



# **JSO ADMINISTRATIVE SERVICES WORKING GROUP MEETING**

**PRESENTED BY:** ARCHITECTS DESIGN GROUP + CENTER FOR PUBLIC SAFETY

# ARCHITECTS DESIGN GROUP

- › **400+ Public Safety Facilities**
- › 60+ stand-alone 911 centers
- › **National leaders in Law Enforcement design trends for large-scale new and renovation projects**
- › Located only 2 hours from JSO
- › Experts in secure, hurricane-hardened, mission-critical facility design
- › 45+ staff who all specialize in the design of public safety facilities
- › We can start on this project immediately

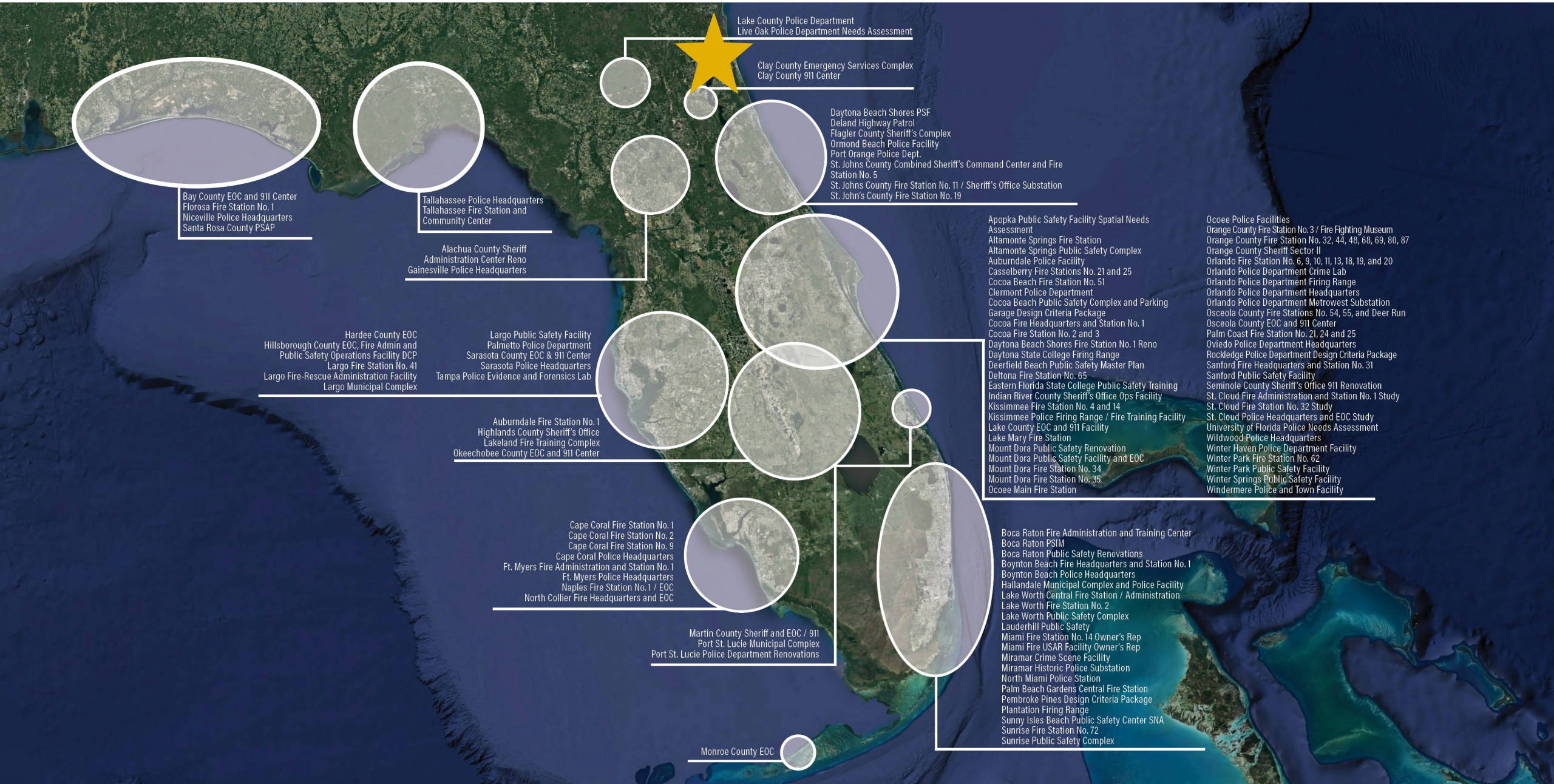


## SUPPORTED BY





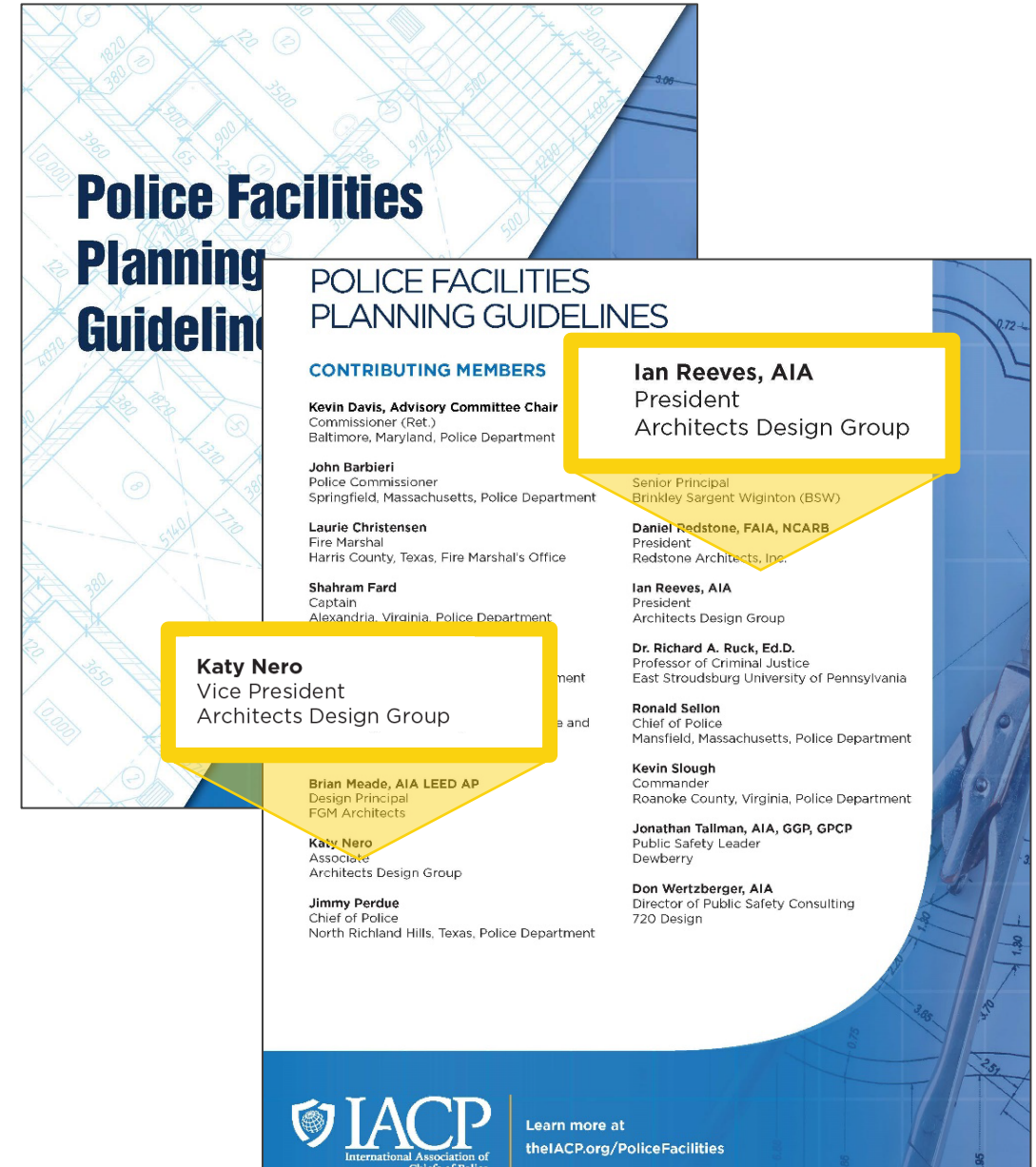
# ADG'S FLORIDA PUBLIC SAFETY EXPERIENCE





