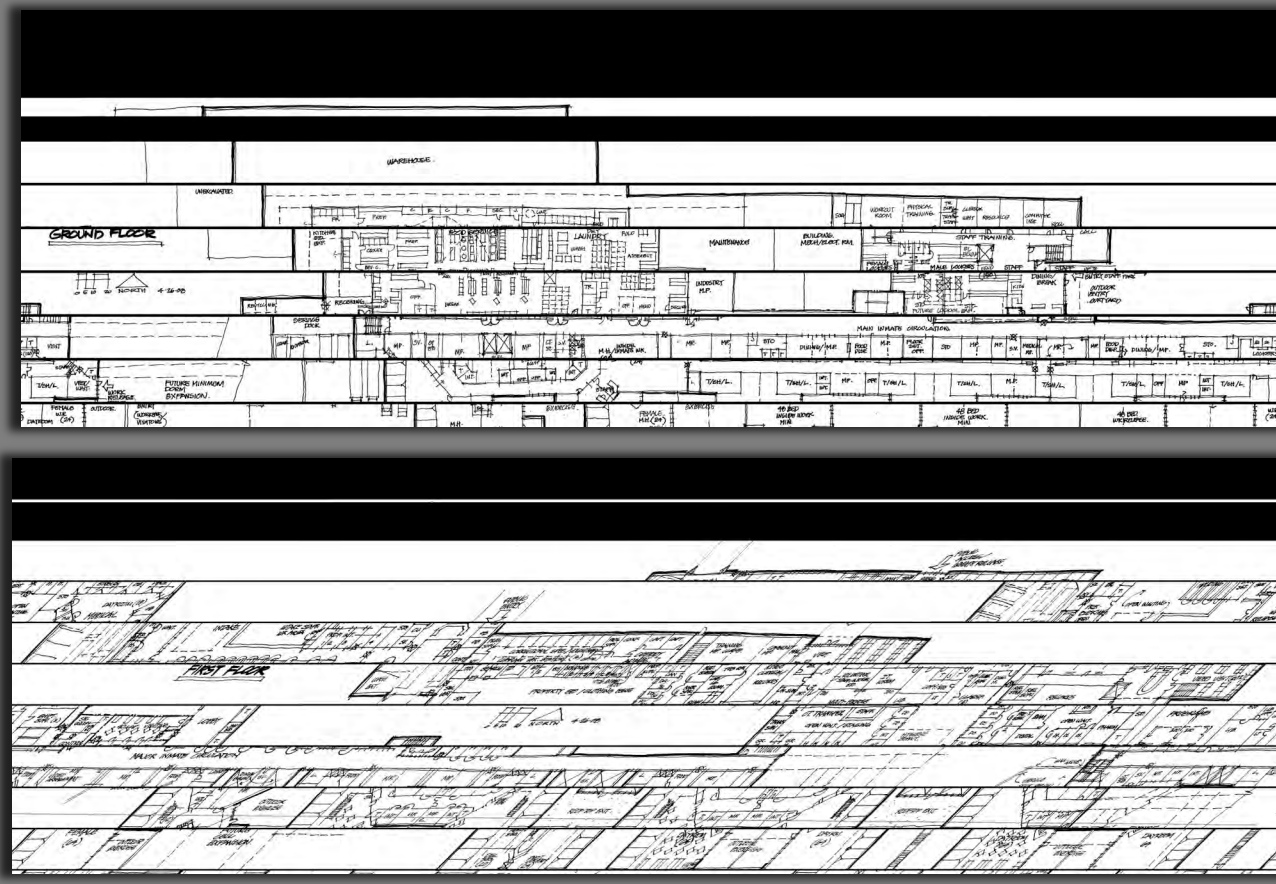
Goal 1
- Eliminate Overcrowding

Goal 3
- Classification Separation

Goal 6
- Replace Facilities

ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Natural Light
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Housing (Nesting)

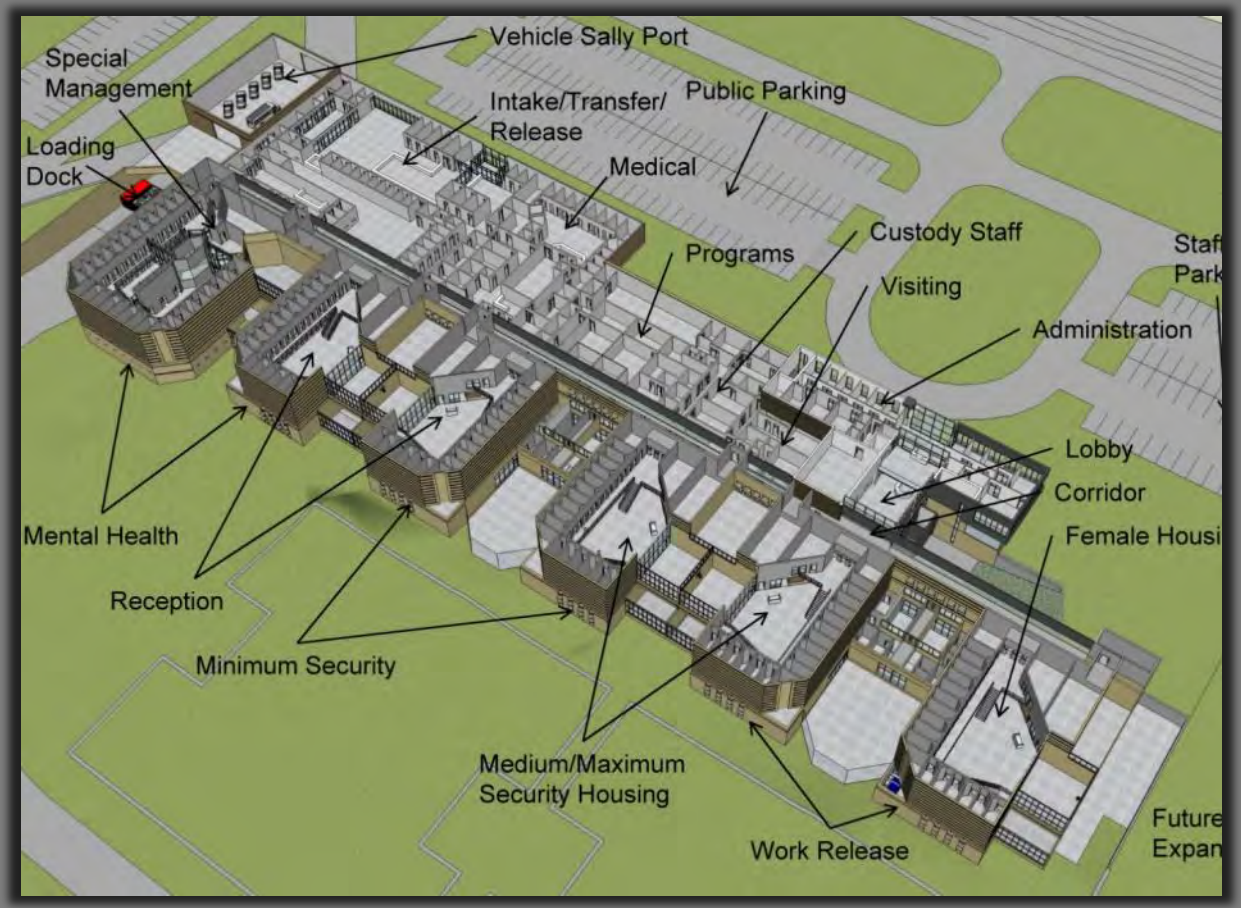
Goal 1
- Eliminate Overcrowding

Goal 3
- Classification Separation

Goal 6
- Replace Facilities

ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Natural Light
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Housing (Lessons Learned)

Introductions & Expectations: Session 1

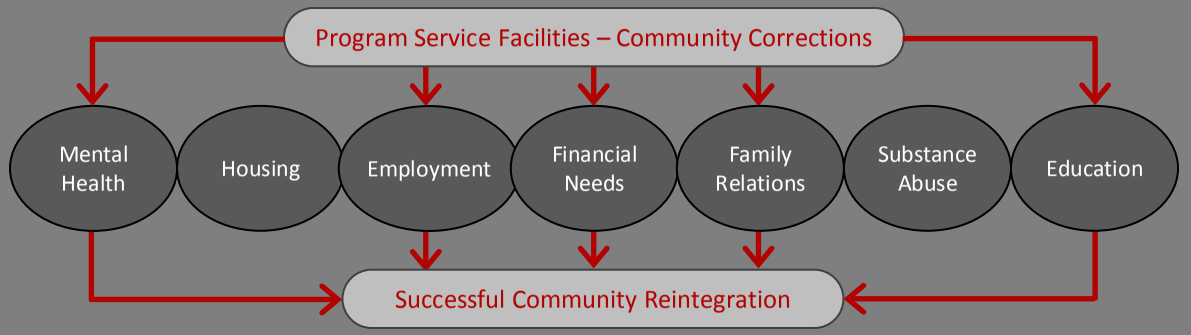
Expectations: Population (Program Services)

Goal 1
- Eliminate Overcrowding

Goal 3
- Classification Separation

Goal 5
- Improve Food Svc/Laundry

Goal 6
- Replace Facilities



ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*

Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Population (Re-entry)

Goal 1
- Eliminate Overcrowding

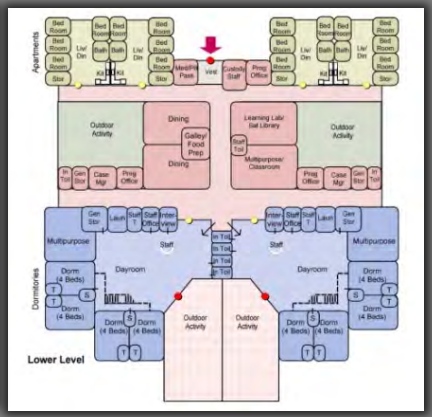
Goal 3
- Classification Separation

Goal 5
- Improve Food Svc/Laundry

Goal 6
- Replace Facilities

ISSUES-OPPORTUNITIES-EXPERIENCE

- Single Cells
- Special Housing
- Phasing
- Flexibility
- Security
- Standards
  - *FL, ACA*



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Population (Master Plan)

Table 1-1
MASTER PLAN PHASE AND BED NEEDS

	a. BASE From 2006 Part 1 Master Plan	b. Revised Part I Equivalent per Policy Changes
PROJECTED BED NEED	**7,266**	**5,614**
Beds to be Demolished*	-464 *	-818 *
Existing FMJS***Beds	2,786	3,042
TOTAL NEW BEDS	**4,944**	**3,390**
PHASE A (meets 2016 needs)	2,512	1,300
PHASE B (2023)	1,216	1,050
PHASE C (2030)	1,216	1,050
TOTAL NEW BEDS	**4,944**	**3,400**

* Barracks A, B, & C, and FSC beds as rated per the FMJS

**Barracks A, B, & C, and FSC, Mini I, Mini II, "B" wing, and "C" wing beds as rated per the FMJS

*** FMJS = Florida Model Jail Standards

Source: "Pinellas County Jail Complex Master Plan". Pinellas County Department of Real Estate Management Project No. 1460. Criminal Justice Consultant Report - KIMME & Associates, Inc., March 2010.

Introductions & Expectations: Session 1

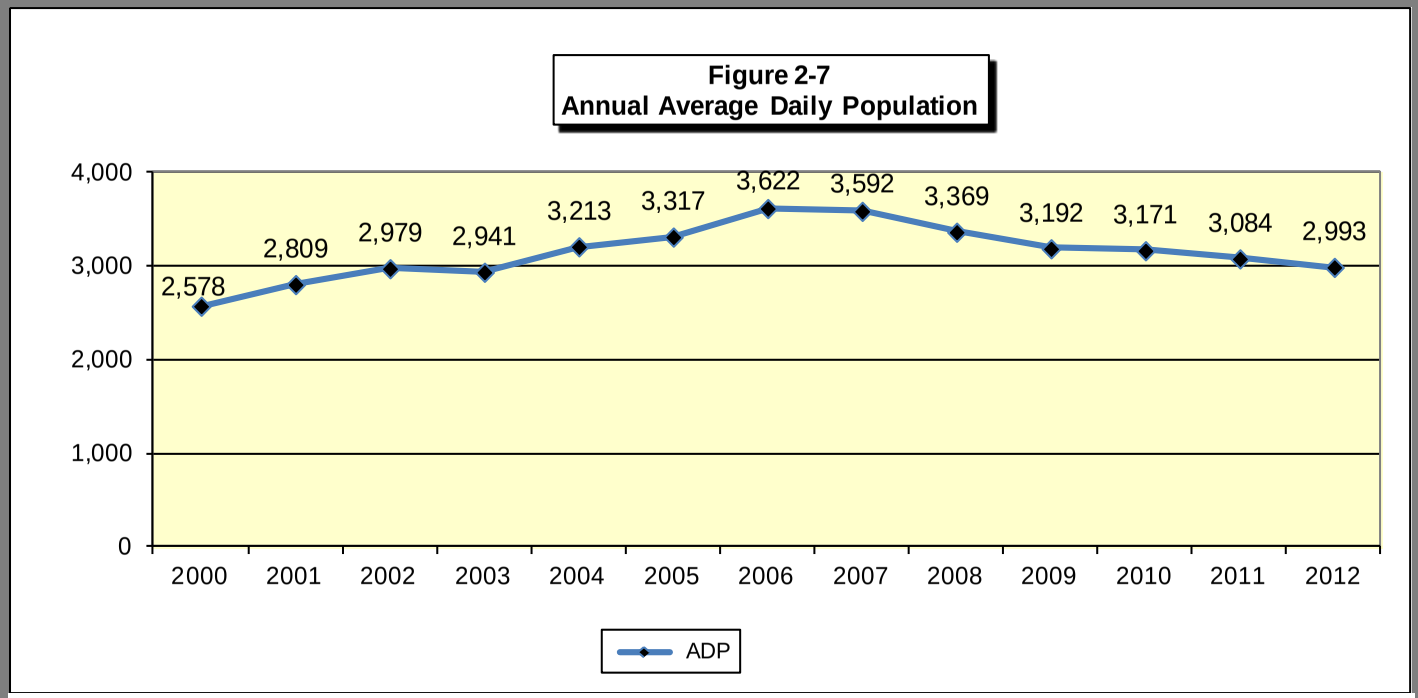
Expectations: Population (Master Plan)

Table 3-1
INMATE POPULATION FORECAST AND BEDSPACE ESTIMATE
Pinellas County, Florida

	2012	2015	2020	2025	2030	Avg. Annual % Increase
Forecast 1 - 2006 Master Plan Projection	2,993		5,345		6,698	6.88%
Bedspace Estimate	*3,442*		*5,866*		*7,234*	6.12%
Forecast 2 - 2008 Master Plan Projection	2,993		5,442		6,841	7.14%
Bedspace Estimate	*3,442*		*5,986*		*7,388*	6.37%
Forecast 3 - 2010 Master Plan Projection	2,993		4,059		5,104	3.92%
Bedspace Estimate	*3,442*		*4,536*		*5,614*	3.51%
Forecast 4 - Avg. Annual # Increase - 35	2,993	3,098	3,273	3,448	3,623	1.17%
+10% Peaking/Classification	299	310	327	345	362	1.17%
Bedspace Estimate	*3,292*	*3,408*	*3,600*	*3,793*	*3,985*	1.17%
Forecast 5 - Avg, Annual % Increase - 1.34%	2,993	3,115	3,329	3,558	3,803	1.50%
+10% Peaking/Classification	299	312	333	356	380	1.50%
Bedspace Estimate	*3,292*	*3,427*	*3,662*	*3,914*	*4,183*	1.50%
Forecast 6 - Avg. Inc, Rate 2000-2012 - 3.42	2,993	3,237	3,359	3,477	3,550	1.03%
+10% Peaking/Classification	299	324	336	348	355	1.03%
Bedspace Estimate	*3,292*	*3,561*	*3,695*	*3,824*	*3,905*	1.03%
Forecast 7 - Inc. Rate Peak Year - 2006 - 3.94	2,993	3,736	3,876	4,013	4,098	2.05%
+10% Peaking/Classification	299	374	388	401	410	2.05%
Bedspace Estimate	*3,292*	*4,110*	*4,264*	*4,414*	*4,507*	2.05%
Forecast 8 - IR Increase from 2012 -.035/year	2,993	3,150	3,440	3,745	4,001	1.87%
+10% Peaking/Classification	299	315	344	374	400	1.87%
Bedspace Estimate	*3,292*	*3,465*	*3,785*	*4,119*	*4,401*	1.87%

Introductions & Expectations: Session 1

Expectations: Population (Projections / Trends)



Source: Pinellas County Sheriff's Office.

•On average, population at the Pinellas County jail increased by 1.34% per year between 2000 and 2012.

•Average daily population peaked at 3,622 inmates in 2006-- since 2006 the inmate population decreased by 17.5%, roughly 3% per year.

Introductions & Expectations: Session 1

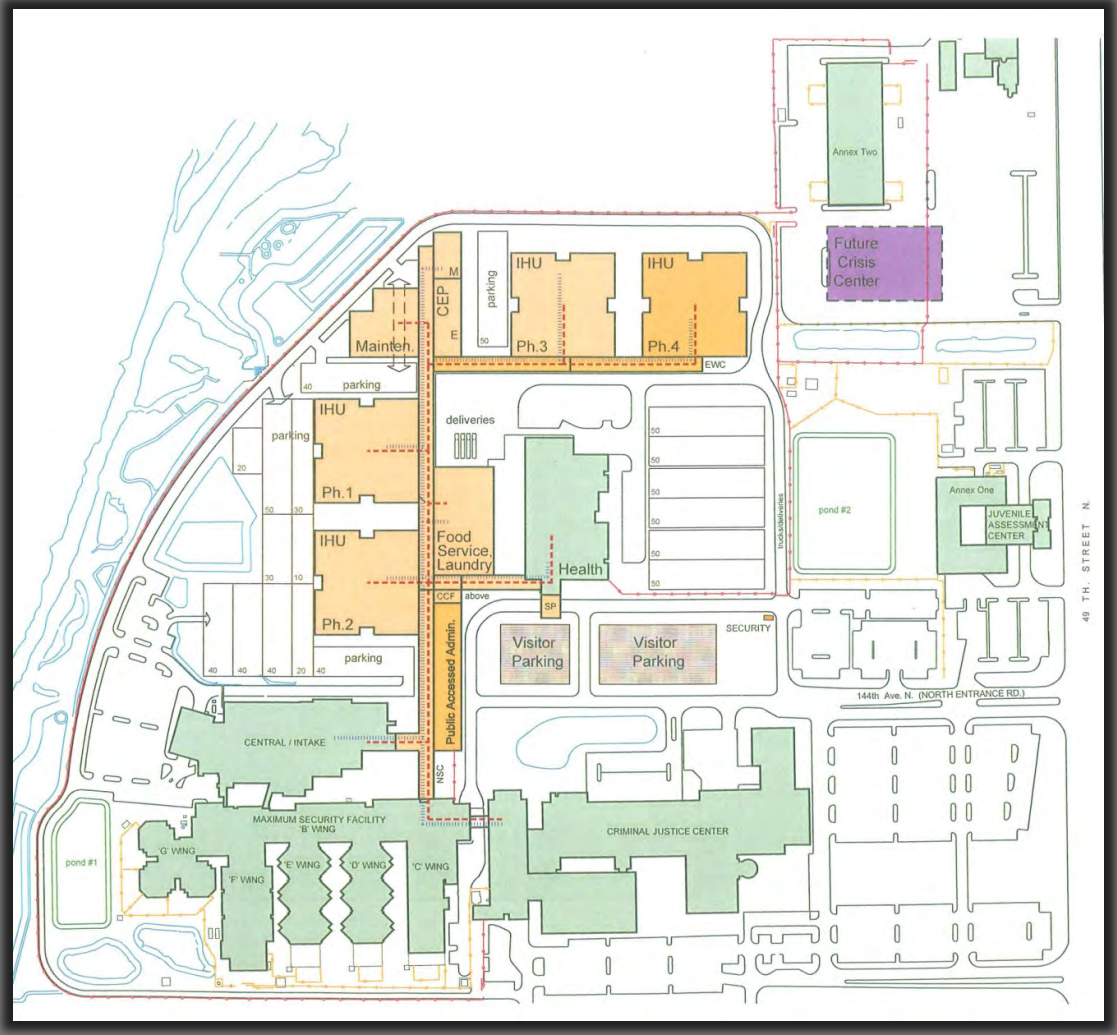
Expectations: Operational Efficiency (Integrated Facilities)

Goal 2
- Maximize Efficiency

Goal 4
- Reduce Movement

ISSUES-OPPORTUNITIES-EXPERIENCE

- Optimize Operational Costs
- Reduce Construction Dollars
- Consolidate Circulation
- Utilize Technology
- Decentralize Services



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

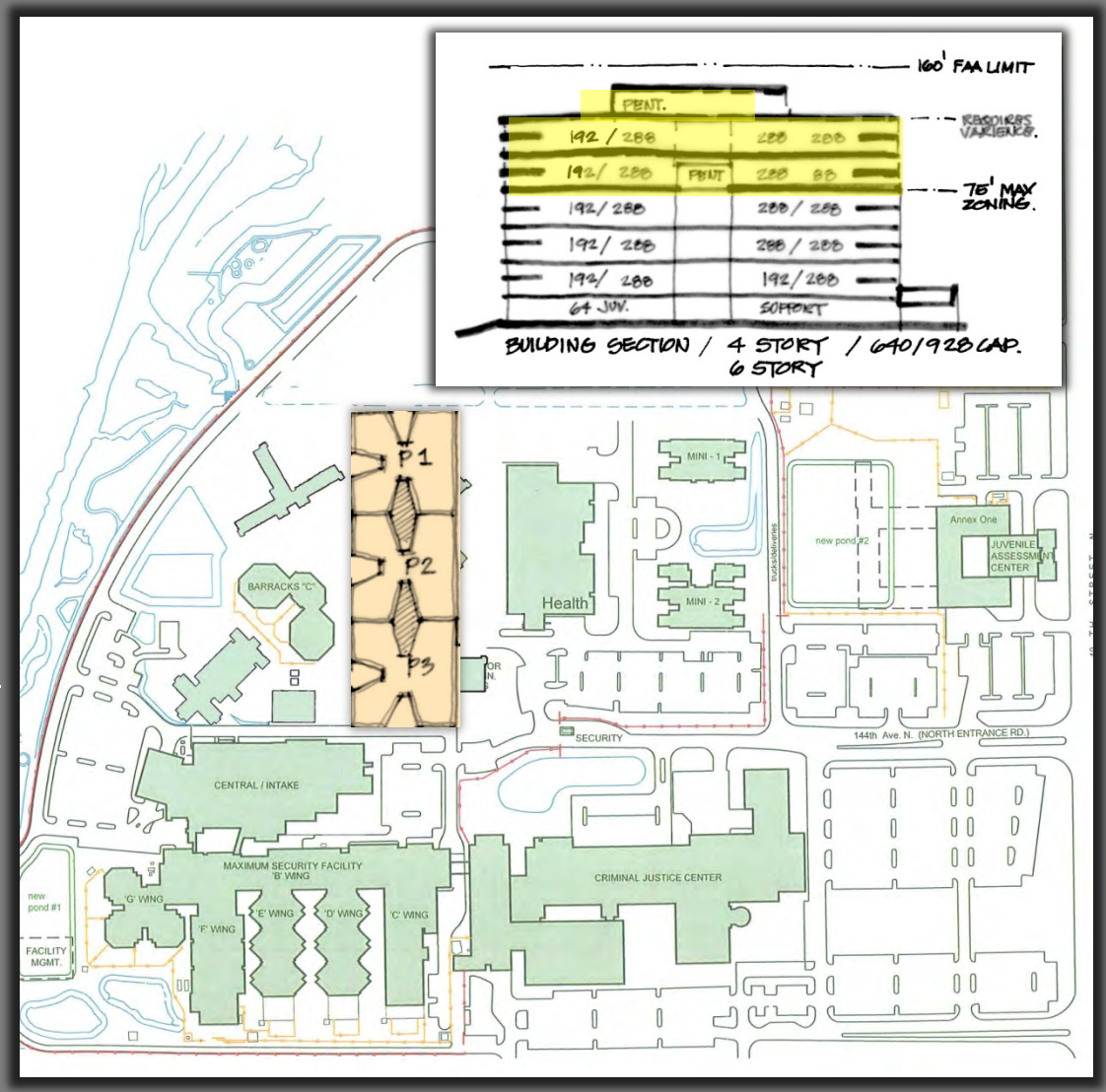
Expectations: Operational Efficiency (Vertical Compactness)

Goal 2
- Maximize Efficiency

Goal 4
- Reduce Movement

ISSUES-OPPORTUNITIES-EXPERIENCE

- Optimize Operational Costs
- Reduce Construction Dollars
- Consolidate Circulation
- Utilize Technology
- Decentralize Services



Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Operational Efficiency (Circulation and Light)

Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Energy & Security (Reduce Perimeter)

Goal 7

- Energy & Security

ISSUES-OPPORTUNITIES-EXPERIENCE

- Reduce Security Perimeter
- Reduce Building Perimeter
- Optimize Building Systems
- Optimize Water (grey water)
- LEED
- Wind
- Solar
- Geothermal

Dewberry / CHINN PLANNING / ARC3 architecture

Introductions & Expectations: Session 1

Expectations: Energy & Security (Efficiency Goals)

Goal 7
- Energy & Security

ISSUES-OPPORTUNITIES-EXPERIENCE

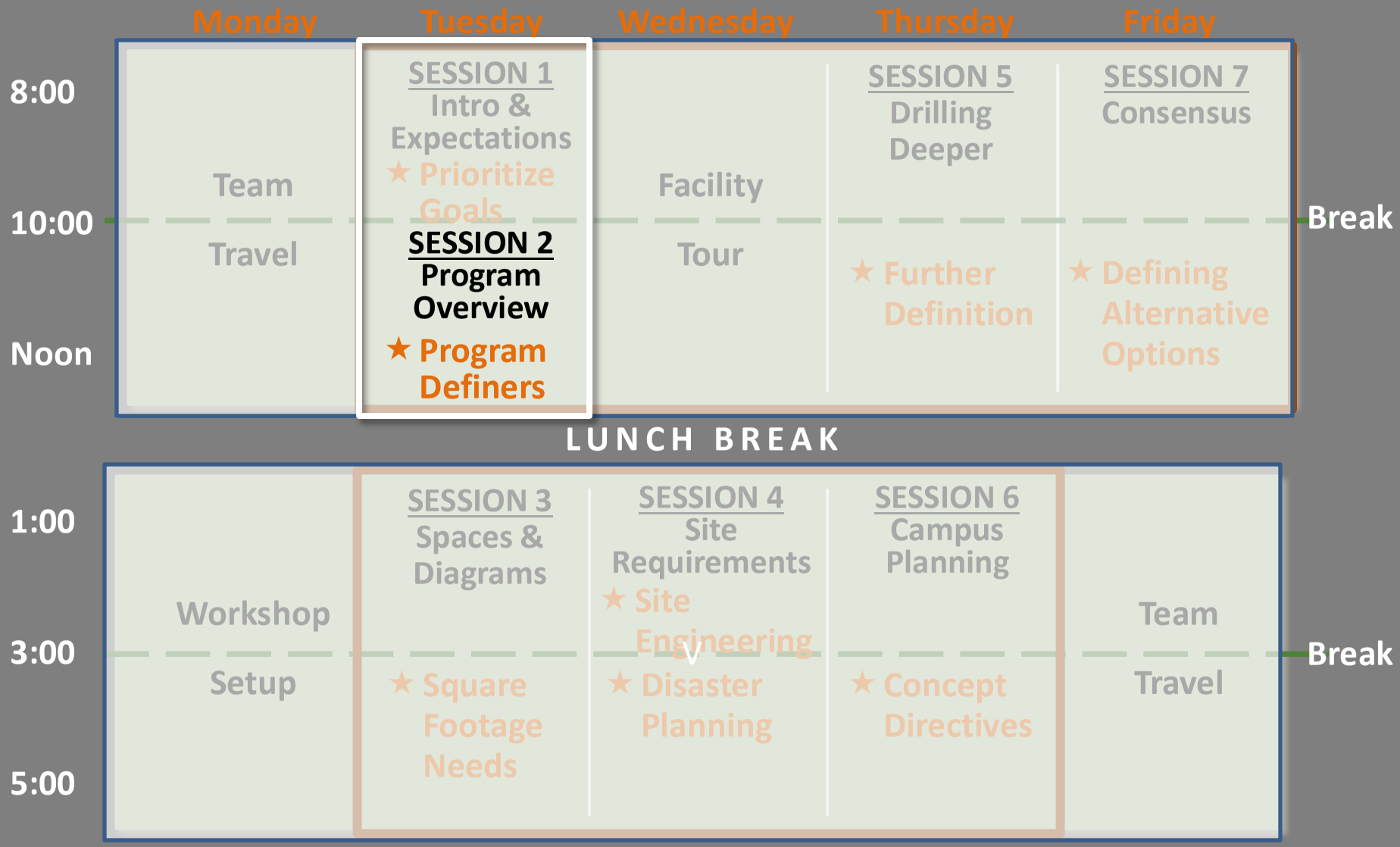
- Reduce Security Perimeter
- Reduce Building Perimeter
- Optimize Building Systems
- Optimize Water (grey water)
- LEED
- Wind
- Solar
- Geothermal

“Leading the Way for a Safer County”

Session 1 Complete

Program Overview: Session 2

Program Definers



Dewberry / CHINN PLANNING / ARC3 architecture

Program Overview: Session 2

Housing (New, Re-purpose, Demolish and Phasing)

- Proposed Housing Unit Allocation (single, double, dormitory)
- Housing unit supervision and staffing
- Characteristics of Various Custody Level Housing Units
- Configuration of Housing Units
- Centralized vs. Decentralized Activities by Housing Unit
- Daily Housing Unit Schedule (note exceptions for any special units)
- Staffing Assumptions

Program Overview: Session 2

Services (New, Re-purpose, Demolish and Phasing)

- Food Service (inmate & staff dining)
- Health Services (level of service; sick call process; pharmacy; dental; clinics; infirmary procedures for transfer)
- Psychiatric Service (level of service; procedures for transfer
- Laundry
- Facility Management (maintenance; storage; HVAC; energy systems; and utilities)
- Commissary

Program Overview: Session 2

Programs (New, Re-purpose, Demolish and Phasing)

- Classification
- Religious
- Recreation
- Library
- Academic/Vocational Education
- Treatment/Counseling
- Volunteers
- Industry (?)
- Visitation
- Others

Program Overview: Session 2

Operations (New, Re-purpose, Demolish and Phasing)

- Intake/Release: Photo ID
- Property Storage
- Mail Room
- Disciplinary Hearing Rooms
- Life Safety Controls
- Staff Services and Lockers
- Records
- Reception
- Control Room
- Transportation
- Special Response Team

Program Overview: Session 2

Administration (New, Re-purpose, Demolish and Phasing)

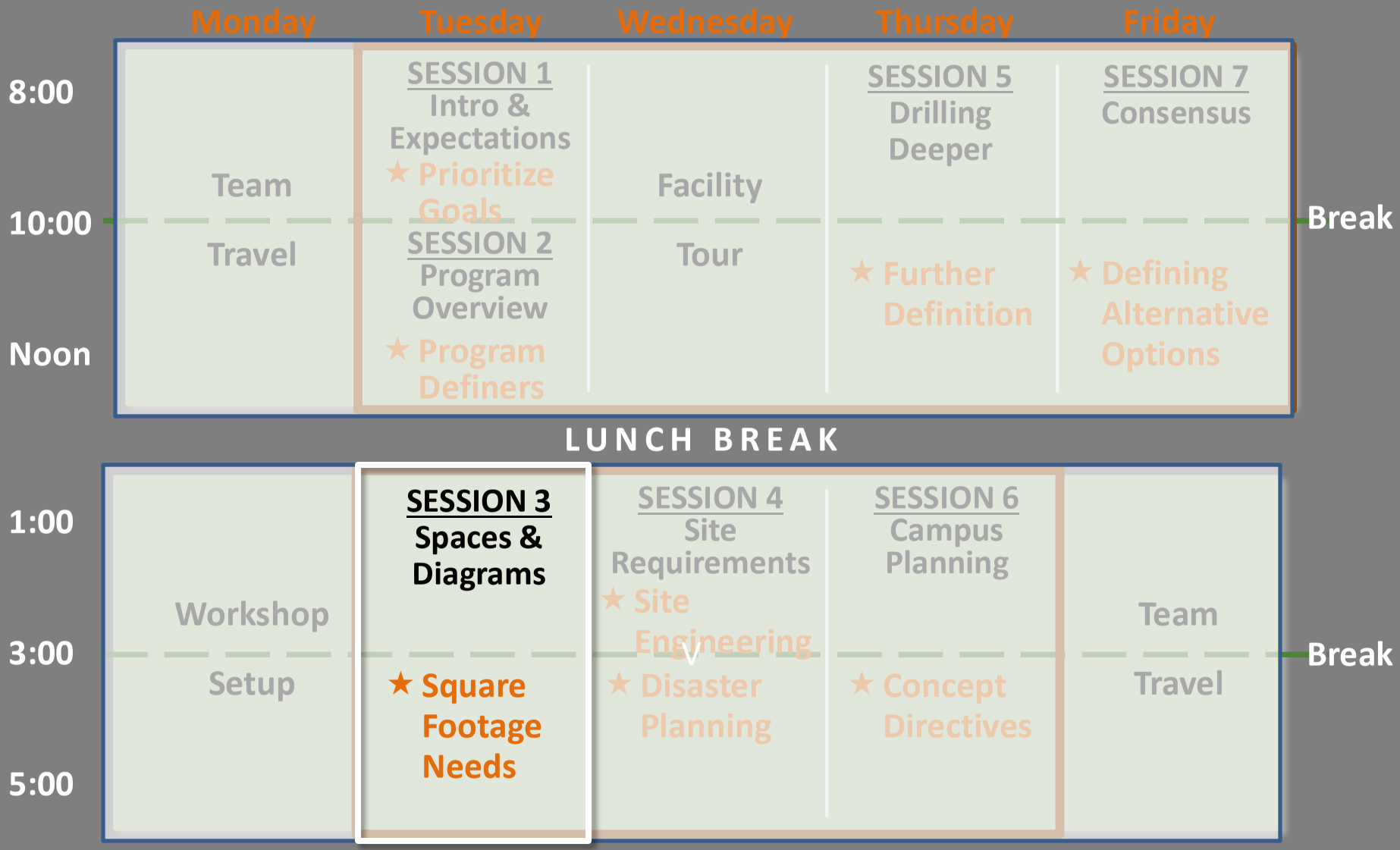
- Facility Director
- Administration
- Inmate Funds
- Planning / Analysis
- Clerical Support
- Finance / Budget
- Training
- Internal Investigations

“Leading the Way for a Safer County”

Session 2 Complete

Spaces and Diagrams: Session 3

Square Footage Needs



Dewberry / CHINN PLANNING / ARC3 architecture

Spaces and Diagrams: Session 3

Housing

Spaces and Diagrams: Session 3
Housing

- Proposed Housing Unit Allocation (single, double, dormitory)
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- Characteristics of Various Custody Level Housing Units
- Configuration of Housing Units
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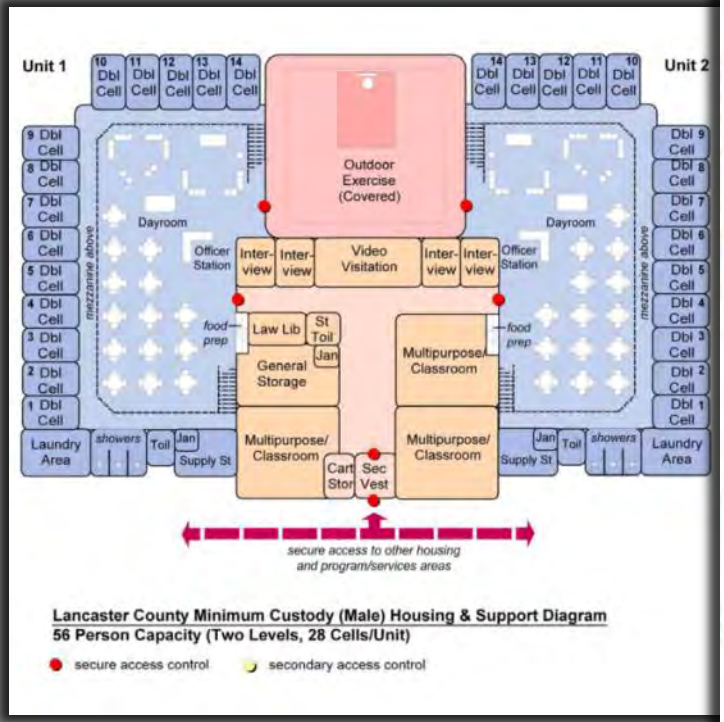
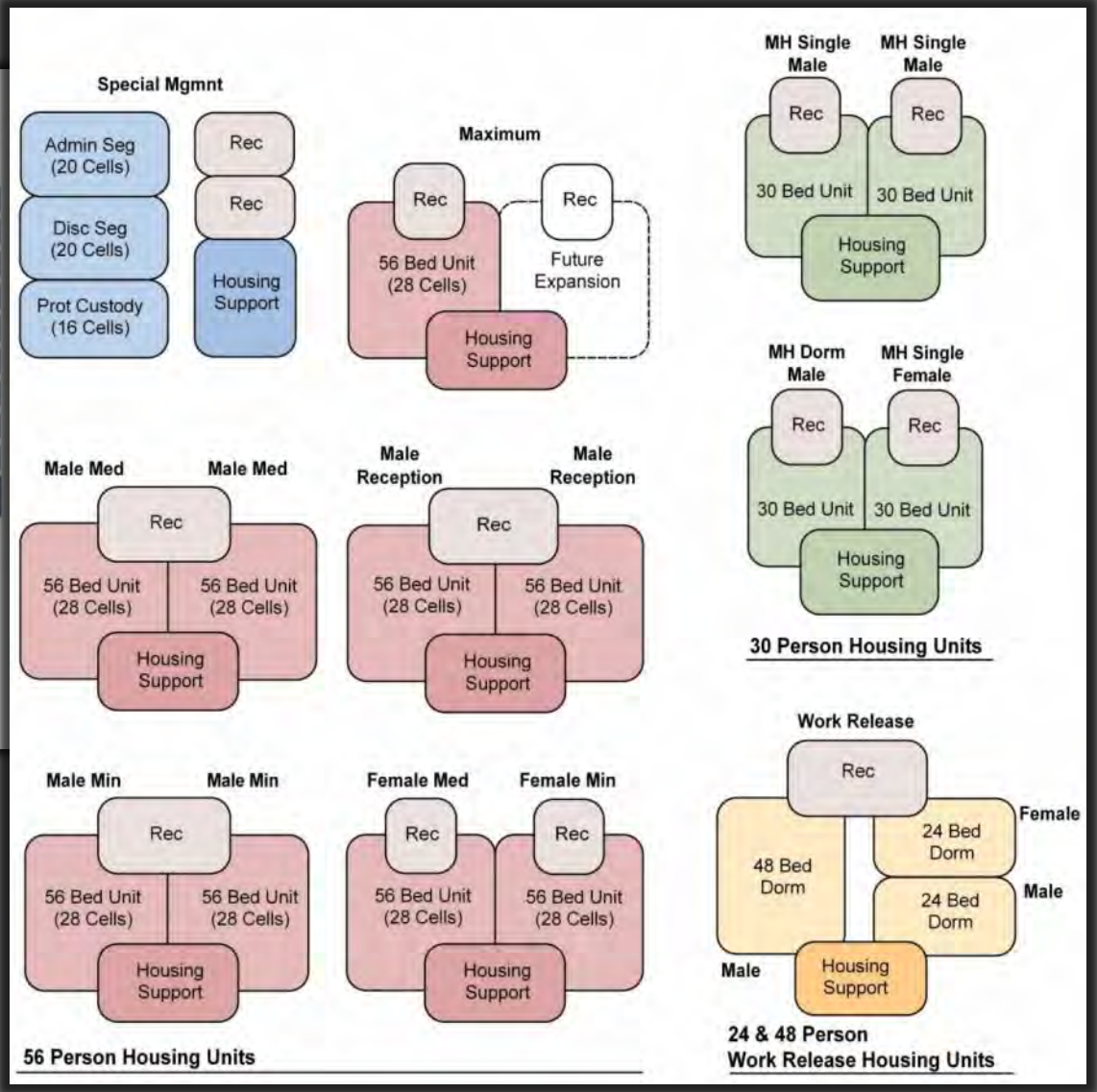
- Staffing Assumptions

Spaces and Diagrams: Session 3
Housing





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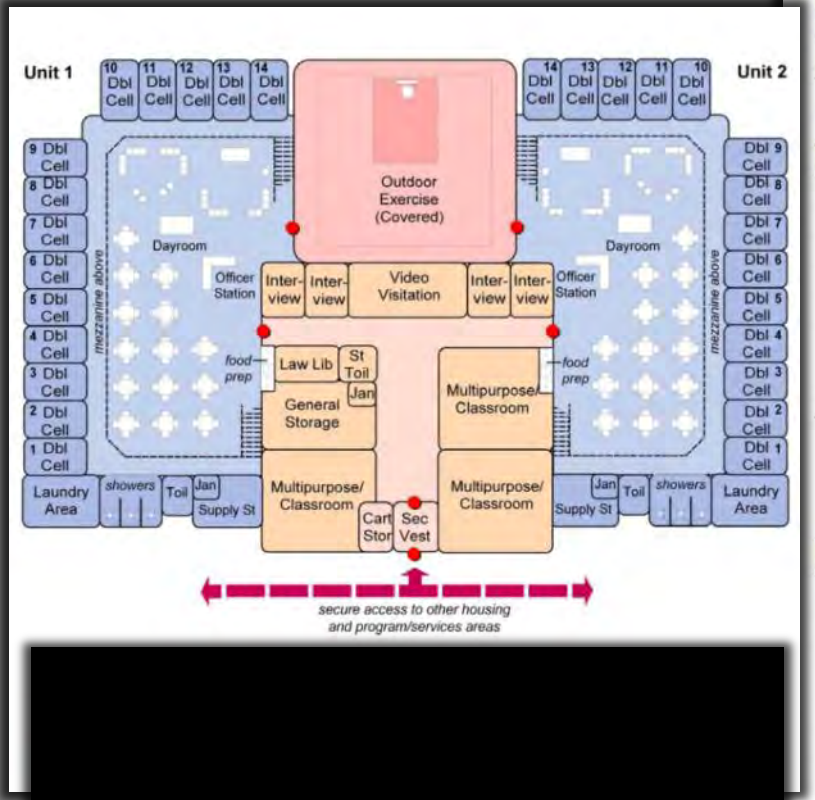
Spaces and Diagrams: Session 3

Housing (Minimum Security)



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Component: MINIMUM CUSTODY HOUSING
Subcomponent: Housing Unit - 28 Double Cell Minimum Security Housing (3 @ 56 = 168 Capacity - One Female Unit)
Component No: 6.600

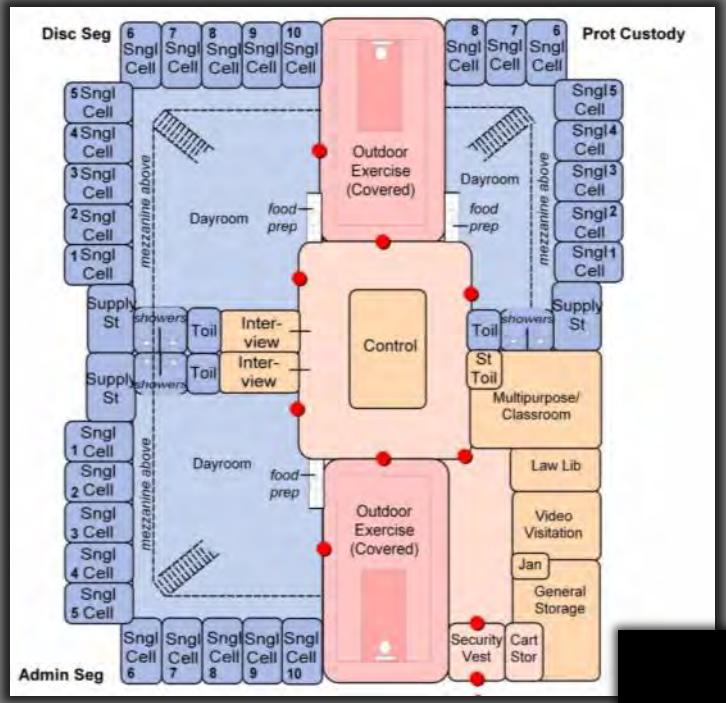
Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 28 Double Cell					
6.600	Cells	90	27	2,430	wet cells
6.601	Cell - ADA	100	1	100	
6.602	Dayroom	35	56	1,960	w/food prep area; sink; cabinets
6.603	Showers	25	6	150	
6.604	Toilets	30	1	30	1 inmate
6.605	Supply Storage	100	1	100	
6.606	Officer Station	40	1	40	
6.607	Laundry Area	120	1	120	w/locked storage
6.608	Janitors Closet	30	1	30	
	Housing Unit Space Subtotal			4,960	
	Housing Units = (3 Units @ 56 Beds = 168)			14,880	
	50% Department Grossing Factor (DGSF)			7,440	
	TOTAL HOUSING SPACE			**22,320**	
Housing Support/Shared Spaces (One area supports two male housing units.[1])					
6.609	Security Vestibule	80	1	80	
6.610	Interview Rooms	80	4	320	
6.611	Video Visitation Booth	20	6	120	
6.612	Cart Storage	80	1	80	assumes meals at the unit
6.613	Staff Toilet	30	1	30	
6.614	Law Library	50	2	100	
6.615	General Storage	200	1	200	
6.616	Multipurpose/Classroom	500	3	1,500	15 to 20 users
6.617	Janitors Closet	30	1	30	
6.618	Outdoor Exercise Yard	(1,000)	1	(1,000)	
	Support/Shared Space Subtotal			2,460	
	50% Department Grossing Factor (DGSF)			1,230	
	TOTAL SUPPORT SPACE			**3,690**	

Note:
1. Female Housing Support Area shared with Medium - See Medium Housing Support Area.

Grand Total Minimum Housing Unit	**26,010**

Spaces and Diagrams: Session 3

Housing (Special Custody)



Component: MENTAL HEALTH/SPECIAL NEEDS HOUSING

Subcomponent: Housing Unit - 30 Bed Mental Health/Special Needs Housing (3) Single Cell Unit (1 for Females) and (1) Dormitory (4 @ 30 Capacity = 120)

Component No: 6.300

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Single Cell Unit - 30 Capacity					
6.300	Cells	70	29	2,030	wet cells; food pass in door; (1) 3 person sub dayroom in each unit; (2) rooms special observation
6.301	ADA Cells	100	1	100	handicap accessible
6.302	Dayroom	35	30	1,050	w/food prep area; sink; cabinets
6.303	Toilet	30	1	30	
6.304	Showers	25	4	100	1 in sub dayroom
6.305	Supply Storage	100	1	100	
6.306	Officer Station	40	1	40	
6.307	Laundry Area	120	1	120	w/locked storage
6.308	Janitors Closet	30	1	30	
	Subtotal - Single Beds Unit x 3			**10,800**	
Dormitory Unit - 30 Capacity					
6.309	Sleeping Area	35	30	1,050	dry rooms
6.310	Dayroom	35	30	1,050	w/food prep area; sink; cabinets
6.311	Showers	25	3	75	
6.312	Toilet	35	4	140	
6.313	Supply Storage	100	1	100	
6.314	Officer Station	40	1	40	
6.315	Laundry Area	120	1	120	w/locked storage
6.316	Janitors Closet	30	1	30	
	Subtotal - Dormitory Unit			**2,605**	

Housing Unit Space Subtotal	13,405
50% Department Grossing Factor (DGSF)	6,703
TOTAL HOUSING SPACE	**20,108**

Housing Support/Shared Spaces (Supports Two Housing Units)					
6.317	Security Vestibule	80	1	80	
6.318	Small Interview Room	80	2	160	phone and computer hook up
6.319	Video Visitation Booth	20	3	60	
6.320	Law Library	50	2	100	
6.321	Cart Storage	80	1	80	assumes meals at the unit
6.322	Staff Toilet	30	1	30	
6.323	General Storage	100	1	100	
6.324	Multipurpose Room	200	1	200	
6.325	Janitors Closet	30	1	30	
6.326	Outdoor Exercise Yard	(500)	2	(1,000)	

Support/Shared Space Subtotal	840
(2) Housing Support/Shared Units	1,680
50% Department Grossing Factor (DGSF)	840
TOTAL SUPPORT SPACE	**2,520**

Grand Total Mental Health/Special Needs Housing	**22,628**

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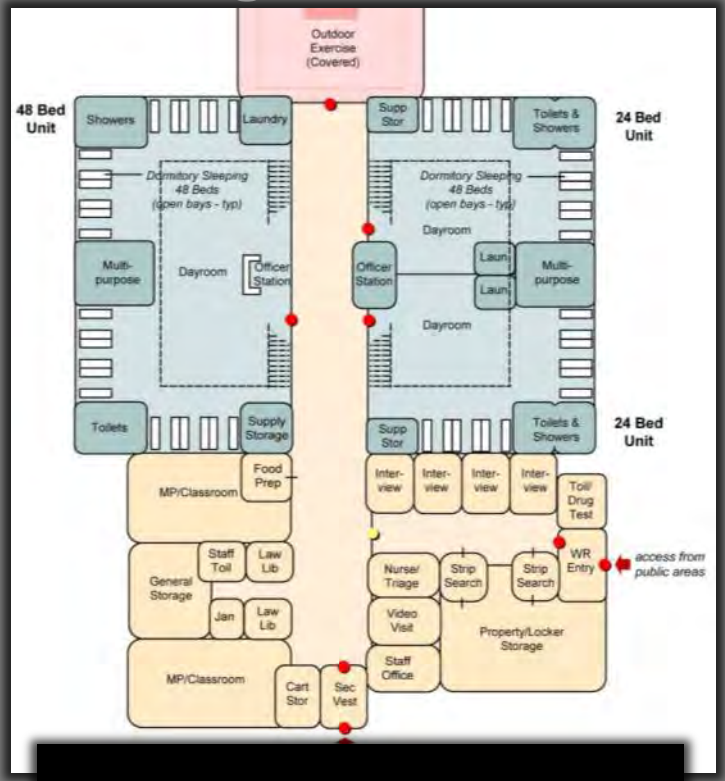
Spaces and Diagrams: Session 3

Housing (Dormitory)



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Component: WORK RELEASE HOUSING
Subcomponent: Housing Unit - 2 @ 48 Bed Dorm Minimum Security Housing (96 Capacity)
Component No: 6.700

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Housing Units - 96 Bed Dorm Unit					
6.700	Dormitory	35	48	1,680	dry rooms
6.701	Dayroom	35	48	1,680	w/food prep area; sink; cabinets
6.702	Showers	25	6	150	
6.703	Toilets	35	9	315	
6.704	Supply Storage	100	1	100	
6.705	Officer Station	40	1	40	
6.706	Multipurpose	250	1	250	
6.707	Laundry Area	120	1	120	w/locked storage
6.708	Janitors Closet	30	1	30	
	Housing Unit Space Subtotal			4,365	
	Housing Units = (2 Units @ 48 beds = 96)			8,730	
	50% Department Grossing Factor (DGSF)			4,365	
	TOTAL HOUSING SPACE			**13,095**	
Housing Support/Shared Spaces					
6.709	Security Vestibule	80	1	80	
6.710	Staff Office	100	1	100	for custody staff
6.711	Interview Rooms	80	4	320	
6.712	Video Visitation Booth	20	6	120	
6.713	Law Library	50	2	100	
6.714	Nurse/Triage	80	1	80	
6.715	Staff Toilet	30	1	30	
6.716	Food Prep Area	150	1	150	
6.717	Cart Storage	80	1	80	assumes meals at the unit
6.718	General Storage	200	1	200	
6.719	Property/Locker Storage	400	1	400	
6.720	Strip Search Area	50	2	100	
6.721	Work Release Entrance	100	1	100	
6.722	Inmate Toilet	80	1	80	used for drug testing
6.723	Multipurpose/Classroom	500	2	1,000	15 to 20 users; used for visitation and dining
6.724	Janitors Closet	30	1	30	
6.725	Outdoor Exercise Yard	(1,500)	1	(1,500)	half court
	Support/Shared Space Subtotal (1 Unit @ 96)			2,970	
	50% Department Grossing Factor (DGSF)			1,485	
	TOTAL SUPPORT SPACE			**4,455**	
	Grand Total Work Release Housing Unit			**17,550**	

Dewberry / CHINN PLANNING / ARC3 architecture

Spaces and Diagrams: Session 3
Services

Spaces and Diagrams: Session 3

Services

- Food Service (inmate & staff dining)
- Health Services (level of service; sick call process; pharmacy; dental; clinics; infirmary procedures for transfer)
- Psychiatric Service (level of service; procedures for transfer
- Laundry
- Facility Management (maintenance; storage; HVAC; energy systems; and utilities)
- Commissary

Spaces and Diagrams: Session 3

Services (Food Services & Laundry)

[redacted]

Component: INMATE SERVICES - 5.000
Subcomponent: Food Services
Component No: 5.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.200	Receiving Area	500	1	500	w/receiving dock
5.201	Food Storage/Refrigeration	1,000	1	1,000	
5.202	Bakery	200	1	200	
5.203	Food Preparation/Processing	2,000	1	2,000	
5.204	Dry Storage	1,000	1	1,000	
5.205	Dishware Washing	200	1	200	
5.206	Dirty Tray/Cart Storage	500	1	500	
5.207	Offices/Workroom	200	2	400	w/copier and files
5.208	Staff Locker/Restrooms	200	1	200	
5.209	Inmate Restrooms	50	2	100	
5.210	Cart Staging	600	1	600	
5.211	Trash Storage/Processing	600	1	600	
5.212	Dumpsters	-	-	-	outside near loading/receiving dock
	Food Services Subtotal			7,300	
	30% Department Grossing Factor (DGSF)			2,190	
	TOTAL SPACE			**9,490**	

Component: INMATE SERVICES - 5.000
Subcomponent: Laundry
Component No: 5.300

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
5.300	Laundry Supervisor	100	1	100	
5.301	Workstation/Sorting	140	2	280	one clean, one dirty
5.302	Sorting/Washers	600	1	600	
5.303	Drying/Folding Area	200	1	200	
5.304	Cart room/Storage	300	1	300	
5.305	Inmate Toilets	50	1	50	
5.306	Staff Toilets	50	1	50	
5.307	Staff Break Area	100	1	100	
5.308	Supply Room	150	1	150	
5.309	Linen/Clothing Storage	800	1	800	
	Laundry Subtotal			2,630	
	20% Department Grossing Factor (DGSF)			526	
	TOTAL SPACE			**3,156**	

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Spaces and Diagrams: Session 3

Services

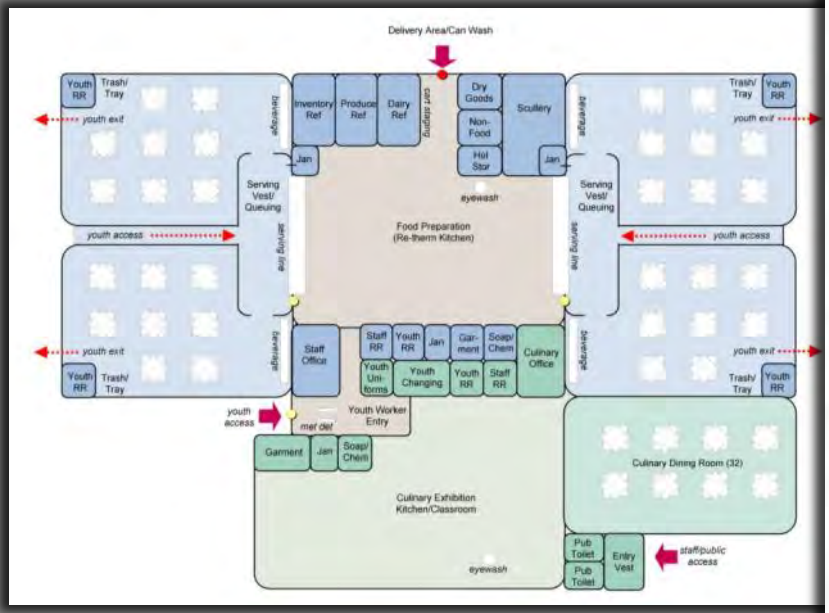

Table 4B-3
FOOD SERVICES SPATIAL REQUIREMENTS

Room Name/ Functional Area	Net Area (s.f.)	# of Areas	Subtotal Net Area (s.f)	Notes
RETHERM KITCHEN/DINING				AREA REQUIREMENTS WILL BE FURTHER REFINED BY THE A/E TEAM FOOD CONSULTANT
Retherm Kitchen Food Preparation and Assembly	320	1	320	four convection ovens, two tilting grills, food prep area with sink and scrapper, two 30 x 72 s/s mobile work tables w/ locking wheels, two reach-in freezers, plastic shelving.
Walk-In Cooler Holding	300	1	300	Walk-in refrigerator with room for 15 food transport carts at 8 SF/cart. Transportation carts with chilled food (in pans) from the NCYCC Central Kitchen. Ensure floor surface in walk-ins is same elevation as food service kitchen floor.
Cart Parking	300	1	300	
Break Area	160	1	160	
Warewash/Utensil Wash	320	1	320	
Re-Therm Cooking/Set-Up Area	360	1	360	
Dry Storage	210	1	210	
Ice/Staging	160	1	160	secure room. Plastic shelving. All shelving to be on rollers.
Supervisors Office	120	1	120	
Soap/Chemical Storage	50	1	50	Plastic shelving. Utility sink.
Eye Wash & Shower	30	1	30	Provide floor drain capable of handling water flow from the shower.
Youth Worker Entry & Search	200	1	200	Provide metal detector and area to search youth prior to their returning to their living units. Shared entry with youth in Culinary Arts Program.
Clean Uniform Storage	50	1	50	Shelving for cook's clothing, aprons, etc., no youth worker clothing storage required; youth will arrive in their kitchen attire.
Staff Restroom	50	1	50	single occupancy; uni-sex. disabled accessible. Specialized ventilation.
Youth Restroom	50	1	50	single occupancy; disabled accessible. Specialized ventilation.
Janitor	50	1	50	Sink and shelving for cleaning supplies. Specialized ventilation.
Subtotal - Retherm Kitchen			2,730	
Serving Line Serving Line	200	2	400	*No Blind Feeding* part of the retherm kitchen. One serving line supports three dining rooms. Clean tray cart staging, mobile steam table w/ five wells, mobile refrigerated serving line, mobile grille (with quick disconnect), hot holding cabinet, refrigerated holding cabinet, refrigerator/freezer, bulk and glass dispensing ice machine, conveyor toaster, beverage containers,

Spaces and Diagrams: Session 3

Services

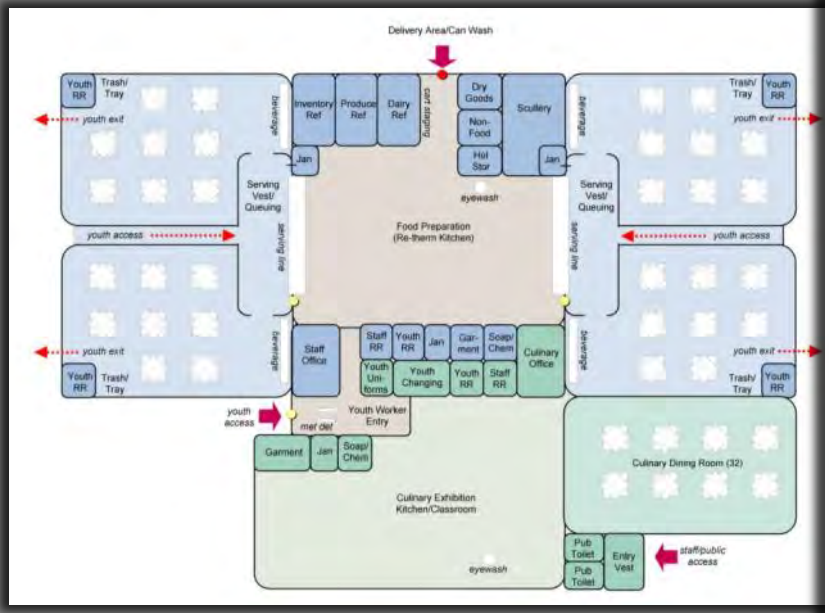

Table 4B-3 *(continued)*
FOOD SERVICES AND FREE VENTURE CULINARY ARTS SPATIAL REQUIREMENTS

Room Name/ Functional Area	Net Area (s.f.)	# of Areas	Subtotal Net Area (s.f)	Notes
Serving Vestibule/Queuing	200	2	400	Youth queuing area and tray pick-up.
Janitor	50	1	50	Accessed from Serving Vestibule; supports three dining rooms. Sink and shelving for cleaning supplies. Specialized ventilation.
Subtotal - Two Serving Lines			**850**	
Total - Functional (NSF)			**3,580**	
Circulation/Efficiency Factor			895	25% for this functional area.
Functional Area Subtotal (DGSF)			**4,474**	
Youth Dining Room				
Dining Room - Large	720	4	2,880	Seating for 36 at 20sf/person. Fixed tables with four seats. Locate tables at 8'-0" o.c. to allow adequate circulation space around all sides. Remove one seat from one table to provide seating for youth in wheelchair. Provide circulation space around perimeter of room to accommodate roving staff. Provide acoustical treatment to prevent sound reverberation.
Trash/Tray Collection	20	4	80	In dining room provide open space near door to accommodate trash can and utility cart. Youth will scrape trays then put soiled trays and utensils on carts. Items will be returned to the retherm kitchen for cleaning.
Youth Restroom	50	4	200	single occupancy; disabled accessible. Specialized ventilation.
Beverage Counter	30	4	120	Beverage containers (juice) and chilled water dispenser.
Drinking Fountain	-	-	-	Chilled water. High-low for disabled accessibility.
Subtotal - Youth Dining			**3,280**	
Circulation/Efficiency Factor			820	25% for this functional area.
Functional Area Subtotal (DGSF)			**4,100**	**For Four (4) Dining Rooms (2 shift dining)**
Total Functional Area (DGSF)			**8,574**	
Building Grossing Factor			2,144	25% grossing factor for the building
Total Building Area (GSF)			**10,718**	**Interior Building Area Only.**
Exterior Functional Areas				
Delivery Area			800	Shared by food service and culinary program; Drop-off and pick-up for food transportation carts. Receipt of goods for culinary program.
Can Wash			150	booster pump with hot water to wash cans and mops. Provide mop rack outside.
Culinary Exterior Cooking Area			500	Cooking area to be enclosed with decorative fence. Provide barbeque and smoker.
Outdoor Dining			-	adjacent to cooking area.
Pill Call	100	1	100	adjacent to dining area.
Equipment Storage			80	
Total Exterior Functional Area (GSF)			**1,430**	**Exterior Area Only.**

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Spaces and Diagrams: Session 3
Programs

Spaces and Diagrams: Session 3

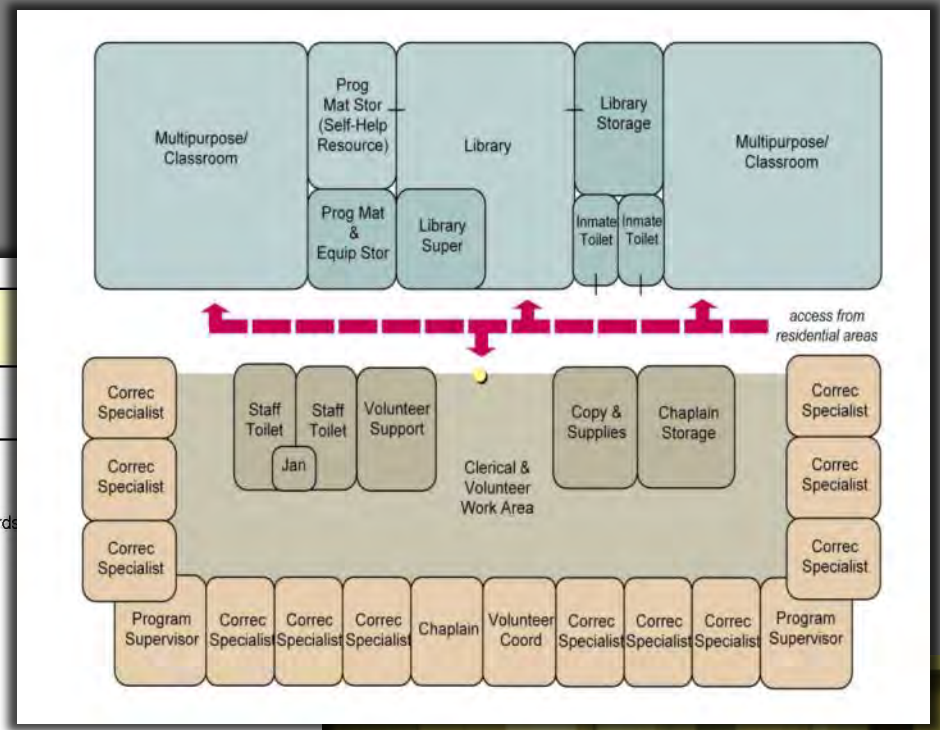
Programs

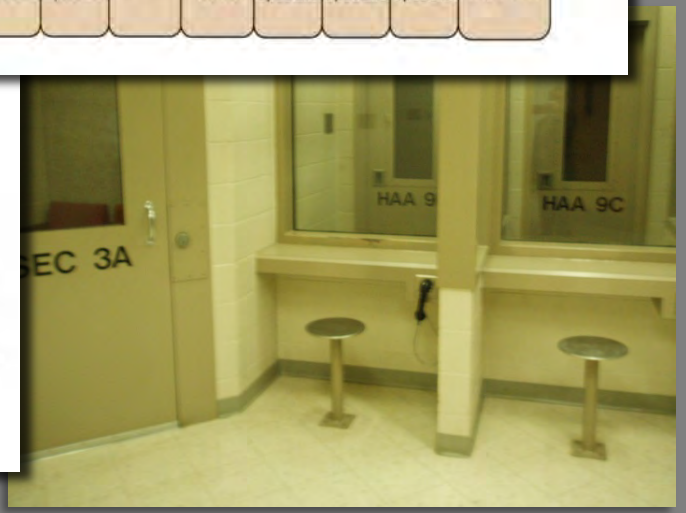
- Classification
- Religious
- Recreation
- Library
- Academic/Vocational Education
- Treatment/Counseling
- Volunteers
- Industry (?)
- Visitation
- Others

Spaces and Diagrams: Session 3
Programs

Component: PROGRAM SERVICES - 4.000
Subcomponent: Inmate Programs
Component No: 4.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	
4.100	Program Supervisor	120	2	240	
4.101	Correctional Specialist	100	12	1,200	
4.102	Clerical Work Area	80	1	80	w/records
4.103	Library Supervisor	120	1	120	
4.104	Library	400	1	400	
4.105	Library Storage	200	1	200	
4.106	Staff Toilet	50	2	100	
4.107	Inmate Toilet	50	2	100	
4.108	Multipurpose/Classroom	500	2	1,000	
4.109	Chaplain's Office	120	1	120	
4.110	Chaplain's Storage	160	1	160	
4.111	Volunteer Coordinator's Office	120	1	120	
4.112	Volunteer Work Area	150	1	150	
4.113	Copy and Supply Storage	100	1	100	
4.114	Program Material/Equip. Storage	100	2	200	one used as self help resources
4.115	Kitchenette	120	1	120	breakroom, refrigerator, microwave, & sink
4.116	Janitor's Closet	30	1	30	
4.116	Industry Work Space	1,000	1	1,000	locate at vehicle delivery
	Programs Space Subtotal			5,440	
	30% Department Grossing Factor (DGSF)			1,632	
	TOTAL SPACE			**7,072**	





Dewberry / CHINN PLANNING / ARC3 architecture

Spaces and Diagrams: Session 3
Operations

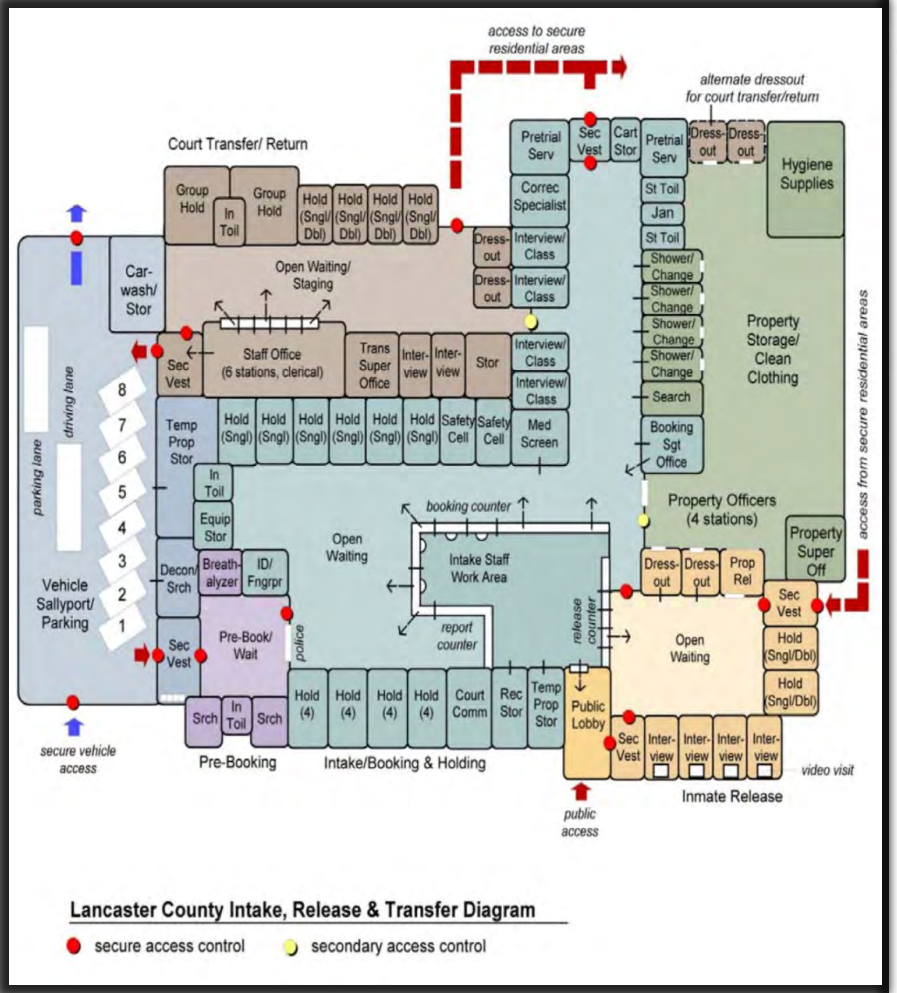
Spaces and Diagrams: Session 3

Operations

- Intake/Release: Photo ID
- Property Storage
- Mail Room
- Disciplinary Hearing Rooms
- Life Safety Controls
- Staff Services and Lockers
- Records
- Reception
- Control Room
- Transportation
- Special Response Team

Spaces and Diagrams: Session 3

Operations (Intake)



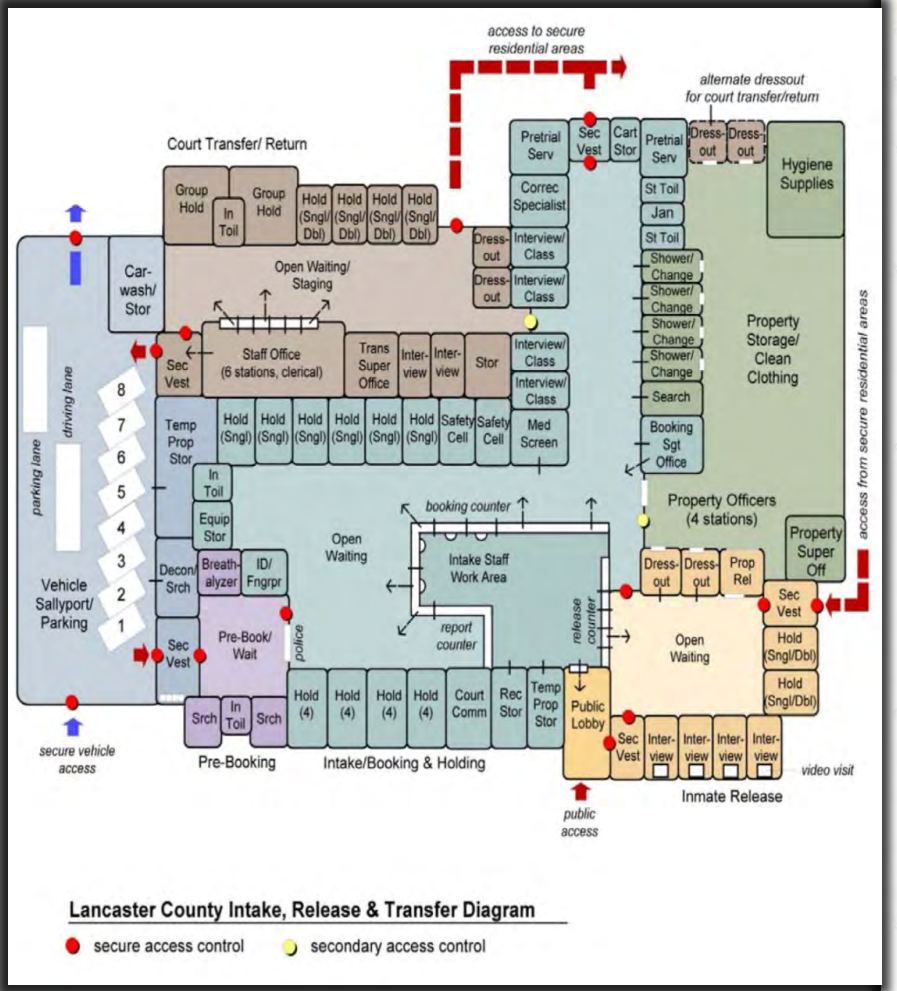
Component: SECURITY OPERATIONS - 3.000
Subcomponent: Intake, Release, and Transfer
Component No: 3.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
	Vehicle Garage				
3.100	> Vehicle Sallyport/Parking Patrol Cars and Vans	300	8	2,400	8 parking spaces, head-in parking beside (2) driving lanes
3.101	Buses	600	2	1,200	1 parking lane
3.102	Driving Lane	1,200	1	1,200	
3.103	Car Wash Station & Storage	400	1	400	
3.104	Decontamination/Search	100	1	100	w/emergency shower, property bagging
3.105	Temporary Property Storage	300	1	300	secure, access from decontamination area
3.106	Eyewash Station	40	1	40	access from decontamination area
3.107	Security Vestibule (Pedestrian)	100	1	100	access to Booking area
3.108	Gun Lockers	10	1	10	20 lockers, wall mounted in security vestibule
	Pre-Booking Area				
3.109	Pre-Booking Area - Open Waiting	200	1	200	bench seating
3.110	Search Rooms	80	2	160	
3.111	Inmate Toilet	50	1	50	ADA access
3.112	Police Report Area	100	1	100	2 stations, access to Staff Work Area
3.113	Staff Counter/Report Writing	100	1	100	w/property pass through, access to locked property storage
3.114	Breathalyzer Testing Station	100	1	100	2 stations
	Intake/Booking				
3.115	Secure Lobby	150	1	150	
3.116	Security Vestibule	80	1	80	accessing release area
3.117	Open Waiting	300	1	300	bench seating, 20 users
3.118	Medical Screening Room	80	1	80	
3.119	Booking Counter/Staff Work Area	300	1	300	4 stations, copy machines, NCIS equipment
3.120	Fingerprint Station	50	1	50	additional station required
3.121	Photo ID Station	80	1	80	additional station required
3.122	Inmate Toilet Rooms	50	2	100	w/drug testing equipment
3.123	Temporary Property Storage	150	1	150	w/locked valuables safe
3.124	Booking Sergeant's Office	140	1	140	2 stations, shared on all shifts, near booking counter/staff work and records storage
3.125	Court Commissioners Office	120	1	120	
3.126	Pretrial Services/Diversion Office	100	2	200	
3.127	Correctional Specialist's Office	100	1	100	
3.128	Records Storage Room	150	1	150	access from booking counter/staff work
3.129	Staff/Police Toilet Room	50	2	100	
3.130	Private Interview/Classification Rms	80	4	320	
3.131	Equipment Storage	80	1	80	wheelchair, restraints, cell extraction, etc.

Dewberry / CHINN PLANNING / ARC3 architecture

Spaces and Diagrams: Session 3

Operations (Intake)



Component: SECURITY OPERATIONS - 3.000
Subcomponent: Intake, Release, and Transfer
Component No: 3.100 *(continued)*

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
3.132	Cart Storage Area	40	1	40	
3.133	Janitor Closet	40	1	40	
3.134	Security Vestibule	60	1	60	across to main jail areas
	Holding Areas				
3.135	Single Holding Cells	70	6	420	w/sanitary facilities
3.136	Four Person Holding Cells	100	4	400	w/sanitary facilities
3.137	Hard Cells	60	2	120	floor flush drain
3.138	Cart Storage	80	1	80	tray feeding
	Admissions Processing				
3.139	Property Officer's Workstation	36	4	144	
3.140	Property Storage	1,500	1	1,500	w/locked valuables, washer/dryer, property bagging and conveyor
3.141	Clean Clothing/Hygiene Supplies	250	1	250	direct access to property storage
3.142	Shower/Changing (Dress Out) Rooms	80	4	320	window pass through to Clean Clothing rm
3.143	Property Supervisor's Office	100	1	100	
3.144	Search Room	80	1	80	
	Court Transfer/Return & Release				
3.145	Security Vestibule	100	1	100	access to Vehicle Garage
3.146	Open Waiting/Staging	200	1	200	10 users, bench seating, search
3.147	Interview Room	80	2	160	
3.148	Transport Supervisor	120	1	120	
3.149	Storage	120	1	120	
3.150	Staff Office	200	1	200	6 stations w/clerical
3.151	Dressout/Changing Rooms	40	2	80	window pass to clothing/property storage
3.152	Group Holding Rooms	160	2	320	8 users, toilet required
3.153	Single/Double Holding Rooms	60	4	240	toilet required
3.154	Inmate Toilet	50	1	50	
	Inmate Release Area				
3.155	Open Waiting	120	1	120	6 users
3.156	Release Dressout Rooms	40	2	80	shared w/court transfer
3.157	Single/Double Holding Rooms	60	2	120	
3.158	Property Release Counter	40	1	40	window pass from property storage
3.159	Staff Counter/Work Area	120	1	120	4 stations, connect to booking counter
3.160	Video Visitation Booth	20	3	60	
3.161	Attorney Interview Rooms	80	4	320	required determine location; video equip
3.162	Security Vestibule (Release)	60	1	60	
	Intake and Release Subtotal			15,024	
	40% Department Grossing Factor (DGSF)			6,010	
	TOTAL SPACE			**21,034**	

Dewberry / CHINN PLANNING / ARC3 architecture

Spaces and Diagrams: Session 3

Operations (Intake)

Component: SECURITY OPERATIONS - 3.000
Subcomponent: Central Control
Component No: 3.200

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Public Reception					
3.200	Control Room	450	1	450	2 workstations. Includes consoles for: Security, Life-Safety, Intercom System Control, Radio Base Station, CCTV Monitors, Computer/Printer Workstation; locate near staff entry and access to secure residential areas.
3.201	Security Vestibule	40	1	40	
3.202	Coffee Counter	20	1	20	
3.203	Staff Toilet (Unisex)	50	1	50	single user; direct access from control station
3.204	Secure Storage	80	1	80	
3.205	Electronic Equipment Closet	100	1	100	
	Central Control Subtotal			740	
	30% Department Grossing Factor (DGSF)			222	
	TOTAL SPACE			**962**	

Dewberry / CHINN PLANNING / ARC3 architecture

Spaces and Diagrams: Session 3

Administration

Spaces and Diagrams: Session 3

Administration

- Facility Director
- Administration
- Inmate Funds
- Planning / Analysis
- Clerical Support
- Finance / Budget
- Training
- Internal Investigations

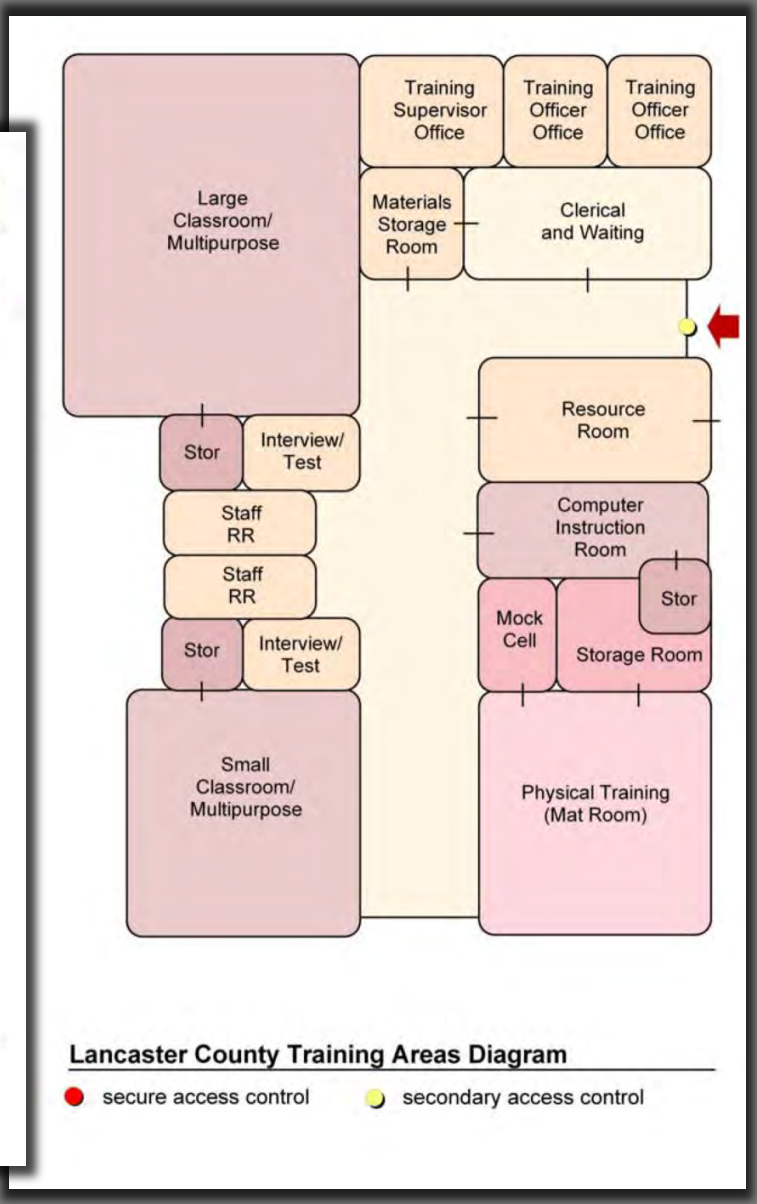
Spaces and Diagrams: Session 3
Administration

3/27/2013

Component: ADMINISTRATION - 2.000
Component No: 2.100

Space No.	Support Area/Equip. Description	Net Area (s.f.)	Number of Units	Subtotal Net Area (s.f.)	Comments
Administration					
2.100	Waiting	100	1	100	6 to 8 persons
2.101	Director Corrections	240	1	240	w/small conference
2.102	Facility Director	180	1	180	
2.103	Assistant Directors	150	2	300	
2.104	Administrative Assistant	100	1	100	
2.105	Business Manager	100	1	100	
2.106	Human Resources	100	1	100	w/locked secure files
2.107	Budget	100	1	100	
2.108	Clerical Area	200	1	200	3 open work spaces w/files
2.109	Finance/Accounting	100	2	200	
2.110	Legal	120	1	120	
2.111	Conference	400	1	400	20 person
2.112	Copy and Supplies	150	1	150	
2.113	Mail Room	200	1	200	
2.114	Coffee Counter	30	1	30	
2.115	Records	150	1	150	w/workstations
2.116	Transition Coordinator	100	1	100	
2.117	Planning/Analysis	100	1	100	
2.118	Accreditation	100	1	100	
2.119	Internal Investigation	120	1	120	w/locked file
2.120	Staff Toilets	50	2	100	
2.121	Data Equipment Room	120	1	120	
2.122	Storage	150	1	150	
2.123	Information System Supervisor	100	1	100	other staff located at records
2.124	Interview Room/Testing	60	2	120	
2.125	Janitor's Closet	20	1	20	

Administration Subtotal	3,700
30% Department Grossing Factor (DGSF)	1,110
TOTAL SPACE	**4,810**

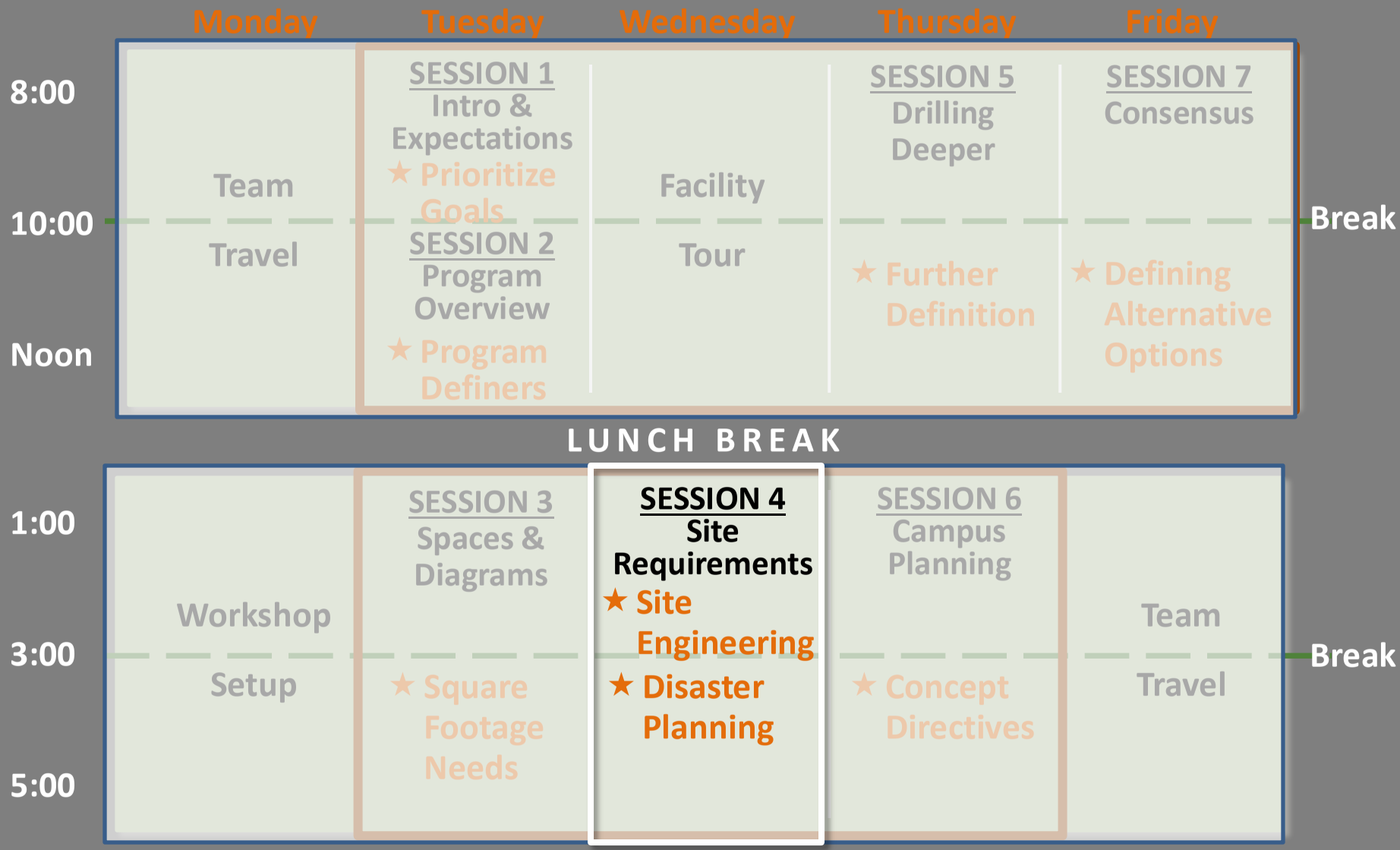


“Leading the Way for a Safer County”

Session 3 Complete

Site Requirements: Session 4

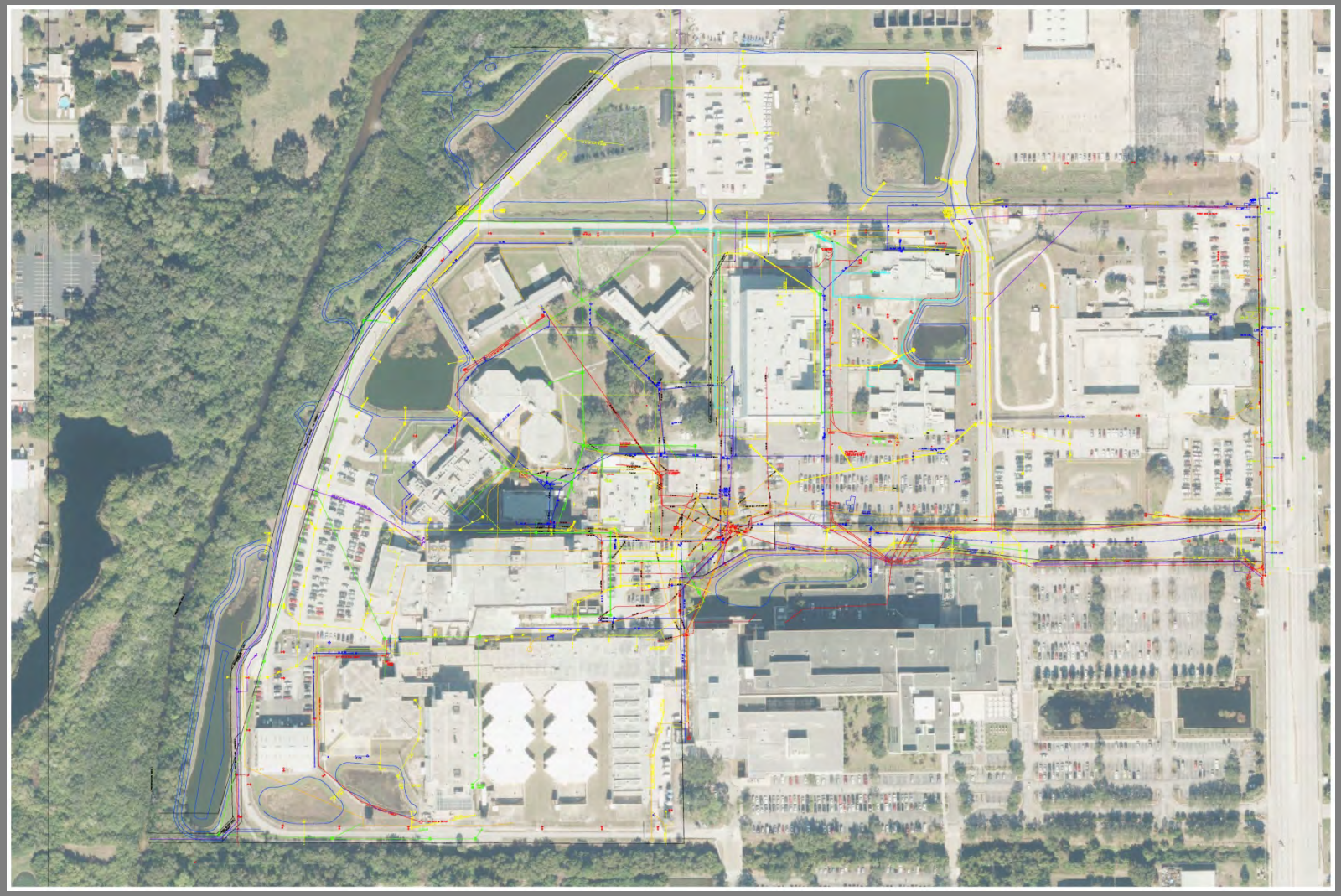
Site Engineering and Disaster Planning



Dewberry / CHINN PLANNING / ARC3 architecture

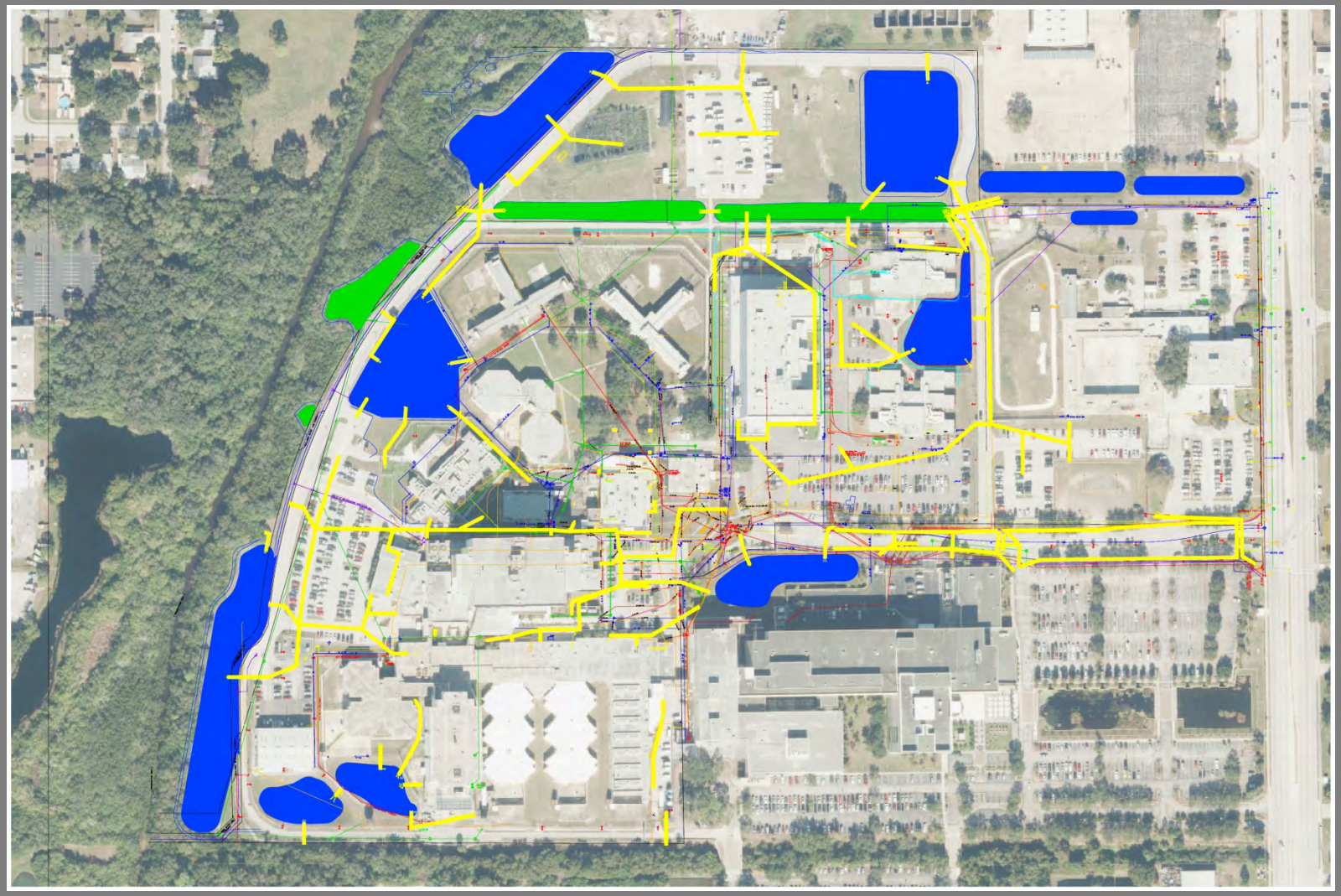
Site Requirements: Session 4

Development Considerations (Overall Site Utilities)



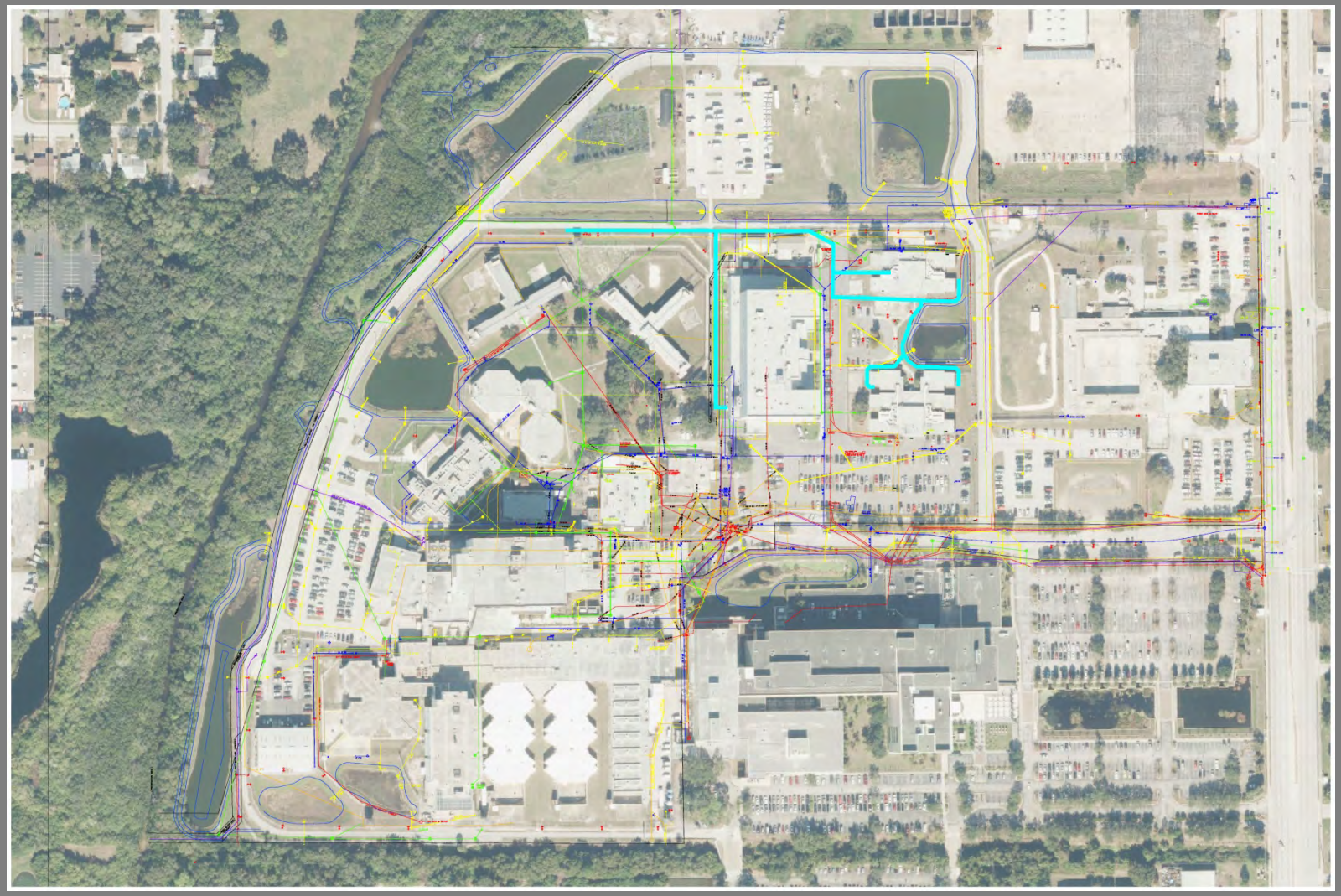
Site Requirements: Session 4

Development Considerations (Storm Water and USACE)



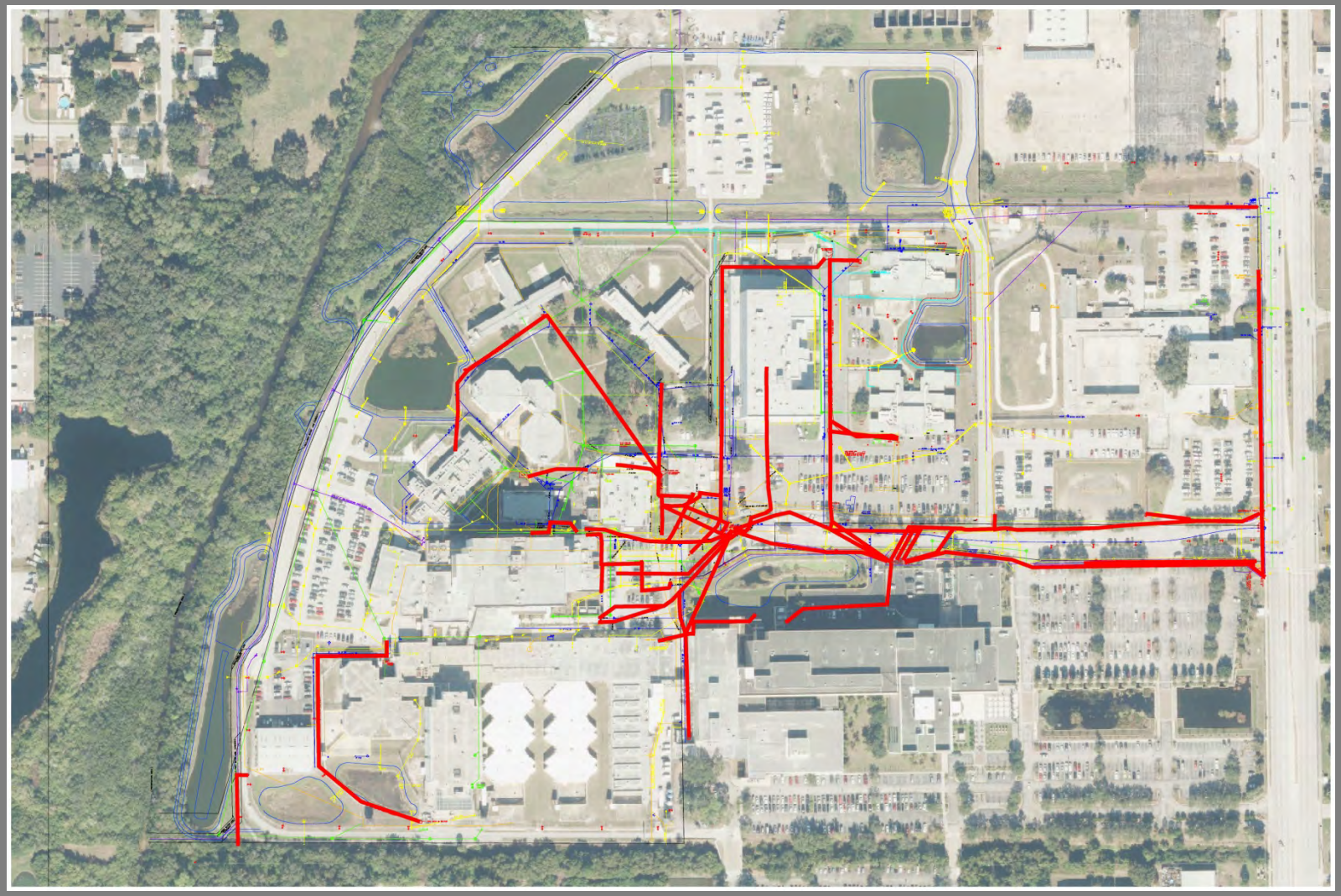
Site Requirements: Session 4

Development Considerations (Chilled Water)



