

<b>No</b>	<b>Description</b>	<b>Projected Cost</b>
1	Elevator upgrades - Units I1, I2, I3, P1, P2, S1, S2	\$ 1,200,000.00
2	Replace fire pump, including wet pipe and backflow	\$ 81,658.34
3	Freezer and cooler doors in the kitchen	\$ 29,534.80
4	Mold Remediation	\$ 267,742.56
5	Chiller 1 Replacement	\$ 385,955.85
6	Exterior concrete Facade repairs and exterior waterproofing.	\$ 661,471.00
7	Cell doors and ERP panels. Waiting on quote for ERP system.	\$ 1,644,812.97
8	Floor and drain repairs in the kitchen	\$ 461,646.00
9	Sound system for inmate communication (Quote provided by Cornerstone)	\$ 408,227.76
10	Multiple kitchen equipment / cookware replacements needed	\$ 300,000.00
11	Plumbing infrastructure repairs and equipment necessary to keep the facility running.	\$ 387,880.00
12	Various Air-handling unit replacements - several units are original to the building and need of replacement, including pumps, valves and other components.	\$ 469,000.00
13	Electrical Infrastructure	\$ 1,428,000.00
14	Officer Workstations and control pods	\$ 110,000.00
15	Workstation PC upgrade for Control Panels	\$ 330,214.06
16	Cooling Towers - refurbishment	\$ 450,000.00
17	Chiller 3 Replacement	\$ 385,955.85
<b>Total Cost</b>		<b>\$ 9,002,099.19</b>

## PMB MAINTENANCE NEEDS

CRITICAL NEEDS	PRIORITY	COST
Connect main data network closet to UPS on second floor	1A	\$ 15,000.00
This equipment is critical to JSO maintaining a network connection		
Add radio room to emergency electrical panel	1B	\$ 20,000.00
Critical Infrastructure that needs to be on Emergency Power		
Test and Balance HVAC System. Install new VAV's with Electronic Controls and add to the BAS	1C	\$ 15,000.00
The HVAC system has been modified over the years and needs to be balanced. Adding Electronic Controls that can be adjusted and monitored remotely will allow us to maintain a more stable environment throughout the facility		
Install Ballistic Protection at both Entrances (Bay Street and Forsyth St)	1D	\$ 120,000.00
Physical barriers for our Security Personnel and staff is necessary to defend against outside threats		
Resurface Helicopter Landing Pad and Replace Landing Pad Lighting	1E	\$ 600,000.00
This surface is in serious decay and needs to be replaced ASAP to maintain a safe landing area		
Add building HVAC to Emergency Electrical Panel	1F	\$ 1,500,000.00
None of the HVAC system is currently connected to the emergency generator. During a local emergency, we need full use of our facility		
Add drill hall lights, mini splits, and AV equipment to emergency electrical panel	1G	\$ 40,000.00
This is a major center of operation and needs to be operational in the event of a local emergency		
Add ProWatch panels, cameras, gates and security desk to emergency electrical panel	1H	\$ 20,000.00
These items are critical to the safety and security of our building. If we experience a power outage, none of these critical systems are operational.		
Replace A/C supplemental units in 911 server room with mini splits or Liebert units	1	\$ 500,000.00
Currently these units are residential style units. They are several years old.		
Replace Bladder tank on 911 B/U Chiller	1	\$ 20,000.00
Approaching end of life - needs to be replaced		
Install back up compressor to com center air handler	1	\$ 75,000.00
Redundancy is important for this critical system that supports the Comm Center		
Replace 5 Liebert units in Data Center	1	\$ 625,000.00
These units were installed June 2011. As a key piece to the infrastructure, these will need to be replaced in the very near future.		