# LAW ENFORCEMENT STANDARDS

- › **IACP Police Facility Planning Guidelines**
- › **CALEA** | Commission on Accreditation for Law Enforcement Agencies
- › **CFA** | Commission for Florida Law Enforcement Accreditation
- › **IALEP** | International Association of Law Enforcement Planners
- › **IAPE** | International Associate for Property & Evidence
- › **NFPA** | National Fire Protection Association
- › **CPTED** | Crime Prevention Through Environmental Design
- › **DEM** | Department of Emergency Management
- › **FEMA** | Federal Emergency Management Agency
- › **APCO** | Association of Public-Safety Communications Officials
- › **DoD UFC-4** | Antiterrorism Standards

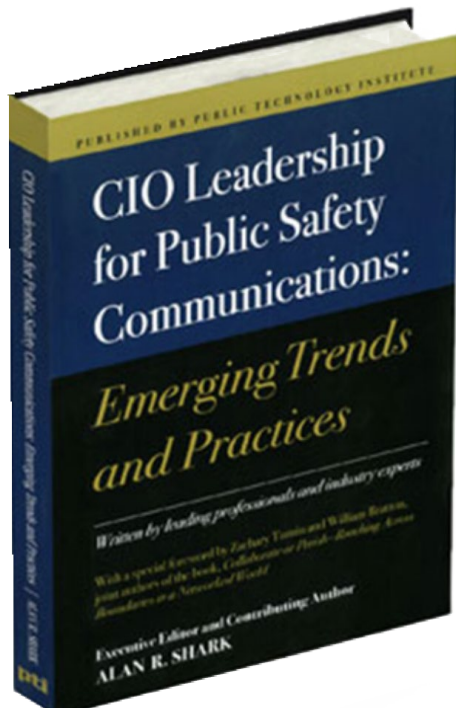




# PUBLIC SAFETY EXPERTISE

## Contributing Authors

- › APCO Emerging Trends and Practices
- › DHS / State of Florida EOC Guidance Publication
- › Public Safety Architecture Book







# CENTER FOR PUBLIC SAFETY



## STOCKTON REEVES

- Principal in Charge
- 34 Years of Experience
- Over 350+ Public Safety Projects

## WHAT MAKES US DIFFER

- Our personnel have spent their careers serving the public sector.
- For the past 23 years, the Center for Public Safety has been co-hosting facilities planning seminars for police, fire, EOC, 911 and sheriffs with ADG.
- Stockton serves as the Vice-Chair of the Winter Park Civil Service Board which is a regulatory entity over the police and fire department for the City of Winter Park.
- Stockton is a founding member of the Friends of the Winter Park Police and Fire Fighters Organization (501(c)(3) charity).

## PARTIAL LIST OF OUR PROJECTS:

- Apopka Police Staffing Study
- Sunny Isles Beach Staffing Study
- Charleston Police Staffing Study
- Deerfield Beach Staffing Study
- Green Bay Department Comparison Analysis
- Quincy Fire Space Needs Study
- Santa Rosa County EOC Space Needs Study
- Broadview Heights Fire Space Needs Study
- Columbia County Law & Justice Center Space Needs Study
- Sandy Springs Police & Municipal Court Space Needs Study
- Flagler County Sheriff's Office Space Needs Study
- Cape Coral Police Department Bond Referendum
- Cape Coral Public Safety Training Facility Needs Assessment
- Osceola County Roadway Bond Referendum
- Kissimmee Ordinance Referendums
- Lake County EOC Space Needs Study
- Billings EOC Space Needs Study
- Nacogdoches Space Needs Study
- Evangeline Parish Space Needs Study
- Polson Police, Fire, and Municipal Court Space Needs Study
- Covington Police and Communications Space Needs Study
- Byram Police and Communications Space Needs Study
- Gloucester Township Police and Communications and Municipal Court Space Needs Study
- West Melbourne Police Space Needs Study
- Miami Shores Police Space Needs Study
- Pelham Batesville Fire Space Needs Study
- Palmyra Police Space Needs Study
- Boone County EOC Space Needs Study
- Columbia Police Space Needs Study