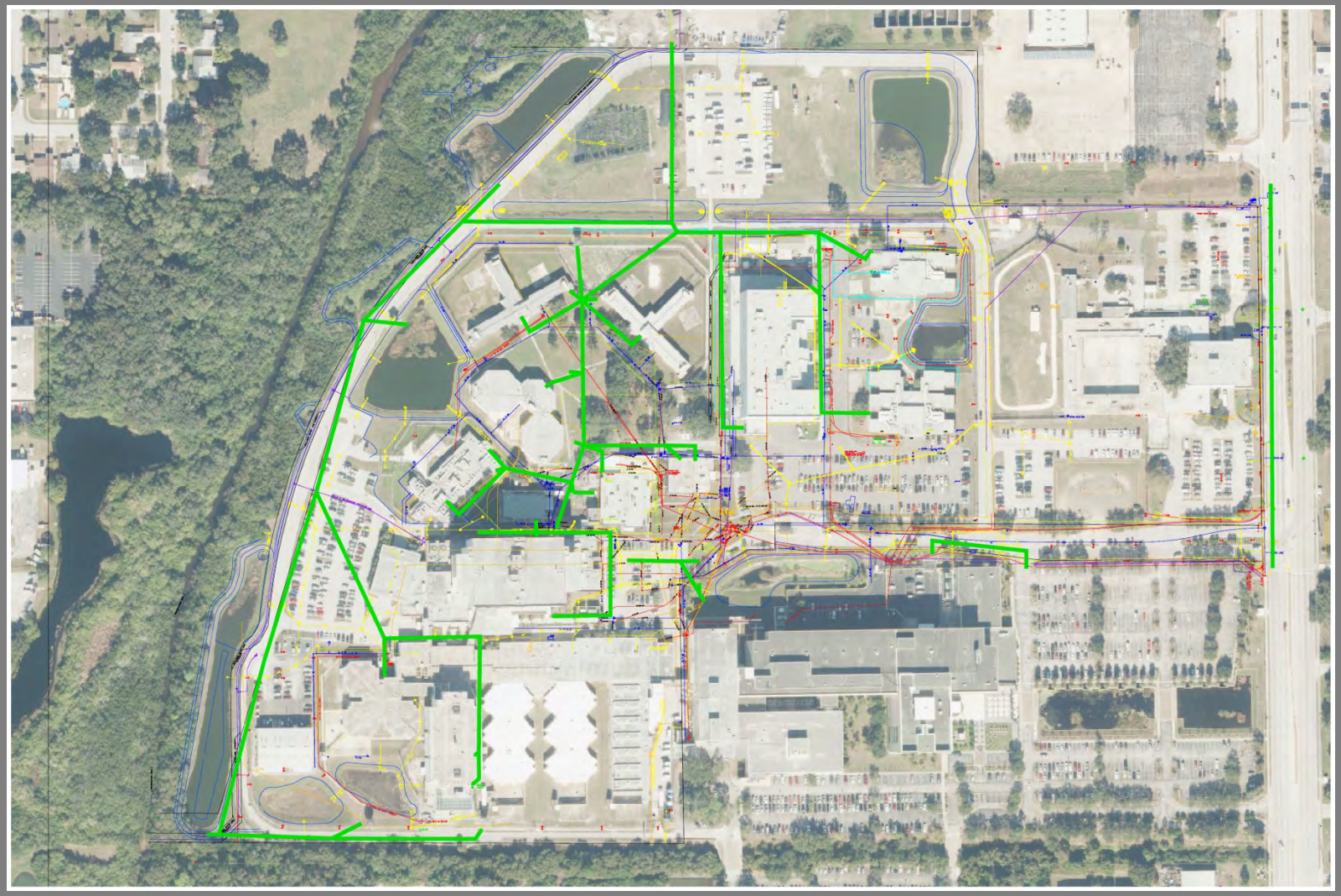
Site Requirements: Session 4

Development Considerations (Electric)



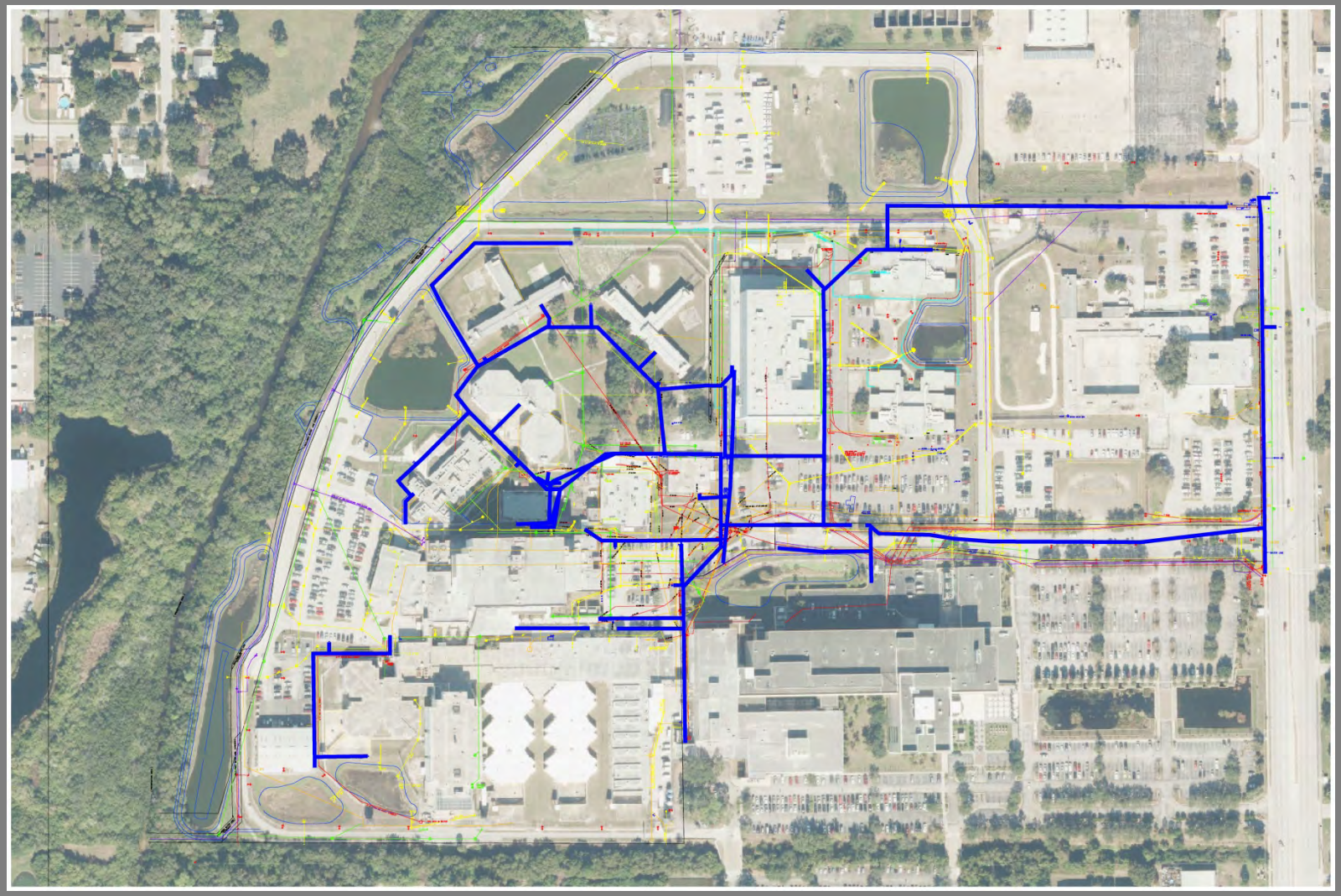
Site Requirements: Session 4

Development Considerations (Sanitary)



Site Requirements: Session 4

Development Considerations (Water / Fire)



Site Requirements: Session 4
Disaster Planning Issues

1. Re-purposing Facilities
2. Government Workforce Displaced
3. Loss of Records and Evidence
4. Criminal Activity Surges
5. Inter-Governmental Agreements
6. Facility Ownership Conflicts
7. New Areas of Litigation
8. Need for Recovery Expertise
9. Resiliency Readiness Planning

Site Requirements: Session 4

Disaster Planning Issues

1. Re-purposing Facilities

Site Requirements: Session 4

Disaster Planning Issues

1. Re-purposing Facilities

Site Requirements: Session 4

Disaster Planning Issues

2. Governmental Workforce Displaced

Site Requirements: Session 4

Disaster Planning Issues

3. Loss of Records and Evidence

Site Requirements: Session 4

Disaster Planning Issues

4. Criminal Activity Surges

Site Requirements: Session 4

Disaster Planning Issues

5. Inter-Governmental Agreements

Site Requirements: Session 4

Disaster Planning Issues

6. Facility Ownership Conflicts

Site Requirements: Session 4

Disaster Planning Issues

7. New Areas of Litigation

Site Requirements: Session 4

Disaster Planning Issues

8. Need for Recovery Expertise

Site Requirements: Session 4

Disaster Planning Issues

9. Resiliency Readiness Planning

Site Requirements: Session 4

Disaster Planning Case Study

New Orleans, LA

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Site Requirements: Session 4

Disaster Planning Case Study

New Orleans, LA

Site Requirements: Session 4

Disaster Planning Case Study

Monroe County, FL

Site Requirements: Session 4

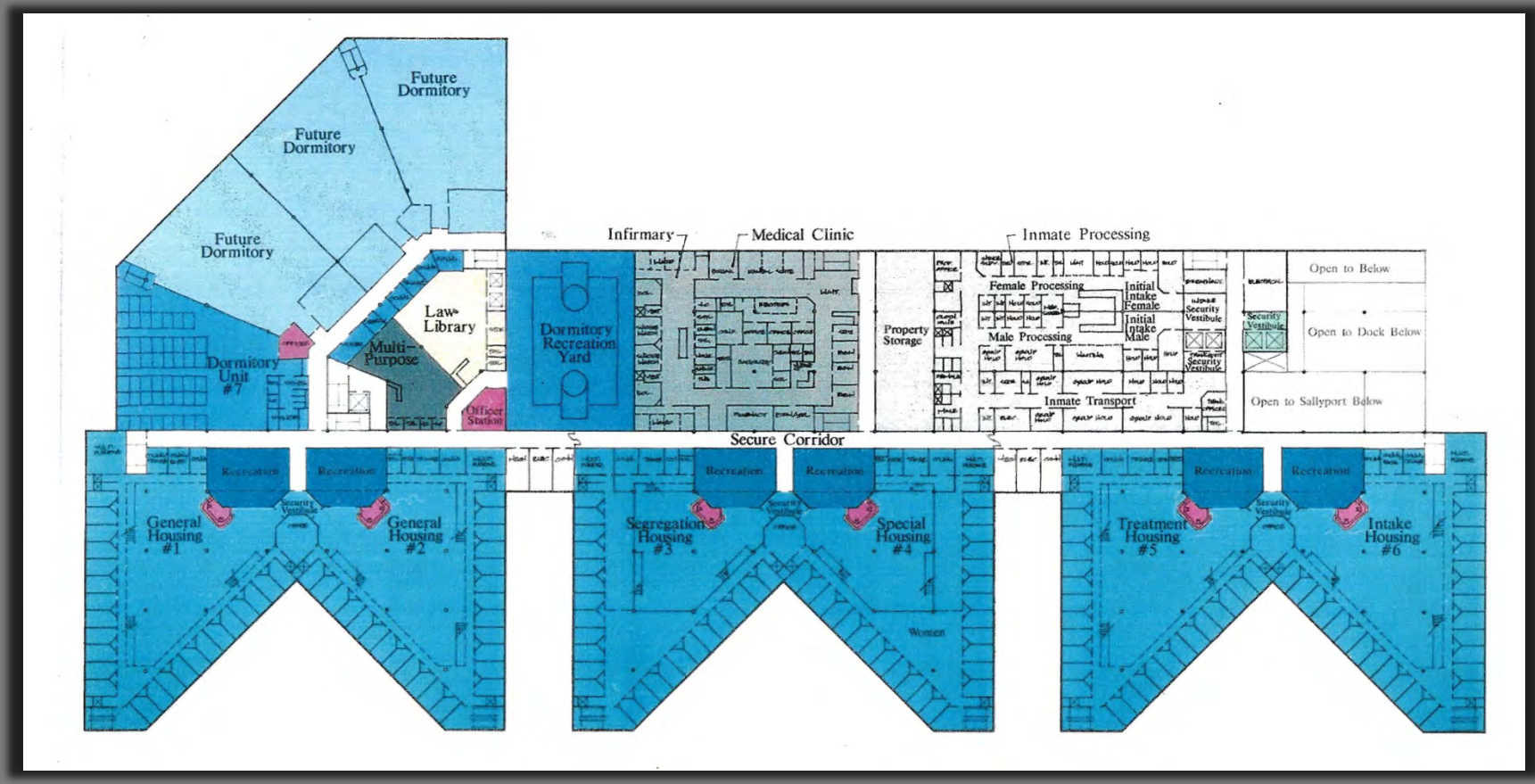
Disaster Planning Case Study

Monroe County, FL

Site Requirements: Session 4

Disaster Planning Case Study

Monroe County, FL



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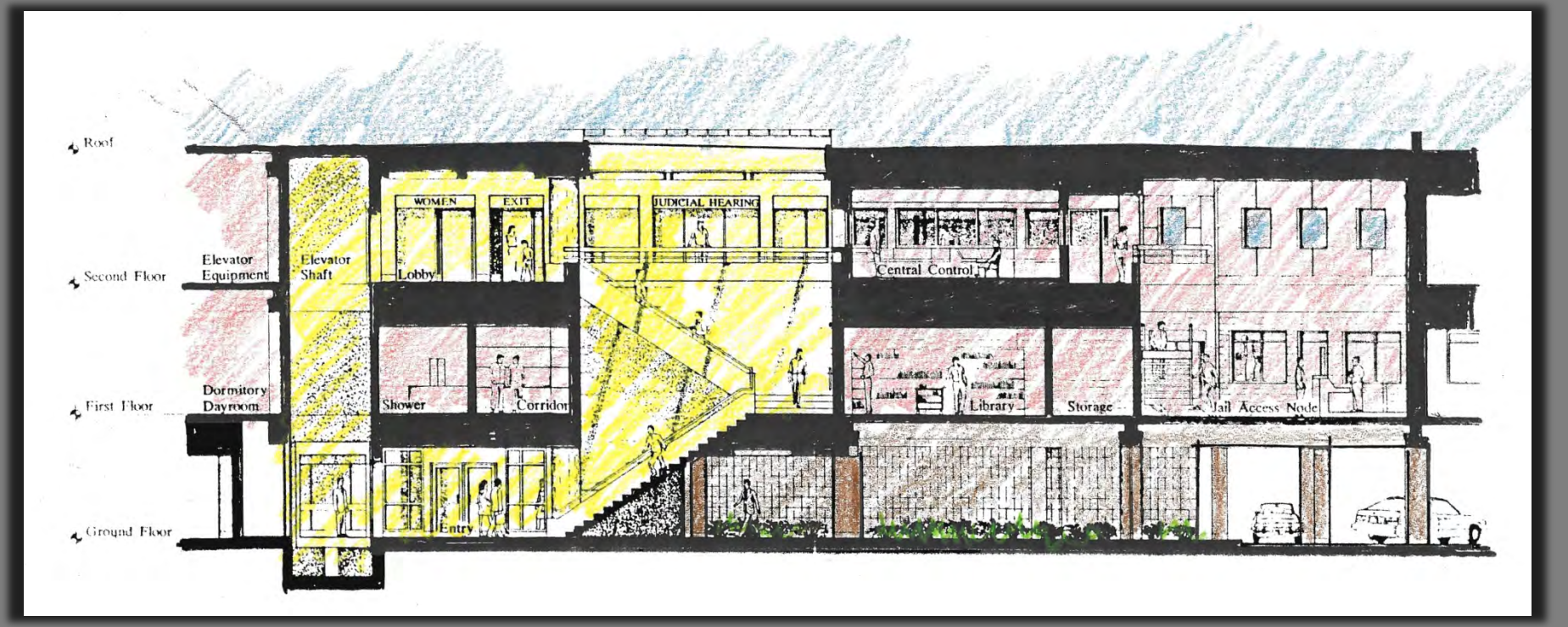
Site Requirements: Session 4

Disaster Planning Case Study

Monroe County, FL



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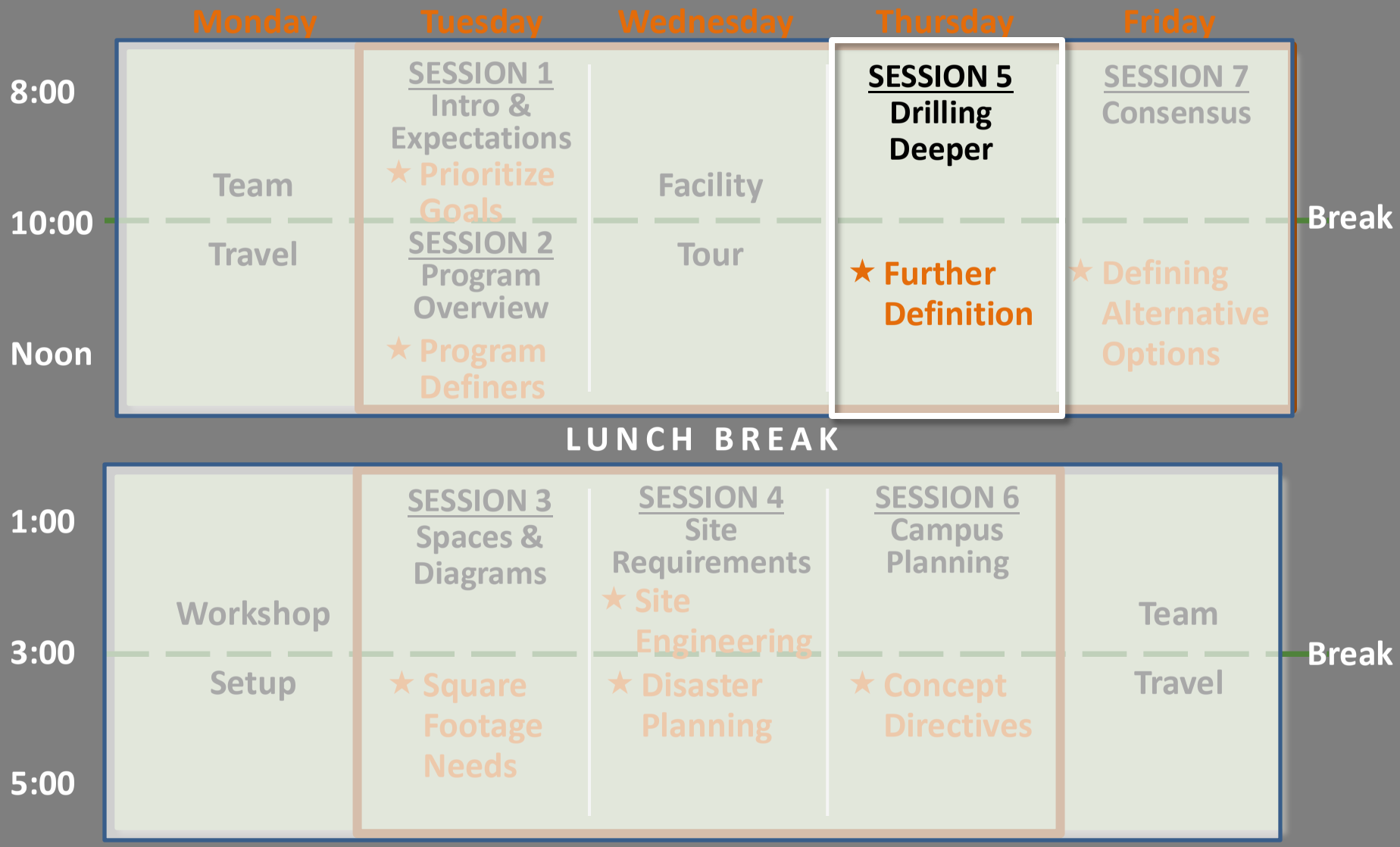
“Leading the Way for a Safer County”

Session 4 Complete

Drilling Deeper: Session 5
Further Definition



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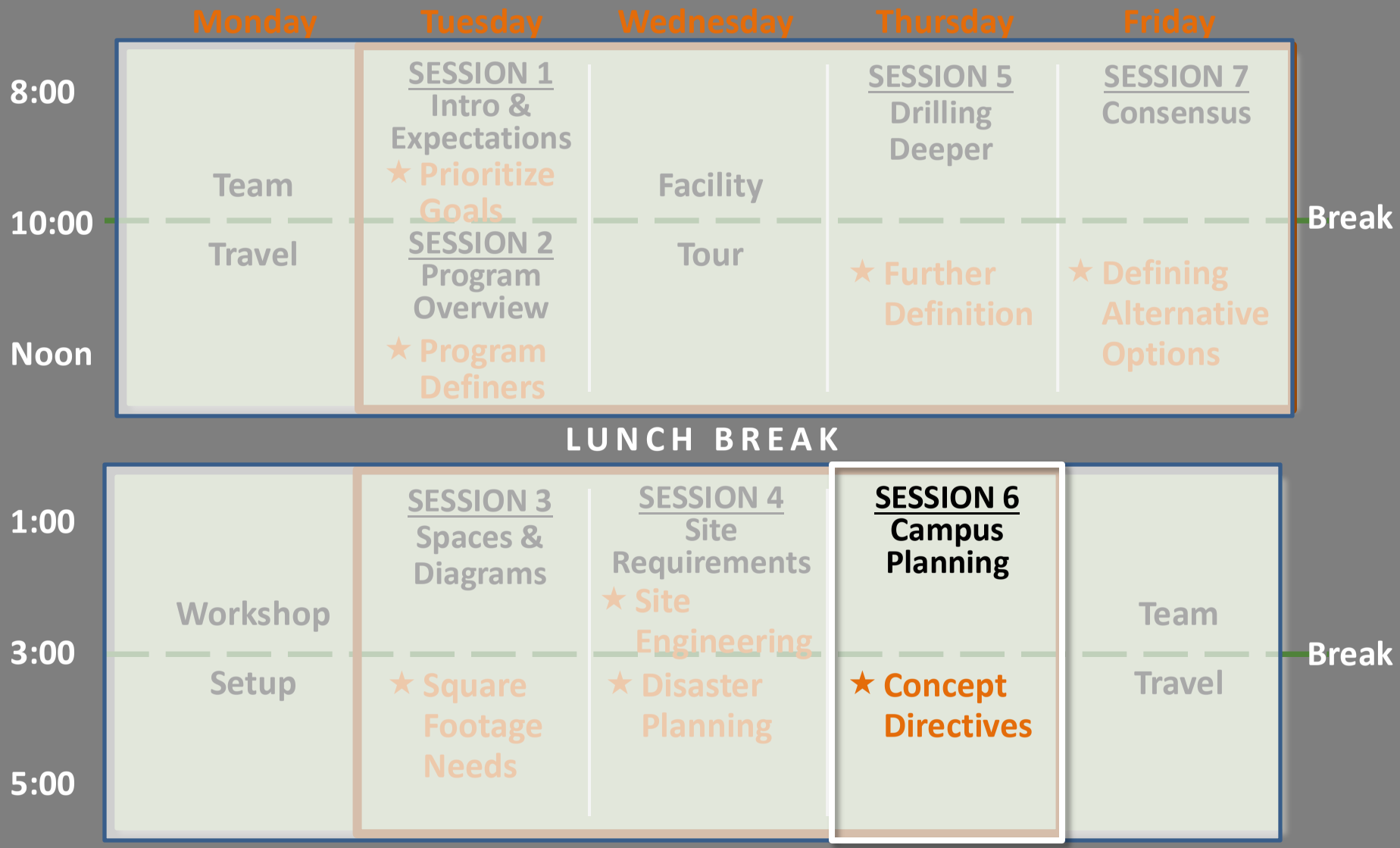
“Leading the Way for a Safer County”

Session 5 Complete

Campus Planning: Session 6

Concept Directives



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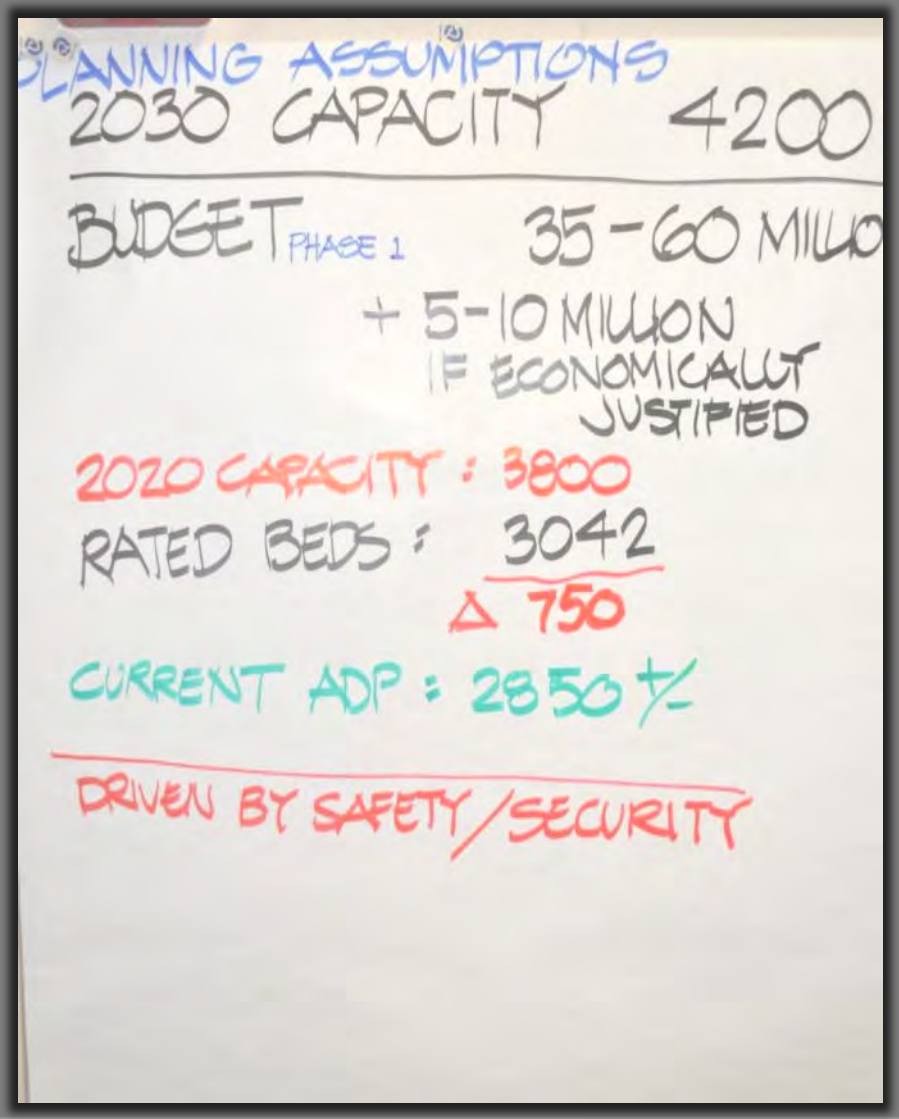
Campus Planning: Session 6

Concept Directives



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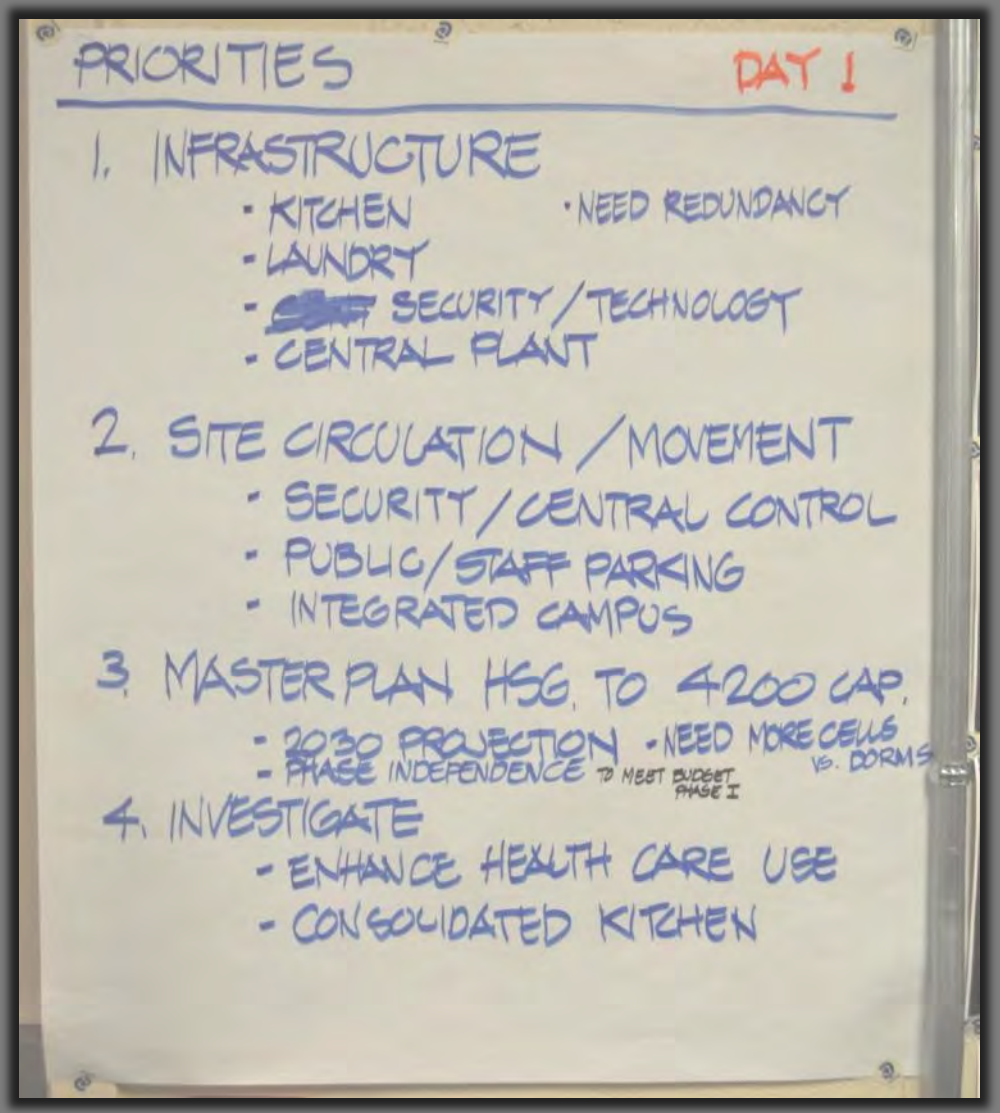
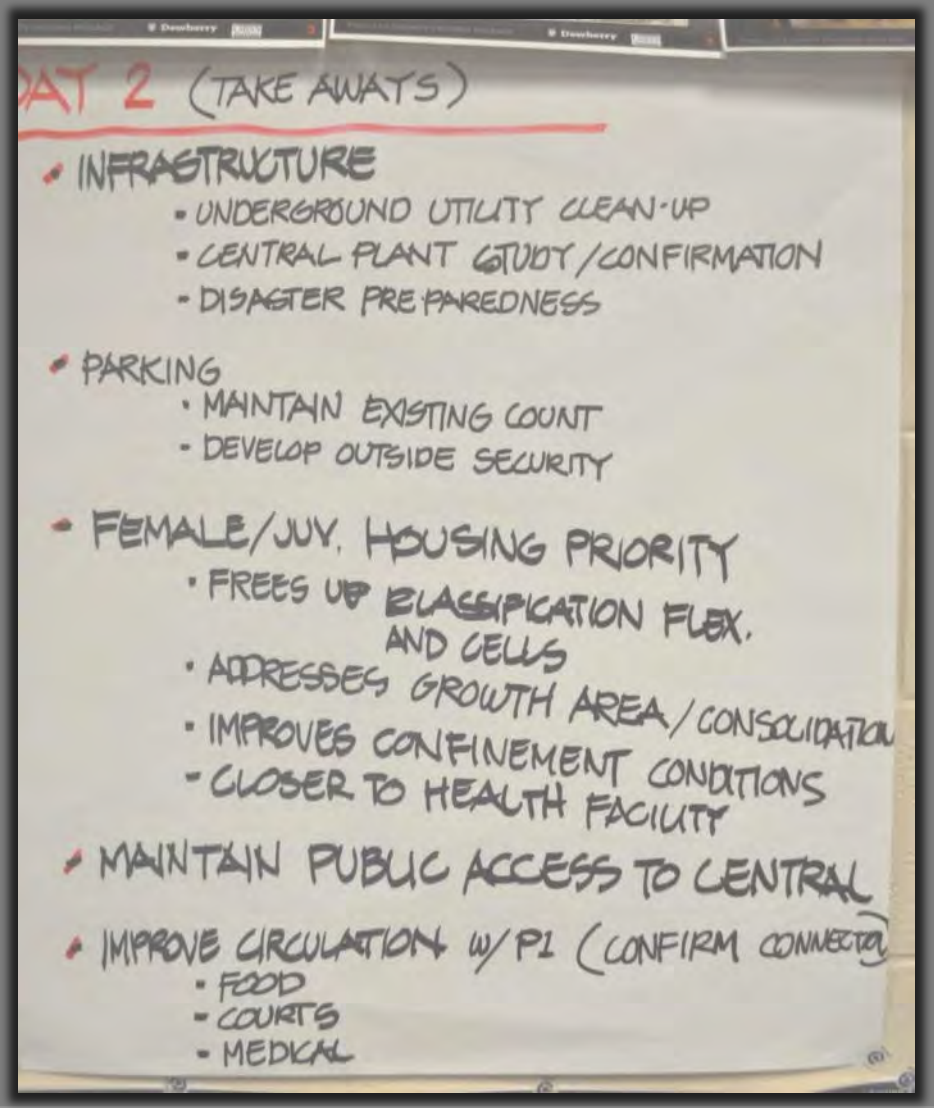
Campus Planning: Session 6
Concept Directives



Campus Planning: Session 6
Concept Directives



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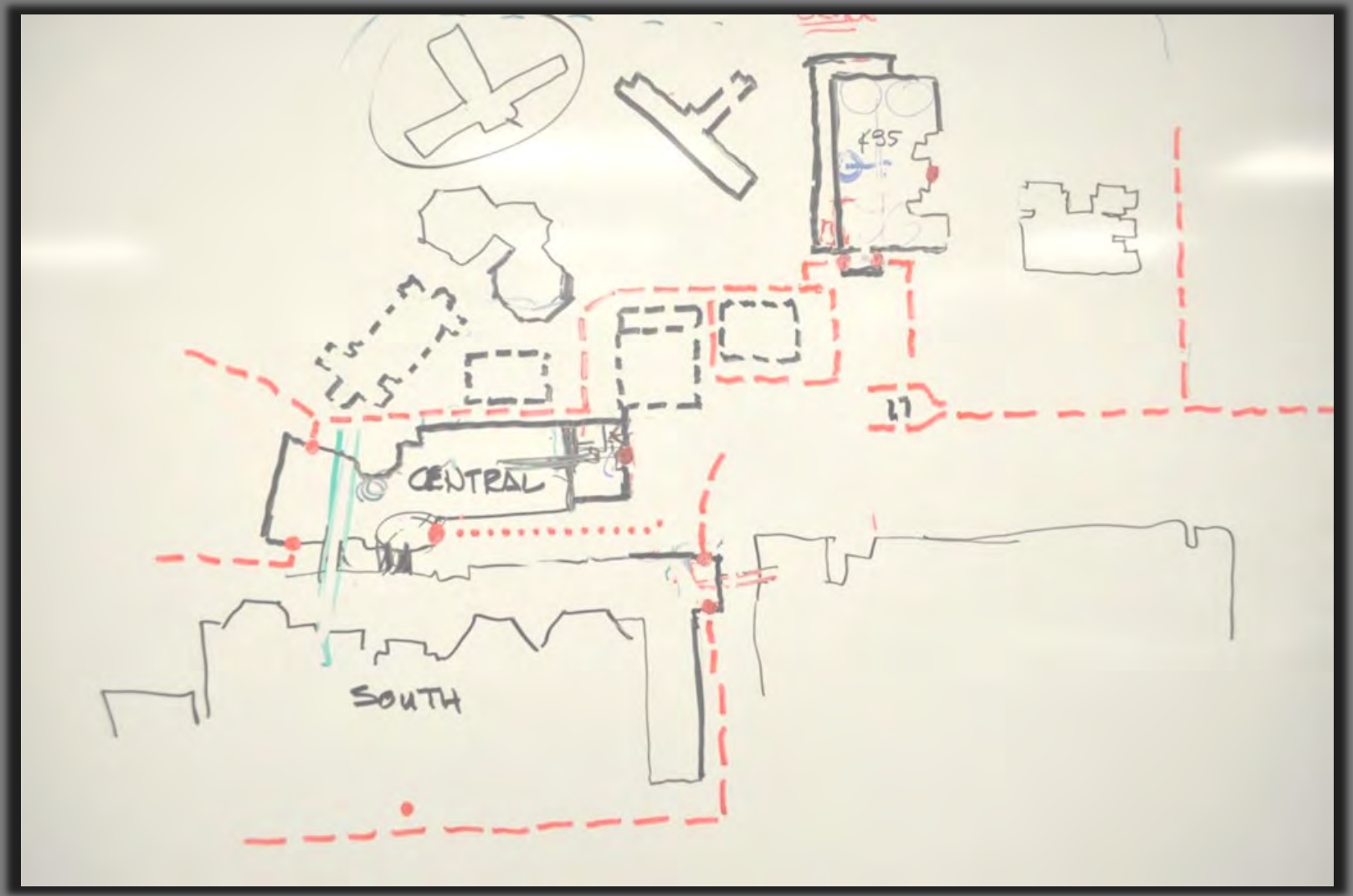
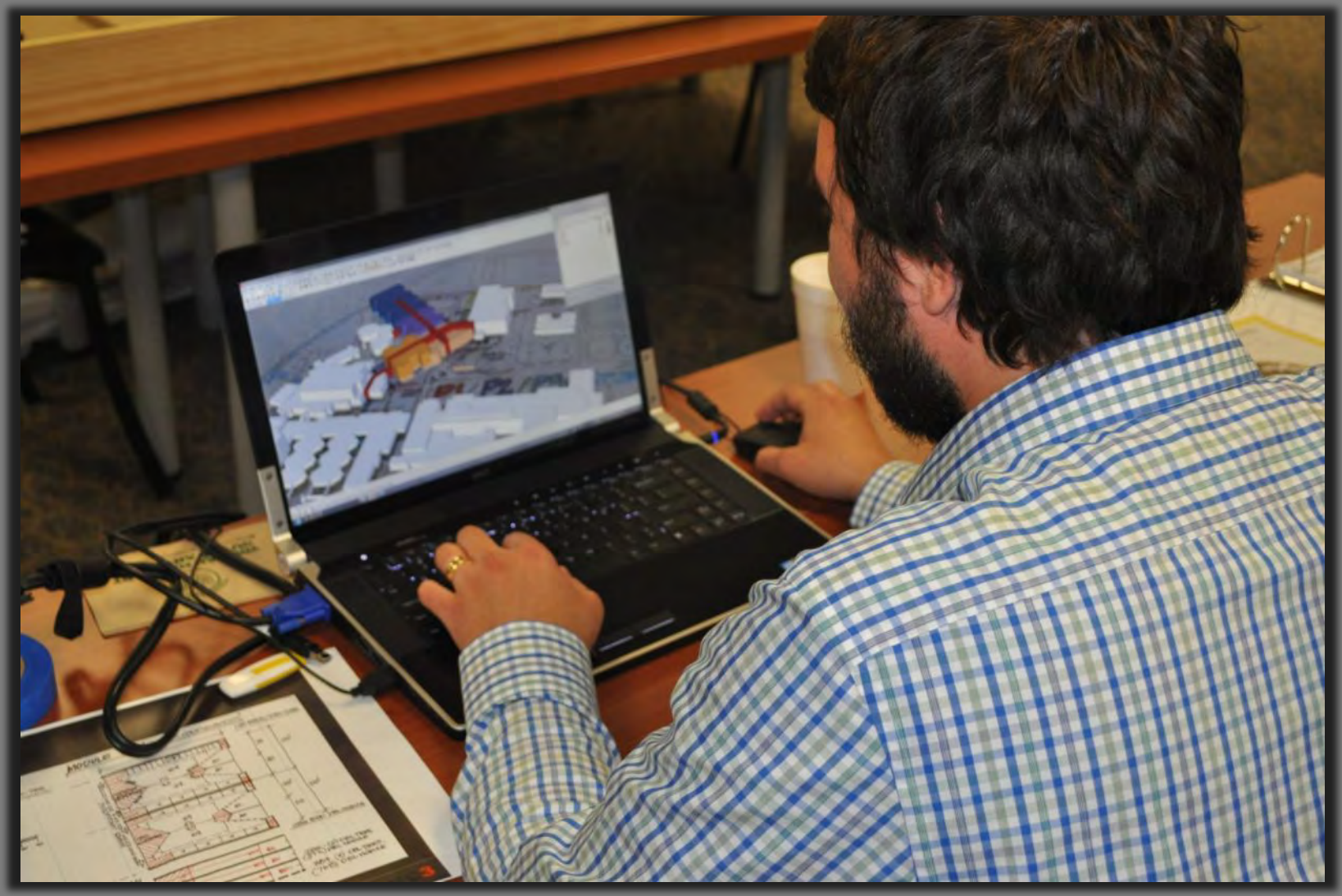
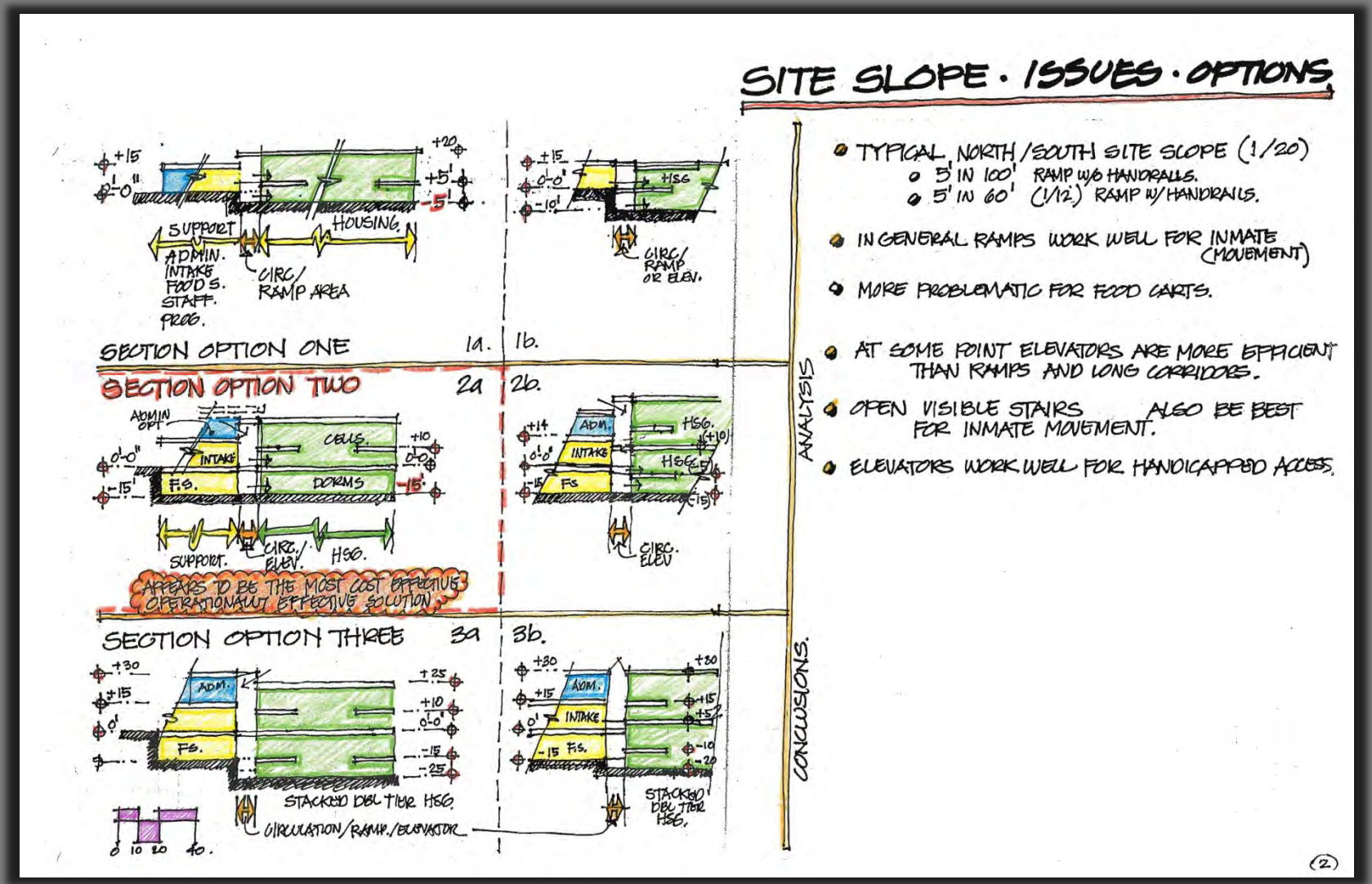
Campus Planning: Session 6
Concept Directives



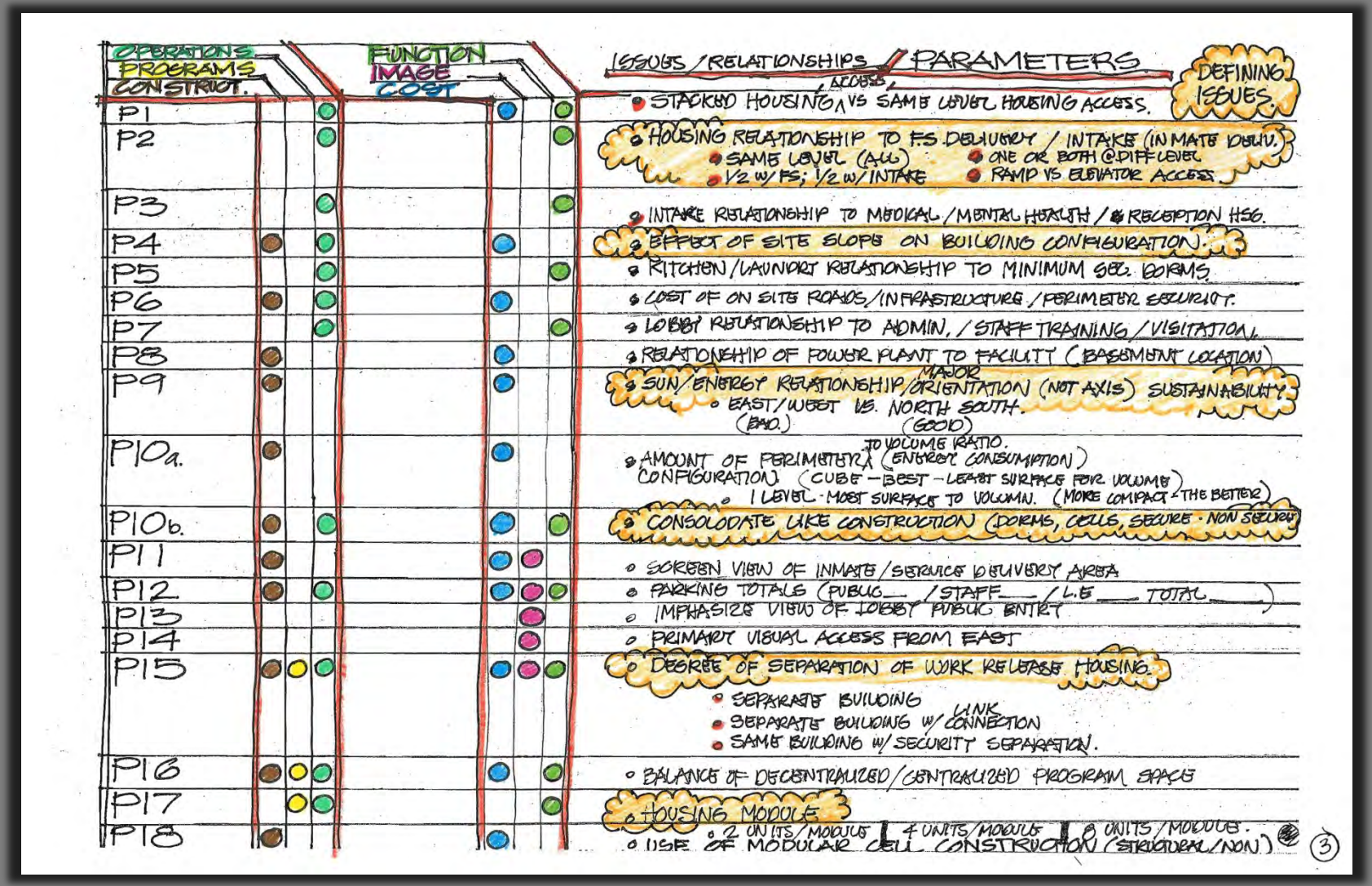
Campus Planning: Session 6
Concept Directives



Campus Planning: Session 6
Concept Directives



Campus Planning: Session 6
Concept Directives



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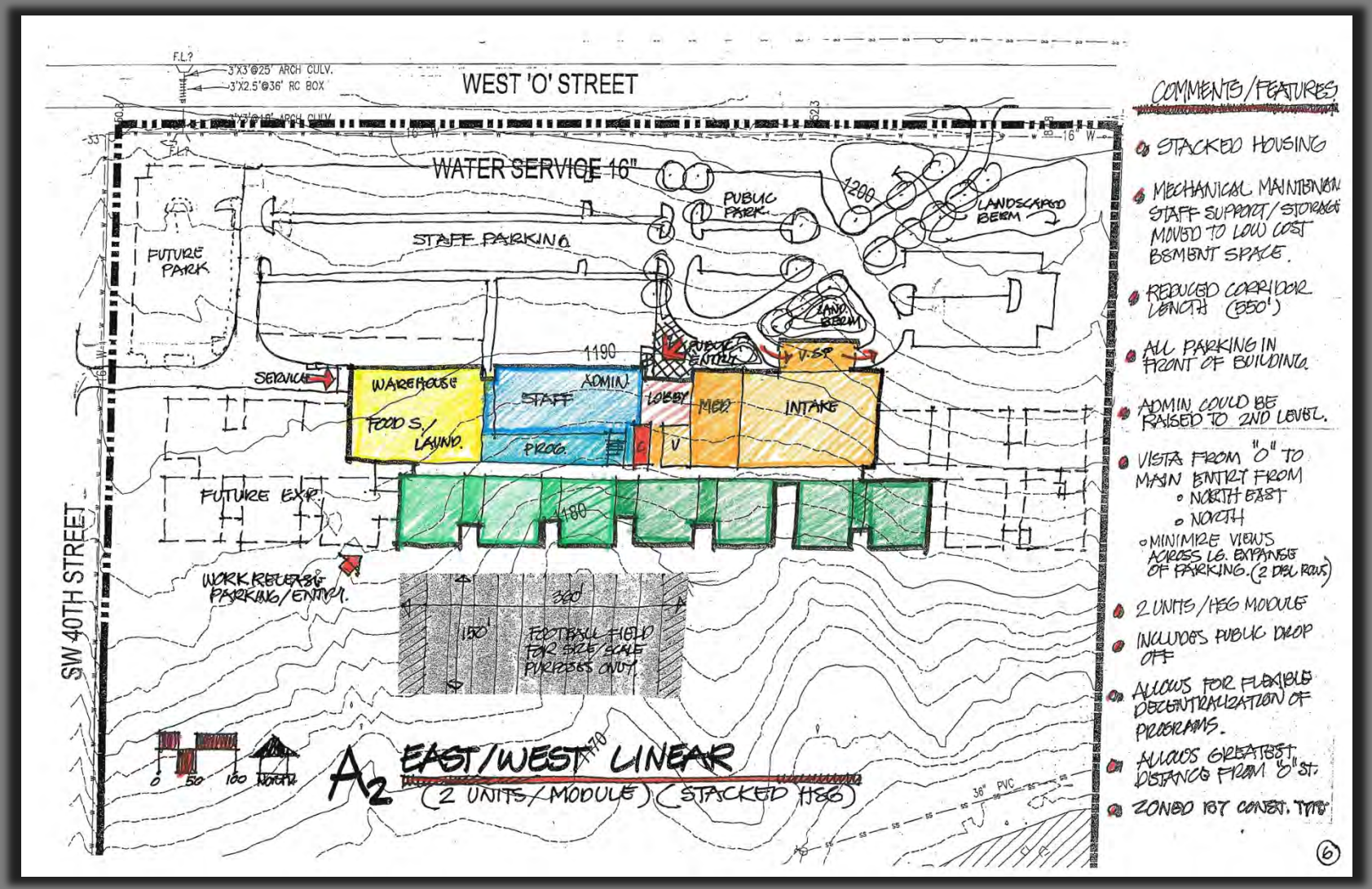
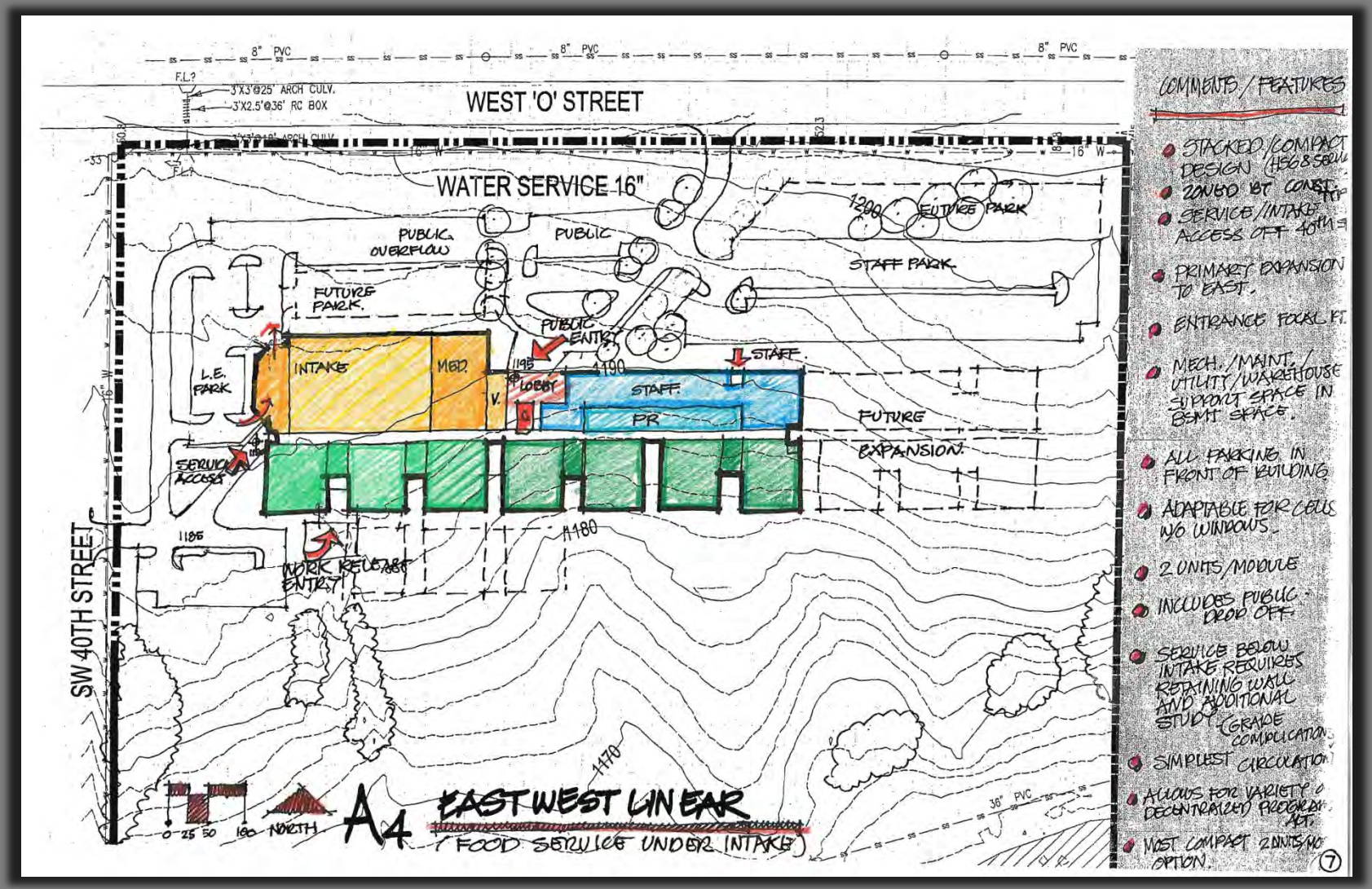
Campus Planning: Session 6
Concept Directives



Dewberry / CHINN PLANNING / ARC3 architecture

Campus Planning: Session 6
Concept Directives



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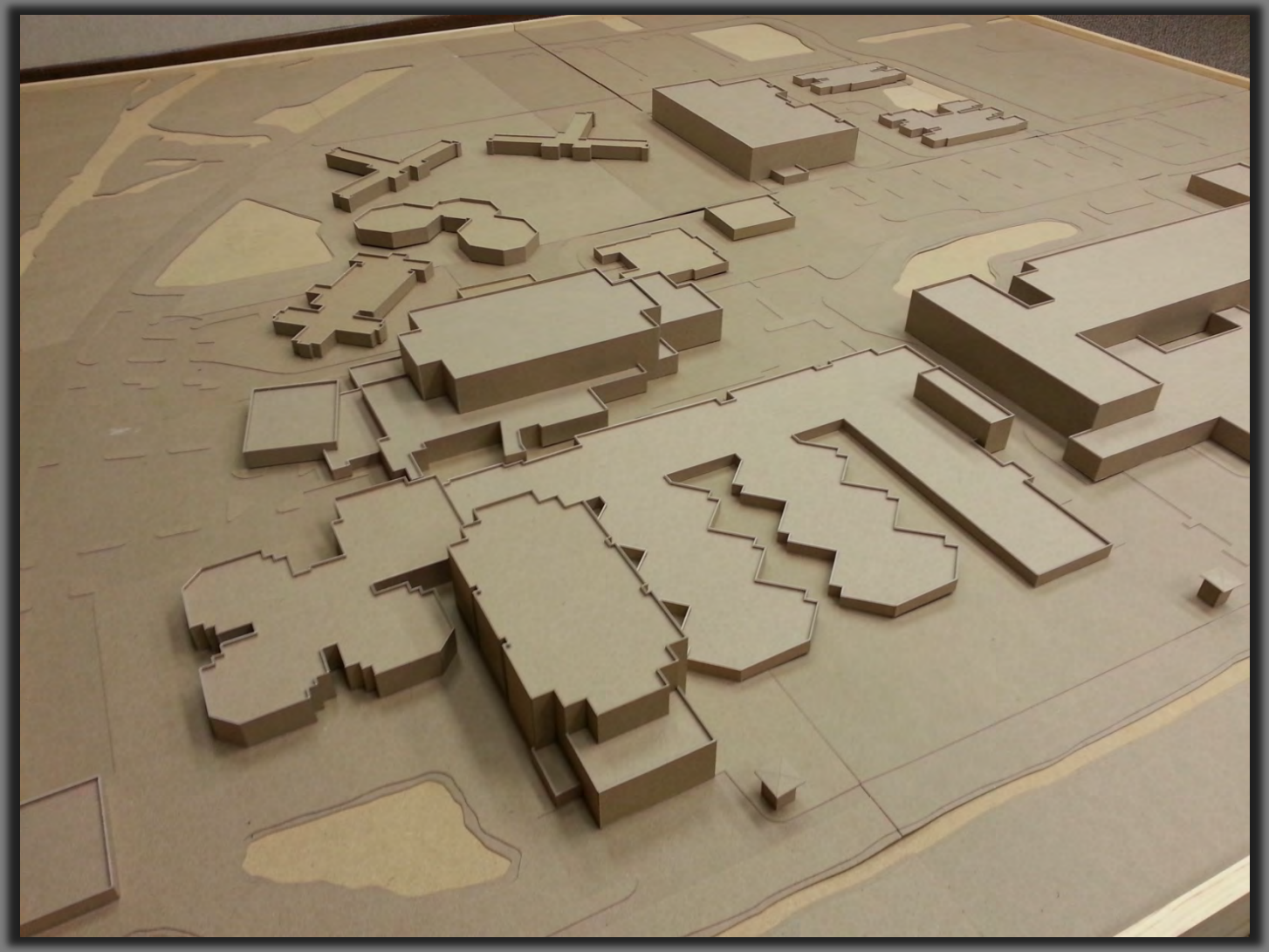
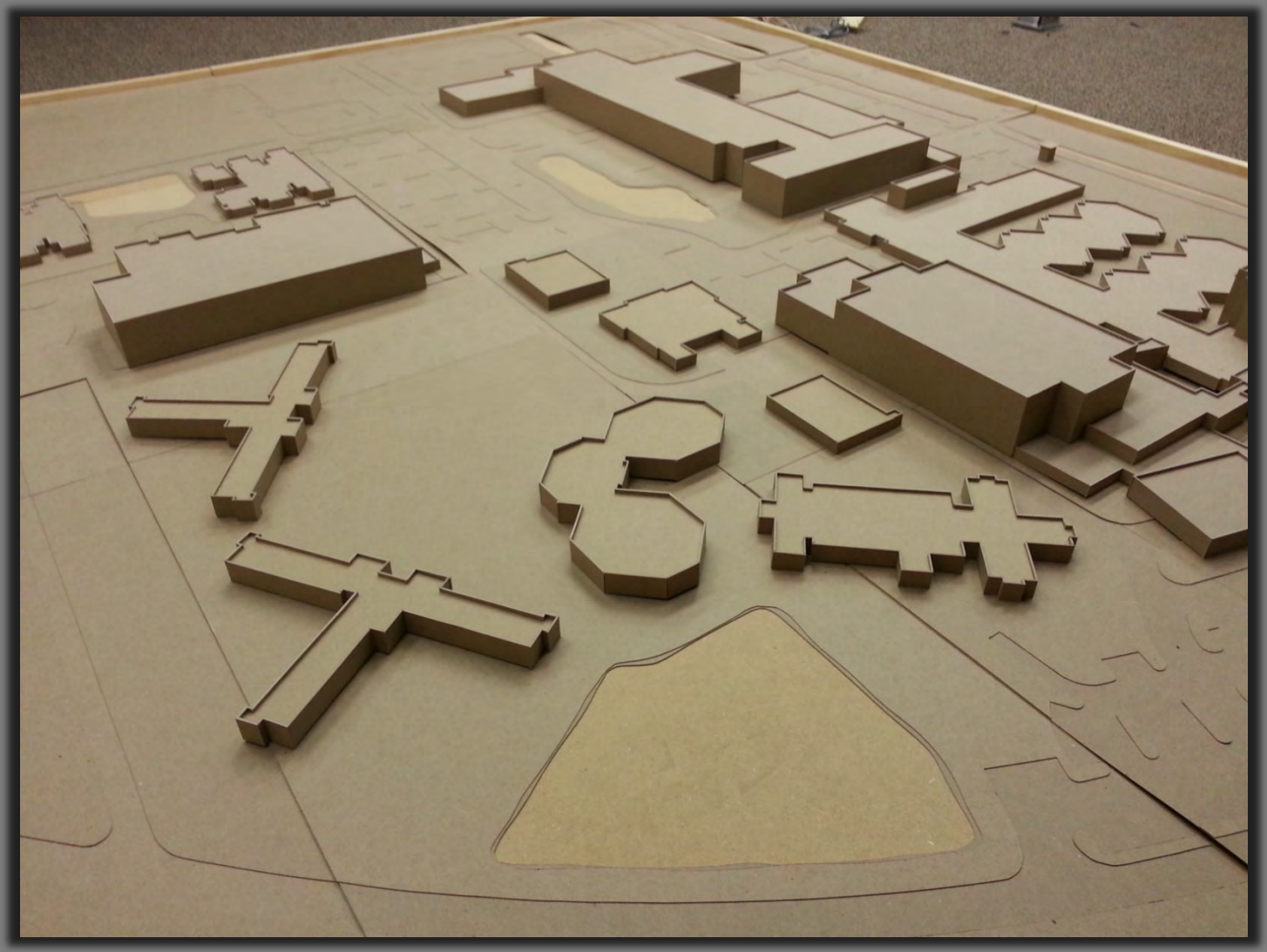
Campus Planning: Session 6
Concept Directives



Campus Planning: Session 6
Concept Directives



Campus Planning: Session 6
Concept Directives

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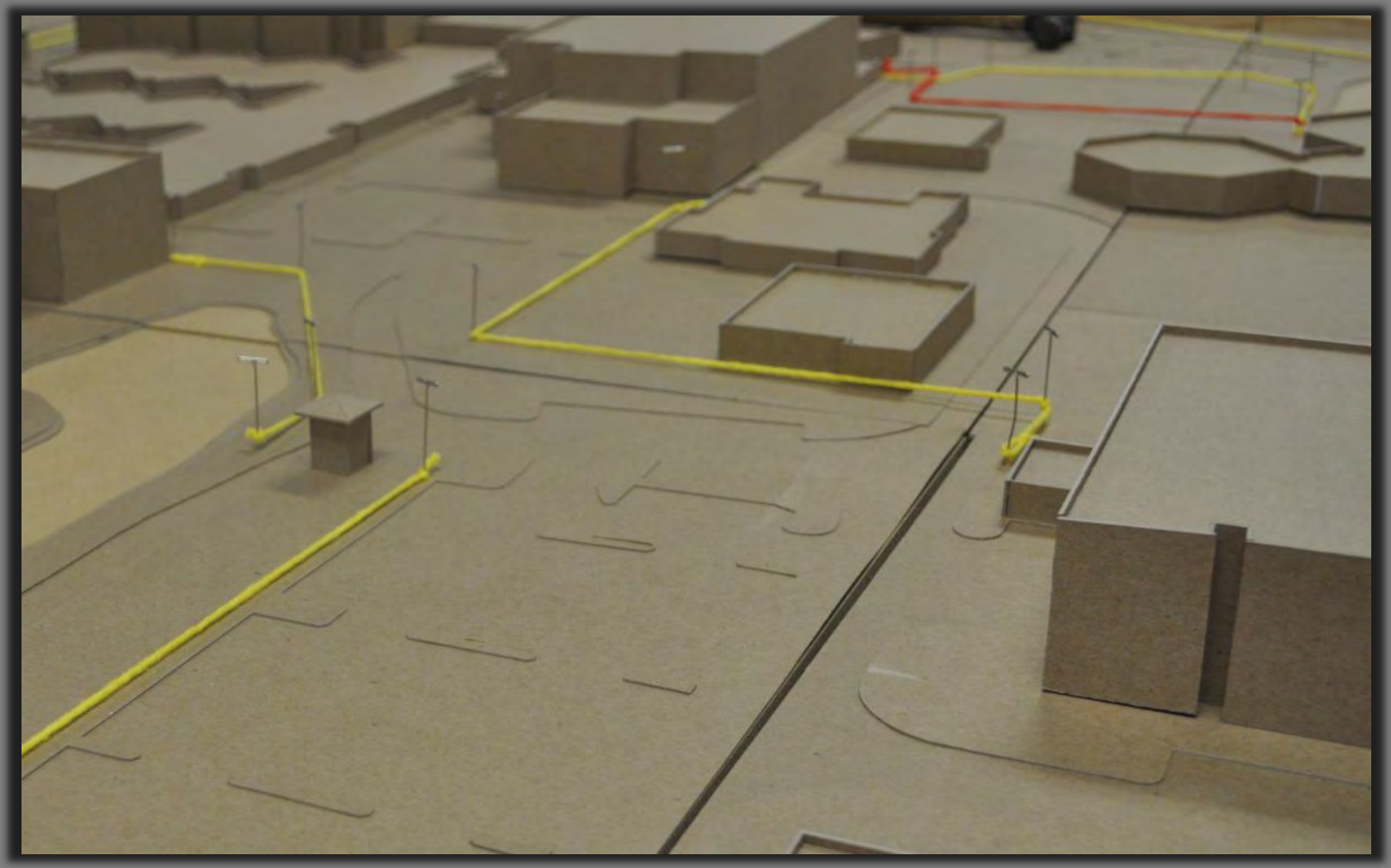
Concept Directives



Campus Planning: Session 6
Concept Directives

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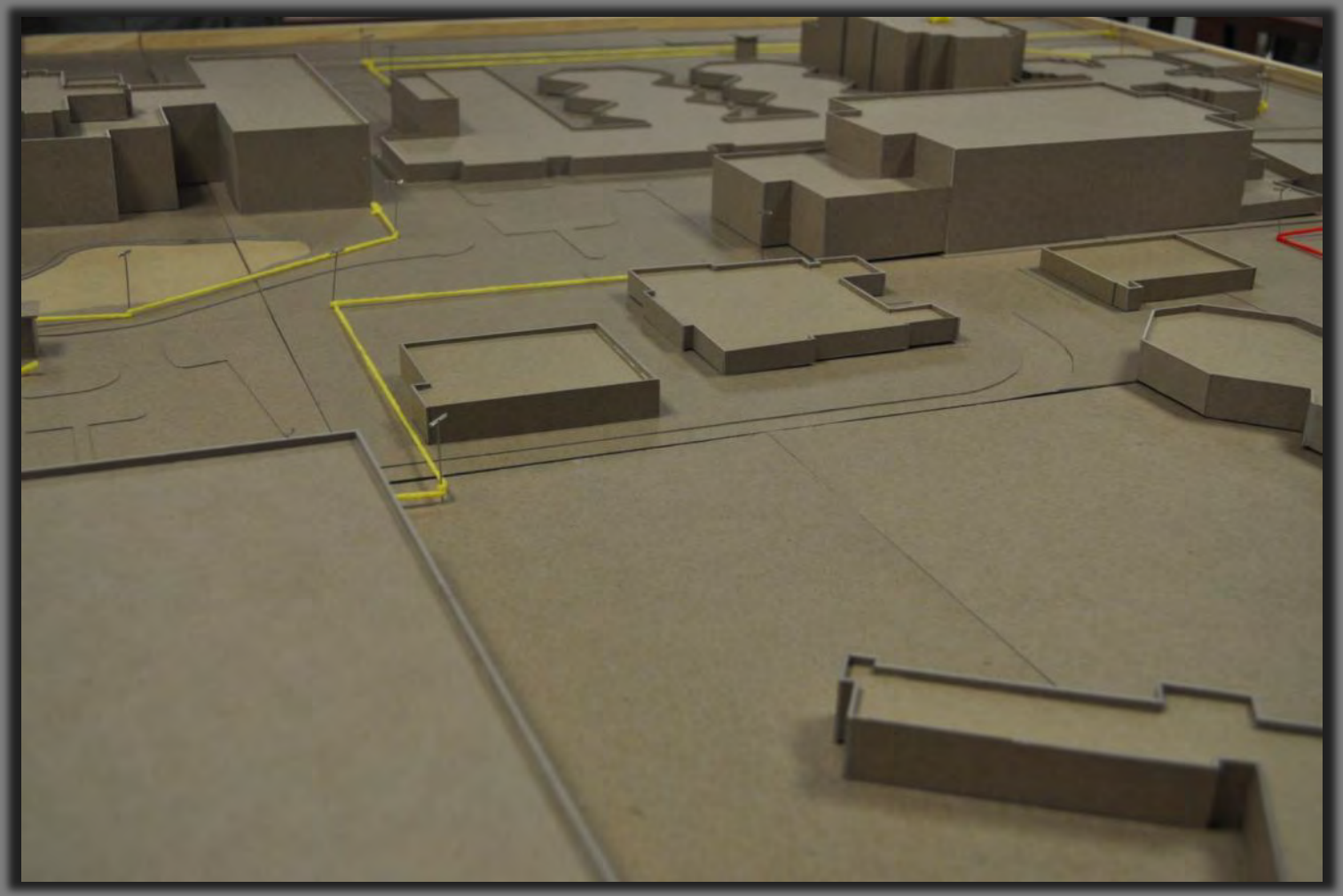
Concept Directives



Campus Planning: Session 6
Concept Directives

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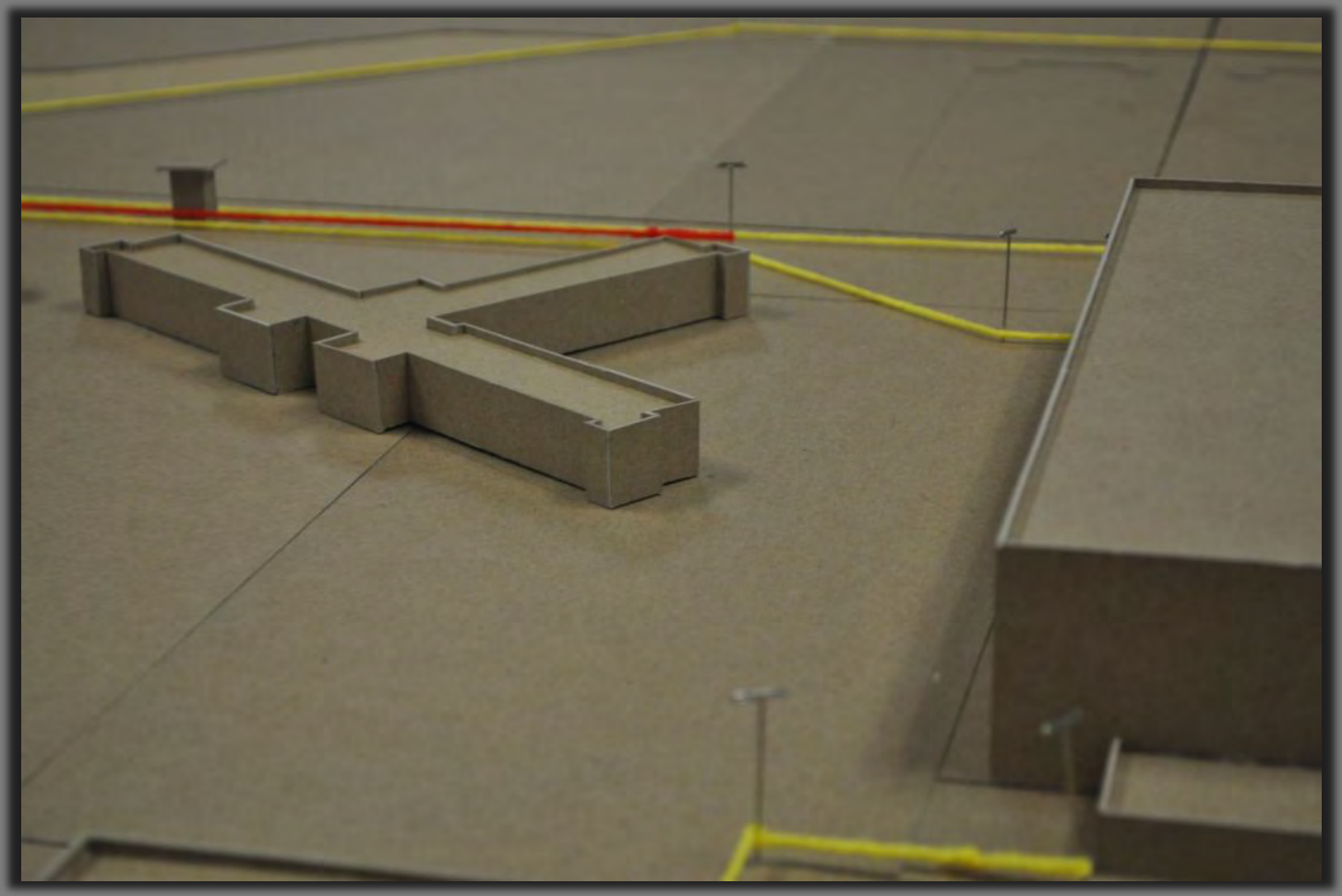
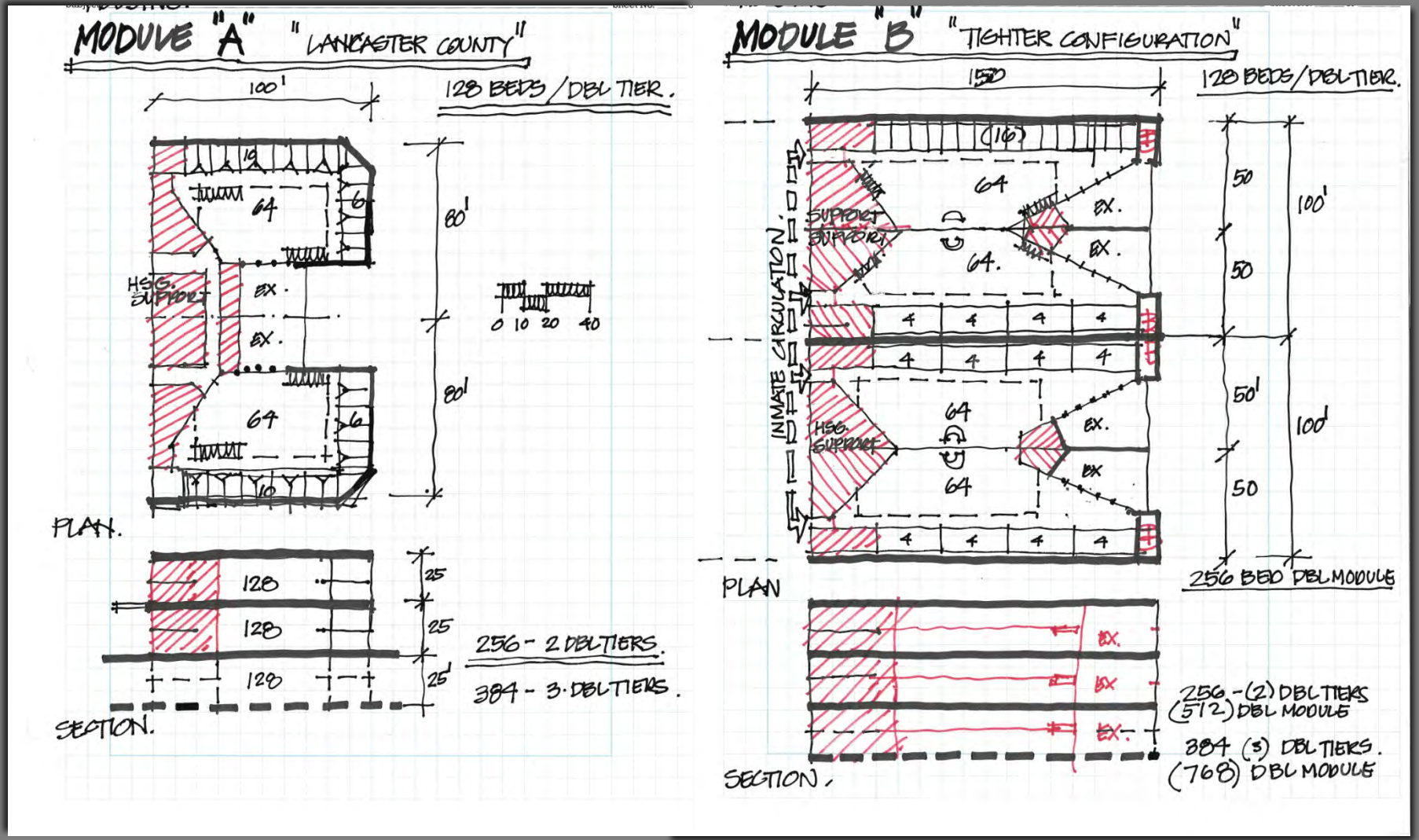
Concept Directives



Campus Planning: Session 6
Concept Directives



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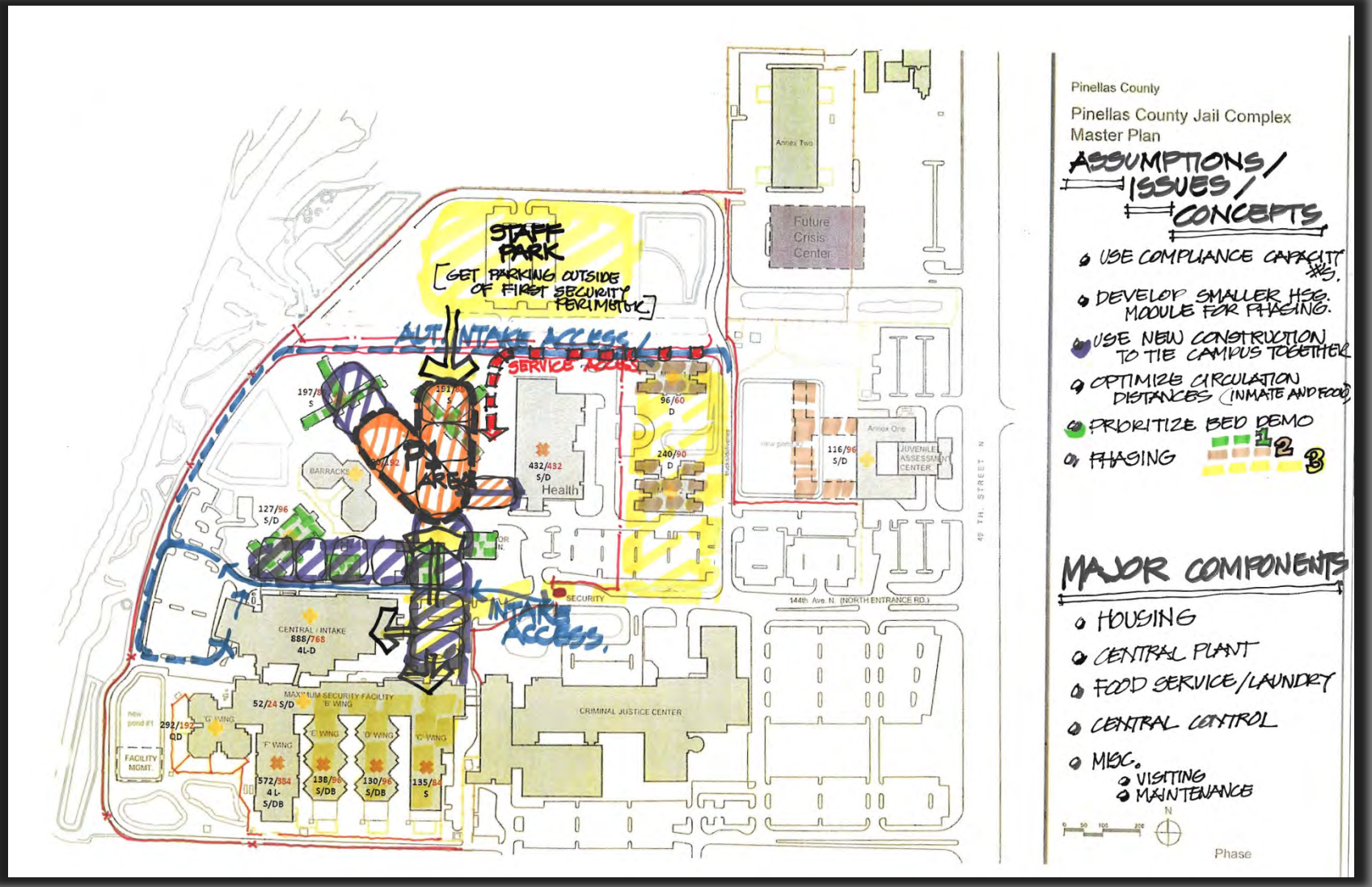
Campus Planning: Session 6
Concept Directives



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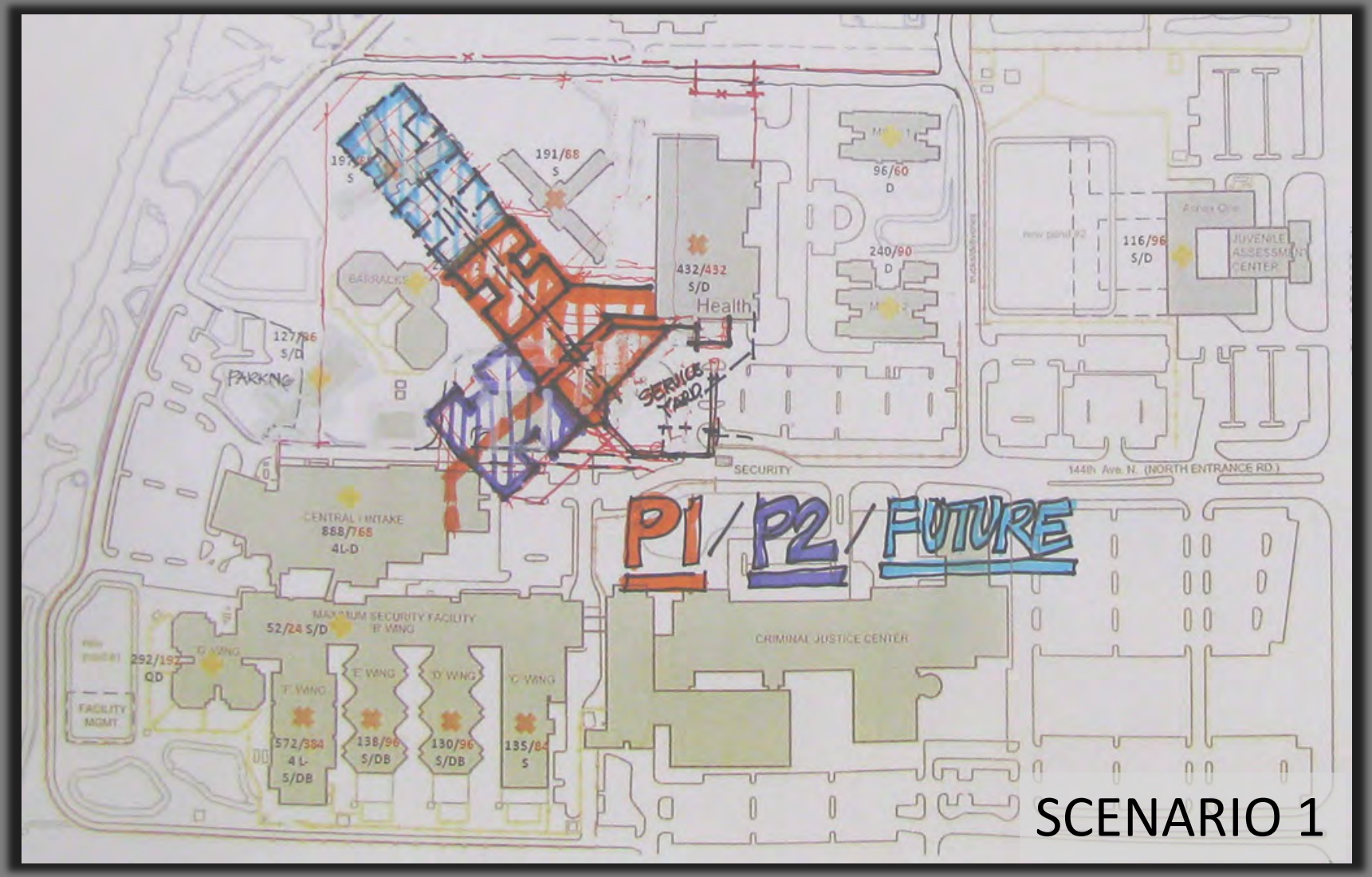
Campus Planning: Session 6
Conceptual Diagram



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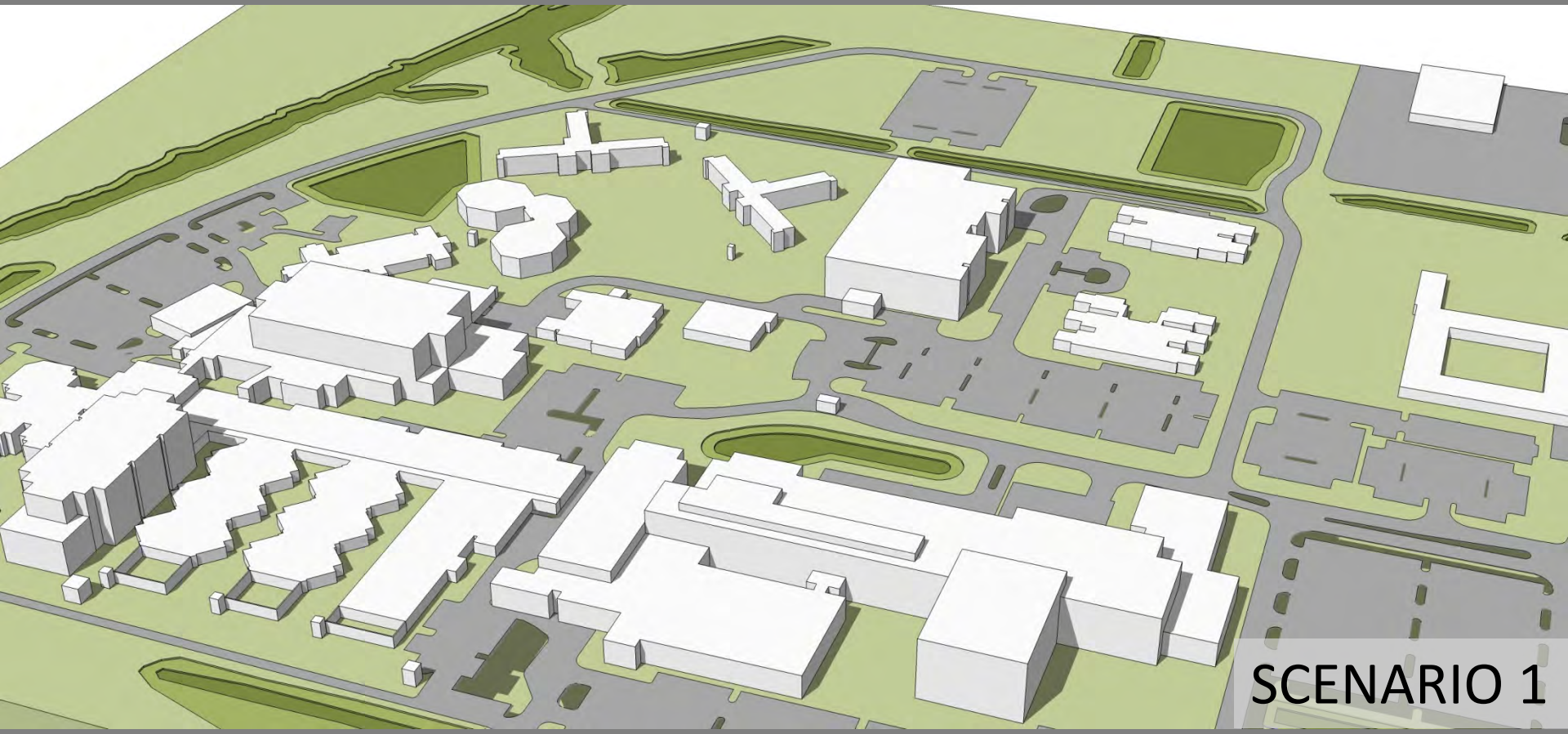
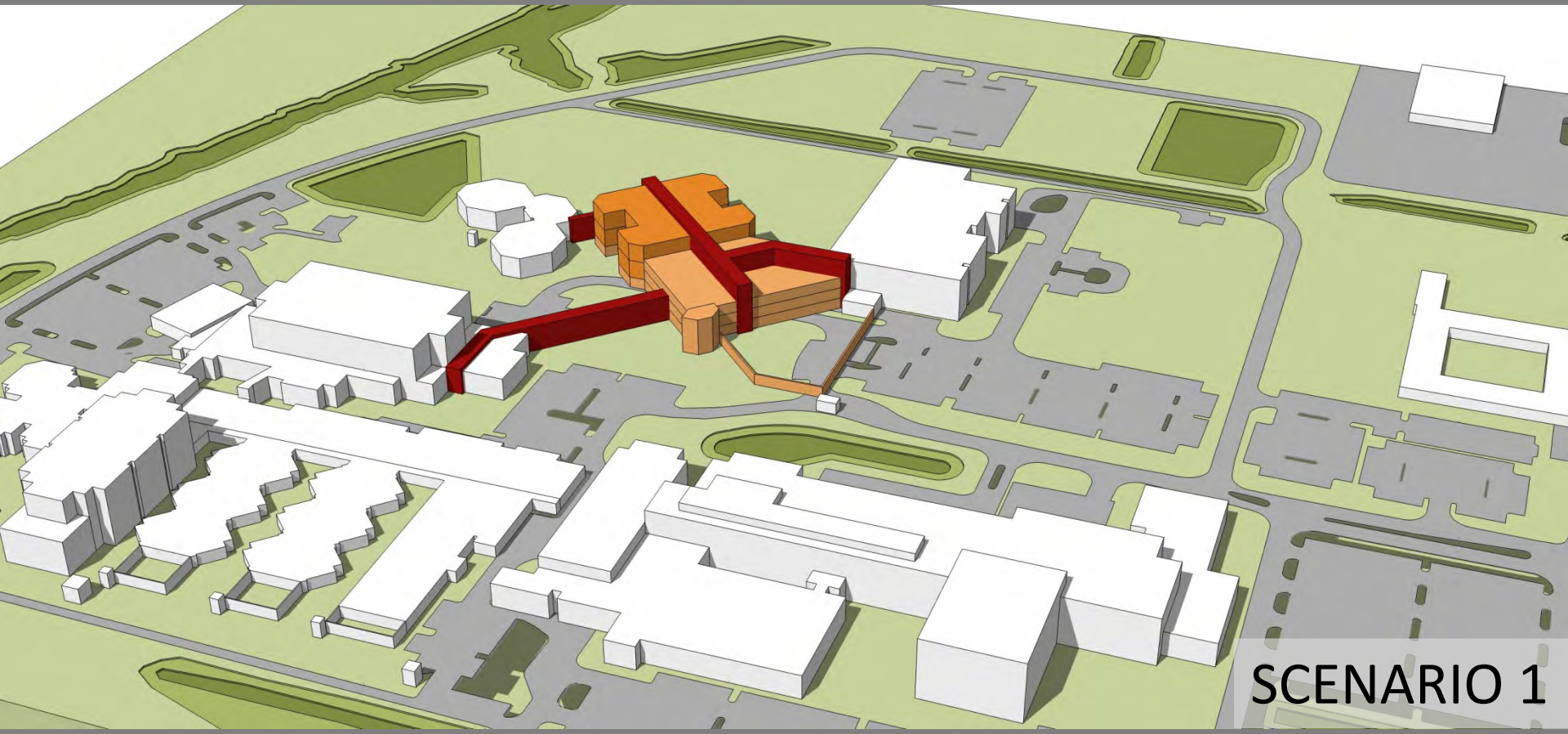
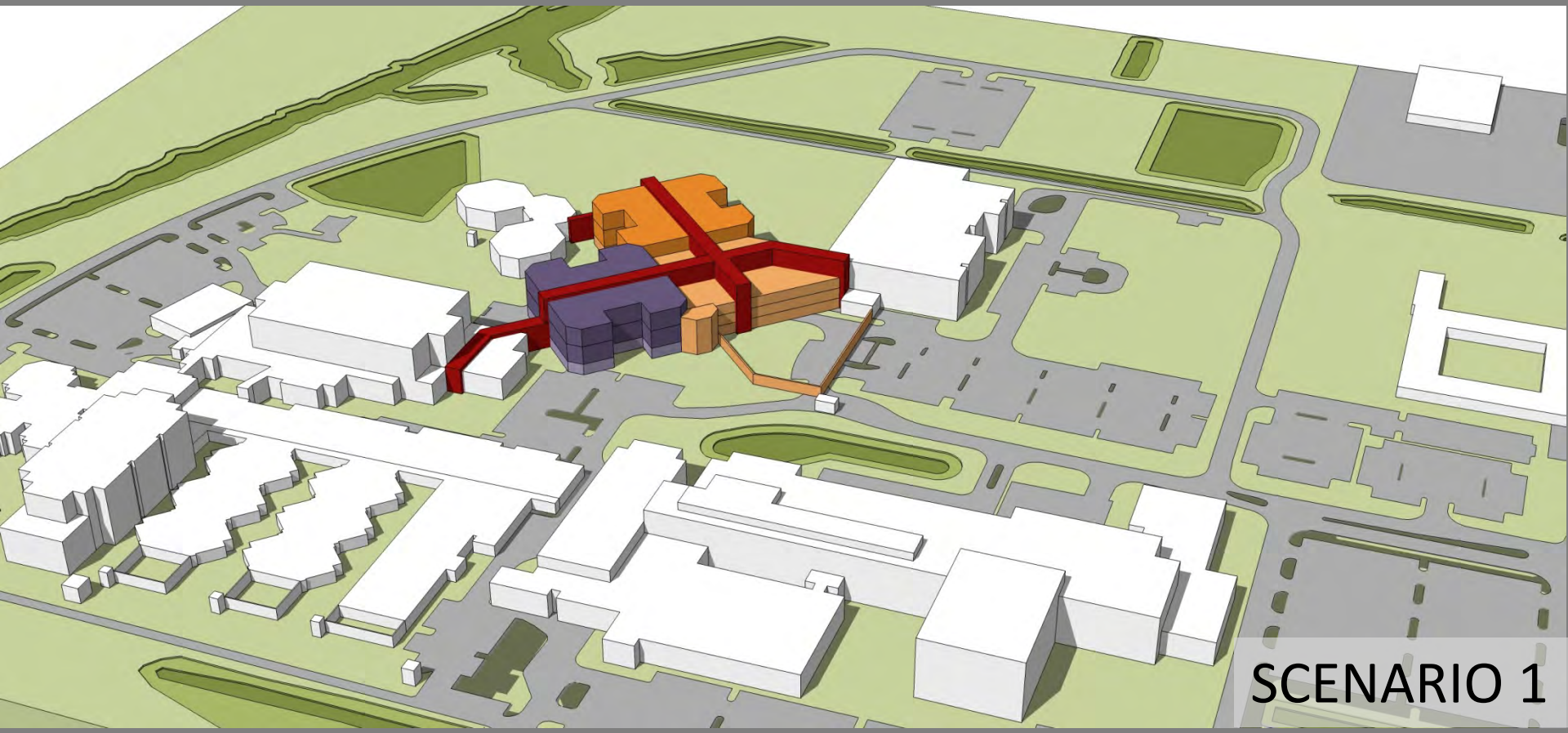
Campus Planning: Session 6
Conceptual Model (Existing)



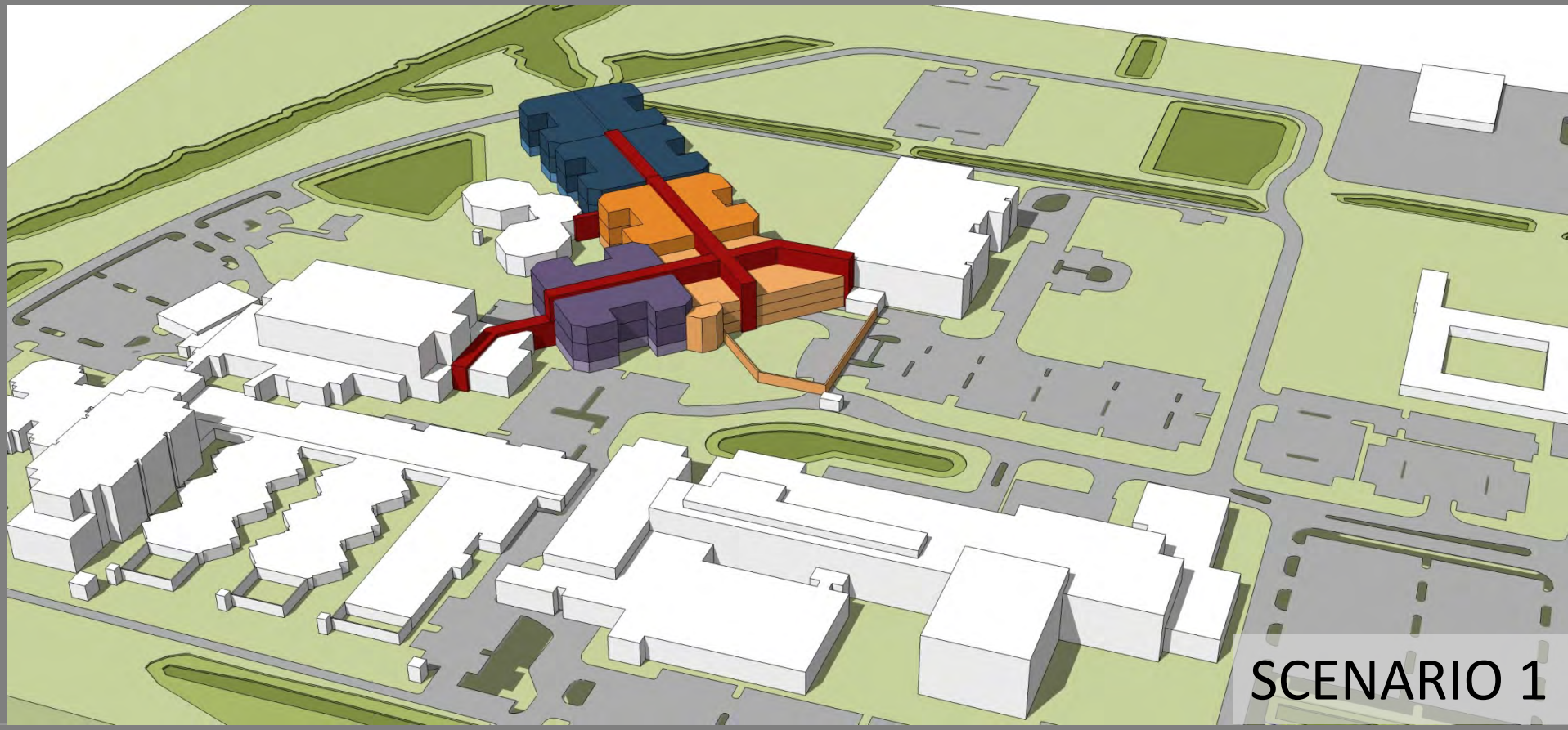
Campus Planning: Session 6
Conceptual Model (Phase 1A and 1B)