Add (3) 5 Ton Mini Split A/C units in Comm Center and hook up to 911 generator for backup cooling	2	\$ 60,000.00
Redundancy is critical for the 911 Communications Center. This will provide backup cooling for this critical space		
Add chiefs conference room AV equipment to emergency electrical panel	2	\$ 20,000.00
This is a major center of operation and needs to be operational in the event of a local emergency		
Add Sheriffs conference room lights and AV equipment to emergency electrical panel	2	\$ 20,000.00
This is a major center of operation and needs to be operational in the event of a local emergency		
Add Sheriff's Press Briefing room and AV equipment to emergency electrical panel	2	\$ 20,000.00
This is a major center of operation and needs to be operational in the event of a local emergency		
Add IDF's to emergency electrical panel	2	\$ 100,000.00
This will allow all JSO computers to remain on the network in the event of an outage, including laptops		
Add ISM to emergency Electrical Panel	2	\$ 100,000.00
This department is critical to the network operation of JSO and needs to be operational during a power outage		
	<b>TOTAL</b>	<b>\$ 3,870,000.00</b>
<b>THESE ITEMS BELOW ARE STILL NECESSARY IN THE NEAR FUTURE ALTHOUGH NOT CRITICAL TO OPERATIONAL INTEGRITY</b>		
Parking Garage - Clear drains and Clean the surface of debris semi-annually	2	\$ 20,000.00
Replace HVAC Water Treatment System	2	\$ 10,000.00
Replace main water shutoff valves east and west	2	\$ 20,000.00
Repair or replace skylights on East end around the mezzanine	2	\$ 160,000.00
Replace supplemental A/C units over 10 years old	2	\$ 80,000.00
	<b>TOTAL</b>	<b>\$ 290,000.00</b>
<b>THESE ITEMS BELOW WOULD NEED TO BE COMPLETED IF THE PMB WAS NOT REPLACED IN THE NEXT 5 YEARS</b>		
Replace gate controllers over 15 years old	2	\$ 80,000.00
Restrooms (8)- need to be remodeled ( all surfaces are in poor condition and/or difficult to maintain and sanitize )	2	\$ 800,000.00
Parking Garage - resurface and restripe	2	\$ 20,000.00
Forsyth Parking - resurface and restripe	2	\$ 20,000.00
Install cameras throughout PMB	2	
Landscaping - Refresh	2	
Replace Tile throughout PMB (especially 2nd floor)	2	\$ 600,000.00
Replace all carpet that is either heavily soiled or beyond end of life	2	\$ 150,000.00
Modernization of Elevators	2	\$ 150,000.00

PMB Roof - Replace (Under Warranty)	2	
Replace loading dock and parking garage entrance doors	2	\$ 15,000.00
	<b>TOTAL</b>	<b>\$ 1,835,000.00</b>
<b>TOTAL OF ALL ADDITIONAL ITEMS</b>		
		<b>\$ 5,995,000.00</b>
<b>CURRENT ONGOING REPAIRS AND MAINTENANCE</b>		
Replace (3) Air Handlers (In Progress)		\$ 600,000.00
This is being done through the current CIP for the Police Memorial Building		
Complete repairs of skylights over main corridor on the 2nd floor (In Progress)		
Several leaks over the past years. Project is nearly finished		
	<b>TOTAL</b>	<b>\$ 600,000.00</b>
<b>TOTAL ESTIMATED COST OF ALL MAINTENANCE AND REPAIRS</b>		
		<b>\$ 6,595,000.00</b>



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## OFFICE OF THE CITY COUNCIL

### **Topic: Status Report for the Administrative Services Facilities Working Group of the Council's Special Committee to Review JSO Primary Facilities**

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To date there have been three meetings of the Working Group (September 29, October 19 and November 9) with the next meeting scheduled for November 27. The Working Group Chair, Michael Boylan, invited Ryan Sitnik, a Business Development Director for Gilbane and Jacksonville resident, to serve as the group's Co-Chair. Mr. Sitnik's role largely is to identify the various design and build companies with extensive experience in building such facilities. Actively involved in the work of this group are various individuals from JSO as follows:

- Director Larry Schmitt – Police Services
- Chief Delores O'Neal – Support Services
- Chief Bill Clement – Budget
- Assistant Chief Scott Dingee – General Support Section (Patrol & Enforcement)
- Assistant Chief Jonathon Randolph - Information Services
- Ben Carder – Facilities Manager

#### September 29 Meeting

**Parking** – The meeting opened with a discussion regarding the immediate and ongoing concern about available parking. Collectively there are 465 parking spaces with overflow parking along the river which will eventually be lost due to pending development. By way of comparison there are 730 people working in the PMB. DIA CEO, Lori Boyer spoke to the possible use of nearby city-owned parking garages and the utilization of a shuttle to transport PMB staff (and those in the detention center).