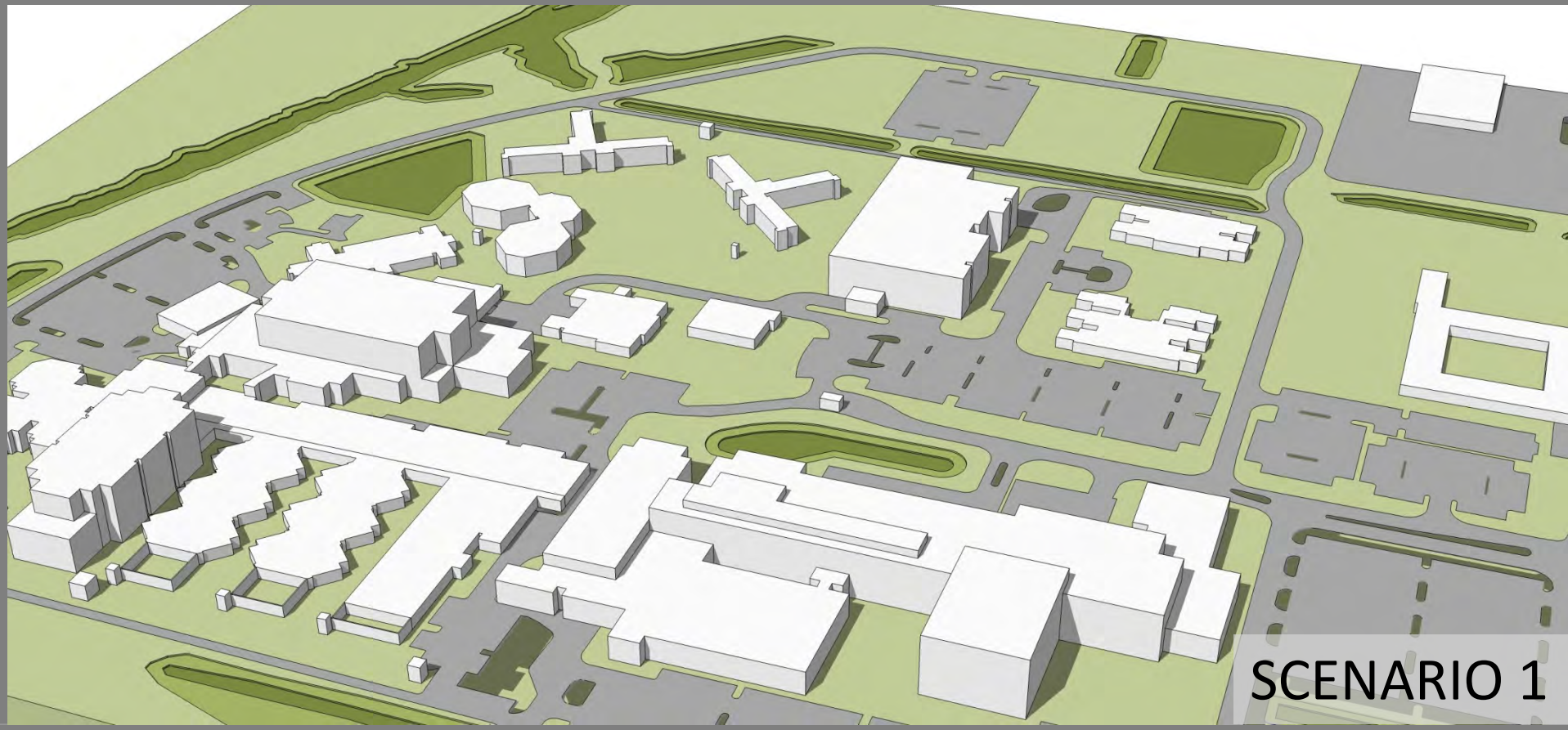
Campus Planning: Session 6
Conceptual Model (Phase 2)



Campus Planning: Session 6
Conceptual Model (Phase 3)

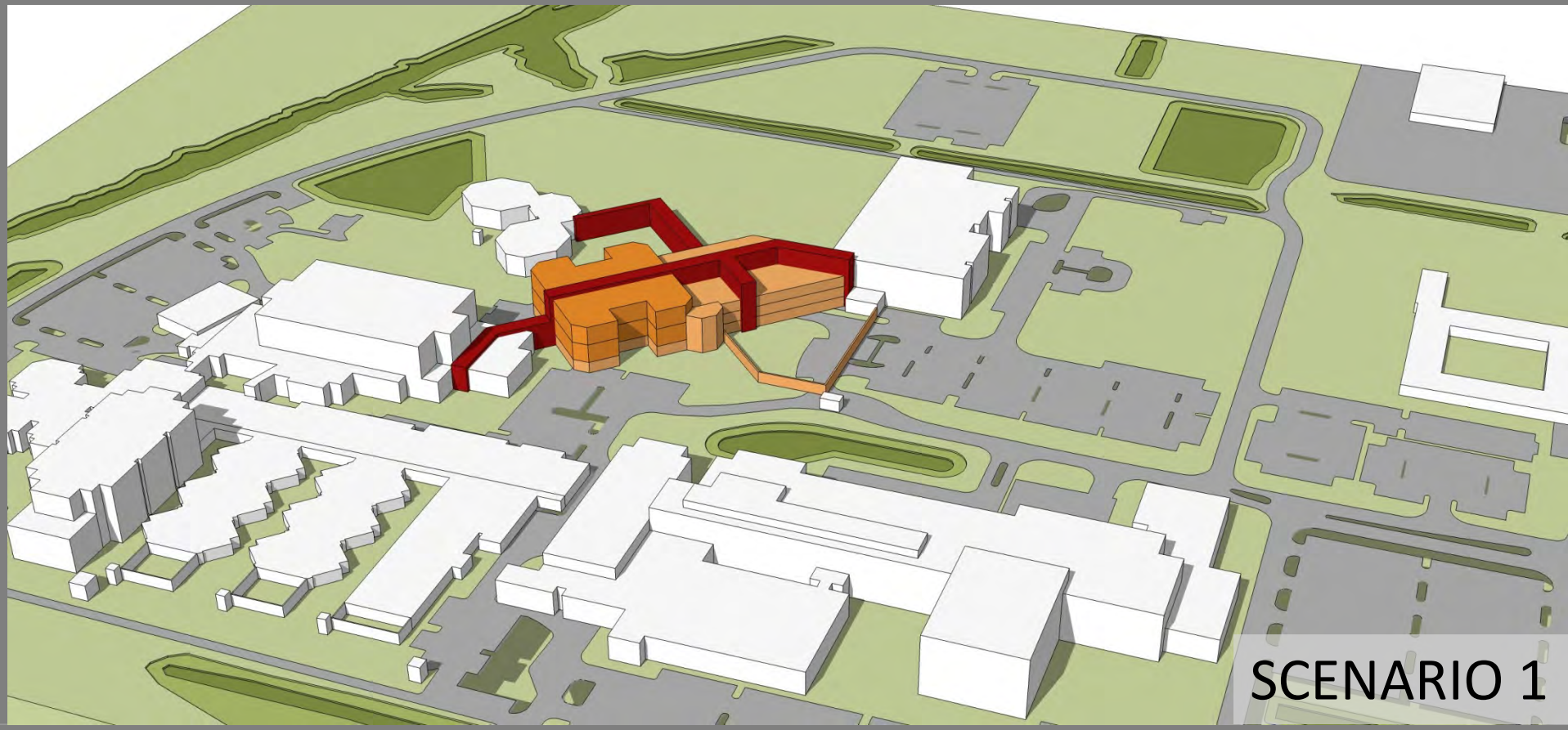


Campus Planning: Session 6
Conceptual Model (Existing)



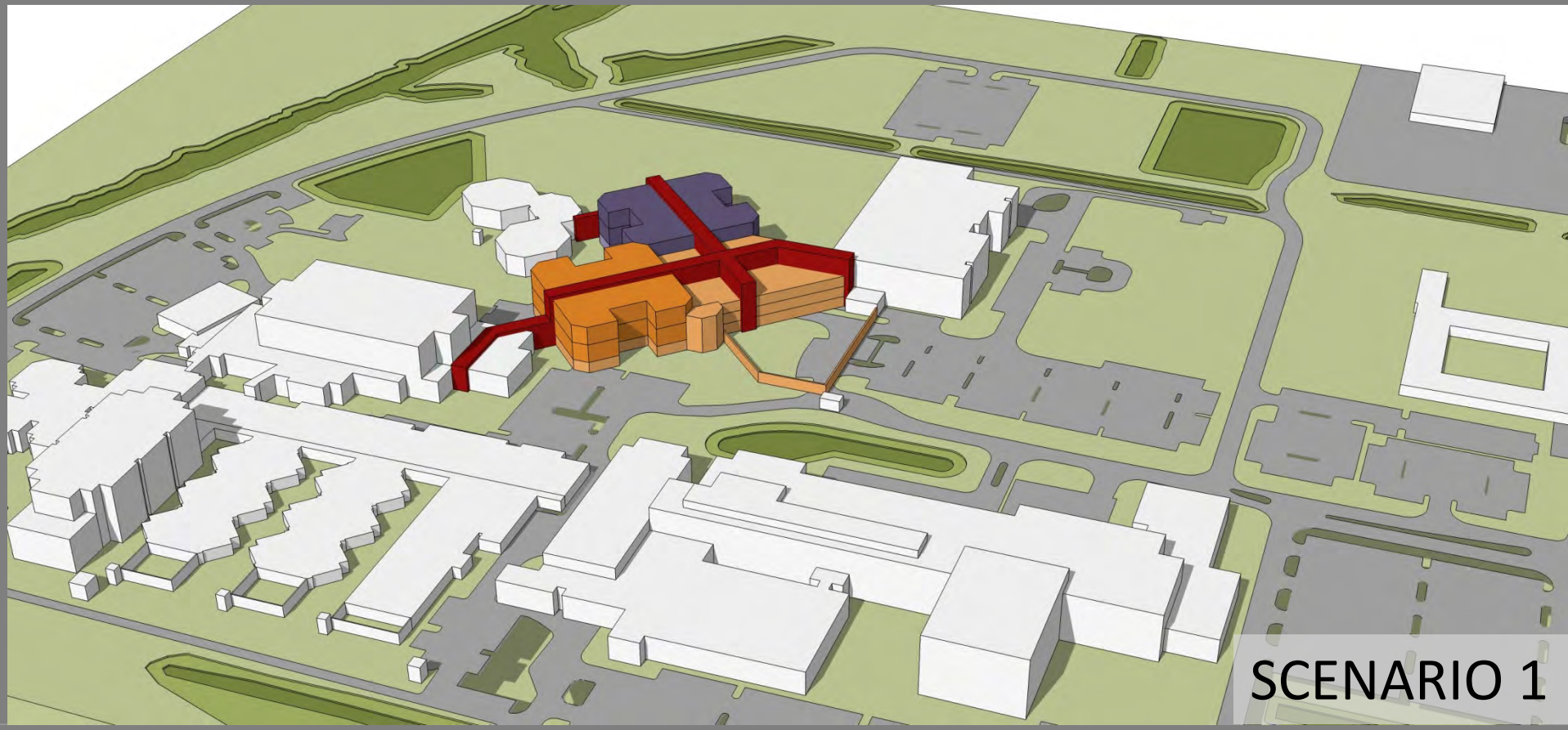
Campus Planning: Session 6

Conceptual Model (Alternate Phase 1A and 1B)



Campus Planning: Session 6

Conceptual Model (Alternate Phase 2)



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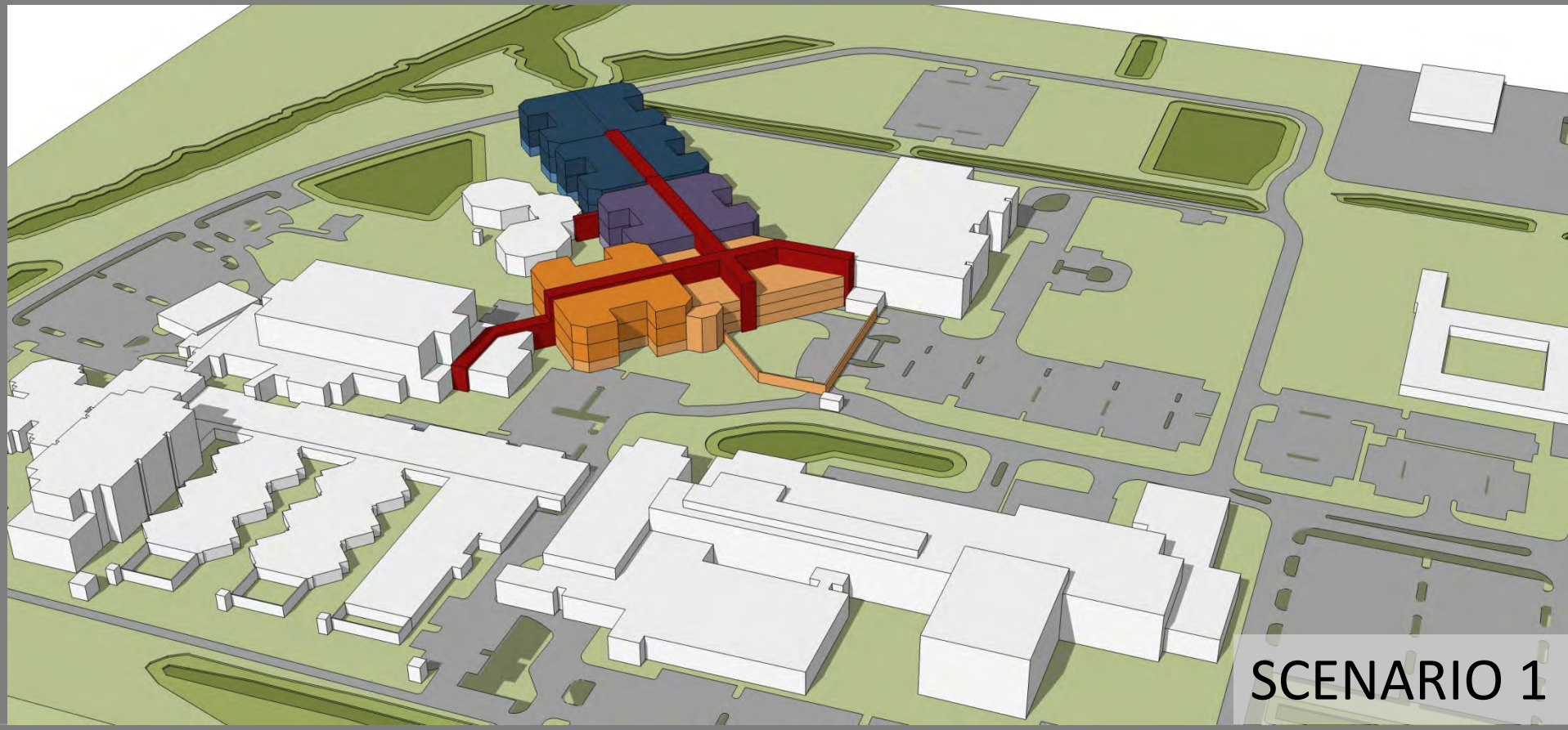
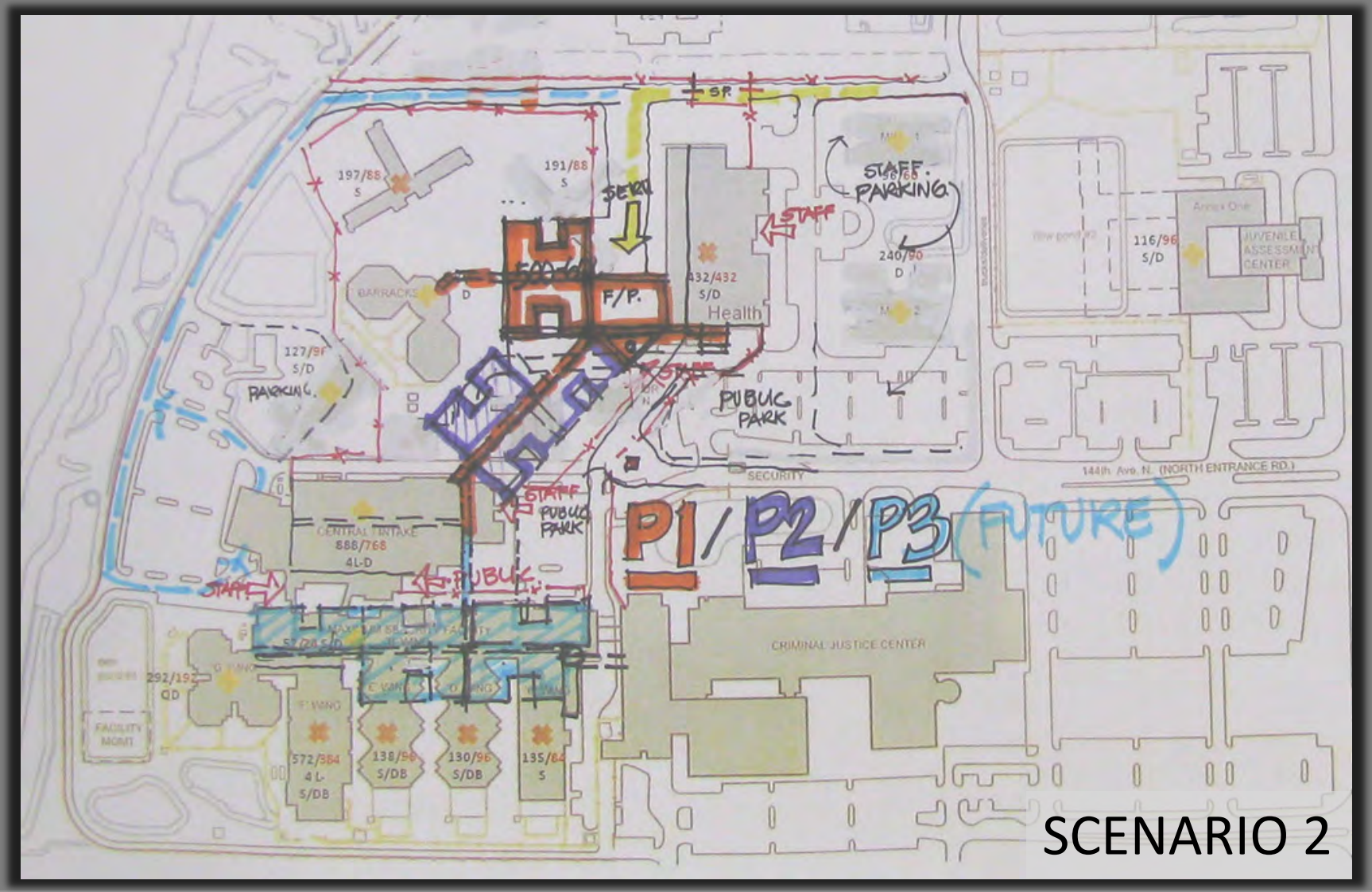
Campus Planning: Session 6
Conceptual Model (Alternate Phase 3)



Campus Planning: Session 6
Conceptual Diagram



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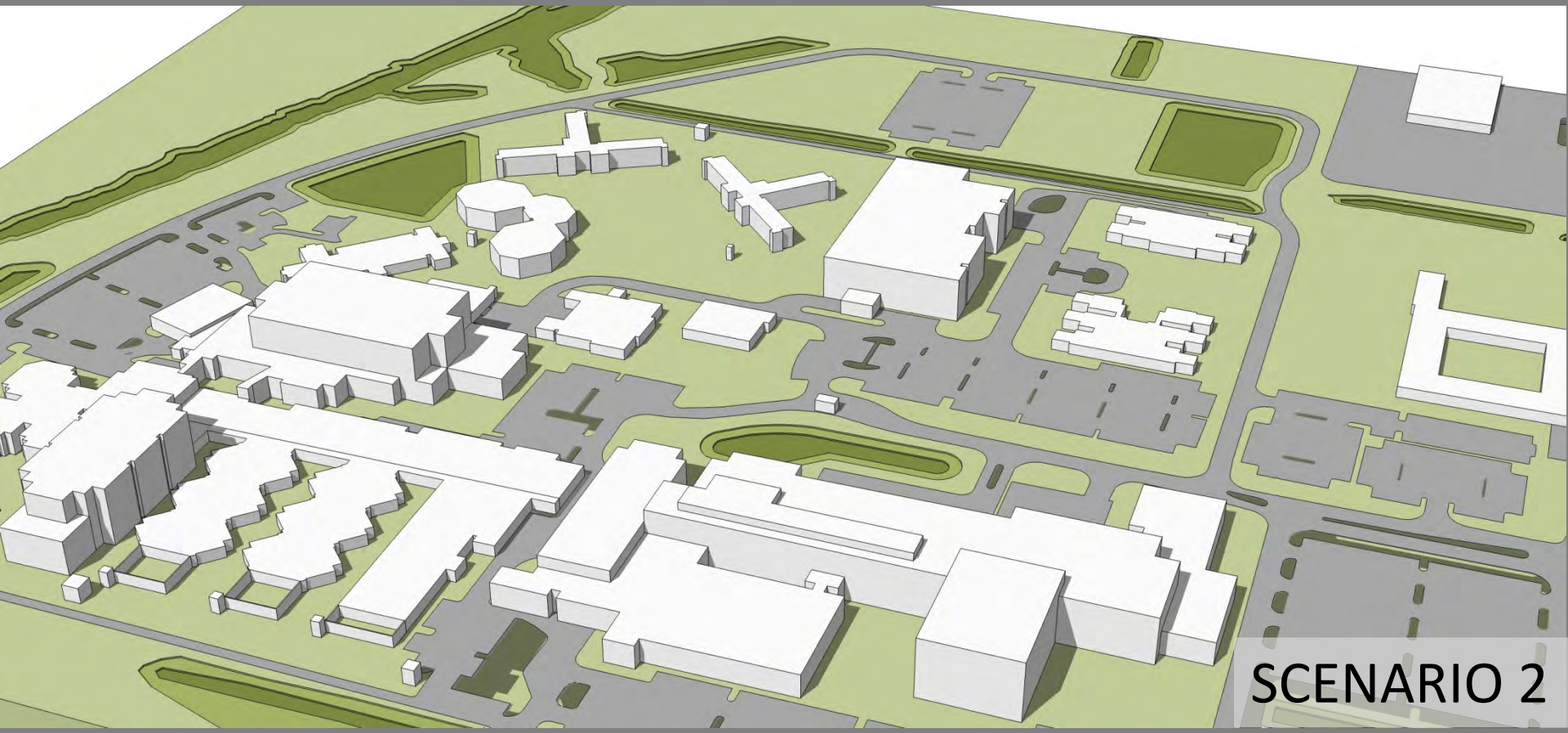
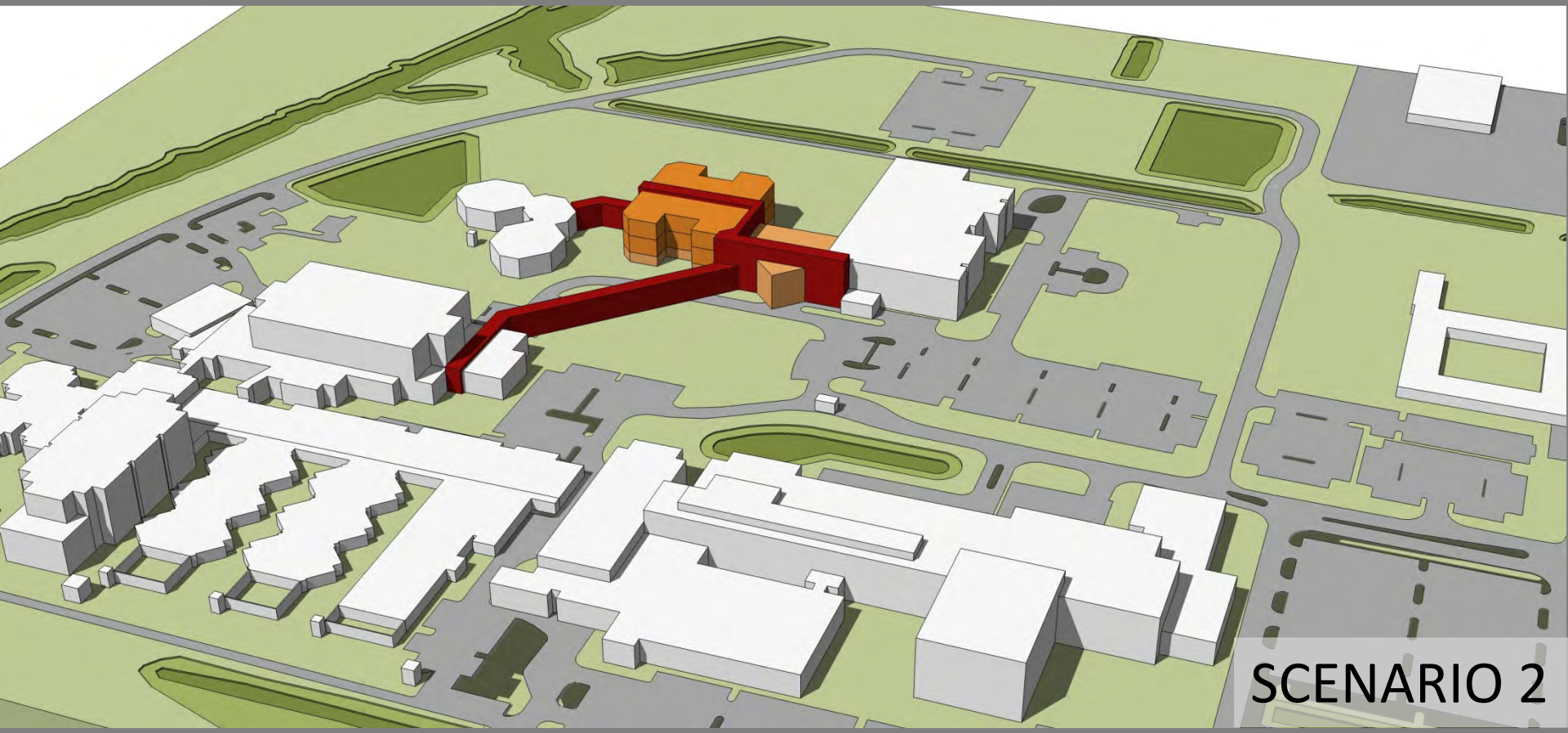
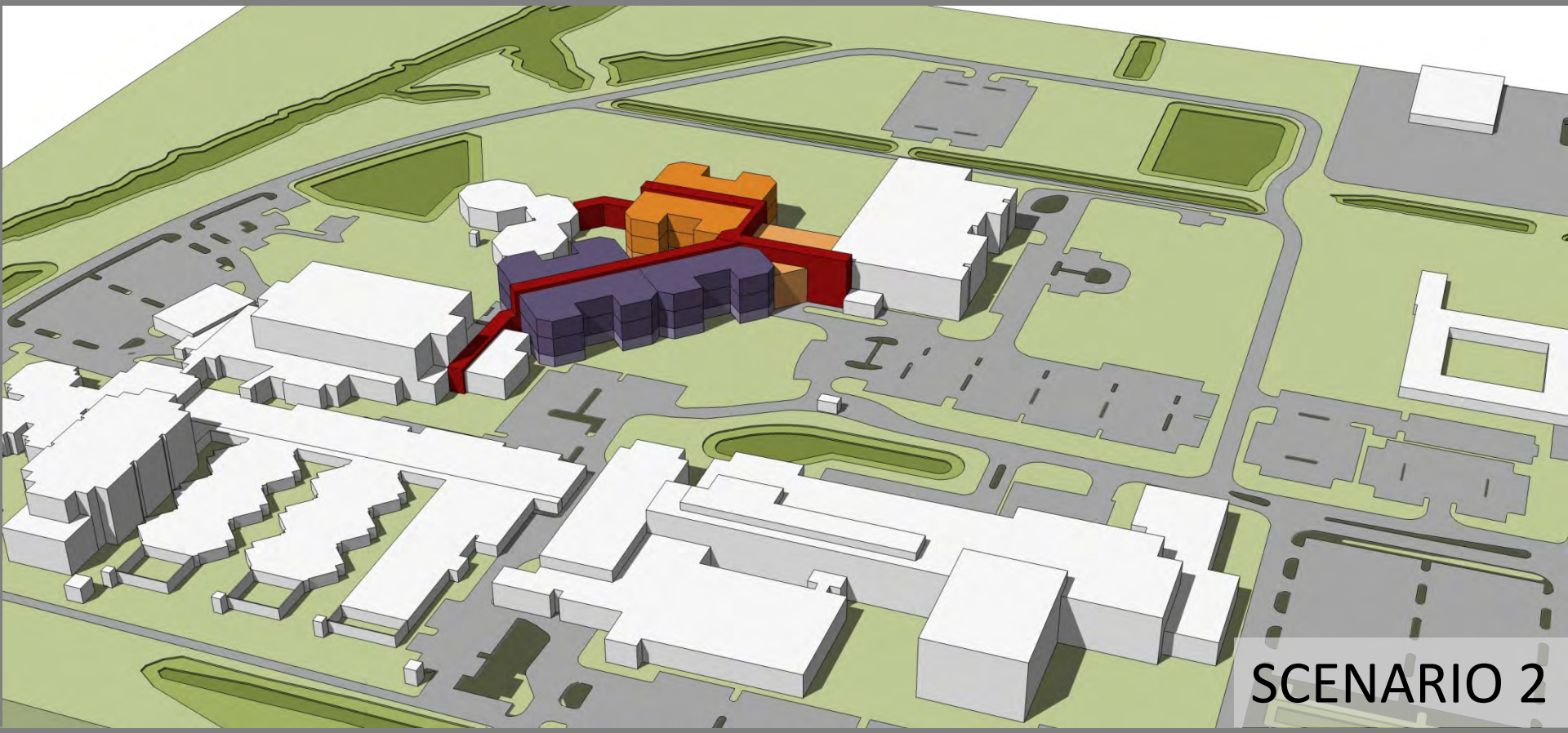
Campus Planning: Session 6
Conceptual Model (Existing)



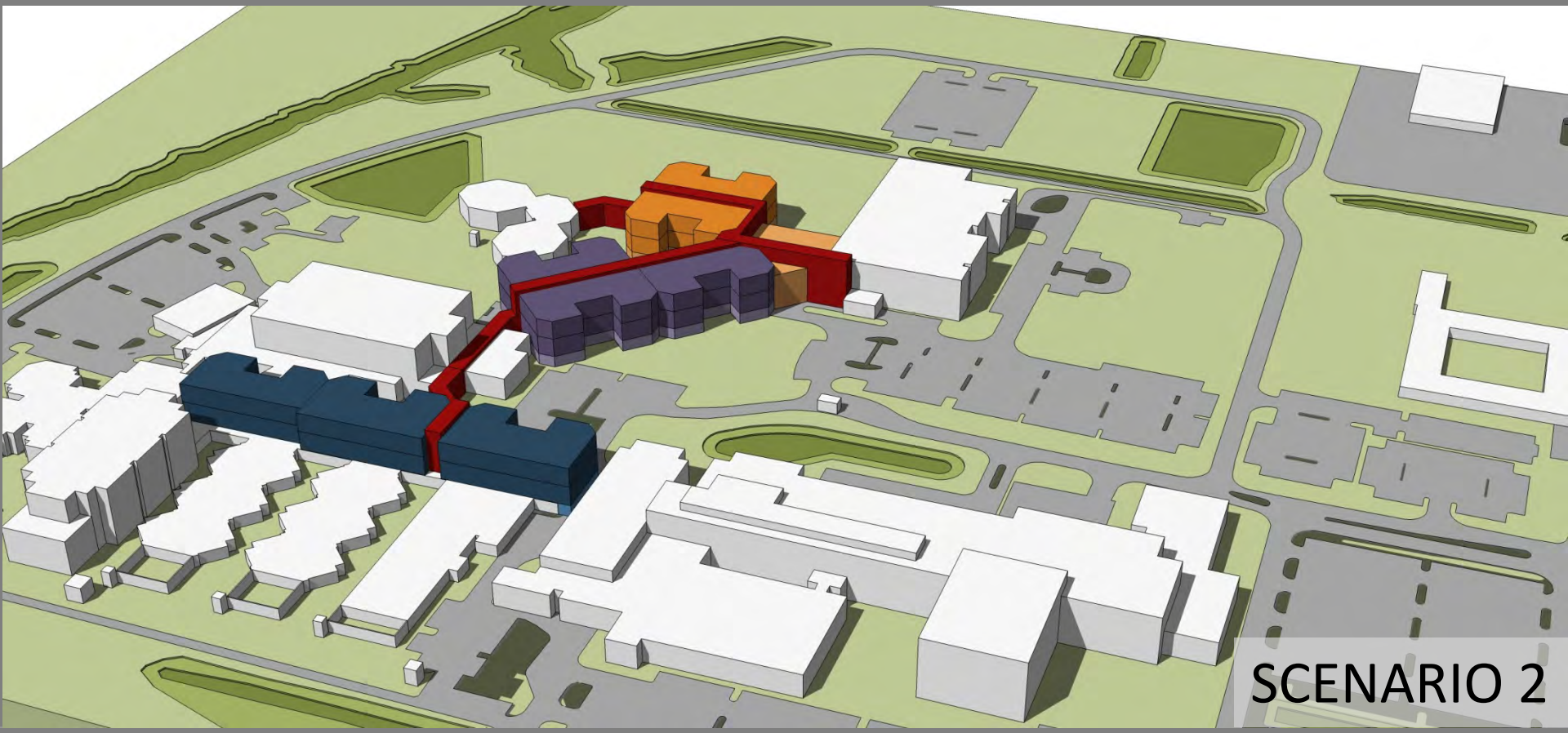
Campus Planning: Session 6
Conceptual Model (Phase 1A and 1B)



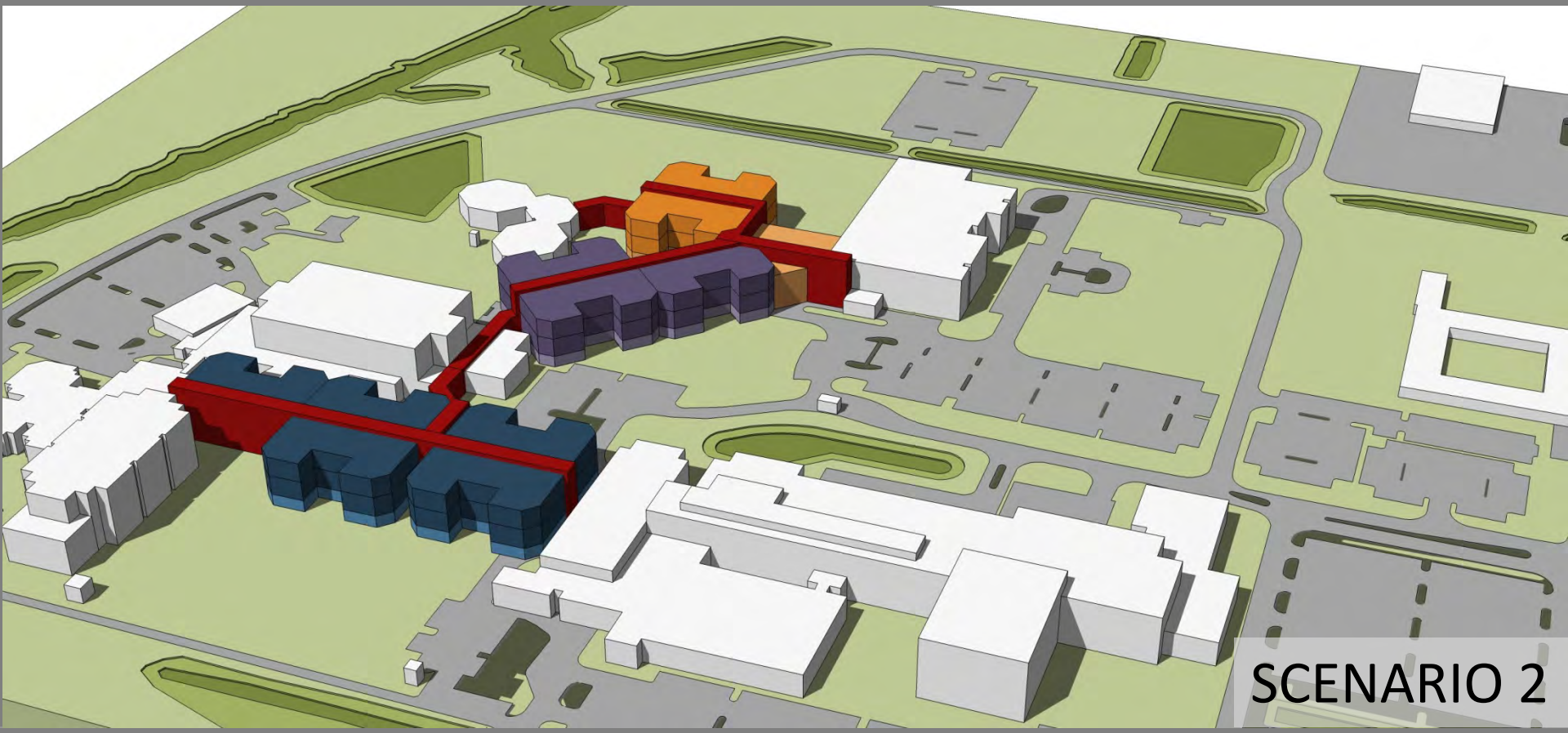
Campus Planning: Session 6
Conceptual Model (Phase 2)



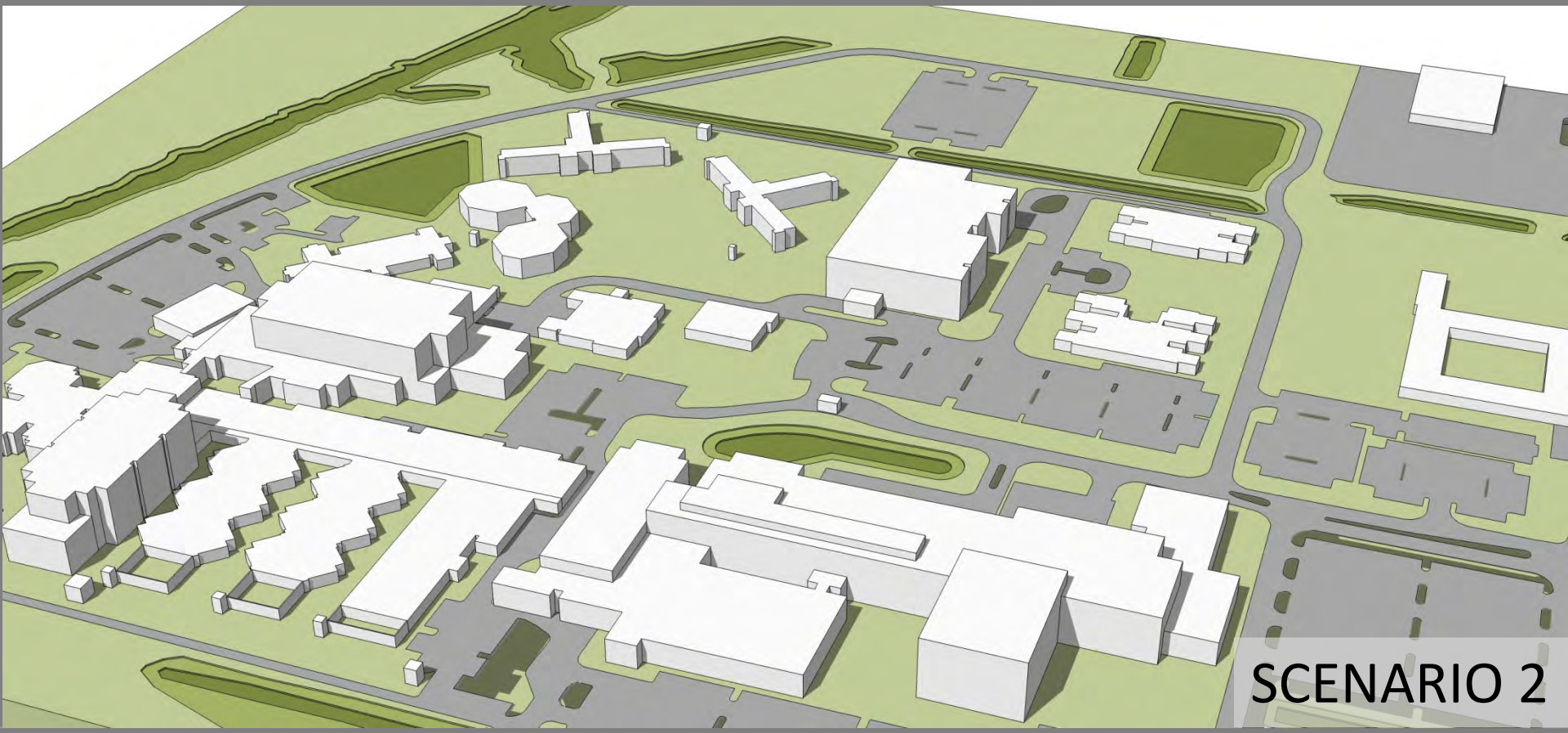
Campus Planning: Session 6
Conceptual Model (Phase 3A)



Campus Planning: Session 6
Conceptual Model (Phase 3B)



Campus Planning: Session 6
Conceptual Model (Existing)

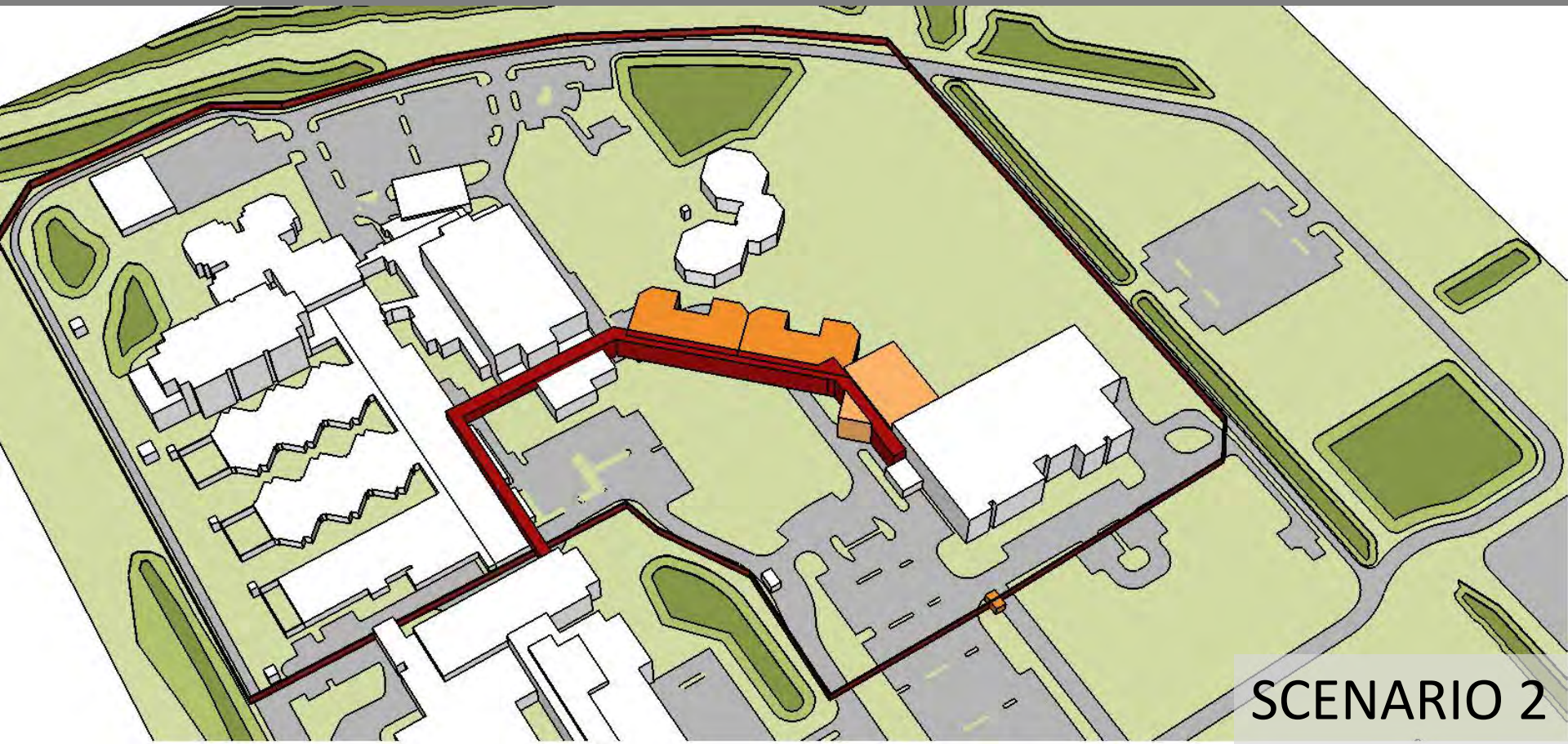


Campus Planning: Session 6

Conceptual Model (Alternate Phase 1A and 1B)

Campus Planning: Session 6

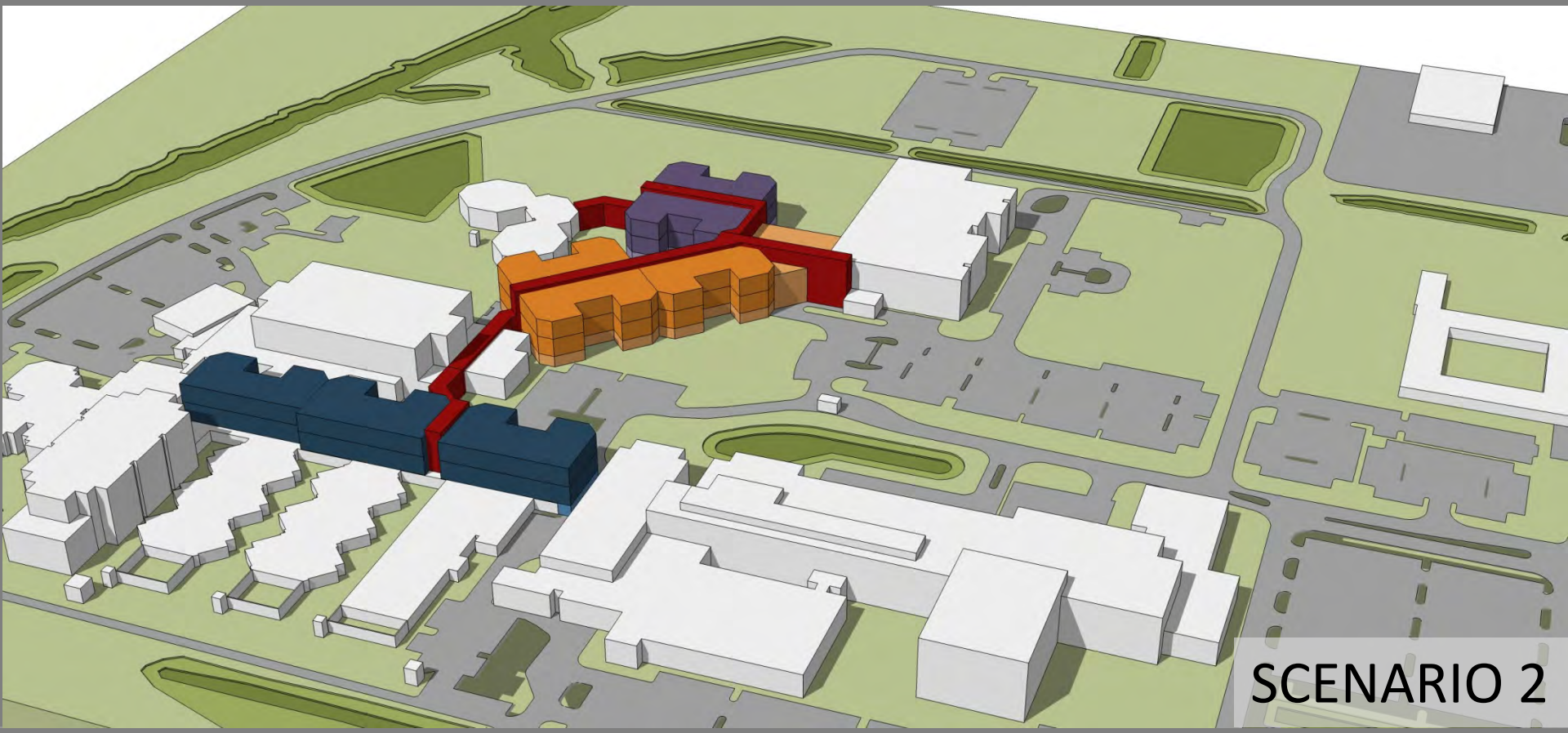
Conceptual Model (Alternate Phase 1 as developed with the Major and his team)



Campus Planning: Session 6
Concept Model (Alternate Phase 2)

Campus Planning: Session 6

Concept Directives (Alternate Phase 3)



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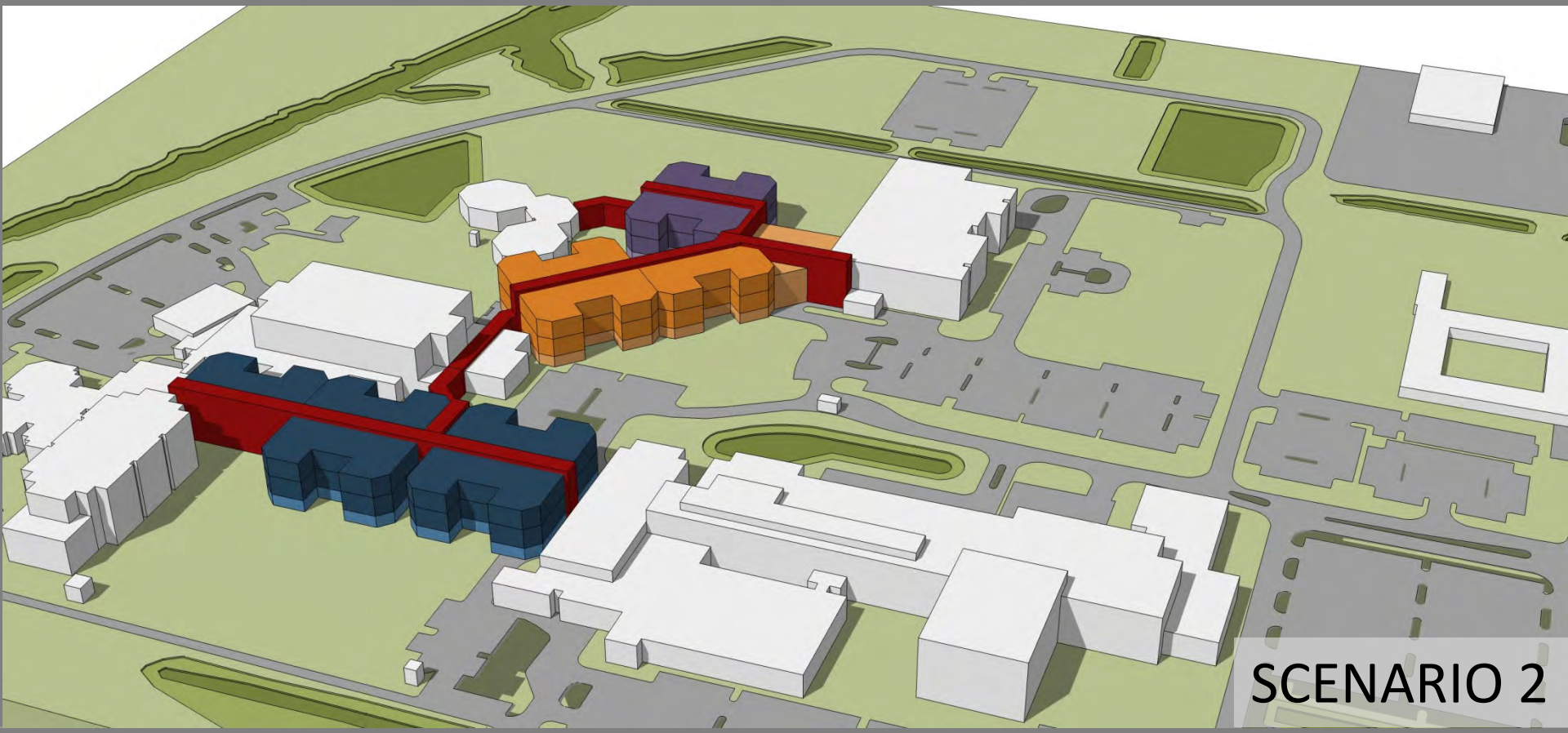
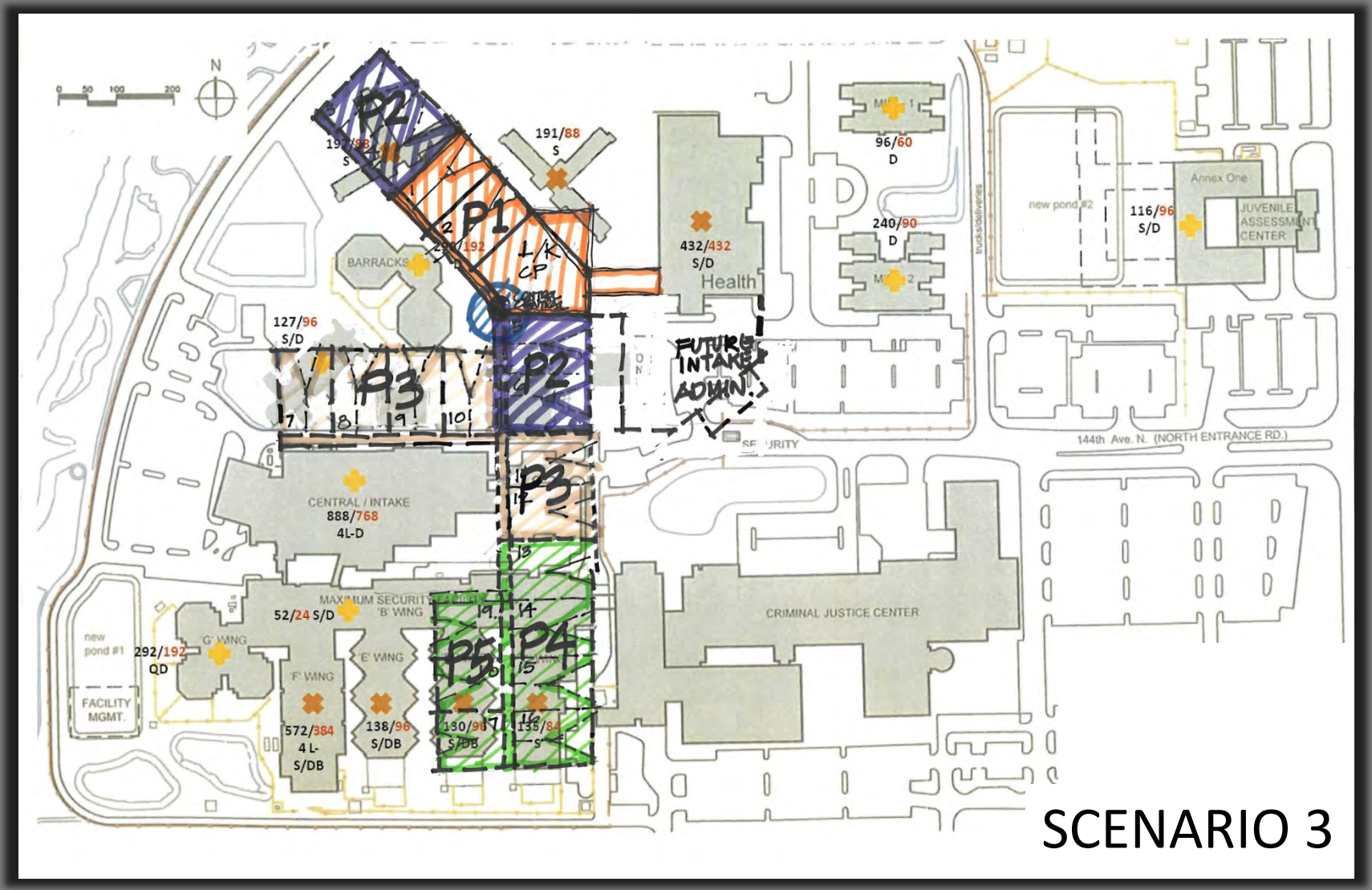
Campus Planning: Session 6
Concept Directives (Alternate Phase 4)

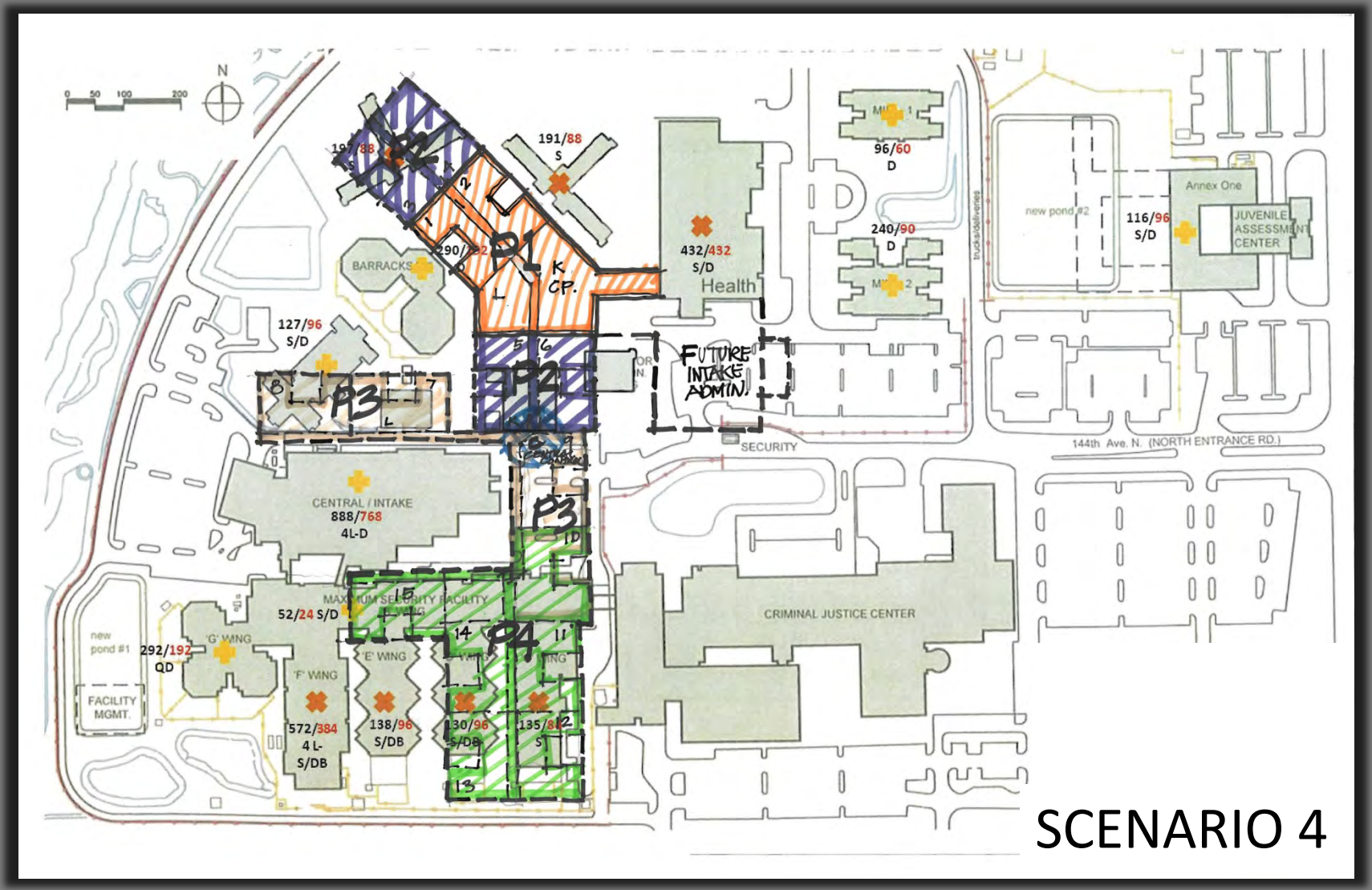


Campus Planning: Session 6
Concept Directives



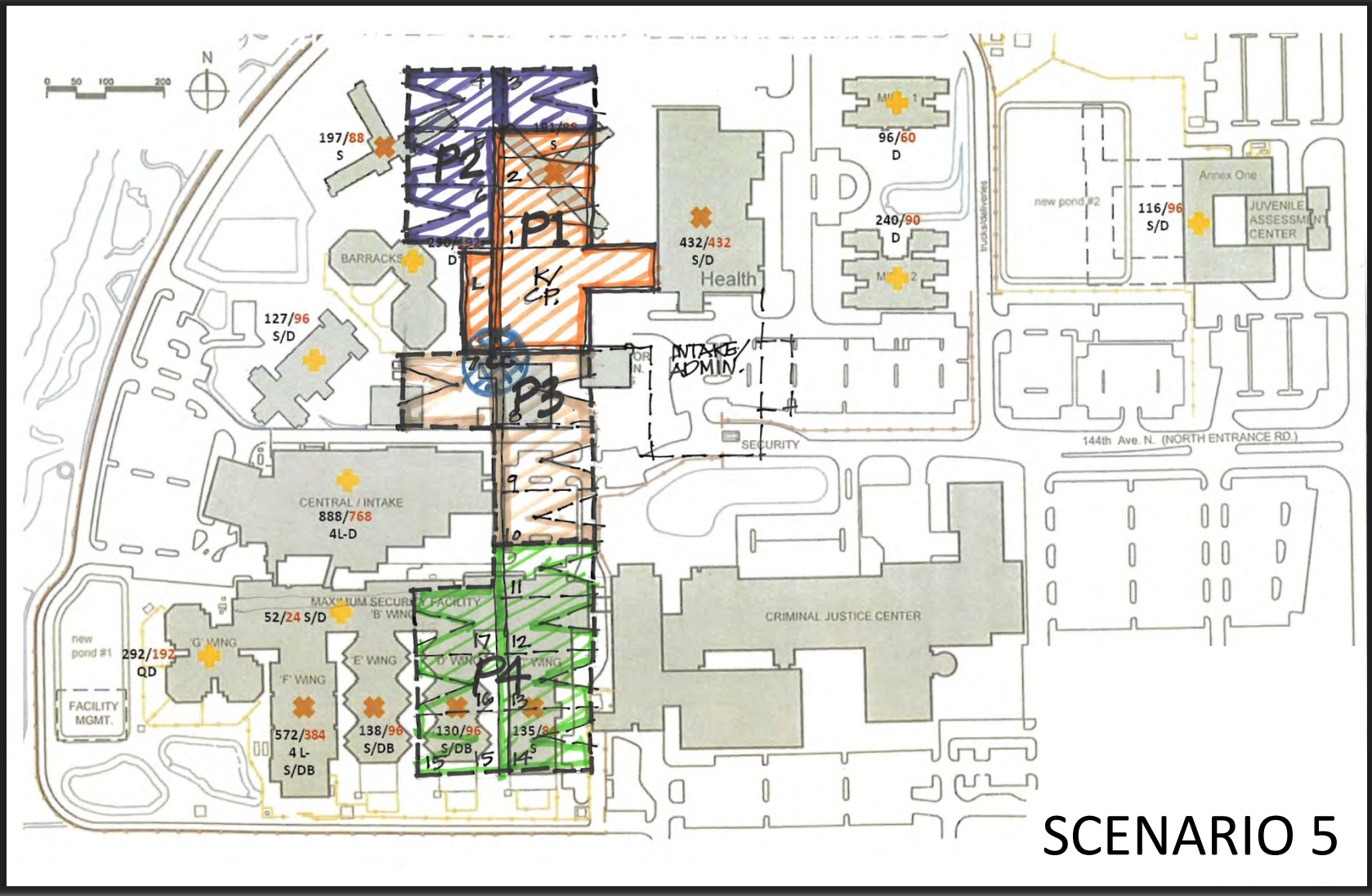
Dewberry / CHINN PLANNING / ARC3 architecture

Campus Planning: Session 6
Concept Directives



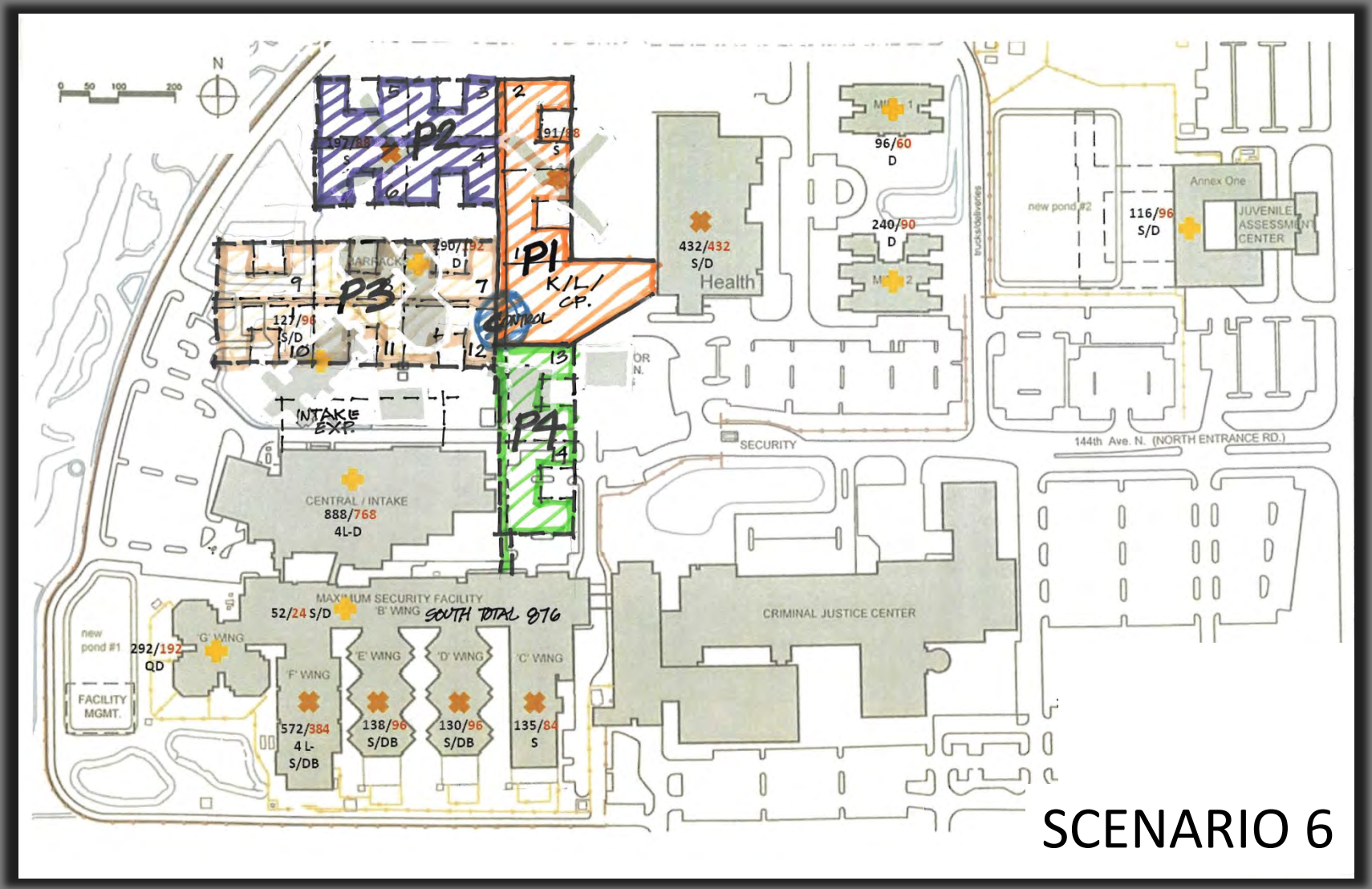
Dewberry / CHINN PLANNING / ARC3 architecture

Campus Planning: Session 6
Concept Directives



Dewberry / CHINN PLANNING / ARC3 architecture

Campus Planning: Session 6
Concept Directives



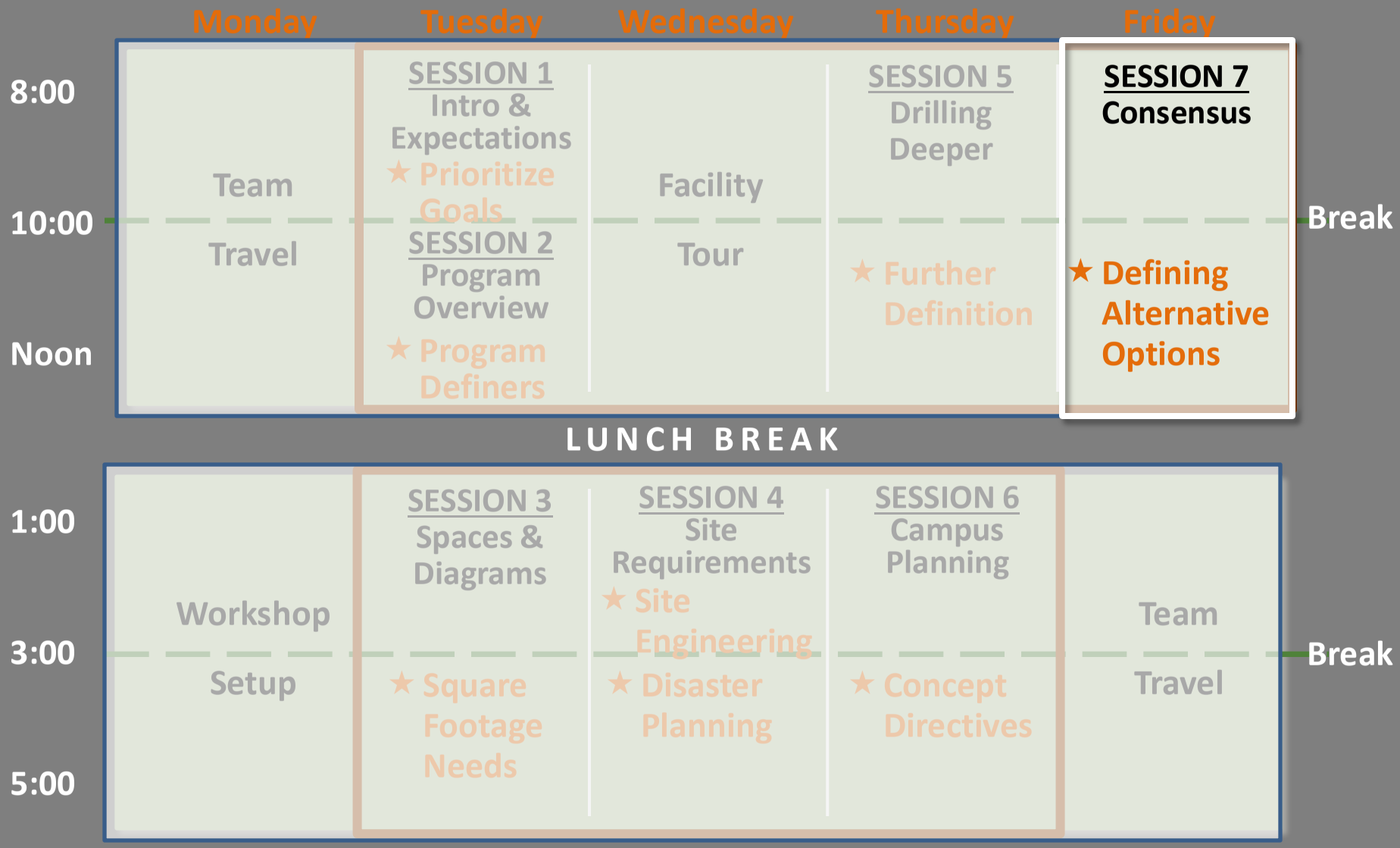
Dewberry / CHINN PLANNING / ARC3 architecture

“Leading the Way for a Safer County”

Session 6 Complete

Consensus: Session 7

Defining Alternative Options



Dewberry / CHINN PLANNING / ARC3 architecture

Consensus: Session 7

Issues

- Prioritize Goals
- Program Definers
- Square Footage Needs
- Site Limitations and Opportunities
- Concept Directives
- Further Definition
- Defining Alternative Options

"Leading the Way for a Safer County"

Workshop 1 Complete

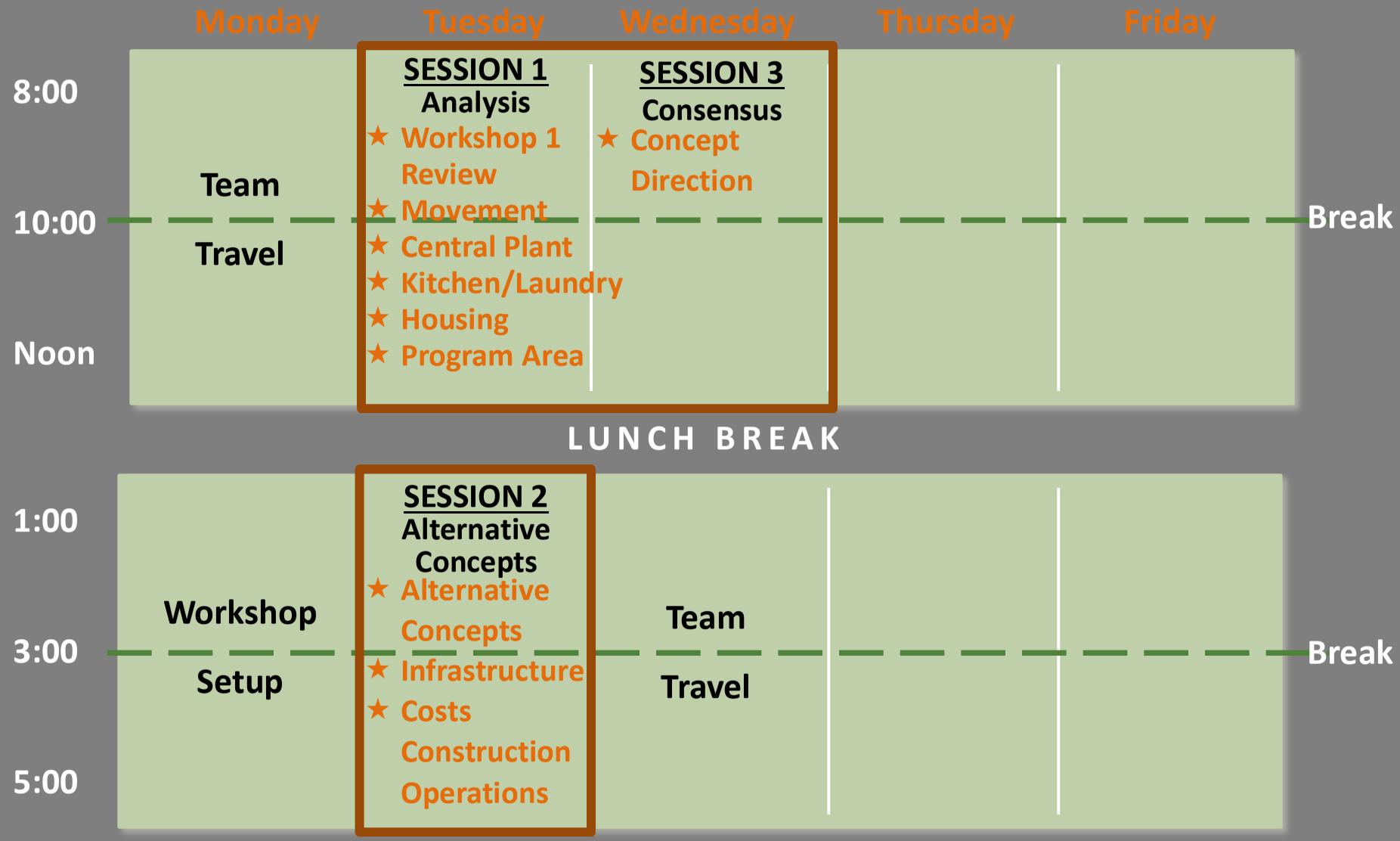
Thank You!

“Leading the Way for a Safer County”

Workshop 2

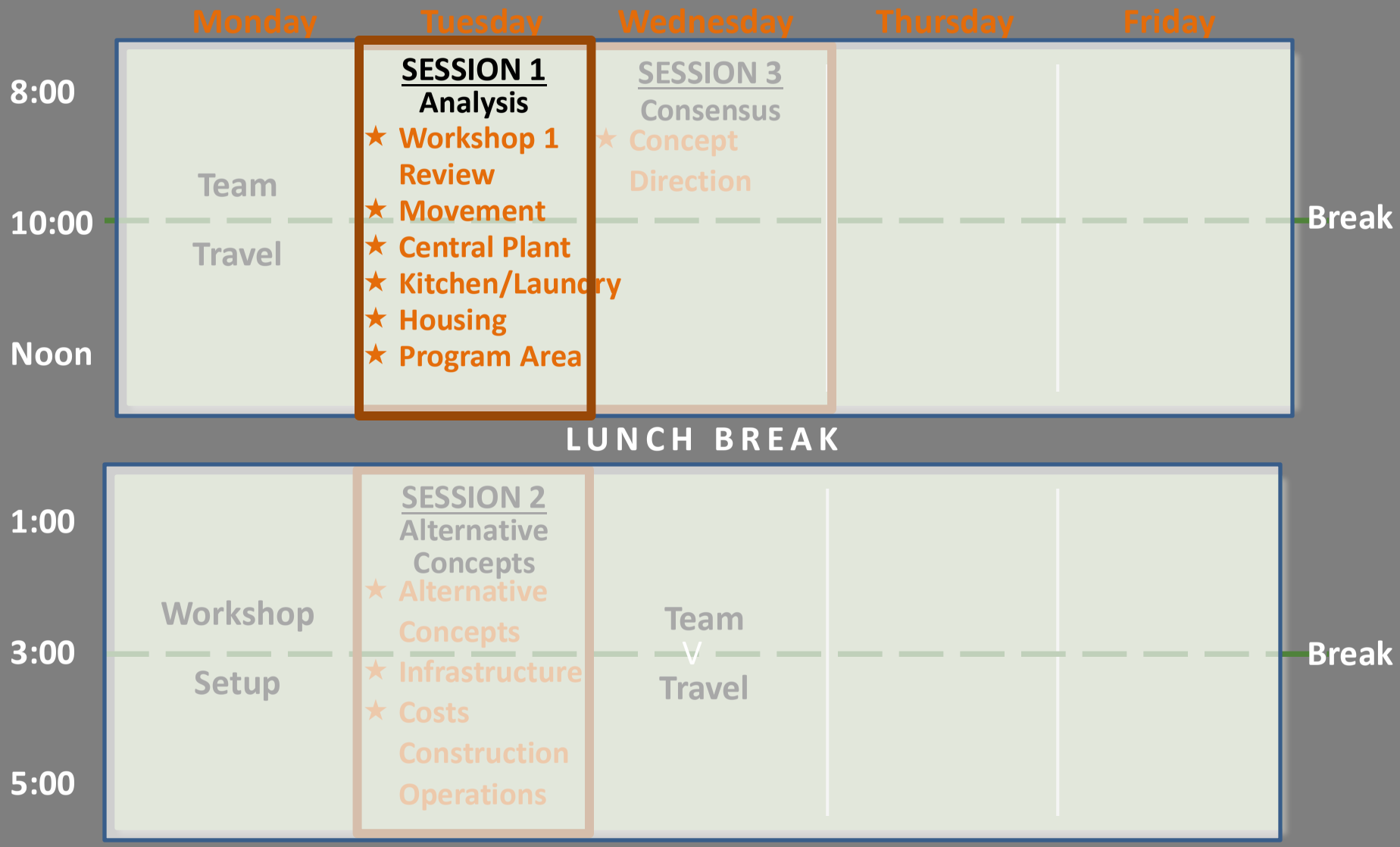
April 29-May 1, 2013

Overview
Workshop 2



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1
Workshop 2



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis
Workshop 1 Review

Priorities

1. Eliminate Overcrowding / Compliance
2. Operational Efficiency
3. Classification Separation
4. Reduce Movement
5. Improve Food Svc/Laundry
6. Replace Facilities
7. Improve Infrastructure
   Increase Security
   Reduce Energy

Session 1: Integration Analysis

Workshop 1 Review

Concept Directives

1. 2030 Target Capacity=4200 inmates (vs. 5614)

2. Budget
   - Phase 1 = $35-$60M
   - Final Needs TBD
   - Potential Future Total Budget = $150M
   - Final Needs TBD

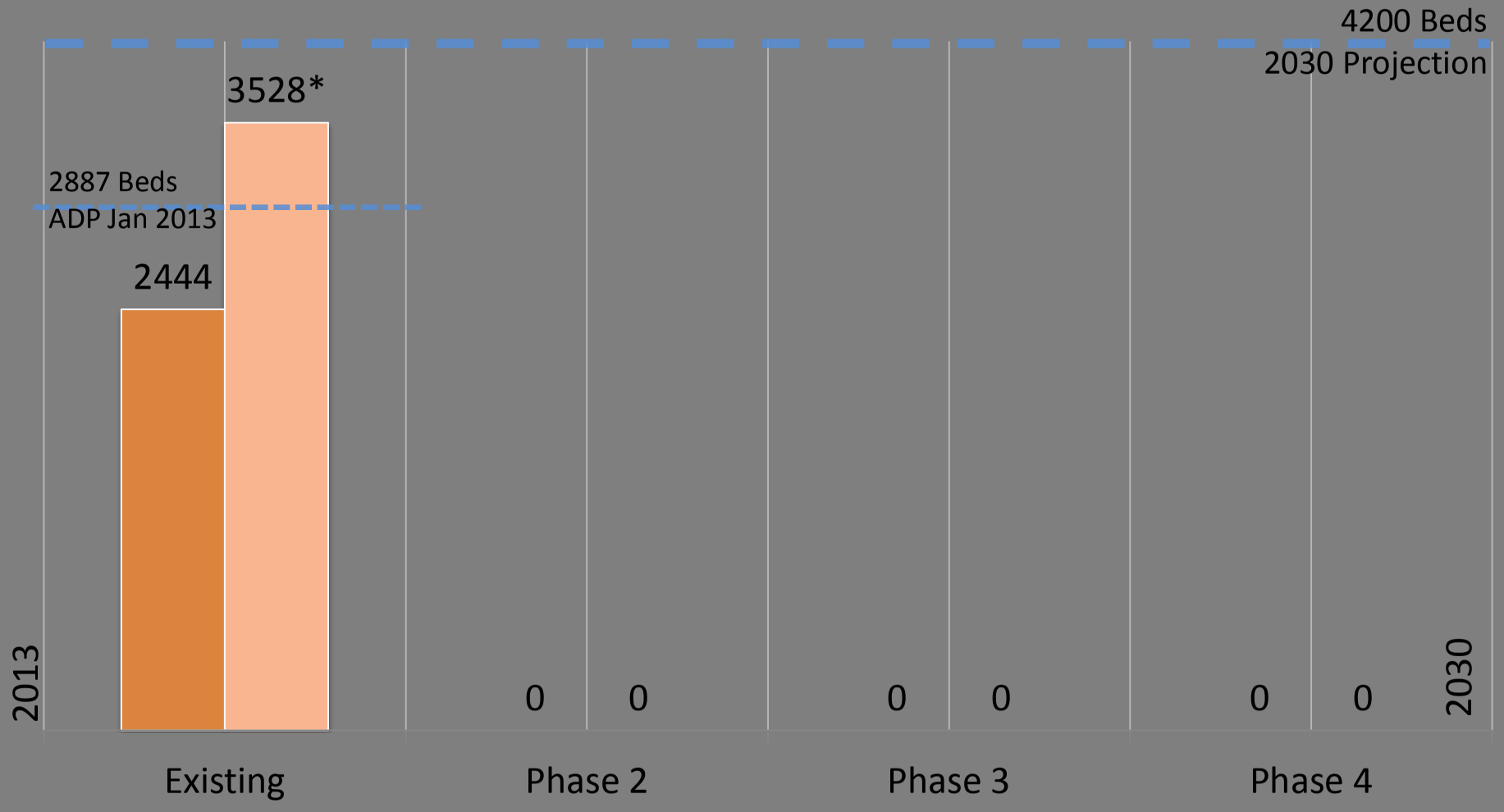
3. Infrastructure
   - Kitchen – one vs. two
   - Laundry centralized
   - Security/Technology upgrade
   - Central Plant – further evaluation of need and phasing
   - Pre-phase 1 demolition plan
   - Evaluation disaster of preparedness
   - Cleanup underground utilities

Table 3-1
INMATE POPULATION FORECAST AND BEDSPACE ESTIMATE
Pinellas County, Florida

	2012	2015	2020	2025	2030	Avg. Annual % Increase
Forecast 1 - 2006 Master Plan Projection	2,993		5,345		6,698	6.88%
Bedspace Estimate	*3,442*		*5,866*		*7,234*	6.12%
Forecast 2 - 2008 Master Plan Projection	2,993		5,442		6,841	7.14%
Bedspace Estimate	*3,442*		*5,986*		*7,388*	6.37%
Forecast 3 - 2010 Master Plan Projection	2,993		4,059		5,104	3.92%
Bedspace Estimate	*3,442*		*4,536*		*5,614*	3.51%
Forecast 4 - Avg. Annual # Increase - 35	2,993	3,098	3,273	3,448	3,623	1.17%
+10% Peaking/Classification	299	310	327	345	362	1.17%
Bedspace Estimate	*3,292*	*3,408*	*3,600*	*3,793*	*3,985*	1.17%
Forecast 5 - Avg, Annual % Increase - 1.34%	2,993	3,115	3,329	3,558	3,803	1.50%
+10% Peaking/Classification	299	312	333	356	380	1.50%
Bedspace Estimate	*3,292*	*3,427*	*3,662*	*3,914*	*4,183*	1.50%
Forecast 6 - Avg. Inc, Rate 2000-2012 - 3.42	2,993	3,237	3,359	3,477	3,550	1.03%
+10% Peaking/Classification	299	324	336	348	355	1.03%
Bedspace Estimate	*3,292*	*3,561*	*3,695*	*3,824*	*3,905*	1.03%
Forecast 7 - Inc. Rate Peak Year - 2006 - 3.94	2,993	3,736	3,876	4,013	4,098	2.05%
+10% Peaking/Classification	299	374	388	401	410	2.05%
Bedspace Estimate	*3,292*	*4,110*	*4,264*	*4,414*	*4,507*	2.05%
Forecast 8 - IR Increase from 2012 -.035/year	2,993	3,150	3,440	3,745	4,001	1.87%
+10% Peaking/Classification	299	315	344	374	400	1.87%
Bedspace Estimate	*3,292*	*3,465*	*3,785*	*4,119*	*4,401*	1.87%

Session 1: Integration Analysis

Existing Capacity



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

Concept Directives

4 Site Circulation and Movement

- Integrated Campus
- Site access and traffic flow improvements
- Improve public and staff parking inside and outside security perimeter
- Relocation of central control
- Simplify perimeter security – fencing, roads, and vehicle sally ports
- Maintain un-interupted flow to judges parking
- Maintain public access to central division

Session 1: Integration Analysis

Workshop 1 Review

Concept Directives

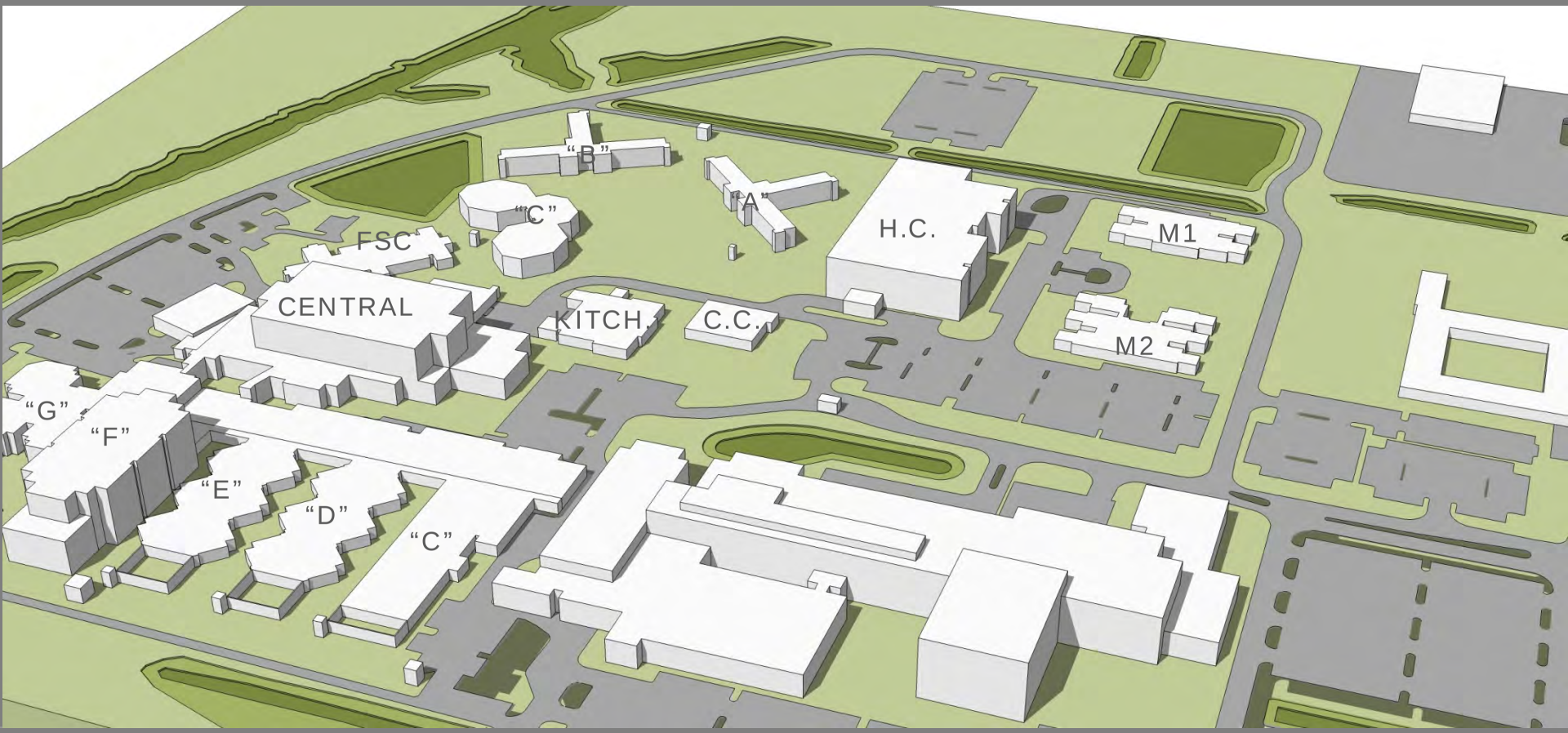
5 Future Housing (4200 cap)

- Need for more cells vs. dorms – will best leverage existing housing types to remain.
- No new beds without staffing adjustment – new and/or re-assigned.
- New housing within phase 2 budget.
- Female/Juvenile housing priority
  - Frees up classification flexibility and cells.
  - Addresses population growth.
  - Improves conditions of confinement.
  - Closer to H.C. services.

Session 1: Integration Analysis

Workshop 1 Review

Existing Conditions

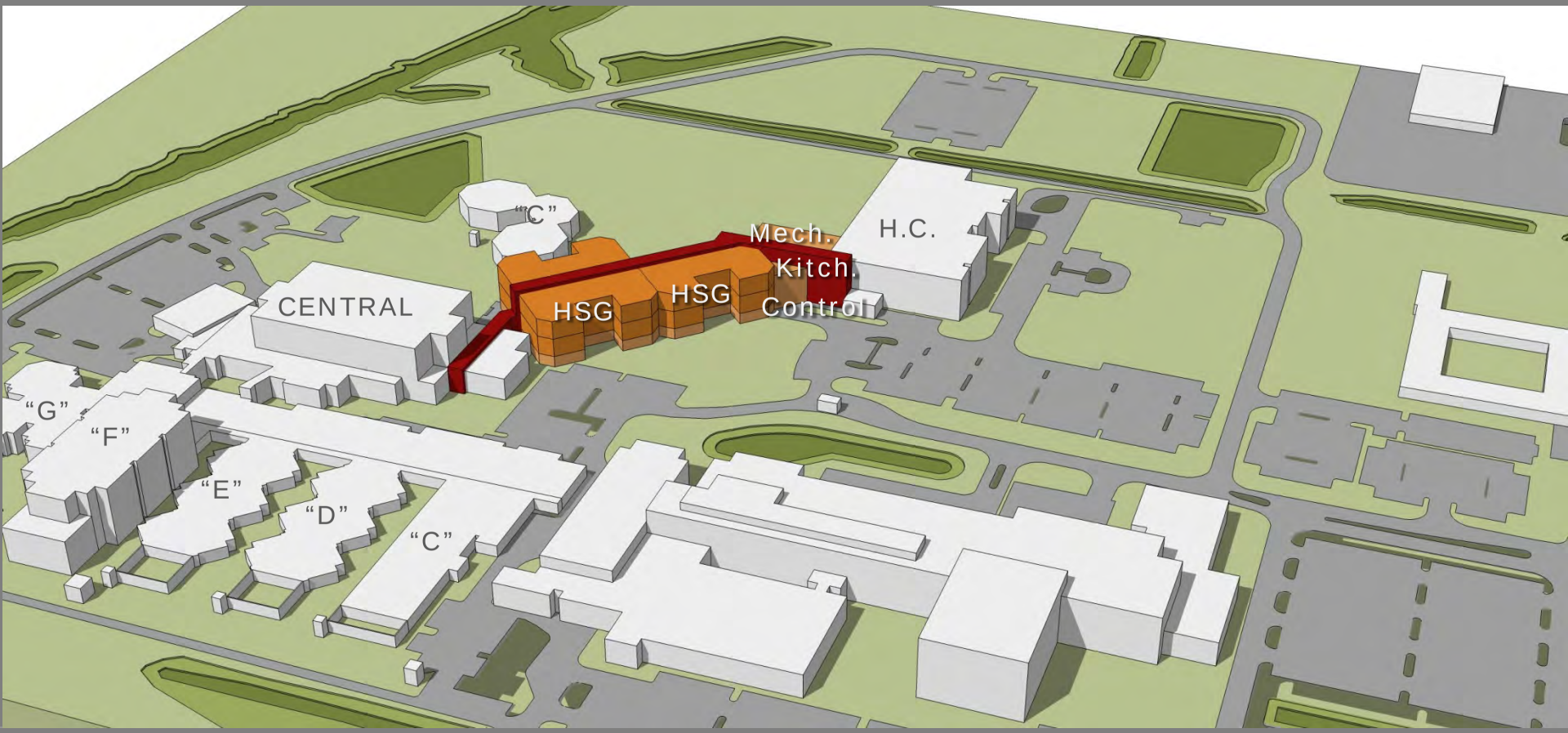


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

Phases 1A and 1B

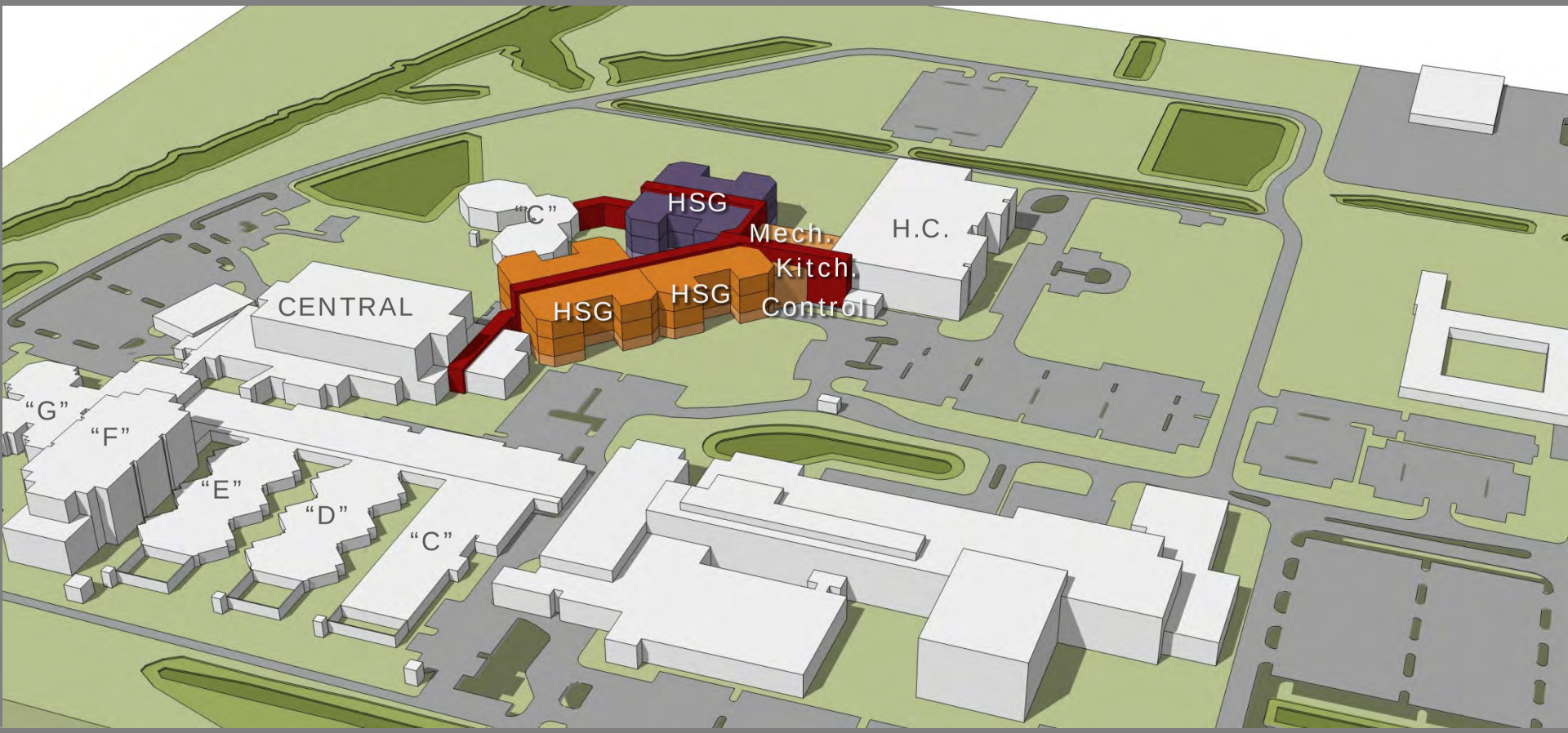


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Workshop 1 Review

Phase 2



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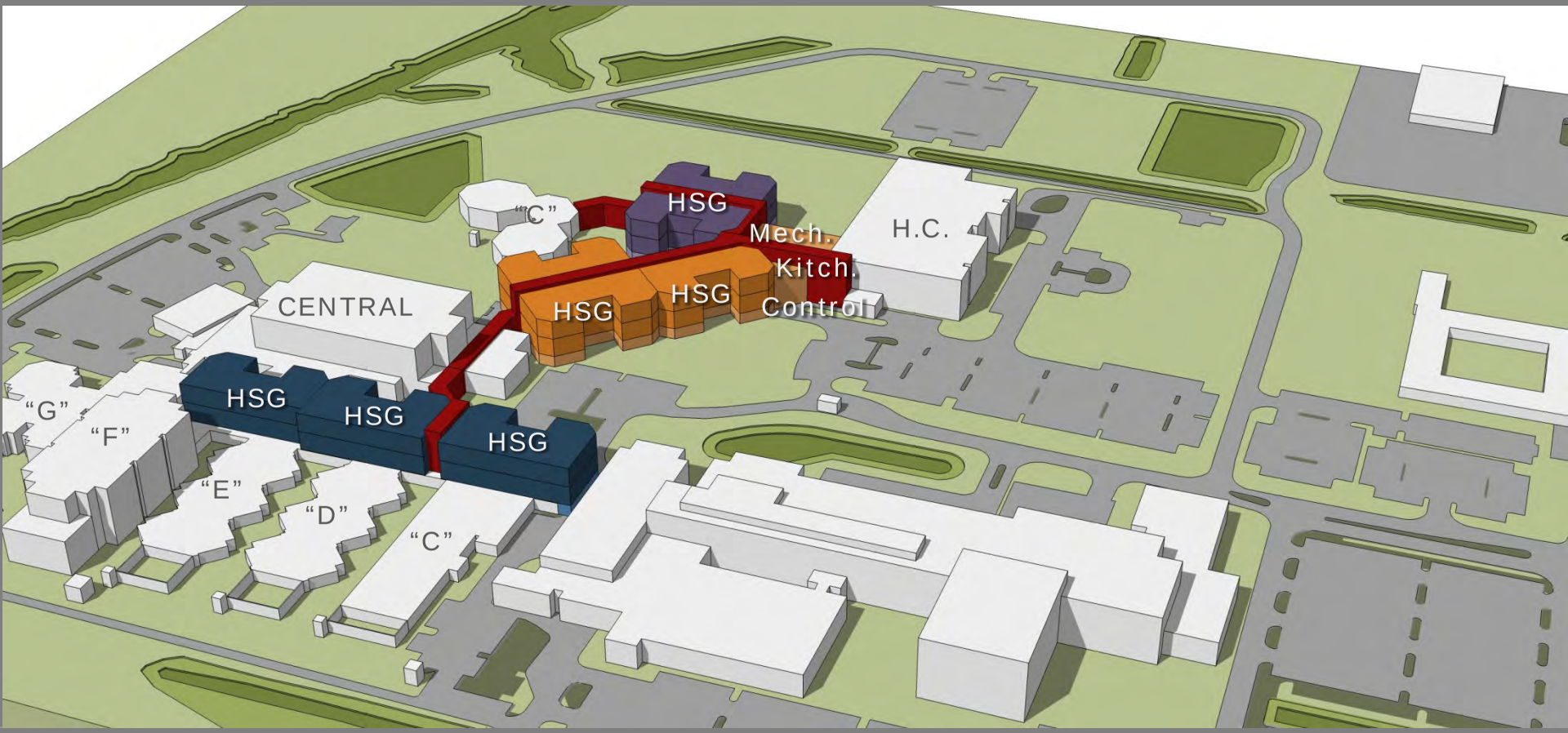
Session 1: Integration Analysis

Workshop 1 Review

Phase 3A



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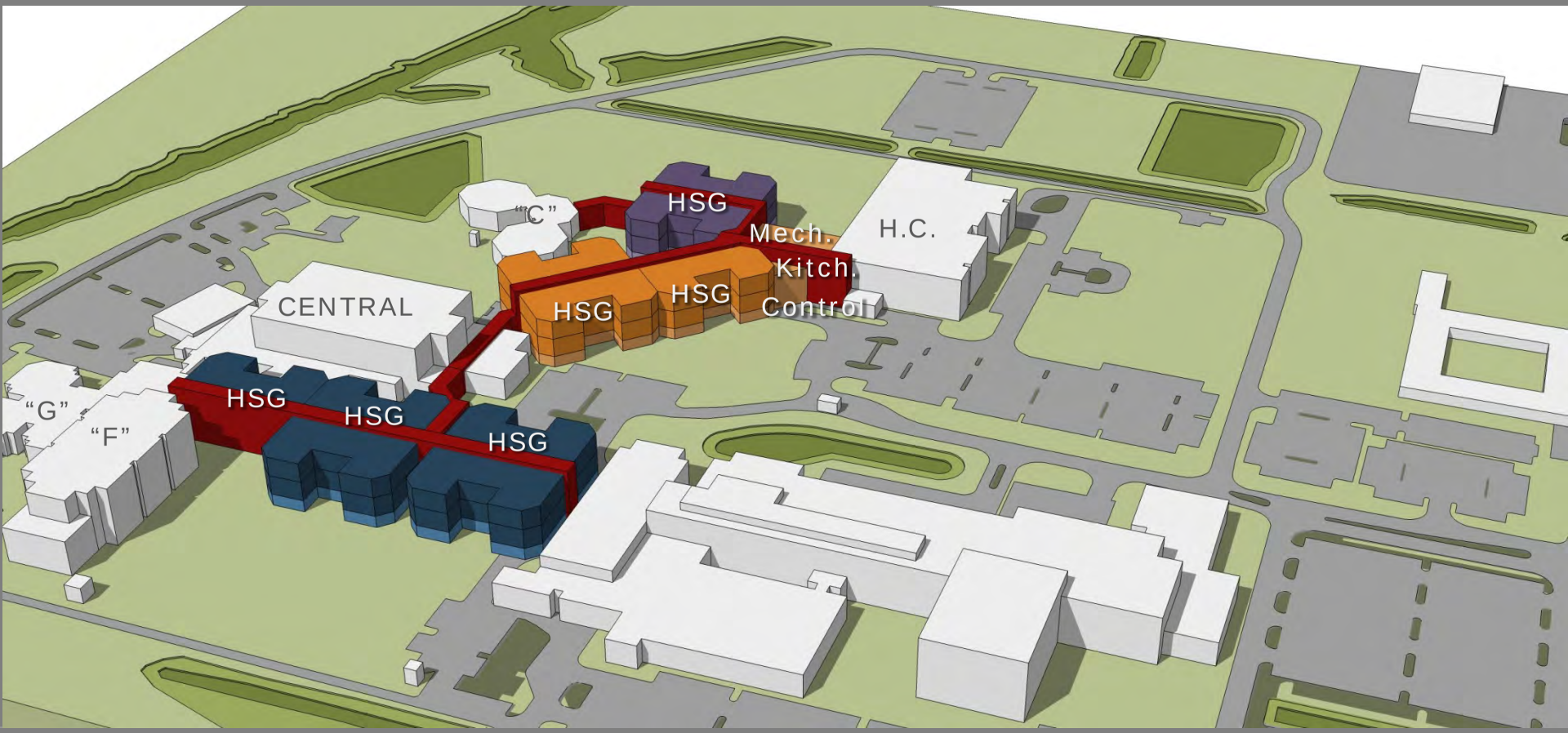
Session 1: Integration Analysis

Workshop 1 Review

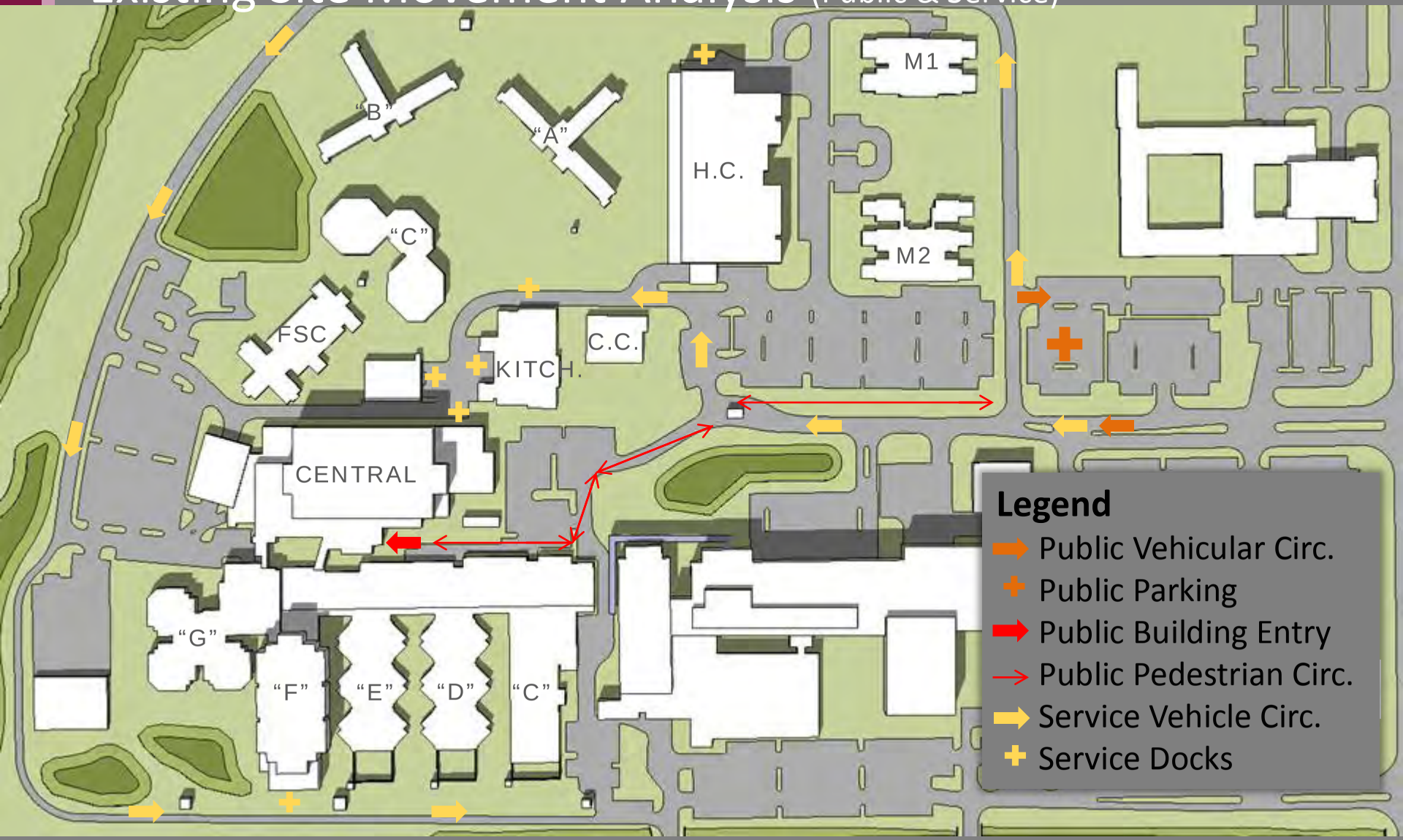
Phase 3B



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

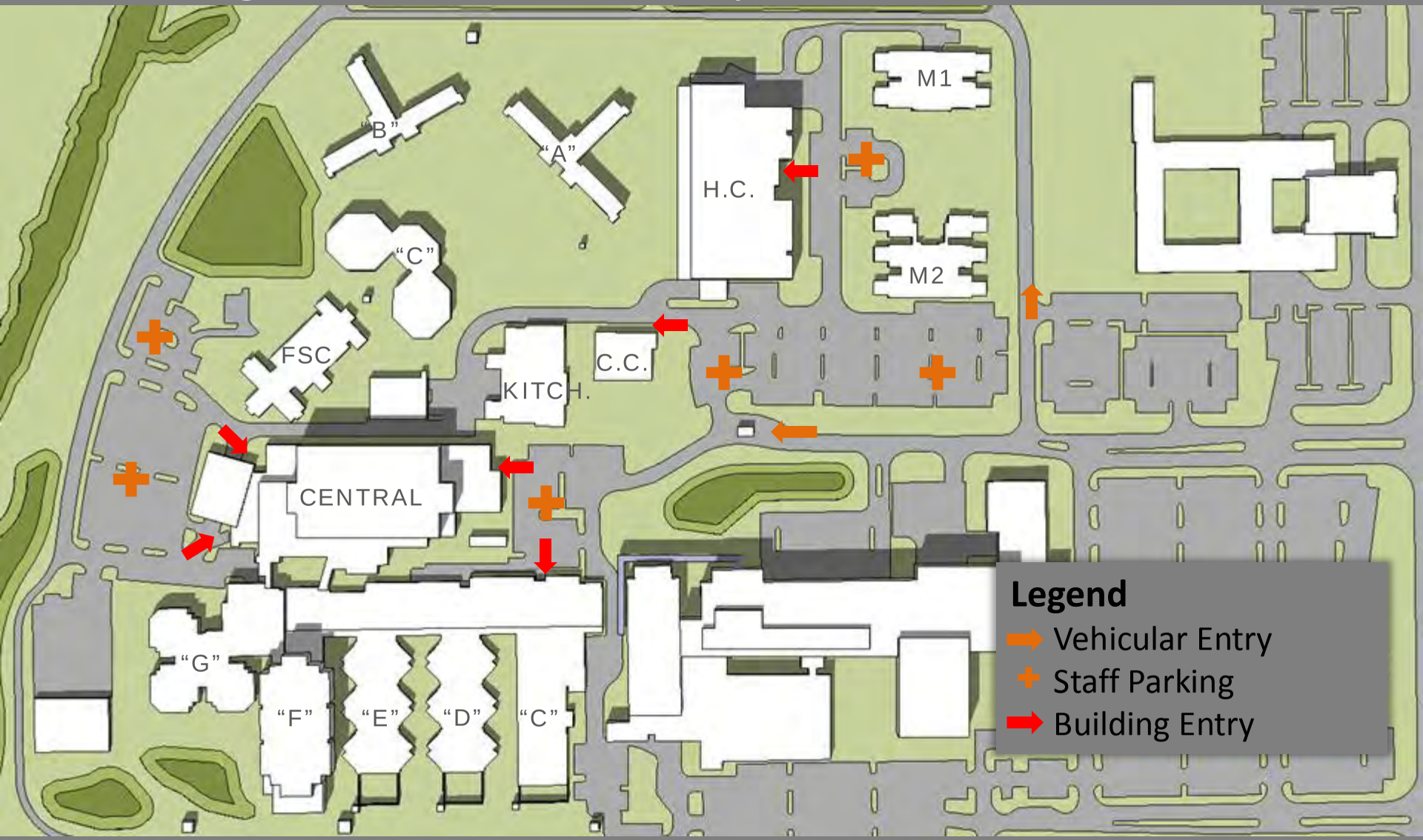
Existing Site Movement Analysis (Public & Service)



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

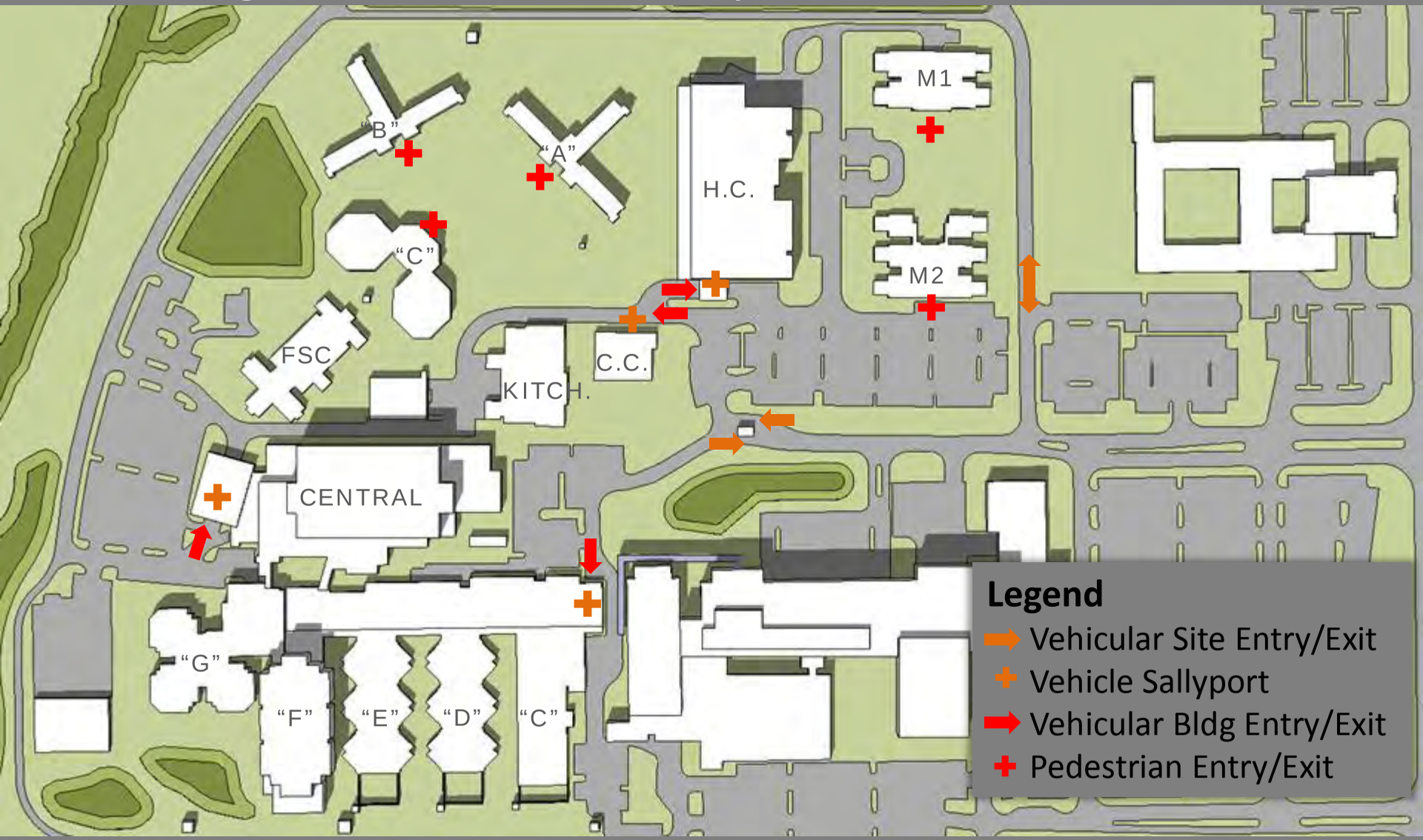
Existing Site Movement Analysis (Staff)



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Existing Site Movement Analysis (Inmates)



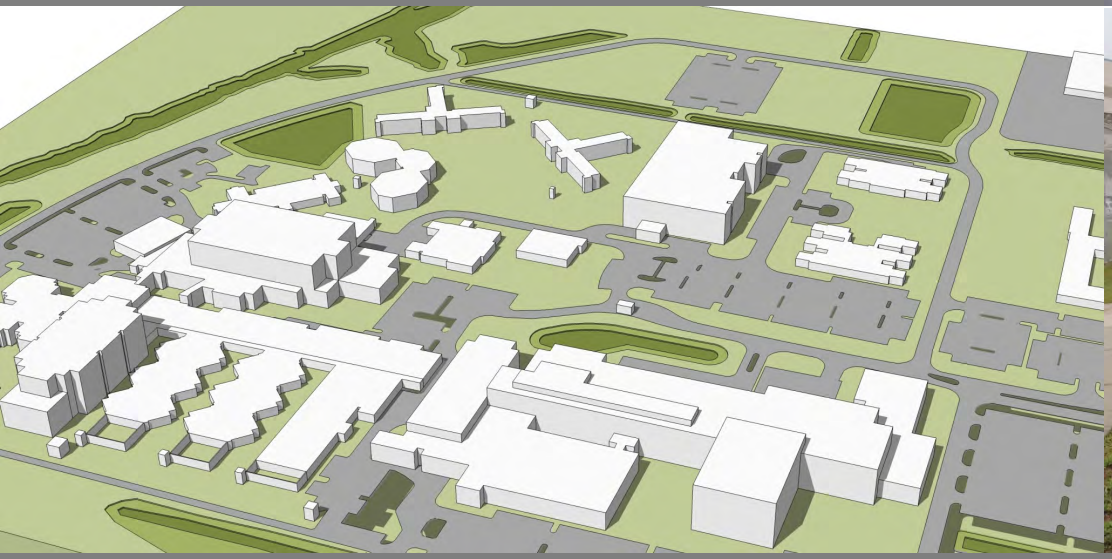
Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

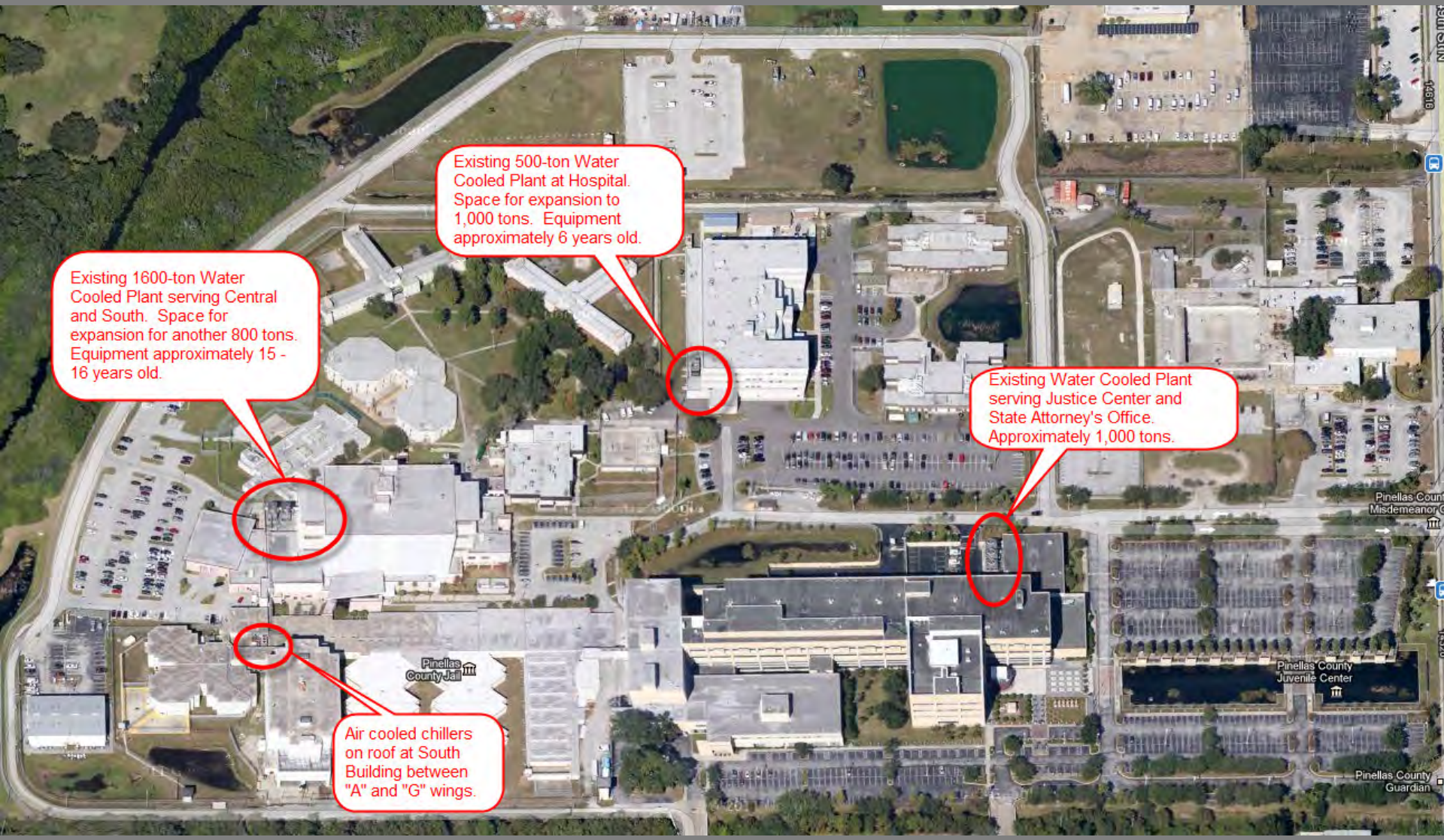
Engineering Discussion

Central Plant

- Disadvantages:
  - Service access inside secure perimeter
  - Higher up front costs
- Advantages:
  - Improved overall operating efficiency
  - Minimized operation and maintenance costs
  - Allows for expansion
  - Redundancy for entire facility



Session 1: Integration Analysis
Engineering Discussion



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Kitchen

Kitchen Consultant Discussion

- Existing Kitchen Analysis – space reqs, flow, equipment conditions, remaining life, staffing.
- New Kitchen Options – space reqs, flow, equipment, life expectancy, redundancy options, staffing.
- Kitchen Quantity and Location Anaylsis
- Kitchen Recommendations:
  - Space
  - Flow
  - Equipment
  - Location
  - Quantity

Session 1: Integration Analysis

Kitchen

Kitchen to be replaced

Session 1: Integration Analysis

Laundry

Laundry Discussion

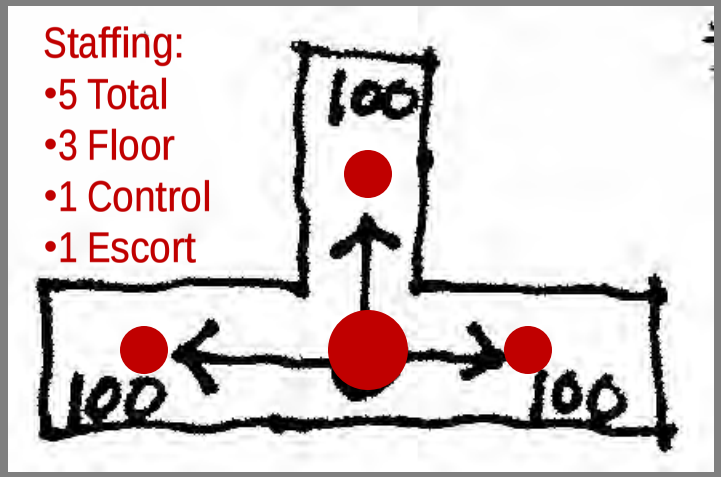
- Existing Laundry Analysis – space reqs, flow, equipment conditions, remaining life, staffing.
- New Laundry Options – space reqs, flow, equipment, life expectancy, redundancy options, staffing.
- Laundry Location Analysis
- Laundry Recommendations
  - Space
  - Flow
  - Location
  - Equipment

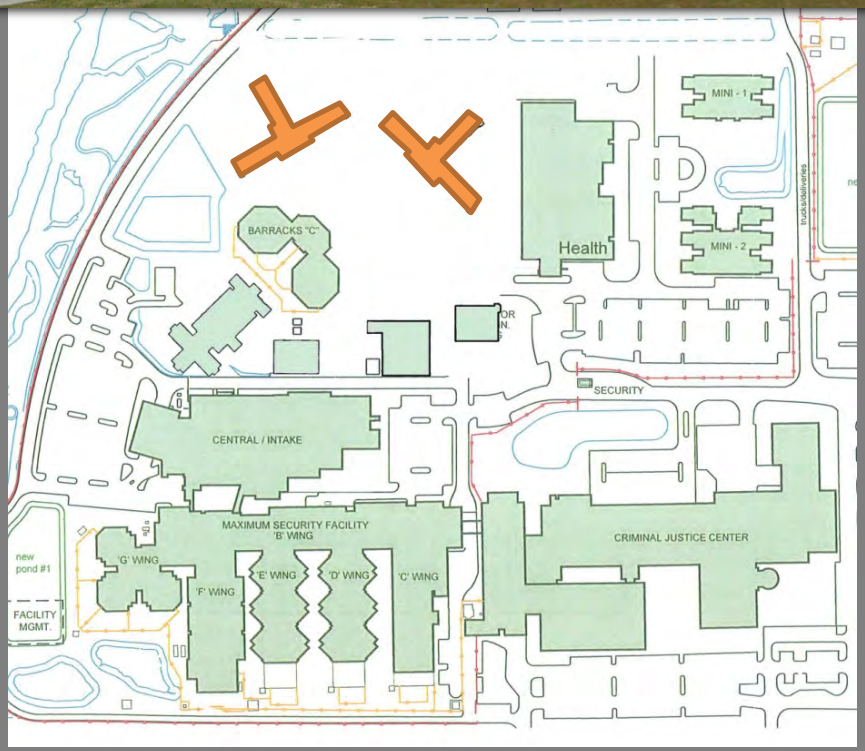
Session 1: Integration Analysis

Housing

"A/B" Barracks

- Design Capacity = 90
- Effective Capacity = 300
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities





Dewberry / CHINN PLANNING / ARC3 architecture

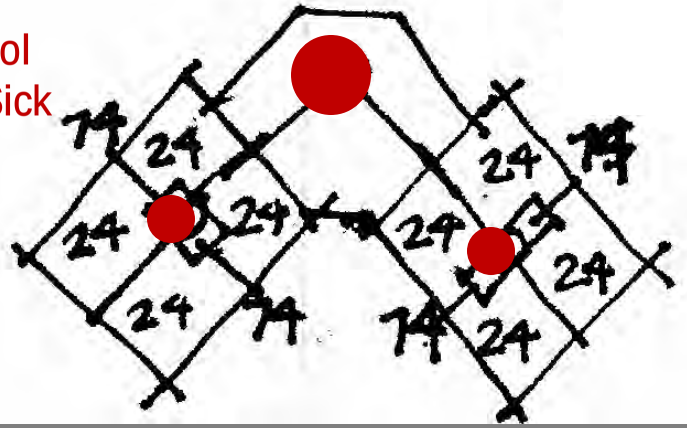
Session 1: Integration Analysis

Housing

"C" Barracks

- Design Capacity = 192
- Effective Capacity = 386
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 6 Total
- 4 Floor
- 1 Control
- 1 Rec/Sick



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

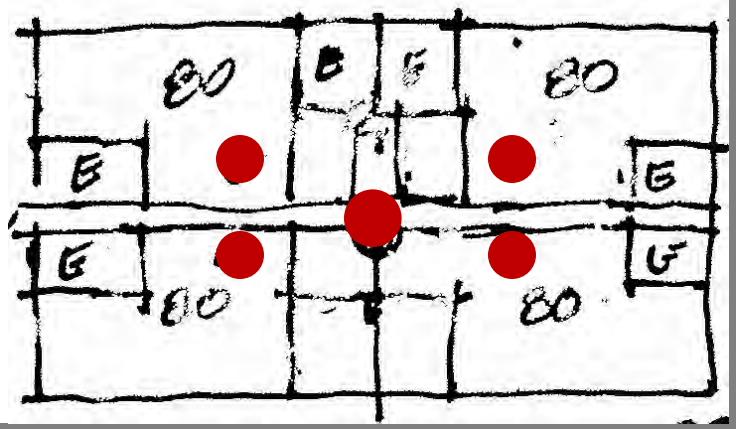
Housing

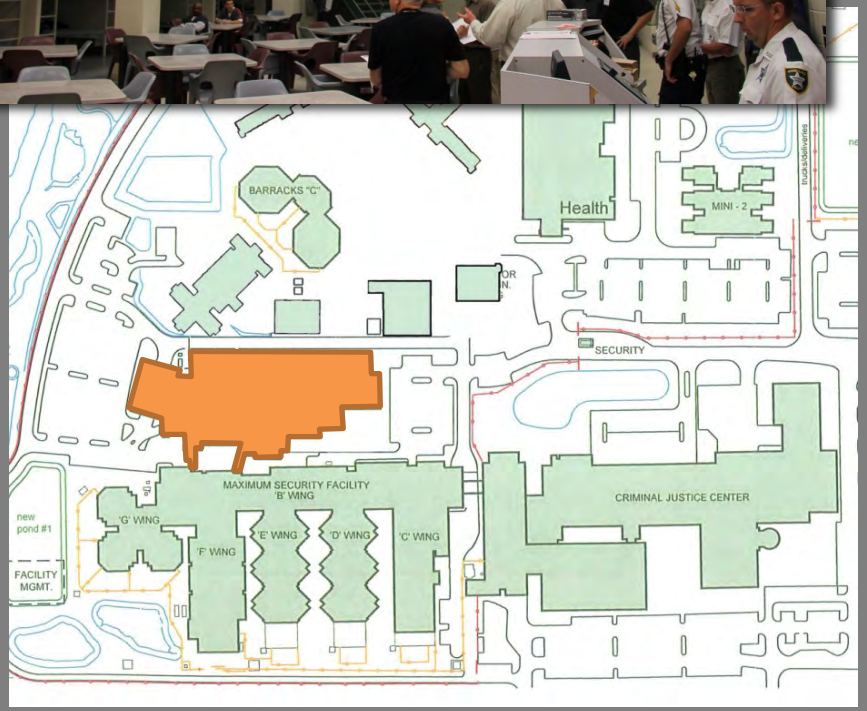
Central

- Design Capacity = 768
- Effective Capacity = 960
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:

- 7 Total
- 1 Escort
- 4 Pod Contol
- 1 Floor Control
- 1 Floor Deputy





Dewberry / CHINN PLANNING / ARC3 architecture

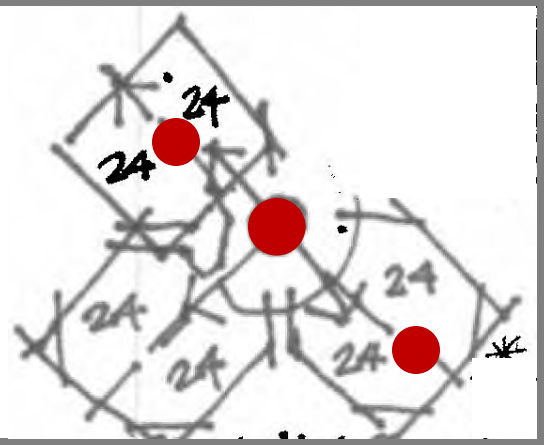
Session 1: Integration Analysis

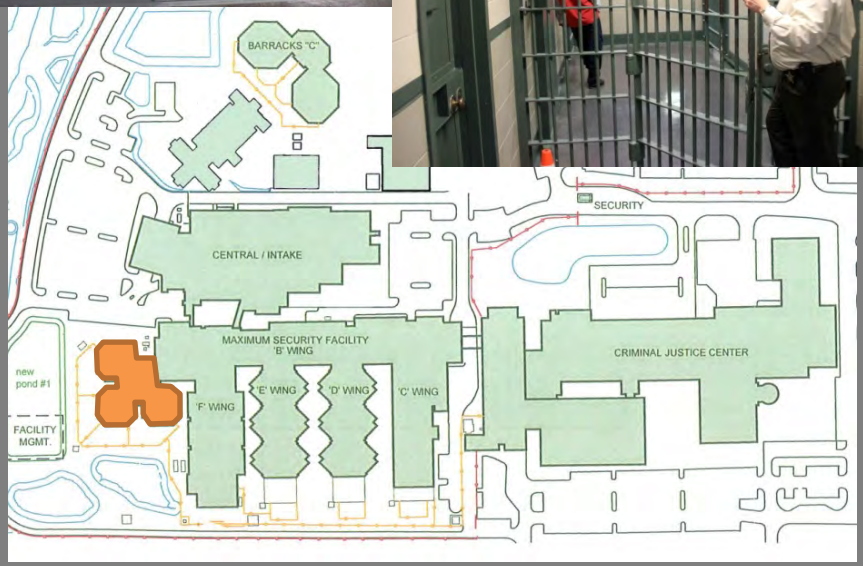
Housing

"G" Wing

- Design Capacity = 192
- Effective Capacity = 292
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 5-6 Total
- 2 Floor
- 1 Control
- 1 Escort
- 1 Rec
- 1 Juv



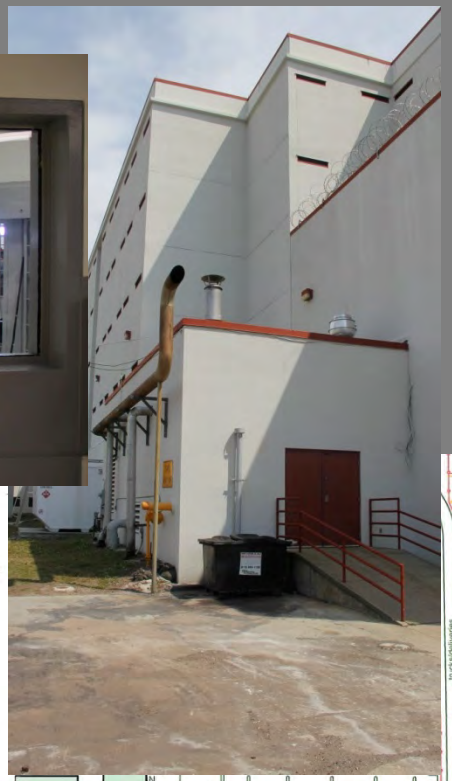


Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

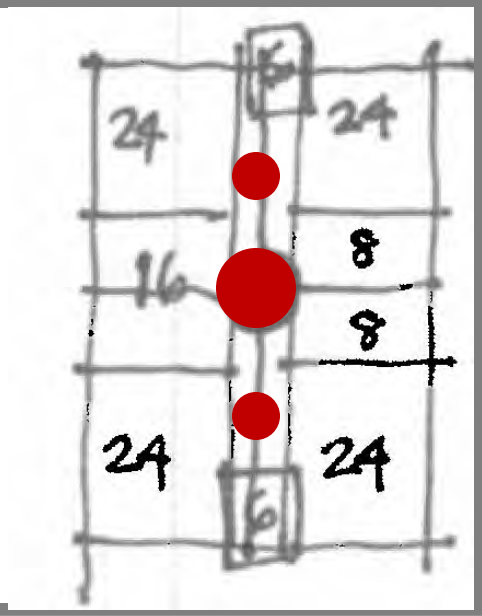
Housing

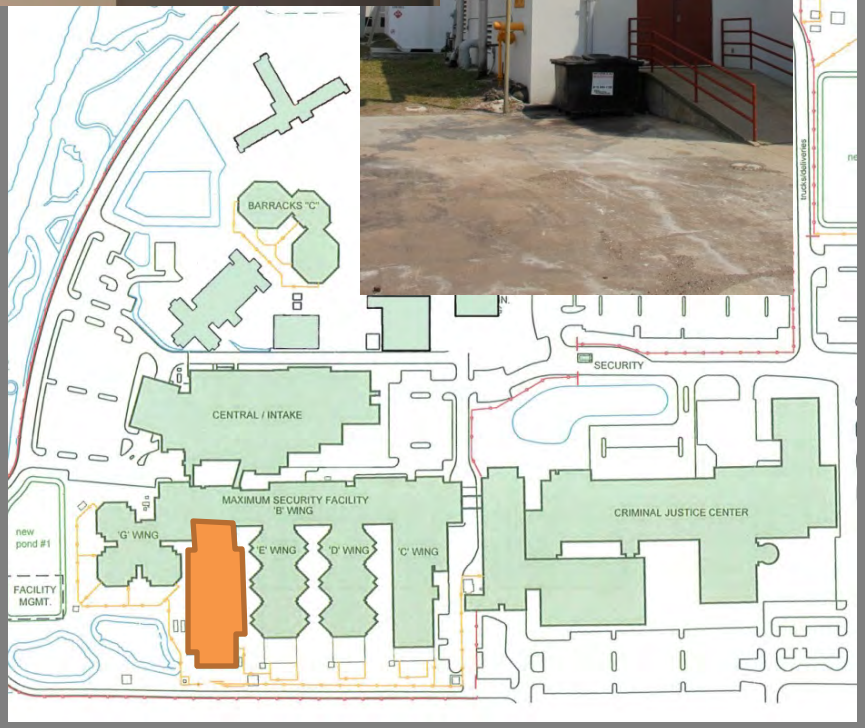
"F" Wing



- Design Capacity = 420
- Effective Capacity = 600
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 4 Total
- 2 Floor
- 1 Control
- .5 Escort
- .5 Rec





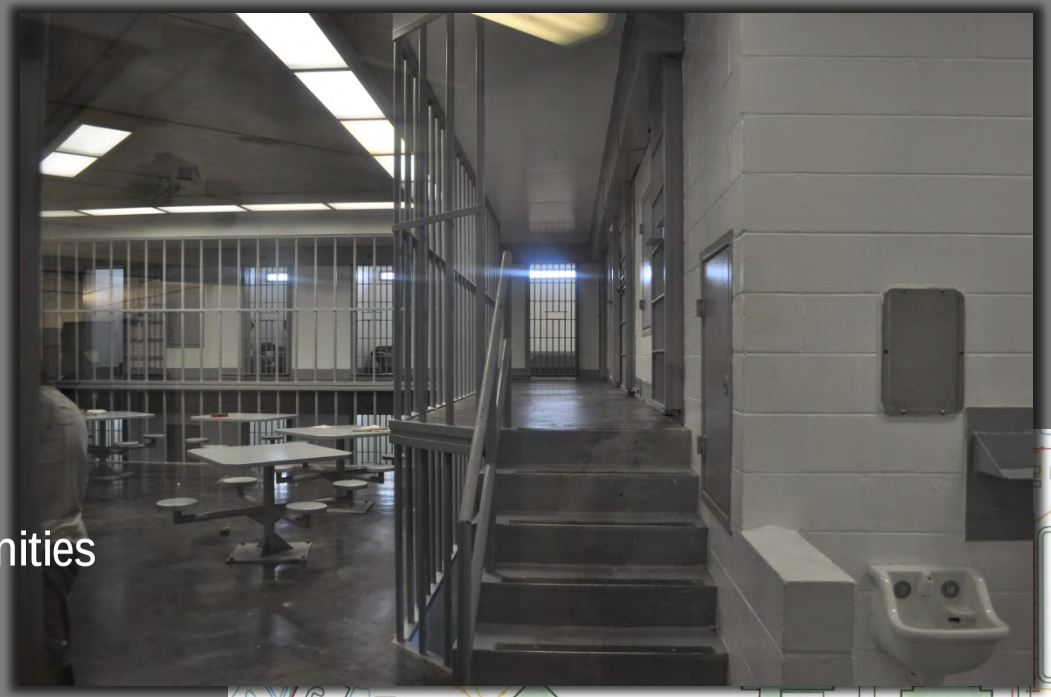
Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

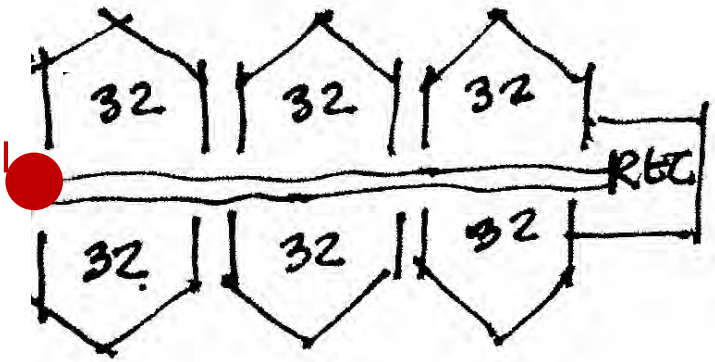
Housing

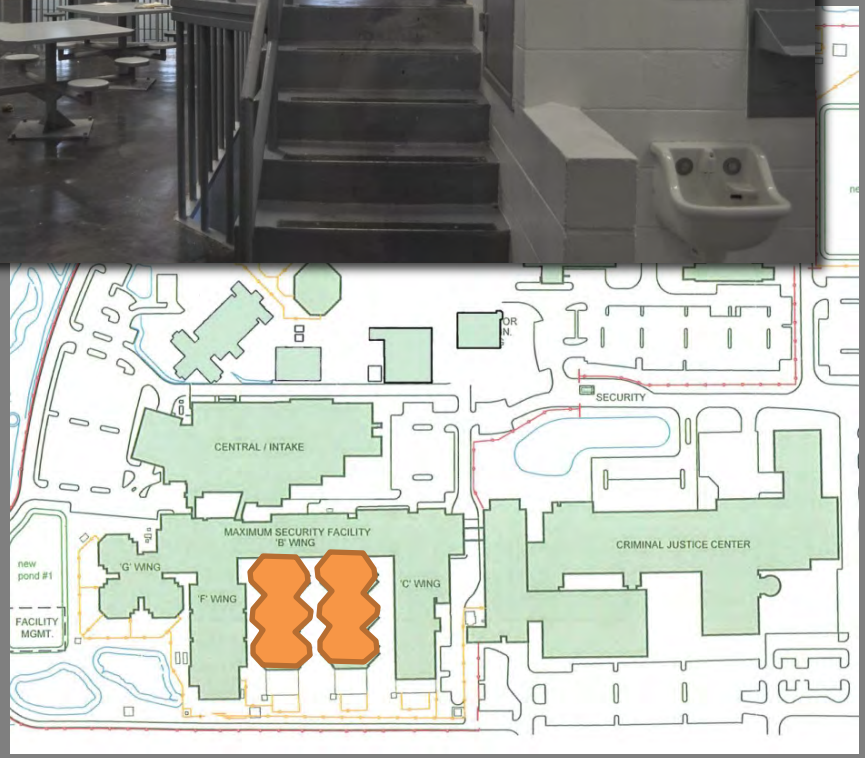
"E & D" Wing

- Design Capacity = 96 + 96
- Effective Capacity = 196 + 196
- Staffing:
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities



Staffing:
- 4 Total
- 3 Floor
- 1 Control





Dewberry / CHINN PLANNING / ARC3 architecture

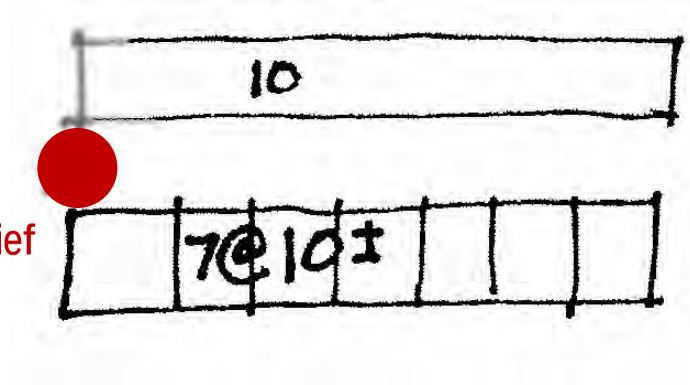
Session 1: Integration Analysis

Housing

"C" Wing

- Design Capacity = 84
- Effective Capacity = 178
- Staffing
  - Security Reqs
  - Potential Tech Efficiencies
  - Staff Re-alignment Opportunities

Staffing:
- 4 Total
- 2 Floor
- 1 Control
- 1 Rec/Relief



Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Summary Space Allocation OPTION 1 – TWO LEVELS OF 256 CAPACITY

PINELLAS COUNTY FLORIDA JAIL EXPANSION — **Draft Preliminary Program**
FEMALE INMATE AND JUVENILE FACILITY - 512 CAPACITY — **4/25/2013**

Summary Housing Unit Allocation
Pinellas County Florida Jail Expansion
Female Inmate and Juvenile Facility (512 Capacity)

Comp. #	Component	# of HSG Units	Capacity	Description	Total Dept. Gross Square Footage (DGSF)
1.000	**INMATE HOUSING FACILITY**				
	1.100 Building Support				8,125
	1.200 Medium Custody Female Double Cell Housing	6	384	64 Bed Capacity Housing Units (32 cells) Outdoor Recreation at each Housing Unit-shared by (2) 32 Capacity Living Areas	53,766
	1.300 Minimum Custody Female Dormitory Housing	1	64	64 Bed Dormitory Minimum Custody Unit Outdoor Recreation at Unit	8,541
	1.400 Special Management Housing (Female Single Cell Maximum Segregation Housing)	1	32	32 Single Cell/Max/Seg Unit Female Outdoor Recreation at Special Management Unit	5,278
	1.500 Juvenile Housing and Support - 32 Capacity	1 1	32	32 Single Cell Juvenile Unit (Divided into Smaller Sub Units) Support Area Located Adjacent to Juvenile Unit (Sight and Sound Separation) Outdoor Recreation at Juvenile Unit	9,338
	1.600 Housing Control/Shared Support Space	2		Housing Support Areas - (one per floor)	5,539
	TOTAL HOUSING CAPACITY		**512**		
				TOTAL SQUARE FOOTAGE	**90,587**
				Building Gross Factor @ 25%	**22,647**
				TOTAL BUILDING SQUARE FOOTAGE (BGSF)	**113,233**

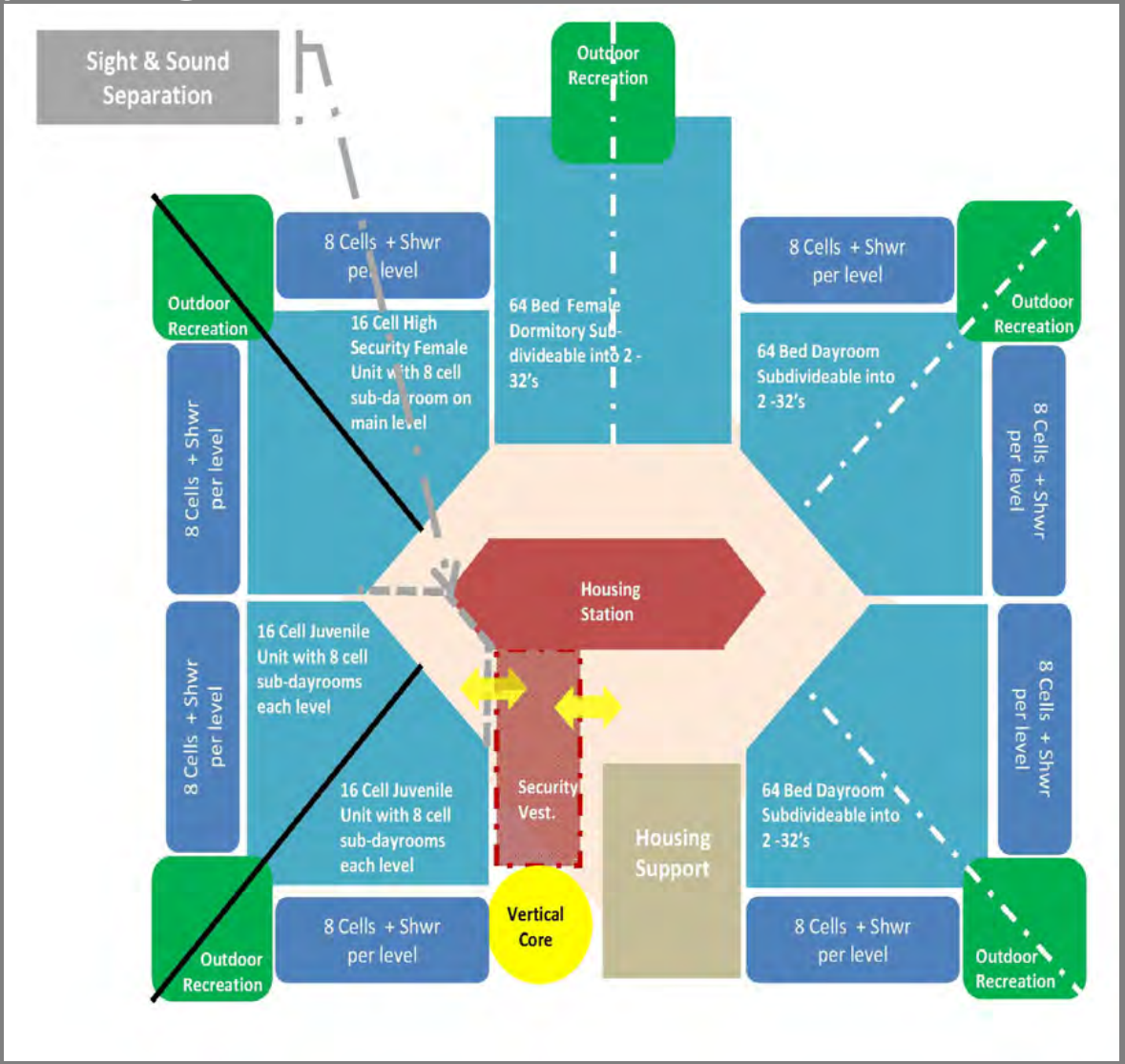
Session 1: Integration Analysis

Housing Concept Diagram OPTION 1 – TWO LEVELS OF 256 CAPACITY

Female and Juvenile Facility – 512 Capacity

Level 1 – 256 Beds Juvenile, Female High Security, Dormitory & Medium Security

Level 2 – 256 Beds Female Medium Security



LEVEL ONE

Dewberry / CHINN PLANNING / ARC3 architecture

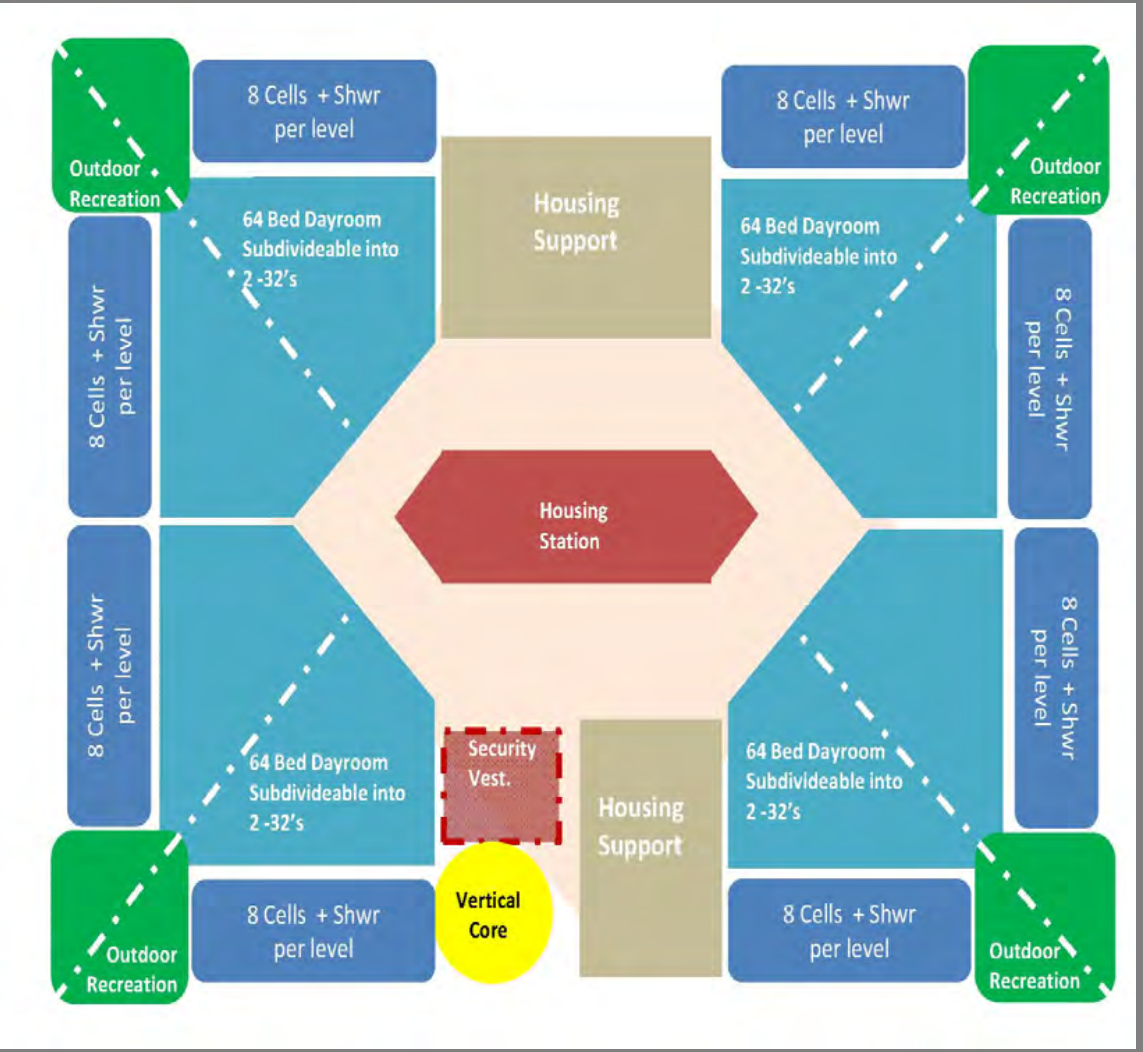
Session 1: Integration Analysis

Housing Concept Diagram OPTION 1 – TWO LEVELS OF 256 CAPACITY

Female and Juvenile Facility – 512 Capacity

Level 1 – 256 Beds Juvenile, Female High Security, Dormitory & Medium Security

Level 2 – 256 Beds,Female Medium Security



LEVEL TWO

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Staffing Plan OPTION 1 – TWO LEVELS OF 256 CAPACITY

OPTION 1 - PRELIMINARY HOUSING FACILITY STAFFING PLAN
HOUSING CONFIGURATION - (2) HOUSING CONTROL AREAS
(Two Levels at 256 each Level)

PINELLAS COUNTY FLORIDA JAIL EXPANSION
512 CAPACITY FEMALE AND JUVENILE HOUSING

	Day	Evening		
	1st	2nd	Relief[1]	Total
Building Support				
> Building/Central Control	1.0	1.0	2.4	4.4
> Sergeant	1.0	1.0	2.4	4.4
> Court/Transfer/Escort/Relief	1.0	1.0	2.4	4.4
Subtotal	**3.0**	**3.0**	**7.2**	**13.2**
Female Medium/Minimum Custody Housing				
> Correctional Officer	4.0	4.0	9.6	17.6
> Housing Control Officer	2.0	2.0	4.8	8.8
Subtotal	**6.0**	**6.0**	**14.4**	**26.4**
Female Minimum Security Housing				
> Correctional Officer				
Subtotal	**0.0**	**0.0**	**0.0**	**0.0**
Female Maximum/Special Management Housing				
> Housing Control Officer (Female Max and Juvenile)	1.0	1.0	2.4	4.4
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**2.0**	**2.0**	**4.8**	**8.8**
Juvenile Housing Unit				
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**1.0**	**1.0**	**2.4**	**4.4**
Total Housing	**12.0**	**12.0**	**28.8**	**52.8**

Note:
(1) 1.2 Shift Relief calculation.

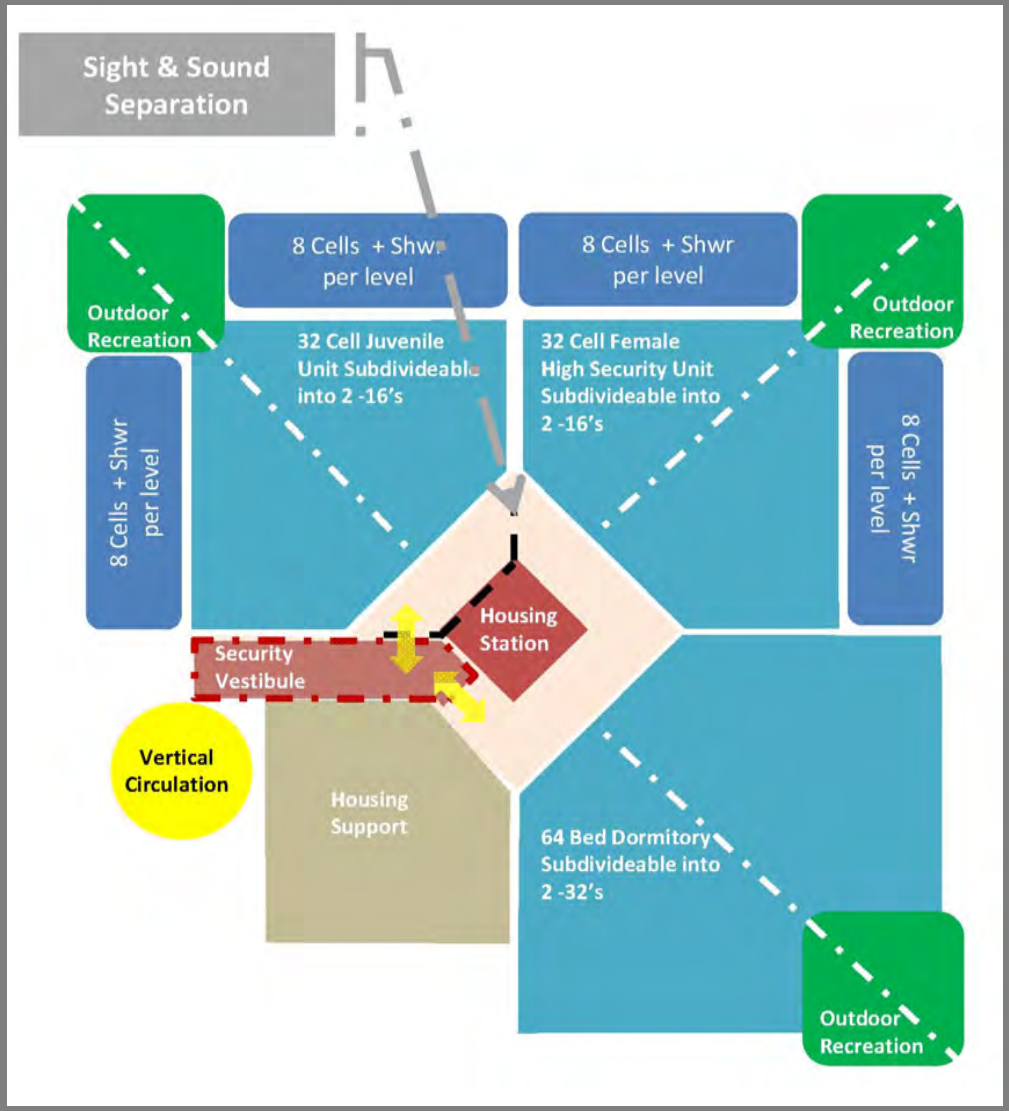
Source: Chinn Planning, Inc. *4/25/2013*

Session 1: Integration Analysis

Housing Concept Diagram OPTION 2 – THREE LEVELS (2 @ 192 & 1 @ 128 CAPACITY)

Female and Juvenile Facility – 512 Capacity

Level 1 --128 Capacity
> (32) Juvenile Capacity
> (32) Female Maximum/Special Management
> (64) Female Minimum Dormitory



LEVEL ONE

Dewberry / CHINN PLANNING / ARC3 architecture

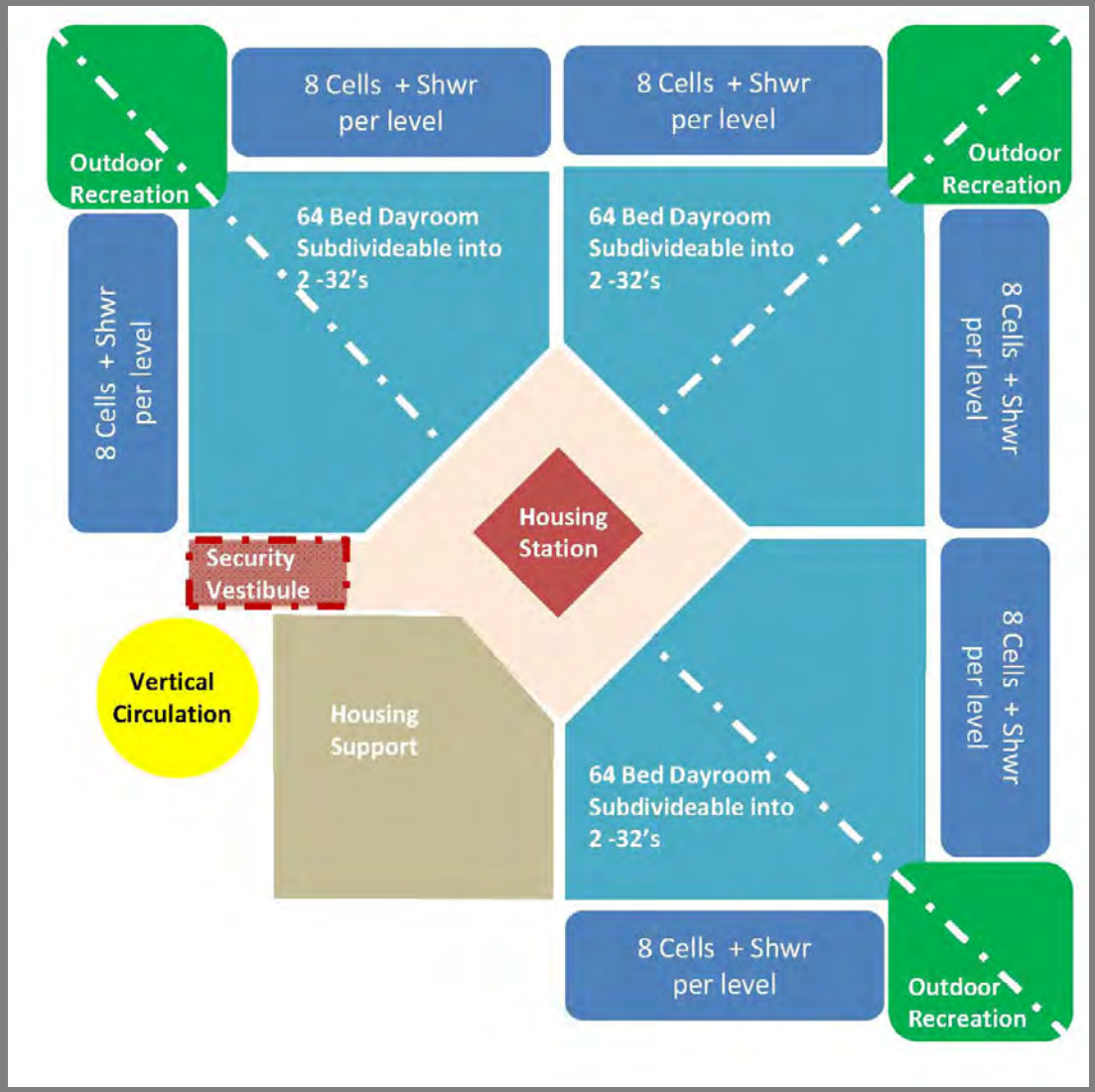
Session 1: Integration Analysis

Housing Concept Diagram OPTION 2 – THREE LEVELS (2 @ 192 & 1 @ 128 CAPACITY)

Female and Juvenile Facility – 512 Capacity

Level 2-- 192 Female Medium Security Capacity

Level 3-- 192 Female Medium Security Capacity



LEVEL TWO

Dewberry / CHINN PLANNING / ARC3 architecture

Session 1: Integration Analysis

Staffing Plan OPTION 2 – THREE LEVELS (2 @ 192 & 1 @ 128 CAPACITY)

OPTION 1 - PRELIMINARY HOUSING FACILITY STAFFING PLAN
HOUSING CONFIGURATION - (2) HOUSING CONTROL AREAS
(Two Levels at 256 each Level)

PINELLAS COUNTY FLORIDA JAIL EXPANSION
512 CAPACITY FEMALE AND JUVENILE HOUSING

	Day	Evening		
	1st	2nd	Relief[1]	Total
Building Support				
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> Sergeant	1.0	1.0	2.4	4.4
> Court/Transfer/Escort/Relief	1.0	1.0	2.4	4.4
Subtotal	**3.0**	**3.0**	**7.2**	**13.2**
Female Medium/Minimum Custody Housing				
> Correctional Officer	4.0	4.0	9.6	17.6
> Housing Control Officer	2.0	2.0	4.8	8.8
Subtotal	**6.0**	**6.0**	**14.4**	**26.4**
Female Minimum Security Housing				
> Correctional Officer				
Subtotal	**0.0**	**0.0**	**0.0**	**0.0**
Female Maximum/Special Management Housing				
> Housing Control Officer (Female Max and Juvenile)	1.0	1.0	2.4	4.4
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**2.0**	**2.0**	**4.8**	**8.8**
Juvenile Housing Unit				
> Correctional Officer	1.0	1.0	2.4	4.4
Subtotal	**1.0**	**1.0**	**2.4**	**4.4**
Total Housing	**12.0**	**12.0**	**28.8**	**52.8**

Note:
(1) 1.2 Shift Relief calculation.

Source: Chinn Planning, Inc. *4/25/2013*

Session 1: Integration Analysis

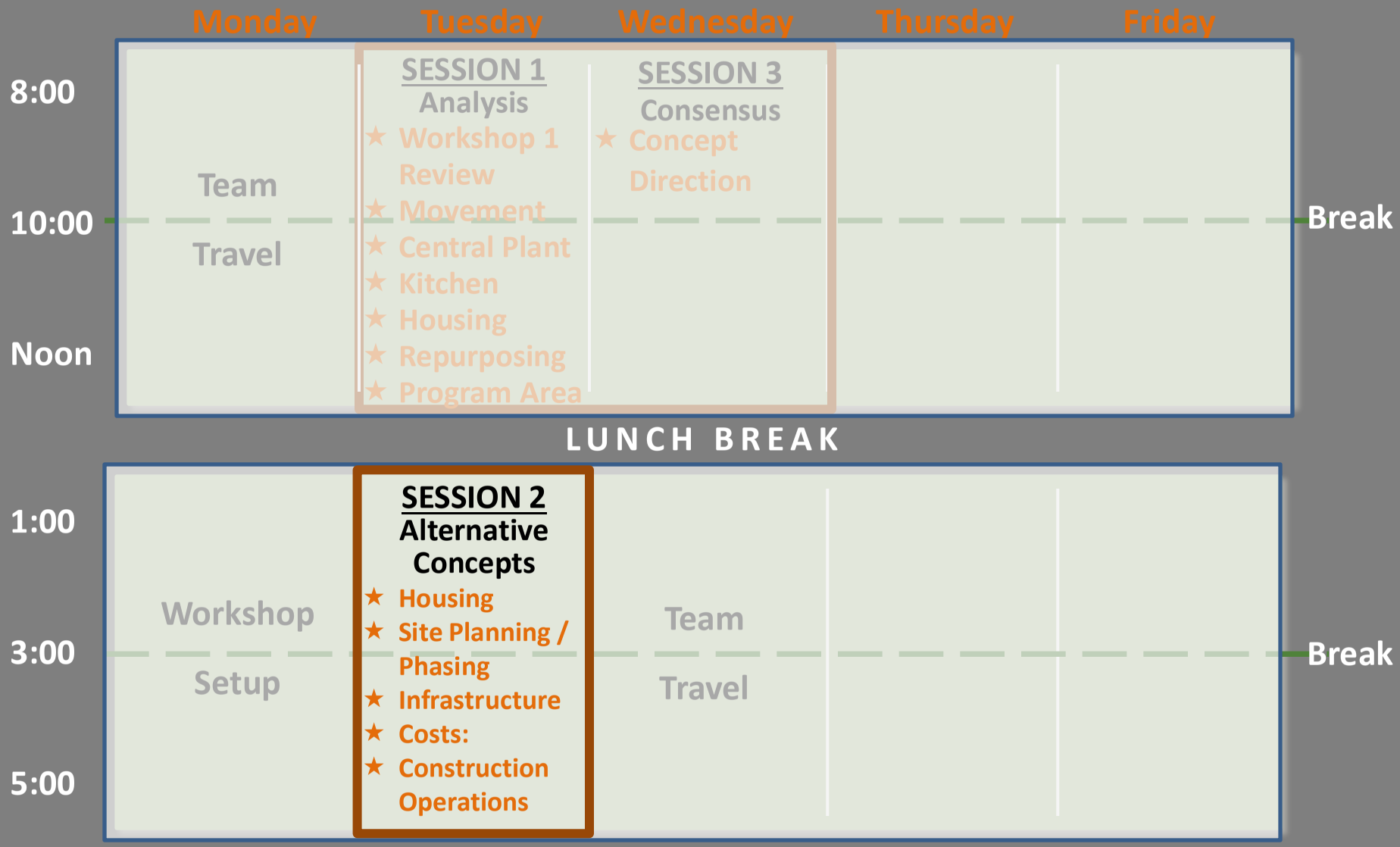
Summary Space Allocation ALL PROGRAM ELEMENTS

SUMMARY SPACE ALLOCATION PINELLAS COUNTY FLORIDA JAIL EXPANSION				Date 4/25/2013
Comp. #	**Facility Component**	**Total NSF Component**	**Departmental Grossing Factor**	**Total DGSF**
1.000	**INMATE HOUSING FACILITY**			
1.100	Building Support	6,250	30%	8,125
1.200	Medium Custody Female Housing - 384 Capacity	37,080	45%	53,766
1.300	Minimum Security Females - 64 Capacity	5,890	45%	8,541
1.400	Special Management Housing (Female Maximum Segregation) - 32 Capacity	3,640	45%	5,278
1.500	Juvenile Housing and Support - 32 Capacity	6,440	45%	9,338
1.600	Housing Control/Shared Support Spaces (2 Areas)	3,820	45%	5,539
	Subtotal DGSF- Inmate Housing Facility	**59,300**		**90,587**
	Building Grossing Factor (25%)			22,647
	Total Building Gross - Inmate Housing Facility			**113,233**
2.000	**CENTRAL LAUNDRY**			
2.100	Central Laundry	7,836	20%	9,403
	Subtotal DGSF - Central Laundry	**7,836**		**9,403**
	Building Grossing Factor (25%)			2,351
	Total Building Gross Factor - Central Laundry			**11,754**
3.000	**CENTRAL KITCHEN AND STAFF DINING**			
3.100	Production Kitchen	14,630	20%	17,556
3.200	Staff Dining	2,390	20%	2,868
	Subtotal DGSF- Central Kitchen and Staff Dining	**17,020**		**20,424**
	Building Grossing Factor (25%)			5,106
	Total Building Gross - Central Kitchen and Staff Dining			**25,530**
4.000	**CENTRAL CONTROL/COMMUNICATIONS**			
4.100	Central Control	1,310	20%	1,572
	Subtotal DGSF- Central Control	**1,310**		**1,572**
	Building Grossing Factor (25%)			393
	Total Building Gross - Central Control			**1,965**
5.000	**CENTRAL PLANT**			
	GRAND TOTAL - ALL FACILITY COMPONENTS			**152,482**

“Leading the Way for a Safer County”

Session 1 Complete

Session 2
Workshop 2



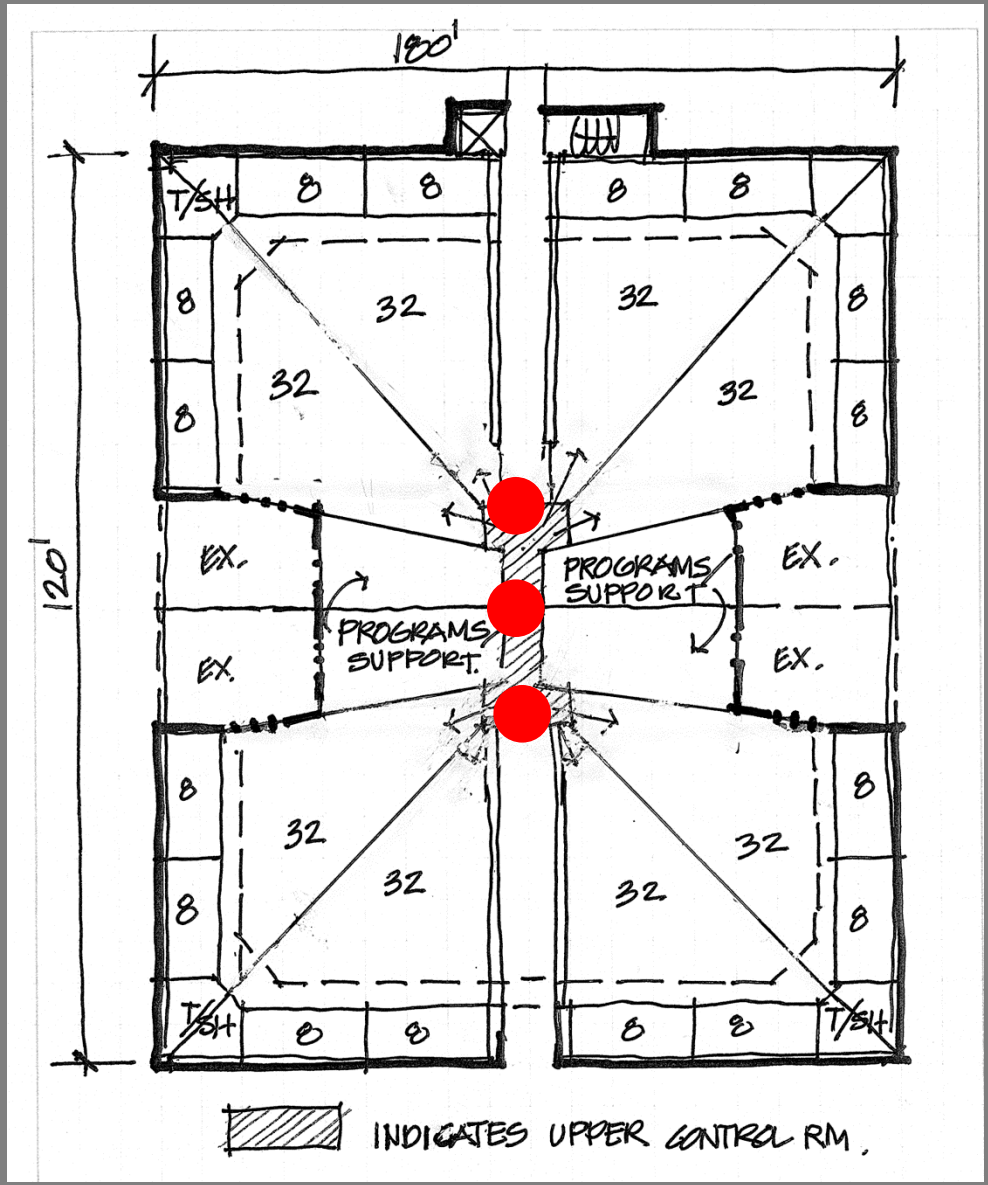
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Housing

OPTION A

- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
- 2 Tier each Pod (32 beds each)
- 2 Dayrooms each Pod
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing



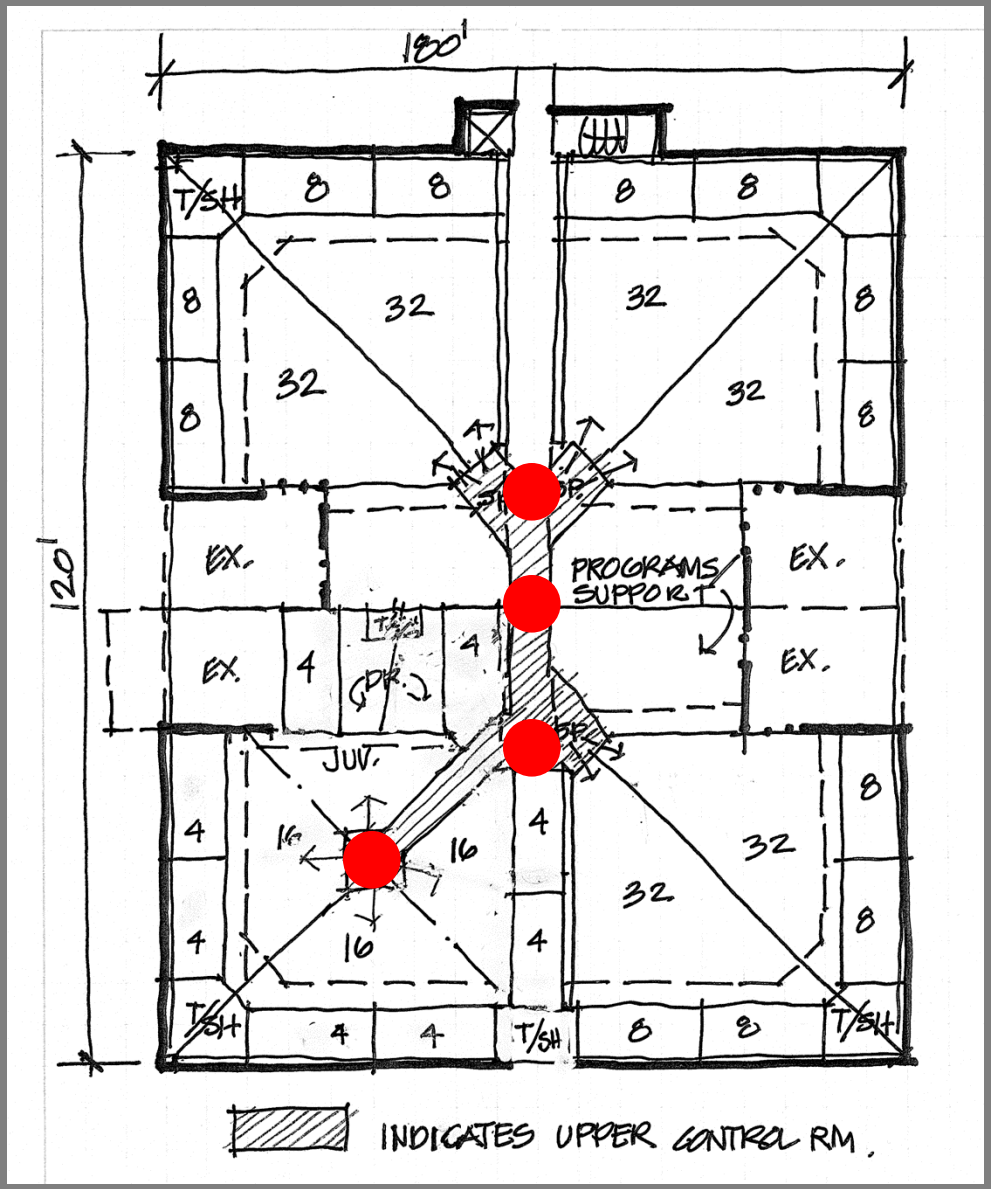
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Housing

OPTION A (Modified)

- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
  - 1 Juvenile + 3 Female
- 2 Tier each Pod (32 beds each)
- 2 Dayrooms each Pod
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing



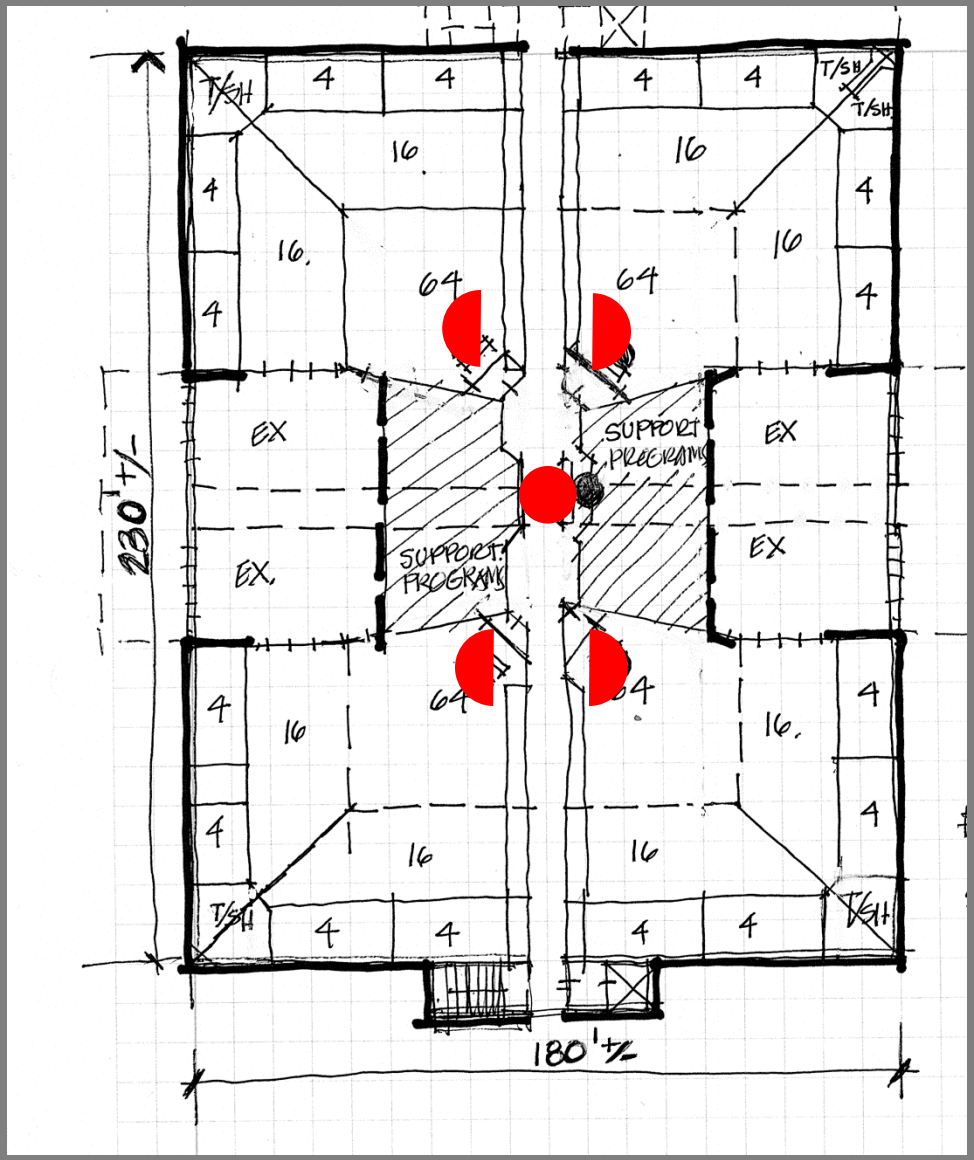
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Housing

OPTION B

- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
- 2 Tier each Pod (32 beds each)
  - Each tier divided in two
- 3 Dayrooms each Pod
  - 2 sub-day rooms
  - 1 common day room
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing

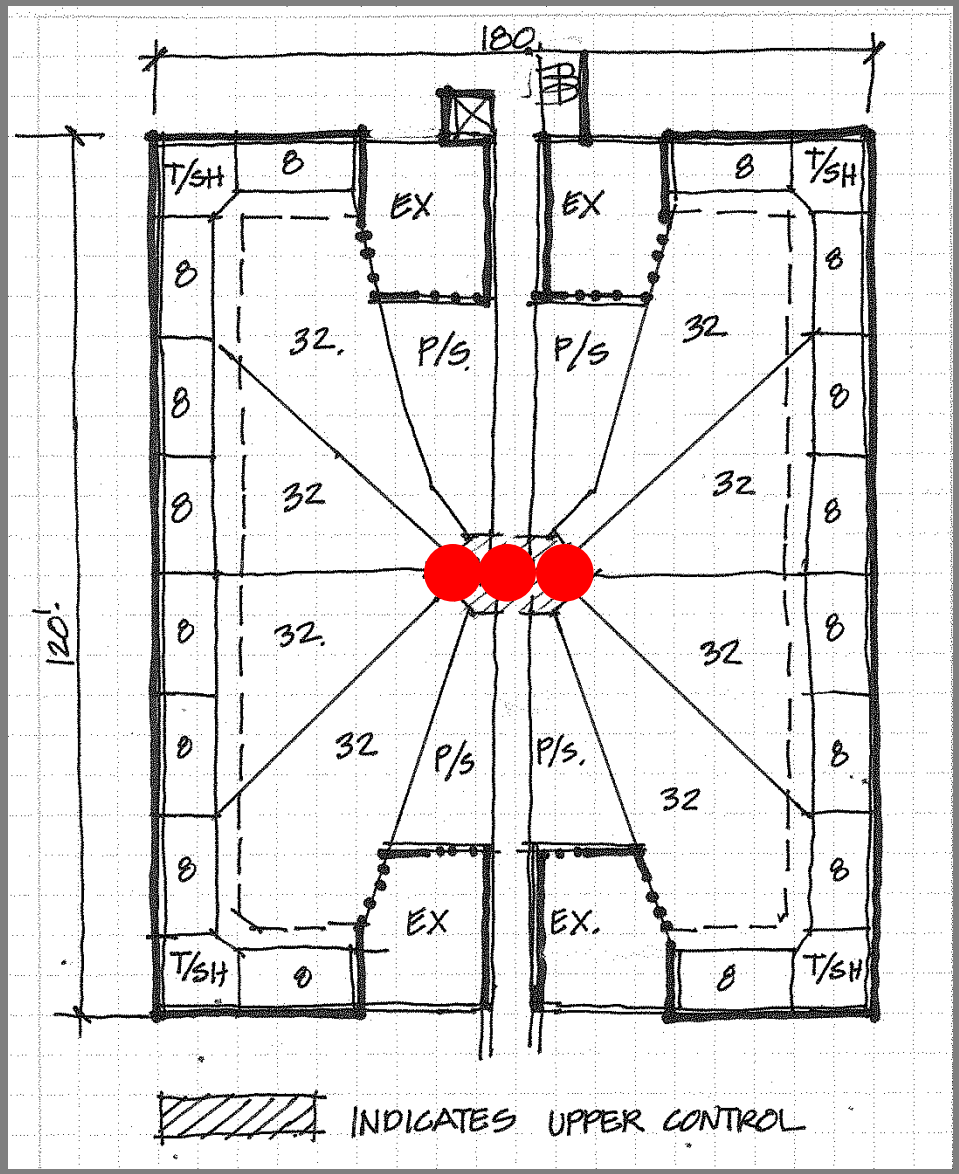


Session 2: Alternative Concepts

Housing

OPTION C

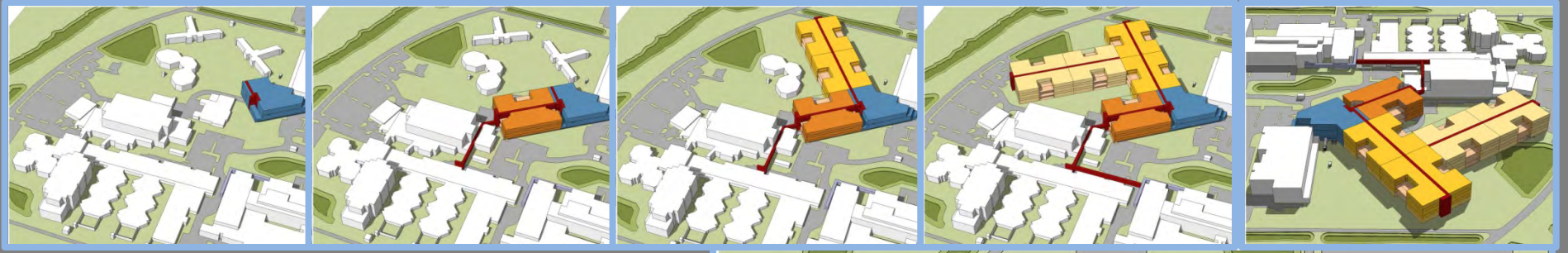
- Total Design Capacity = 256 beds
- 4 Pods (64 beds each)
- 2 Tier each Pod (32 beds each)
- 2 Dayrooms each Pod
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing



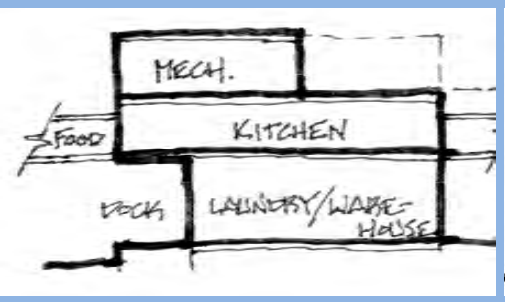
Dewberry / CHINN PLANNING / ARC3 architecture

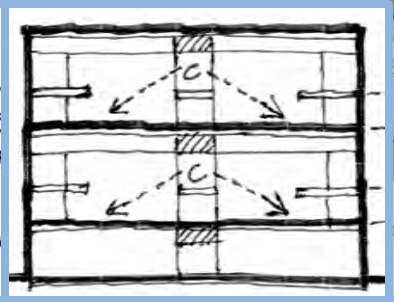
Session 2: Alternative Concepts
Site Planning/Phasing

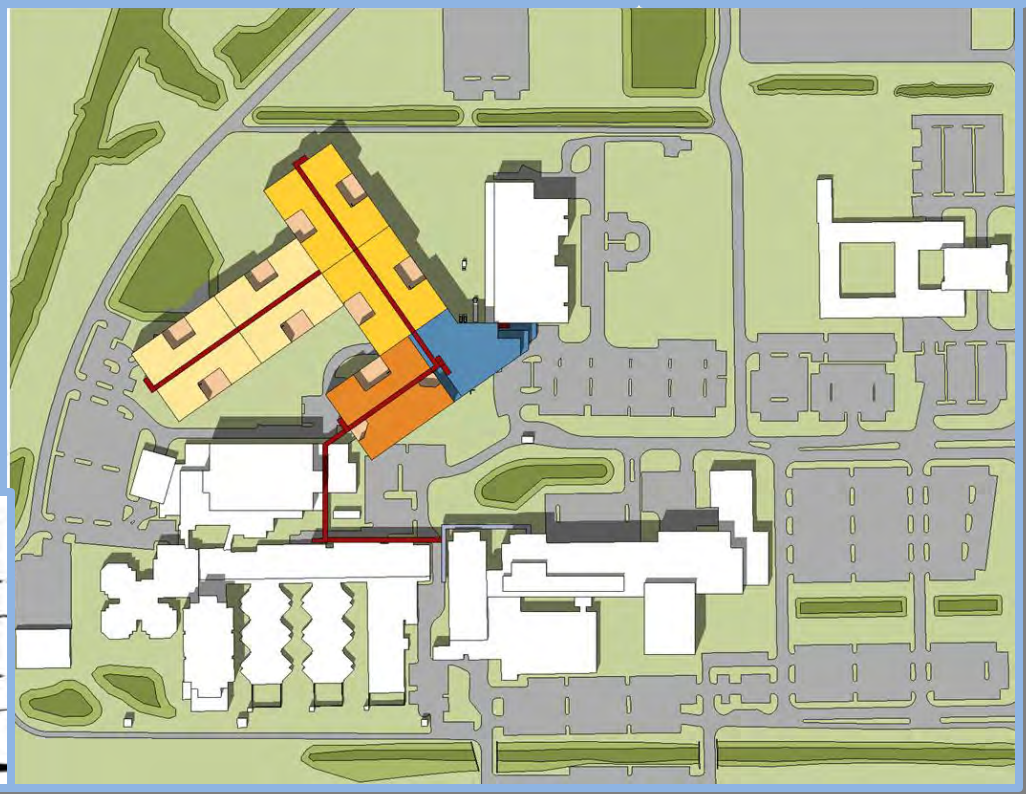
SCHEME 1



- Develop 3 level Support Module
  - Dock / Warehouse / Laundry
  - Kitchen / Central Control
  - Central Energy
- Connect Medical to Central / South
- Add 512 bed Housing Module
  - 1 single level shell
  - 2 double tier Housing above
- Second level connection from Kitchen to Central
- 4200 beds by 2030







Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Existing Condition

SCHEME 1

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Site Planning/Phasing

SCHEME 1

- Demolition
  - Central Control
  - FSC

Phase 1 Demolition

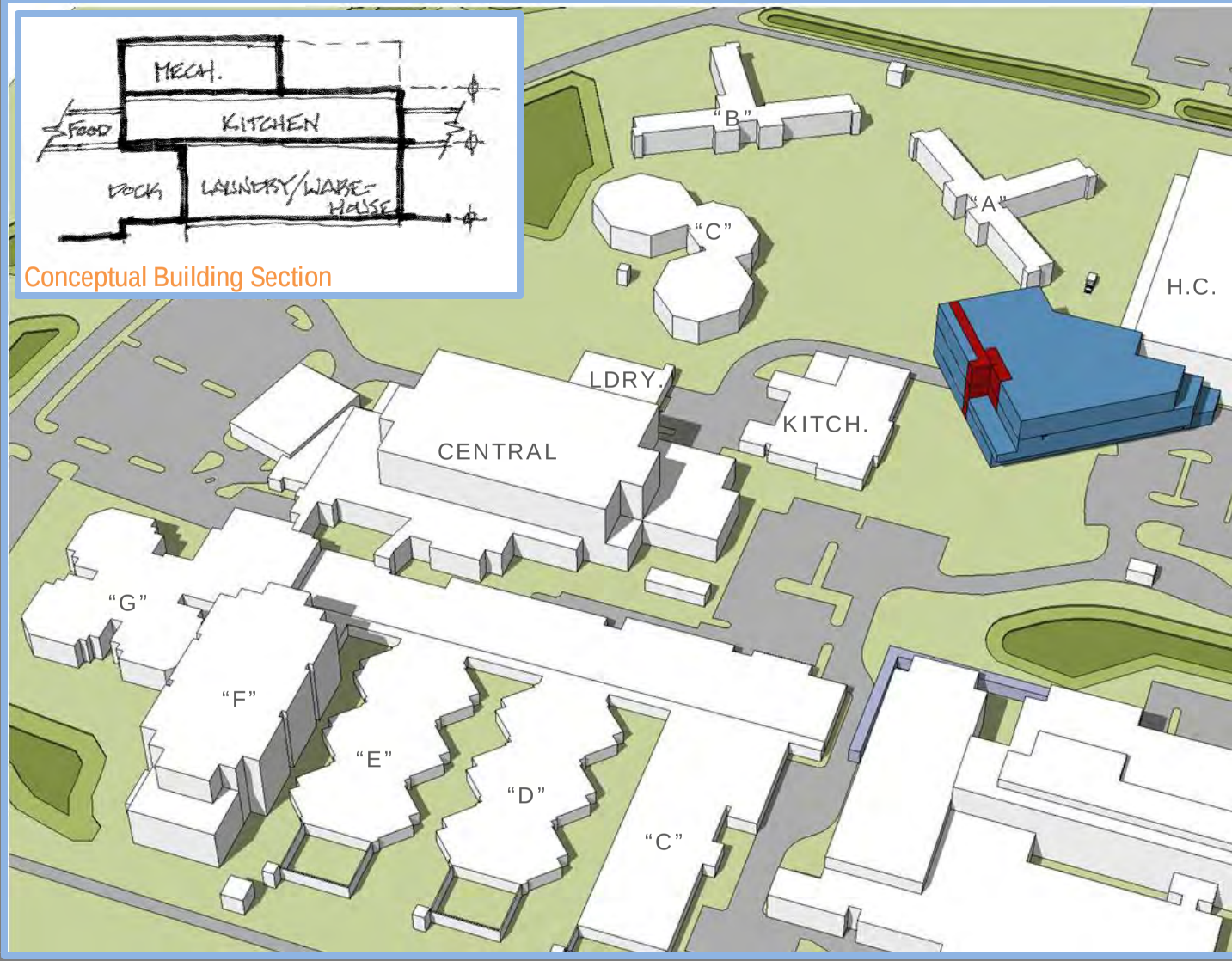
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1

SCHEME 1

- First Floor
  - Dock
  - Warehouse
  - Laundry
  - Trustee Stage
  - Raised Control
  - Link to Medical
  - Vehicle SP
- Second Floor
  - Kitchen
- Third Floor
  - Mechanical
- Requires:
  - Demo of existing Medical Sallyport
  - Temporary solution for existing Central Control



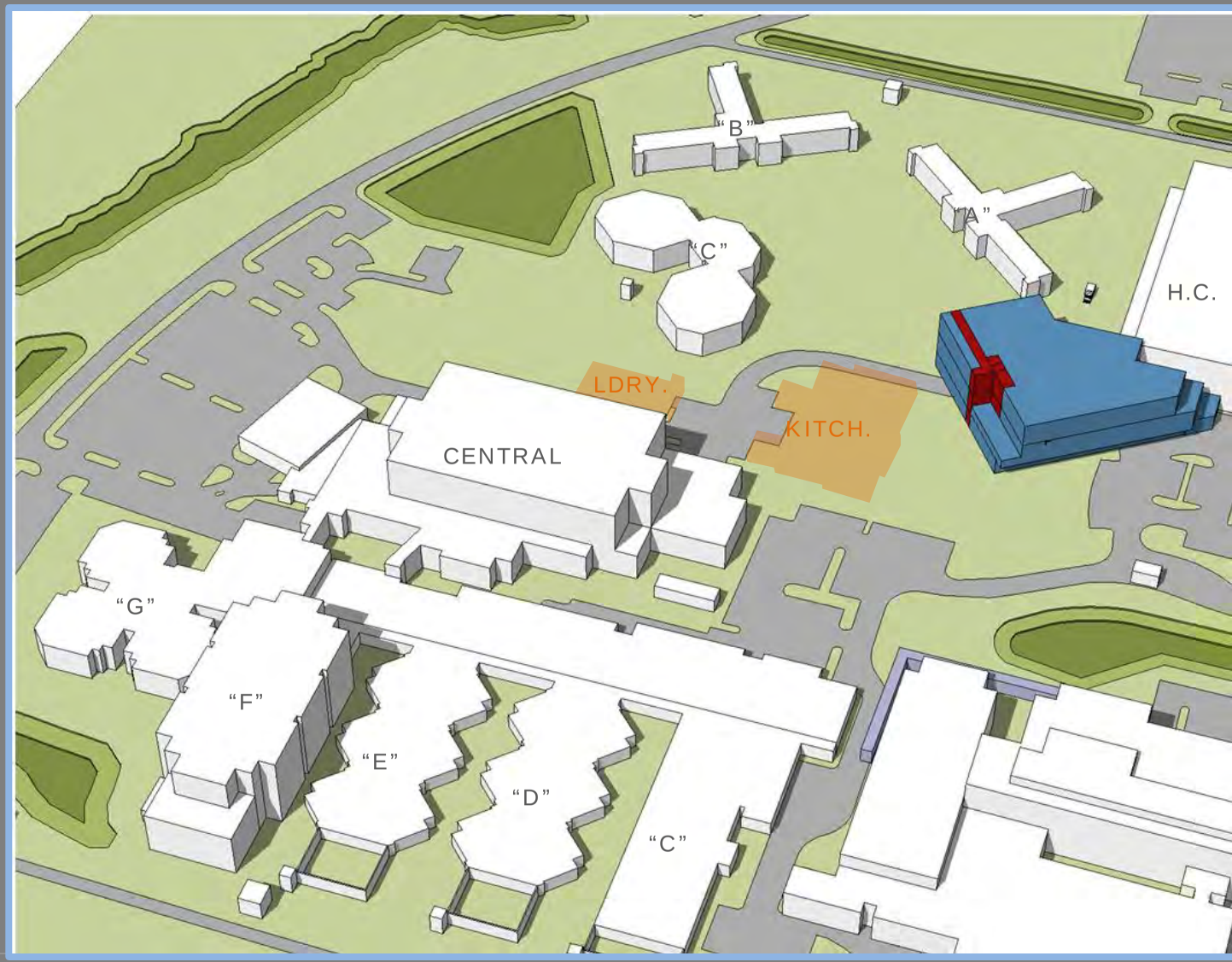
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 1