**Existing Facilities & Conditions** – Chair Boylan encouraged JSO, beforehand, to be prepared to give an overview of the existing facility. Director Schmitt provided that overview of the facility and the operations contained therein. Mr. Carder provided an initial list of pressing needs. It ranged from an emergency generator, HVAC systems, building envelope to security.

**Actions for Next Meeting** – JSO leadership will refine and prioritize its immediate needs project list and meet with Sheriff Waters to ascertain his vision for the future Administration Services facility.

#### October 19 Meeting

**Existing Facilities Update** – Mr. Carder provided an updated & prioritized list of needs to be addressed in the short term.

**Future Facility** – Chief Delores O'Neal prepared and presented the first iteration of what JSO envisioned to be essential in a new facility, in a handout titled *Future of the Police Memorial Building*. It included the following:

- The ability to accommodate approximately 850 employees (as compared the 730 there today.)
- A modern more welcoming building with a secured parking facility

- Common space for community use
- The wherewithal to bring back into this centralized location various departments operating at satellite locations due to existing space limitations.
- A secure public service counter area and JSO “History Hallway.”

Chief O’Neal went on to share that JSO will be forming several subcommittees to determine such considerations as the relative priorities of various functions, layout, space and technology needs, etc.

**Actions for Next Meeting** – Chair Boylan asked that the presentation be made available to all those in attendance as many were representatives of the various design and build companies who would be making presentations of comparable projects in upcoming meetings in response to the vision outlined by JSO.

### November 9 Meeting

**Existing Facilities Update** – Assistant Chief Dungee distributed a revised list of immediate needs which totaled \$5,995,000 as estimated by area contractors.

**Future Facility** – Following extensive conversations with all the division chiefs of units that are currently in the existing facility and those not presently housed in the facility but should be, Assistant Chief Dungee went on to present an updated *Future of the Police Memorial Building* presentation. In it they addressed what they determined what the next 20 to 25 years would look like in terms of growth and new facilities needed. Items of particular focus included: a dedicated meeting space for leadership, an emergency operations center, more detective offices and interview rooms, crime labs, increased space for Professional Standards & Training Division, an expanded communication center, property evidence storage, etc.

**Subject Matter Experts Presentation** – Co-Chair Sitnik introduced representatives from Gilbane (a build company) and Arrington Watkins (architects). In their presentation they walked the group through the typical process for the planning, development, and construction of a new Administrative Services facility. The discussion then turned to the pros and cons of a new purpose-built facility versus the adaptation of an existing building. From there they turned to current trends in such facilities, hardening strategies, preparing for the technology of the future, sustainability, and the matter of proximity to such a facility to the detention center and courthouses. They concluded their presentation talking about the financing options and grant funding opportunities.

**Actions for Next Meeting** – Co-Chair Sitnik has invited representatives from HDR and Ajax to share their experience in building comparable facilities. He is looking to invite other law enforcement officials who have recently built new facilities to describe their experience and lessons learned. The meeting is schedule for November 27 @ 1:00 PM in the Lynwood Roberts Room

### Future Meetings

Given that we will be extending the Committee’s “mid-point” meeting until early February, at our November 27<sup>th</sup> meeting we will discuss the prospect of a January meeting with the expectation that JSO leaders will, in the interim, determine their preference of a purpose-built facility that (likely) would be within the proximity of the pre-trial detention center and other such facilities versus adapting an existing building. It will also provide JSO the opportunity to explore prospective candidates for adaptive use.