- Demolition
  - Laundry
  - Kitchen

Phase 2 Demolition



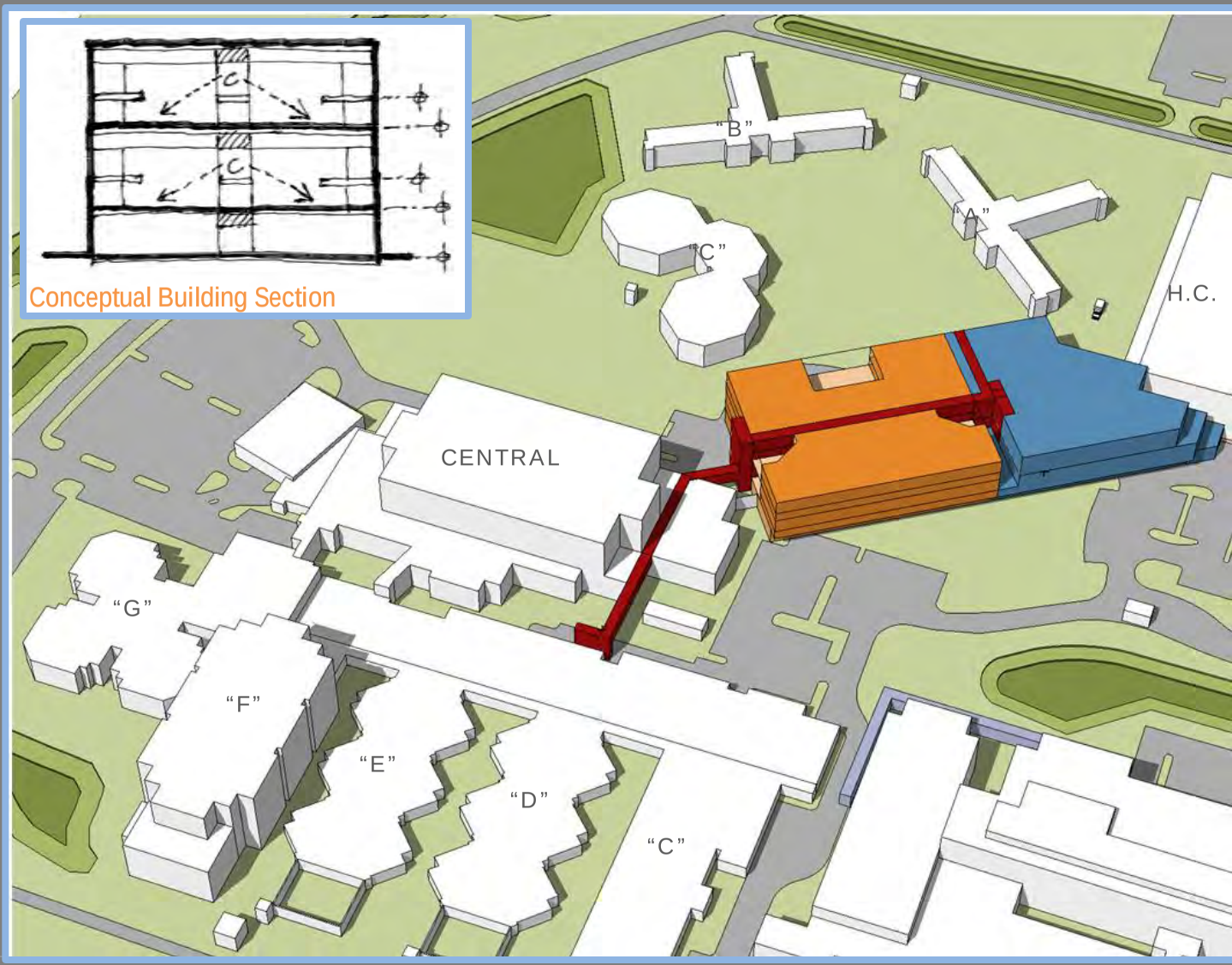
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 2

SCHEME 1

- Female Hsg (512)
- Juvenile Hsg (Shell)
- Shell space
- Connector ILinks
  - Food to Central (2nd)
  - Housing to Court (2nd)
  - Housing to Medical (2nd)



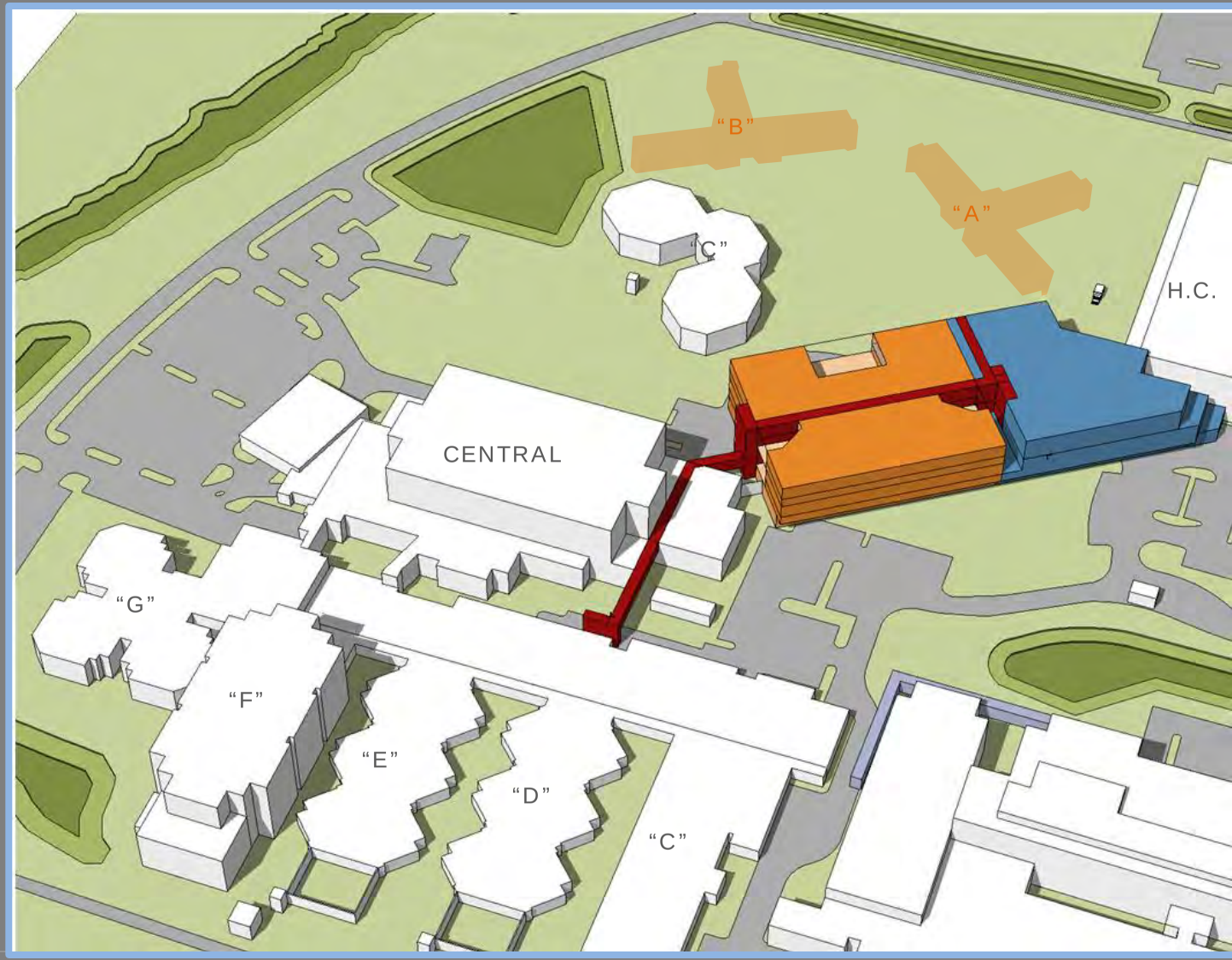
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 1

- Demolition
  - "A" & "B"

Phase 3 Demolition

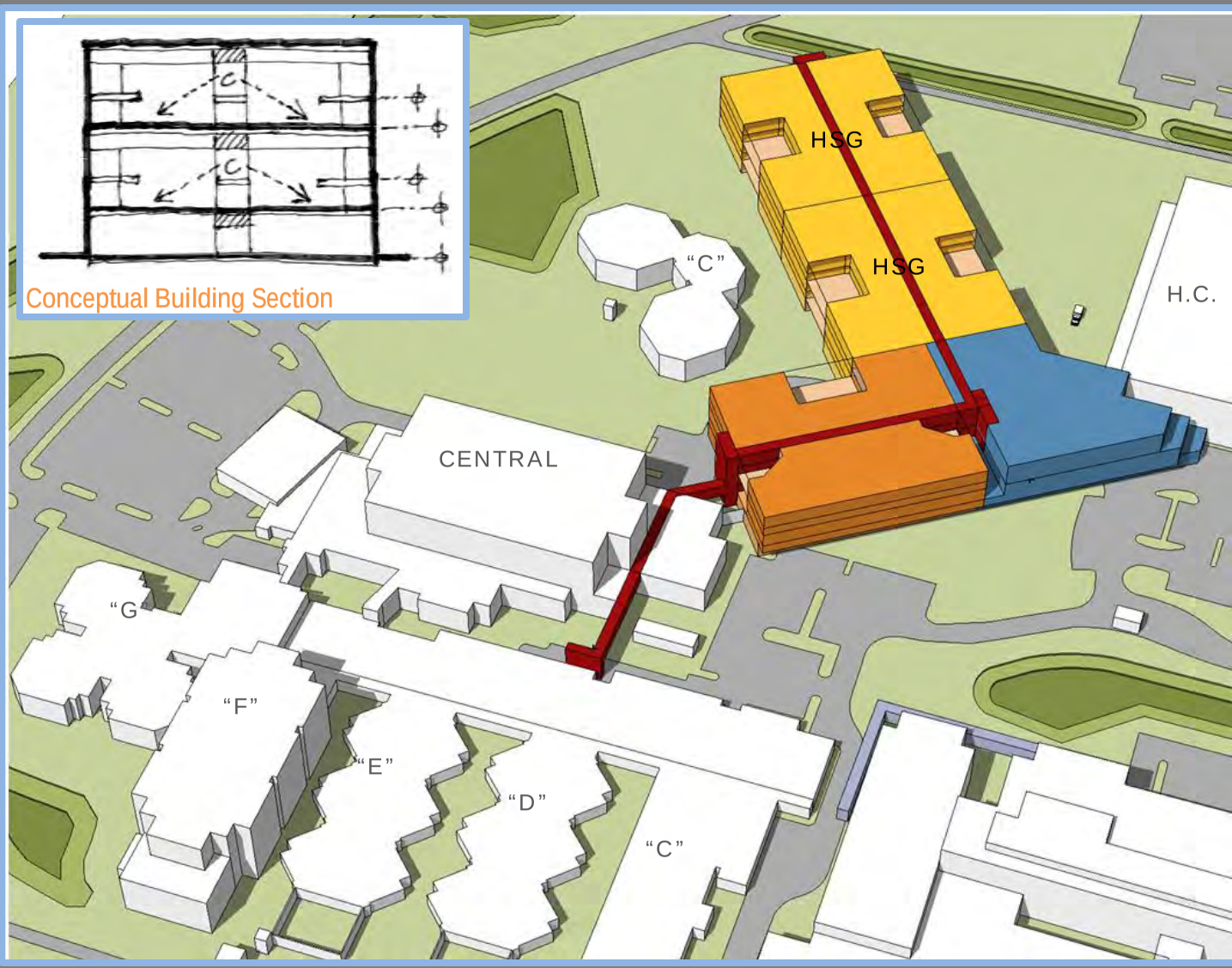


Session 2: Alternative Concepts
Site Planning/Phasing

Phase 3

SCHEME 1

- Housing
  - 1024 new beds
  - First floor shell (512 beds)
- 2030 – 4200 beds
  - FMJS compliance
  - Staff efficiency



Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 4 Demolition

SCHEME 1

- Demolition
  - "C" Barracks

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 4

SCHEME 1

- Housing
  - 1024-1536 new beds
  - Address oldest housing
  - Alt. court access

Dewberry / CHINN PLANNING / ARC3 architecture

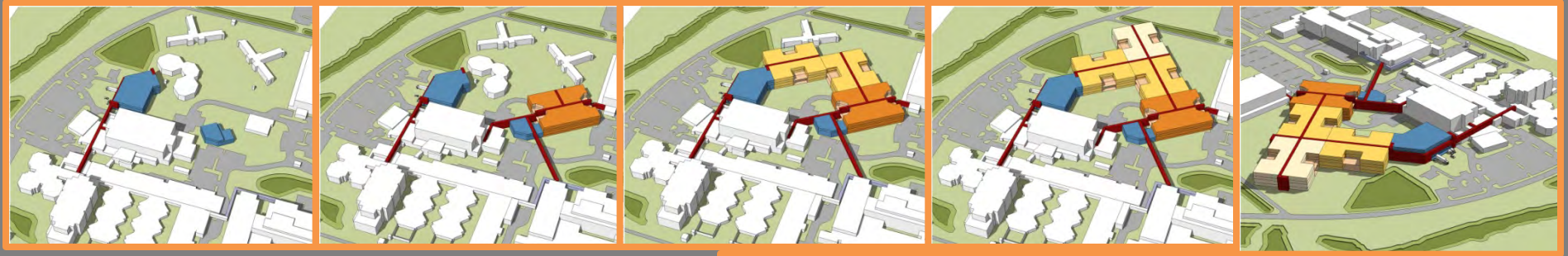
Session 2: Alternative Concepts
Site Planning/Phasing

- Direct connection @ 1rst & 2nd floors
- Tight service area
- Phasing issues
  - Medical SP
  - Central Control
- First floor shell under housing
- Less flexible support module
- Requires through module access

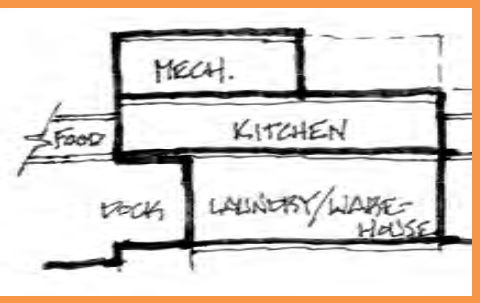
Dewberry / CHINN PLANNING / ARC3 architecture

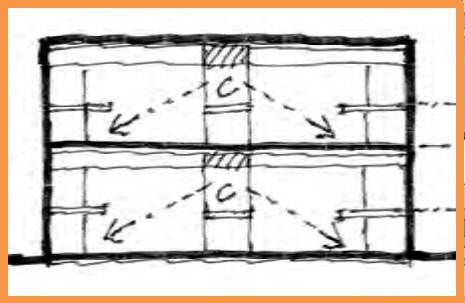
Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 2



- Develop 3 level Support Module to West
  - Dock / Warehouse / Laundry
  - Kitchen
  - Central Plant
- Connect Central Plant & Kitchen to Central/South
- Add second connection to court
- Add Housing - 4200 beds by 2030





Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Existing Condition

SCHEME 2

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 2

- Demolition
  - FSC

Phase 1A Demolition

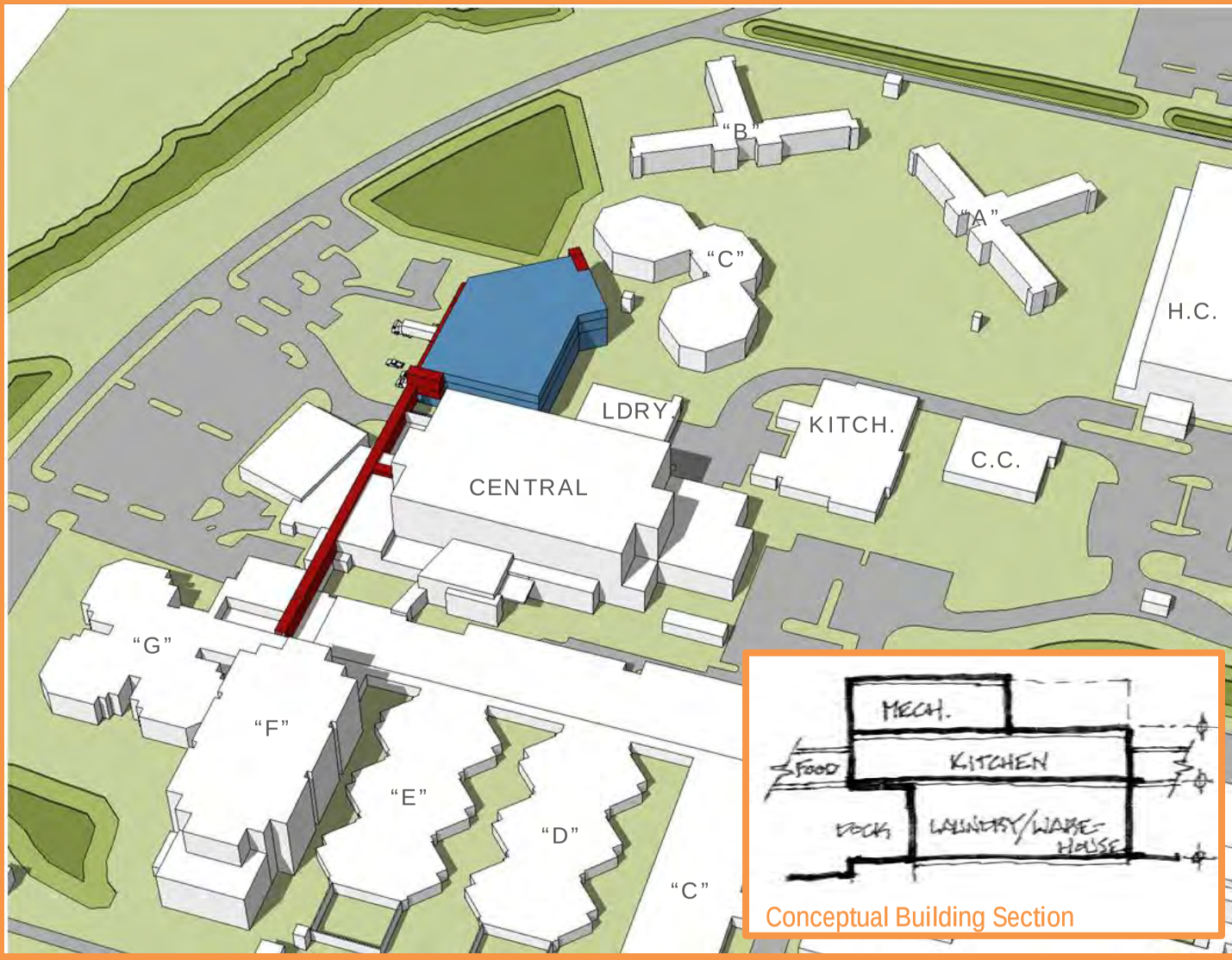
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1A

SCHEME 2

- First Floor
  - Dock
  - Warehouse
  - Laundry
- Second Floor
  - Kitchen
- Third Floor
  - Mechanical
- Utilizes existing service road
- Opportunity to centralize kitchen
- Connects Kitchen to Central and South



Conceptual Building Section

Dewberry / CHINN PLANNING / ARC3 architecture

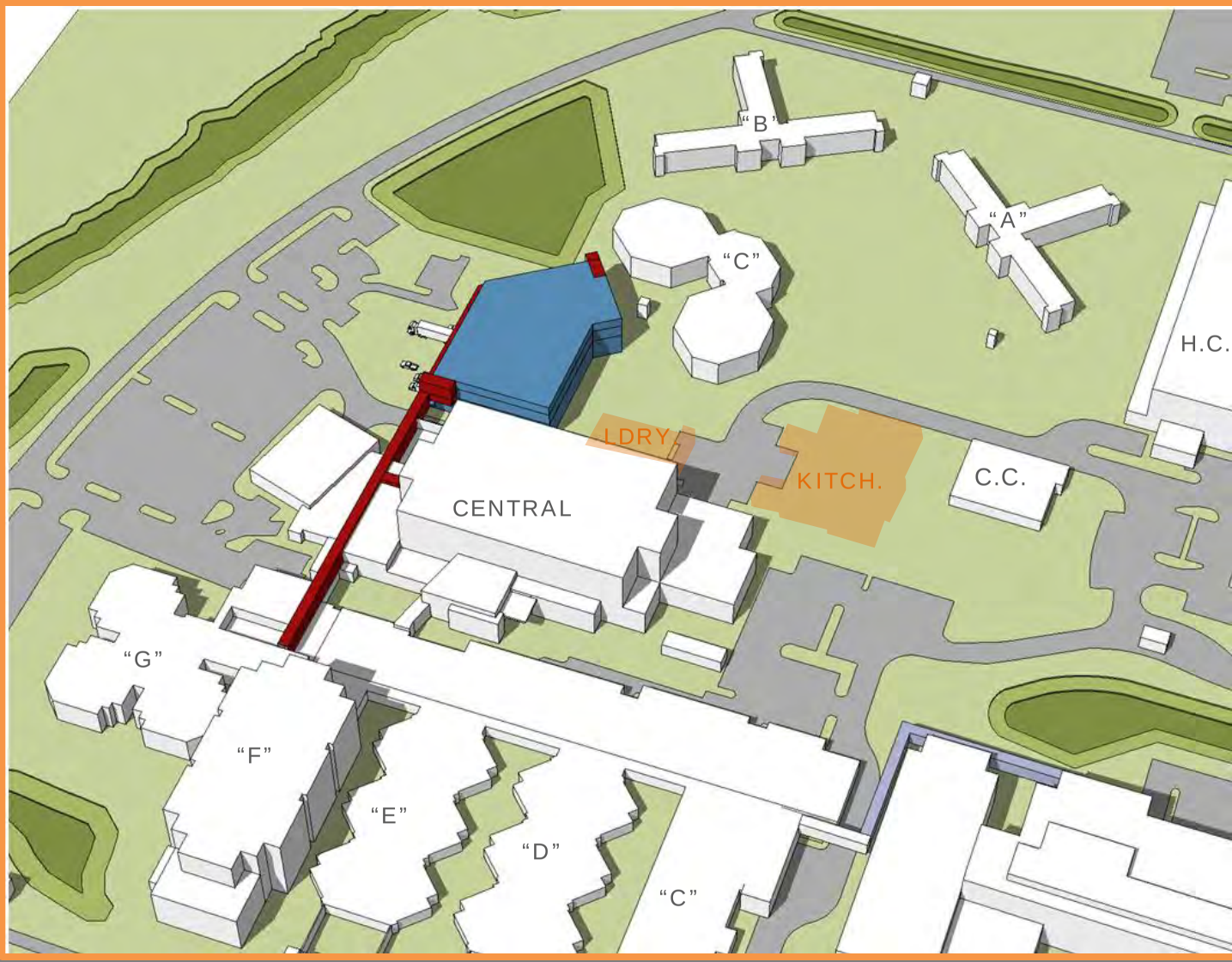
Session 2: Alternative Concepts

Site Planning/Phasing

SCHEME 2

- Demolition
  - Kitchen
  - Laundry

Phase 1B Demolition



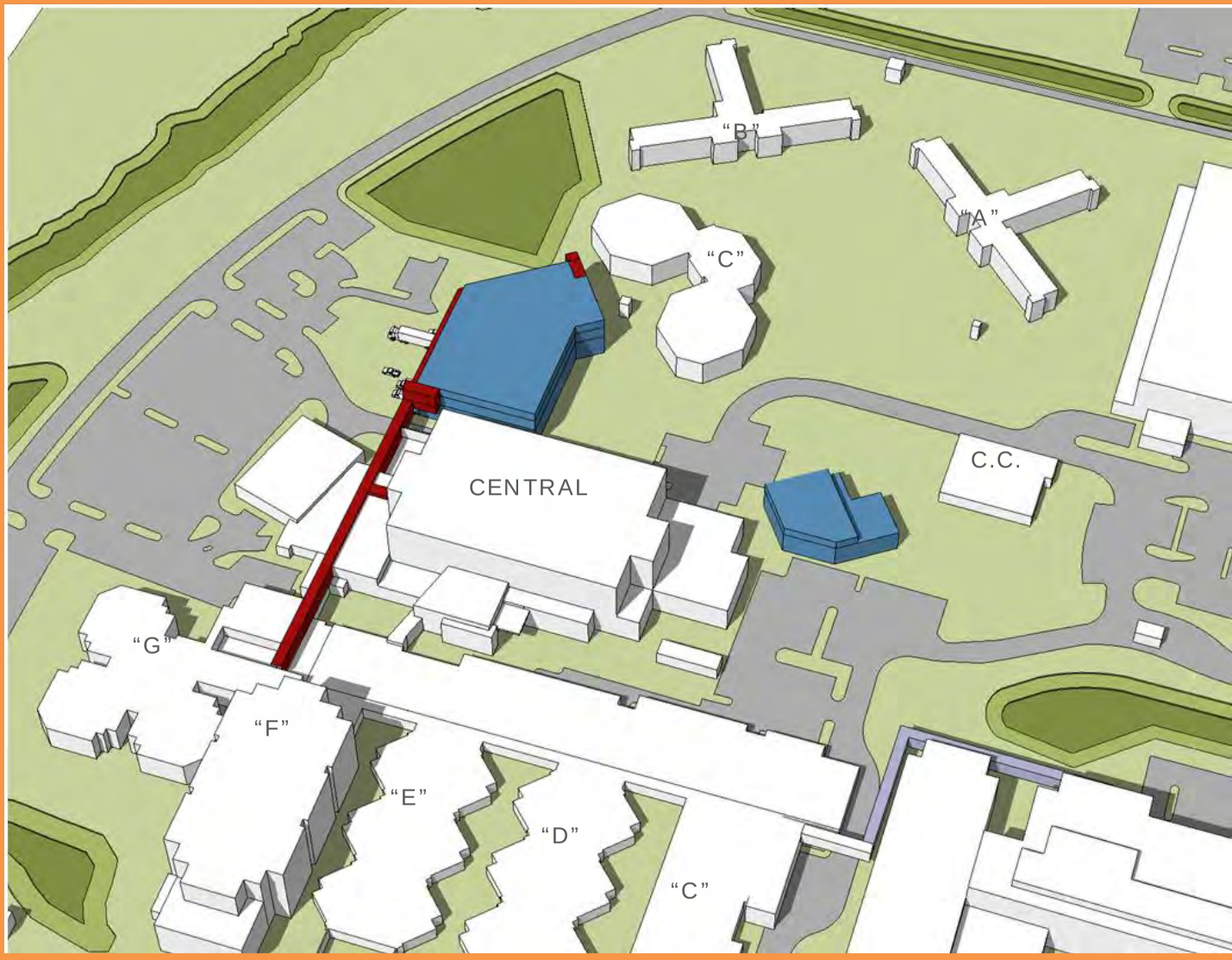
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1B

SCHEME 2

- First Floor
  - Holding / Staging
  - Admin. Office
  - Shell Space
- Second Floor
  - Central Control



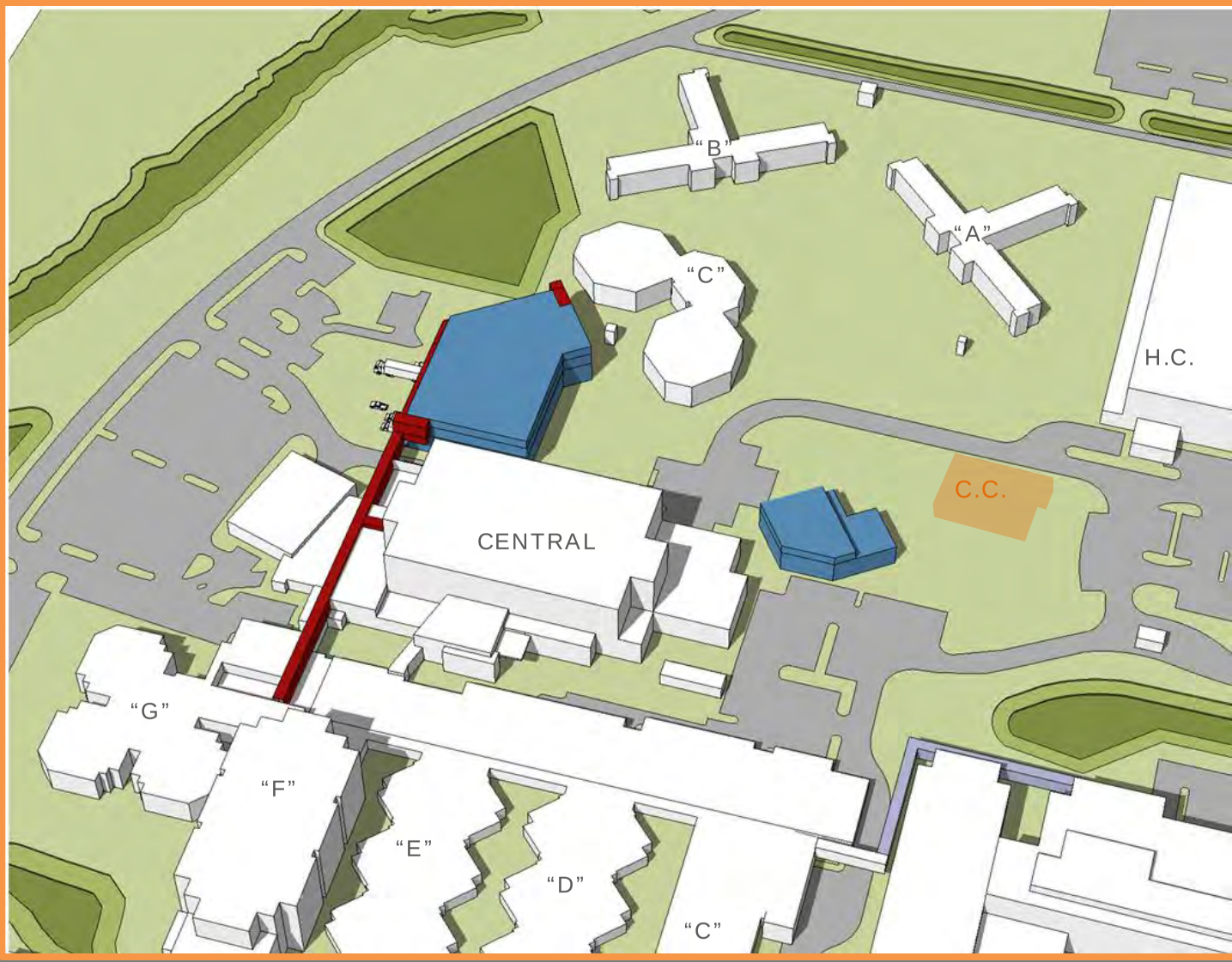
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 2

- Demolition
  - Central Control

Phase 2 Demolition



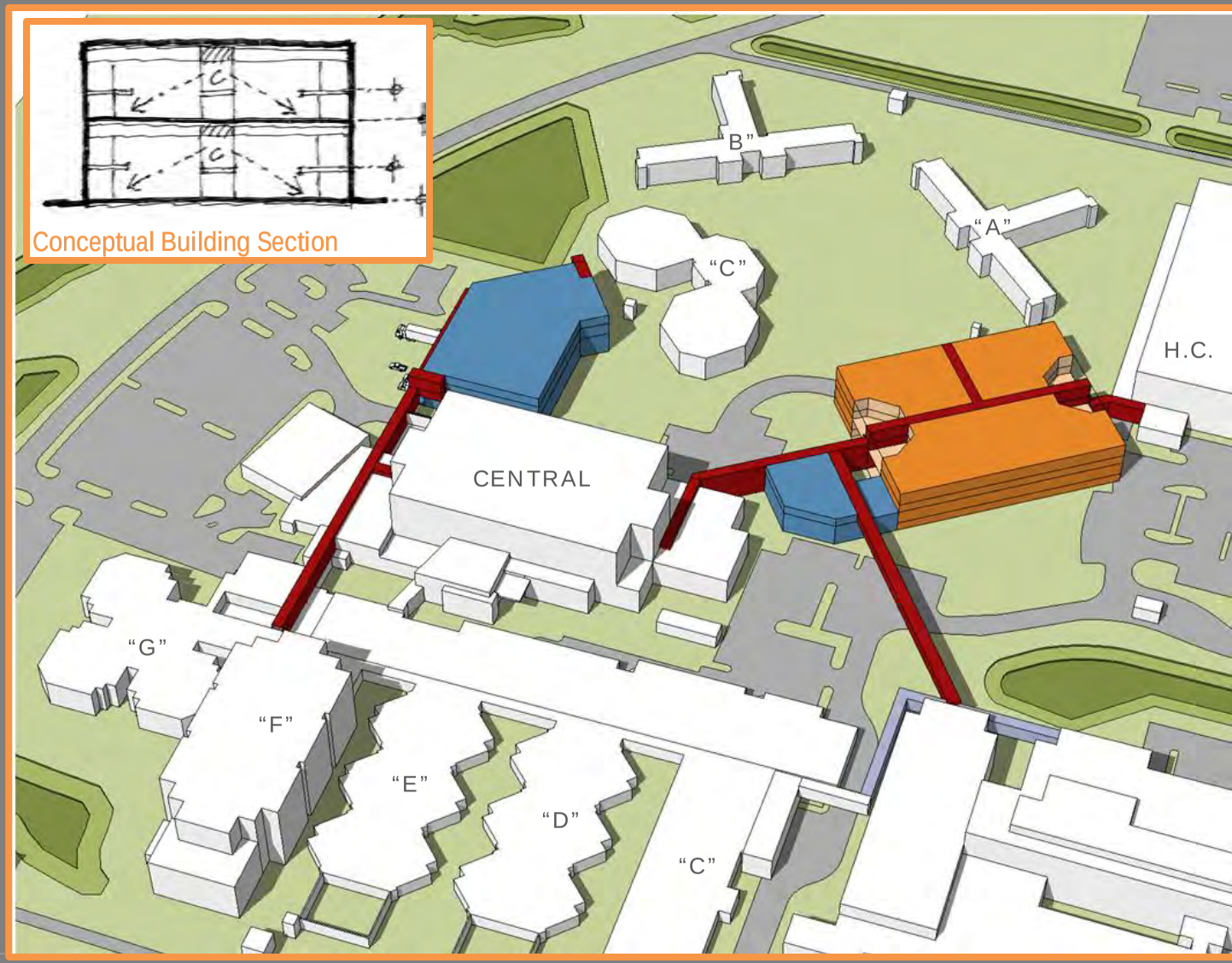
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 2

SCHEME 2

- Female Hsg (512 beds)
- Connector Links
  - Female to Medical
  - Central and South to Medical
  - Medical / Female to Courts



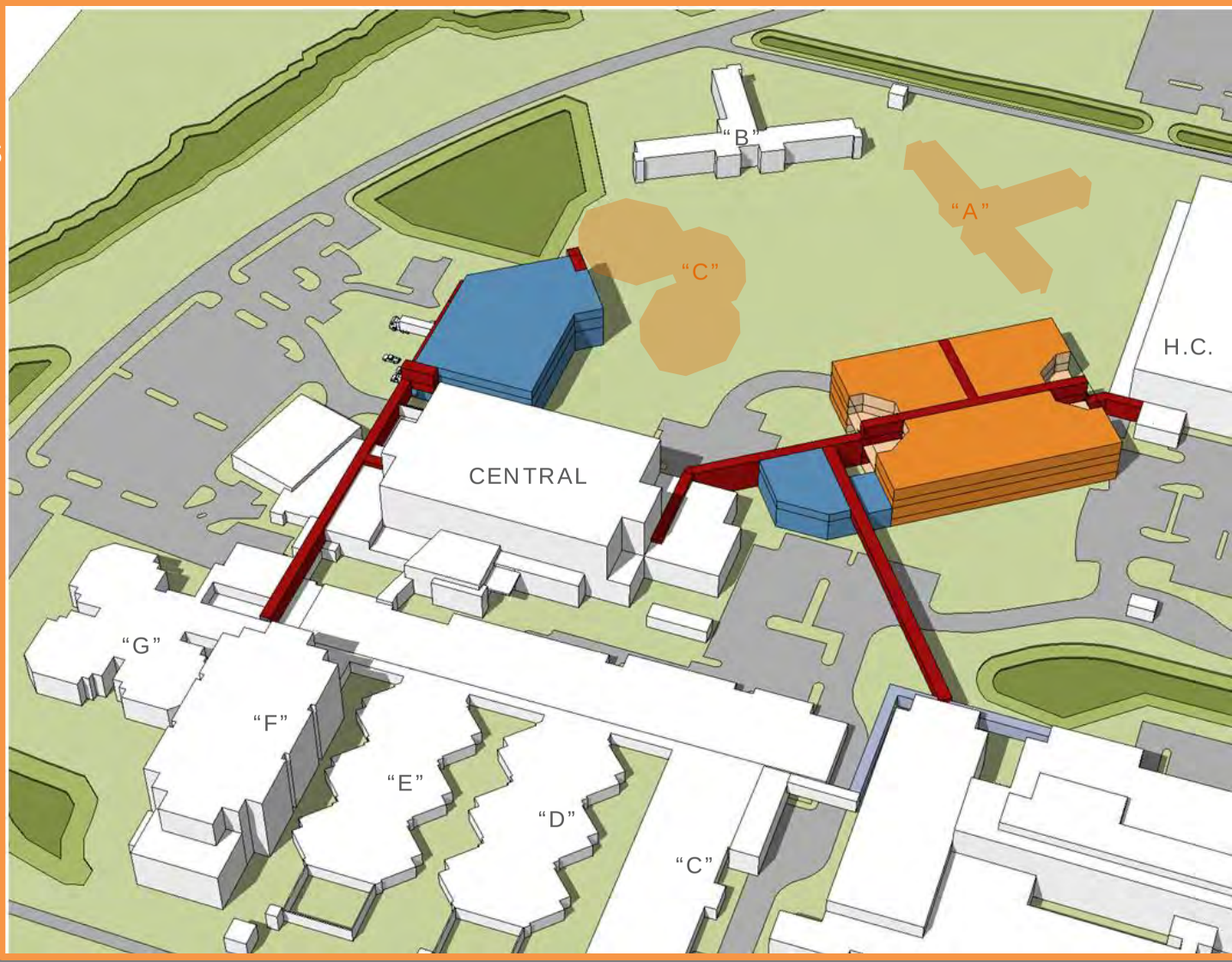
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 2

- Demolition
  - "A" & "C" Barracks

Phase 3 Demolition

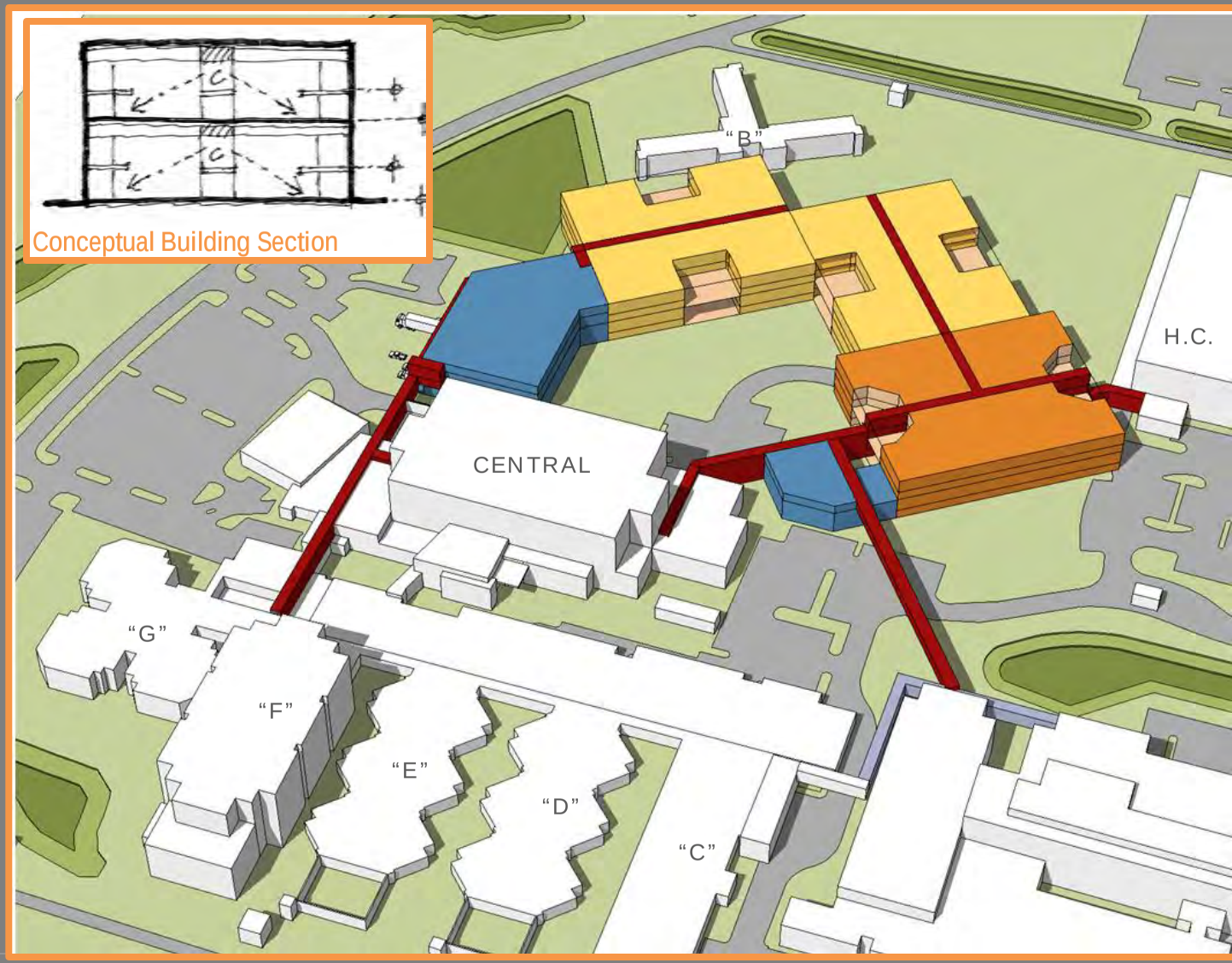


Session 2: Alternative Concepts
Site Planning/Phasing

Phase 3

SCHEME 2

- 1024 new beds
- 4200 beds by 2030
- Approaches:
  - Compliance
  - Efficient Staffing
- Reduces:
  - Overcrowding
- Completes loop thru Kitchen

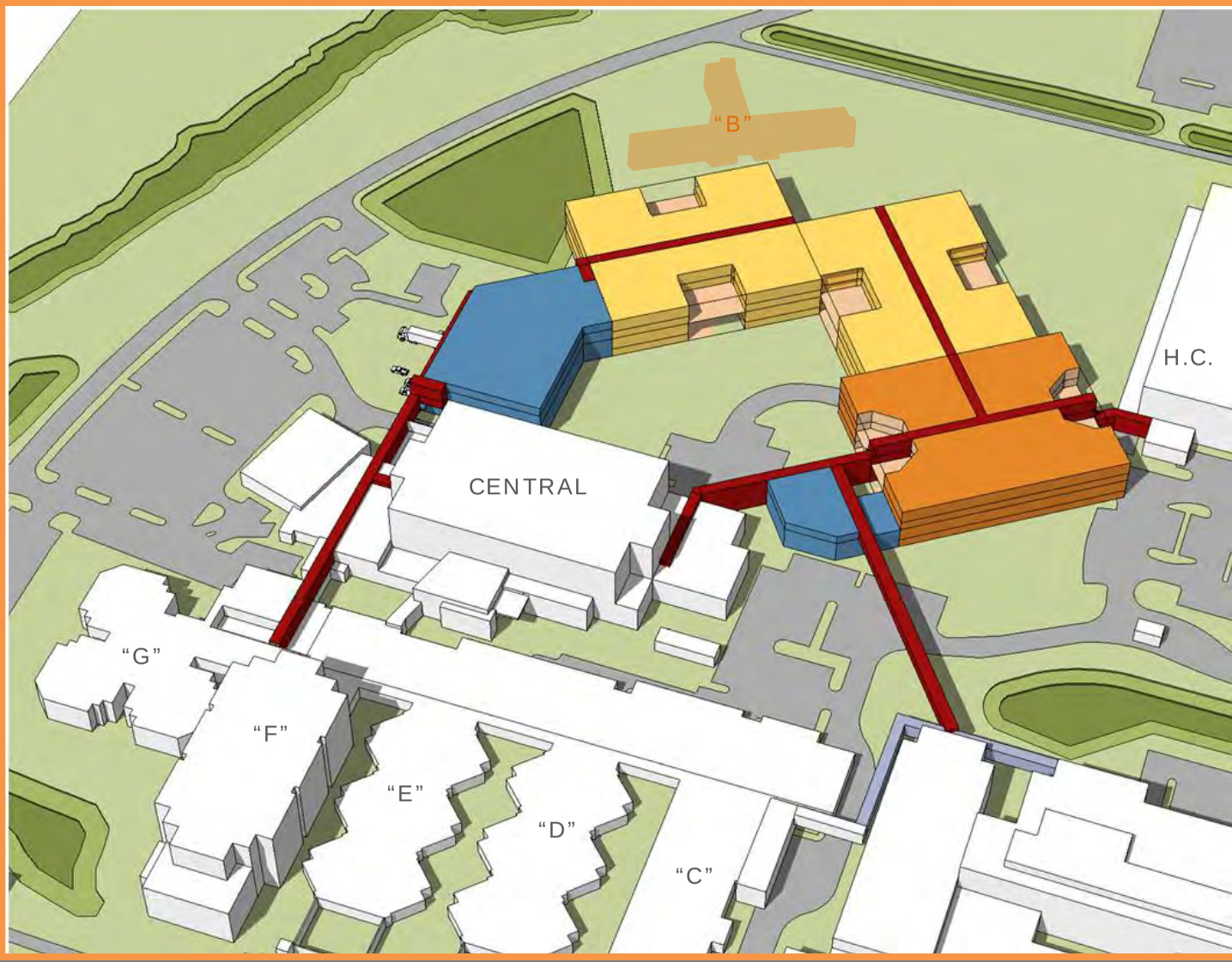


Session 2: Alternative Concepts
Site Planning/Phasing

Phase 4 Demolition

SCHEME 2

- Demolition:
  - "B" Barracks

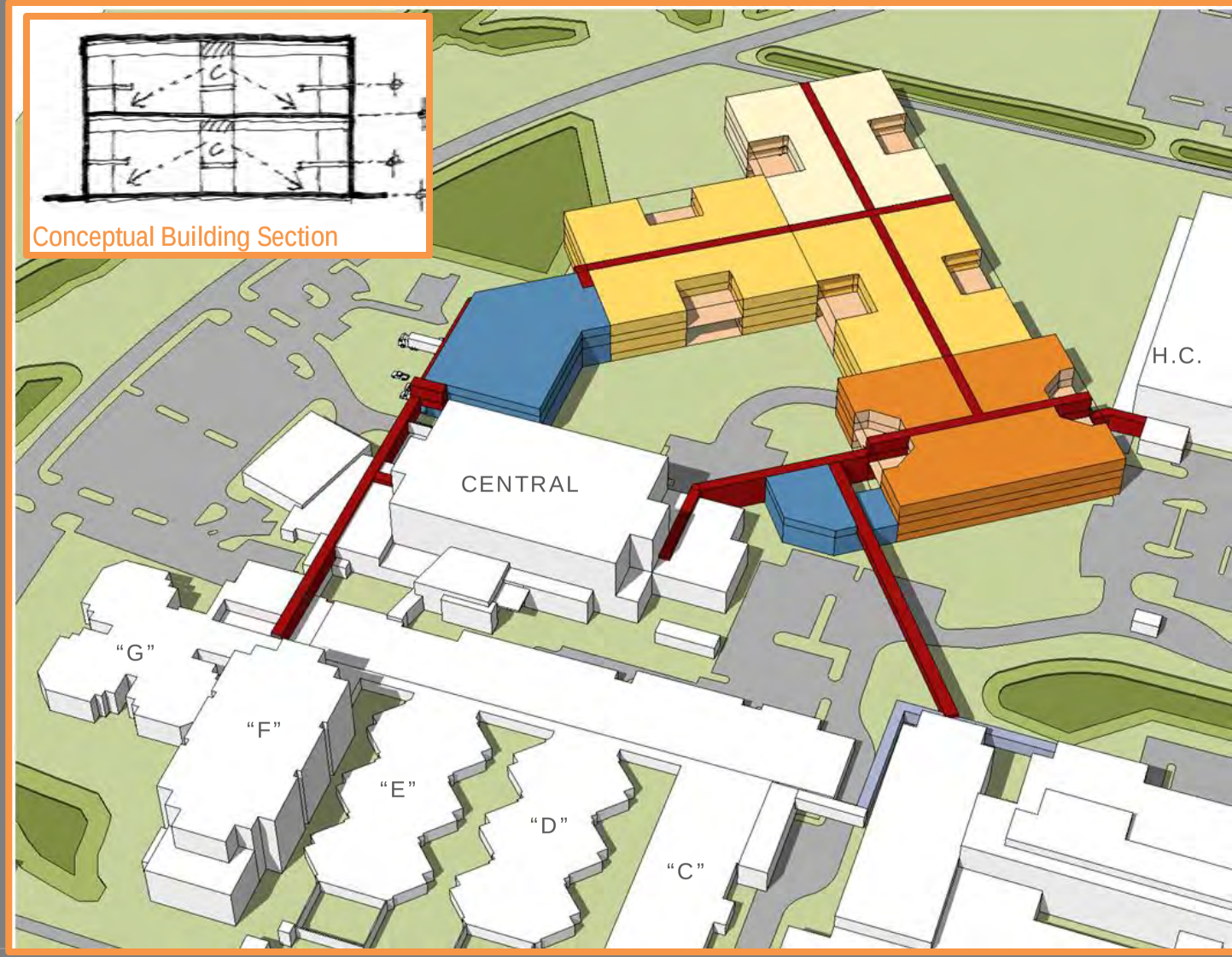


Session 2: Alternative Concepts
Site Planning/Phasing

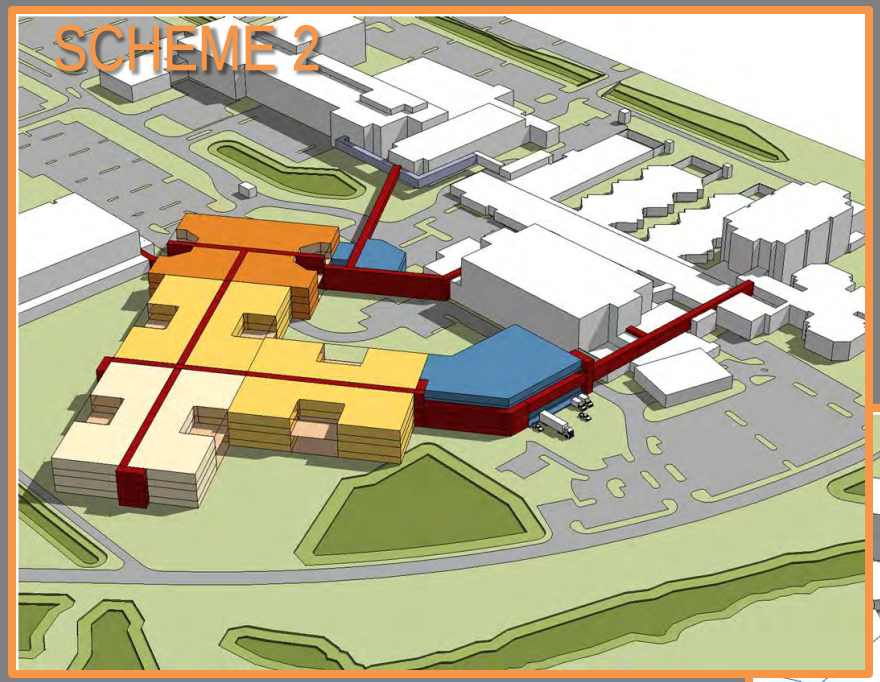
Phase 4

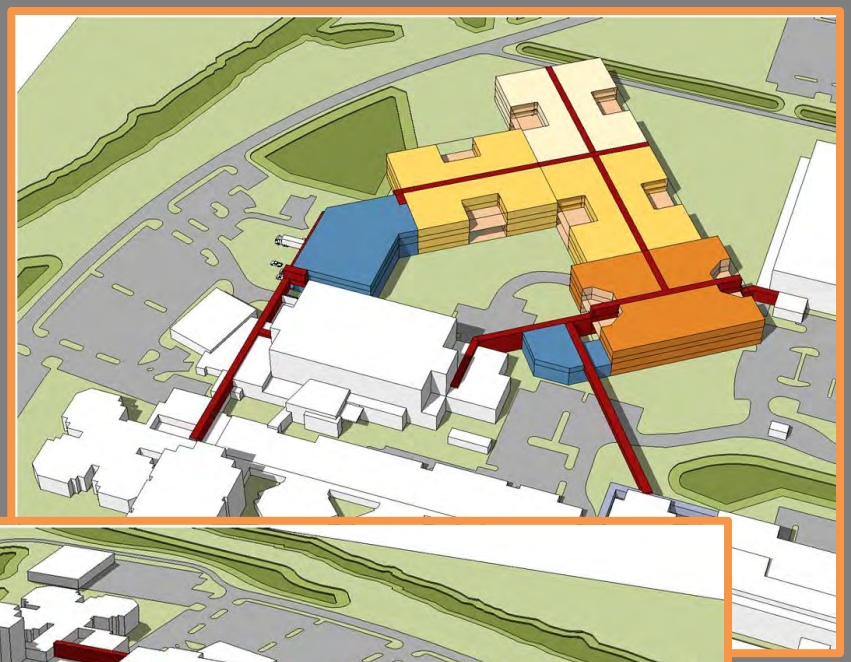
SCHEME 2

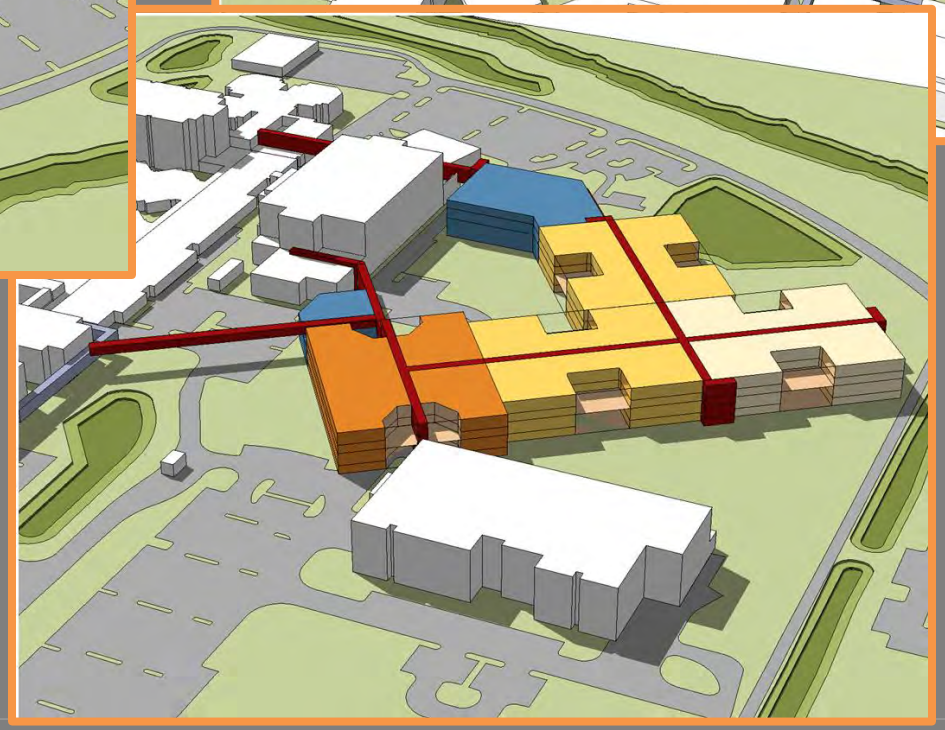
- Adds 512 new beds
- Full compliance
- Eliminates overcrowding
- Staff efficient modules



Session 2: Alternative Concepts
Site Planning/Phasing







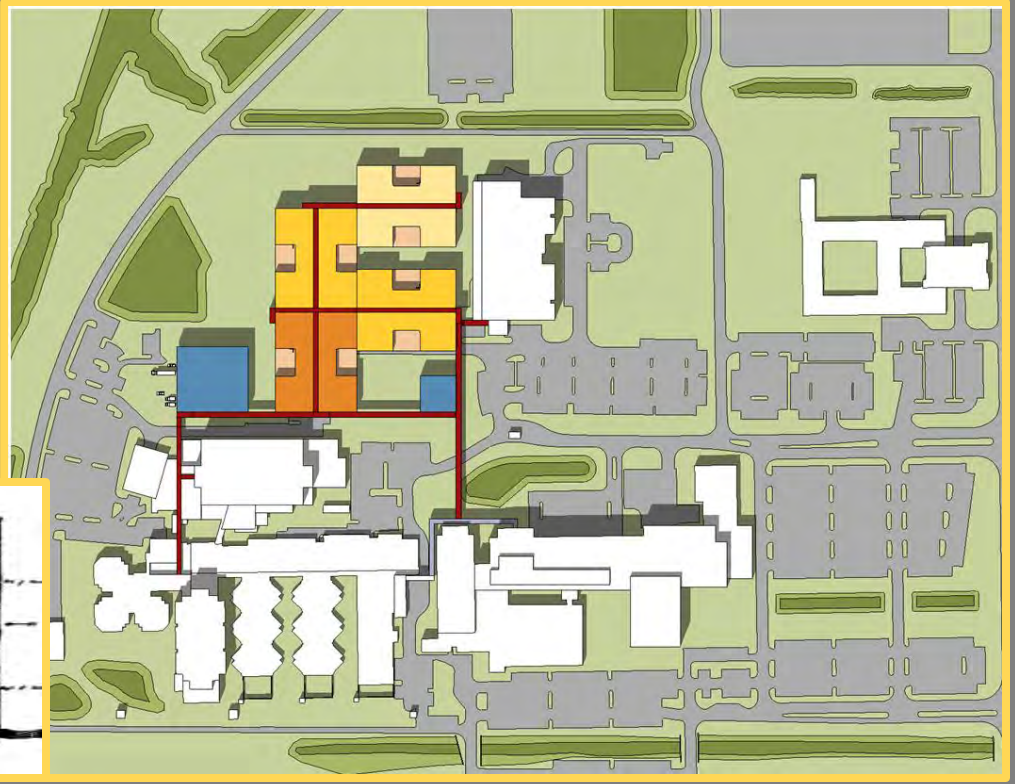
- More flexible (less costly) support module
- Kitchen centrally located for more cost effective single location possibility
- Central Plan closer to Jail center
- Most economical Ph1, Ph2, Ph3.
- Best phasing
- Most functional
- Requires thru module access

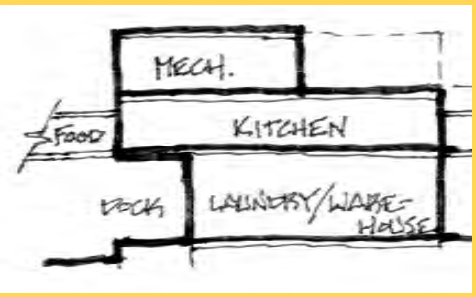
Dewberry / CHINN PLANNING / ARC3 architecture

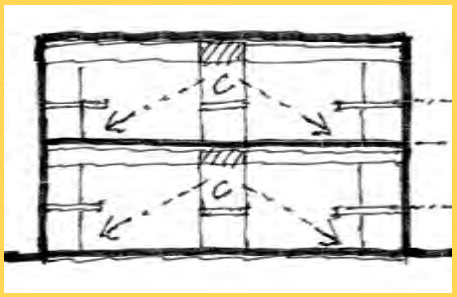
Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 3

- Develop 3 level Support Module to West
  - Dock / Warehouse / Laundry
  - Kitchen
  - Central Plant
- Connect Central Plant & Kitchen to Central/South
- Add Housing Module/East-West connection
- Add Housing - 4200 beds by 2030
- Add Court Connection







Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Existing Condition

SCHEME 3

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 3

- Demolition
  - FSC
  - Central Control

Phase 1 Demolition

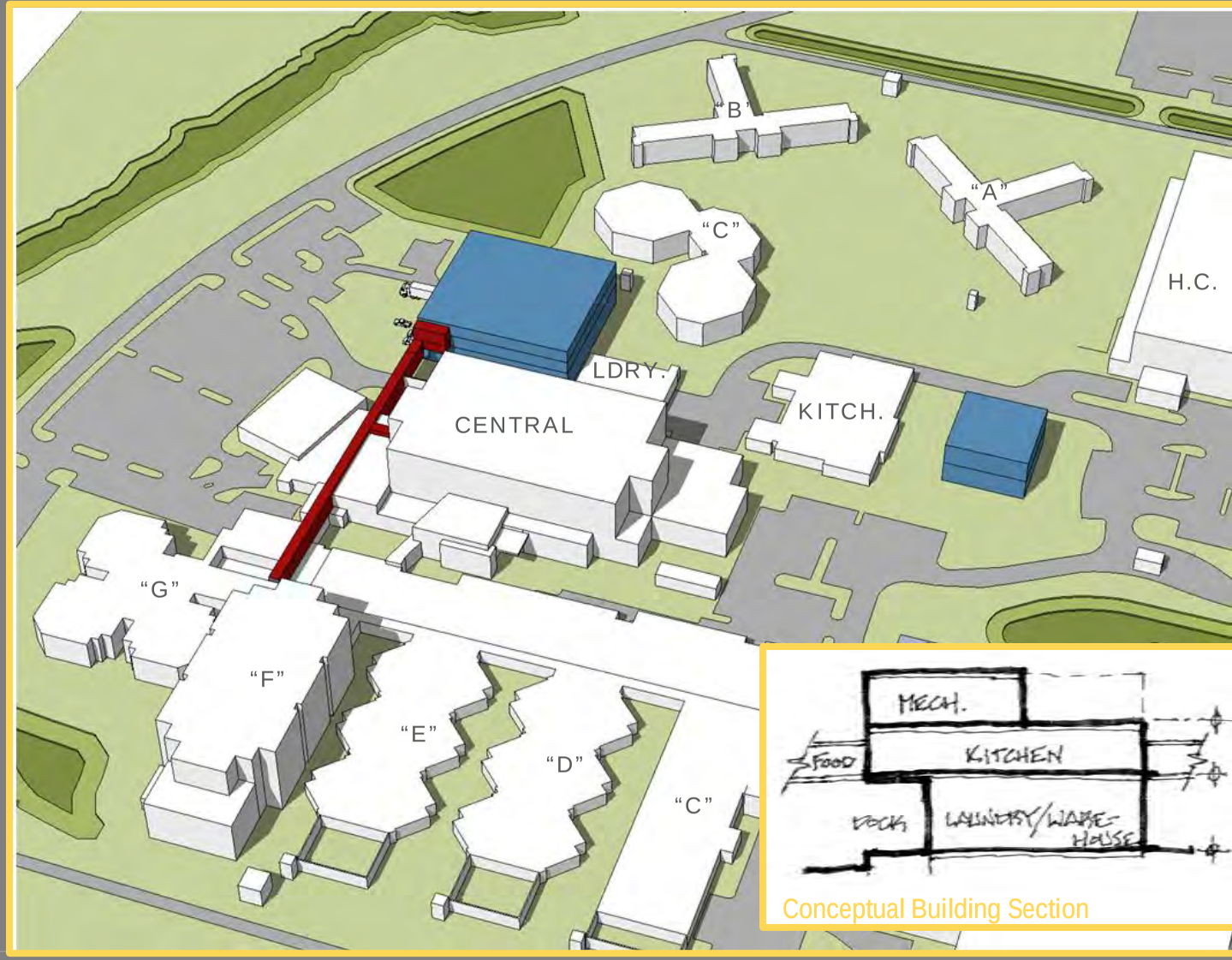
Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

Phase 1

SCHEME 3

- First Floor
  - Dock
  - Warehouse
  - Laundry
  - Trustee Stage
- Second Floor
  - Kitchen
- Third Floor
  - Mechanical
- Connector Links
  - Kitchen to Central / South



Conceptual Building Section

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 3

- Demolition
  - Laundry
  - Kitchen
  - "C" Barracks

Phase 2 Demolition

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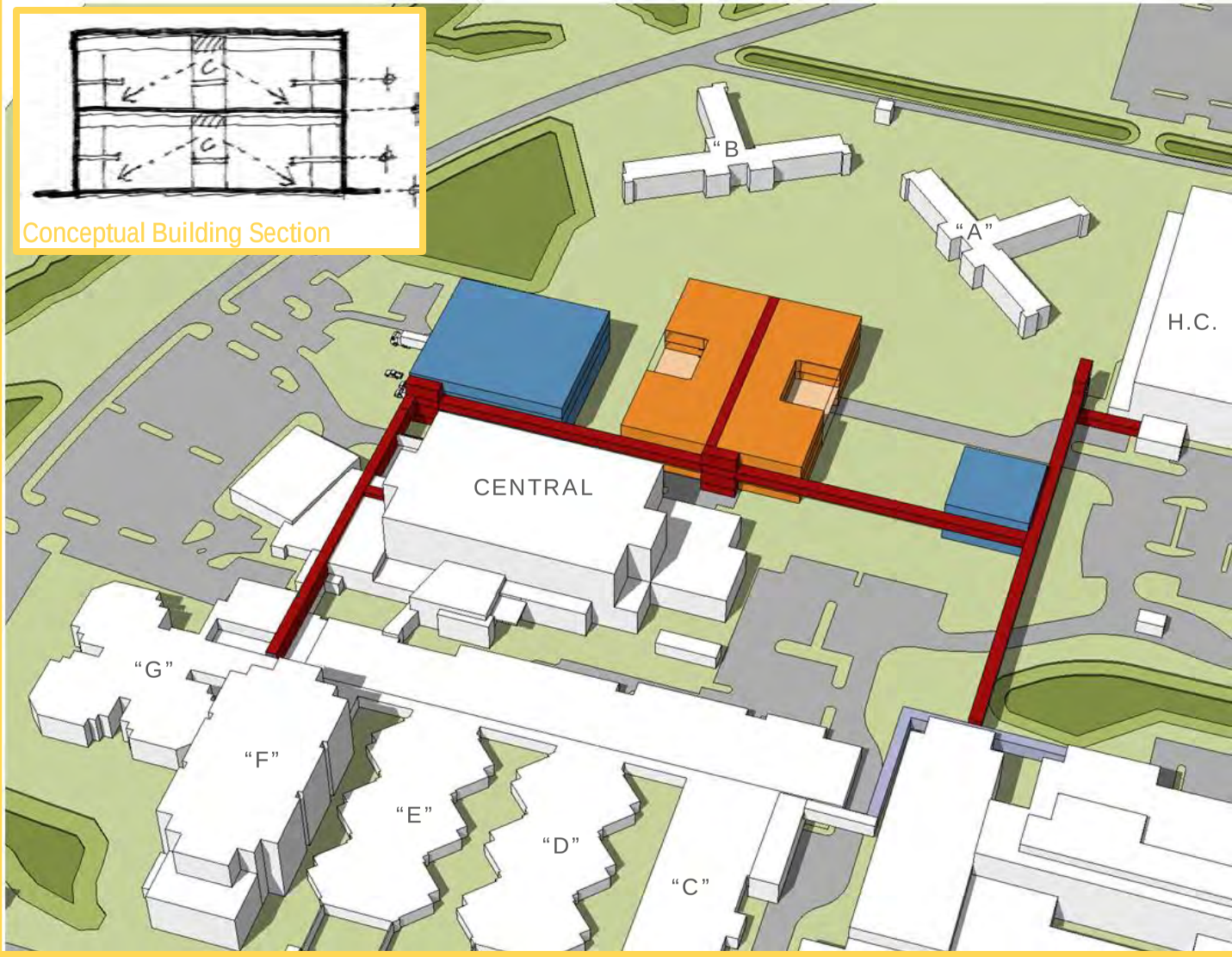
Session 2: Alternative Concepts
Site Planning/Phasing

Phase 2

Scheme 3

- Female Hsg (512 beds)
- Connector Link to:
  - Kitchen
  - New Housing
  - Medical
  - Courts



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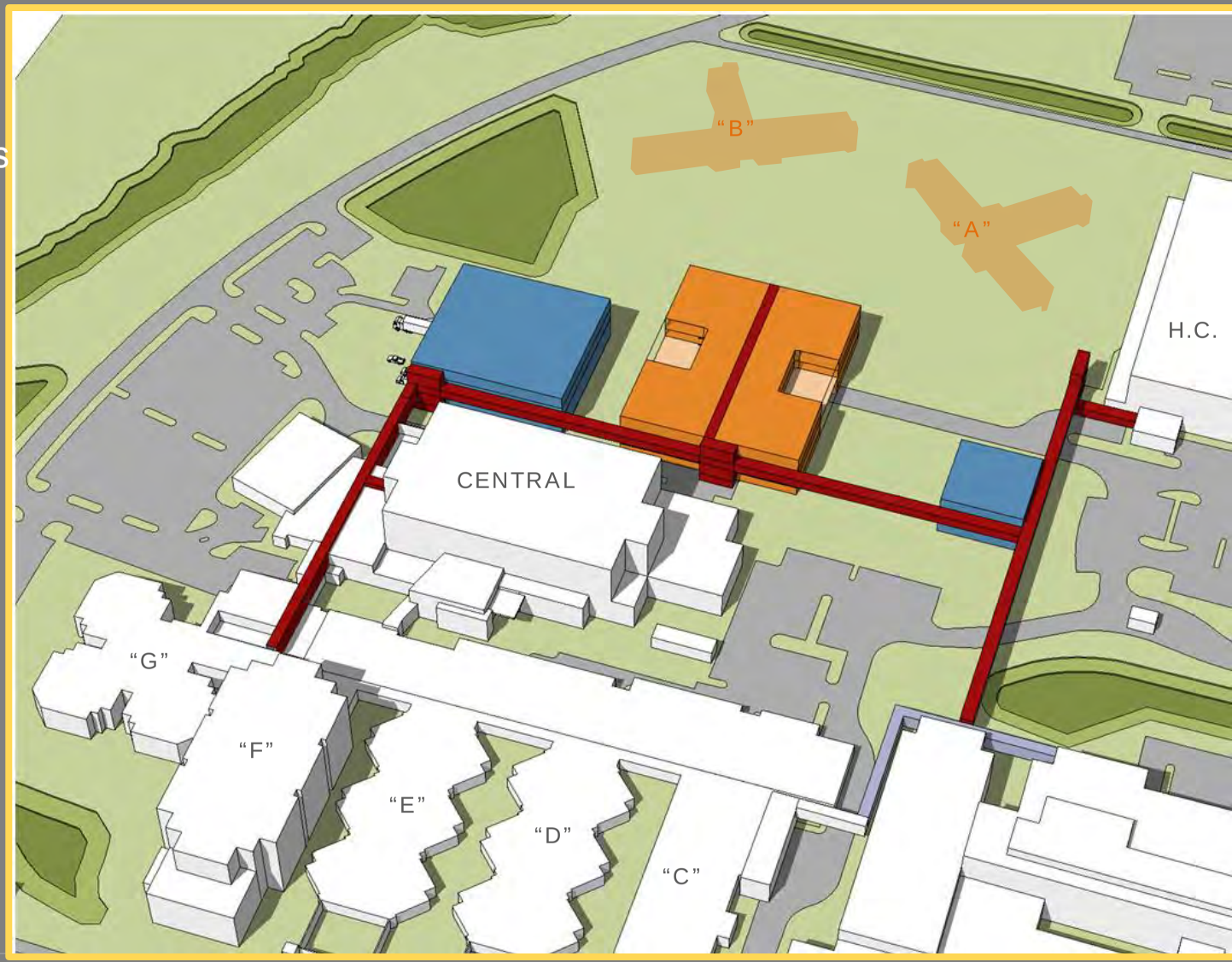
Session 2: Alternative Concepts
Site Planning/Phasing

SCHEME 3

- Demolition
  - "A" & "B" Barracks

Phase 3 Demolition

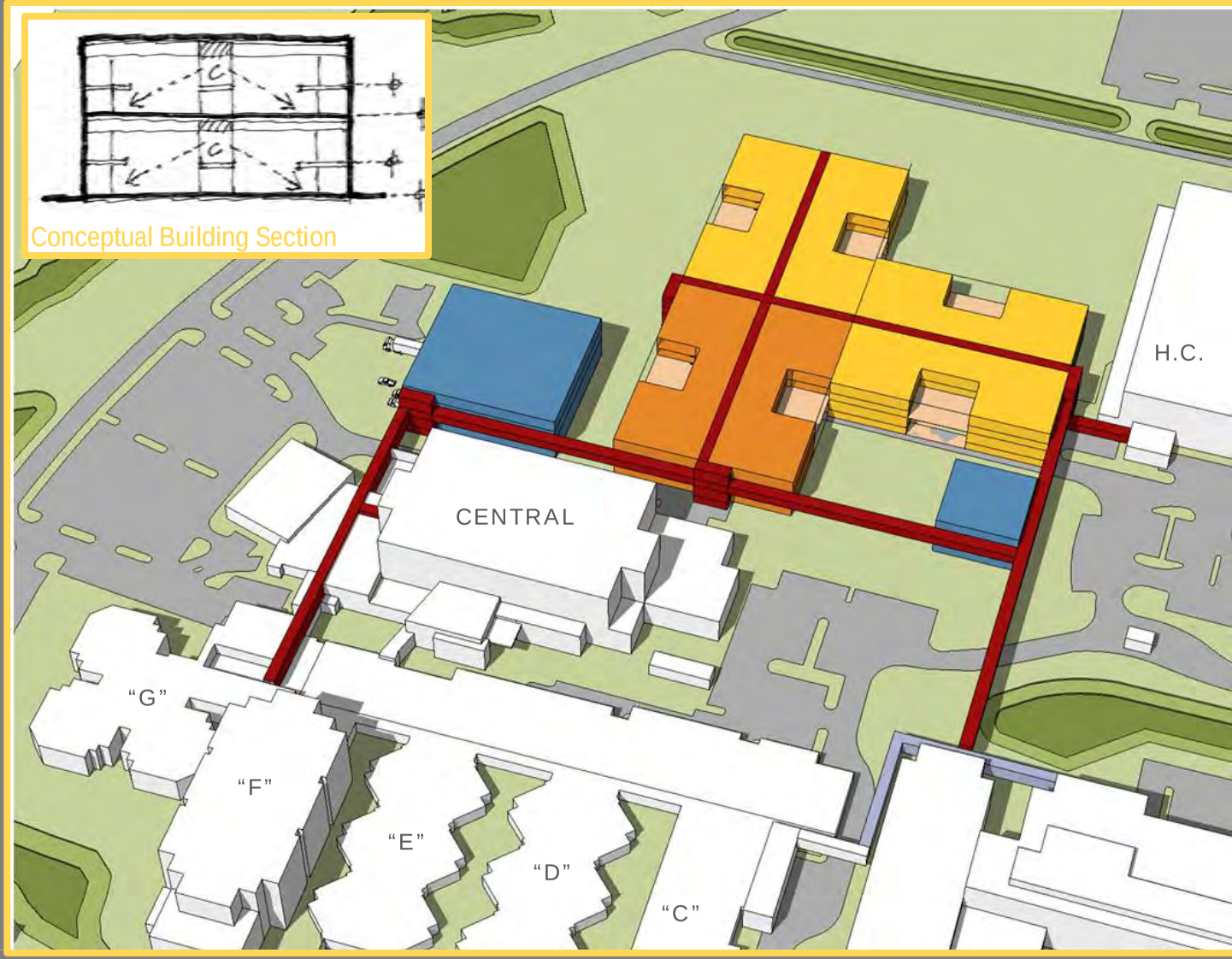


Session 2: Alternative Concepts
Site Planning/Phasing

Phase 3

SCHEME 3

- 1024 new beds
- 4200 beds by 2030
- Approaches:
  - Compliance
  - Efficient Staffing
- Reduces:
  - Overcrowding

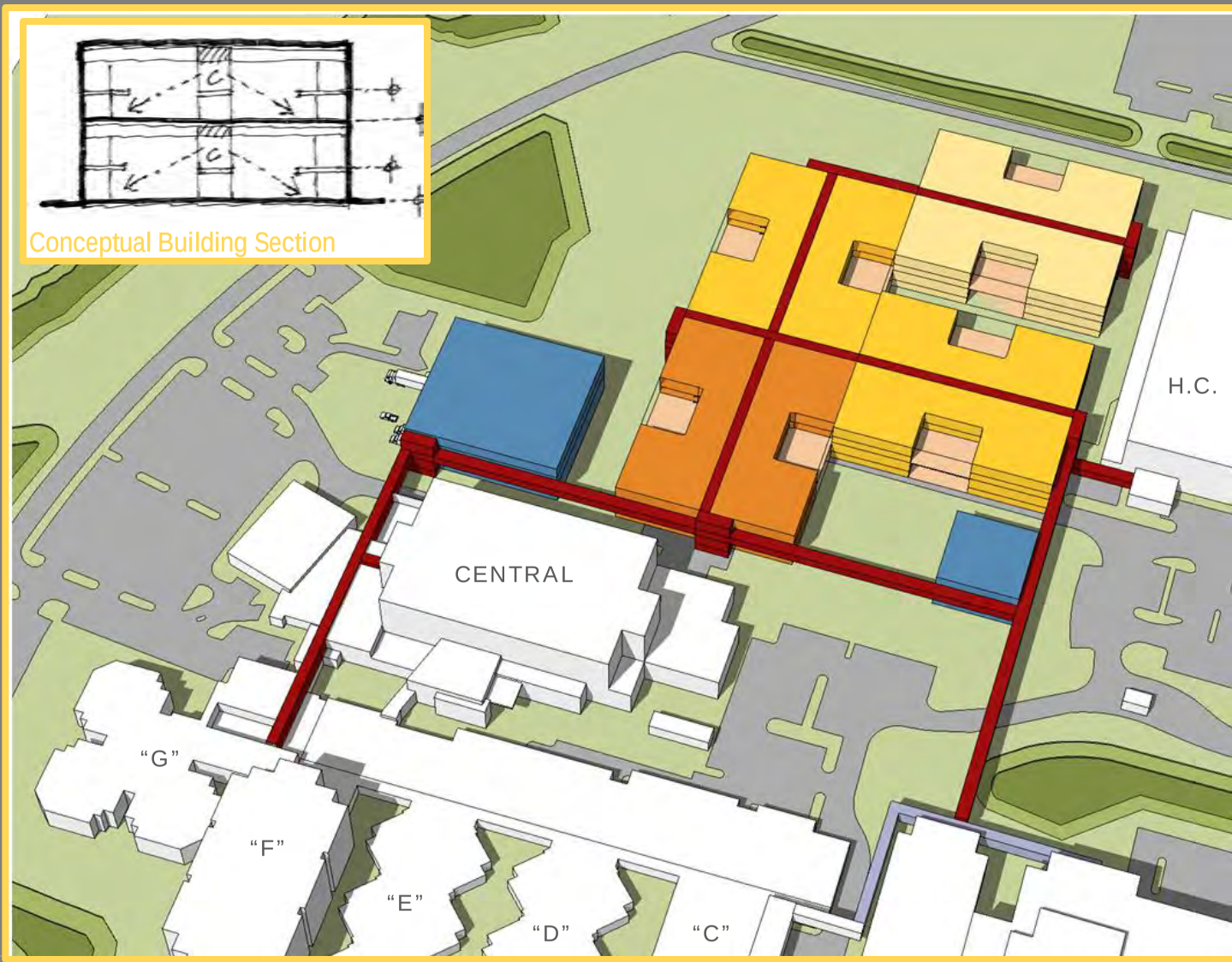


Session 2: Alternative Concepts
Site Planning/Phasing

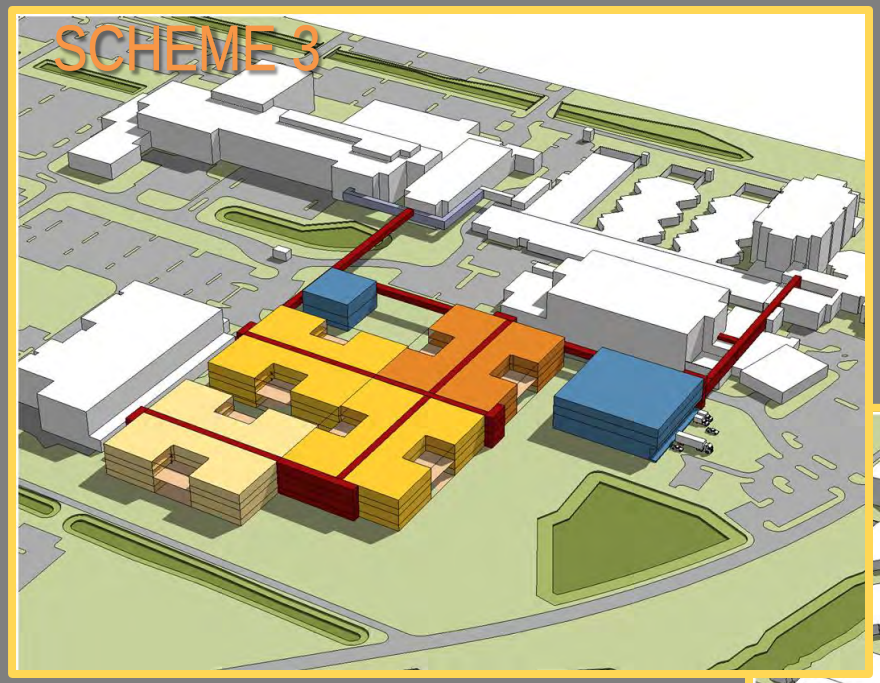
Phase 4

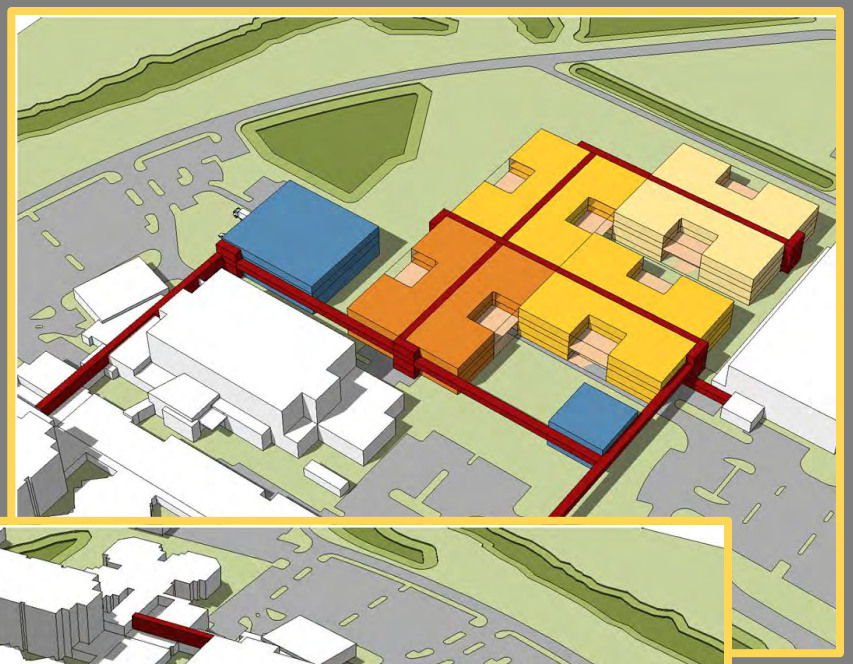
SCHEME 3

- 512 new beds
- Full compliance
- Eliminates over crowding
- Staff efficient modules



Session 2: Alternative Concepts
Site Planning/Phasing





- Most flexible (less costly) support module
- Kitchen centrally located for more cost effective single location possibility
- Central Plan closer to Jail center
- Some phasing issues w/ Central Control
- Connectivity via bridges
- Bridges more costly
- Less thru module access

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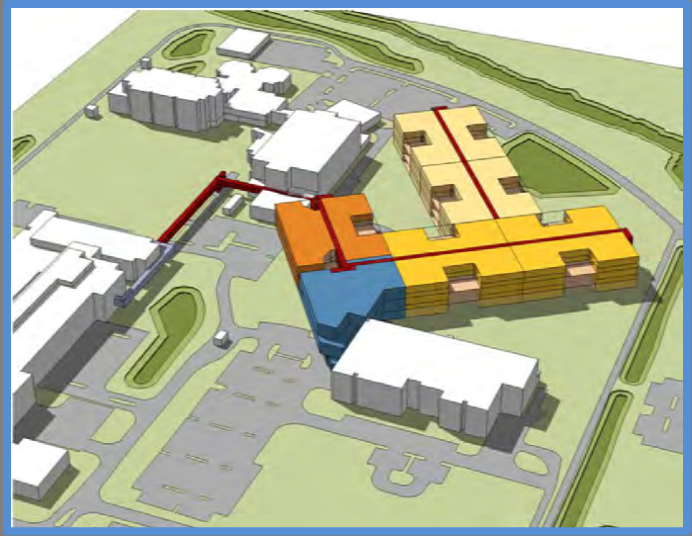
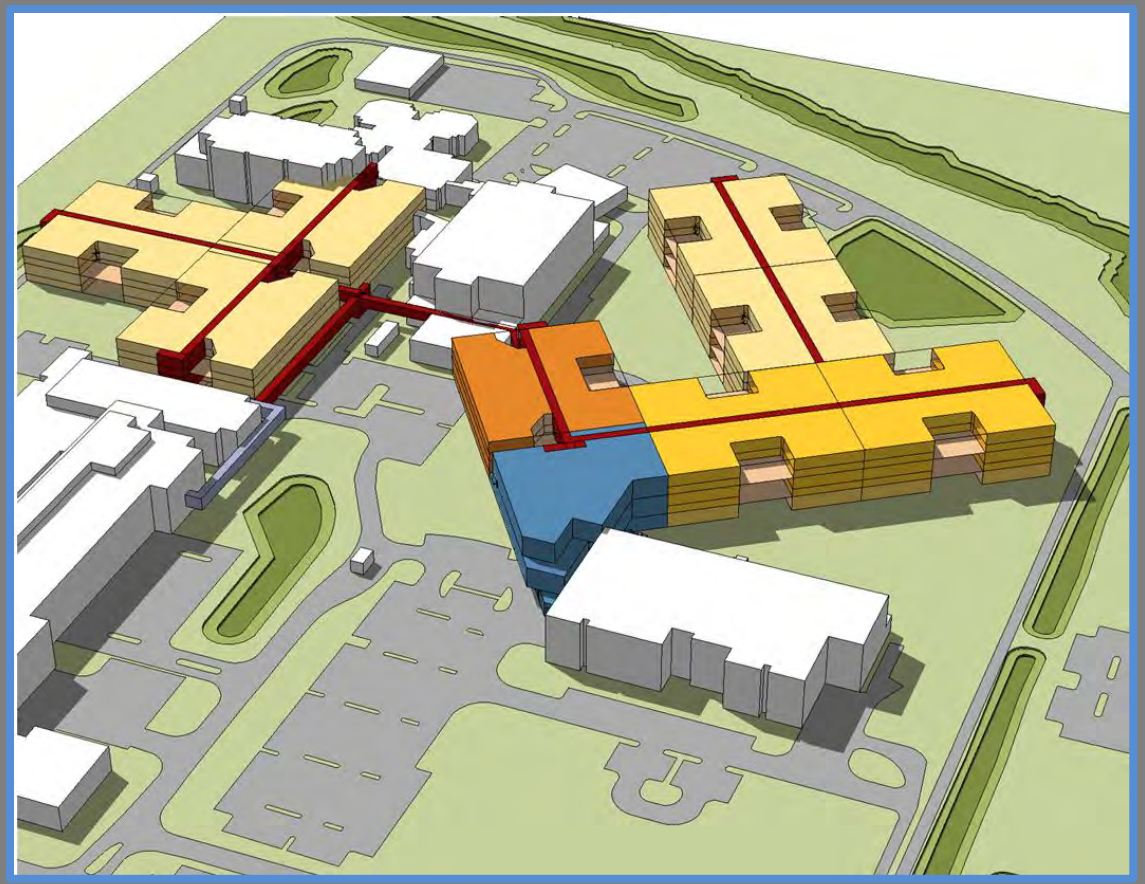
Session 2: Alternative Concepts
Site Planning/Phasing

FUTURE CONSIDERATIONS
SCHEME 1 (SCHEMES 2 & 3 are similar)



- Allows replacement of the oldest remaining portions of jail.
- Maintains access to courts.
- Optimizes central plant and future land use.



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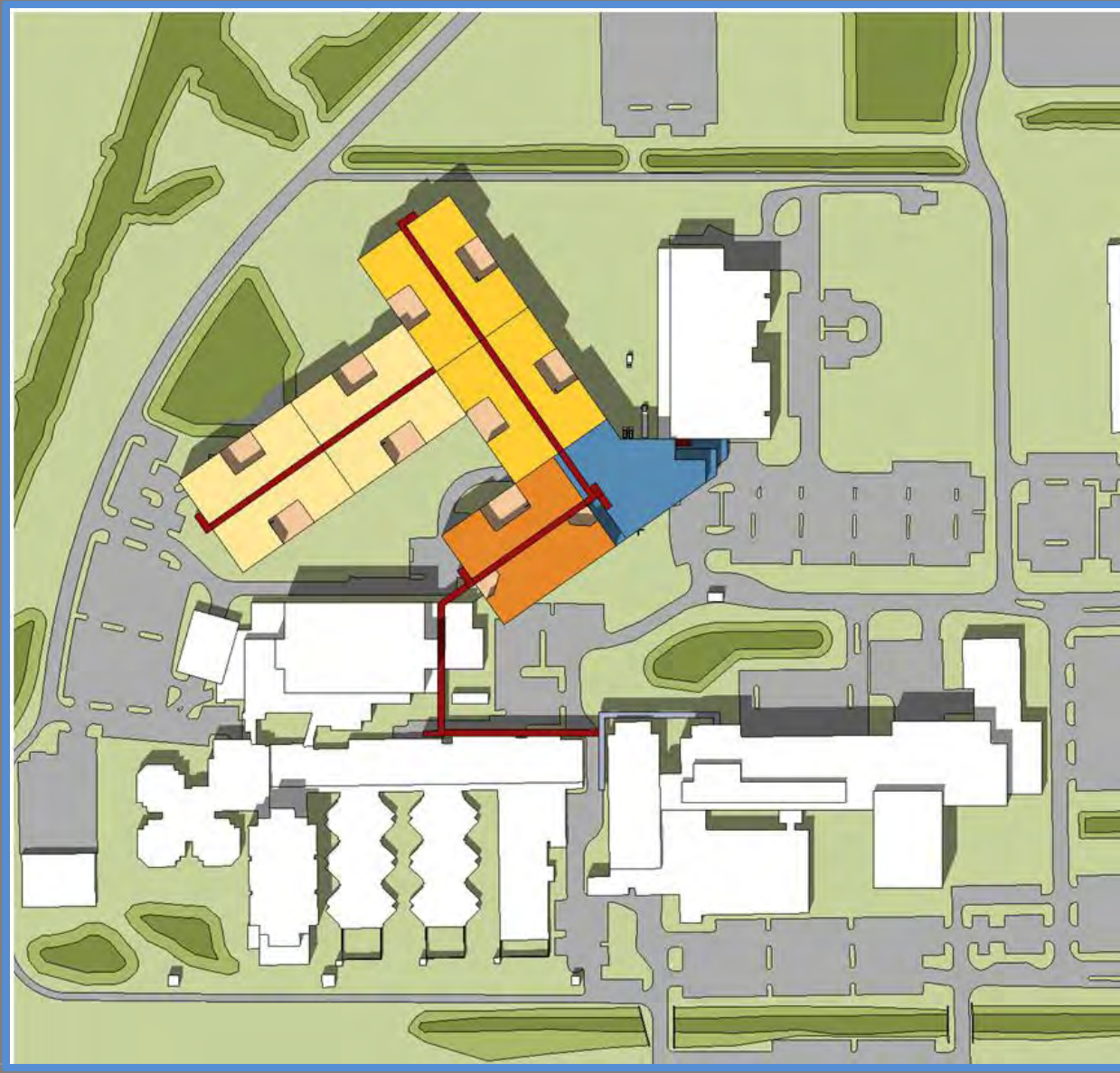
Session 2: Alternative Concepts

Infrastructure

SCHEME 1

- Existing Systems
- Central Plant
- Phasing
- Vehicle Circulation
- Utilities
  - Electrical
  - Gas
  - Storm Water
  - Water
  - Sewer
  - Data
  - Security

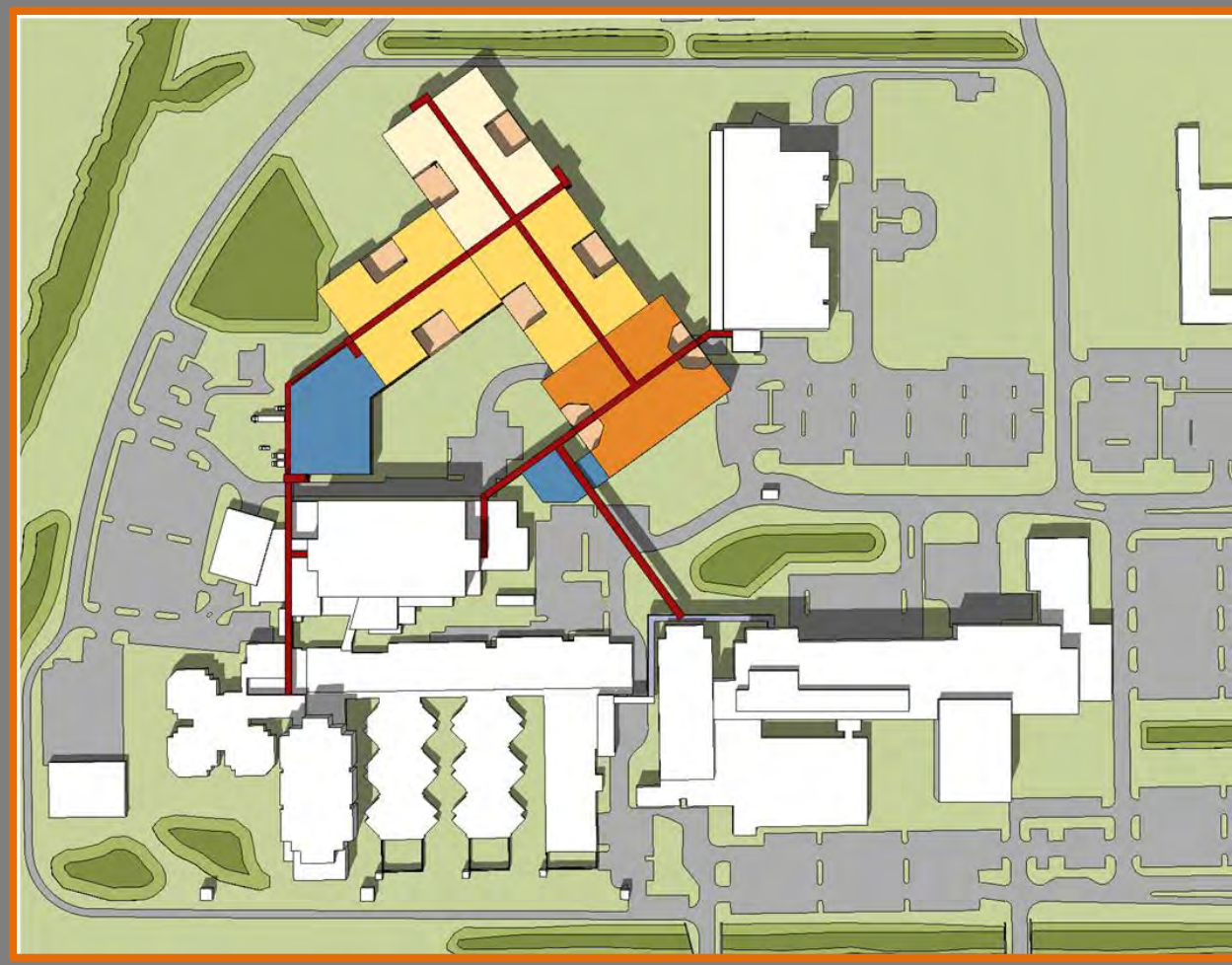


Session 2: Alternative Concepts

Infrastructure

SCHEME 2

- Existing Systems
- Central Plant
- Phasing
- Vehicle Circulation
- Utilities
  - Electrical
  - Gas
  - Storm Water
  - Water
  - Sewer
  - Data
  - Security



Session 2: Alternative Concepts

Infrastructure

SCHEME 3

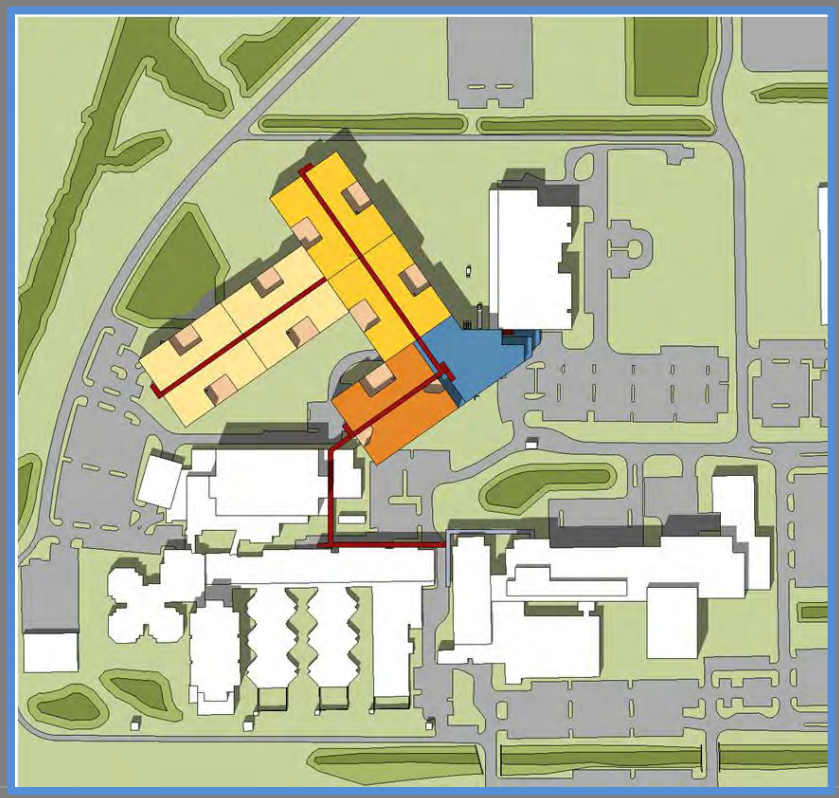
- Existing Systems
- Central Plant
- Phasing
- Vehicle Circulation
- Utilities
  - Electrical
  - Gas
  - Storm Water
  - Water
  - Sewer
  - Data
  - Security

Session 2: Alternative Concepts

Cost Assumptions

SCHEME 1

- $30M Phase 1 Construction
- $55M Phase 2 Construction
- $104.5M Phase 3 Construction



RELATIVE COST COMPARISON		SCHEME ONE					
		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cos	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0		0
Medical Sallyport	150	2,000 gsf	300,000		0		0
Shell Space	150	2,000 gsf	300,000		0		0
			0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0		0
- Equipment	1800	1,000 tons	1,800,000	2,000 tons	3,600,000	2,000 tons	3,600,000
- Piping / Specialties	216	1,500	324,000	1,325	286,200	2,800	604,800
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000
Connectors			0		0		0
- East Bridge to South Div.	3462		0	260 lf	900,120		0
- West Bridge to South Div.	3436		0		0		0
- East Bridge to Courts	4200		0		0	250 lf	1,050,000
- E/W Bridge	4200		0		0		0
			0		0		0
Site/Civil			0		0		0
- Utility Relocations			0		0		0
Sanitary	5	50	2,500	100	5,000	200	10,000
Sanitary Comminutor	7500	0	0	0	0	1	75,000
Water	3	1,000	30,000	150	4,500	1,260	37,800
			0		0		0
Communications		50,000	50,000	150,000	150,000	0	0
- Drainage/Stormwater			0		0		0
Drainage piping systems	10	60	6,000	140	14,000	790	79,000
Stormwater Ponds		0	0	0	0	0	0
- Drives/Service/Parking			0		0		0
Perimeter Road	5	16,000	80,000	0	0	0	0
Service Area	5	17,000	85,000	0	0	0	0
Parking Lots	4	0	0	9,000	36,000	0	0
Sidewalks	1	2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,400,000		0		0
- Existing Elect Demo/rework			5,000,000		1,500,000		1,800,000
			0		0		0
			0		0		0
			0		0		0
Demo	6	58,000 gsf	348,000	26,000 gsf	156,000	44,000 gsf	264,000
			0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0	40,000 gsf	6,000,000	80,000 gsf	12,000,000
			0		0		0
Total Construction		202,572	29,919,250	351,275	55,150,820	371,901	104,510,600
Soft Cost (%)	0.15		4,487,888		8,272,623		15,676,590
Total Project Cost			34,407,138		63,423,443		120,187,190

Session 2: Alternative Concepts

Cost Assumptions

SCHEME 2

- $30M Phase 1 Construction
- $50M Phase 2 Construction
- $93.5M Phase 3 Construction

RELATIVE COST COMPARISON		SCHEME TWO					
		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cost	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0		0
Medical Sallyport	150		0		0		0
Shell Space	150	2,000 gsf	300,000		0		0
			0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0		0
- Equipment	1800	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000
- Piping / Specialties	216	1,900	410,400	1,375	297,000	2,880	622,080
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000
Connectors			0		0		0
- East Bridge to South Div.	3462		0	160 lf	553,920		0
- West Bridge to South Div.	3436	330 lf	1,133,880		0		0
- East Bridge to Courts	4200		0		0	360 lf	1,512,000
- E/W Bridge	4200		0		0		0
			0		0		0
Site/Civil			0		0		0
- Utility Relocations			0		0		0
Sanitary	50	160	8,000	100	5,000	250	12,500
Sanitary Comminutor	75000	0	0	0	0	1	75,000
Water	30	50	1,500	940	28,200	910	27,300
			0		0		0
Communications	1	150,000	150,000	5,000	5,000	0	0
- Drainage/Stormwater			0		0		0
Drainage piping systems	100	310	31,000	280	28,000	830	83,000
Stormwater Ponds	1	0	0	0	0	50,000	50,000
- Drives/Service/Parking			0		0		0
Perimeter Road	5	0	0	0	0	0	0
Service Area	5	40,000	200,000	0	0	0	0
Parking Lots	4	0	0	10,000	40,000	0	0
Sidewalks	2	2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,700,000		0		0
- Existing Elect Demo/rework			2,000,000		2,700,000		2,200,000
			0		0		0
			0		0		0
			0		0		0
Demo	6	58,000 gsf	348,000	26,000 gsf	156,000	52,000 gsf	312,000
			0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0		0		0
			0		0		0
Total Construction		308,712	30,076,530	168,155	49,912,120	349,831	93,483,880
Soft Cost (%)	0.15		4,511,480		7,486,818		14,022,582
Total Project Cost			34,588,010		57,398,938		107,506,462

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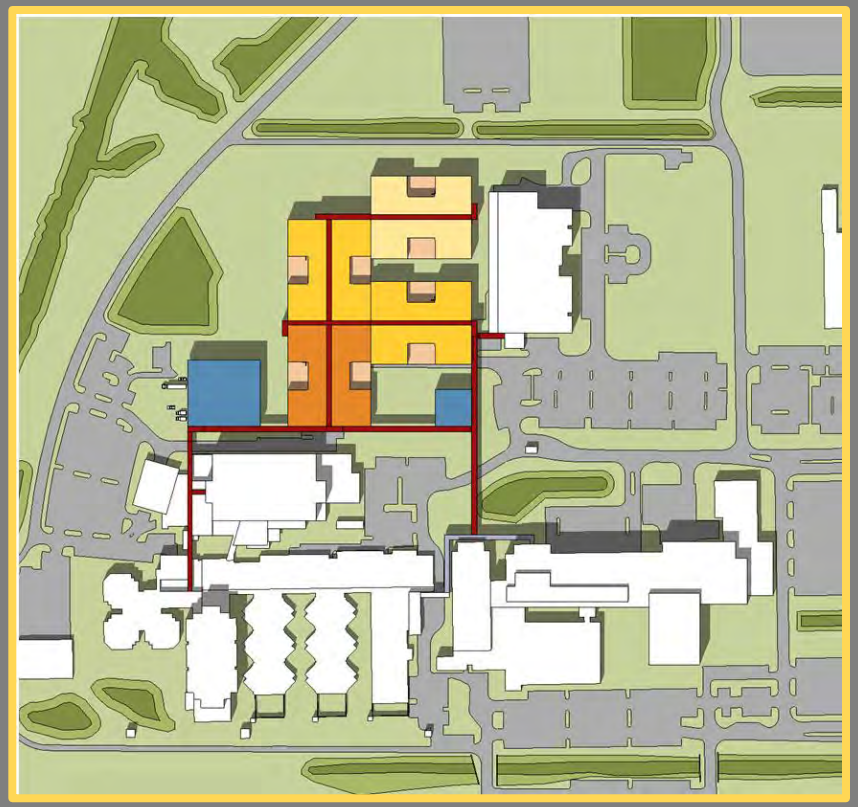
Session 2: Alternative Concepts

Cost Assumptions

SCHEME 3

- $30M Phase 1 Construction
- $50M Phase 2 Construction
- $93M Phase 3 Construction



RELATIVE COST COMPARISON		SCHEME THREE					
		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cost	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0		0
Medical Sallyport	150		0		0		0
Shell Space	150	2,000 gsf	300,000		0		0
			0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0		0
- Equipment	1800	2,000 tons	3,600,000	1,500 tons	2,700,000	1,500 tons	2,700,000
- Piping / Specialties	216	2,200	475,200	1,775	383,400	1,700	367,200
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000
Connectors			0		0		0
- East Bridge to South Div.	3462		0		0		0
- West Bridge to South Div.	3436	330 lf	1,133,880		0		0
- East Bridge to Courts	4200		0		0	430 lf	1,806,000
- E/W Bridge	4200		0	300 lf	1,260,000	280 lf	1,176,000
			0		0		0
Site/Civil			0		0		0
- Utility Relocations			0		0		0
Sanitary	5	200	10,000	100	5,000	250	12,500
Sanitary Comminutor	7500	0	0	0	0	1	75,000
Water	3	260	7,800	940	28,200	910	27,300
			0		0		0
Communications		150,000	150,000	5,000	5,000	0	0
- Drainage/Stormwater			0		0		0
Drainage piping systems	10	690	69,000	280	28,000	830	83,000
Stormwater Ponds		0	0	0	0	50,000	50,000
- Drives/Service/Parking			0		0		0
Perimeter Road		0	0	0	0	0	0
Service Area		27,500	137,500	0	0	0	0
Parking Lots		23,000	92,000	10,000	40,000	0	0
Sidewalks		2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,700,000		0		0
- Existing Elect Demo/rework			2,000,000		2,700,000		1,800,000
			0		0		0
			0		0		0
			0		0		0
Demo	6	58,000 gsf	348,000	56,000 gsf	336,000	44,000 gsf	264,000
			0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0		0		0
			0		0		0
Total Construction		320,142	30,217,130	198,195	49,984,600	340,501	93,351,000
Soft Cost (%)	0.15		4,532,570		7,497,690		14,002,650
Total Project Cost			34,749,700		57,482,290		107,353,650

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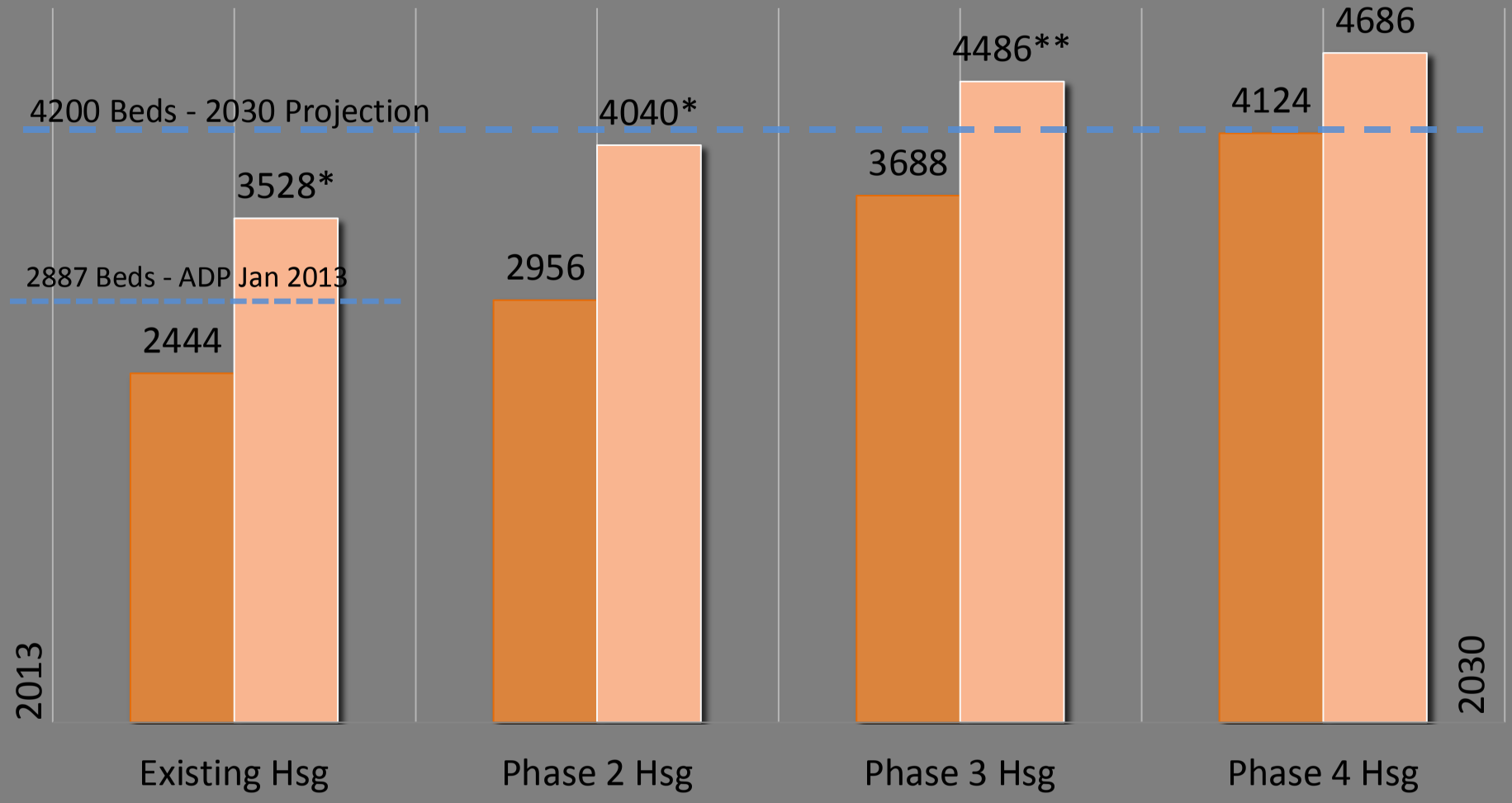
Session 2: Alternative Concepts
Cost Assumptions

RELATIVE COST COMPARISON		SCHEME ONE						SCHEME TWO						SCHEME THREE					
		Phase 1		Phase 2		Phase 3		Phase 1		Phase 2		Phase 3		Phase 1		Phase 2		Phase 3	
Project Elements	Unit Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Cost
Kitchen	350	22,831 gsf	7,990,850		0			22,831 gsf	7,990,850		0			22,831 gsf	7,990,850		0		0
Laundry	200	11,754 gsf	2,350,800		0			11,754 gsf	2,350,800		0			11,754 gsf	2,350,800		0		0
Warehouse/Kitchen Stor.	200	2,700 gsf	540,000		0			2,700 gsf	540,000		0			2,700 gsf	540,000		0		0
Central Control/Lobby	300	4,377 gsf	1,313,100		0			4,377 gsf	1,313,100		0			4,377 gsf	1,313,100		0		0
Security Consolidation			4,000,000		0				4,000,000		0				4,000,000		0		0
Medical Sallyport	150	2,000 gsf	300,000		0				0		0				0		0		0
Shell Space	150	2,000 gsf	300,000		0			2,000 gsf	300,000		0			2,000 gsf	300,000		0		0
			0		0				0		0				0		0		0
Central Plant/Mech	250	10,000 gsf	2,500,000		0			10,000 gsf	2,500,000		0			10,000 gsf	2,500,000		0		0
- Equipment	1800	1,000 tons	1,800,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	2,000 tons	3,600,000	1,500 tons	2,700,000	1,500 tons	2,700,000
- Piping / Specialties	216	1,500	324,000	1,325	286,200	2,800	604,800	1,900	410,400	1,375	297,000	2,880	622,080	2,200	475,200	1,775	383,400	1,700	367,200
- HVAC Controls	1650	300	495,000	300	495,000	600	990,000	300	495,000	300	495,000	600	990,000	300	495,000	300	495,000	600	990,000
Connectors			0		0				0		0				0		0		0
- East Bridge to South Div.	3462		0	260 lf	900,120				0	160 lf	553,920				0		0		0
- West Bridge to South Div.	3436		0		0			330 lf	1,133,880		0			330 lf	1,133,880		0		0
- East Bridge to Courts	4200		0		0	250 lf	1,050,000		0		0	360 lf	1,512,000		0		0	430 lf	1,806,000
- E/W Bridge	4200		0		0				0		0				0	300 lf	1,260,000	280 lf	1,176,000
			0		0				0		0				0		0		0
Site/Civil			0		0				0		0				0		0		0
- Utility Relocations			0		0				0		0				0		0		0
Sanitary	50	50	2,500	100	5,000	200	10,000	160	8,000	100	5,000	250	12,500	200	10,000	100	5,000	250	12,500
Sanitary Comminutor	7500	0	0	0	0	1	75,000	0	0	0	0	1	75,000	0	0	0	0	1	75,000
Water	30	1,000	30,000	150	4,500	1,260	37,800	50	1,500	940	28,200	910	27,300	260	7,800	940	28,200	910	27,300
			0		0				0		0				0		0		0
Communications	1	50,000	50,000	150,000	150,000	0		150,000	150,000	5,000	5,000	0		150,000	150,000	5,000	5,000	0	0
- Drainage/Stormwater			0		0				0		0				0		0		0
Drainage piping systems	100	60	6,000	140	14,000	790	79,000	310	31,000	280	28,000	830	83,000	690	69,000	280	28,000	830	83,000
Stormwater Ponds	1	0	0	0	0	0		0	0	0	0	50,000	50,000	0	0	0	0	50,000	50,000
- Drives/Service/Parking			0		0				0		0				0		0		0
Perimeter Road	5	16,000	80,000	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0
Service Area	5	17,000	85,000	0	0	0		40,000	200,000	0	0	0	0	27,500	137,500	0	0	0	0
Parking Lots	1	0	0	9,000	36,000	0		0	0	10,000	40,000	0	0	23,000	92,000	10,000	40,000	0	0
Sidewalks	2	2,000	4,000	2,000	4,000	0		2,000	4,000	2,000	4,000	0	0	2,000	4,000	2,000	4,000	0	0
- New Elec Service to plant			2,400,000		0				2,700,000		0				2,700,000		0		0
- Existing Elect Demo/rework			5,000,000		1,500,000		1,800,000		2,000,000		2,700,000		2,200,000		2,000,000		2,700,000		1,800,000
			0		0				0		0				0		0		0
			0		0				0		0				0		0		0
			0		0				0		0				0		0		0
Demo	6	58,000 gsf	348,000	26,000 gsf	156,000	44,000 gsf	264,000	58,000 gsf	348,000	26,000 gsf	156,000	52,000 gsf	312,000	58,000 gsf	348,000	56,000 gsf	336,000	44,000 gsf	264,000
			0		0				0		0				0		0		0
Housing/Support Module	350		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000		0	120,000 gsf	42,000,000	240,000 gsf	84,000,000
Shell Space	150		0	40,000 gsf	6,000,000	80,000 gsf	12,000,000		0		0				0		0		0
			0		0				0		0				0		0		0
Total Construction		202,572	29,919,250	351,275	55,150,820	371,901	104,510,600	308,712	30,076,530	168,155	49,912,120	349,831	93,483,880	320,142	30,217,130	198,195	49,984,600	340,501	93,351,000
Soft Cost (%)	0.15		4,487,888		8,272,623		15,676,590		4,511,480		7,486,818		14,022,582		4,532,570		7,497,690		14,002,650
Total Project Cost			34,407,138		63,423,443		120,187,190		34,588,010		57,398,938		107,506,462		34,749,700		57,482,290		107,353,650

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Capacity Projections 2030



*Includes Barracks A, B, & C.
**Includes Barracks A only.

Dewberry / CHINN PLANNING / ARC3 architecture

Session 2: Alternative Concepts

Scheme Comparisons

Issues	Scheme 1	Scheme 2	Scheme 3
Food Service	Good	Best	Good
Laundry Service	Good	Best	Good
Infrastructure	OK	Best	Good
Security	Good	Best	OK
Energy	Good	Best	Good
Court Movement	OK	Good	Good
Medical Movement	Best	Good	OK
Food Movement	Good	Best	Good
Storm Recovery	Good	Good	Good
Phasing	OK	Best	Good
Service	OK	Best	Good
Construction Cost	OK	Best	Good
Operational Cost	Good	Best	Good
Future Consideration	Best	Good	Good
Compliance / Overcrowding	Best	Good	Good
Classification	Good	Good	Good

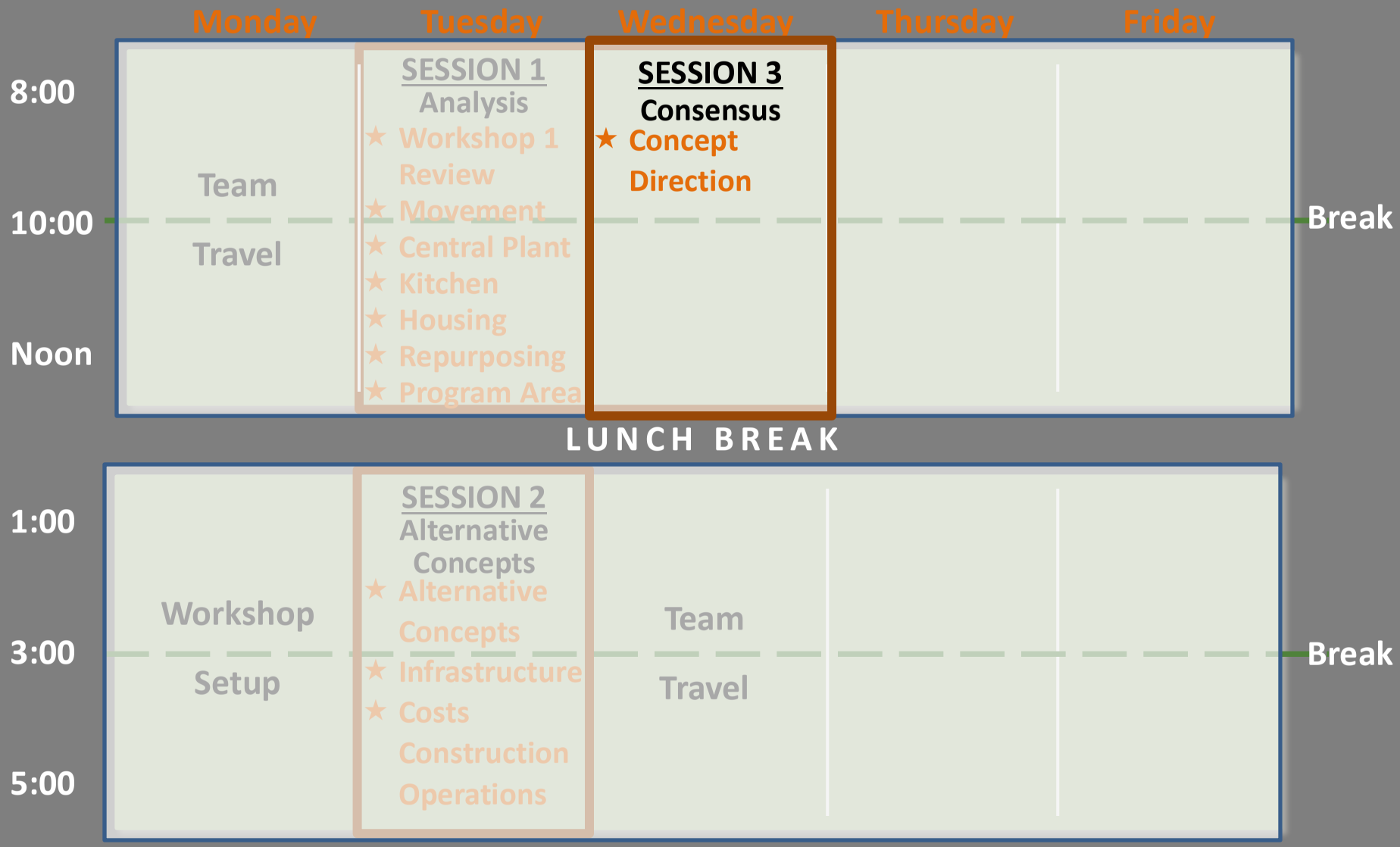
Legend

- Best
- Good
- OK
- Poor

“Leading the Way for a Safer County”

Session 2 Complete

Session 3
Workshop 2



“Leading the Way for a Safer County”

Session 3 Complete

Consensus: Session 3

Issues

- Integration Analysis
  - Movement
  - Central Plant
  - Kitchen
  - Housing
  - Space Program
- Alternative Concepts
  - Housing
  - Site Planning / Phasing
  - Infrastructure
  - Costs
    - Construction
    - Operations

“Leading the Way for a Safer County”

Workshop 2 Complete

Thank You!

MEETING MINUTES

Dewberry

PINELLAS COUNTY JAIL WORKSHOP 1 MEETING MINUTES

Date: April 2, 2013

Time: 8:00 AM – 4:30 PM

Location: Healthcare Read Off Room

Purpose: Session 1 Project Kick-off and information gathering

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

Summary of Discussion

1. **PCSO General Observations:**
   - Due to staff reductions, any solution needs to be efficient, staffing needs to be in the forefront. The jail currently runs and needs to continue to run like a business.
   - Current housing split needs more single cells, juvenile holding prior to classification, separate female unit, 1/3 of existing housing is direct supervision.
   - Technology needs: wireless infrastructure throughout the campus.
2. **PCSO Comments on the Master Plan:**
   - Too many entrance points – need to consolidate and provide centralized choke point. Three divisions evolved because development was based on conditions at the time. Current conditions need to be studied and incorporated into proposed design schemes.
   - Main objective is to consolidate/integrate campus – tie everything together from day 1. Bring focus to the center of campus. Currently 12 – 15 staff assigned for escort, this needs to be reduced.
   - Housing unit proposed in the 2010 Master Plan is too large and expensive, but housing is needed in the first phase. Classification is key to remedy current staffing inefficiencies.
   - Each phase should be seamless and not rely on subsequent phases for a workable solution.

2.b. **Building & Design Division Comments:**
   - Practical budget number available is $150 M to be used in one or two phases over the next ten years. It was anticipated that approximately ½ of the budget or $30 - $60 M be used for the first phase - for infrastructure upgrades.
   - PCSO commented that $30 - $60 M will likely not be enough to get what they need in the first phase. Infrastructure and central choke point are priority #1.

3. **General Discussion/Observations:**
   - Goals and priorities of the 2010 Master Plan have changed. Services need to be addressed first – kitchen, better site circulation and central energy plant to be addressed first.
   - Currently there is no redundancy in kitchens or in MEP systems.

- The balance of single, double and triple cells to open dorms does not meet current classification requirements well. All programs are handled on the unit, no centralization to minimize inmate movement.
- Inmate population comments/observations:
  - 400 inmates per year are Federal Marshals detainees since 2006. Average population has been just over 300.
  - There has been an increase in alternatives to incarceration for homeless, DUI, Probation violation, and failure to appear for first-time/singular offenders.
  - Females are now more of a security risk than they were several years ago. However, the Female Secure Confinement unit has been closed because of staffing requirements.
  - Juvenile population is down from 65 to around 20.
  - There are more mentally ill inmates, especially in the juvenile population.
  - Population assigned to dorms is decreasing; there is a need for more single & double cells for increased safety.
  - Average daily population is running about 2,800 inmates, planning should be based on a 4,200 beds.
- Programs/Services:
  - All visitation is video in each housing unit. There is no contact visitation.
  - Video arraignment is centralized in the healthcare building.
  - Exercise is with housing – no inmate movement.
  - Sick call at each housing unit – each unit has a clinic to provide medical screening and prevent overcrowding of waiting areas at the healthcare building. There are approximately 40 sick calls per day. Healthcare building has 20 isolation cells (some used for segregation instead of isolation). All dental is provided in the healthcare building. Additionally, there is mental health unit with suicide risk cells.
  - Approximately 350 trustees/day work in the kitchen, laundry, offsite, and clean the housing units.
  - Commissary is currently delivered directly to the inmates. PCSO is considering kiosks in housing units.
  - Centralized programs include a horticulture program on the north edge of the complex and a sewing program for females at the main control building.
- Current space/operations discussion:
  - Can other uses be move to the healthcare building to streamline processes? Discussed the possibility of moving Booking to the first floor of healthcare as process in Central does not work efficiently.
  - Existing buildings Barracks A & B are currently closed, but remain ready to accept inmates if needed. The units are staff intensive, but beds are counted in the capacity of the facility. FSC (Female Secure Confinement), Mini 1 and Mini 2 are offline, and will not be used. There is a long term need for 600 female beds, and a small unit for juveniles.
  - There is no Central Control for the complex. Each Division has its own control room. Much of the equipment in all locations is outdated and parts are difficult to obtain for maintenance.

- Administrative space is adequate.
- Storage (except kitchen storage) and Warehouse needs to be combined in one location with perimeter road and dock access.

- Kitchen discussion:
  - There are currently 2 kitchens, which PCSO would prefer to maintain as such (not combined).
  - Access to perimeter road for deliveries is an issue with the north kitchen. Exterior circulation at south location also needs to be studied.
  - The preference is to maintain kitchen storage (3 days on hand at all times) with kitchens.
  - Kitchen service is currently divided 2/3 from north, 1/3 from south with 3,000 inmate meals and 150 staff meals served from the north kitchen (x 3/day) and 1,200 inmate meals served from the south kitchen (x3/day). New kitchen scenario would divide service ½ - ½ if possible.
  - All meals are trayed in the kitchens and transported to the housing units. Primary reason for having two kitchens is the travel distance and need to maintain food temperature. Insulated trays are used, not heated food transport carts.
  - There are currently 35 trustees assigned to the north kitchen and 32 trustees assigned to the south kitchen on two shifts. Space required for trustees and staff includes a place for trustees to change shoes, inmate break room, inmate and staff restrooms, staff office.
  - Staff dining seats 60, and includes a serving line with warmers. Food for staff is different from that served to inmates, and staff rotate in 3 – 4 shifts. Future staff dining space could accommodate 30 – 40.
  - North kitchen has a large program space (1,200 – 1,500 s.f.) associated with it that includes staff restrooms, an office, workspace, lounge with vending, refrigerator, microwaves, sink, and covered exterior dining with space for two barbecue grilles.
  - Kitchen deliveries are via semi with a 40’ trailer at the south dock.
  - Kitchen serves bag meals for 20 road crew trustees, 120 for court, and 60 in Intake.
- Laundry discussion:
  - Single central location in North Division located just east of the north kitchen used for linens and uniforms. Inmates do personal laundry in the units.
  - Laundry exchange is twice/week on the unit. Clean laundry is stored in Intake (Central).
  - 24 trustees in 2 shifts work in the Laundry daily and 5 staff. There are also deputies and trustees on the units for distribution/collection.
  - All Intake laundry is done in the main laundry; there is no staff laundry service.
  - Laundry deliveries are via pick-up truck directly to the laundry.
  - Additional laundry spaces include inmate and staff restrooms, staff office, storage for inmate uniforms, and a break room.
  - Washers & dryers are all industrial grade with a special washer that handles biodegradable bag laundry (from Intake).
  - Central location for laundry is preferred.
  - Laundry supplies and staff uniform storage is in an offsite warehouse.

- "Main Control" Building
  - Currently controls Sallyport entries only. Each division has its own control room, with a separate security system. There is no coordination between systems.
  - Currently staffed with 1 – 2 deputies.
  - Operational impact of providing a central control room should be studied.
  - Program room in the building serves the "Red Tent" sewing program serving 20-25 female inmates. This room could be accommodated in a future housing unit.
- Video Visitation:
  - Located in Central Division, but difficult to get to – long distance from parking, and on the east side of the Central building.
- Parking requirements:
  - 1,350 spaces required for PCSO.
  - Outside staff requirements: 63 – South, 53 – North, and 50 – Central.
  - There is currently court overflow parking on site, which will be remedied by new parking garage in design.
  - Parking need determined to be 1,100 on site total. Majority of staff on are 12-hour shifts.

Planning Assumptions:

2030 capacity: 4,200 beds
Budget: $35 - $60 million (+ $5 - $10 million if economically justified)
2020 capacity: 3,800 beds
rated beds: 3,042 beds
difference +/-: 750 beds
current adp: 2,850 +/-

Priorities

1. Infrastructure
   - Kitchen
   - Laundry
   - Security/technology
   - Central plant
   - Need redundancy
2. Site circulation/ movement
   - Security/central control
   - Public/staff parking
   - Integrated campus
3. Master plan housing to 4,200 cap
   - 2030 projection
   - Need more cells vs. Dorms
   - Phase independence to meet phase I budget
4. Investigate
   - Enhance healthcare use
   - Consolidated kitchen

PINELLAS COUNTY JAIL WORKSHOP 1 MEETING MINUTES

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted by:
Linda Bernauer, AIA
Project Manager
Dewberry Architects Inc.

Pinellas County Jail Criteria Package
Sign -in sheet

Dewberry

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Dewberry

PINELLAS COUNTY JAIL WORKSHOP 1 MEETING MINUTES

Date: April 3, 2013

Time: 1:00 PM – 3:30 PM

Location: Healthcare Read Off Room

Purpose: Session 3 Disaster Planning and Site Review

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

Summary of Discussion

1. **Disaster Planning:**
    - Dewberry reviewed planning and design work done for the Orleans Parrish Jail in New Orleans following hurricane Katrina. The work included the design of a kitchen and central plant elevated over warehouse space, and while much larger than the Pinellas County Jail, the project was similar in description.
        - Lessons learned: protect infrastructure first. Subsequent phases build on infrastructure.
        - Equipment protection is important for survivability of a major storm and subsequent storm surge.
        - Consider the possibility of elevated site circulation and affect on staff & inmate movement.
2. **Site Review:**
    - Storm Water:
        - There is an existing Storm Water Master Plan in effect for the site. The 100-year flood plain cuts through the western portion of the site.
        - USACE controlled ditch bisects the site to the north of the healthcare building and affects development on the northern portion of the site. This ditch could possibly be mitigated and moved to another location if necessary.
    - Chilled water:
        - There is an underground chilled water loop associated with the healthcare building on the northern portion of the site. There is also a raised chilled water loop associated with central and south for which information is needed.
        - An assessment of all chiller piping needs to be undertaken to determine the viability of raising utilities.
    - Power:
        - All power is underground. There are three major transformers in the center of the site, and numerous underground lines to different buildings. This would be a complicated web to untangle and re-work. Center of campus should likely be avoided for major construction due to large concentration of underground electrical.
    - Sanitary Sewer:

  - There are two separate systems in place – one for south and central, and one for north campus. Expansion/relocation of the north system will require an agreement with the city of Largo, whose sewage treatment plant is located just north of the facility.

- Water:
  - Site entrance exists at two locations – one off the loop that feeds the criminal courts building, the other farther north on 49th Street.
  - Water service will be easier than power to relocate.
  - Additional study is required for water, fire protection and sanitary sewer.
- Gas:
  - Underground lines from 49th Street extend down main entrance road and are terminated at the kitchens. Civil Engineer has no graphic information of gas service.
- Existing easements are in place for sanitary sewer and power.
- On the basis of utilities, the Master Plan will include a 785 female bed expansion.

Meeting Take Aways:

- Infrastructure:
  - Underground utility clean-up
  - Central plant study/confirmation
  - Disaster preparedness
- Parking:
  - Maintain existing count
  - Develop outside security
- Female/juvenile housing priority:
  - Frees up classification flexibility and cells
  - Addresses growth area/consolidation
  - Improves confinement conditions
  - Closer to health facility
- Maintain public access to central
- Improve circulation w/phase I
  - Food
  - Courts
  - Medical

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted by:
Linda Bernauer, AIA
Project Manager
Dewberry Architects Inc.

Pinellas County Jail Criteria Package
Sign -in sheet

Dewberry

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MC	Marc Cognetti	PCSO		464-6678	mcognetti@pcso.net

Dewberry

PINELLAS COUNTY JAIL WORKSHOP 1 MEETING MINUTES

Date: April 4, 2013

Time: 1:00 PM – 4:00 PM

Location: Healthcare Read Off Room

Purpose: Sessions 6 & 7 Alternative Options and Concept Directives

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

Summary of Discussion

1. **Concept Options:**
   - Unifying criteria:
     - Tie campus together while maintaining operations.
     - Buildings FSC, Mini 1 and Mini 2 can definitely be considered for initial demolition, with A Barracks possibly considered for initial demolition.
     - Consider the possibility of some utility clean-up prior to new building construction.
2. **Scenario 1:**
   - Phase IA constructs kitchen/warehouse/laundry/central plant first – one building, 3 levels with kitchen on second level.
     - Maintains existing kitchen and sallyport access.
     - Includes a service yard facing the center of campus with access from the main entry road.
     - Includes a link between healthcare and central
   - Phase IB:
     - Housing constructed on both sides of the link.
3. **Scenario 2:**
   - Phase IA constructs access at west side of healthcare building and requires the demolition of A Barracks. Construct kitchen/warehouse/laundry/central plant
   - Phase IB construct link between healthcare and central and housing on both sides of the link.
   - Phase 2 construct link to south housing and courthouse.
4. **Directives:**
   - Consider housing to the northwest side of the link to keep rec yards from facing center of campus.
   - Consider new building to be new main entrance for visitors, with centralized check-in process for family and professional visitors; or consider two check-in areas in north and south.

- Move security check-point east to align with healthcare building entrance with access to visitor parking and gated entrance to loop road.
- Upgrade inner security loop just north of healthcare (several temporary/metal maintenance buildings exist in this location).
- Connect all buildings

5. **Next Meeting: April 30, 2013** (Major to confirm attendance by Sheriff Bob Gualtieri).

Meeting Take Aways:

- Consensus on basic concepts:
  - Link central/health/south via overhead connection
  - New beds – female/juvenile
  - Limit entry points (attorneys, volunteers, etc.
  - Phase I
    - Can have sub-phases (i.e. food service and housing)
- Avoid outdoor exercise toward public areas
- Provide linkage to reduce staff positions
- Gate house relocation/parking
- Demolition priorities:
  - FSC, A Barracks, Mini 1, Mini 2

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted by:
Linda Bernauer, AIA
Project Manager
Dewberry Architects Inc.

Pinellas County Jail Criteria Package
Sign -in sheet

Dewberry

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Pinellas County Jail Criteria Package
Sign -in sheet

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	[illegible]				
✓	Mark Cognetti				

Dewberry

PINELLAS COUNTY JAIL WORKSHOP 2 MEETING MINUTES

Date: April 30, 2013

Time: 8:00 AM – 4:00 PM

Location: Healthcare Read-Off Room

Purpose: Sessions 1 & 2 Integration Analysis and Alternative Concepts

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

Summary of Discussion

Integration analysis

1. **Workshop 1 Review:**
    - Consensus that the capacity needs in 2030 will be 4200 beds (instead of the 5614 beds identified in the 2010 Master Plan). Eventually, the capacity needs will outgrow the current facility. Additionally, the condition of current facilities needs to be considered.
    - The budget for Phase I is $35 - $60 Million to cover infrastructure that will set the stage for future development on the site. Potential future budget of $150 Million.
    - Infrastructure includes: kitchen (one vs two) on 2nd level for campus connectivity, centralized laundry, security/technology upgrade, evaluation of need of elevated central plant and phasing, pre-Phase I demolition, evaluation of disaster preparedness, and clean up underground utilities.
    - Review of existing capacity: there are 2,444 compliant (FMJS) beds and 3,528 actual beds (including A, B & C Barracks). Noted that A & B Barracks are closed, but possibly available in an emergency situation.
    - Concept Directives:
        - Integrated Campus – allow improved movement and replacement of oldest south housing
        - Site access& traffic flow improvement
        - Improve public and staff parking outside perimeter
        - Relocate central control/tower control
        - Simplify perimeter security (fencing, roads, vehicle sallyports)
        - Maintain uninterrupted flow to judges parking
        - Maintain public access to Central Division
    - Future Housing (4200 bed cap):
        - Need for more cells vs dorms
        - No new beds without staffing adjustment – new and/or re-assigned.
        - New housing within Phase II budget
        - Female/Juvenile Housing priority
            - Frees up classification flexibility and cells
            - Addresses population growth
            - Improves conditions of confinement
            - Closer to Healthcare services

- Design scheme: Phase IA Kitchen/laundry/central plant combined with central control and warehouse adjacent to Healthcare building; Phase IB housing unit connecting Healthcare with Central Division; Phase II housing replaces A & B Barracks; Phase IIIA replaces some of oldest south housing; Phase IIIB replaces all of oldest south housing.
- Site Movement Analysis
  - Pedestrian circulation – crosses Vehicular circulation paths including service and staff
  - There is no "front door" for staff, visitors or deliveries

2. **Kitchen & Laundry Analysis:**

- Replacement of the central kitchen and renovation of the south kitchen would result in energy savings because of the inefficiencies of the existing ventilation equipment.
- A new kitchen to ultimately serve 4200 beds would allow for back-up capacity if south kitchen goes down. It should be located on the second level for continued operation in the event of a major storm, and provide ultimate connectivity to the rest of campus.
  - Provides the ability to build redundancy
  - Requires that coolers be on emergency power (adds to central plant), maintenance of gas and water services.
- Kitchen location is key – the more centralized the kitchen, the less labor and supervision required to run the operation.
- Kitchen construction phasing: build new kitchen first (Phase I) to feed 3000, demolish existing central kitchen, renovate south kitchen (Phase 2).
- Repurposing South kitchen not deemed feasible due to distance to feed south from central location. Additionally staff, other than those stationed in South, would not use staff dining in that location.
- South kitchen is in need of major upgrades including ventilation, replacement of leaking equipment, drainage issues and floor failures.
- Current laundry is very inefficient. Upgrades would include the following:
  - Continuous loading tunnel washer system to wash 1000 lb/hour of like items (uniforms, sheets, etc.)
  - Automatic folder
  - Upgrade of water recycling system
- Reduction in laundry operation time and inmate staff would result if laundry were replaced.

3. **Existing Housing Analysis:**

- Understanding existing to try to generate efficiencies through the use of technology.
- Future housing needs to be staff efficient – more than existing.
  - A & B Barracks 1:60 staffing ratio 5 staff for 300 inmates
    - Staff does not exist for these buildings
    - May only be used as "surge" buildings
  - C Barracks 1:64 staffing ratio 6 staff for 386 inmates
    Building has a lot of movement because inmate workers are housed here
  - Central 1:46 staffing ratio 7 staff for 370 inmates/level
    Each floor is self-relieving – all staff is necessary

- G Wing 1:32 staffing ratio 4.5 staff for 146 inmates/floor
  Technology can definitely help
  Attorneys have free access to inmates resulting in a lot of activity in building control
- F Wing 1:35 staffing ratio 4 staff for 143 inmates/floor
- E Wing 1:56 staffing ratio 3 staff for 170 inmates
- D Wing 1:26 staffing ratio 4 staff for 106 single cells
  Goal is to use E & D Wings for single cells
- C Wing 1:45 staffing ratio 4 staff for 178 inmates
  Controls all movement to court
  C, D, & E all share escorts

4. **Engineering Analysis:**

- Central Plant pros (+) & cons (-)
  + Improved overall operating efficiency
  + Minimized operation & maintenance costs
  + Expansion opportunities
  + Facility redundancy
  - Service inside secure perimeter
  - Higher initial cost
- Oldest equipment is located in Central. This chilled water system also serves South. There is capacity to add another 800 tons in this location, however existing equipment will likely need to be replaced in 5 – 7 years. CJC equipment is approximately 10 years old and Healthcare equipment is 6 years old. The kitchen systems are independent and would be replaced with the kitchen – located in the central plant.
- An 18 – 20 year build-out plan should be considered for the central plant with initial construction to pick up Central, then the CJC.
- Domestic water and fire water service are currently combined. Domestic water is treated, and there are valves located in several locations to shut off treatment in the event the water is needed for fire sprinklers. An option to upgrade the water system as two separate systems should be considered.
- Electrical issues:
  - Existing pad-mounted switches and underground feeders should be considered for relocation – and need to be relocated prior to demolition of the existing kitchen and main control building.
  - Ownership of generator feeders needs to be determined prior to design of new/relocated system.
  - Standby generation needs to be elevated.
  - Two separate electrical substation locations need to be considered
- Recommendation for campus central plant was established.

5. **Space Allocation for a new proposed Female /Juvenile Housing Unit**

- Two double tier levels 256 capacity each level = 512 beds
- 6 pods of 64 beds each (8 four-person cells per unit per tier) sub-dividable into 2-32 bed units with shared recreation for medium custody
- For minimum custody each 64 bed pod is sub-divided into two 32 bed dormitories with shared recreation

- Maximum custody pods would provide 16 single cells per tier with sub-divided recreation (32 beds per unit)
- Juvenile pods would be the same as female maximum custody, but subdivided for male and female – 16 single cells per tier with segregated recreation.
- Staffing for female minimum and maximum custody would include:
  - 1 position for housing control (floor control)
  - 1 escort
  - 2 floor deputies
  - Ratio of 1:64
- Staffing for female maximum custody and for juveniles would be 1:16

Alternative concepts

1. Four housing Options were reviewed:

- Option A
  - Total Design Capacity = 256 beds
  - 4 Pods (64 beds each)
  - 2 Tier each Pod (32 beds each)
  - 2 Dayrooms each Pod
  - Program support areas each Pod
  - 1 Exercise per Pod
  - Upper Level Control Post
  - Staffing – 3 deputies/floor
- Option A Modified
  - Total Design Capacity = 256 beds
  - 4 Pods (64 beds each)
  - 1 Juvenile + 3 Female
  - 2 Tier each Pod (32 beds each)
  - 2 Dayrooms each Pod
  - Program support areas each Pod
  - 1 Exercise per Pod
  - Upper Level Control Post
  - Staffing – 4 deputies/floor
- Option B
  - Total Design Capacity = 256 beds
  - 4 Pods (64 beds each)
  - 2 Tier each Pod (32 beds each)
  - Each tier divided in two
  - 3 Dayrooms each Pod
  - 2 sub-day rooms
  - 1 common day room
  - Program support areas each Pod
  - 1 Exercise per Pod
  - Upper Level Control Post
  - Staffing – 3 deputies
- Option C
  - Total Design Capacity = 256 beds
  - 4 Pods (64 beds each)
  - 2 Tier each Pod (32 beds each)

- 2 Dayrooms each Pod
- Program support areas each Pod
- 1 Exercise per Pod
- Upper Level Control Post
- Staffing – 3 deputies

2. Housing Unit issues
   - Interior thru-unit circulation is acceptable for general population, but not for maximum custody and juveniles.
   - Consider other options for campus circulation.
3. Three campus schemes were reviewed
   - Scheme 1
     - Support spaces adjacent to healthcare – Laundry/Warehouse on level 1; Kitchen on level 2; Central Plant on level 3 (Phase I) Demolish FSC and Main Control
     - Demolition of Kitchen & Laundry; new 512 bed Housing with lower floor shelled and partially below grade; link to south / court; Direct circulation from kitchen to housing (Phase II) Begins to tie Healthcare to South
     - Cons: Phasing issues – demolition of main control required, temporary connections required; Healthcare sallyport eliminated; upgrade of old ring-road required to accommodate dock access
     - Demolition of A & B Barracks 1024 beds (2-512 bed units) added in Phase III
     - Demolition of C Barracks;1024 beds added in Phase IV
     - Total of 1536 new beds; connection to CJC
   - Scheme 2
     - Support located on west side of campus – Laundry/Warehouse on level 1; Kitchen on level 2; Central Plant on level 3 (Phase I); Demolish FSC
     - Utilizes existing service road; connects Central & South
     - Add holding/staging; Administration; shell space – level 1, Central Control (tower control) level 2 (Phase IB); demolish Main Control
     - Build 512 bed housing unit (Phase II) with connection thru unit to Healthcare
     - Demolish A & C Barracks; construct 1024 beds (2 – 512 bed units) (Phase III).
     - Demolish B Barracks; construct 512 bed housing unit
   - Scheme 3
     - Support located on west side of campus – Laundry/Warehouse on level 1; Kitchen on level 2; Central Plant on level 3 (Phase I); Demolish FSC and Main Control; connect kitchen to Central & South.
     - Add holding/staging; Administration; shell space – level 1, Central Control (tower control) level 2 (Phase I)
     - Demolish Kitchen, Laundry, C Barracks; construct 512 bed housing unit; connectors to courts and Healthcare (Phase II)
     - Demolish A & B Barracks; construct 1024 beds (2 – 512 bed units) (Phase III).
     - Construct 512 bed housing unit (Phase IV)
4. Preferences:
   - Consider a fourth Scheme that splits the central plant and kitchen
     - Locate kitchen/laundry/warehouse adjacent to Healthcare to better serve North & Central divisions

- Locate central plant to the west with Maintenance below affording better access to the main service road, and allowing for better serviceability.

5. Utilities
   - All schemes are effectively equal due to phasing. Phases allow site costs to be spread out over time.
   - Scheme 1
     - Requires A Barracks demolition to provide adequate access
     - Requires upgrade of intermediate road
     - Underground power relocation is costly
     - Removal of north sanitary sewer system is necessary
   - Schemes 2 & 3
     - West location of Central Plant is more cost effective –access outside inner fence line.
     - Storm water ponds can be easily reconfigured
   - Scheme 4
     - Moving central plant and maintenance farther to the west is good.
     - Kitchen location with underground feeders needs additional study
     - Barracks A and FSC would need to be demolished in Phase I
6. Cost Assumptions:
   - Construction costs for all three schemes presented are comparable
     - $30 Million for Phase I Construction
     - $55 Million for Phase II Construction
     - $104.5 Million for Phase III Construction
   - Costs need to be updated to include soft costs and FF&E.

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted by:
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Dewberry

PINELLAS COUNTY JAIL WORKSHOP 2 MEETING MINUTES

Date: May 1, 2013

Time: 8:00 AM – 12:00 PM

Location: Healthcare Read-Off Room

Purpose: Session 3 Project Briefing and Concept Directives

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

Summary of Discussion

1. **Project Briefing:**
    - Reviewed Workshop 1
        - Reviewed priorities from 2010 Master Plan
        - Reviewed bed capacity and projection of 4200 beds in 2030
        - Reviewed development considerations of existing site based on existing utilities
        - Reviewed disaster planning and New Orleans case study
        - Reviewed initial conceptual model
    - Reviewed Workshop 2
        - Reviewed existing bed capacity
        - Discussed need for Central Plant, replacement of Kitchen and Laundry, Security/Technology upgrades
        - Reviewed program and housing options
        - Reviewed alternative schemes, and potential costs
        - Reviewed refined Scheme 4
    - Sheriff's Comments:
        - No increase in future inmate population is anticipated. Population will be kept down by all means possible. An additional 200 beds would be added to existing housing before building new housing, as the current population is manageable. Do not to differentiate between "compliant" and "non-compliant" beds. Future housing will be justified as replacement beds for beds that are coming off line because of kitchen/central plant expansion and/or the poor condition of housing facilities. Good planning should allow for future housing construction, with the focus on replacement beds instead of inmate population growth, having the same level of staffing or better than existing.
        - Addressing kitchen, laundry inadequacies, central plant, maintenance, warehouse and technology must be justified. The savings must outweigh the costs.
            - Kitchens must be done
            - Laundry needs further justification
            - Security/technology is viewed as a "want" not a need

- Operational funding is not available, so the priority is to take care of the current staff.
- Jail population cannot be the reason that the work is needed.

- Building Design & Construction Comments (Paul Sacco)
  - The balance of the "Pennies for Pinellas" fund for detention construction is $175 - $180 Million, which must be spent by 2020. The funds can and will be used for FF&E and project soft costs in addition to construction.
  - Maintenance costs of existing buildings and equipment are a justification for replacement.
  - Operational efficiencies such as reducing or eliminating leased warehouse space need to be considered for the overall county budget.
- Direction to the team for next presentation:
  - Justify decisions with analysis and recommendations
  - Provide new vs. renovation cost analysis of all proposed improvements
  - Provide operating cost analysis
  - Factor in current maintenance costs with new construction - life cycle cost analysis
  - Housing options:
    - Maintain current staffing levels
    - No increase in the current number of beds
    - Options (classification) have to improve
  - Each discipline needs to present an analysis of the existing conditions; options to address issues, and recommendations.

2. **Concept Directives**

- Review of Scheme 4 with project stakeholders
  - Scheme 4 refinements:
    - Located kitchen/laundry/warehouse component directly west of Healthcare to provide better access from intermediate service road to new dock
    - Located Central Plant to west of site near service road within "no-man's land"
    - Located Phase II housing between Central and kitchen, with exterior walkways to connect the services
    - Proposed covered 2-level walkways between housing units for food and inmate movement.
  - Directives:
    - Refine housing options
    - Prepare a site plan that reflects parking and access required for Scheme 4

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted by:
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Project Manager
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DESIGN & CONSTRUCTION STANDARDS

PINELLAS COUNTY CONSTRUCTION PROJECTS

Project Name:

Project No.:

Design Professional Name:

Design Professional Address:

Completed by:

Date:

Pinellas County
Real Estate Management Department
Building Design & Construction Division
509 East Avenue South
Clearwater, Fl 33756
Tel. (727) 464-3491
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PINELLAS COUNTY

DESIGN & CONSTRUCTION STANDARDS

This standard has been developed to meet events we expect to happen; to accomplish things we want to happen; and to avoid or prevent things we do not want to happen. It is intended to be a living and working document that can be readily applied to advise all parties involved in the planning, design and construction of projects. It is based on historical maintenance information, experience with design practices, construction methods, equipment, and materials that will meet the County's requirement for quality facilities. It will be distributed by General Services Department, Design & Construction Division to all Design Professionals (DP) and Construction Managers (CM) under contract.

Objectives of the standard are:

- To simplify communication between the County and the DP
- To fulfill the needs of the users
- To enhance the design quality, value and building longevity
- To help the DP in completion of the DP's assignment in a timely, cost efficient and technically proficient way
- To establish a level of building quality consistent with the County interest in long term ownership
- To promote consistent quality and durability from project to project
- To reduce unnecessary building maintenance and repair problems through quality and design control
- To set performance standards for the County, the DP, the CM and Contractors
- To maintain flexibility in space and systems design to adapt to future functional changes
- To allow predictable maintenance and operating activities to be done efficiently and effectively
- To help the CM, when one is under contract

The County's intent is to build long lasting, cost effective, safe and healthy, functional and maintainable buildings without restricting the DPs' latitude for innovation. DP is free to propose deviations that meet or exceed this standard. The deviations shall be justified, documented and a variance granted by the County prior to incorporating into the design of the project.

THE COUNTY REQUIRES ALL DESIGN PROFESSIONALS TO ACCURATELY COMPLETE THIS STANDARD FOR EACH PROJECT AT EACH DESIGN PHASE.

THE CM SHALL VERIFY THAT THE DOCUMENTS RECEIVED COMPLIES WITH THIS DOCUMENT.

Design Professionals and Construction Managers shall be fully responsible and liable for their design and performance, regardless of the extent to which this standard is used or followed in the development or construction of those designs or any approvals or acceptance of design or construction documents by the County.

This standard is an evolving document and will be periodically reviewed, updated, and republished. All users of the standard are encouraged to propose additions, deletions or modifications together with the rationale for same. Please direct all comments or questions to:

Pinellas County
Design & Construction Division
509 East Ave. S.

Clearwater, FL 33756
(727) 464-4367 Fax (727) 464-5596

Notes: 1) These standards do not replace or decrease the requirements of any codes or recommended practices recognized in the building industry.

2) Compliance with these standards shall in no way constitute a waiver or liability of the Design Professional.

3) CSI Master Format is used. For convenience, some sections in these standards have items that belong to another section of the same Division.

Section 01990 Warranties

DO NOT SPECIFY WARRANTIES IN OTHER DIVISIONS

Item	Description	Y	N	N/A
1	Warranty period is 1 (one) year from final acceptance			
2	Special warranties are listed. *Note to DP: List all special warranties in this section e.g. specify 5 years compressor warranty for chiller in this section and not in Section 15620.*			

Section 02810 – Irrigation System

- **The County prefers materials manufactured by Rainbird.**
- **PIPING MANIFOLD SYSTEMS SHALL BE USED.**

Item	Description	Y	N	N/A
1	Where zone valves are subject to vandalism by the public locate valves below grade in plastic valve boxes.			
2	Piping is Sch 40 PVC			
3	Heads/rotors are minimum 6 inch. high			
4	Timeclock is electromechanical with battery backup			
5	Swing tubing used for all sprinkler heads			

Section 03050 – Basic Concrete Materials and Methods

DO NOT USE CALCIUM CHLORIDE IN CONCRETE MIXES

Item	Description	Y	N	N/A
1	Design comply with requirements of the American Concrete Institute (ACI)			
2	Design complies with ACI 301 (Standard specifications for structural concrete), ACI 305 (Hot weather concrete), and ACI 306 (Cold weather concrete)			
3	Design strength appropriate for the intended use but not less than 3000 psi at 28 days.			
4	Contraction joints detailed on drawings			
5	Concrete test frequency shown on drawings			
6	Minimum tests – strength, air entrainment, temperature and slump. Required tests and limits for each shown on drawings			
7	Testing services will be paid by the Contractor			
8	Slab flatness and levelness is within 1/8" in 10'			
9	Joint spacing and joint detail shown on drawings			
10	Construction joints located at expansion joints location. Construction joints at other locations are keyed			
11	Exposed concrete serving as a finish material shown on drawings.			

Section 03051 – Basic Concrete Materials and Methods – Concrete Sidewalk				
Item	**Description**	**Y**	**N**	**N/A**
1	Design conforms to Section 522 of the FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS			
2	Concrete sidewalk for pedestrian traffic is minimum four (4) inches thick with no reinforcement			
3	Concrete sidewalk greater than four (4) inches thick, designed for traffic bearing or load bearing sidewalk, reinforced with Welded Wire Fabric or Reinforcing Steel Bars			
4	Expansion joints detail and locations shown on drawings			
5	Contraction joints detail and locations shown on drawings			
6	Lines, grades and dimensions shown on drawings			

Section 07000 – Basic Thermal and Moisture Materials and Methods

- **LIMIT THE USE OF ROOF-MOUNTED EQUIPMENT**
- **MINIMIZE THE NUMBER OF INTERIOR ROOF DRAINS**
- **DO NOT USE DRAINS WITHIN STRUCTURAL ELEMENTS**

Item	Description	Y	N	N/A
1	Roof-mounted equipment is more than 10 feet from roof edge			
2	All roof-mounted equipment and penetrations are shown on coordinated drawings			
3	Installation details of all roof-mounted shown on drawings			
4	Permanent ladders for roof access shown on drawings			
5	Built up roof has walkways to all equipment for maintenance			
6	Roof penetrations are not in valleys or drain areas			
7	Guttering and downspouts material is stainless steel. This may be a VE item			
8	Protection is provided for gutters and downspouts in areas subject to damage			
9	Downspout discharge will not result in erosion (method shown on drawings)			
10	Minimum slope of roof is ¼ inch per foot for new construction			
11	Minimum slope of roof is 1/8 inch per foot for existing construction (Prefer ¼ inch slope unless uneconomical)			

Section 07210 Building Insulation				
Item	**Description**	**Y**	**N**	**N/A**
1	Ceiling/Roof minimum R-value is 19			

2	Exterior walls insulation R-value complies with Florida Energy Efficiency Code and ASHRAE 90.1 and is shown on drawings.			
3	Vapor retarders facing toward the exterior of any cavity			

Section 08100	**Metal Doors and Frames**			
Item	**Description**	**Y**	**N**	**N/A**
1	Minimum door size 3' 0" in width and 7' 0" in height			
2	Doors are steel			
3	County approval for special doors obtained			
4	Inside metal frames are knockdown			
5	Outside metal frames are welded			
6	Center posts on exterior are removable			
7	Manufacturer of locksets is Sargent			
8	Closers are mounted on the interior side of exterior doors			

Section 08800	**Glazing**			
Item	**Description**	**Y**	**N**	**N/A**
1	"Washability" statement provided (i.e. explain how the exterior and interior sides are accessed for routine cleaning)			
2	Glass meets State of Florida Energy Conservation Manual requirements			
3	Shading coefficient is 0.8 or less			
4	Ratio of visible light transmittance to shading coefficient is equal to or greater than 1			

Section 09250	**Gypsum Board**			
Item	**Description**	**Y**	**N**	**N/A**
1	Thickness is 5/8 inch minimum			
2	Thickness is ½ inch. minimum on ceilings			
3	All restroom walls are cement board.			
2	Stud spacing is 16 inch maximum			

Section 09510 Acoustical Ceilings

DO NOT USE ANY MATERIAL CONTAINING ASBESTOS

DO NOT USE CONCEALED SPLINE OR TONGUE & GROOVE CEILING SYSTEMS

PROVIDE DRAWING DETAIL FOR SUSPENDING LIGHT FIXTURES INDEPENDENTLY

Item	Description	Y	N	N/A
1	Maximum tile size 2.0 ft.x 2.0 ft.			
2	Tiles do not require special ordering or fabrication			
3	Tiles carry some assurance of a future supply of patterns and colors			
4	Noise reduction coefficient and thickness of tiles specified			
5	Extra stock of each type of tiles used specified (DP to obtain % from Facility management through the County Project Manager).			
6	Mineral fiber, lay-in monolithic construction tile is specified			
7	Color is white			
8	Suspension grid system complies with ASTM C 635 for Intermediate Duty Systems			
9	Attachment devices specified to be sized for five (5) times the design load per ASTM C 636 Table 1 Direct Hung.			

Section 13200 – Storage Tanks

Item	Description	Y	N	N/A
1	Natural gas shall be used unless otherwise specified			
2	If natural gas is unavailable, #2 low sulfur diesel fuel shall be specified as a generator fuel			
3	Above ground tanks shall be used where requirements of code and permitting authorities may be met			
4	Above ground tanks shall be double-walled and meet UL standards for fire-rated construction, unless otherwise specified			
5	Fuel lines shall be installed in close proximity to generator sets			
6	Fuel tanks shall be installed in close proximity to generator sets			
7	Negative pressure supply systems shall be installed, unless otherwise specified			
8	Access to fuel tanks for refueling shall not require climbing steps or ladders			
9	Fuel systems shall be installed with sufficient vertical and horizontal clearance to permit replacement of any component			
10	Enclosures or covers shall be provided to protect fuel or oil covered components from contact with rainwater.			

Section 15000 Basic Mechanical Requirements - Mechanical Rooms

Item	Description	Y	N	N/A
1	Mechanical rooms, electrical rooms, telephone rooms/closet, elevator machine rooms, fan rooms, pump rooms etc. accessed from exterior or main corridor Vertical ladders shall not be used for access.			

2	Mechanical rooms have adequate openings to simplify the removal and replacement of major pieces of equipment			
3	Mechanical rooms have adequate space to provide access space around equipment for routine maintenance items and procedures, such as filter replacement, lubrication, etc			
4	Equipment maintenance space requirements shown on the drawings. Note to DP: Clearance from any adjacent wall to equipment or pipework shall be a minimum of 2' 6" or manufacturer's recommended clearance whichever is larger			
5	Hose bib and electrical receptacles provided for equipment servicing			
6	Telephone provided in major mechanical rooms			
7	Minimum lighting level at 2.5 ft. above floor is 40 foot candle			
8	Power disconnects to equipment placed to be easily accessible			
9	Provision made for hoisting, removing and replacing heavy equipment parts			
10	Provision made for storing spare belts and at least two filter change in a built-in locker/cabinet			
11	Emergency eyewash/shower provided near water treatment equipment			
12	Work bench with SS sink and task lighting provided near water treatment equipment			
13	Chiller rooms provided with built-in lighted workbenches, locking cabinets, SS sinks, and drinking fountains. Note to DP: Provide at least 2 benches - one for record drawings and O & M manuals, the other for repairs.			
14	Storage areas for water treatment chemicals identified on drawings			
15	Equipment identified with permanently installed engraved laminated plastic signs			
16	Mechanical rooms housing air handlers pressurized with supply air			
17	Mechanical rooms housing air handlers has a drawing permanently mounted, protected by glass, showing as-built locations of all fire dampers, balancing dampers, VAV boxes, coils etc.			
18	Mechanical rooms housing chillers air-conditioned by system not dependent on chiller. Note to DP: Design for 78 °F 60%rh			
19	Floor drains located adjacent to air handling unit drain connection			

Section 15005 Specific Design Criteria

DO NOT OVER DESIGN THE HVAC SYSTEM

DO NOT USE CONSTANT VOLUME SYSTEMS FOR LARGE CONFERENCE ROOMS

DO NOT LOCATE MAJOR EQUIPMENT ON ROOF UNLESS NO OTHER ACCEPTABLE LOCATION EXISTS OR CAN BE PROVIDED AND WRITTEN APPROVAL OBTAINED FROM THE COUNTY

DO NOT USE MECHANICAL ROOMS AS RETURN-AIR PLENUMS

LARGE SYSTEMS ARE PREFERRED OVER SMALL MULTIPLE SYSTEMS

VAV SYSTEMS ARE PREFERRED

Item	Description	Y	N	N/A
1	Indoor Design Conditions 75 Deg. F and 50% relative humidity Summer Outdoor Design Conditions 93/79 Deg. F dry/wet bulb Outdoor Air Coil Design entering air 86/82 Deg. F dry/wet bulb Winter Outdoor Design Condition 35 Deg. F. dry bulb Evaporative Process Design Conditions 81 Deg. F. wet bulb			
2	Cooling and heating loads based on the **actual** intended occupancy and internal loads as determined during the schematic phase. Miscellaneous loads based on the **actual** numbers of computers and other heat-producing appliances such as copiers, refrigerators etc.			
3	HVAC design parameters (outdoor design temperatures, indoor design temperature, design humidity level, occupant density and number of occupants, U-values, glass shading coefficient etc) shown on drawings.			
4	Ventilation schedule shown on drawings to demonstrate compliance with ASHRAE 62-1999 and all approved addenda at the onset of the Design - Ventilation for Acceptable Indoor Air Quality			
5	Air balance schedule shown on drawings to demonstrate building is under positive pressure.			
6	Chilled water systems designed for a 14 deg. F minimum delta T			
7	Supply ductwork for VAV systems designed using the Static Regain method or T-duct method. Return ductwork designed using the Equal Friction Method.			

Section 15010 General Requirements

Item	Description	Y	N	N/A
1	Outdoor air inlets placed to assure that odors and other pollutants do not reenter the building			
2	Outdoor air inlets located such that they are not impacted by cooling tower discharge			
3	All equipment and materials that require maintenance are easily accessible			
4	Electrical, water, sewer, and air conditioning utilities during construction paid for by the contractor			
5	Contractor responsible for heat, air conditioning, humidity control and any other environmental factors during construction			
6	***Training***			
7	Training needs discussed with Facility Management (FM) and the needed training specified in the construction documents			
8	Training sessions videotaped and tapes given to the County at Substantial Completion			

9	**Minimum** amount of training: HVAC Control Systems - 8 hr. VAV Boxes - 2 hr. Variable Speed Drives - 8 hr. Boiler and Associated Controls - 8 hr. Chillers - 8 hr. Air handling units, fans & other mechanical equipment - 8 hr. Fire Sprinkler Systems - 8 hr.			

Section 15050 Basic Mechanical Materials and Methods

Item	Description	Y	N	N/A
1	Chilled water pipe is steel ASTM A 53 Type S Grade B Note: Type ERW may be considered as a VE item			
2	Condenser water pipe is steel ASTM A 53 Type S Grade B Note: Type ERW may be considered as a VE item Another VE material is PVC per ASTM D 1785 schedule 80 with : Fittings per ASTM D 2467. Solvent cement per ASTM D 2564. Primer per ASTM F 656 Notes to DP:1) Specify class of pipe and fittings per ASTM D 1784. 2) Specify type of solvent cement			
3	Installation of PVC pipe systems - specification is per ASTM D 2855			
4	Condensate pipe is copper (hard-drawn) per ASTM B 88 Type M H58			
5	Potable cold and hot water pipe is copper per ASTM B 88 Type K H58			
6	Refrigerant pipe is copper per ASTM B 280 H58			
7	Installation of copper pipe systems - specifications is per ASTM B 828			

Section 15060 Hangers and Supports

Item	Description	Y	N	N/A
1	Insulated pipe support spacing shown on drawings			
2	Uninsulated pipe support spacing shown on drawings.			
3	Support detail shown on drawings			
4	Duct support detail shown on drawings.			
5	Pipe support designed per of MSS-58-1993 and MSS-69-1996			

Section 15070 Mechanical Sound, Vibration and Seismic Control

- **DO NOT USE DUCT LINER FOR SOUND ATTENUATION**

Item	Description	Y	N	N/A
1	Minimum static deflection, for every equipment requiring vibration isolation , shown on drawings			

2	Type of isolators, for every equipment requiring vibration isolation, shown on drawings			
3	All motor driven equipment over 1/2 horsepower fitted with isolators			
4	Supporting structures have a minimum natural frequency of three (3) times the driving frequency of the supported equipment			
5	Inertia base used for all fans operating at and above 4.0 inch. static pressure			
6	Inertia base used for all fans with motors over 40 hp			
7	Inertia base used for all base mounted pumps over 15hp			
8	Vibration isolators used at all connection points of all potential vibration producing equipment			
9	All vibration isolators locations shown on drawings			
10	Springs used for all static deflections greater than 1/2 inch			
11	Roof curb isolation rails used on roof top equipment installation. **Note: Roof top equipment not preferred** (Engineer to verify use of rails)			
12	Maximum acceptable vibration levels shown on drawing			
13	Design sound level for all spaces shown on drawings			

Section 15075 – Mechanical Identification

- λ **ALL EXPOSED PIPING/CONDUIT SHALL BE PAINTED**
- λ **PIPING/CONDUIT WITHIN THE CEILING PLENUM SHALL BE IDENTIFIED BY A 6 INCH FLUORESCENT PAINTED BAND AT A MAXIMUM SPACING OF 20 FEET. FOR SMALL AREAS WHERE THE PIPING/CONDUIT IS LESS THAN 20 FEET ONE 6 INCH FLUORESCENT PAINTED BAND SHALL BE CENTRALLY LOCATED**
- λ **Note to DP. Specify one spare quart of all colors used**

Paint numbers and names listed are based on Scott Paint color nomenclature

Item	Pipe Service	Paint #	Paint Name
1	Potable water	T 37 – 8 (C)	American Blue
2	Primary Chilled Water Supply	T 79 – 8 (C)	Frozen Blue
3	Primary Chilled Water Return	T 79 – 6 (D)	Mosaic Tile
4	Secondary Chilled Water Supply	T 38 – 7 (D)	Ellingson Bue
5	Secondary Chilled Water Return	T 38 – 5 (D)	Blue Bell
6	Condenser Water Supply (to chiller)	T 71 – 4 (W)	Mystic Coup
7	Condenser Water Return (from chiller)	T 71 – 8 (C)	Donegal
8	Potable Hot Water Supply	T 26 – 8 (C)	Euro Green
9	Potable Hot Water Return	T 26 – 6 (D)	Verity
10	Fire Protection (Sprinklers/Standpipe)	T 6 – 8 (C)	Tulip
11	Boiler Feedwater	T 58 – 3 (W)	Light Ivory

12	Steam	T 21 – 8 (C)	Daffodil
13	Condensate (Steam)	T 15 – 8 (C)	Goldfish
14	Hot Water Supply (Heating)	T 64 – 8 (C)	Chartreuse
15	Hot Water Return (Heating)	T 64 – 2 (W)	Palmetto
16	Fuel Oil	T 58 – 8 (C)	Gold Rush
17	Compressed Air	T122 – 2 (W)	Virgo
18	Chemical Feed	T 16 – 4 (W)	Warm Glow
19	Refrigerant Lines	T 129 – 8 (C)	Adobe Brick
20	Treated Water	T 111 – 8 (C)	Alpine Valley
21	Reclaimed Water	T 41 – 7 (D)	Grape Popsicle
22	Electrical conduit	T 53 – 5 (W)	Rusty Orange
23	Control Wiring	T 53 – 1 (W)	Peach Opal
24	Fire Alarm Conduit	T 6 – 6 (D)	Summer Blossom

Section 15082 Duct Insulation

DO NOT USE DUCT LINER (See Section 15070)

Item	Description	Y	N	N/A
1	Duct wrap specified			
2	Duct wrap R-value meets state energy code/mechanical code/ASHRAE 90.1 1999.			
3	Duct wrap R-value will prevent condensation at all times			
4	Maximum vapor transmission of vapor barrier jacket is 0.02 perms			
5	Mechanical fasteners specified for rectangular duct over 22 inches wide (spacing of fasteners specified)			
6	Proto Corporation jacket considered in lieu of double walled ducts for exposed ductwork			

Section 15086 Piping Insulation

DO NOT SPECIFY FIBERGLASS INSULATION FOR CHILLED WATER PIPING

Note: Discuss with the County Project Manager the need to insulate unions, flanges, strainers, control devices etc. that need maintenance access.

Item	Description	Y	N	N/A
1	Insulation thickness adequate to prevent condensation at all times			
2	Insulation meets Ashrae Standard 90.1 1999, state energy code and the mechanical code			
3	Insulation subjected to abrasion, running outdoors and in main mechanical room under 8 feet protected with metal jacketing			

4	Foam glass used in all chilled water pipes 2" and larger			
5	Valves and fittings insulated with preformed fitting insulation			
6	Chilled water pumps have removable and reusable insulation (insulated sheet metal case housings)			

Section 15120	**Piping Specialities**			
Item	**Description**	**Y**	**N**	**N/A**
1	Gauges and meters shown on the drawings.			
2	Installation details shown on drawings			
3	All gages and meters can be replaced with systems operating.			
4	Differential pressure gages reading "in feet" or "inches w.g." used to measure pressure drop.			
5	Gages and meters located to be easily replaced and readable from ground level.			
6	Range and unit of measurement listed for each gage and meter.			

Section 15130	**Pumps**			
Item	**Description**	**Y**	**N**	**N/A**
1	Pumps are centrifugal with a factory mounted steel base.			
2	Pumps are bronze fitted			
3	Pumps can be serviced without disconnecting the piping			
4	Differential pressure gage reading " in feet " used to measure head and pressure drop across suction diffuser (if installed)			
5	Differential pressure gages ranges (so that readings will be at 50 to 75 % of scale) shown on drawings			
6	**Seals are mechanical**			
7	Pump installation detail shown on drawings			
8	Inertia base required			
9	Calculation of pump head, NPSH available and NPSH required submitted to County and values shown on pump schedule			
10	Maximum vibration levels specified on drawings			
11	For variable speed pumps, minimum speed for lubrication and proper cooling specified on drawings			
12	Pump complies with OSHA 1910 219 ©			

Section 15300 Fire Protection Piping

DO NOT USE AUTOMATIC RESET OR SELF CLOSING SPRINKLER HEADS

DO NOT USE CONCEALED SPRINKLER HEADS

Item	Description	Y	N	N/A
1	System hydraulically designed			
2	Hydraulic Calculations, per NFPA 13 1996 6-2, shown on drawings			
3	Drawings comply with NFPA 13 1996 6-1			
4	Piping is steel pipe ASTM A53 Type S Grade B Schedule 40 welded or threaded			
5	Piping follow building lines			
6	Piping specified to be painted red			
7	Sprinkler heads located in center of ceiling tiles? (This may be considered as a VE item			
8	Number of spare for each type of sprinkler heads shown on drawings			
9	Location of built-in cabinet for storage of spares shown on drawings			
10	Guards provided (shown on drawings) for sprinkler heads located in mechanical rooms or where the heads may be subjected to damage			
11	Acceptance tests specified to be done by the contractor in the presence of the Engineer, County Design & Construction representative, County Facility Management representative and County Design & Construction Safety Officer			

Section 15640 Packaged Cooling Towers

DO NOT SPECIFY GALVANIZED TOWERS OR TOWERS WITH GLAVANIZED PARTS

Item	Description	Y	N	N/A
1	Entire tower basin is one piece stainless steel construction. BOLTED CONSTRUCTION NOT ACCEPTABLE			
2	Tower piping requires bypass			
3	Location ensures adequate air supply without recirculation			
4	Location is near chiller			
5	Location ensures that discharge air from tower cannot, under all conditions, be induced into the building by outside air intakes			
6	Noise level of tower and its impact on adjacent occupied spaces and property analyzed and attenuation provided if necessary			
7	For parallel operation, an equalized line is provided			
8	For towers with more than one cell, positive shut-off valves provided to allow for cell isolation			
9	Two-speed fan motors provided. Note: DP should evaluate the use of either 2-speed or variable speed fans and make recommendation. Variable frequency drives shall be specified with a bypass switch			
10	Ladders with safety cages (if required to comply with OSHA standards			
11	Towers mounted 6 feet above grade (ground or roof) have deck installed around perimeter of tower			

12	Towers are CTI certified			
13	Special five year warranty for tower-drive-train specified			

Section 15720 Air Handling Units

DO NOT USE INLET VANES OR DISCHARGE DAMPERS FOR VAV CONTROL

Item	Description	Y	N	N/A
1	Unit casing is double-wall construction **with inner liner constructed from stainless steel**			
2	Exterior of unit is painted			
3	Drain pan material is stainless steel			
4	Drain pan specified not to collect water at all times. *Note to DP: Specify test to validate same*			
5	Maximum coil rows and fins per inch (fpi) is 5/12. *Note to DP: Specify two coils, with access between, if a larger number of rows is required for the application*			
6	Coil construction is copper row/aluminum fins. *Note to DP: Advise on the use of all copper coils*			
7	Coil header non-ferrous			
8	Coil section including coil supports constructed from stainless steel			
9	Access is easily available to both sides of all cooling/heating coils. *Note to DP: Future field cutting of return air duct is not considered easy access.*			
10	All parts/sections can be easily removed and replaced. *Note to DP: Ensure that the largest section can be brought in from the outside to the mechanical room easily*			
11	Access is easily gained to all internal parts. Access doors handles to be safety latch type. (Thumb screws or bolts not acceptable)			
12	Access and fan sections are provided with an electric light			
13	Filters are UL Class 1			
14	*Final filter minimum MERV is 12 per ASHRAE 52.2 1999 (Note to DP: Special applications e.g. labs may require higher efficiencies or other air treatment/cleaning methods – list in Schematic Design)* ***italics remain in parenthesis***			
15	20 – 25% (arrestance) pre-filter installed (Rated per ASHRAE 52.1)			
16	Maximum size of filter is 2 ft. x 2 ft			
17	Maximum sound levels at discharge, return and casing specified			
18	P-trap depth dimension shown on air handler schedule			
19	Location of externally accessible lubrication shown on drawings			
20	Oil and grease lines extended to the exterior of the AHU casing and is accessible			
21	Variable speed drive has bypass switch			
22	Two changes of spare filters specified			
23	One set of spare belts specified			

24	Motors up to 15 HP fitted with adjustable pulley sheaves with the midpoint adjustment being at design conditions			
25	Motors over 15 HP fitted with non-adjustable drives in which motor pulleys of different diameters can be used			

Section 15810 Ducts

DO NOT USE FIBERGLASS DUCTBOARD

DO NOT USE MANUAL DAMPERS ON TAKE-OFFS TO VAV TERMINAL UNITS

DO NOT USE CEILING PLENUM RETURN

DO NOT USE "STATIC " RATED FIRE DAMPERS

DO NOT USE DUCT LINER – See Section 15070 and 15082

Item	Description	Y	N	N/A
1	Pressure classes, for different portions of the system, shown on drawings			
2	Volume control dampers (with locking indicating quadrant regulators) shown on drawings			
3	Construction drawings show ductwork in double-line			
4	Fire, smoke dampers and their access doors (with sizes) shown on drawings **(Notes or specifications "Where required by Code" are not acceptable)**. Above locations coordinated with AHJ during design development and construction documents phases			
5	Diffuser schedule shown on drawings			
6	Flexible duct length **limited to 5 feet** *Note to DP: DO NOT USE FLEX DUCT TO CONNECT DIRECTLY TO DIFFUSER, USE A GALVANIZED ELBOW ON THE DIFFUSER. Provide details for installation, support and fastening of flex duct.*			
7	Flexible duct connected to ducts with metal draw bands			
8	Duct material is galvanized steel, lock-forming quality with minimum ASTM A525 G-90 zinc coating. Note: DP shall recommend duct material, coatings etc. for special applications			
9	Fume hood and laboratory exhaust system duct material is 304 stainless steel and welded.			
10	Duct seal class shown on drawings. Note: DP shall specify a sealant with a VOC level of < 1.0 g/l and that the sealant shall be non toxic. Submittals shall include these requirements			
11	Turning vanes are airfoil type			
12	Duct pressure test procedures prior to installing insulation shown on drawings			
13	TBA locations for measuring air flows in ducts shown on drawings			
14	Access for duct cleaning shown on drawings			

Section 15850 Air Outlets and Inlets

DO NOT USE PERFORATED DIFFUSERS

DO NOT USE DIFFUSERS WITH INTEGRAL DAMPERS

Item	Description	Y	N	N/A
1	Lay-in T-bar diffusers used			

2	Diffusers equivalent to Metalaire Series 5750-6 for Constant Volume systems			
3	Diffusers equivalent to Metalaire Series 5850VAV-6 for Variable Air Volume systems			
4	Maximum NC Level is 25			
5	Air quantities and distribution pattern shown on drawings. *Note to DP:* (***A blank rectangle shall be shown on the drawing next to the air quantity. This blank will reflect the actual CFM in the record documents***			
6	Maximum Air Distribution Performance Index specified			

Section 15915 – Electric and Electronic Control

APPROVED MANUFACTURERS: Kreuter Manufacturing Company, Invensys

DO NOT DUPLICATE CHILLERS' SENSORS

SYSTEM - WEB-BASED AND BACNET COMPATIBLE

Item	Description	Y	N	N/A
1	Factory training on operation and programming specified for two (2) persons. Verify training requirements with Facility Operations			
2	Manufacturer warrants that parts will be available for at least five (5) years specified			
3	Control wiring installed in conduits. Minimum conduit size is 3/4 inch Control wiring specified to be installed in conduits. Minimum conduit size is 1/2 inch			
4	All safeties specifies to be hard-wired			
5	All outside air intakes have motorized modulating dampers			
6	Outside air can be measured (in cfm)			
7	All sensors can be calibrated and controlled from user terminal			
8	Room sensors are programmable and have **NO** digital readouts or controls			
9	Carbon dioxide sensor installed in room with the highest expected level and in return duct (Two sensors for each air handler) For Dedicated Outdoor Air Systems (DOAS), all areas/rooms with variable occupancy fitted with carbon dioxide sensors and equipment installed to vary the outdoor air quantity to these spaces.			
10	Humidity sensor installed in room with the highest expected level, and in return duct (Two sensors for each air handler)			
11	VAV controllers measure; 1) supply air temperature (for boxes with heat, temperature sensor located at least 2 ft. downstream or heater) 2) cfm			
12	VAV controllers operating VAV boxes with heat have an air flow sensor to prevent heater from energizing when there is no air flow			
13	Air handlers' sensors measure 1) outdoor air flow 2) discharge air temperature 3) return air temperature 4) outdoor air temperature (can be one reading for the system) 5) air temperature after outdoor air cooling coil 6) mixed air temperature 7) return air humidity 8) return air carbon dioxide 9) chilled water supply and return temperatures 10) static pressure sensor for VAV systemsAir handlers' sensors measure/alarm 1) outdoor air flow 2) outdoor air temperature (can be one sensor for the building) 3) air temperature after outdoor air cooling coil 4) return air temperature 5) return air humidity 6) return air carbon dioxide 7) mixed air temperature 8) air temperature leaving coil 9) chilled water supply and return temperatures 10) static pressure for VAV systems 11) outdoor air filter pressure drop 12) return air filter pressure drop 13) supply air temperature (after electric heat) 14) true RMS current to motor and heater 15)			

	RMS voltage to motor. 15) High and low static alarms; DP shall determine if these are necessary 16) chilled water coil(s) air pressure drop			
14	Normally open modulating chilled water valves Cv, close off pressure, operating pressure specified			
15	Normally close modulating hot water valves Cv, close off pressure, operating pressure specified			
16	Control sequence includes chilled and hot water control valves shall close when air handler is off			
17	All unit controllers have two spare universal inputs or two analog and two digital spare inputs			
18	KWH meter installed in MCC and connected to EMS			
19	Flow meters installed in chilled water primary loop, secondary loop and bypass			
20	For Campus systems, BTU meters installed for each building			
21	Flow meter installed in hot water system			
22	All factory installed chiller control points not duplicated and can be monitored and controlled from the user terminal			
23	Frequency drives on all chilled water air handlers with motors above 1 h.p.			
24	Variable frequency drive current, output hertz, bypass status can be read by DDC system			
25	Exhaust fan(s) specified with VFD to maintain the scheduled building pressure set point.			
26	Surge protection on all controllers power circuits			
27	Control panels grounded with minimum 12 awg conductor from either a driven ground rod of the ground bus in a breaker panel			
28	Wiring for web-based communication shown on drawings			
29	Building electrical demand measured and trended			
30	Graphics specified to include air distribution layout			
31	Final as-built control termination drawing and related riser diagram layout to reside inside all building controllers panel enclosures specified.			

Section 16000 – General Design Requirements				
Item	**Description**	**Y**	**N**	**N/A**
1	Main service switchboard and panelboards have at least 25% spare capacity			
2	Main electrical switchboard have transient voltage surge suppression (TVSS)			
3	All security, intercom, Building Automation System (BAS) and fire alarm system have lightning and surge suppression protection			
4	For recessed panelboards, provide eight (8) ¾ inch conduit stubbed out above ceiling			
5	All clearances shown on drawings			
6	All electrical equipment including panelboards, fire alarm panels etc drawn to scale			
7	Design complies with EPA “Green Lights” program and “Energy Star” program requirements			

Section 16080 – Electrical Testing				
Item	**Description**	**Y**	**N**	**N/A**
1	Electrical system testing specification provided for switchgear and switchboard assemblies, transformers, cables, switches, circuit breakers, protective relays, metering, grounding system, ground fault protection, motor control centers, emergency systems and surge arrestors			
2	Testing specified to be performed by an independent testing organization that is a member of the "**International Electrical Testing Association (NETA)**"			
3	Testing specified to be done in accordance with NETA Acceptance Testing Specifications			
4	Torque for tightening all bolted and screwed connections shown on drawings			
5	Temperature readings for all major electrical connections specified to be measured			
6	List of over-current relay settings, ground fault relay settings and settings for adjustable circuit breakers shown on drawings			

Section 16120 Conductors and Cables				
Item	**Description**	**Y**	**N**	**N/A**
1	No. 14 AWG and larger conductors are stranded copper			
2	600 Volt insulation for wires and cables is type THHN/TWHN			
3	Color coding of all conductors shown on drawings			

Section 16130 Raceway and Boxes				
Item	**Description**	**Y**	**N**	**N/A**
1	Minimum conduit size of 3/4 inch specified			
2	Direct buried, exposed to damage, exposed to weather, or cast in concrete conduit is rigid galvanized steel (RGS) *Note to DP: Plastic conduit may be used in lieu of RGS conduit except for "exposed" provided RGS ells and turn-ups above the slab are used*			
3	Wire way is galvanized steel with hinged cover			
4	Plastic bushings or insulated throat connectors specified for all conduit terminations			
5	Wiring in walls for controls, intercom, security etc is in conduit			
6	At least two cable trays or J hooks provided for entry into communication room. *(Note to DP: Drawings shall show the coordinated path for the trays and the method of installation)*			

Section 16075 Electrical Identification DO NOT SPECIFY EMBOSSED PLASTIC TAPE LABELS				
Item	**Description**	**Y**	**N**	**N/A**
1	Typed directories for panels specified			

2	Engraved laminated plastic label attached with glue and screws is specified. (Panel identified in 1 inch letters, voltage rating in 1/2 inch letters. Room # on label) *(Note to DP: Show detail of label on drawings)Italics remain*			

Section 16140 – Wiring Devices				
Item	Description	Y	N	N/A
1	All receptacles and switches at least 20 amp.			
2	Duplex receptacle located at each exterior mechanical location			
3	Duplex receptacle located in all crawl spaces, open chases and attic spaces			
4	Work light located in all crawl spaces, open chases and attic spaces			

Section 16210 Electrical Utility Services				
Item	**Description**	**Y**	**N**	**N/A**
1	Load calculations are shown on riser diagram			
2	Service entrance equipment size for at least 150% of load with spare spaces clearly identified			
3	Short circuit currents are shown on riser diagram			
4	Buses are copper			
5	Spare fuses (for fusible devices) are mounted in a labeled built-in wall cabinet next to the equipment			
6	Surge suppressors with shunt type protection and high-energy metal oxide varistors shown on riser diagrams			
7	Electrical room drawing shows all clearances required by code. (*Note to DP: Show at least two sections of electrical room*			

Section 16470 Switchboards, Panelboards and Control Centers

The County preferred manufacturer is Square D. For all designs, in which Square D will be sole-sourced, the County Project manager will advise the Design Professional who shall prepare the documentation required by Florida Statutes

Item	**Description**	**Y**	**N**	**N/A**
1	Panelboards have copper bus			
2	Panelboards have bolt-in breakers			
3	Clearance detail shown on drawing			

Section 16510 – Interior Luminaires

λ DO NOT USE ELECTROMAGNETIC BALLASTS

λ DO NOT USE MERCURY VAPOR LIGHTING

Item	**Description**	**Y**	**N**	**N/A**
1	Fixture placement is minimum required to meet IESNA standards for recommended illuminant categories			
2	Ballasts are electronic, high efficiency, operates at 20 kilohertz minimum, less than 10% total harmonic distortion, power factor greater than 0/9, crest factor less than			

	1.7, minimum ballast factor 0.83 with 5 year warranty			
3	General office lighted with 2' x 4' two or three lamp fluorescent fixtures			
4	Lights are hung independently of ceiling (Note to DP: Provide detail on drawings)			
5	Incandescent lighting used (Note to DP: Obtain written approval from County's Project Manager before specifying)			
6	Occupancy sensors used for offices, conference rooms and enclosed areas with switched loads greater than 200 watts			
7	Dual level switching used for areas of significant ambient light			

Section 16520 – Exterior Luminaires

Item	Description	Y	N	N/A
1	Design level for pedestrian walkways is 2-2.5 maintained footcandles			
2	Design level for parking lots is 1.5-2 maintained footcandles			
3	Design level for security purposes is 3-5 maintained footcandles			
4	Poles and fixtures anodized aluminum (**Note to DP: Confirm color selection with Facility Manager)**			
5	Lens control provided on all fixtures			
6	Vandal proof fixtures on all fixtures under 10 feet			
7	Lamps are metal halide			
8	Accessibility for servicing available			
9	No spillage onto adjacent property			
10	System powered from one location (main electrical room)			
11	System can be turned on by either a by 7-day, 24 hour electro-mechanical timeclock with battery backup or manually			

Section 16530 Emergency Lighting – Exit Lights

(Note: *The County prefers exit lights as manufactured by LightPanel Technologies (888-298-8133).*
The County may supply these lights for installation by the Contractor.
Design Professional shall verify, with the County Project Manager, whether the County intends to supply the exit lights.)

Item	Description	Y	N	N/A
1	Construction is multi layer laminate of polycarbonate and polyester with an internally embedded layer of light-emitting phosphor crystals			
2	Color is green			
3	Maximum wattage is 14			
4	Warranty is 10 years			

Section 16580 Lighting Accessories

λ **DO NOT USE U-SHAPED LAMPS**

λ **DO NOT USE 2 X 2 FIXTURES**

Item	Description	Y	N	N/A
1	Energy efficient lamps are used			
2	Four (4) feet fluorescent lamps are T8 32 watt with CRI of 80 to 85 and color temperature of 4100 Kelvin			
3	Incandescent lighting used (Not to DP: Obtain written approval from County's Project Manager before specifying)			

Section 16535 Emergency Lights

DO NO USE BATTERY PACK LIGHTING AND EMERGENCY STANDBY UNLESS PREAPPROVED BY THE COUNTY PROJECT MANAGER

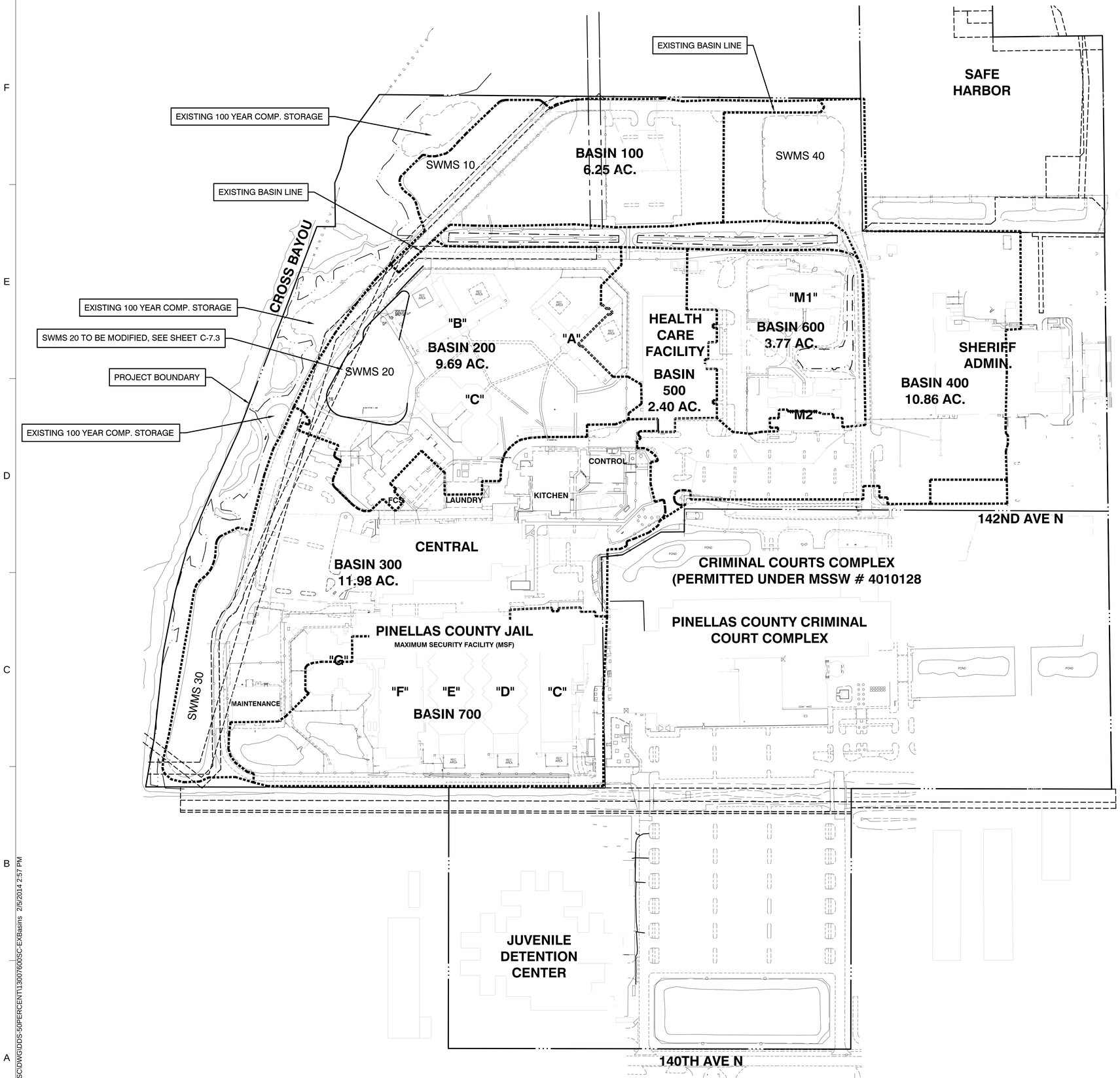
Note: *The County prefers emergency lights as manufactured by Emergi-lite (860-399-7991).*
The County may supply these lights for installation by the Contractor.
Design Professional shall verify, with the County Project Manager, whether the County intends to supply the emergency lights.

Item	Description	Y	N	N/A
1	Construction is polycarbonate body, backplate and lighting head			
2	Lamps are Warranty is 3 years 6 volt high intensity tungsten			
3	Warranty is 3 years			
4	Battery, if required, is maintenance-free lead calcium			
5	Spare lamps specified			

Section 16700 - Communications

Item	Description	Y	N	N/A
1	62 um multimode fiber optic cable used for runs up to 3,300 ft. Note to DP: Advise on the installation of singlemode fiber for future use (higher speed LANs and broadband video)			
2	62 um single fiber optic cable used for runs over 3,300 ft.			
3	50% spare fibers specified			
4	Basis of design for fiber optic cable is Siecor			
5	Copper wire is ANSI/TIA/EIA 568 A Category 5 UTP cable			
6	Basis of design is Berk-tek			
7	SC connectors specified for all locations within the building Note to DP: Ensure design complies with ANSI/TIA/EIA 568A			
8	Connectors loss specified			
9	Color coding of connections and adapters specified per ANSI/TIA/EIA 568A			

10	Separate conduit used for each type of wiring			



Dewberry

ARC3 architecture

George F. Young, Inc.
Since 1919

ENGINEERING FOR ARCHITECTURE

Pinellas County

Pinellas County Jail
Phase I Infrastructure Criteria Package - Drawings

114400 North 49th Street
Clearwater, FL.

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

As indicated

No.	Description	Date

REVISIONS

DRAWN BY	GFY
APPROVED BY	GFY
CHECKED BY	GFY
DATE	11/08/2013

TITLE

EXISTING PERMITTED BASIN BOUNDARIES

PROJECT NO. 50057109

C-7.1

SHEET NO.

I:\projecteng\130076OOSC\DWG\DDS-50PERCENT\130076OOSC-EXBasins 2/5/2014 2:57 PM

Dewberry

SCHEMATIC DESIGN MEETING 1 MINUTES

Date: August 7, 2013

Time: 9:00 AM – 12:00 PM

Location: Healthcare Read Off Room

Purpose: Kitchen & Laundry Schematic Design Planning

In Attendance

Name	✓	Organization	Phone	Email
Major Tim Slaughter	✓	PCSO	727.453.6415	tslaughter@pcsonet.com
Captain Lora Mc Fee	✓	PCSO	727.464.7080	lmcfee@pcsonet.com
Captain Jim Main	✓	PCSO	727.582.6339	jmain@pcsonet.com
Captain Michael Castine	✓	PCSO	727.464.6694	mcastine@pcsonet.com
Captain Mark Fletcher	✓	PCSO	727.453.7650	mfletcher@pcsonet.com
Captain Tim Downs	✓	PCSO	727.453.7391	tdowns@pcsonet.com
Kirk Brunner	✓	PCSO Consultant	727.464.7054	kbrunner_54@yahoo.com
Tom Borawski	✓	Pinellas County Bldg. & Design Div.	727.464.5309	tborawsk@co.pinellas.fl.us
Mark Pistillo	✓	Pinellas County Bldg. & Design Div.	727.464.4179	mpistill@co.pinellas.fl.us
Keith Royster	✓	Facility Maintenance	727.464.6365	kroyster@co.pinellas.fl.us
Carlos Negron	✓	Facility Maintenance	727.453.7788	cnegron@co.pinellas.fl.us
Paul Piatt	✓	Trinity Food Service		
Ernie	✓	Trinity Food Service		
Joe Mora	✓	SSA	727.549.8408	joe@studiofs.com
Eddie Mastalerz	✓	ARC3	727.381.5220	Eddie@arc-3.com
Robert Blatter	✓	ARC3	727.381.5220	Robert@arc-3.com
Linda Bernauer	✓	Dewberry	214.505.8942	lbernauer@dewberry.com

cc: Ron Budzinski, FAIA, Dewberry
Jim Matarelli, AIA, Dewberry
Chad DeWeese, AIA, Dewberry
Gerry Crnkovich, P.E., TLC
Lawrin Ellis, P.E., TLC
Jon Gotwald, P.E., GF Young

Summary of Discussion

1. **Kitchen Planning Overview (Program Attached):**
    - Inmate Kitchen Requirements:
        - Visual Control; including cameras and staff ability to supervise relative to PREA requirements; open layout with no places to hide.
        - Kitchen to be sized to feed current population with potential for expansion.
        - Equipment requirements (what's currently used most and needed in a new facility)

        - Specific needs include, but are not limited to rack ovens, kettles, warm & cold holding, refrigerated prep area. Lesser equipment need: steamers & mixers.
    - Utility management – all power, steam, water connections to run in utility distribution system to eliminate inmate tampering; allow flexibility to move equipment.
    - Chemical storage to be inaccessible to inmates.
    - Condensers for coolers and freezers to be located on Central Plant floor inaccessible to inmates.
    - Maintain a 'knifeless' kitchen (knives located in locked office)
    - Provide for seven different special diets
    - Provide inmate break area adjacent to kitchen
    - Consider providing a trash chute to the dock as a more secure means of trash removal.
    - Security is extremely important.
    - Provide daylight in kitchen where practical.
    - Provide central office area with office for deputy with computer access.
    - Provide separate maintenance access.
- Staff Kitchen Requirements:
    - Separate staff prep and line from inmate kitchen controlled by food service operator.
    - Special equipment considerations/requests: flat top griddle, pizza oven, heat lamp carving station, 5-6 hole steam table, cold table
    - Maintain use of disposable utensils(plates, cups, flat ware) for staff (Noted as a non-sustainable practice, however, Trinity advised that when reusable utensils were used previously, they disappeared at a rapid rate).
- Site & Dock Requirements:
    - Space for 53' semi trailer truck
    - Sallyport gate for security
    - Location on jail site is good for deliveries
- Trustee Management Requirements:
    - Provide space for inmate searches, bounded by shelves for uniforms (served from both sides, adjacent to laundry
    - Provide separate access with secure vestibule – trustees are escorted from housing to kitchen or laundry and back.
    - Connections to existing housing need to be constructed during infrastructure upgrade.
        - South kitchen trustees housed in Central
        - North kitchen trustees housed in C-Barracks
- South Kitchen Requirements:
    - Overall less equipment than in existing North kitchen

- Convection ovens are not used.
- Duplicate all equipment types specified for main kitchen in south kitchen
- Maintain/provide separate staff/inmate prep areas
- Design to eliminate hazards like exposed power service and accessible chemicals

2. **Laundry Planning Overview:**

- Batch (tunnel) washer system is recommended
  - Automated system based on sorting and washing large quantities of like items.
    - One large machine is adequate, however, proposal to use two smaller units for redundancy will reduce shift time to one 8-hour shift (down from 3-8 hour shifts).
    - Life expectancy of equipment is 25 years. Configuration is essentially tamper-proof.
    - Machines require power, gas and steam
    - System presented has a cost of $1.2M, however, actual cost will be determined as design of the laundry proceeds.
  - Recommended machines are used in a local laundry; tour of facility can be scheduled.
  - Water usage:
    - 1/3 gallon per pound of laundry, saving nearly 7M gallons of water/year.
    - Recycled water used for wash cycle, clean water used for rinse cycle.
  - Soap consumption will also be reduced/no special soap is required.
  - Several smaller machines will be included for “contaminated” laundry.
  - Consider the use of “small piece folders” for uniforms to reduce processing time.
  - Consider a laundry chute at the 2nd floor for reduction in transport time.
    - Laundry deliveries require additional study.
  - Dryers to be conventional type, heat recovery needs further study.
  - South laundry may be eliminated, or used as additional kitchen space.
  - All laundry trustees are currently housed in C-Barracks.

3. **General Comments**

- There are and will continue to be fewer non-dangerous inmates to work as Trustees.
- Renovation of South kitchen is a concern, whether it is part of Phase I or Phase II needs to be clearly determined. There are major maintenance issues with cleaning and plumbing, according to Trinity.
- Based on the Scheme 9 Phasing Plan, it was noted that C-Barracks currently functions as the most staff efficient housing unit, and should remain in service as long as possible. Staffing efficiencies cannot be achieved in A or B Barracks or Mini II as temporary housing options.
- Confirmation requested that FF&E to cover security and equipment will be included in the Pennies for Pinellas funding, and not from PCSO.

- Future Kitchen & Laundry Planning meetings to include Trinity, Kirk Brunner, SSA/ARC3/Dewberry and Captain Fletcher.

Action Items

Action Item	Assigned To	Date Due	Status
Week's worth of production logs need to be provided to SSA	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Open
List of kitchen equipment recently purchased to incorporate into new kitchen design	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Open
Determine square footage need for warehouse space	PCSO - Brunner	8/30/2013	Open
Confirmation that FF&E is covered by Pennies for Pinellas	Pinellas County - Borawski	8/30/2013	Open
Kitchen Construction Cost Estimate	Dewberry/SSA - Mora	12/31/2013	Open

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted By,
Linda Bernauer, AIA
Dewberry

Dewberry

SCHEMATIC DESIGN MEETING 2 MINUTES

Date: August 21, 2013

Time: 9:00 AM – 10:30 PM

Location: Captain Mcfee's Conference Room

Purpose: Civil & MEP Schematic Design Planning

In Attendance

Name	✓	Organization	Phone	Email
Mark Pistillo	✓	Pinellas County Bldg. & Design Div.	727.464.4179	mpistill@co.pinellas.fl.us
Keith Royster	✓	Facility Maintenance	727.464.6365	kroyster@co.pinellas.fl.us
Carlos Negron	✓	Facility Maintenance	727.453.7788	cnegron@co.pinellas.fl.us
Kirk Brunner	✓	PCSO Consultant	727.464.7054	kbrunner_54@yahoo.com
Gerry Crnkovich, P.E.	✓	TLC	813.281.8415	gerry.crnkovich@tlc-eng.com
Lawrin Ellis, P.E.	✓	TLC	239.292.3776	lawrin.ellis@tlc-eng.com
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Robert Blatter	✓	ARC3	727.381.5220	Robert@arc-3.com
Linda Bernauer	✓	Dewberry	214.505.8942	lbernauer@dewberry.com

cc: Tom Borawski, Pinellas County Bldg. & Design Div.
Jim Matarelli, AIA, Dewberry
Chad DeWeese, AIA, Dewberry
Ron Budzinski, FAIA, Dewberry
Joe Mora, SSA
Eddie Mastalerz, ARC3

Summary of Discussion

1. **General Discussion:**
   - Facility Maintenance prefers not to be part of the kitchen/laundry/CEP building.
     - Security issues with being adjacent/co-mingled with inmate areas
     - Separate location for vendors not supplying equipment/deliveries to kitchen/laundry.
   - C-Barracks will not be demolished as part of Phase 1 in response to PCSO concerns raised at 8/7/2013 meeting.
2. **Civil Planning Overview:**
   - Based on Master Plan drawings presented to date, everything is on track to maintain the current stormwater management plan.
     - Buildings encroach on existing retention pond footprints, saving costs to reconfigure. Phase 1 improvements fall within the stormwater master plan except any improvements around the existing facility maintenance building.
     - Facility Maintenance & Warehouse in a separate building falls within the current management plan if located north of the ditch inside the perimeter road.
   - Upgrade of water system is included in Phase 1 (separation of domestic and fire).

- Request to Rescind Development Order scope and budget needs to be developed and coordinated with Pinellas county Planning Department (David Walker). GFY to coordinate with David Walker.

3. **Central Energy Plant Overview:**

- Report and Executive summary have been issued to Pinellas County for review and consideration
- Phase 1 will include all infrastructure connections necessary to tie the jail and CJC plants in one location. FSC building location is optimum location for Central energy Plant building.
    - Plan is to maintain existing rooftop piping for connection to CJC and South detention.
- Phase 1 design is based on 3000 tons of AC in new equipment (chillers, cooling towers, etc.). Existing plants with newer, but aging equipment will remain in place as redundancy for new equipment.
    - Ultimate build-out of Central Plant will be 4500 tons of AC
- Underground power will be provided in a loop around the existing site so that site interior electrical can be abandoned to free up construction zone for future development.

4. **Next Steps:**

- Proceed with Master Plan Phase 1 building(s)/infrastructure to include:
    - Kitchen
    - Laundry
    - Central Energy Plant (CoGen is favored, will receive firm direction next week)
    - Warehouse to include replacement of existing off-site Purchasing warehouse and various onsite storage locations (Mini 1, Central, etc.)
        - Footprint of current building in Master Plan will not likely accommodate offsite warehouse needs plus Facility Maintenance
        - Programming of warehouse requirements will need to be included in project
    - Facility Maintenance
    - Security upgrades
    - Site access/circulation improvements
- Design team to provide scope of work and budget for preparing a facility condition assessment for existing housing buildings (C-Barracks, South C-G, Barracks A & B).
    - Schedule is to complete the work in 4-5 weeks
    - Two meetings to present findings: one with Real Estate & design team, one with PCSO, Real Estate & design team.
- No housing will be considered in Phase 1.
- Meeting next week to finalize Phase 1 elements and set schedule for moving forward with Schematic Design

SCHEMATIC DESIGN MEETING 2 MINUTES

Action Items

Action Item	Assigned To	Date Due	Status
Week's worth of production logs need to be provided to SSA	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Open
List of kitchen equipment recently purchased to incorporate into new kitchen design	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Open
Determine square footage need for comprehensive on site warehouse space	PCSO – Brunner, ARC3-Blatter	8/30/2013	Open
Confirmation that FF&E is covered by Pennies for Pinellas	Pinellas County - Borawski	8/30.2013	Open
Kitchen Construction Cost Estimate	Dewberry/SSA - Mora	12/31/2013	Open
Develop scope and fee for Rescind Development Order	Dewberry/GF Young - Gotwald	8/30/2013	Open
Final decision on CEP scope (CoGeneration)	Pinellas County - Borawski	8/28/2013	Open
Develop scope and fee for facility condition assessment for housing buildings (C-Barracks, South C-G, Barracks A & B)	Dewberry/ARC3/TLC	8/26/2013	Open

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted By,
Linda Bernauer, AIA
Dewberry

Dewberry

SCHEMATIC DESIGN MEETING 3A MINUTES

Date: August 28, 2013

Time: 9:00 AM – 12:00 PM

Location: Healthcare Read Off Room

Purpose: Phase 1 Schematic Design Meeting

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

cc: Tom Borawski, Pinellas County Bldg. & Design Div.
Eddie Mastalerz, ARC3
Lawrin Ellis, PE, TLC
Ron Budzinski, FAIA, Dewberry
Gerry Crnkovich, PE, TLC
David Fusco, PE, TLC

Summary of Discussion

1. **Master Plan Overview:**
    - Design team presented a Master Plan scheme that addressed the implications of not removing C-Barracks prior to construction of new housing unit.
        - Elevated connection between kitchen and housing grows from 30 feet to 300 feet.
            - Direction preferred by PCSO/Major Slaughter & Captain Fletcher is to move housing unit farther east.
        - Possible first housing location might move farther north on the site, close to Healthcare; compromises future construction staging.
        - Indicate food service path to C- Barracks through rear entry, not front.
    - Construction staging for Phase 1 will include the north parking lot, avoiding the horticulture area; and the west overflow parking lot (20-25 spaces).
    - Current renovation projects require that A & B Barracks remain in place through Phase 1, but can be considered for demolition at the beginning of Phase 2.
2. **Phase 1 Building Review:**
    - Ground floor includes laundry, mattress repair, worker staging, dry storage, and dock area (including truck bays and trash area).
        - Dock Area:
            - Fully enclosed with mesh partition and gates – building perimeter acts as secure perimeter; inmates will be unloading trucks.
            - Dock are requires space for pallet jacks and breakdown of pallets.
            - Consider using double swing doors at dock access to storage instead of overhead doors for security considerations.
            - Provide 2 spaces for delivery trucks, one space for compactor.
                - Truck spaces to accommodate semis (height & width)
                - Provide dock levelers

- Existing Compactor has side access – removed/replaced daily, can be aligned at the same angle as the semis; currently located at Central dock.
- Provide trash chute from kitchen either directly to compactor or to compactor loading area.

▪ 24-hour operation

▪ Maintain existing dock at Central

o Laundry:

▪ Currently includes office, break room and mattress repair room

- Mattress repair does not need a dedicated space
  - "Red Tent" program space does not need to be incorporated in the Laundry.
- Provide more storage in laundry (to accommodate items currently stored in shipping containers)
- Operation will reduce from 24/7 to 8/7 with new equipment discussed during August 7 meeting.
- Provide staff station location (not necessarily an office).

▪ Should main control function move to laundry (dock gate operation; overall site security)?

o Inmate Staging:

▪ Search room – provide 4 rooms with access on 2 sides; layout to be provided by PCSO

▪ Possible staging for all inmate labor used throughout the campus?

o Other spaces:

▪ Program classroom needs to be located in this building (currently in North kitchen addition scheduled to be demolished after construction of Phase 1 building).

- Room needed for GED and various inmate and staff training.
- Size needs to be verified.
- Can this space fit into first floor footprint adjacent to laundry?

- Kitchen occupies entire second floor; there will be three elevators with secure operation – one with direct dock access.

o Provide space for kitchen officer – report writing. Kitchen officer not currently located in office space.

o Corridor to housing

▪ Prefer that staff not share same corridor as food delivery traffic

- Provide staff elevator from first floor as means of separation to limit elevated corridor width.

- Staff dining:
  - Locate adjacent to staff elevator
  - Provide space equal to that currently provided
    - Total staff served: 230 – 250 in both kitchens; North kitchen serves 90-120, typically
    - 7 – 30 minute meal sessions
    - Design dining room for 50 + toilets (will accommodate 350 staff)
  - Provide space for vending
- Inmate Break Room
  - Accommodate 30 – 35
  - Provide separate toilets for staff and inmates
  - Staff break not required

3. **Facility Maintenance:**

- Will not fit or function securely in Phase 1 building
- Staff has received OK to design as a separate building on site.
- Is it necessary to move Facility Maintenance from its current location?
  - Building condition assessment to determine if replacement is required as part of Phase 1.

4. **Warehouse:**

- Analysis required to determine space to be located on/adjacent to jail campus
  - Will warehouse include just jail related storage or incorporate uniform storage and Purchasing Operation?
  - How will deliveries to the warehouse affect traffic on the jail site?
    - Will there be circulation issues related to deliveries vs courts traffic vs jail traffic?
  - Will storage from other jail locations be moved to a new building? (Mini 1 storage, Central, etc.)

5. **Additional Information:**

- Kirk Brunner reported on the direction provided during the meeting held on August 20, 2013 between PCSO and County Administration
  - Housing will be considered in Phase II
    - A facility condition assessment needs to be completed before housing can move forward.
  - The following will be included in Phase I
    - Laundry
    - Kitchen (new and renovation)
    - Central Plant

- Facility Maintenance (building)
- Warehouse (to include CDC)
- Security Electronics

6. **Next Steps:**

- Comments to be incorporated into schematic floor plans
- Next meeting tentatively scheduled for September 19, 2013 to review plans.

Action Items

Action Item	Assigned To	Date Due	Status
Week's worth of production logs need to be provided to SSA	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Open
List of kitchen equipment recently purchased to incorporate into new kitchen design	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Open
Determine square footage need for comprehensive on site warehouse space	PCSO – Brunner, ARC3 - Blatter, Pinellas County - Borawski	9/6/2013	Open
Confirmation that FF&E is covered by Pennies for Pinellas	Pinellas County - Borawski	8/30.2013	Open
Kitchen Construction Cost Estimate	Dewberry/SSA - Mora	12/31/2013	Open
Develop scope and fee for Rescind Development Order	Dewberry/GF Young - Gotwald	8/30/2013	Open
Final decision on CEP scope (CoGeneration)	Pinellas County - Borawski	9/6/2013	Open
Develop scope and fee for facility condition assessment for housing buildings (C-Barracks, South C-G, Barracks A & B)	Dewberry/ARC3/TLC	8/26/2013	Closed
Provide preferred layout of search rooms	PCSO, Brunner, Fletcher	9/6/2013	Open
Size requirements for Program room in North Kitchen	PCSO, Brunner	8/30/2013	Closed

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted By,
Linda Bernauer, AIA
Project Manager
Dewberry

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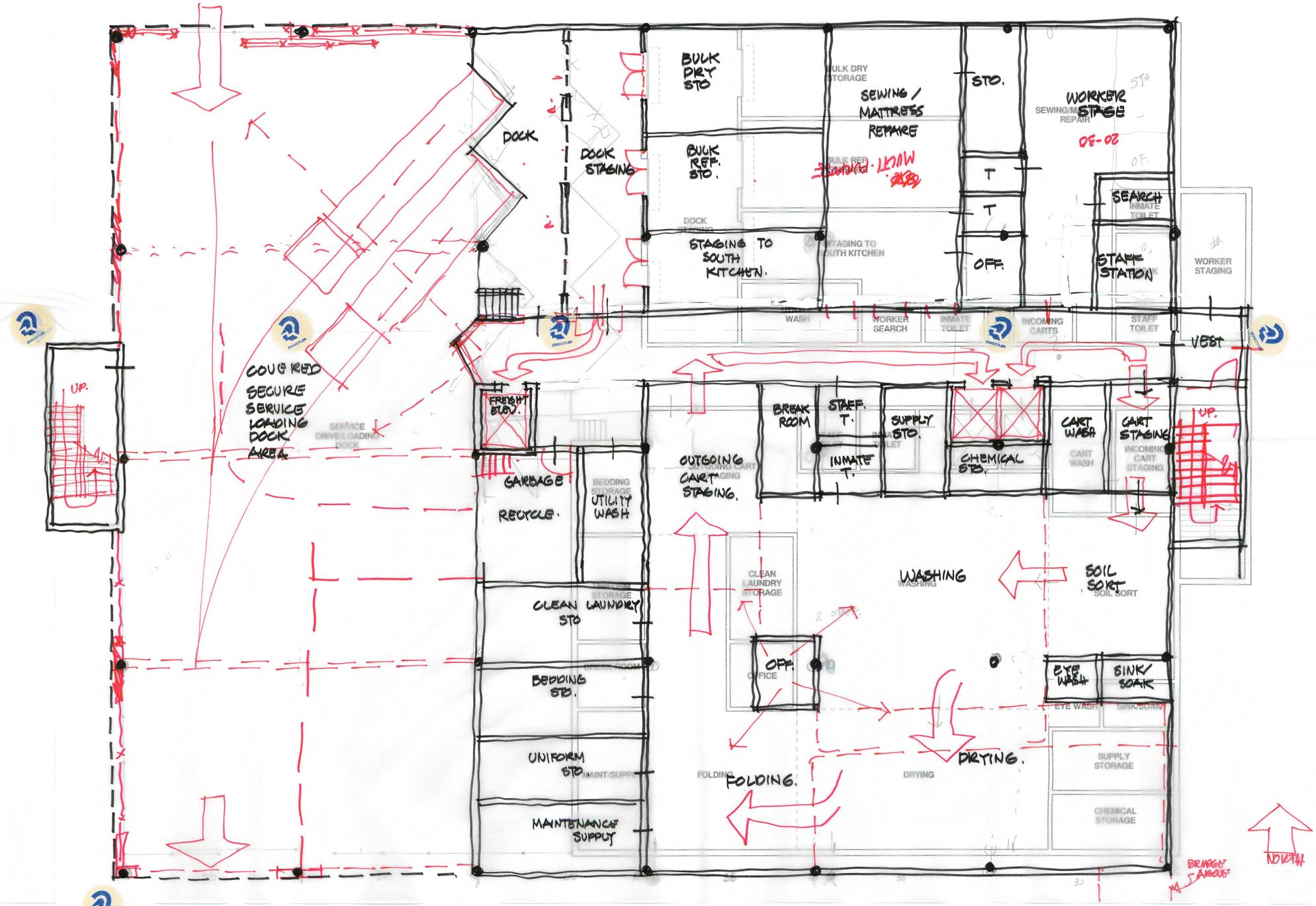
	Carlos Negron	Pinellas County			



1 FIRST FLOOR ANNOTATION PLAN

Scale: 1/8" = 1'-0"

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309.282.8001 Fax

ARC3 architecture

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St. Petersburg, FL 33710
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(727) 381-0052 fax

Pinellas County

Pinellas County Jail
Infrastructure Criteria Package

114400 North 49th Street
Clearwater, FL.

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

1/8" = 1'-0"

No.	Description	Date

REVISIONS

DRAWN BY	Author
APPROVED BY	Approver
CHECKED BY	Checker
DATE	8/28/2013

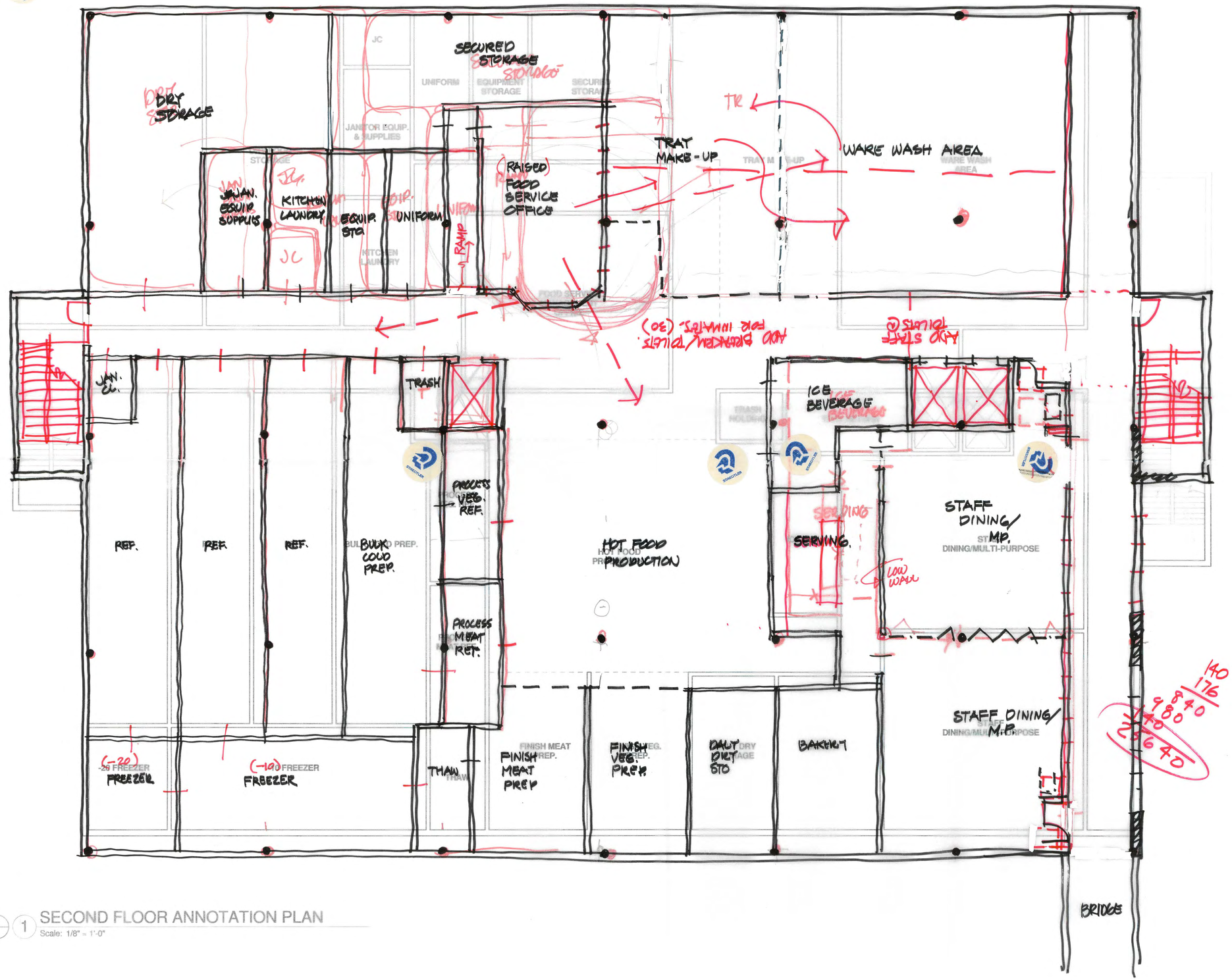
TITLE

FIRST FLOOR ANNOTATION PLAN

PROJECT NO. 50057109

A-110

SHEET NO.



1 SECOND FLOOR ANNOTATION PLAN
Scale: 1/8" = 1'-0"

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Pinellas County
Pinellas County Jail
Infrastructure Criteria Package
114400 North 49th Street
Clearwater, FL.

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE
1/8" = 1'-0"

No.	Description	Date

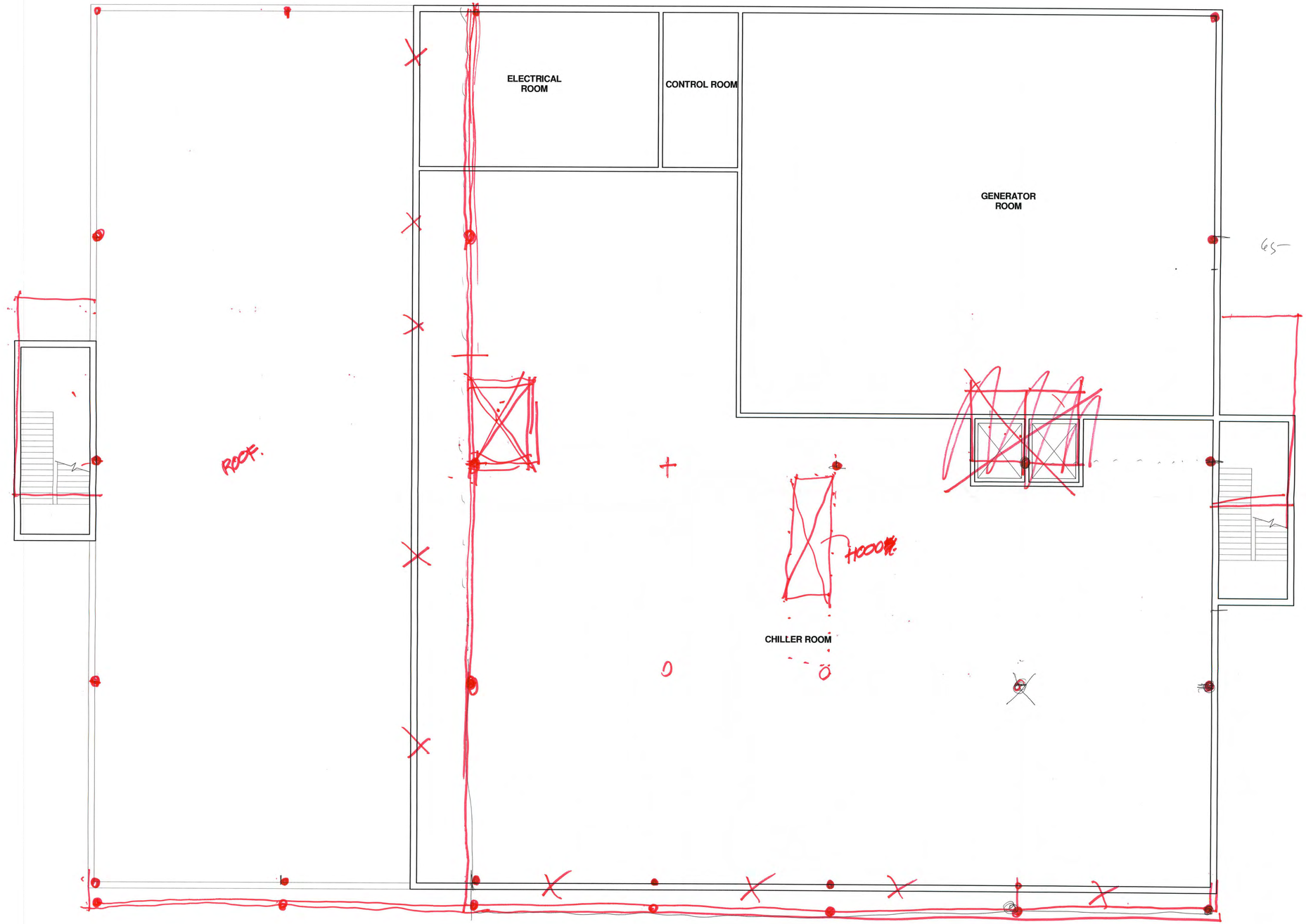
REVISIONS

DRAWN BY	Author
APPROVED BY	Approver
CHECKED BY	Checker
DATE	8/28/2013

TITLE
SECOND FLOOR ANNOTATION PLAN

PROJECT NO. 50057109

A-120
SHEET NO.



1 THIRD FLOOR ANNOTATION PLAN
Scale: 1/8" = 1'-0"

Dewberry

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Clearwater, FL.

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE
1/8" = 1'-0"

No.	Description	Date

REVISIONS

DRAWN BY	Author
APPROVED BY	Approver
CHECKED BY	Checker
DATE	8/28/2013

TITLE
THIRD FLOOR ANNOTATION PLAN

PROJECT NO. 50057109

A-130
SHEET NO.

Dewberry

SCHEMATIC DESIGN MEETING 4 MINUTES

Date: September 26, 2013

Time: 1:00 PM – 4:00 PM

Location: Healthcare Read Off Room

Purpose: Phase 1 Schematic Design Meeting

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

cc: Ron Budzinski, FAIA, Dewberry Joe Mora, SSA

Summary of Discussion

1. **Phase 1 Building Review:**

- Level 1 Review.
    - Program Services from existing North Kitchen building added:
        - Incorporated layout received from Program Services staff.
        - Provides potential for 3 multi-purpose rooms.
        - Need A/V equipment list.
        - Add doors from office to both program rooms.
        - Glass in hallway for observation and possible borrowed light.
        - Shared space between rooms for storage, toilets, office, entry vestibule.
        - Provide lay-in ceilings as long as they are above 10’-0”.
    - Trustee Staging:
        - Access provided from exterior ramp with door into main corridor between Program Services and Laundry.
        - Benches for 30 provided in staging room; 3 stations for search.
        - Final staging in main corridor between Program Services and Laundry (consider moving into one of the program rooms, remove benches from corridor).
        - Provide hard ceilings with access panels as necessary.
    - Laundry:
        - Office space with windows provided for laundry & dock monitoring
            - Could serve as building control/first floor staff station.
                - One staff in office, one on floor.
            - Provide more storage in laundry (to accommodate items currently stored in shipping containers)
            - Machines oriented to maintain sight lines from office.

- Provide staff station location (not necessarily an office).
- Provide hard ceilings with access panels as necessary.

- Dock:
  - Functions as sallyport for the building
  - Standard dumpster shown on plans. Design team needs specs on trash compactor being used at Central.
  - Trash room provided near compactor to accommodate 2 carts from the kitchen.
  - Discussed trash chute suggested at previous meetings. Due to fire rating requirements and other housekeeping issues, it was decided that no trash chute will be provided.
  - Ceiling to be exposed structure.
- Other spaces:
  - PCSO suggested that attorney consult rooms be included in new building
  - Further discussion indicated that they need to be in housing buildings. Current North Kitchen rooms serve C-Barracks.

- Level 2 Review:
  - Kitchen:
    - Office size needs to accurately be determined
      - Occupants: Kitchen Manager, Assistant Manager, Supervisor & Deputy
      - Provide 2 offices (one inside the larger office - total 4 staff).
      - Provide hard ceiling with access panels as necessary.
  - Staff dining:
    - Provide direct access from elevator C
    - Windows (high) in space for borrowed light from corridor.
    - Show space for vending
    - Provide hard ceilings with access panels as necessary.
  - Inmate Break Room
    - Provide seating for 28 – 32
    - Provide hard ceilings with access panels as necessary.
- Level 3 Review:
  - All of level 3 is Central Plant
  - Provide duct locations from kitchen below.
  - Confirm sizes of electrical rooms
  - All ceilings in CEP areas to be exposed structure.
  - Provide isolation slab between CEP and kitchen.
  - Potential Central Control location in unenclosed space

- To be determined after security/technology investigation.
- Encroaches on space previously planned for cooling towers.
- Additional study required.
- Ceilings in central control to be lay-in.

2. **Connectors:**

- Reviewed locations from Support to Central & Central to South.
  - Location at Central eliminates one – 4 person sleeping area on the 2nd floor.
  - Secure vestibule provided with access to 2nd floor corridor and exist stairs.
  - Provide second freight elevator in Central near south exit stair and passenger elevator to access South express corridor.
    - Facility Maintenance staff expressed concern that 'back-up' elevator be provided in this location.
- Reviewed potential locations for the addition of a freight elevator in F-Wing
  - Locations studied include outside tower, adjacent to existing elevators and in light well.
    - Light well location is smoke is part of smoke evacuation system, and cannot be used for an elevator.
  - It was determined that the best option would be to /upgrade the existing two elevators in F-wing, and not add a freight elevator.

3. **Site Security:**

- Reviewed security zone plan
- Reviewed proposed new site entrance location and potential parking layout
  - Provide second access point for deliveries, police access, staff through existing perimeter road entrance – provide access control.
  - Maintain staff parking in current location – to transition to public parking in Phase 2.
  - Upgrade walkway from current public parking to new main site entrance location (maintain existing trees along entrance road)
- Maintain existing parking in front of south for bondsmen, volunteers and staff using fitness center.
- Maintain emergency access at healthcare sallyport and main gate.
- Provide additional staff parking at location of facility Maintenance if/when the building is demolished.
- Temporary walkway connector from Support Building to Healthcare needs to be the shortest route.
- Provide fences as required after demolition of existing kitchen and laundry buildings. Do not provide walls.

4. **Next Steps:**

- Comments to be incorporated into schematic floor plans
- Next meeting scheduled for October 17, 2013 to review updated plans.

SCHEMATIC DESIGN MEETING 4 MINUTES

Action Items

Action Item	Assigned To	Date Due	Status
Week's worth of production logs need to be provided to SSA	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Closed
List of kitchen equipment recently purchased to incorporate into new kitchen design/review of equipment list provided by SSA	PCSO – Brunner, Trinity Food Service - Piatt	10/4/2013	Open
Determine square footage need for comprehensive on site warehouse space	PCSO – Brunner, ARC3 - Blatter, Pinellas County - Borawski	9/6/2013	Open
Confirmation that FF&E is covered by Pennies for Pinellas	Pinellas County - Borawski	8/30/2013	Open
Kitchen Construction Cost Estimate	Dewberry/SSA - Mora	12/31/2013	Open
Develop scope and fee for Rescind Development Order	Dewberry/GF Young - Gotwald	8/30/2013	Open
Final decision on CEP scope (CoGeneration)	Pinellas County - Borawski	9/6/2013	Closed
Develop scope and fee for facility condition assessment for housing buildings (C-Barracks, South C-G, Barracks A & B)	Dewberry/ARC3/TLC	8/26/2013	Closed
Provide preferred layout of search rooms	PCSO, Brunner, Fletcher	9/6/2013	Closed
Provide A/V Equipment list for Program Services and Multi-purpose rooms	PCSO; Brunner	10/4/2013	Open
Provide trash compactor information – size, manufacturer, power, water requirements, etc.	Pinellas County Facility Maintenance	10/4/2013	Open

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted By,
Linda Bernauer, AIA
Project Manager
Dewberry

Initials	Name	Company	Address	Phone	Email
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	Paul Sacco	Pinellas County Building & Design	509 East Avenue S. Clearwater, FL 33756	727.464.3002	psacco@co.pinellas.fl.us
	Sheriff Bob Gualitieri	PCSO	10750 Ulmerton Road Largo, FL 33778	727.582.6201	rqualtieri@pcsonet.com
✓	Major Timothy Slaughter	PCSO Detention and Corrections Bureau	14400 49th Street North Clearwater, FL 33762-2890	727.453.7402	tslaughter@pcsonet.com
✓	Captain Lora McFee	PCSO Detention and Corrections Bureau	14400 49th Street North Clearwater, FL 33762-2890	727.464.7080	lmcfee@pcsonet.com
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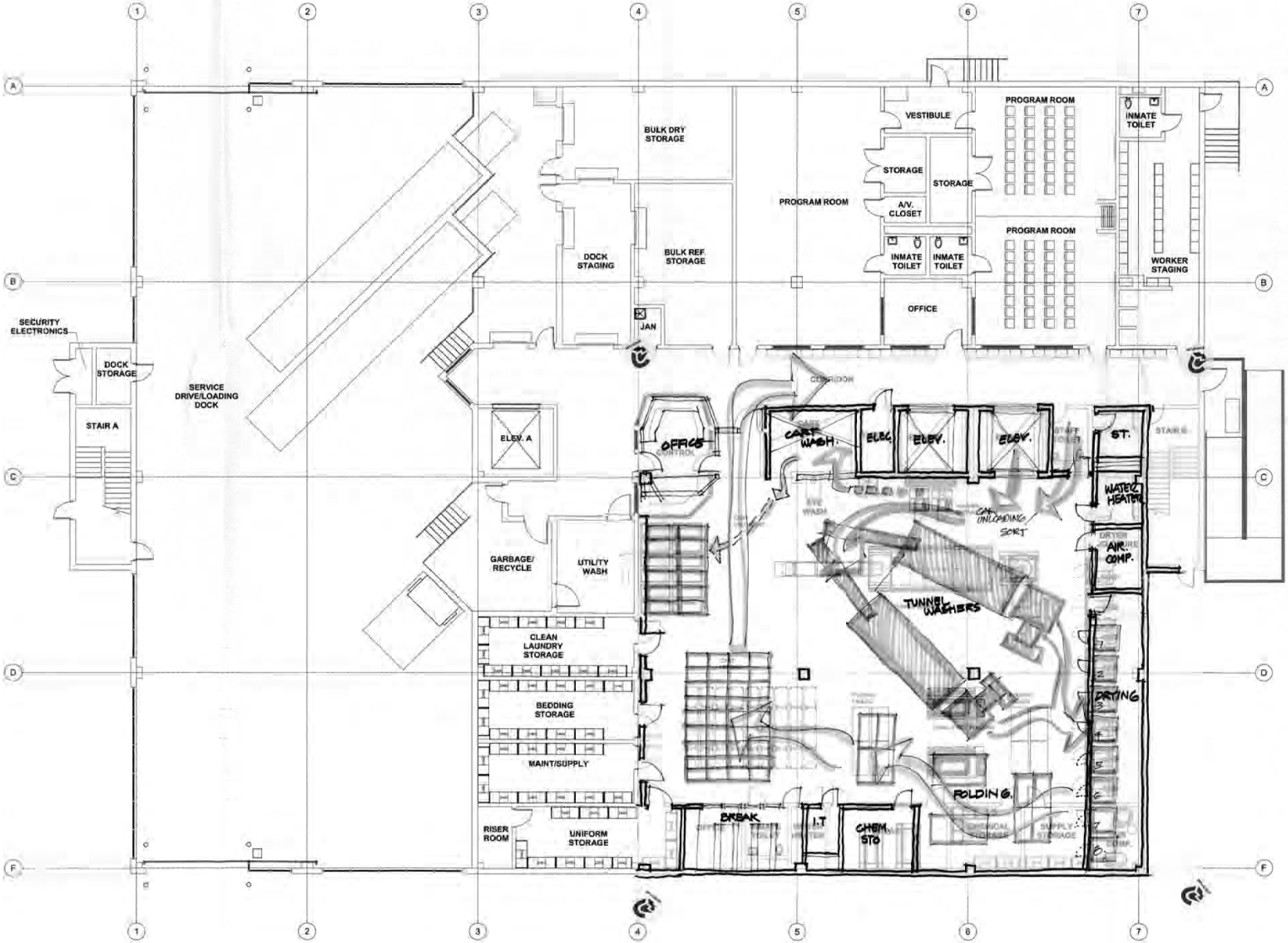
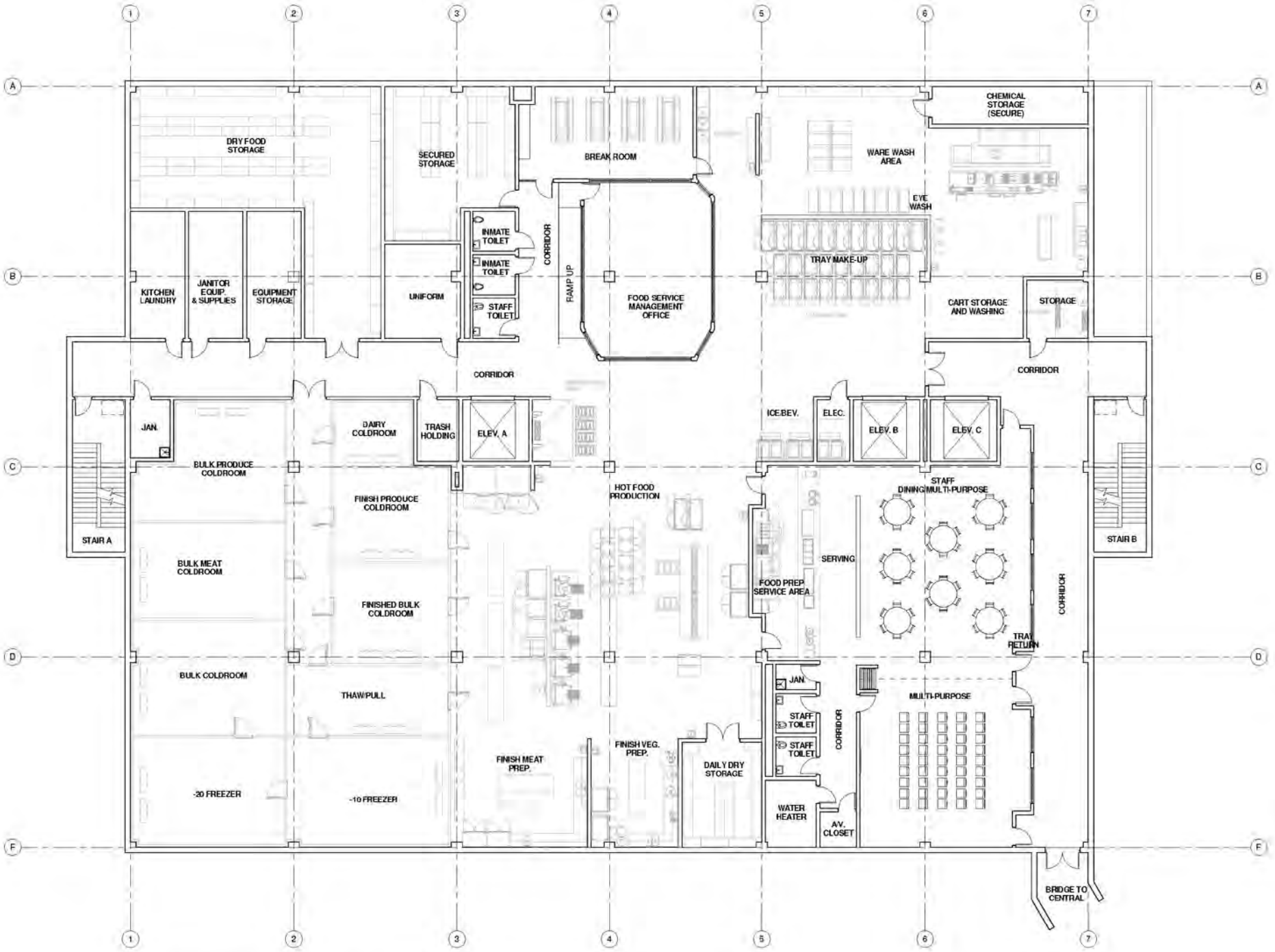
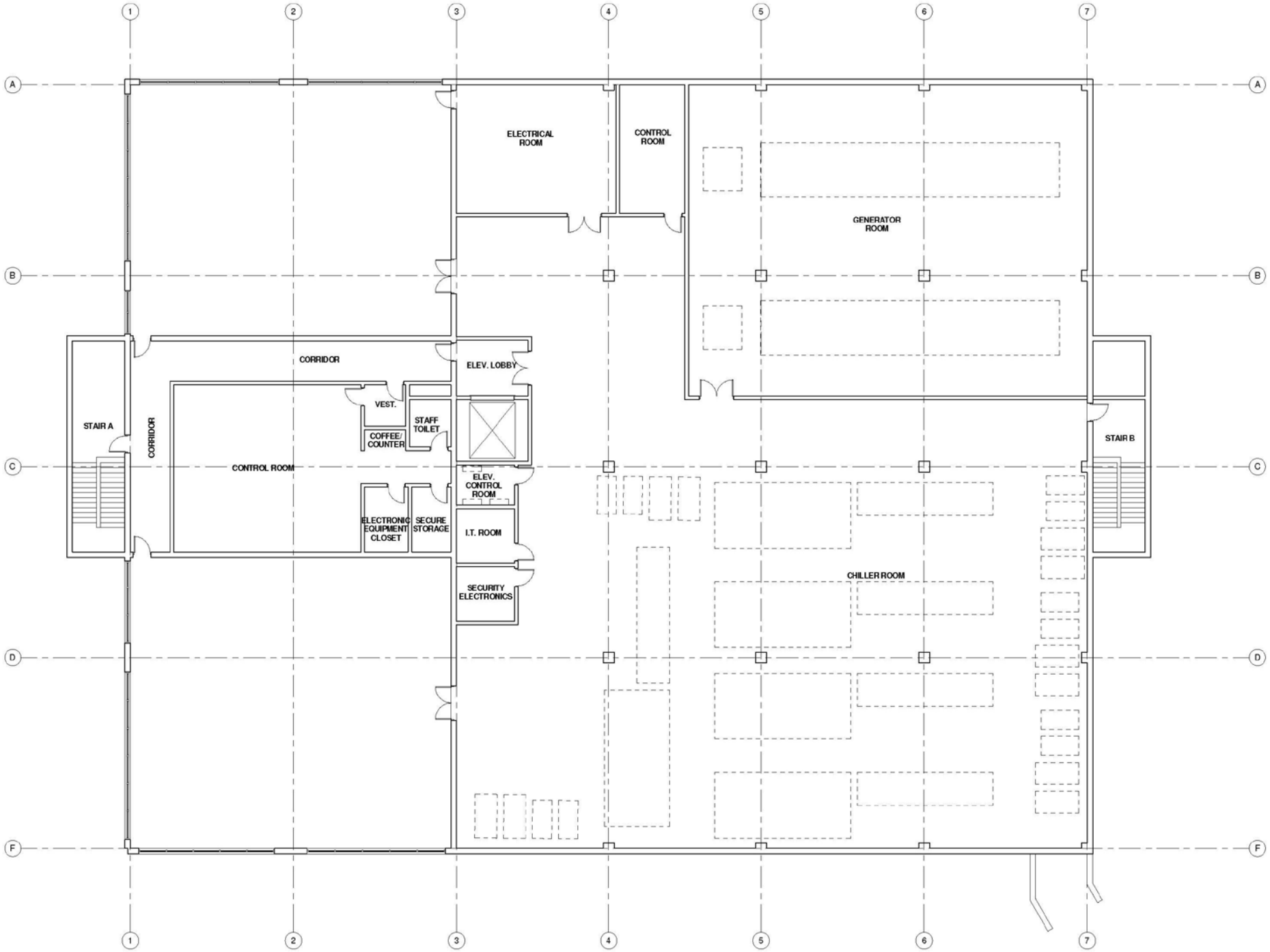
✓	Paul Platt	Trinity Food Service			
✓	Kyle Hehenberger	AKC3 Architects			


SECURITY ELECTRONICS
DOCK STORAGE
STAIR A
SERVICE DRIVE/LOADING DOCK
BULK DRY STORAGE
DOCK STAGING
BULK REF. STORAGE
JAN
PROGRAM ROOM
VESTIBULE
STORAGE
STORAGE
A/V. CLOSET
INMATE TOILET
INMATE TOILET
OFFICE
PROGRAM ROOM
PROGRAM ROOM
INMATE TOILET
WORKER STAGING
ELEV. A
OFFICE
CART WASH
ELEC.
ELEV.
ELEV.
ST.
WATER HEATER
AIR. COMP.
GARBAGE/ RECYCLE
UTILITY WASH
TUNNEL WASHERS
CLEAN LAUNDRY STORAGE
BEDDING STORAGE
MAINT/SUPPLY
RISER ROOM
UNIFORM STORAGE
BREAK
I.T
CHEM. STO
FOLDING
DRYING



1/2 SECOND FLOOR ANNOTATION PLAN

Scale: 1/8" = 1'-0"



1 THIRD FLOOR ANNOTATION PLAN

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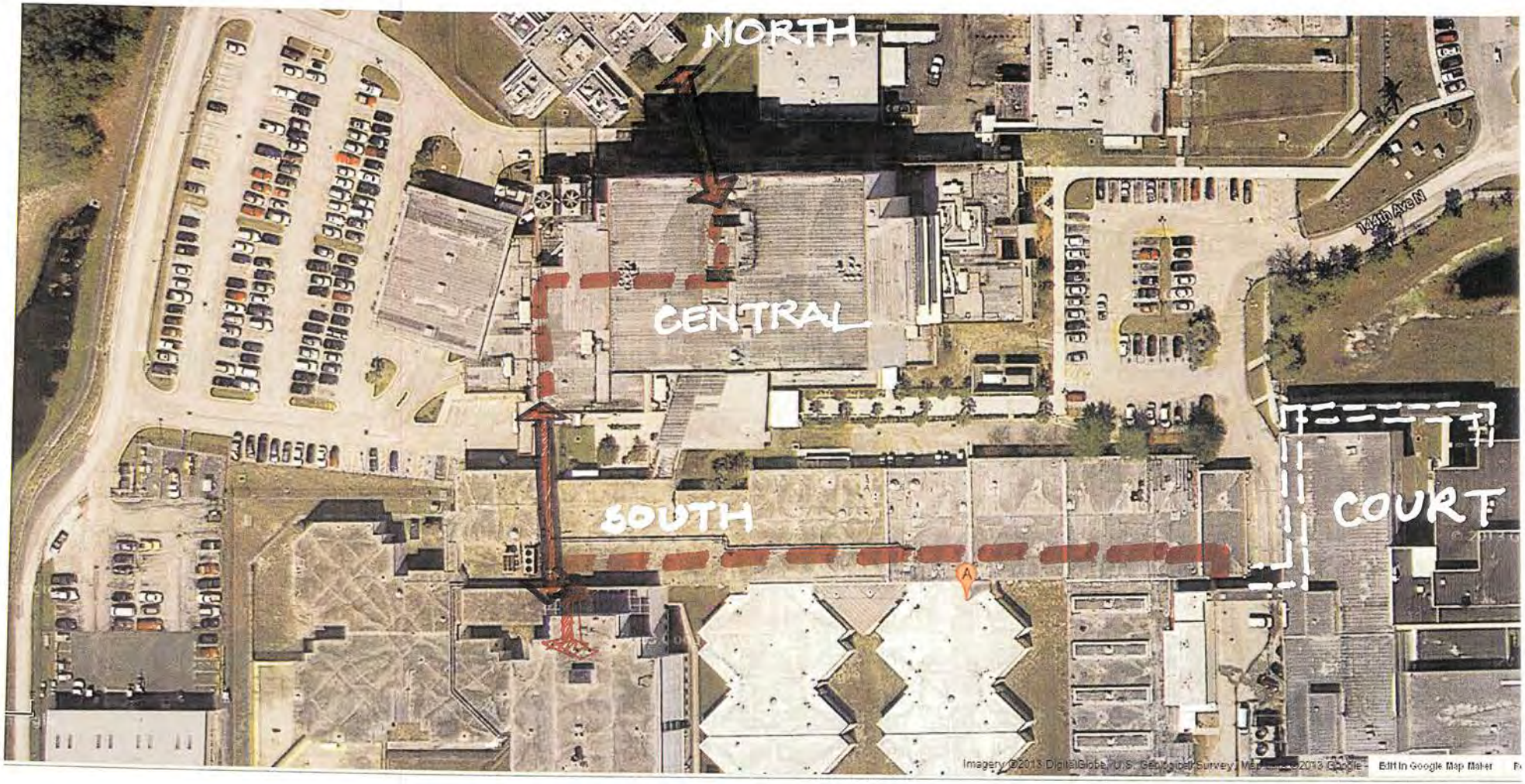
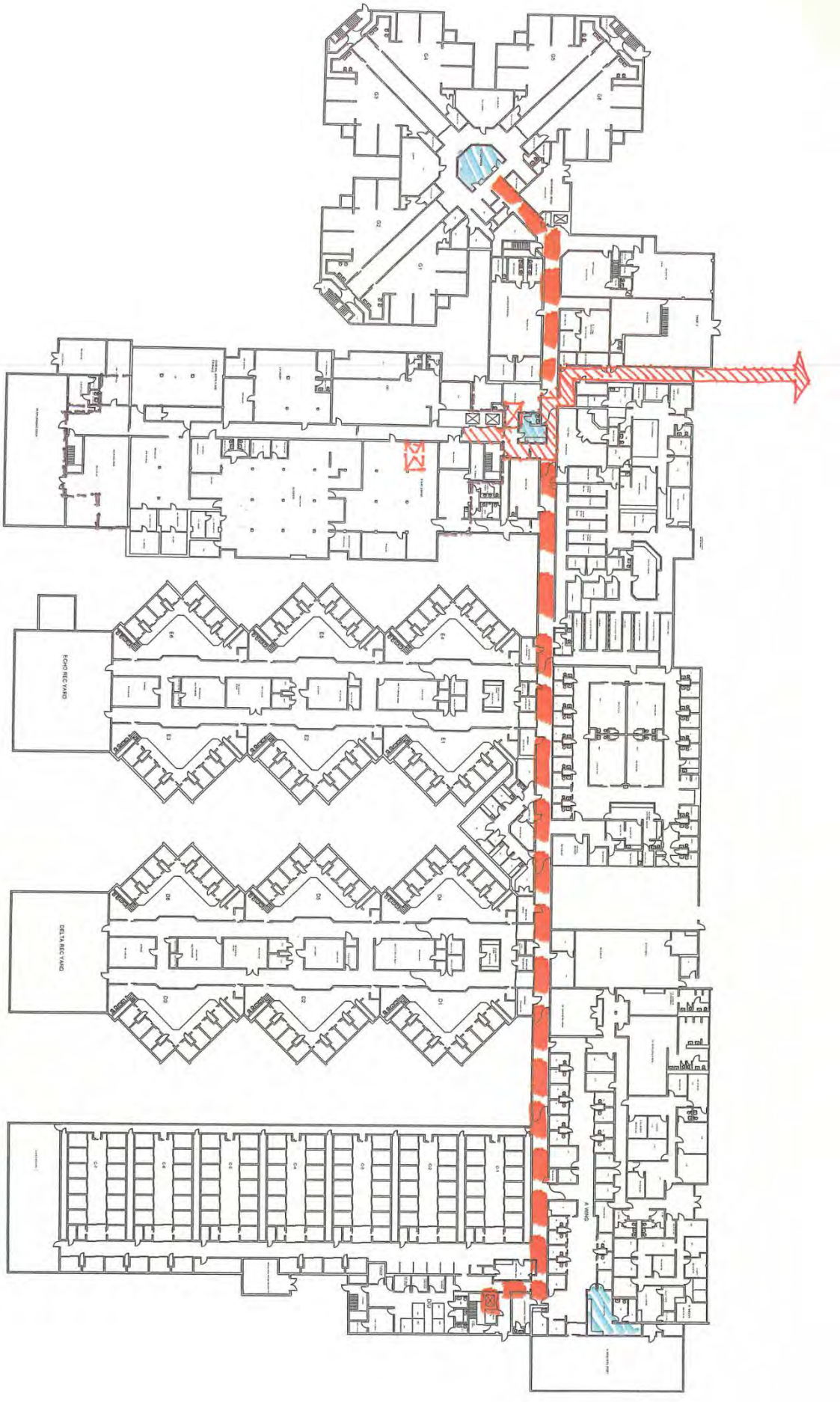
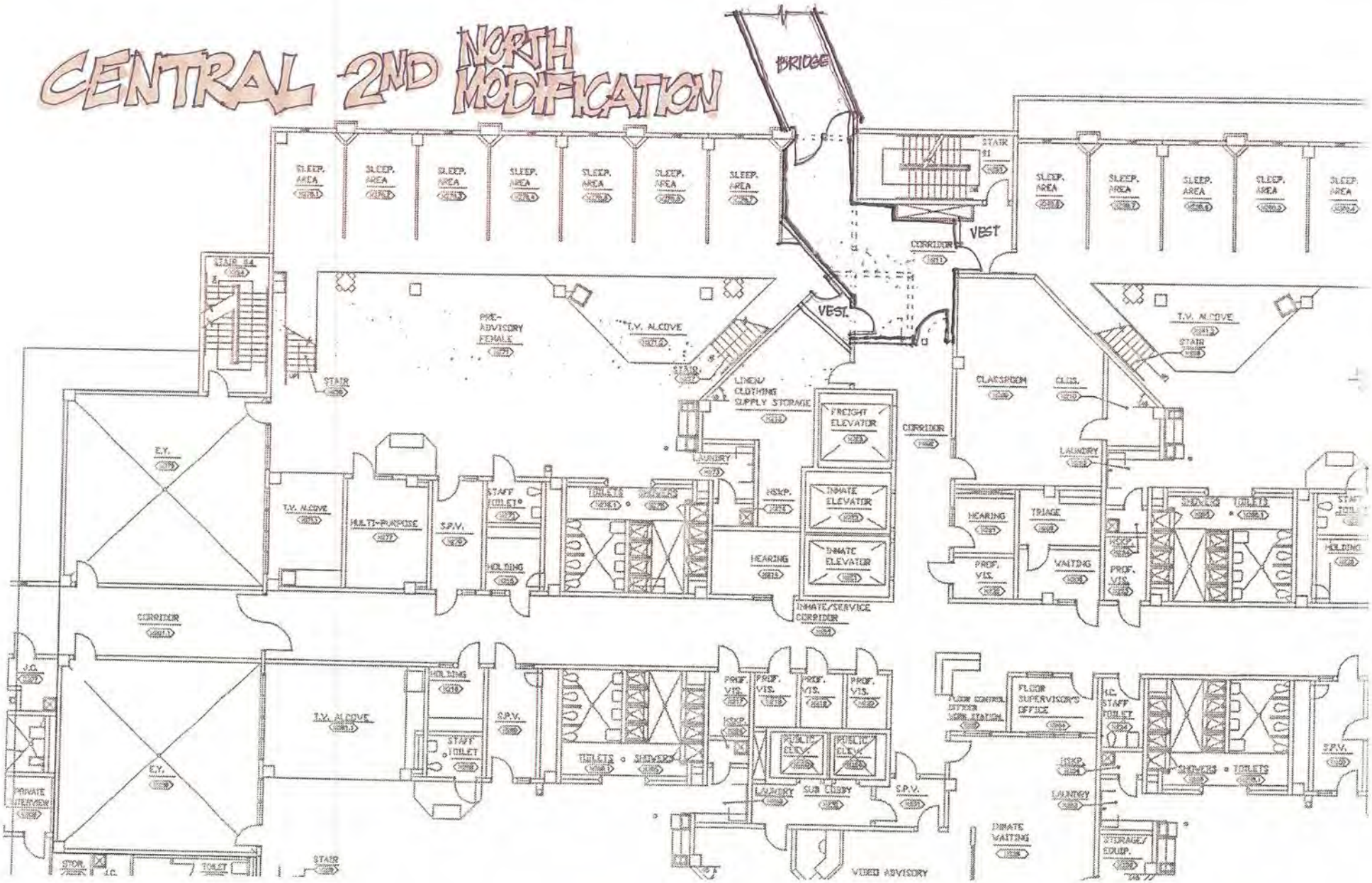


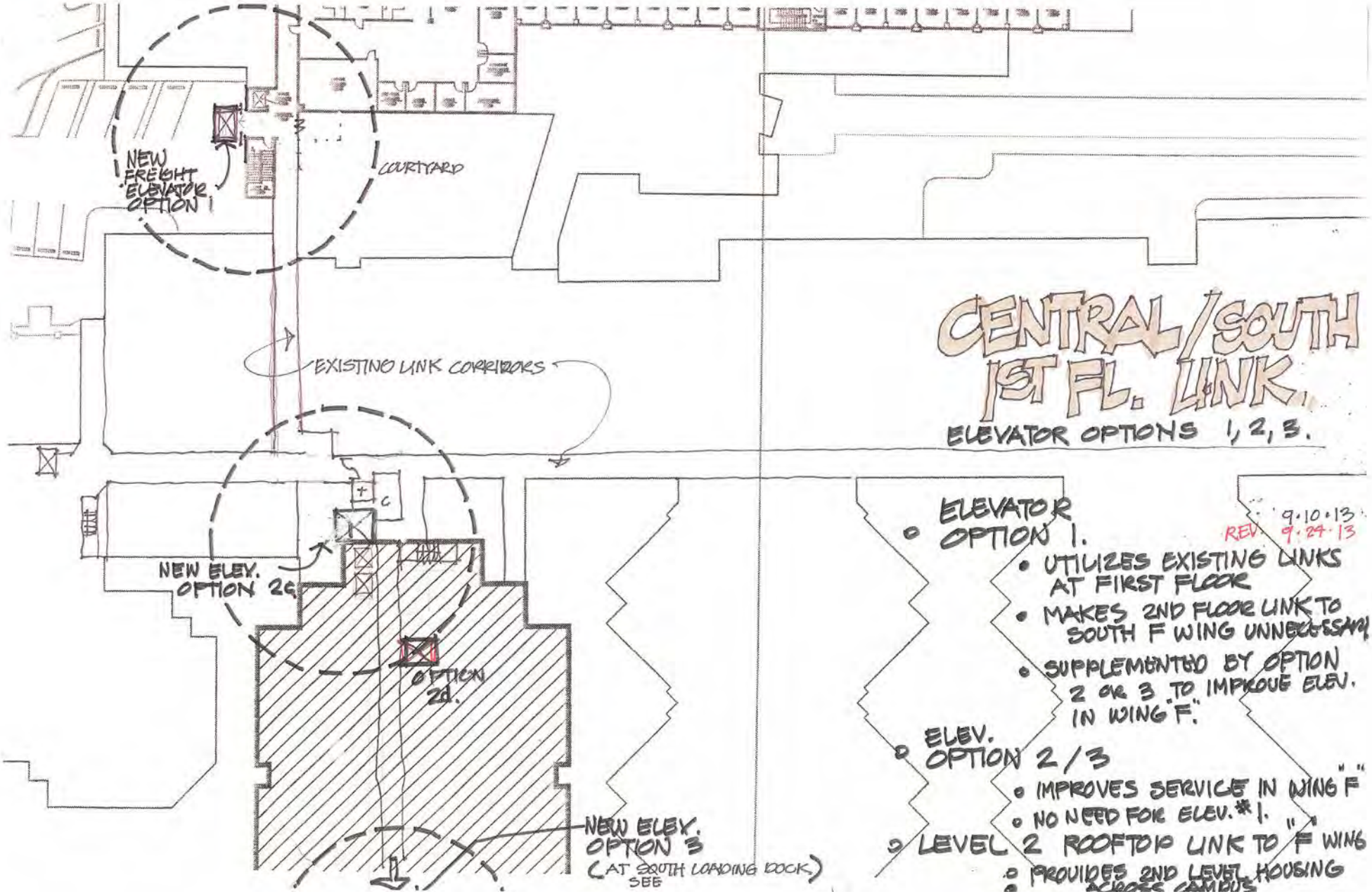
CONCEPT : TIE CAMPUS TOGETHER.

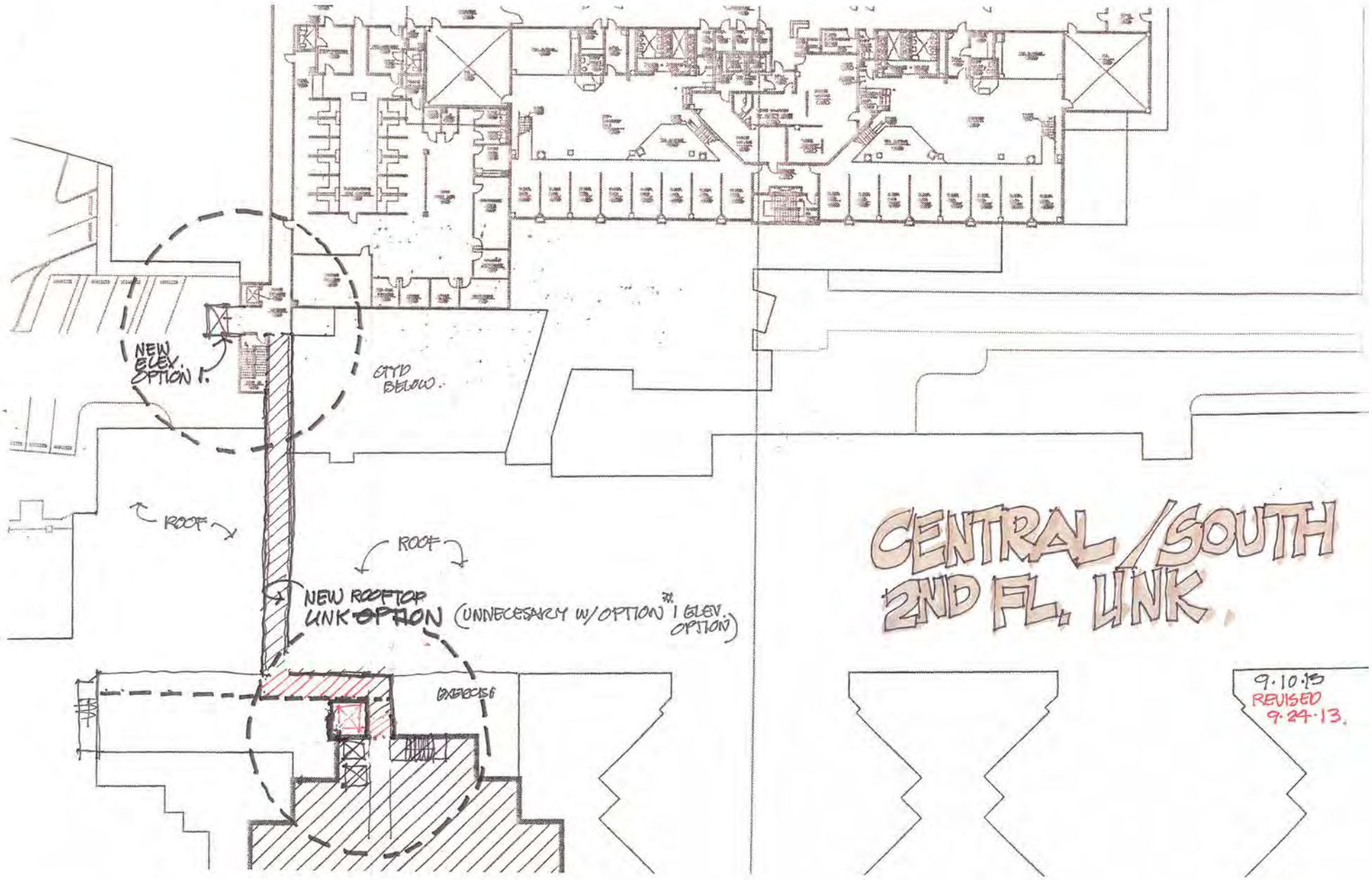


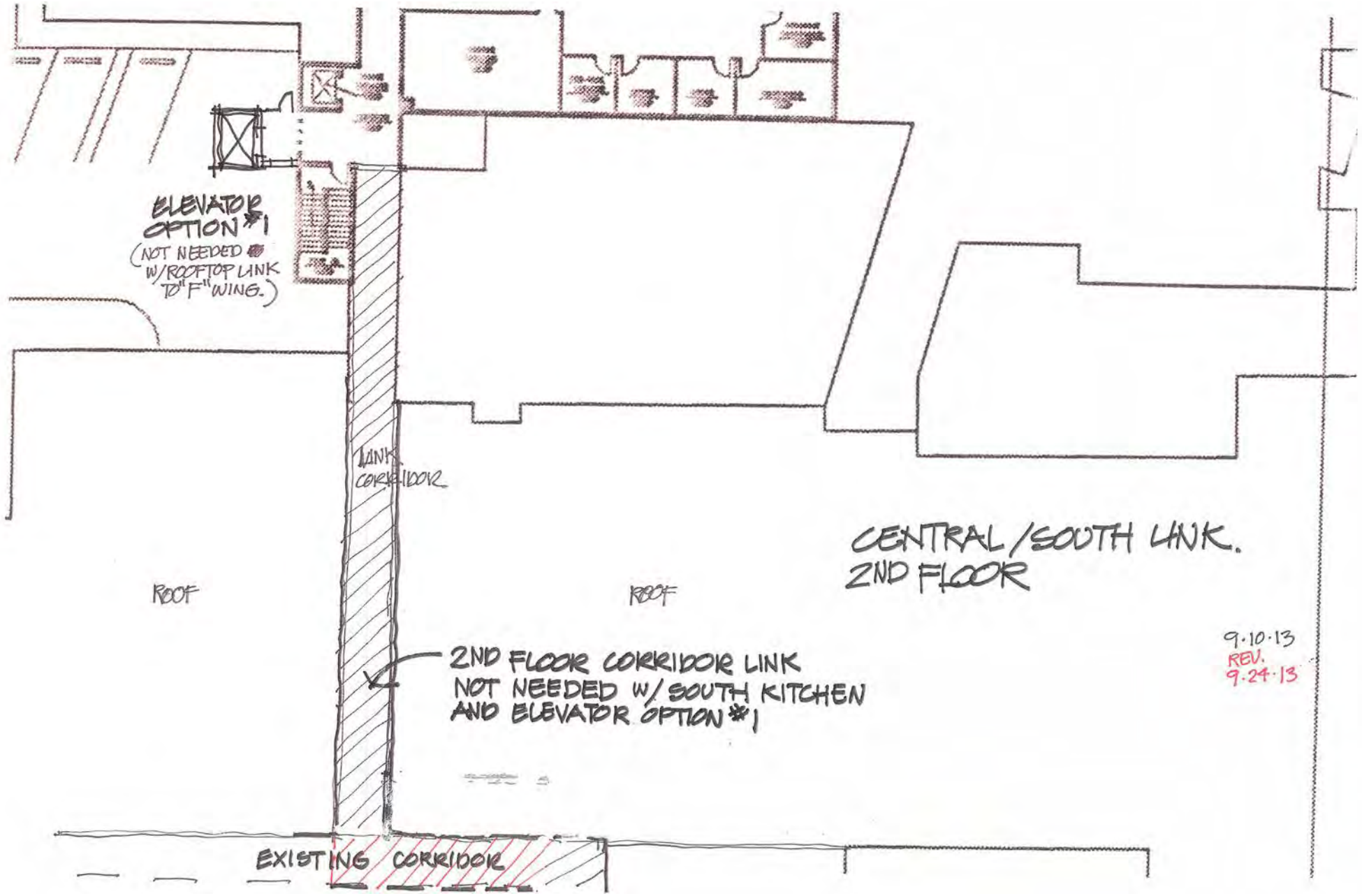
South Connector Concept

CENTRAL 2ND NORTH MODIFICATION



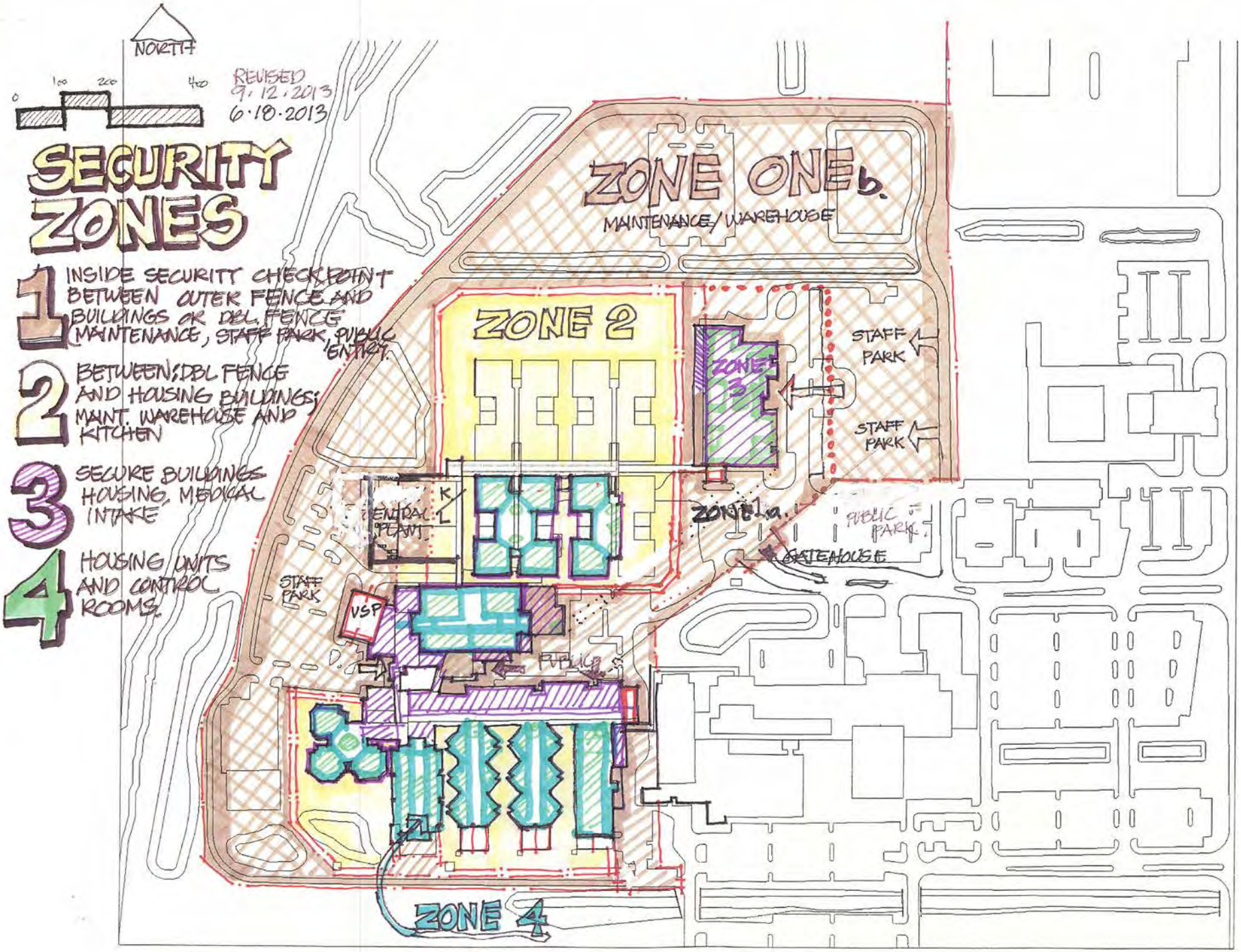

NEW FREIGHT ELEVATOR OPTION 1
COURTYARD
EXISTING LINK CORRIDORS
NEW ELEV. OPTION 2c
OPTION 2d.
NEW ELEV. OPTION 3 (AT SOUTH LOADING DOCK) SEE
CENTRAL/SOUTH 1ST FL. LINK.
ELEVATOR OPTIONS 1, 2, 3.
9.10.13
REV 9.24.13
ELEVATOR OPTION 1.
• UTILIZES EXISTING LINKS AT FIRST FLOOR
• MAKES 2ND FLOOR LINK TO SOUTH F WING UNNECESSARY
• SUPPLEMENTED BY OPTION 2 OR 3 TO IMPROVE ELEV. IN WING F.
ELEV. OPTION 2/3
• IMPROVES SERVICE IN WING F
• NO NEED FOR ELEV. #1.
LEVEL 2 ROOFTOP LINK TO F WING
• PROVIDES 2ND LEVEL HOUSING

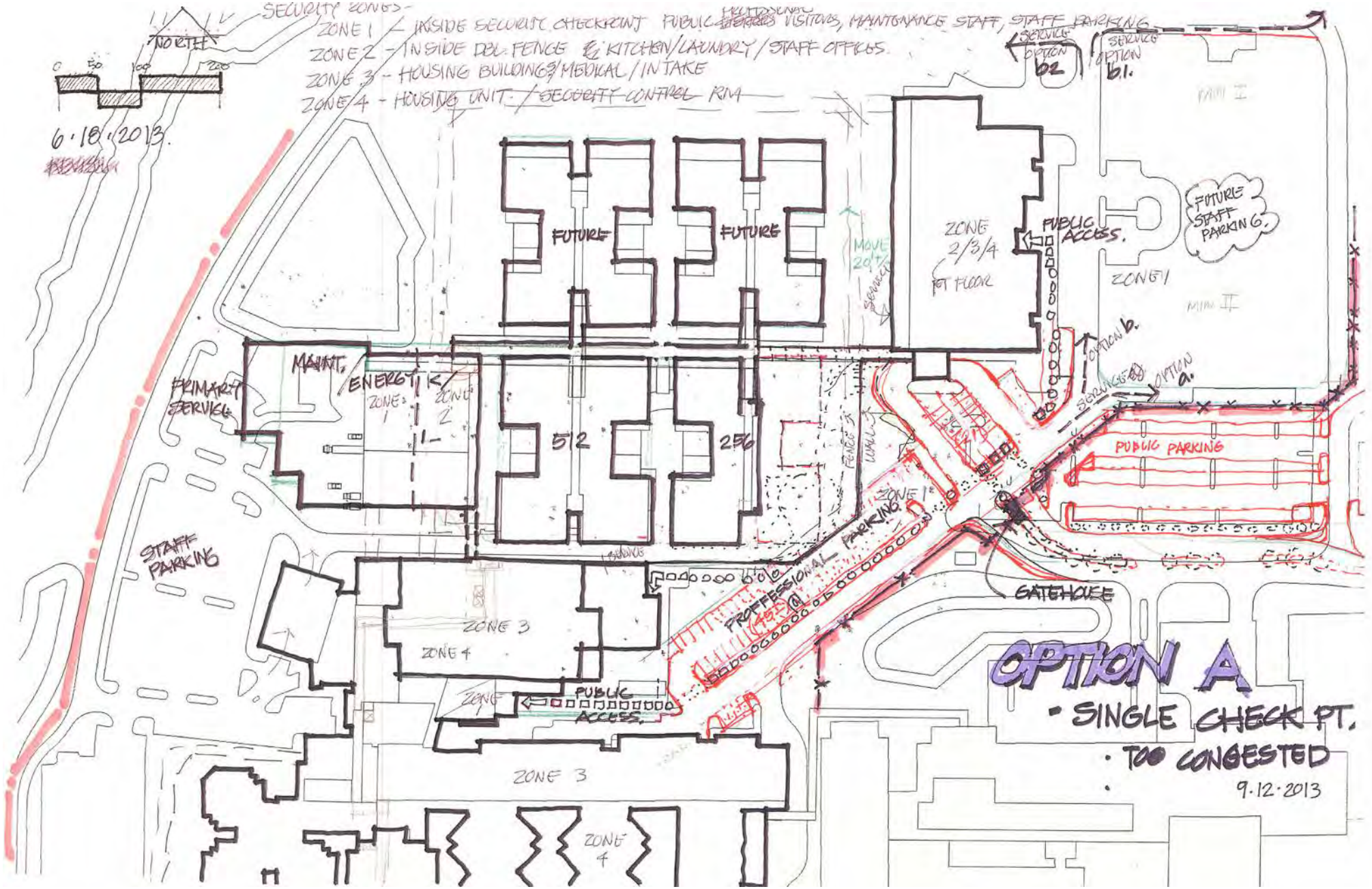

NEW ELEV. OPTION 1.
CTYD BELOW.
ROOF
ROOF
NEW ROOFTOP LINK OPTION (UNNECESARY W/ OPTION 1 ELEV. OPTION)
EXERCISE
CENTRAL / SOUTH 2ND FL. LINK.
9.10.13
REVISED 9.24.13.

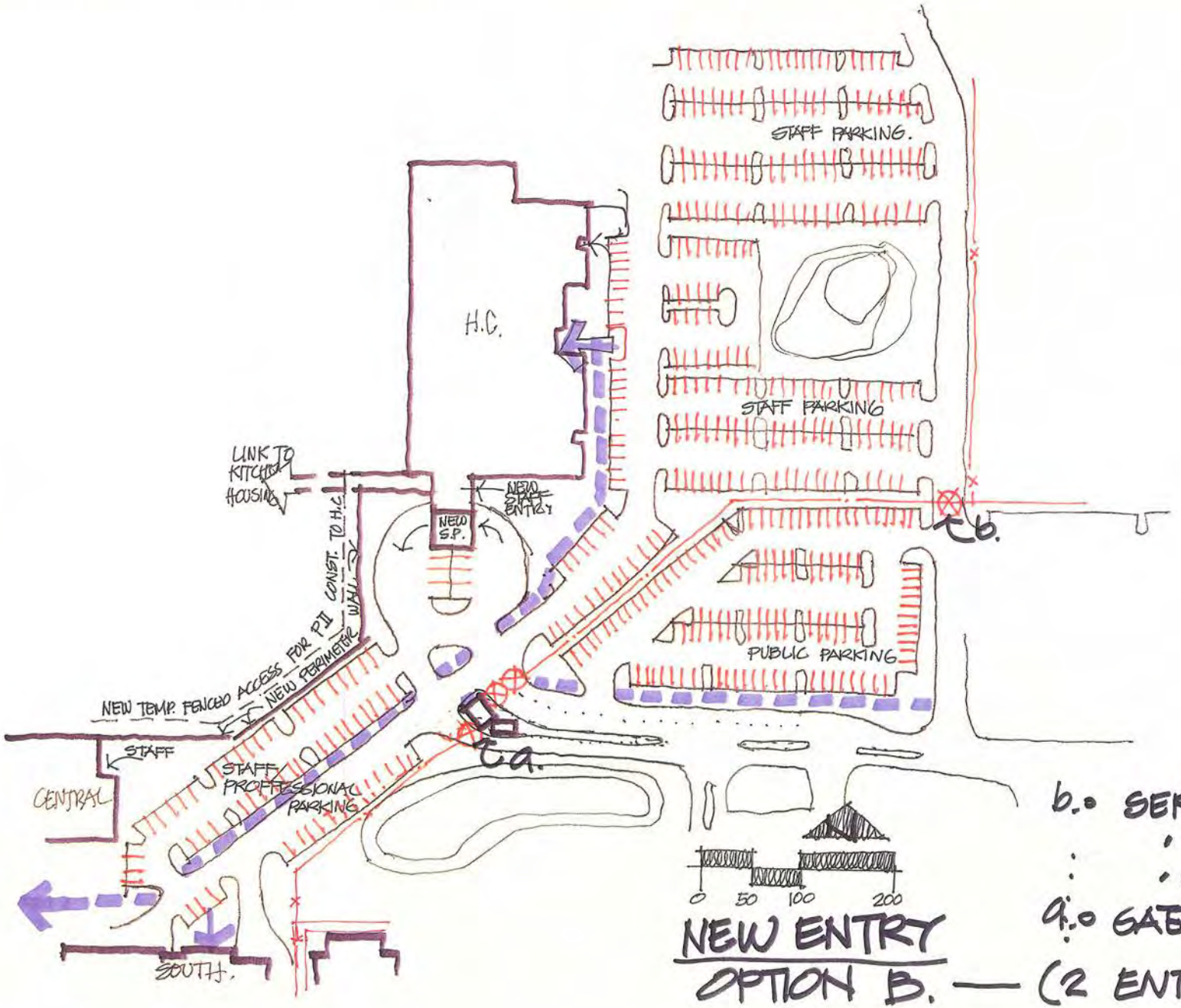


CENTRAL/SOUTH LINK.
2ND FLOOR

9.10.13
REV.
9.24.13


NORTH
0
100
200
400
REVISED
9.12.2013
6.10.2013
SECURITY ZONES
1 INSIDE SECURITY CHECKPOINT BETWEEN OUTER FENCE AND BUILDINGS OR DBL. FENCE MAINTENANCE, STAFF PARK, PUBLIC ENTRY.
2 BETWEEN; DBL FENCE AND HOUSING BUILDINGS; MAINT. WAREHOUSE AND KITCHEN
3 SECURE BUILDINGS HOUSING, MEDICAL INTAKE
4 HOUSING UNITS AND CONTROL ROOMS.
ZONE ONE b.
MAINTENANCE/WAREHOUSE
ZONE 2
ZONE 3
STAFF PARK
STAFF PARK
K
CENTRAL PLANT
ZONE 1a.
PUBLIC PARK
GATEHOUSE
STAFF PARK
VSP
PUBLIC
ZONE 4


SECURITY ZONES-
ZONE 1 - INSIDE SECURITY CHECKPOINT PUBLIC VISITORS, MAINTENANCE STAFF, STAFF PARKING
ZONE 2 - INSIDE DOL FENCE & KITCHEN/LAUNDRY/STAFF OFFICES
ZONE 3 - HOUSING BUILDINGS/MEDICAL/INTAKE
ZONE 4 - HOUSING UNIT / SECURITY CONTROL RM
NORTH
0 50 100 200
6.18.2013
FUTURE
FUTURE
MOVE 20'±
SERVICE
ZONE 2/3/4
1ST FLOOR
PUBLIC ACCESS.
SERVICE OPTION b2
SERVICE OPTION b1.
MIN I
MIN II
FUTURE STAFF PARKING.
ZONE 1
OPTION b.
OPTION a.
SERVICE
MAINT.
ENERGY
ZONE 1
ZONE 2
PRIMARY SERVICE
512
256
WALL
FENCE
PUBLIC PARKING
ZONE 1
PARKING
STAFF PARKING
PROFESSIONAL
GATEHOUSE
ZONE 3
ZONE 4
ZONE
PUBLIC ACCESS.
ZONE 3
ZONE 4
OPTION A
- SINGLE CHECK PT.
- TOO CONGESTED
9.12.2013

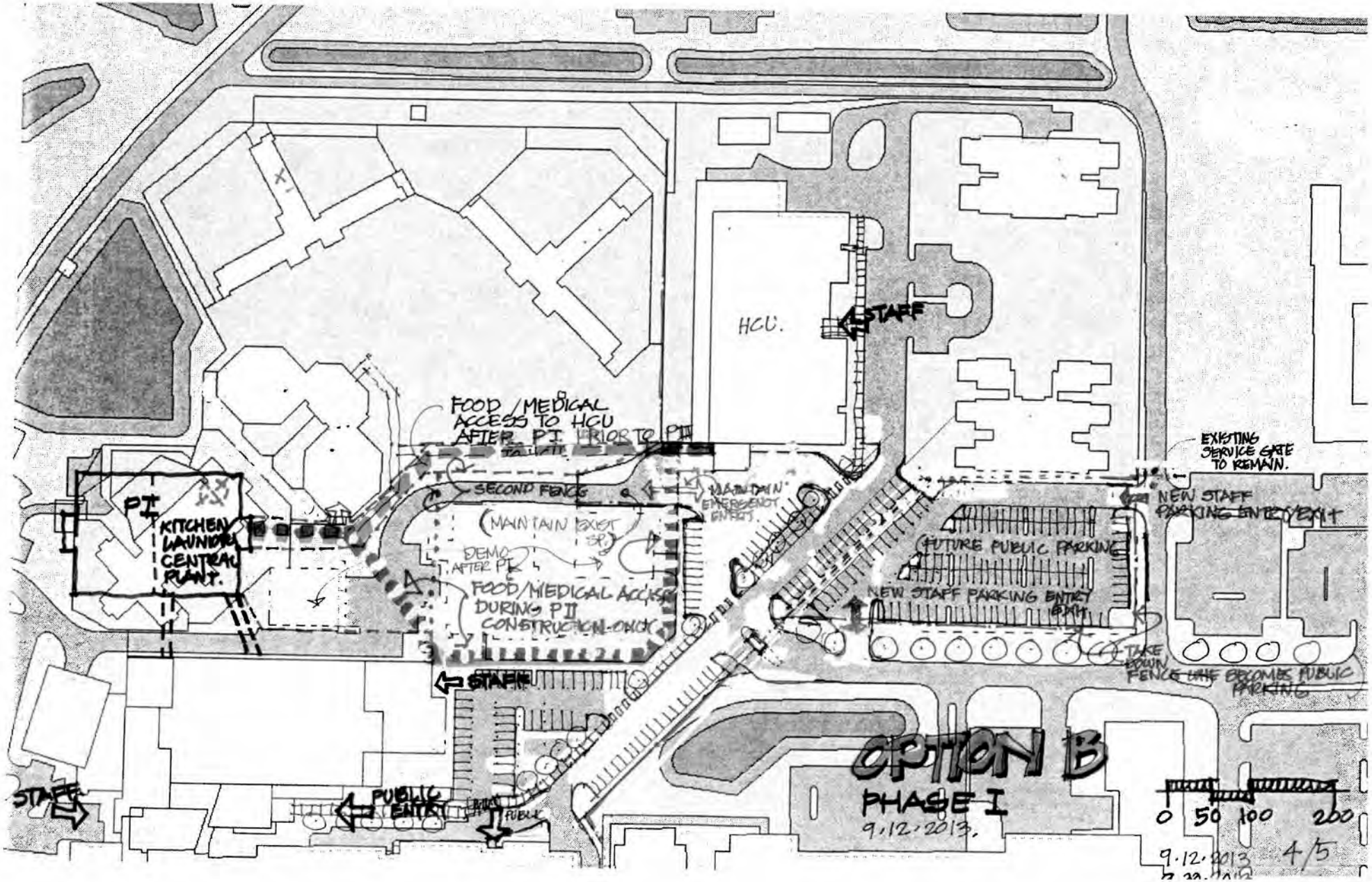


b.0 SERVICE/STAFF/AUTHORIZED VEHICLE
- OPEN W/ SIGN
- CLOSED IN EMERGENCY.

a.0 GATEHOUSE CH.PT.

NEW ENTRY OPTION B. — (2 ENTRIES)

9-12-2013


HCU.
STAFF
FOOD/MEDICAL ACCESS TO HCU AFTER PI
PRIOR TO PII
SECOND FENCE
MAINTAIN EXIST SF
MAINTAIN EMERGENCY ENTRY
DEMO AFTER PII
FOOD/MEDICAL ACCESS DURING PII CONSTRUCTION ONLY
PI
KITCHEN LAUNDRY CENTRAL PLANT.
EXISTING SERVICE GATE TO REMAIN.
NEW STAFF PARKING ENTRY/EXIT
FUTURE PUBLIC PARKING
NEW STAFF PARKING ENTRY EXIT
TAKE DOWN FENCE LINE BECOMES PUBLIC PARKING
STAFF
PUBLIC ENTRY
PUBLIC
OPTION B
PHASE I
9.12.2013.
0 50 100 200
9.12.2013
4/5

Dewberry

SCHEMATIC DESIGN MEETING 5 MINUTES

Date: October 17, 2013

Time: 1:00 PM – 4:00 PM

Location: Healthcare Read Off Room

Purpose: Phase 1 Schematic Design Meeting

In Attendance

Name	✓	Organization	Phone	Email
See attached sign –in sheets	✓			

cc: Mark Pistillo; Pinellas County Building & Design Ron Budzinski, FAIA, Dewberry
Chad DeWeese, AIA; Dewberry

Summary of Discussion

1. **Phase 1 Building Review:**

- Level 1 Review.
    - Program Services from existing North Kitchen building reorganized and reduced in size to accommodate expanded Trustee Staging. Layout approved by PCSO
    - Trustee Staging expanded to incorporate incoming and outgoing staging area with toilets. Layout approved by PCSO.
    - Laundry – updated layout with two washers parallel to each other. Layout approved by PCSO.
    - Dock – additional work is required to allow space for a 75’ truck. While the current configuration does not allow for that truck size, it was requested that the new dock accommodate the larger vehicles. The truck size was provided via phone by Trinity Food Service. Design team would prefer that further consideration be provided by the Owner regarding the truck size that they would like to allow at the facility.
- Level 2 Review:
    - Kitchen office configuration clarified and reduced in size. Layout approved by PCSO.
    - Staff dining windows into the corridor should be high windows so that inmates cannot see into staff dining.
    - Inmate Break Room – lay-in ceiling shown at 10’-0”, however hard ceiling or other secure ceiling is preferred.
- Level 3 Review:
    - Layout of equipment is being re-worked in response to team coordination meeting.
    - Radio equipment room needs to be added.
- TLC requested information regarding whether the infrastructure building needs to be considered an emergency shelter. Requirements would include water and gas storage.

2. **Connectors:**

- Connector layouts were reviewed. Layouts approved by PCSO.

3. **Site:**

- PCSO advised that current site layout should remain.
- Additional study required to determine logistics relative to demolition of existing kitchen and laundry once infrastructure building is complete.

4. **Facility Maintenance & Warehouse:**

- Site plans were reviewed, and locations of buildings are acceptable.
- Need pricing on warehouse building – current rent for 30,000 s.f. of warehouse space plus about 2,000 s.f. of purchasing is running $20,500 per month. Cost of the building would determine payback for construction of new building.
- Facility Maintenance floor plan was reviewed. The following adjustments need to be made:
    - Break room needs to accommodate 27 for section meetings
    - 6 offices for supervisors may be in cubicles
    - Provide IDF Room/Telephone closet
    - Study phasing to determine if it makes sense to build Facility Maintenance before construction stars on the Infrastructure building.

5. **Next Steps**

- Schematic Design package to be issued to Pinellas County 11/8/2013.

Action Items

Action Item	Assigned To	Date Due	Status
Week's worth of production logs need to be provided to SSA	PCSO – Brunner, Trinity Food Service - Piatt	8/30/2013	Closed
List of kitchen equipment recently purchased to incorporate into new kitchen design/review of equipment list provided by SSA	PCSO – Brunner, Trinity Food Service - Piatt	10/4/2013	Closed
Determine square footage need for comprehensive on site warehouse space	PCSO – Brunner, ARC3 - Blatter, Pinellas County - Borawski	9/6/2013	Open
Confirmation that FF&E is covered by Pennies for Pinellas	Pinellas County - Borawski	8/30/2013	Closed
Kitchen Construction Cost Estimate	Dewberry/SSA - Mora	12/31/2013	Open
Develop scope and fee for Rescind Development Order	Dewberry/GF Young - Gotwald	8/30/2013	Open
Final decision on CEP scope (CoGeneration)	Pinellas County - Borawski	9/6/2013	Closed
Develop scope and fee for facility condition assessment for housing buildings (C-Barracks, South C-G, Barracks A & B)	Dewberry/ARC3/TLC	8/26/2013	Closed
Provide preferred layout of search rooms	PCSO, Brunner, Fletcher	9/6/2013	Closed
Provide A/V Equipment list for Program Services and Multi-purpose rooms	PCSO; Brunner	10/4/2013	Open
Provide trash compactor information – size, manufacturer, power, water requirements, etc.	Pinellas County Facility Maintenance	10/4/2013	Open

SCHEMATIC DESIGN MEETING 5 MINUTES

Provide Phase 1 security fence layout	Dewberry	10/25/2013	Open
Obtain easement locations from Duke Energy	TLC/Duke Energy	10/25/2013	Open
Provide electrical switch locations	TLC	10/25/2013	Open
Provide transformer, grease trap & chilled water line locations to GF Young	TLC	10/25/2013	Open
Determine gas service needs/size of gas main	TLC	10/25/2013	Open
Finalize locations of tunnel washers	SSA/Dewberry	10/25/2013	Open
Locate and size louvers in exterior walls	TLC/Dewberry	10/25/2013	Open
Determine status of existing laundry water reclamation system	Pinellas County Maintenance/SSA	10/25/2013	Open
Provide feedback to ARC3 regarding LEED program	Dewberry, GF Young, TLC	10/25/2013	Open
Determine truck size needed to access the facility including the kitchen dock	Pinellas County/PCSO/Trinity Food Service	10/30/13	Open
Provide information regarding water and gas storage for emergency shelter requirements	Pinellas County - Borawski	11/1/2013	Open
Obtain pricing/s.f. for warehouse to determine payback	Dewberry	10/30/2013	Open

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted By,
Linda Bernauer, AIA
Project Manager
Dewberry

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	Captain Mark Fletcher	PCSO	14400 49th Street North	727.453.7650	mfletcher@pcsonet.com
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✓	Kyle Hehenberger	ARC3 Architects	6671 13th Avenue North, Suite 1C	727.381.5220	Kyle@arc-3.com
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RE	RICH EIMER	DEWBERRY		309 282 8282	reimer@dewberry.com

PERIMETER RD.

DOCK

DOCKS

(RECONFIGURE TO PROVIDE DOCK ACCESS)

ELECTRIC CART STO/CHARGE

FM BUILDING 16,000

MAINT. VEHICLE STO.

ENTRY

ENTRY

STAFF

EXISTING PARKING LOT

WAREHOUSE

ENTRY

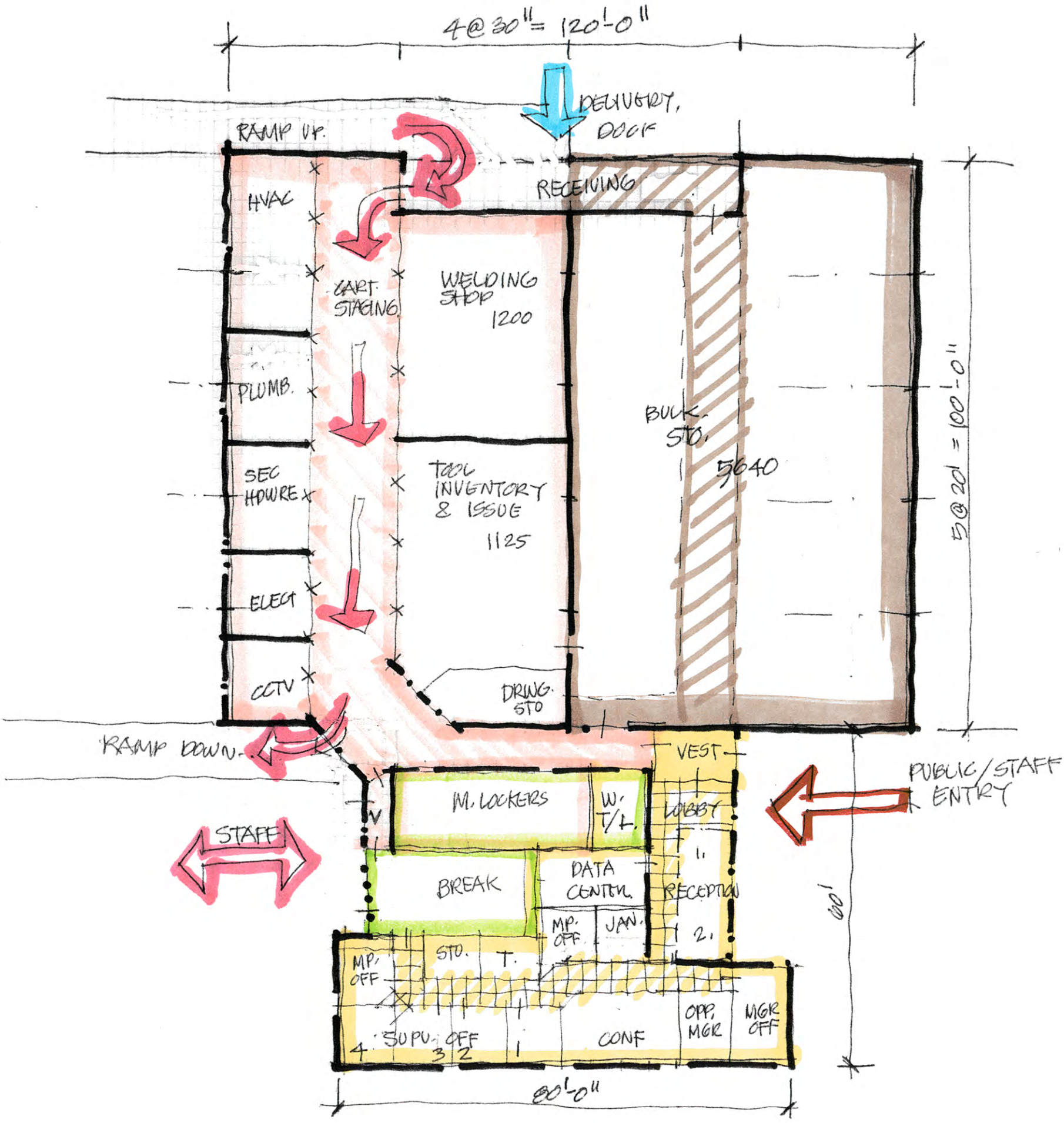
PURCHASING

1"=64'

NORTH

MAINTENANCE/WAREHOUSE CONCEPT

10.3.13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DELIVERY, DOCK
RAMP UP.
HVAC
RECEIVING
CART STAGING
WELDING SHOP 1200
PLUMB.
SEC HDWRE
TOOL INVENTORY & ISSUE 1125
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CCTV
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RAMP DOWN
VEST
PUBLIC/STAFF ENTRY
M. LOCKERS
W. T/L.
LOBBY
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MP. OFF
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CONF
OPP. MGR
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60'
80'-0"
0 5 10 20
NORTH
MAINTENANCE FACILITY
PINELAS COUNTY JAIL
10,000 +/- GSF

Dewberry

SECURITY OVERVIEW MEETING MINUTES

Date: January 22, 2014

Time: 8:30 AM – 12:00 PM

Location: Healthcare Read Off Room

Purpose: Security Overview Meeting

In Attendance

Name	✓	Organization	Phone	Email
Kirk Brunner	✓	PCSO Consultant	727.464.7054	kbrunner_54@yahoo.com
Mark Pistillo	✓	Pinellas County Bldg. & Design Div.	727.464.4179	mpistill@co.pinellas.fl.us
Tom Borawski	✓	Pinellas County Bldg. & Design Div.	727.464.5309	tborawsk@co.pinellas.fl.us
Major Tim Slaughter	✓	PCSO	727.453.6415	tslaughter@pcsonet.com
Captain Lora McFee	✓	PCSO	727.464.7080	lmcfee@pcsonet.com
Captain Jim Main	✓	PCSO	727.582.6339	jmain@pcsonet.com
Captain Michael Castine	✓	PCSO	727.464.6694	mcastine@pcsonet.com
Captain Mark Fletcher	✓	PCSO	727.453.7650	mfletcher@pcsonet.com
Captain Tim Downs	✓	PCSO	727.453.7391	tdowns@pcsonet.com
Jason Malpass	✓	PCSO – Director of Information Technology Services	727.582.6596	jmalpass@pcsonet.com
Arnold Niederhofer	✓	PCSO – Manager of Security & Communications	727.453.7228	aniederhofer@pcsonet.com
Demos Doulou		PCSO – Technical Services Div.	727.453.7397	ddoulou@pcsonet.com
Tim Smith	✓	Dewberry Architects Inc.	309.282.8200	tsmith@dewberry.com
Linda Bernauer	✓	Dewberry Architects Inc.	214.505.8942	lbernauer@dewberry.com

cc: Chad DeWeese, AIA; Jim Stalter; Chris Allred; Dewberry, Eddie Mastalerz, Robert Blatter, AIA; ARC3, Jon Gotwald, P.E., Michael Rissman, P.E.; GF Young, Inc., Gerry Crnkovich, P.E., Lawrin Ellis, P.E., David Fusco, P.E.; TLC

Summary of Discussion

1. **Review of Security System Design Criteria:**
    - Overview
        - There will be a single operator interface for the entire campus.
        - Grounding of the system is a key element – A IEEE 1100 compliant signal grounding system; separate from the code required safety grounding system will be specified.
        - The overall system will be network based similar to a data or telecommunications backbone and will require the installation of a LAN for surveillance and a LAN for security control.
        - All cables will be required to be labeled per ANSI/TIA/EIA – 607.

- The criteria requires an integration of all systems including those designed over 30 years ago, up until the latest installation.
- The new interface will be more intuitive and most similar to that in Healthcare or Central.
- A true Central Control will be created allowing operation of the entire campus from one location should the need arise.
  - Several scenarios regarding the use of a central control were discussed including the potential need for an EOC function for command staff. DAI will look into the provisioning of that space but it will most likely be accomplished by providing a concentration of telecommunications, CATV and radio infrastructure in staff dining/multipurpose.

- General control scope strategy options for existing buildings:
  - Maintain local controls
  - Add control capabilities to the control post at the end of each unit
  - Concentrate a takeover point at A control near the old sallyport
- Implementation strategy:
  - In south division the local controls will be removed and replaced with similar operators however the new operators will interface to the gates via a PLC. This interface will allow the gates to be controlled from multiple locations including the new central control.
  - Control will be via touch screen in all locations except the local range panels. All control will be networked via the Ethernet LAN.
  - Be careful not to over control
- Surveillance Strategy:
  - South surveillance is fragmented and needs to meet standards locally
  - Global system will view entire campus, but can be compartmentalized or localized so that each operator station only has access to the cameras in their area of influence.
  - The automated system will allow for “video follow” functionality.

2. **Review of Criteria by Building:**

- Infrastructure Building
  - Central Control room on 3rd floor is designed as an “EOC layout.” Video screens include local news and weather feeds in addition to campus cameras.
    - Layout provides an opportunity for 5 operators (3 staff, 2 supervisors)
    - Consider locating EOC in this building instead of in Healthcare Building (either 3rd floor or in multi-purpose room adjacent to staff dining). Provide conference table for 10, monitors, antenna feeds.
  - First floor control room is local control for dock and related spaces during the busiest times of the day
  - Feedback required for camera locations
    - Reviewed locations with Major Slaughter and Captains and marked up drawings accordingly.

- Facility Maintenance & Warehouse Buildings
    - Limited scope
        - Door position switches
        - Duress system
- South Division – A, B, C, D, E & G
    - Area A – all existing equipment will be replaced, and will be maintained as a point of control.
        - New devices for cell-front sliders with integration capacity
    - Approximately 100 doors in South need to be replaced with detention doors
    - Locking systems on all openings in B-wing attorney Visiting need to be upgraded
    - Division of control load needs to be determined in C, D, E & G.
        - Depending on inmate classification in each unit
        - Each wing needs its own control – possible night control on A-Wing
    - Surveillance upgrade in south to include dayrooms and vestibule doors.
- F-Wing system upgrades would be similar to the rest of South but would include elevator controls and surveillance
    - Isolated from the rest of south because it is a multi-story building
    - Rear F control room will be backup position
- C-Barracks – maintain existing control locations
    - Back-up position to Central
- Central Division – control locations to be maintained
    - PLC to be replaced
- Healthcare – life span of equipment needs to be understood
    - No PLC replacement recommended

3. **Major Components:**

- PLC System
    - CPU
    - Power supply
    - Communications module
- Video Surveillance System
    - Enterprise-wide system
    - Equipment: Cameras, Ethernet switches, Monitors, Storage & VMS work stations
- Intercom system
    - Building specific – networked across campus and integrated
    - Equipment: Exchanges, Expansion Units, Page zone expander, Intercom stations, Speakers

- Allows third party integration with the Human Machine Interface

- Touch-screen Human Machine Interface (HMI)
  - Monitor and computer
- Existing system Integration
  - Locking control thru PLC input/output
  - Intercom & paging – existing devices are compatible with the new system
  - Video surveillance – existing cameras can be re-used if resolution is high enough

4. **County/PCSO concerns**

- System must meet industry standards
- Maintenance costs are a concern, but do not drive system design
- Consider site visit to a facility with system as designed
- Educate maintenance staff

5. **PCSO Tech Concerns**

- Follow existing system parameters
- Provide system maintainability matching current efforts

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

Submitted By,
Linda Bernauer, AIA
Dewberry

SECOND DEVELOPMENT ORDER AMENDMENT

FOR

PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY

A

FLORIDA QUALITY DEVELOPMENT

UNDER

SECTION 380.061, FLORIDA STATUTES

AND

RULE 9J-28, FLORIDA ADMINISTRATIVE CODE

DCA FILE # 892-008

ISSUED BY

DEPARTMENT OF COMMUNITY AFFAIRS

V. Development Order Amendments

This Part V shall specify and contain any and all approved changes or amendments to this Development Order from the original Application and Development Order issued by the Department on October 28, 1992 and recorded in the Official Records of Pinellas County, Book 8083, Pages 2123-2158. It is the purpose and intent of the Reviewing Entities that this Development Order shall continue in full force and effect all terms, general provisions and conditions of the Development Order, except as that Department Order has been specifically altered by the changes and amendments identified in this Part V.

B. SECOND AMENDMENT TO THE PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY DEVELOPMENT ORDER

WHEREAS, on October 28, 1992, a Development Order was issued by the Department designating the Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development under Section 380.061, Florida Statutes, and recorded in the Official Records of Pinellas County at OR Book 8083, Pages 2123-2158; and

WHEREAS, on March 21, 1994, the Department of Community Affairs issued the first amendment of said Development Order specifying the mechanism by which wetlands and waterbodies within the boundaries of the project site are preserved; and

WHEREAS, on July 25, 2003, the Department received from the Developer a notice of proposed change requiring an amendment to the Pinellas County Criminal Courts Complex and Jail Facility Development Order; and

WHEREAS, on September 5, 2003, Pinellas County notified the Department that the proposed change to the Pinellas County Criminal Courts Complex and Jail Facility Development Order does not constitute a substantial change and is consistent with the intent of the Development Order; and

WHEREAS, on September 8, 2003, the Tampa Bay Regional Planning Council notified the Department that the proposed change to the Pinellas County Criminal Courts Complex and Jail Facility Development Order does not constitute a substantial change and is consistent with the intent of the Development Order; and

WHEREAS, the Department has reviewed the proposed change, as well as all related testimony and evidence submitted by the Developer, the other Reviewing Entities and other commenting agencies; and

WHEREAS, the Department has found that the proposed change does not constitute a substantial change and furthers the purposes of Section 380.061, Florida Statutes.

NOW, THEREFORE, BE IT ORDERED BY THE DEPARTMENT OF COMMUNITY AFFAIRS THAT THE OCTOBER 28, 1992 PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY DEVELOPMENT ORDER IS HEREBY AMENDED AS FOLLOWS:

1. Section 1.2 of the Development Order is hereby amended as follows:

   "The real property that is the subject of the Application is comprised of ~~101.0~~ 89.0 acres more or less and is located in Pinellas County, and is more specifically described in the legal description of the property in Exhibit A, attached to the Development Order."

2. Exhibit A, "Legal Description of Development Site", of the Development Order, attached hereto, is hereby amended by deleting the legal description described as "Parcel D".

3. Exhibit B, "Map F: Vegetative Communities", of the Development Order is hereby replaced by the map, dated July 1, 2003, of Exhibit B, attached hereto.

4. Exhibit C, "Map H-1, Conceptual Master Site Plan, Phase One; Map H-2, Conceptual Master Site Plan, Phase Two, and Map H-3, Conceptual Master Site Plan, Phase Three" of the Development Order is hereby replaced by the respective maps, dated July 1, 2003, of Exhibit C, attached hereto.

5. The Developer shall record this Second Amendment to the Pinellas County Criminal Courts Complex and Jail Facility Florida Quality Development Order within the Public records of Pinellas County within thirty days of issuance

DEPARTMENT OF COMMUNITY AFFAIRS

Date: 9/8/03 By: _____

FILING AND ACKNOWLEDGEMENT
FILED, on this date, with the designated Agency Clerk, receipt of which is hereby acknowledged.

_____ 9/9/03
Paula P. Ford Date
Agency Clerk

EXHIBIT A

LEGAL DESCRIPTION OF DEVELOPMENT SITE

PARCEL A

A tract of land, in the north ½ Section 4, Township 30 South, Range 16 East, according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence from the southeast corner of the southwest ¼ of the northeast ¼ of said Section 4; thence run North 33 feet, thence West 50 feet for the Point of Beginning. From the Point of Beginning, thence West 50 feet; thence North 150.9 feet, thence West 288.97 feet; thence South 150.91 feet; thence West 2096.58 feet; thence North 8°, 470.17 feet; thence North 21°, 955.37 feet; thence East 2004 feet(s) to 49th Street North right-of-way; thence south 1350 feet(s) to the Point of Beginning. Containing 67.6 acres, more or less.

PARCEL B

A tract of land lying in the Southwest ¼ of the Northeast ¼ of Section 4, Township 30 South, Range 16 East according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 4; thence N 89°52'07" W, 388.31 feet; thence N 00°55'09" W, 33.0 feet for the Point of Beginning; thence N 00°55'09" W, 150.91 feet; thence S 89°52'07" E, 288.97 feet; thence S 00°42'31"E, 150.9 feet; thence N 89°52'07" W, 288.42 feet to the Point of Beginning. Containing one acre, more or less.

PARCEL C

The South 330 feet of Lot 7, PINELLAS GROVES, in the Northeast Quarter of Section 4, Township 30 South, Range 16 East, being the West ½ of the NW ¼ of the NE ¼ of said section, according to the plat thereof recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; and

The South 330 feet of that part of Lot 16 lying East and South of the Cross Bayou Canal, Pinellas Groves, in the Northwest Quarter of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, together with all interest of Grantors, if any, to Cross Bayou Canal and riparian rights thereto. Containing 9.58 acres, more or less.

~~PARCEL D~~

~~The following real property located and situated in Pinellas County, State of Florida, and more particularly described as follows:~~

~~Commencing at the South corner of Section 4, Township 30 South, Range 16 East, run S 89°57'22" E, 1313.56 feet to the Southwest corner of the East ½ of the Southeast ¼ of said Section 4; thence N 00°46'00" W, along the West line of said East ½ of Southeast ¼, the same being the centerline of County Road No. 691 (49th Street North) a distance of 2647.66 feet, to the Northwest corner of said East ½ of the Southeast ¼; thence N 00°42'32" W, along the West line of the Southeast ¼ of Northeast ¼ of said Section 4, the same being the centerline of said County Road No. 691, a distance of 400.10 feet; thence N 89°27'13" E, 50.00 feet to a point of intersection with East right of way line of said County Road No. 691 for a Point of Beginning; thence N 00°42'32" W, along said East right of way line, 720.00 feet; thence N 89°27'13" E, ;770.00 feet; thence S 00°42'32" E, 720.00 feet; thence S 89°27'13" W, 770.00 feet, 77000 feet to a Point of Beginning. Containing 12.7 acres, more or less.~~

PARCEL E

Lot 12 and portions of Lots 11 and 10 in the plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, as recorded in Plat Book 82 on pages 49 thru 51 in the Public Records of Pinellas County, Florida, and lying within Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Lot 12 of said Plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, said point also being a point on the northerly right-of-way line of 140th Avenue North; thence N 89°53'25" W, along the southerly lines of Lots 12 and 11, respectively, also being along said northerly right-of-way line for 537.42 feet; thence leaving said southerly line N 00°06'35" E, along a line 130.86 feet East of and parallel to the westerly line of said Lot 11 for 470.00 feet; thence N 89°53'25" W, along a line 470.00 feet North of and parallel to the said southerly line of Lots 11 and 10 for 465.00 feet to the point of intersection with the westerly line of said Lot 10; thence N 00°06'35" E, along said westerly line of Lot 10 for 179.75 feet to the Northwest corner of said Lot 10; thence S 89°52'07" E, along the northerly line of said Lots 10, 11, and 12, respectively; said line also being the East/West centerline of said Section 4 (being the basis of bearings for this description) for 1002.42 feet to the Northeast corner of said Lot 12; thence S 00°06'35" W, along the East line of said Lot 12 for 649.37 feet to the Point of Beginning and containing 9.93 acres, more or less.

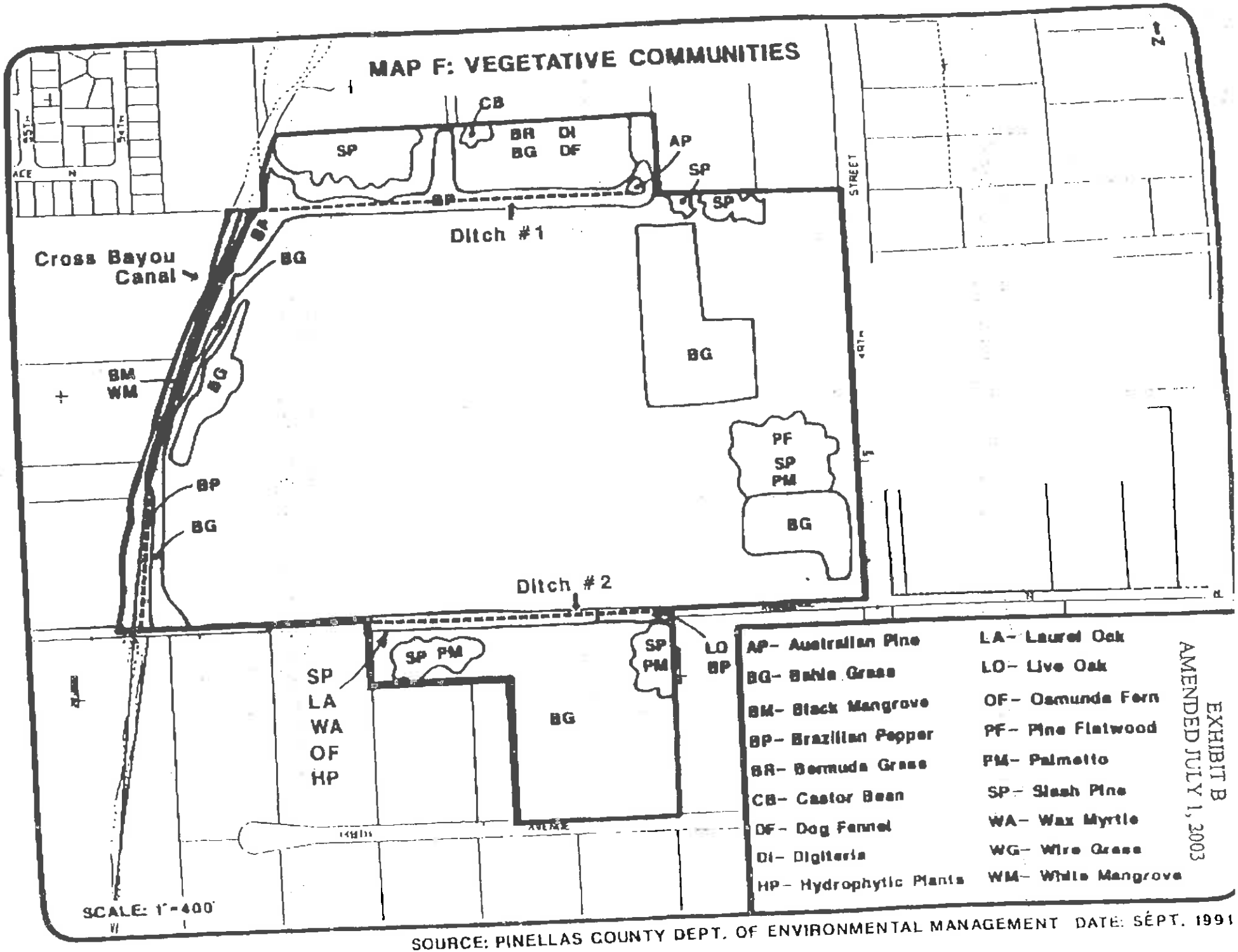

EXHIBIT B
AMENDED JULY 1, 2003

09/09/2003 04:32 8504883309 COMM PLANNING PAGE 07

INST # 92-324666
NOV 6, 1992 5:03PM

PINELLAS COUNTY FLA.
OFF.REC.BK 8083 PG 2123

DEVELOPMENT ORDER

FOR DESIGNATION

OF

PINELLAS COUNTY CRIMINAL COURTS COMPLEX

AND JAIL FACILITY

AS A

FLORIDA QUALITY DEVELOPMENT

UNDER

SECTION 380.061, FLORIDA STATUTES

AND

RULE 9J-28, FLORIDA ADMINISTRATIVE CODE

ISSUED BY

SECRETARY LINDA LOOMIS SHELLEY

DEPARTMENT OF COMMUNITY AFFAIRS

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY:

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WHEREAS, the Florida Quality Development (FQD) program was established to encourage development which has been thoughtfully planned to take into consideration protection of Florida's natural amenities, the cost to local government of providing services to a growing community, and the high quality of life Floridians desire; and

WHEREAS, under the program a development may be designated as an FQD if the local government with jurisdiction and the state land planning agency (the "Reviewing Entities") concur that a proposed development meets the goals and objectives of the FQD program and should be designated as an FQD; and

WHEREAS, under the provisions of Section 380.061, Florida Statutes, and Chapter 9J-28, Florida Administrative Code (F.A.C.), designation shall be in the form of a Development Order issued by the Florida Department of Community Affairs (the "Department") as the state land planning agency; and

WHEREAS, Pinellas County, (the "Developer") has sought designation as an FQD for its development, the Pinellas County Criminal Courts Complex and Jail Facility (the "Development"), located within the boundaries of Pinellas County; and

WHEREAS, the Developer has met with representatives of the Tampa Bay Regional Planning Council, the Department and other local, regional, state, and federal agencies, and the Developer has worked closely with those agencies in addressing agency concerns; and

WHEREAS, the Developer cooperatively formulated a development plan with those agencies that demonstrates high development standards; addresses the costs to local government for providing services; makes special provisions for the preservation and conservation of natural resources; meets or exceeds the statutory requirements of Section 380.061, Florida Statutes, and Chapter 9J-28, F.A.C.; and ensures a high quality of life standard for those who will live and work in and near the Development; and

WHEREAS, the Developer formulated a plan that furthers appropriate and relevant goals and objectives of the adopted State Comprehensive Plan and the State Land Development Plan; and

WHEREAS, based upon that plan, the Pinellas County Board of Commissioners met and approved the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD, subject to the terms, general provisions, and conditions of this Development Order; and

WHEREAS, based upon that plan, the Tampa Bay Regional Planning Council (TBRPC) met and recommended the designation of the Pinellas County Criminal Courts Complex and Jail Facility as

an FQD, subject to the terms, general provisions, and conditions of this Development Order; and

WHEREAS, the Reviewing Entities have received and considered reports, comments and recommendations from interested citizens and local, regional, state, and federal agencies and have concluded that the proposed Pinellas County Criminal Courts Complex and Jail Facility development reflects exemplary planning and commitment on the part of the Developer to create a project uniquely suitable to the site, the environment, and the County within which it is located, and the Development is worthy of designation as an FQD; and

NOW, THEREFORE, BE IT ORDERED BY THE SECRETARY OF THE DEPARTMENT OF COMMUNITY AFFAIRS:

I. FINDINGS OF FACT

1.1 The Developer submitted to the Reviewing Entities and the Tampa Bay Regional Planning Council an Application for Development Designation (ADD) for the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD. Hereinafter, the word "Application" shall refer to the ADD, the Appendices to that document, and all application completeness review information submitted by the Developer to the Reviewing Entities and the TBRPC (see section 4.1.1 of the Development Order); said Application being incorporated herein by reference and being on file and available for public inspection at the Pinellas County Clerk of Courts Office, Board Records, Pinellas County Courthouse, 315 Court Street, Clearwater, Florida, and at the Department of Community Affairs, 2740 Centerview Drive, Tallahassee, Florida. Where the Application and this Development Order are inconsistent, the provisions contained within this Development Order shall supersede.

1.2 The real property that is the subject of the Application is comprised of 101.0 acres more or less and is located in Pinellas County, and is more specifically described in the legal description of the property in Exhibit A, attached to this Development Order.

1.3 A comprehensive review of the impacts projected to be generated by the Development has been conducted by the Reviewing Entities. The Department has solicited comments on the Development and the Application from the Tampa Bay Regional Planning Council, the Southwest Florida Water Management District, the Florida Department of Environmental Regulation, the Florida Game and Fresh Water Fish Commission, the Florida Department of Natural Resources, the Division of Historical Resources of the Florida Department of State, the Florida Department of Transportation, the U.S. Army Corps of Engineers, the U.S.

Fish and Wildlife Service, the West Coast Regional Water Supply Authority, the Florida Natural Areas Inventory, the Florida Department of Commerce, the Marine Fisheries Commission, the City of Largo, the City of St. Petersburg, and the City of Pinellas Park.

1.4 On July 13, 1992, the Tampa Bay Regional Planning Council met and, based upon the Application, found that the proposed Development is consistent with the Tampa Bay Regional Planning Council's adopted policy document, Future of the Region, A Comprehensive Regional Policy Plan for the Tampa Bay Region, and recommended the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD, subject to the terms, general provisions, and conditions of this Development Order which incorporates the recommendations of the Tampa Bay Regional Planning Council.

1.5 On October 20, 1992, the Pinellas County Board of County Commissioners met and found that the proposed Development is consistent with the Pinellas County Comprehensive Plan and approved the designation of the Pinellas County Criminal Courts Complex and Jail Facility as an FQD, subject to the terms, general provisions, and conditions of this Development Order.

1.6 The Department finds that:

1.6.1 The Development is not in an area of critical state concern;

1.6.2 The Development is above 120 percent of the office development threshold for developments of regional impact under Section 380.06, Florida Statutes, and is a development of regional impact;

1.6.3 The Application meets the application requirements of Subsection 380.061(4), Florida Statutes, and Chapter 9J-28, F.A.C.; and

1.6.4 The Application was determined to be complete based upon timely requested additional information received on May 27, 1992; therefore, the Application was complete on May 27, 1992.

1.7 Based upon the representations made in the Application and comments received from other agencies and the public, the Department specifically finds:

1.7.1 The Developer shall preserve, in perpetuity, the natural attributes of wetlands and water bodies determined to be within the jurisdiction of the Department of Environmental Regulation. These wetlands and water bodies are comprised of

approximately 3.2 acres more or less as depicted in Exhibit B. The means of protection for such wetlands will be in the form of a restrictive covenant running with the land.

1.7.2 There are no beaches or primary and secondary dunes on the Development property.

1.7.3 There are no known significant archaeological or historical sites as determined by the Department of State, Division of Historical Resources, on the Development property.

1.7.4 There are no known habitat areas that are important to endangered or threatened animal species on the Development property.

1.7.5 There are no known areas that contain endangered plant species on the Development property.

1.7.6 The Development shall not generate or dispose of hazardous substances in amounts that exceed the small quantity generator upper limit as defined in Section 17-730.160, F.A.C., and Chapter 40, Code of Federal Regulations, Section 262.44.

1.7.7 The Development will incorporate no dredge and fill activities in, and no stormwater discharge into, waters designated as Florida Class II waters, Florida Aquatic Preserves, or Outstanding Florida Waters.

1.7.8 The Development will include open space, Xeriscape as defined in section 373.185, Florida Statutes, energy conservation features, and minimization of impermeable surfaces.

1.7.9 In the Application, the Developer made a binding commitment to provide for the construction and maintenance of all onsite infrastructure necessary to support the project. The Developer will schedule the Development to ensure that public facilities and services will be available concurrent with the impacts of development (where applicable, at the level of service standards adopted in the Pinellas County comprehensive plan).

1.7.10 In the Application, the Developer made a binding commitment to provide an appropriate fair-share contribution toward offsite impacts which the Development will impose on publicly funded facilities and services (except offsite transportation). For the purposes of offsite

transportation impacts, the Developer shall comply, at a minimum, with the standards of the Department's development of regional impact transportation rule, the Tampa Bay Comprehensive Regional Policy Plan, and the approved Pinellas County comprehensive plan and land development regulations adopted pursuant to Chapter 163, Part II, Florida Statutes.

1.7.11 The Development is consistent with the adopted State Comprehensive Plan, the State Land Development Plan, and the adopted Local Government Comprehensive Plan. As specified in the Application and this Development Order, the Development will further the goals and policies of the State Comprehensive Plan (Section 187.201, F.S.) in the following areas: (5) Housing; (7) Public Safety; (10) Natural Systems and Recreational Lands; (12) Energy; (13) Hazardous and Nonhazardous Materials and Waste; (16) Land Use; and (18) Public Facilities; and it will be constructed consistent with the State Land Development Plan.

1.7.12 The Development complies with the design features in Rule 9J-28.009(8)(b), F.A.C., and has acquired the following fifteen (15) planning and design feature points (see section 4.15 of the Development Order):

A. Primary Planning and Design Features

Feature No. 2 Points Allocated: 5
Urban renewal, downtown redevelopment, urban infill, or project location in a designated local or regional activity center as identified in an adopted local government comprehensive plan found to be in compliance with Rule 9J-5, Florida Administrative Code, or a comprehensive regional policy plan, including measures for affordable housing.

B. Secondary Planning and Design Features

Feature No. 3 Points Allocated: 3
Comprehensive Transportation System Management features such as: mass transit, access management, Transportation Demand Management, and the facilitation of pedestrian movement or the nonautomotive-based conveyance of people between land uses.

Feature No. 5 Points Allocated: 3
Water conservation; reuse of treated effluent where such uses are appropriate; use of water saving devices; xeriscaping.

Feature No. 6 Points Allocated: 2
Household, office, or commercial hazardous waste collection.

Feature No. 7 Points Allocated: 2
Recycling of solid waste.

TOTAL POINTS: 15

1.8 The Pinellas County Criminal Courts Complex and Jail Facility, as proposed, will meet the conditions of the Consent Order entered into as a result of Davis v. Roberts, United States District Court for the Middle District of Florida, Case No. 75-411-CIV-7-21.

II. CONCLUSIONS OF LAW

2.1 Based upon the compliance with the terms, Findings of Fact, general provisions, and conditions of this Development Order, it is concluded that the proposed Development complies with the provisions of Section 380.061, Florida Statutes, and Chapter 9J-28, F.A.C., for designation as an FQD.

2.2 Based upon the Findings of Fact that the Development is a development of regional impact and is a designated FQD authorized by Chapter 380, Florida Statutes, it is concluded that the Development is exempt from development of regional impact review under Section 380.06, Florida Statutes.

2.3 The designation of the Development as an FQD under Section 380.061, Florida Statutes, and its authorization to commence development under a Chapter 380, Florida Statutes, development order does not entitle the Developer to any other necessary approvals or permits from any other authority or in any other jurisdiction.

III. GENERAL PROVISIONS

3.1 This Development Order constitutes the Development Order of the Florida Department of Community Affairs, as the state land planning agency, to designate the Pinellas County Criminal Courts Complex and Jail Facility as an FQD, pursuant to Paragraph 380.061(5)(d), Florida Statutes, and to authorize development for a development of regional impact.

3.2 This Development Order shall be effective on the date it is transmitted by the Department to the Developer (Pinellas County) and the Tampa Bay Regional Planning Council. The

date of transmission is also "rendition" under Rule 9J-28.023(3), F.A.C. Under Section 380.07, Florida Statutes, an appeal may be taken within 45 days after rendition. Any construction activity undertaken by the Developer prior to expiration of the 45 day statutory period shall be at the Developer's risk.

3.3 The legal description of the Development set forth in Exhibit A is hereby incorporated into, and by reference made part of, this Development Order.

3.4 It is the intent of the Department, as the governmental agency responsible for issuing the Development Order, to preserve and protect the natural resources located within and around the boundaries of the Development and otherwise ensure that the goals and objectives of the FQD program are met through the terms of this Development Order. Therefore, in the event any provisions of this Development Order and the Exhibits attached hereto are ambiguous, any such provisions shall be construed in a manner consistent with the intent of the Department expressed herein.

3.5 The definitions contained in Chapter 380, Florida Statutes, and Chapter 9J-28, F.A.C., shall govern and apply to this Development Order.

3.6 This Development Order shall be binding upon and shall be for the benefit of the Developer, its assignees, or successors in interest, including any entity that may assume any of the responsibilities imposed on the Developer by this Development Order. Reference herein to any reviewing agency shall be construed to mean any agency that may in the future be created or designated as a successor in interest to, or that otherwise will possess any of the powers and duties of, the Reviewing Entities with respect to the implementation and administration of the FQD program. This Development Order shall be binding upon those successors in interest in the same manner as upon the Reviewing Entities approving the Development Order herein.

3.7 Whenever this Development Order provides for or otherwise necessitates reviews, approvals, or determinations of any kind subsequent to its issuance, the right to review and approve or determine shall include the Reviewing Entities and all directly affected governmental agencies and departments as are or may be designated by the Department, including all governmental agencies and departments set forth under applicable laws and rules. However, this language shall not be construed to apply to obtaining permits required from federal, state, regional, or local agencies which would otherwise be required for the activities involved in the Development. Unless otherwise specified in this Development Order or as required by

statute or rule, approvals or determinations shall require written notice from the Chief of the Bureau of State Planning in the Division of Resource Planning and Management of the Department of Community Affairs, and from Pinellas County.

3.8 In each instance where the Developer is responsible for ongoing maintenance of facilities or infrastructure, the Developer may assign any or all of its responsibilities to improve and maintain those facilities to an appropriate entity created to fulfill such responsibilities. Assignment to those entities must be approved by the Reviewing Entities upon determination that the assignee is capable and competent to provide appropriate maintenance, which approval shall not be unreasonably withheld.

3.9 Any change in the plan of development or provisions of this Development Order will be submitted by the Developer to the Reviewing Entities and the Tampa Bay Regional Planning Council. The proposed change will be reviewed by the Reviewing Entities and the TBRPC pursuant to the provisions of Rule 9J-28.024, F.A.C., as may be amended.

A change in the plan of development resulting from requirements imposed by the Department of Environmental Regulation, the Department of Natural Resources, or the Southwest Florida Water Management District, or any of their successor agencies, or by any appropriate federal regulatory agency shall be submitted pursuant to this section of the Development Order. However, such a change shall be presumed not to constitute a substantial change. The presumption may be rebutted by clear and convincing evidence.

3.10 The Reviewing Entities will monitor the development to ensure compliance with the terms, general provisions, and conditions of this Development Order. The County Administrator or his designee will monitor the Development through the review of the annual report, building permits, certificates of occupancy, plats, if applicable, or any other relevant and factual information. The Department will monitor the Development through the annual reports, reports from other agencies, onsite inspections, or any other relevant and factual information.

3.11 The Developer shall file an Annual Report in accordance with Subsection 380.06(18), Florida Statutes. Annual Reports shall be due on the anniversary of the effective date of this Development Order until termination of development activity. Annual Reports shall be submitted for review to the Reviewing Entities, and the Tampa Bay Regional Planning Council, and such additional parties as may be appropriate or required by law. The contents of the

report shall include those items required by this Development Order and by rule of the Department. The Department shall review the report for compliance with the terms, general provisions, and conditions of this Development Order. Based upon the review of the Annual Report, the Department may issue further orders and conditions to ensure compliance with the terms, general provisions, and conditions of this Development Order. Based upon the review of the Annual Report, the Developer shall be notified of any finding of noncompliance; provided, however, that the receipt and review of the Annual Report by the Department shall not be considered a substitute for or a waiver of any terms, general provisions, or conditions of the Development Order.

The Annual Report shall include the following:

A) All of the information required under Rule 9J-28.023(6), F.A.C. The statement on infrastructure and facilities, pursuant to Rule 9J-28.023(6)(a), F.A.C., shall include, but not be limited to, transportation facilities, potable water supply, solid waste disposal, sewage and waste water treatment, stormwater management facilities, and police and fire protection;

B) Documentation demonstrating compliance with the energy conservation condition, section 4.4 of the Development Order;

C) P.M. peak hour external project trip monitoring shall be conducted at all site accesses, as required by condition 4.14.1 of the Development Order. This information will be included in the Annual Report beginning in 1995 and all subsequent Annual Reports;

D) Surface water management system inspection documentation and results, as required by section 4.6.3 of the Development Order;

E) Annual assessment and documentation of the actual achievement of vehicle trips diverted from the peak hour as a result of the Transportation System Management measures (see section 4.15.2.A of this Development Order); and

F) Documentation of the implementation of affordable housing measures, as required by section 4.15.1.B of the Development Order. In addition, the number of project employees receiving affordable housing assistance from the County shall be indicated.

3.12 Upon the effective date of this Development Order, the Developer shall have the right to use for the Development

the certification mark registered with the Secretary of the Florida Department of State for a development designated as an FQD under Section 380.061, Florida Statutes. The use of this certification mark shall extend solely to promotional, informational, or advertising purposes in order to identify this Development as a development approved and designated under Section 380.061, Florida Statutes. Any future addition, change, or extension to this Development shall not have the authorization to use the certification mark without the written consent of the Reviewing Entities.

3.13 Within ten days of the receipt of a rendered Development Order, pursuant to section 3.2, the Developer shall cause the Development Order to be recorded among the Public Records of Pinellas County, and shall not engage in any construction activities or convey any portion of the Development prior to recordation.

3.14 The designation of the Development as an FQD is premised upon a specific plan of development as reflected in the Application which is consistent with and furthers the purposes of Section 380.061, Florida Statutes. A departure from that plan of development which significantly decreases the positive aspects of the plan may result in the revocation of the designation of the Development as an FQD. In the event the designation of the Development is revoked, the Development, at the Department's sole discretion, may be required to undergo development of regional impact review pursuant to Section 380.06, Florida Statutes.

3.15 Notwithstanding any provisions in this Development Order that require the cessation of development, nothing herein shall be construed to prevent Pinellas County or the Pinellas County Sheriff from building those minimum facilities required to avoid and alleviate prison overcrowding and to comply with the provisions of Chapters 30, Sheriffs, and 951, County and Municipal Prisoners, Florida Statutes, Chapter 33-8, County and Municipal Detention Facilities, Florida Administrative Code, and the conditions of the Consent Order entered into as a result of Davis v. Roberts, United States District Court for the Middle District of Florida, Case No. 75-411-CIV-7-21. Nevertheless, if Pinellas County is required, pursuant to the above conditions, to build those minimum facilities required to avoid and alleviate prison overcrowding in contravention of other provisions in this Development Order that require the cessation of development, then Pinellas County will subsequently submit a notice of proposed change within ninety days of commencement of such construction to amend this Development Order to address and mitigate any additional impacts associated with the development allowed under this provision.

3.16 Prior to the termination date of this Development Order, the Pinellas County Criminal Courts Complex and Jail Facility shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless Pinellas County can demonstrate that substantial changes in the conditions underlying the approval of the Development Order have occurred, or that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is essential to the public health, safety, or welfare.

IV. DEVELOPMENT ORDER CONDITIONS

4.1 Application

4.1.1 The Pinellas County Criminal Courts Complex and Jail Facility FQD shall be developed in accordance with the information, data, plans, and commitments contained in the Application unless otherwise directed by the conditions enumerated herein. For the purpose of this condition, the Application shall consist of the following:

A. Application for Development Designation dated December, 1991.
B. Sufficiency Response Document dated May, 1992.

4.2 Termination

4.2.1 The right to develop subject to the terms, general provisions, and conditions of this Development Order shall terminate December 31, 2015. In the event the Developer fails to have substantially proceeded with the development approved herein by December 31, 1995, development approval shall terminate. This date may be extended, with concurrence from the other Reviewing Entity, on the Department's finding of excusable delay, and no adverse impacts resulting from the delay, in any proposed development activity. The termination date of development rights granted by this Development Order shall not affect the continuing obligations of the Developer nor the enforcement authority of the Department, and the Developer shall continue to be bound by the terms, general provisions, and conditions of this Development Order.

4.2.2 For the purposes of this Development Order, "substantially proceeded" shall mean that the Developer shall have constructed or cause to be constructed either 176,500 gross square feet of Governmental Institution, or 25,000 gross square feet of Governmental Institution and 33,000 gross square feet (or 122 beds) of Correctional Institution (note: amounts are cumulative with existing development).

4.3 Development

4.3.1 All commitments and representations by the Developer described in paragraph 1.7 of the Findings of Fact are incorporated herein as conditions of the Development Order. The Conceptual Master Site Plan (Maps H-1, H-2 and H-3) is attached as Exhibit C. The Development is hereby authorized to contain and the Developer is authorized to develop the property located in Pinellas County as follows:

Land Use	Amount
Governmental Institution (Office - Criminal Courts Complex)	500,000 gross square feet 33.6 acres
Correctional Institution (Jail Facility)	2,061,000 gross square feet 63.1 acres 4,609 beds
Water	1.1 acres
Wetlands	3.2 acres

4.3.2 Development will occur according to the following three phases (note: amounts are cumulative):

		PHASES (Years)		
LAND USE	Existing	I (1992-95)	II (1996-00)	III (2001-10)
Governmental Institution (GSF)	147,123	500,000	500,000	500,000
Correctional Institution (GSF)	424,000	660,000	1,137,000	2,061,000
(BEDS)	1,675	2,443	4,171	4,811(*)

(*) Note: 202 beds will be removed (A & B barracks demolition) in Phase III, resulting in a cumulative buildout of 4,609 beds.

4.3.3 Buildout is projected for the year 2010.

4.4 Energy Conservation

4.4.1 The following energy conservation measures shall be implemented throughout the development:

A) Non-motorized paths or sidewalks shall be provided and designed to minimize distances between points of destination within the project. Trees will be planted along the sidewalks and buildings within the Criminal Courts Complex.

B) Bus service will be provided to the project. A shelter bus stop that is easily accessible will be located within the project and shall be available upon issuance of the certificate of occupancy for the 500,000th square foot of Criminal Courts Complex, or by December 31, 1995, whichever occurs earlier.

C) The new Criminal Courts Complex will be oriented and designed to reduce glass exposure to the east and west.

D) A computerized energy conservation program will be utilized in the Criminal Courts Complex to maximize shading on window walls to limit the amount of sunlight allowed inside the building. Passive energy controls will be implemented at the Jail Facility.

E) Effluent water will be reused from the Largo Wastewater Treatment Plant for landscape irrigation. However, utility or irrigation lines will not be placed in natural areas with native vegetation, though existing utility lines in these areas will be permitted to be maintained.

F) Waste heat recovery systems will be used to preheat water in the Criminal Courts Complex, where practical. No hot water will be provided in public restrooms in the Criminal Courts Complex. A value analysis for the implementation of solar water heaters or waste heat recovery units to preheat water for cooking, drinking and washing will be conducted for the Jail Facility prior to commencement of each phase of the project. This analysis will serve as the basis for implementation of such energy conservation measures. If the analysis indicates a monetary savings, then such measures will be implemented.

G) For the Criminal Courts Complex, maximum water temperature settings will be 110 degrees Fahrenheit, except for dishwashing equipment in the kitchen. Maximum water temperature settings for the Jail Facility will be as prescribed by the Florida Department of Corrections.

H) High-efficiency air conditioning systems will be installed at the Criminal Courts Complex and the Jail Facility.

I) Incandescent lighting will not be used in the project, except for minimal incidental purposes such as high-lighting art work and individual desk lighting.

J) The Criminal Courts Complex will have light-colored wall and roof surfaces to assist with reflection of solar heat.

K) Computerized energy management systems will be designed and installed in the project to maximize the efficient use of energy for cooling and lighting. This will include reducing levels of operation of air conditioning, heating and lighting systems during non-business hours.

4.4.2 The Developer shall coordinate the planning of the Jail Facility's energy systems with the Florida Solar Energy Center. Energy use and conservation will be regularly monitored by a qualified energy use analyst.

4.4.3 Information regarding energy conservation will be provided to all employees and shall be made available to the public.

4.5 Wetlands

4.5.1 All wetlands and water bodies within the boundaries of the project site and under the jurisdiction of the Florida Department of Environmental Regulation (DER) shall be preserved, in perpetuity, through the use of a restrictive covenant running with the land (see Exhibit B).

The covenant shall name the State of Florida as the benefiting party and shall provide the State, and specifically the Department of Community Affairs or any successor agency, with the right to require restoration and the right of enforcement, should the covenant be violated. The real property instrument that establishes the restrictive covenant shall be recorded by the Developer in the Official Records of Pinellas County within one year of the issuance of the development order. Prior to recordation, the covenant shall be approved by the Reviewing Entities and incorporated into the Development Order as an exhibit. Within 45 days after issuance of the development order, the Developer shall submit the proposed restrictive covenant to the Department for review.

Furthermore, the Cross Bayou Canal and Ditch No. 2 (the southern ditch) meet the definition for "conservation" according to the Tampa Bay Comprehensive Regional Policy Plan. Therefore, these areas shall remain so designated on the Conceptual Master Site Plan.

4.5.2 Buffer areas of native upland vegetation with a minimum width of fifteen (15) feet shall be retained around all wetlands and water bodies (see Exhibit B), including the Cross Bayou Canal and the two ditches. The upland buffers between the wetlands/water bodies and any type of development or land alteration shall be delineated with temporary construction fencing prior to construction to allow these areas to be maintained with existing native vegetation. If the native vegetation previously has been cleared, the Developer shall re-plant the buffer with native, transitional zone or upland vegetation. The use of pesticides, herbicides or fertilizers shall be prohibited in these buffers and the wetlands/water bodies they protect, unless specifically approved in writing by the Reviewing Entities, the Department of Environmental Regulation (DER), the Southwest Florida Water Management District (SWFWMD), and the Florida Game and Fresh Water Fish Commission. The Developer will use staked silt fences and hay bales to protect the wetlands/water bodies during construction.

4.5.3 The following impacts to wetlands and water bodies, as described in the Application, are allowed, if permitted:

A. Four box culverts across Ditch No. 1 (the northern ditch) (see Conceptual Master Site Plan);
B. Two bridge crossings across Ditch No. 2 (see Conceptual Master Site Plan);
C. Drainage outfalls with erosion protection;
D. Maintenance within Ditch No. 1 and Ditch No. 2, as necessary to preserve the drainage capacity;
E. Mitigation areas planted and maintained in the ditch bottom to compensate for wetland impacts;
F. Maintenance of existing utility lines; and
G. Removal of exotic species such as Brazilian Pepper.

These impacts shall be minimized through careful design and management. Any additional impacts to, or alterations of, wetlands or water bodies not listed above shall require amendment of this Development Order after review and approval by the Reviewing Entities, the Tampa Bay Regional Planning Council, the DER, and the SWFWMD.

4.5.4 Any impacts (see A, B, and C above) to wetlands authorized by this Development Order shall be mitigated through the successful 1:1 in-kind (for same community type) replacement of wetlands within the same watershed in accordance with adopted rules and policies of Pinellas County, the DER and the SWFWMD. Where possible, wetland creation should take advantage of areas that may have historically been wetlands. Detention ponds, preservation of viable on-site wetlands, lakes or open water areas

shall not be acceptable for wetland mitigation. Newly-created wetlands and littoral shelves used as mitigation shall be monitored quarterly for the first year and semi-annually for the next two years. Additional planting shall be required, if necessary, to maintain an 85 percent survival of planted species at the end of monitoring.

4.5.5 The Developer shall conduct wetland enhancement along the Cross Bayou Canal and the two ditches within the boundaries of the project site. This enhancement will include the effective removal of exotic species, such as Brazilian Pepper trees. In addition, wetland vegetation will be planted at appropriate elevations along the slopes of Ditch No. 2 in order to create a natural appearing canal that will provide wildlife habitat and stormwater runoff filtration. (Note: the upland buffer required by section 4.5.2 above, will be located landward of the wetland vegetation to be planted along Ditch No. 2.)

4.6 Surface Water Management

4.6.1 No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate drainage/stormwater management facilities will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance Pinellas County Comprehensive Plan.

4.6.2 In order to protect water quality, the stormwater management system shall be designed, constructed and maintained to meet or exceed current regulatory standards, including Chapters 17-25, and 40D-4, Florida Administrative Code. Treatment shall be provided by biological filtration and by filter underdrain systems consistent with the criteria of Chapter 40D-4, F.A.C.

4.6.3 The Developer shall conduct inspections of the surface water management system on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage/treatment for which it was designed and intended. The regularity of these inspections shall be as specified in the SWFWMD and DER permits for the project. The results of the inspections shall be included in the Annual Report for that year. If the inspections indicate that applicable state water quality standards are not being met, the violation shall be reported to the DER and the SWFWMD immediately, and all construction within the sub-basin(s) where the violation is noted shall cease until the violation is corrected, or if the specific activities which are causing the violation can be identified, all such activity shall cease until the violation is corrected.

4.7 Wildlife and Vegetation

4.7.1 Site development related activities shall not result in the Harming, pursuit or harassment of wildlife or plant species classified as endangered, threatened or a species of special concern by either the state or federal government in contravention of applicable state or federal laws. Should listed species be determined to be residing on, or be otherwise significantly dependent upon the project site, the Developer shall cease all activities which might negatively affect that individual or population and immediately notify the Department, the Florida Game and Fresh Water Fish Commission (FGFWFC), the United States Fish and Wildlife Service (if related to a federally listed species), and the Florida Department of Agriculture and Consumer Services (if related to a listed plant species). Proper protection and habitat management, to the satisfaction of the agencies, shall be provided by the Developer. "Harming" and "harassment" as used in this condition shall be defined in the same manner as "harm" and "harass" respectively are defined in 50 CFR Section 17.3.

4.7.2 Prior to any land clearing or construction activities, the Developer shall obtain any applicable permit or authorization from the FGFWFC for the proposed relocation of the single gopher tortoise, which has been documented as foraging on the project site (burrow located offsite), to the Pinellas County preservation area located in the northeastern portion of the County.

4.8 Floodplains and Disaster Preparedness

4.8.1 The first floor of all buildings will be constructed to an elevation that is above the 100-year flood elevation, as defined by the Federal Emergency Management Agency Flood Insurance Rate Maps.

4.8.2 All fill within the 100-year floodplain, as defined by the Pinellas County Stormwater Management Plan (SWMP-1981), shall be compensated by one to one mitigation to maintain the amount of onsite flood storage that existed prior to development.

4.8.3 Within one year after issuance of the Development Order, the Developer shall prepare a Hurricane Evacuation and Recovery Plan for the Pinellas County Criminal Courts Complex and Jail Facility which will be reviewed and approved by local emergency management officials and the Department. The hurricane evacuation plan shall be consistent with the Application and shall address and include, at a minimum, the following items: operational

procedures for the warning and notification of all employees, inmates and visitors prior to and during a hurricane watch and warning period; the onsite shelter plan; an alternative relocation shelter plan; and a hurricane awareness program. The plan shall identify the steps that will be taken to minimize property damage and to protect human life, including detailed emergency operating procedures.

4.8.4 The buildings within the Jail Facility that will be used for vertical evacuation will be designed and constructed so that the second floor is elevated above the flooding and storm surge associated with a category 4 hurricane event, as defined by the Hurricane Storm Tide Atlas for Pinellas County prepared by the TBRPC and the Department. The buildings that will be used for vertical evacuation will be designed and constructed to withstand the storm surge and flooding associated with such hurricane event.

4.9 Historic Preservation

4.9.1 In the event of discovery of any archaeological artifacts during project construction, the Developer shall stop construction in that area and immediately notify the Reviewing Entities and the Division of Historical Resources in the Florida Department of State. Proper protection of such artifacts, to the written satisfaction of the Reviewing Entities and the Division of Historical Resources, shall be provided by the Developer prior to re-commencement of development.

4.10 Water Supply

4.10.1 Potable water shall be provided to the project by the Pinellas County Water System. No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate potable water capacity will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance Pinellas County Comprehensive Plan. This shall address the necessity for adequate water supply for fire fighting.

4.10.2 Where irrigation is needed, the Developer shall utilize treated effluent from the Largo Wastewater Treatment Facility.

4.10.3 The planning and development of this project shall conform to, and further the rules and guidelines adopted by the SWFWMD for the Northern Tampa Bay Water Use Caution Area (Rule 40D-2.801(3)(c), F.A.C., and Section 7.3 Basis of Review For Water Use Permit Applications).

4.10.4 For the purpose of potable water conservation, the Developer shall install high-efficiency (low volume) plumbing fixtures, appliances, and other water conserving devices. This shall include the installation of toilets requiring no more than 1.6 gallons per flush, and self-closing and/or metered water faucets.

4.10.5 For the purpose of water conservation, Xeriscape landscaping, as defined in section 373.185, Florida Statutes, shall be utilized throughout the project. Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the greatest extent practicable.

4.11 Wastewater

4.11.1 Wastewater treatment shall be provided by the City of Largo. No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless and until the City of Largo certifies that adequate wastewater collection, treatment and disposal capacity will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance City of Largo Comprehensive Plan.

4.11.2 The Developer shall be responsible for the regular monitoring of onsite wastewater collection lines for leaks and ruptures. Faulty lines shall be replaced as quickly as possible.

4.11.3 Disposal of commercial and industrial hazardous waste into the wastewater system shall be prohibited.

4.12 Solid Waste

4.12.1 No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate solid waste collection and disposal capacity will be available concurrent with the impacts of the proposed development at the levels of service adopted in the in compliance Pinellas County Comprehensive Plan.

4.13 Fire Protection

4.13.1 First response fire and emergency services will be provided by the City of Pinellas Park Fire Department. The Developer shall coordinate the design and construction of the project with the City of Pinellas Park Fire Department to ensure proper fire protection. No building permit shall be issued for the Pinellas County Criminal Courts Complex and Jail Facility development unless adequate fire and emergency services will be available to

the satisfaction of the City of Pinellas Park concurrent with the impacts of the proposed development.

4.14 Transportation

4.14.1 When certificates of occupancy have been issued for 500,000 gross square feet of Criminal Courts Complex and 660,000 gross square feet (or 2,443 beds) of Jail Facility, or by December 31, 1995, whichever occurs earlier, annual p.m. peak hour external project trip monitoring shall be required as part of the Annual Report in order to determine the project's actual external trip generation characteristics as compared to the trip generation projected in the Application. The methodology for the monitoring program shall be approved in writing by the Reviewing Entities and the Florida Department of Transportation. If the annual monitoring indicates that the actual external trip generation exceeds the corresponding number of external trips projected in the Application by fifteen percent or more, then within ninety days of submission of the Annual Report, the Developer shall submit a notice of proposed change pursuant to Rule 9J-28.024, F.A.C., to address any potential increase in transportation impacts caused by the increase in external trip generation.

4.14.2 As indicated in the Application, the following roadway and intersection improvements are necessary to mitigate the transportation impacts of Phase I of the Pinellas County Criminal Courts Complex and Jail Facility:

	Development % Contribution	Required Improvement
Roadway Segments		
SR 688		
66th St - US 19	7.22	Add two lanes (6-lane)
US 19 - 49th St	7.56	Add two lanes (6-lane)
49th St - SR 686	5.06	Add two lanes (6-lane)
Intersections		
49th St and 140th Ave	5.5	Signalize
49th St and SR 688	7.2	Add EB and WB Thru-lane

However, the committed improvements to CR 296 (parallel reliever to SR 688), as described below, are projected to mitigate the Phase I transportation impacts of the Development on SR 688 (Ulmerton Rd.), including the above referenced roadway segments and the intersection of 49th Street and SR 688. The following improvements shall be constructed as scheduled pursuant to the timeframes listed below, or further issuance of building permits for the Development shall cease until the improvements are operational:

Improvement	Begin	Complete
CR 296 (6-laning)		
66th St - US 19	1994	1995
US 19 - 49th St	1993	1994
49th St to 28th St	1993	1994
49th St and 140th Ave (Signalize)		1995 or when warranted

4.14.3 As indicated in the Application, the following roadway improvements are necessary to mitigate the transportation impacts of Phase II of the Pinellas County Criminal Courts Complex and Jail Facility:

Roadway Segments	Development % Contribution	Required Improvement
SR 688		
66th St - US 19	8.41	Add enhanced arterial (*)
US 19 - 49th St	8.86	Add enhanced arterial
SR 686		
US 19 - 49th St	5.45	Add two lanes (6 lane) and enhanced arterial

(*) Note: Enhanced arterial treatment provides a fourth outside lane in each direction, which functions as a continuous right turn lane.

However, the improvements described below are projected to mitigate the Phase II transportation impacts of the Development. The following improvements shall be constructed as scheduled pursuant to the timeframes listed below, or further issuance of building permits for the Development shall cease until the improvements are operational:

Improvement	Begin	Complete
CR 296 (6-laning)		
66th St - US 19	1994	1995
US 19 - 49th St	1993	1994
49th St to 28th St	1993	1994
SR 688 (6-laning) US 19 - SR 686	FDOT - Begin construction FY 95/96	
SR 686 (6-laning) US 19 - 49th St	FDOT - Begin construction FY 94/95	

4.14.4 Prior to the initiation of Phase III, the Developer shall conduct a transportation monitoring/modeling study. Said study shall ascertain the level of service (LOS) on

facilities where the Pinellas County Criminal Courts Complex and Jail Facility project is estimated or known to contribute an amount of traffic greater than or equal to five percent (5%) of peak hour LOS D maximum service volume of the roadway. The methodology of the transportation monitoring/modeling study shall be submitted to the Tampa Bay Regional Planning Council, the Reviewing Entities, and the Florida Department of Transportation (FDOT) for review and approval. The four approving agencies will approve or disapprove the methodology within 30 days after submission by the Developer. The final methodology shall follow accepted transportation and engineering standards. Pinellas County may propose the inclusion and potential consideration of prior capital expenditures and urban mobility in the monitoring/modeling study. "Urban mobility" shall be as defined in the then existing in compliance Pinellas County Comprehensive Plan.

The results of the transportation monitoring/modeling study shall be provided to the Reviewing Entities, the Tampa Bay Regional Planning Council, and the FDOT for review and approval, and to the City of Largo for comment. The agencies shall review the study and respond to the Developer in writing within 30 days after receipt of the study. The Development Order shall be amended based on the approved study, pursuant to Rule 9J-28.024, Florida Administrative Code. The amended Development Order shall specify the amount of development which may be permitted without resulting in deficient levels of service (i.e., establish an approved development sub-stage), and/or the transportation improvements that will need to be available with the impacts of the proposed development, according to the applicable statutes, rules and regulations in effect at the time the Development Order amendment is issued.

4.14.5 In addition to the above requirements for transportation, the Pinellas County Criminal Courts Complex and Jail Facility shall be subject to and comply with the Pinellas County concurrency management system.

4.15 Planning and Design Features

4.15.1 Primary Design Feature

A. The Pinellas County Criminal Courts Complex and Jail Facility is located in an urban area and promotes urban infill.

B. The Development's measures to assist the employees in acquiring or renting affordable housing shall include the following:

1. Development of an information package listing and outlining all programs available to assist potential homebuyers in acquiring affordable housing. The information package will also include a Resource Directory containing a listing of rental housing unit opportunities in Pinellas County. The Pinellas County Community Development Department (PCCD) will be the contact agency for further information.

2. The information package shall be made readily available at the Pinellas County Criminal Courts Complex and Jail Facility. In addition, the information package shall be provided to all existing employees, and to all prospective and recently-hired employees through the application and hiring process.

3. Pinellas County shall arrange general meetings to be conducted by appropriate knowledgeable persons, on at least an annual basis, at the project site to inform and update employees about the available programs and opportunities for obtaining owner or rental affordable housing. The PCCD will provide assistance in arranging for employees to meet with counselors to discuss in more detail the affordable housing programs.

4. Pinellas County shall arrange general meetings to be conducted by appropriate knowledgeable persons, on at least an annual basis, at the project site to provide on-going counseling on home maintenance and repair, and personal finances (housing budget).

5. In prioritizing the allocation of funds for the available affordable housing programs, the County shall include as a consideration employment at the Pinellas County Criminal Courts Complex and Jail Facility.

4.15.2 Secondary Design Features

A. Transportation System Management. The Developer shall prepare and implement a TSM program within two years after issuance of the Development Order. The TSM program shall be submitted to the Reviewing Entities, the TBRPC and FDOT for review and approval. The TSM program will include the following components:

1. Transit Routes and Access Management
   - Onsite bus shelter
   - One-way circulation for buses onsite
   - Two accessways (one signalized) directly onto

49th Street
- Two accessways from the southern parking area onto 140th Avenue which connects to 49th Street (signalized)

2. Truck Restrictions
   - Separate areas for trucks and service and delivery vehicles from public areas

3. Work Scheduling
   - Staggered work hours and visitation schedules which do not correspond to peak hour travel times

4. Reduced Trip Demand
   - Provision of onsite eating facilities, including a cafeteria in the Criminal Courts Complex

B. Water Conservation. Reuse of treated wastewater effluent for irrigation shall be employed. In order to reduce irrigation water demand, Xeriscape landscaping principles, as defined by the Southwest Florida Water Management District and section 373.185, F.S., shall be implemented throughout the project. Water-saving plumbing devices shall be used in all construction. See section 4.10 of the Development Order for further clarification of water conservation measures.

C. Hazardous Waste Collection. The Developer shall ensure that all hazardous waste generated at the Development is completely destroyed at an EPA permitted disposal facility. The Developer shall maintain contracts for the collection of hazardous and bio-hazardous waste via licensed transporters. The Developer shall continue to manage hazardous materials through a comprehensive Hazardous Materials Management Plan, which includes management of the chemical inventory and establishment of "Hazmat" monitors at the Development.

D. Recycling of Solid Waste. The Developer shall establish and maintain contracts for office paper recycling at the Pinellas County Criminal Courts Complex and Jail Facility. This program will include recycling of appropriate office paper, computer "green bar" paper and corrugated cardboard.

PART V. DEVELOPMENT ORDER AMENDMENTS

This Part V shall specify and contain any and all approved changes or amendments in this Development Order from the original Application and Development Order issued by the Department, and

recorded with the Clerk of the Courts Office, Board Records, Pinellas County Courthouse, 315 Court Street, Clearwater Florida, 34616. It is the purpose and intent of the Reviewing Entities that all terms, general provisions and conditions of the Development Order shall continue in full force and effect, except as that Development Order has been specifically altered by the changes and amendments identified in this Part V. Any future changes or amendments to the original Development Order as approved and incorporated in this Development Order shall be specified below sequentially and identified in this Part V. by the dates of their approval and incorporation in new Development Orders issued by the Department. In addition to the requirements for proposed changes pursuant to 9J-28, F.A.C., changes as submitted shall be reviewed under, and are subject to, requirements of the local government comprehensive plan and agency rules and regulations in effect at the time the proposed changes are submitted.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE SUBJECT APPLICATION IS APPROVED AND DEVELOPMENT WITHIN PINELLAS COUNTY BY PINELLAS COUNTY, KNOWN AS THE PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY IS HEREBY DESIGNATED AS A FLORIDA QUALITY DEVELOPMENT, SUBJECT TO THE TERMS, GENERAL PROVISIONS AND CONDITIONS IN THIS DEVELOPMENT ORDER.

DEPARTMENT OF COMMUNITY AFFAIRS

Date 10/28/92 By Mary Anne McMullen
Asst Secretary

FILING AND ACKNOWLEDGEMENT
FILED, on this date, with the designated Department Clerk, receipt of which is hereby acknowledged.

Paula Fry 10/30

Jane R. Bass Date
Department Clerk

I, KARLEEN F. De BLAKER, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida.
Witness my hand and seal of said County, this 4th day of Nov A.D. 19 92.
KARLEEN F. De BLAKER, Clerk of the Circuit Court Ex-Officio Clerk to the Board of County Commissioners, Pinellas County, Florida.
By: K Wert
Deputy Clerk

LIST OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	Wetlands and Water Bodies
Exhibit C	Conceptual Master Site Plan
Exhibit D	Schedule of Activities

EXHIBIT A

LEGAL DESCRIPTION OF DEVELOPMENT SITE
PARCEL A

A tract of land, in the north ½ Section 4, Township 30 South, Range 16 East, according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence from the southeast corner of the southwest ¼ of the northeast ¼ of said Section 4; thence run North 33 feet, thence West 50 feet for the Point of Beginning. From the Point of Beginning, thence West 50 feet; thence North 150.9 feet, thence West 288.97 feet; thence South 150.91 feet; thence West 2096.58 feet; thence North 8°,470.17 feet; thence North 21°,955.37 feet; thence East ~~20.04~~ 2004 feet(s) to 49th Street North right-of-way; thence south 1350 feet(s) to the Point of Beginning. Containing 67.6 acres, more or less.

PARCEL B

A tract of land lying in the Southwest ¼ of the Northeast ¼ of Section 4, Township 30 South, Range 16 East according to plat of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 4; thence N 89°52'07" W, 388.31 feet; thence N 00°55'09" W, 33.0 feet for the Point of Beginning; thence N 00°55'09" W, 150.91 feet; thence S 89°52'07" E, 288.97 feet; thence S 00°42'31" E, 150.9 feet; thence N 89°52'07"W, 288.42 feet to the Point of Beginning. Containing one acre, more or less.

PARCEL C

The South 330 feet of Lot 7, PINELLAS GROVES, in the Northeast Quarter of Section 4, Township 30 South, Range 16 East, being the West ½ of the NW ¼ of the NE ¼ of said section, according to the plat thereof recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; and

The South 330 feet of that part of Lot 16 lying East and South of the Cross Bayou Canal, Pinellas Groves, in the Northwest Quarter of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, together with all interest of Grantors, if any, to Cross Bayou Canal and riparian rights thereto. Containing 9.58 acres, more or less.

PARCEL D

The following real property located and situated in Pinellas County, State of Florida, and more particularly described as follows:
Commencing at the South corner of Section 4, Township 30 South,

Range 16 East, run S. 89°57'22" E., 1313.56 feet to the Southwest corner of the East ½ of the Southeast ¼ of said Section 4; thence N. 00°46'00" W., along the West line of said East ½ of Southeast ¼, the same being the centerline of County Road No. 691 (49th Street North) a distance of 2647.66 feet, to the Northwest corner of said East ½ of the Southeast ¼; thence N. 00°42'32" W., along the West line of the Southeast ¼ of Northeast ¼ of said Section 4, the same being the centerline of said County Road No. 691, a distance of 400.10 feet; thence N. 89°27'13" E., 50.00 feet to a point of intersection with East right-of-way line of said County Road No. 691 for a Point of Beginning; thence N. 00°42'32" W., along said East right-of-way line, 720.00 feet; thence N. 89°27'13" E., 770.00 feet; thence S. 00°42'32" E., 720.00 feet; thence S. 89°27'13" W., 770.00 feet to a Point of Beginning. Containing ~~554,400 square feet~~ 12.7 acres, more or less.

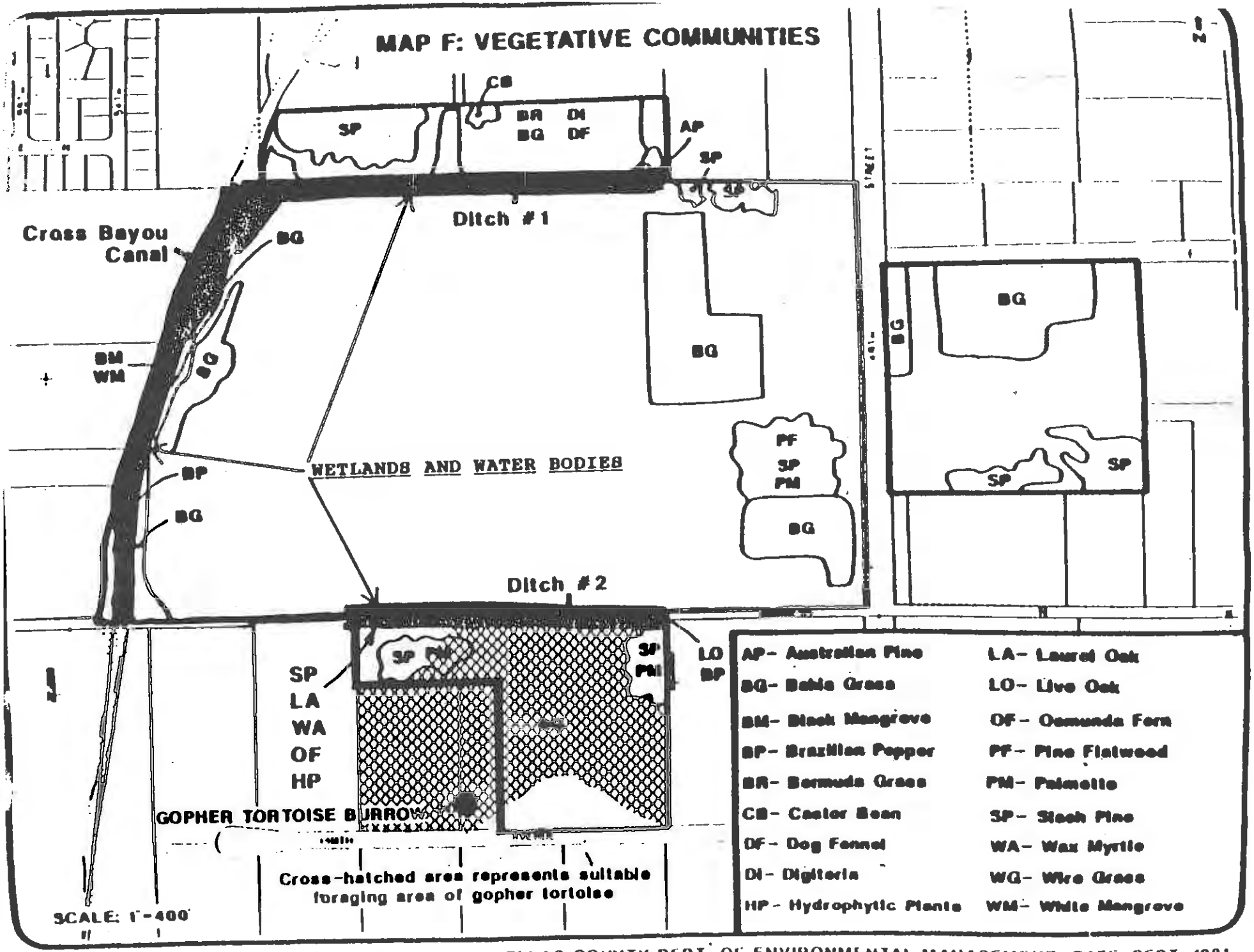
PARCEL E

Lot 12 and portions of Lots 11 and 10 in the plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, as recorded in Plat Book 82 on pages 49 thru 51 in the Public Records of Pinellas County, Florida, and lying within Section 4; Township 30 South, Range 16 East, Pinellas County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of Lot 12 of said Plat of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, said point also being a point on the northerly right-of-way line of 140th Avenue North; thence N. 89°53'25" W. along the southerly lines of Lots 12 and 11, respectively, also being along said northerly right-of-way line for 537.42 feet; thence leaving said southerly line N. 00° 06'35" E. along a line 130.86 feet East of and parallel to the westerly line of said Lot 11 for 470.00 feet; thence N. 89°53'25" W. along a line 470.00 feet North of and parallel to the said southerly line of Lots 11 and 10 for 465.00 feet to the point of intersection with the westerly line of said Lot 10; thence N. 00° 06'35" E. along said westerly line of Lot 10 for 179.75 feet to the Northwest corner of said Lot 10; thence S. 89°52'07" E. along the northerly line of said Lots 10, 11, and 12, respectively; said line also being the East/West centerline of said Section 4 (being the basis of bearings for this description) for 1002.42 feet to the Northeast corner of said Lot 12; thence S. 00°06'35" W. along the East line of said Lot 12 for 649.37 feet to the Point of Beginning and containing 9.93 acres, more or less.

LPA\Dev.Order.3\DW.gb

MAP F: VEGETATIVE COMMUNITIES

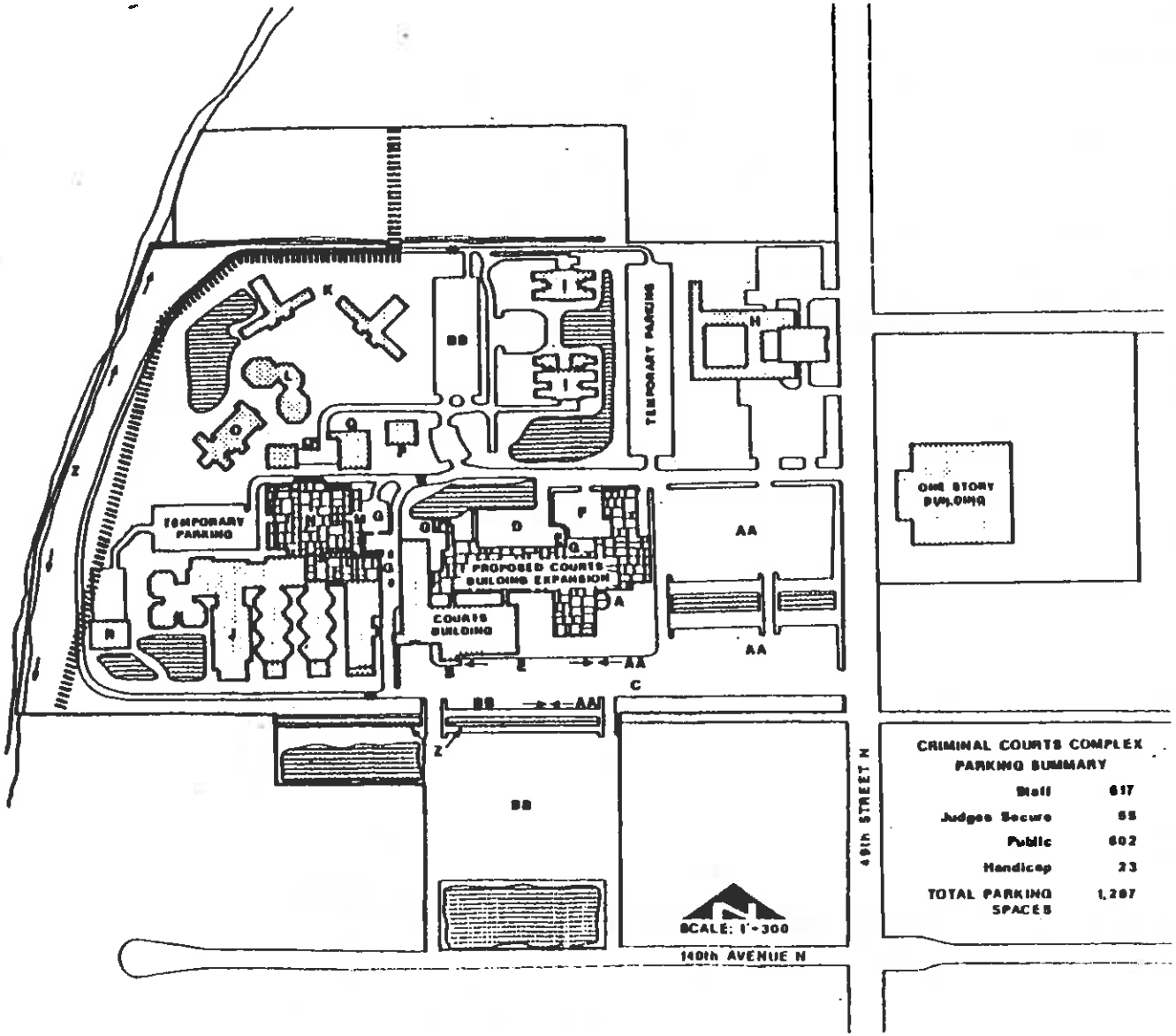


SOURCE: PINELLAS COUNTY DEPT. OF ENVIRONMENTAL MANAGEMENT DATE: SEPT. 1991

REVISED: MAY 1992

EXHIBIT B

PINELLAS COUNTY FLA.
OFF.REC.BK 8083 PG 2154



MAP H-1

PINELLAS COUNTY CRIMINAL COURTS COMPLEX/JAIL FACILITY EXPANSION

CONCEPTUAL MASTER SITE PLAN
PHASE ONE 1995

	NEW CONSTRUCTION THIS PHASE
	EXISTING BUILDING
	CONVEYANCE DITCH/DETENTION POND
	EXISTING SANITARY SEWER EASEMENT
*	JAIL SECURITY CHECKPOINT
A	PUBLIC ENTRY
AA	PUBLIC PARKING
B	STAFF ENTRY
BB	STAFF PARKING
C	BUS SHELTER
D	JUDGES SECURE PARKING
E	HANDICAP PARKING
F	SERVICE/LOADING AREA
G	SALLYPORT
H	JUVENILE DETENTION CENTER
I	MINIMUM CUSTODY FACILITY
J	MAXIMUM SECURITY FACILITY
K	A & B BARRACKS
L	C BUILDING
M	HOUSING TOWER
N	INTAKE/RELEASE CENTER
O	FEMALE SECURITY CENTER
P	VISITOR CENTER
Q	KITCHEN/DINING
R	MAINTENANCE
Z	PRESERVATION AREA (See also Exhibit 13-2)

CRIMINAL COURTS COMPLEX
PARKING SUMMARY

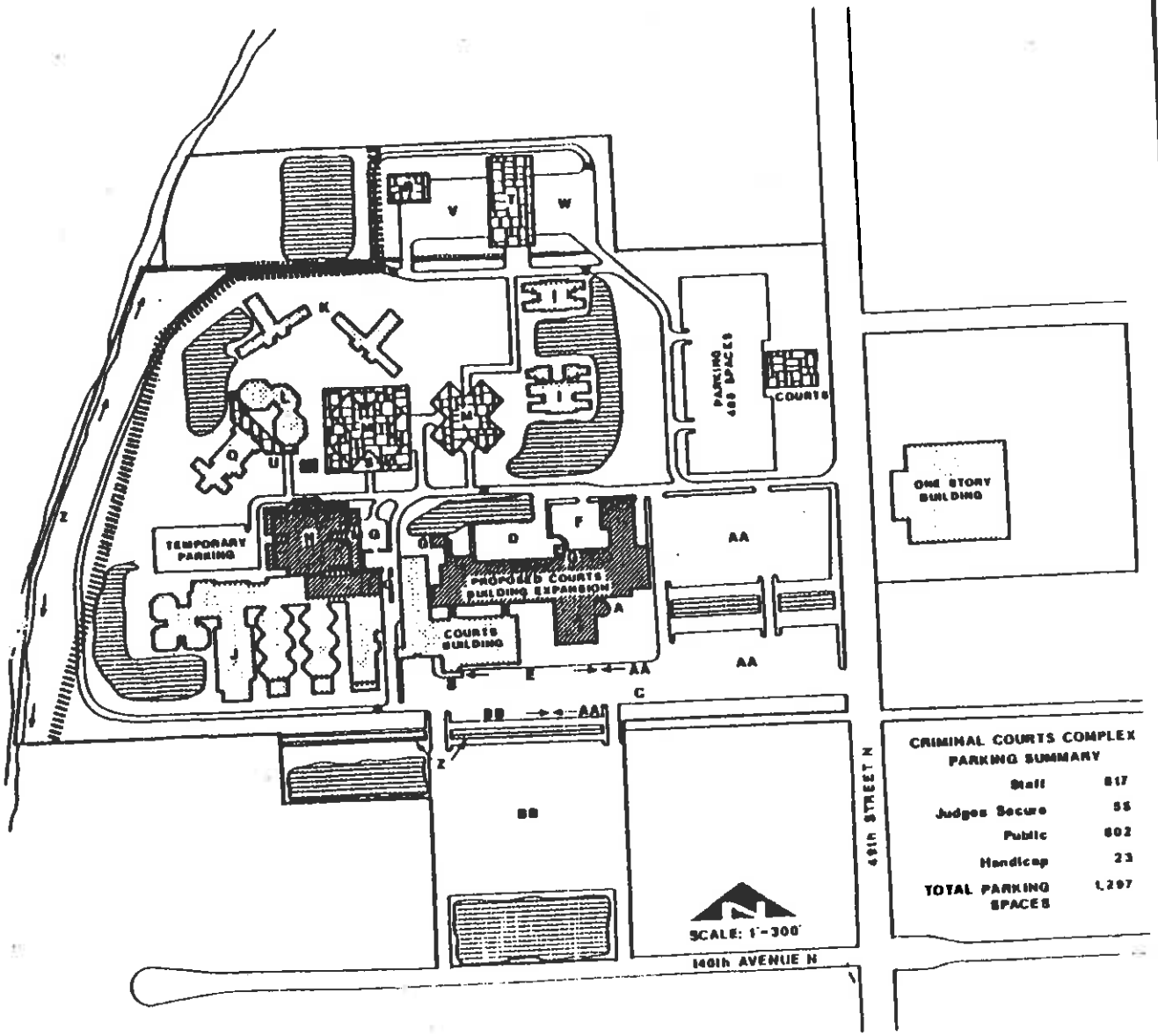
Staff	617
Judges Secure	55
Public	602
Handicap	23
TOTAL PARKING SPACES	1,297

NOTE: See Table 10-1 for Building Area Square Footage.

SOURCE: HOK, Inc., April 1991; Ranon & Partners, November 1991.

EXHIBIT C

PINELLAS COUNTY FLA.
OFF.REC.BK 8083 PG 2155



CRIMINAL COURTS COMPLEX PARKING SUMMARY	
Staff	817
Judges Secure	55
Public	802
Handicap	23
TOTAL PARKING SPACES	1,297

MAP H-2

PINELLAS COUNTY CRIMINAL COURTS COMPLEX/JAIL FACILITY EXPANSION

CONCEPTUAL MASTER SITE PLAN
PHASE TWO 2000

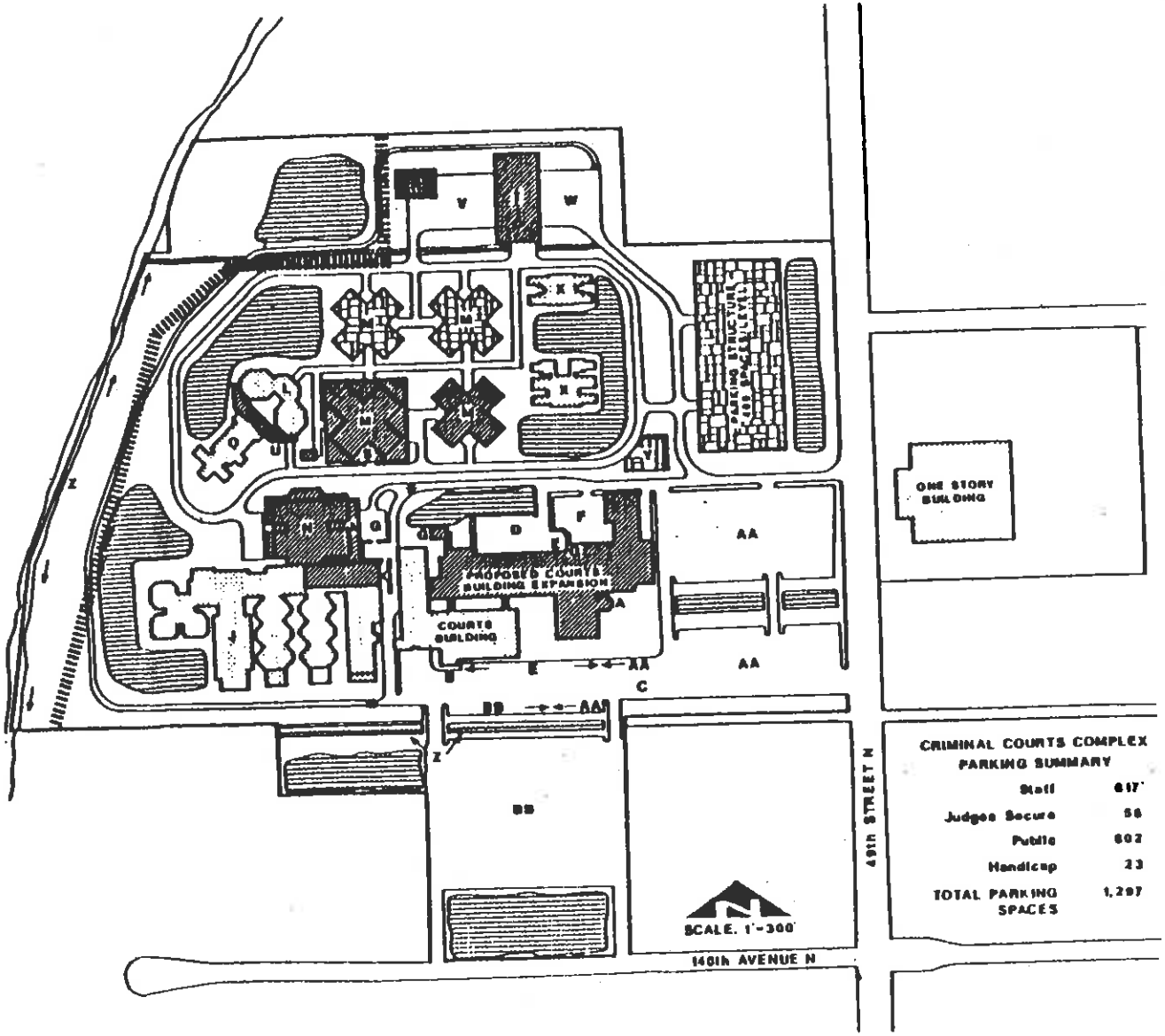
- NEW CONSTRUCTION THIS PHASE
- NEW CONSTRUCTION PREVIOUS PHASES
- EXISTING BUILDING
- CONVEYANCE DITCH/DETENTION POND
- EXISTING SANITARY SEWER EASEMENT
- * JAIL SECURITY CHECKPOINT
- A PUBLIC ENTRY
- AA PUBLIC PARKING
- B STAFF ENTRY
- BB STAFF PARKING
- C BUS SHELTER
- D JUDGES SECURE PARKING
- E HANDICAP PARKING
- F SERVICE/LOADING AREA
- G SALLYPORT
- I MINIMUM CUSTODY FACILITY
- J MAXIMUM SECURITY FACILITY
- K A & B BARRACKS
- L C BUILDING
- M HOUSING TOWER
- N INTAKE/RELEASE CENTER
- O FEMALE SECURITY CENTER
- R MAINTENANCE
- S MEDICAL HEALTH CENTER
- T FOOD SERVICE BUILDING
- U FOOD PREPARATION & VISITATION ANNEX
- V SECURE ACCESS SERVICE YARD
- W PUBLIC ACCESS SERVICE YARD
- Z PRESERVATION AREA (See also Exhibit 13-2)

NOTE: See Table 10-1 for Building Area Square Footage.

SOURCE: HOK, Inc., April 1991; Ranon & Partners, November 1991.

EXHIBIT C

PINELLAS COUNTY FLA.
OFF.REC.BK 8083 PG 2156



MAP H-3

PINELLAS COUNTY CRIMINAL COURTS COMPLEX/JAIL FACILITY EXPANSION

CONCEPTUAL MASTER SITE PLAN
PHASE THREE 2010

- NEW CONSTRUCTION THIS PHASE
- NEW CONSTRUCTION PREVIOUS PHASES
- EXISTING BUILDING
- CONVEYANCE DITCH/DETENTION POND
- EXISTING SANITARY SEWER EASEMENT
- ⊕ JAIL SECURITY CHECKPOINT
- A PUBLIC ENTRY
- AA PUBLIC PARKING
- B STAFF ENTRY
- BB STAFF PARKING
- C BUS SHELTER
- D JUDGES SECURE PARKING
- E HANDICAP PARKING
- F SERVICE/LOADING AREA
- G SALLYPORT
- J MAXIMUM SECURITY FACILITY
- L C BUILDING
- M HOUSING TOWER
- N INTAKE/RELEASE CENTER
- O FEMALE SECURITY CENTER
- R MAINTENANCE
- S MEDICAL HEALTH CENTER
- T FOOD SERVICE BUILDING
- U FOOD PREPARATION & VISITATION ANNEX
- V SECURE ACCESS SERVICE YARD
- W PUBLIC ACCESS SERVICE YARD
- X MEDIUM CUSTODY HOUSING BUILDING
- Y ENTRY CHECKPOINT & VISITOR SCREENING
- Z PRESERVATION AREA (See also Exhibit 13-2)

CRIMINAL COURTS COMPLEX PARKING SUMMARY

Staff	617
Judges Secure	56
Public	802
Handicap	23
TOTAL PARKING SPACES	1,297

NOTE: See Table 10-1 for Building Area Square Footage.

SOURCE: HOK, Inc., April 1991; Ranon & Partners, November 1991.

EXHIBIT C

PINELLAS COUNTY FLA.
OFF.REC.BK 8083 PG 2157

Exhibit D

SCHEDULE OF ACTIVITIES
Development Order Summary

The terms, general provisions and conditions of approval are as specified in the Development Order. Below is a summary of activities, as required by the Development Order. This summary is intended as an aid for implementation, and does not modify in any way the requirements of the Development Order (DO).

Activity (DO Reference)	Timeframe
Annual Report (3.11 and IV)	anniversary of DO
Housing Meetings (4.15.1 - B.3, B.4)	annually
Gopher Tortoise Permit (4.7.2)	prior to construction
Submit Proposed Restrictive Covenant (4.5.1)	45 days of DO
Record Restrictive Covenant (4.5.1)	one year of DO
Hurricane Evacuation Plan (4.8.3)	one year of DO
TSM Program (4.15.2 - A)	two years of DO
Shelter Bus Stop (4.4.1 - A)	December 31, 1995
Transportation Study (4.14.4)	prior to Phase III

I, KARLEEN F. DeBLAKER, Clerk of the Circuit Court and Clerk Ex-Officio, Board of County Commissioners, do hereby certify that the above and foregoing is a true and correct copy of the original as it appears in the official files of the Board of County Commissioners of Pinellas County, Florida.
Witness my hand and seal of said County.
this 9th day of Nov A.D. 1992.
KARLEEN F. DeBLAKER, Clerk of the Circuit Court Ex-Officio Clerk to the Board of County Commissioners, Pinellas County, Florida.
By: D K West
Deputy Clerk

COVENANTS RESTRICTING USE OF LAND

The undersigned, Chairman of the Board of County Commissioners of PINELLAS COUNTY, a political subdivision of the State of Florida, having been duly authorized by vote of the Board of County Commissioners, hereby make the following declarations as to limitations, restrictions, and uses to which the following described lands may be put, hereby specifying that said declarations shall constitute covenants to run with all of the described land, as provided by law, and shall be binding on all parties and all persons claiming under them, for the benefit of the STATE OF FLORIDA.

1. PINELLAS COUNTY (hereinafter the "County") sought designation as a Florida Quality Development from the Florida Department of Community Affairs (the "Department") for its development of the Pinellas County Criminal Courts Complex and Jail Facility. That designation was approved by the Department with specific conditions on October 28, 1992, and the Development Order for Designation of Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development ("FQDO") was recorded in the public records of Pinellas County, at Official Records Book 8083, page 2123 on November 6, 1992.

2. Under paragraph 4.5 of the FQDO, the County was required to enter into a restrictive covenant, running with the land,

preserving all wetlands and water bodies within the boundaries of the project governed by the FQDO.

3. The County declares the restrictions and provisions shall be applicable as stated, and hereby names the State of Florida (the "State") as the benefiting party. Furthermore, the County hereby grants to the State and the Department the right to require restoration and the right of enforcement, should any of the provisions of this restrictive covenant be violated.

4. To comply with the requirements of the FQDO, the County imposes restrictions described in paragraph 5 of this restrictive covenant on the following-described properties:

a. All wetlands and water bodies under the jurisdiction of the Florida Department of Environmental Regulation ("DER") located within a portion of Lots 12, 13 and 15, Pinellas Groves, Inc., in the Northwest 1/4 of Section 4, Township 30 South, Range 16 East, together with a portion of Lot 8, Pinellas Groves, Inc., in the Northeast 1/4 of said Section 4, according to the plat thereof recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being more particularly described as follows: (see Exhibit A, attached)

Begin at a point found by measuring from the center of said section, N 89°52'07" W, along the East-West centerline of said section, 1111.16 feet to the aforementioned point of beginning; thence continue N 89°52'07" W, along the south line of the aforesaid Lot 12, a distance of 63.18 feet, more or less to the centerline of Cross Bayou Canal; thence along said centerline, and binding therewith, by the following two (2) courses: 1) N 07°52'47" E, 474.75 feet; 2) N 21°14'04" E, 993.32 feet to the North line of the aforesaid Lot 13; thence S 89°30'58" E, along the north

line of the aforementioned Lots 13 and 15, a distance of 727.15 feet, more or less, to the Northwest corner of the said Lot 8; thence S 89°31'13" E, along the North line of said Lot, 663.01 feet to the Northeast corner thereof; thence S 00°48'56"E, along the East line of said Lot, 30.01 feet; thence N 89°31'13" W, 663.69 feet; thence N 89°30'58" W, 472.28 feet; thence S 40°25'26" W, 271.02 feet; thence S 34°22'50" W, 284.14 feet; thence S 02°15'29" W, 76.84 feet; thence S 21°29'49" W, 210.53 feet; thence N 68°30'11" W, 60.26 feet; thence S 19°00'39" W, 97.17 feet; thence S 07°44'50"W, 277.17 feet, thence S 13°43'54"W, 315.24 feet to the aforementioned point of beginning.

b. A tract of land being a portion of lots 10, 11 & 12 of AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT according to the map or plat thereof as recorded in Plat Book 82 on pages 50 & 51 of the public records of Pinellas County, Florida and lying within Section 4, Township 30 South, Range 16 East, Pinellas County, Florida and being more particularly described as follows: (see Exhibit B, attached)

Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 4 for a Point of Reference; thence N 89°52'07" W, along the East-West centerline of said Section 4, said line also being the North boundary line of said AIRPORT INDUSTRIAL PARK FIRST PARTIAL REPLAT, for 708.34 feet to the Northeast corner of Lot 12 of said Subdivision; thence S 00°06'35" W along the East line of said lot, for 3.37 feet, to the POINT OF BEGINNING; thence continue S 00°06'35" W, for 39.45 feet; thence leaving said line N 88°09'20" W, for 91.85 feet; thence N 89°52'26" W, for 100.00 feet; thence N 84°02'22" W, for 40.21 feet; thence N 82°53'22" W, for 58.43 feet; thence S 87°00'15" W, for 102.65 feet; thence N 88°55'07" W, for 96.51 feet; thence N 89°33'52" W, for 113.00 feet; thence N 87°46'27" W, for 87.56 feet; thence S 88°23'57" W, for 102.55 feet; thence S 89°07'13" W, for 102.02 feet; thence S 89°34'23" W, for 51.30 feet; thence S 89°45'23" W, for 57.31 feet to a point on the west line of Lot 10 of said Subdivision; thence N 00°06'35" E along said line, for 24.04 feet; thence leaving said line N 89°41'26" E, for 56.62 feet; thence S 89°37'10" E, for 138.00 feet; thence N 89°44'01" E, for 115.20 feet; thence S 89°52'07

E, for 153.50 feet; thence S 89°20'39" E, for 98.30 feet; thence N 87°39'19" E, for 111.10 feet; thence N 89°56'53" E, for 125.00 feet; thence N 89°00'09" E, for 81.22 feet; thence n 89°41'57" E, for 123.60 feet, to the POINT OF BEGINNING.

5. The County hereby establishes the property described in paragraph 4 of this restrictive covenant as preservation land, subject to all laws, rules and regulations governing such wetlands and water bodies, subject to the following permitted impacts:

a. Four box culverts across Ditch No. 1 as designated in Exhibit B of the recorded FQDO, and described as a portion of the property described in paragraph 4.a. of this restrictive covenant.

b. Two bridge crossings across Ditch No. 2 as designated in Exhibit B of the recorded FQDO, and described in paragraph 4.b. of this restrictive covenant.

c. Drainage outfalls with erosion protection.

d. Maintenance within Ditch No. 1 and Ditch No. 2, as necessary to preserve the drainage capacity.

e. Mitigation areas planted and maintained in the ditch bottom to compensate for wetland impacts.

f. Maintenance of existing utility lines.

g. Removal of exotic species such as Brazilian Pepper.

h. Any impacts to or alterations of the subject wetlands and water bodies required of the County stated in the FQDO.

i. Any additional impacts to or alterations of wetlands

and water bodies permitted by amendment of the FQDO and recorded in the public records of Pinellas County after review and approval by the Reviewing Entities (as defined in the recorded FQDO), the Tampa Bay Regional Planning Council, the DER, and the Southwest Florida Water Management District.

6. The above restrictions shall be and continue in full force and effect until such time as the land may be released from the restrictions by a recorded writing signed by the County and the State.

7. If any provision hereof or any part thereof is declared invalid by any court of competent jurisdiction, such invalidity shall not affect the enforcement of those provisions which are held valid. The invalidity of any portion of this instrument shall not affect the validity of the balance.

IN WITNESS WHEREOF, the undersigned has set his hand and seal on this Restrictive Covenant on this _____ day of _____, 1993.

ATTEST: Karleen F. DeBlaker
Clerk of Circuit Court

By: _____
Norma Grant, Deputy Clerk
315 Court Street
Clearwater, FL 34616

PINELLAS COUNTY, FLORIDA, by and through the Board of County Commissioners

By: _____
Charles Rainey, Chairman
315 Court Street
Clearwater, FL 34616

APPROVED AS TO FORM:
OFFICE OF THE COUNTY ATTORNEY

By: _____
Assistant County Attorney

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing Covenants Restricting Use of Land was acknowledged before me this _____ day of _____, 1993, by Charles Rainey, Chairman of the Board of County Commissioners of Pinellas County, Florida, who is personally known to me and who did not take an oath.

_____

Name:_____
Notary Public, State of Florida
My Commission Expires: _____

EXHIBIT A

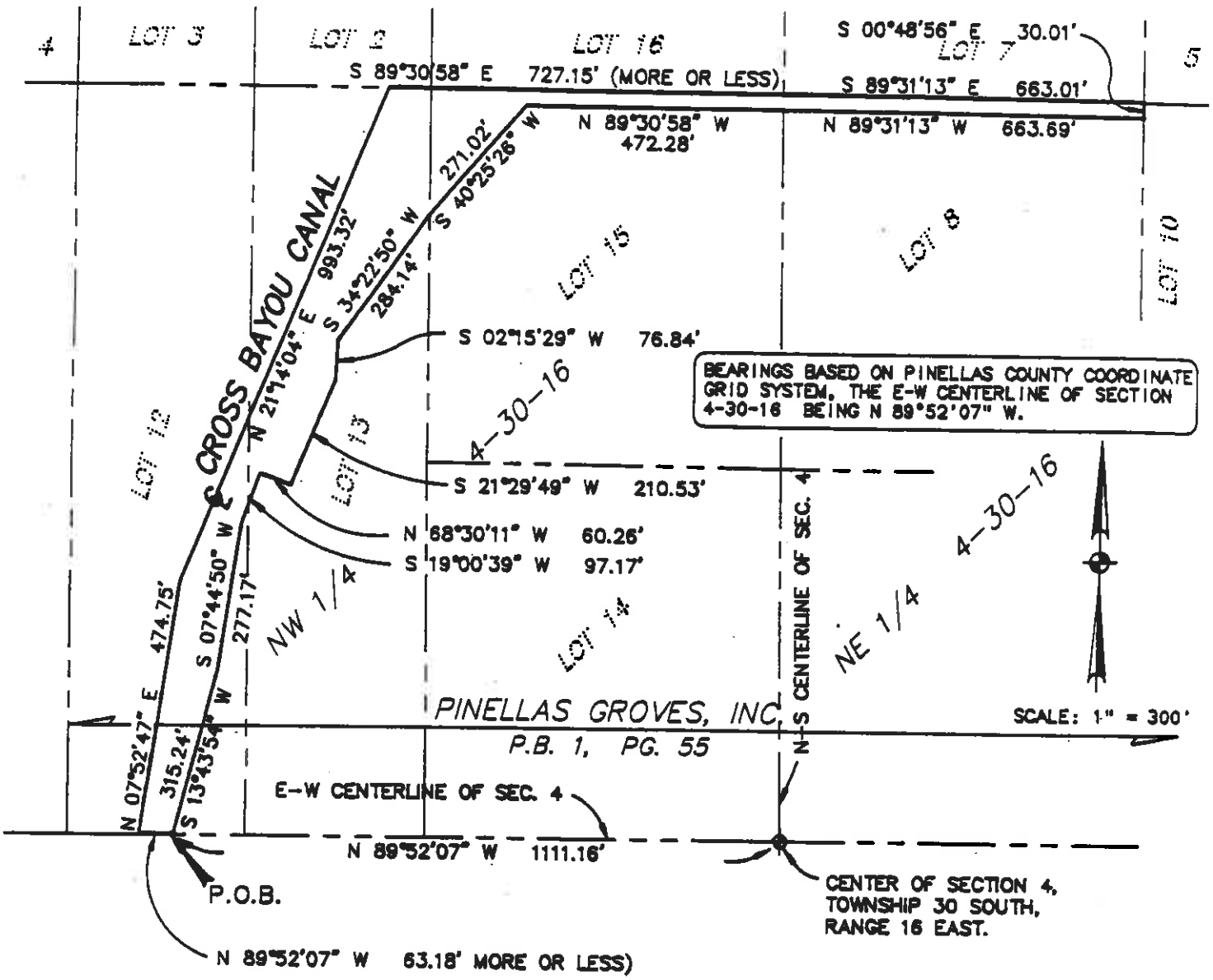
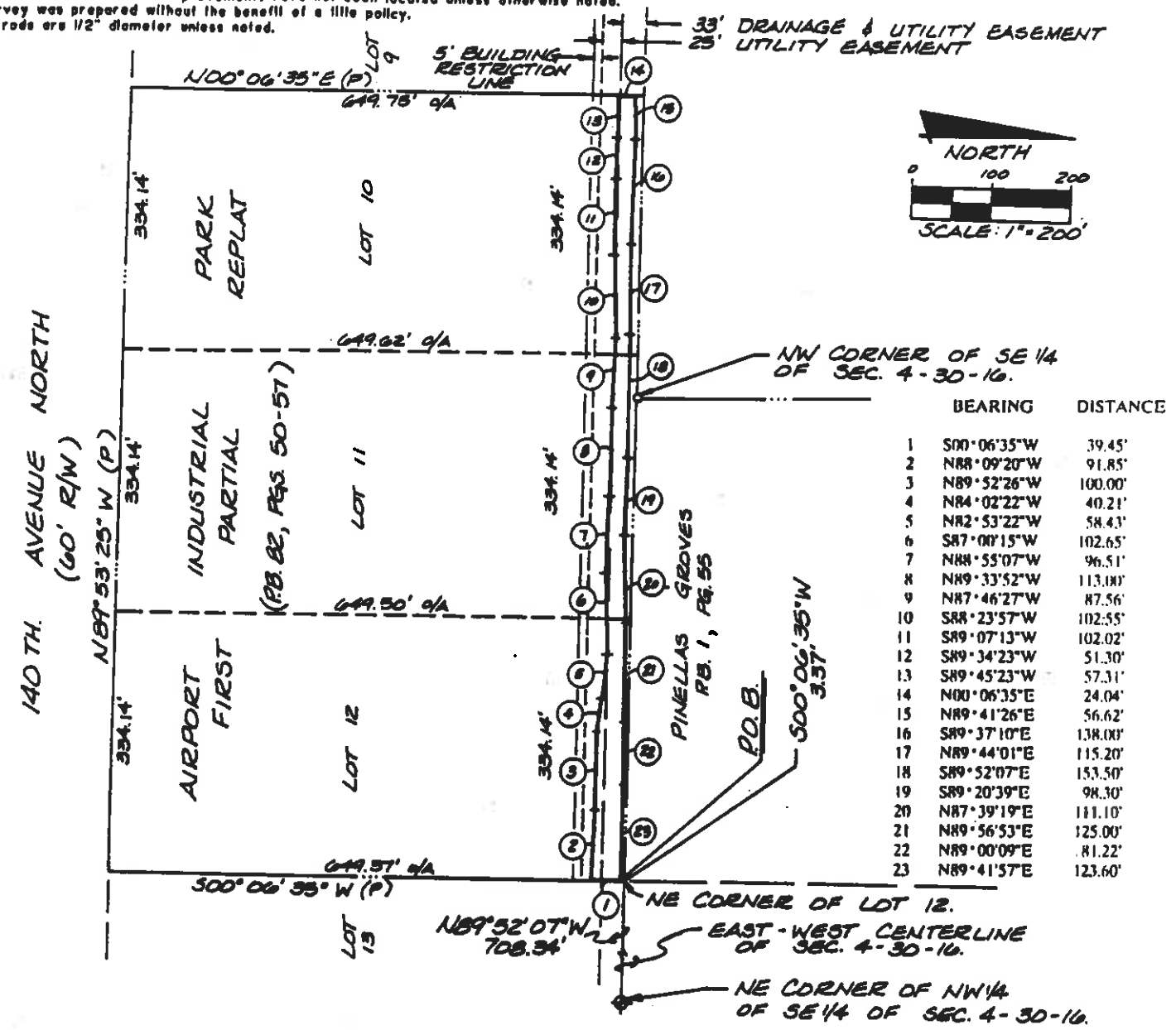

4
LOT 3
LOT 2
LOT 16
LOT 7
5
S 89°30'58" E 727.15' (MORE OR LESS)
S 00°48'56" E 30.01'
S 89°31'13" E 663.01'
N 89°30'58" W 472.28'
N 89°31'13" W 663.69'
271.02'
S 40°25'28" W
S 34°22'50" W 284.14'
N 21°14'04" E 993.32'
CROSS BAYOU CANAL
LOT 15
LOT 8
LOT 10
S 02°15'29" W 76.84'
BEARINGS BASED ON PINELLAS COUNTY COORDINATE GRID SYSTEM, THE E-W CENTERLINE OF SECTION 4-30-16 BEING N 89°52'07" W.
4-30-16
LOT 12
LOT 13
S 21°29'49" W 210.53'
N 68°30'11" W 60.26'
S 19°00'39" W 97.17'
S 07°44'50" W 277.17'
N 07°52'47" E 474.75'
NW 1/4
LOT 14
N-S CENTERLINE OF SEC. 4
NE 1/4
4-30-16
SCALE: 1" = 300'
PINELLAS GROVES, INC.
P.B. 1, PG. 55
S 13°43'54" W 315.24'
E-W CENTERLINE OF SEC. 4
N 89°52'07" W 1111.16'
P.O.B.
CENTER OF SECTION 4, TOWNSHIP 30 SOUTH, RANGE 16 EAST.
N 89°52'07" W 63.18' MORE OR LESS)

EXHIBIT B

Scale: 1" = 200' Job No. 0190-191-000.415 Section 4, Township 30 South, Range 16 East.

Bearings are based upon an assumed datum utilizing the recored plat, more specifically the bearing of: N89°52'07"W, BEING THE NORTH BOUNDARY LINE
Unless denoted otherwise, all bearings and distances were measured within an acceptable accuracy tolerance with the platted or deeded value.
There may be additional restrictions effecting this property that may be found in the Public Records of this County.
Underground installations and improvements have not been located unless otherwise noted.
This survey was prepared without the benefit of a title policy.
All iron rods are 1/2" diameter unless noted.



	BEARING	DISTANCE
1	S00°06'35"W	39.45'
2	N88°09'20"W	91.85'
3	N89°52'26"W	100.00'
4	N84°02'22"W	40.21'
5	N82°53'22"W	58.43'
6	S87°00'15"W	102.65'
7	N88°55'07"W	96.51'
8	N89°33'52"W	113.00'
9	N87°46'27"W	87.56'
10	S88°23'57"W	102.55'
11	S89°07'13"W	102.02'
12	S89°34'23"W	51.30'
13	S89°45'23"W	57.31'
14	N00°06'35"E	24.04'
15	N89°41'26"E	56.62'
16	S89°37'10"E	138.00'
17	N89°44'01"E	115.20'
18	S89°52'07"E	153.50'
19	S89°20'39"E	98.30'
20	N87°39'19"E	111.10'
21	N89°56'53"E	125.00'
22	N89°00'09"E	81.22'
23	N89°41'57"E	123.60'

ORDER RESCINDING FQD DEVELOPMENT ORDER FOR PINELLAS COUNTY CRIMINAL COURTS COMPLEX AND JAIL FACILITY

WHEREAS, the Florida Quality Developments ("FQD") Program was created to encourage developments that qualified for development of regional impact ("DRI") review to exceed DRI requirements through innovative planning and design features that take into consideration protection of Florida's natural amenities, the cost to local government of providing services to a growing community, and the high quality of life Floridians desire in exchange for expeditious review and other potential advantages to the developer, all as set forth in section 380.061, Fla. Stat.; and

WHEREAS, pursuant to an application submitted by Pinellas County (ADA 892-008), on October 28, 1992, the Department of Community Affairs issued a Development Order for Designation of Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development Under Section 380.061, Florida Statutes, and Rule 9J-28 (now Rule 73C-42.023), Florida Administrative Code (the "FQD Development Order"), which is recorded in the Public Records of Pinellas County, Florida, in Official Records Book 8083 beginning at page 2123; and

WHEREAS, the First Amendment to the FQD Development Order was issued on March 21, 1994 (File DCA 94-262 FOI-DRI), and is recorded in the Public Records of Pinellas County, Florida, in Official Records Book 8618 beginning at page 451; and

WHEREAS, the Second Amendment to the Development Order was issued on September 8, 2003 (DCA File 892-008); and

WHEREAS, the Department of Economic Opportunity ("Department") is the successor state land planning agency to the Department of Community Affairs and has jurisdiction regarding FQDs under section 380.061, Fla. Stat.; and

WHEREAS, in 2011, the Florida Legislature amended section 380.06, Fla. Stat., to create subsection (29) to exempt developments located in Dense Urban Land Areas from DRI review; and

WHEREAS, pursuant to section 380.115, Fla. Stat., if a DRI is no longer required to undergo DRI review based on the exemption for Dense Urban Land Areas created by section 380.06(29), Fla. Stat., upon request of the developer or landowner, the development order shall be rescinded upon a showing that all required mitigation related to the amount of development that existed on the date of rescission has been completed or will be completed under an existing permit; and

WHEREAS, because an FQD otherwise qualifies as a development of regional impact, the provisions of sections 380.06(29) and 380.115, Fla. Stat., apply to FQDs as well as DRIs; and

WHEREAS, on July 23, 2013, the Pinellas County Board of County Commissioners adopted Resolution No. 13-72 requesting that the Department of Economic Opportunity rescind the FQD Development Order;

NOW, THEREFORE, BE IT ORDERED BY THE DEPARTMENT OF ECONOMIC OPPORTUNITY AS FOLLOWS:

I. FINDINGS OF FACT

1. The foregoing Recitals are incorporated herein as Findings of Fact.

2. Pinellas County is the developer and landowner of the Pinellas County Criminal Courts Complex and Jail Facility.

3. Pinellas County is a Dense Urban Land Area as defined by section 380.06(29)(a)3., Fla. Stat.

4. Pinellas County has demonstrated that all required mitigation related to the amount of development on the Pinellas County Criminal Courts Complex and Jail Facility property that exists on the date of rescission of the FQD Development Order has been completed.

II. CONCLUSIONS OF LAW

1. Based upon the foregoing Findings of Fact, it is concluded that Pinellas County has satisfied the conditions for rescission of the Development Order for Designation of Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development, as amended, pursuant to sections 380.06(29)(a)3. and 380.115, Fla. Stat.

III. ORDER

It is therefore ORDERED that the Development Order for Designation of the Pinellas County Criminal Courts Complex and Jail Facility as a Florida Quality Development, as amended, is hereby RESCINDED, and future development on the property shall be governed by Pinellas County, Florida, pursuant to its comprehensive plan and land development regulations.

WILLIAM B. KILLINGSWORTH
Director, Division of Community Development

NOTICE OF RIGHT TO APPEAL

THIS ORDER CONSTITUTES FINAL AGENCY ACTION UNDER CHAPTER 120, FLORIDA STATUTES. A PARTY WHO IS ADVERSELY AFFECTED BY FINAL AGENCY ACTION IS ENTITLED TO JUDICIAL REVIEW IN ACCORDANCE WITH SECTION 120.68, FLORIDA STATUTES, AND FLORIDA RULES OF APPELLATE PROCEDURE 9.030(B)(1)(c) AND 9.110.

TO INITIATE AN APPEAL OF THIS FINAL AGENCY ACTION, A NOTICE OF APPEAL MUST BE FILED WITH THE DEPARTMENT'S AGENCY CLERK WITHIN THIRTY (30) CALENDAR DAYS AFTER THE DATE THIS FINAL AGENCY ACTION IS FILED WITH THE AGENCY CLERK (SEE NOTICE OF FILING AND SERVICE BELOW). THE ADDRESS OF THE AGENCY CLERK IS:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
107 EAST MADISON STREET, CALDWELL BUILDING, MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX NUMBER 850-921-3230
Email: James.Bellflower@deo.myflorida.com

A DOCUMENT IS FILED WHEN IT IS RECEIVED BY THE AGENCY CLERK. THE NOTICE OF APPEAL MUST BE SUBSTANTIALLY IN THE FORM PRESCRIBED BY FLORIDA RULE OF APPELLATE PROCEDURE 9.900(a). A COPY OF THE NOTICE OF APPEAL MUST ALSO BE FILED WITH THE DISTRICT COURT OF APPEAL AND MUST BE ACCOMPANIED BY THE FILING FEE SPECIFIED IN SECTION 35.22(3), FLORIDA STATUTES.

AN ADVERSELY AFFECTED PARTY WAIVES THE RIGHT TO JUDICIAL REVIEW IF THE NOTICE OF APPEAL IS NOT TIMELY FILED WITH BOTH THE DEPARTMENT'S AGENCY CLERK AND THE APPROPRIATE DISTRICT COURT OF APPEAL.

NOTICE OF FILING AND SERVICE

I HEREBY CERTIFY that the above Order was filed with the Department's undersigned designated Agency Clerk and that a second original was furnished to the Honorable Kenneth T. Welch, Chairman, Pinellas County Board of County Commissioners, 315 Court Street, Clearwater, FL 33756, by U. S. Mail, this 6 day of NOVEMBER, 2013.

James W. Bellflower

James W. Bellflower, Agency Clerk
Department of Economic Opportunity
107 East Madison Street, MSC 110
Tallahassee, FL 32399-4128