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COMMUNITY

# PROJECT APPROACH



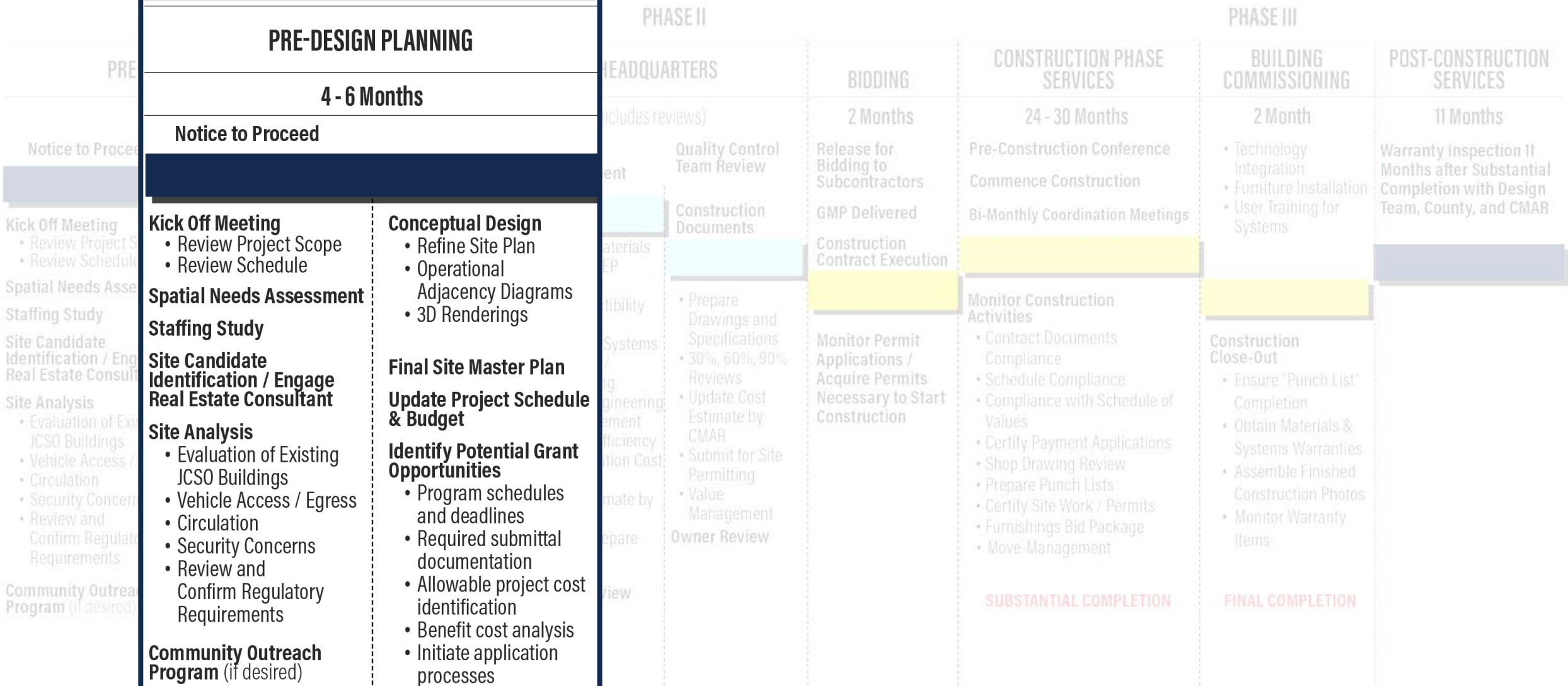
# JCSO METHODOLOGY CHART

PHASE I		PHASE II			PHASE III			
PRE-DESIGN PLANNING		DESIGN OF JCSO HEADQUARTERS			BIDDING	CONSTRUCTION PHASE SERVICES	BUILDING COMMISSIONING	POST-CONSTRUCTION SERVICES
4 - 6 Months		14 - 18 Months (includes reviews)			2 Months	18 - 24 Months	2 Month	11 Months
Notice to Proceed		Participatory Design Process	Design Development	Quality Control Team Review	Release for Bidding to Subcontractors	Pre-Construction Conference	• Technology Integration • Furniture Installation • User Training for Systems	Warranty Inspection 11 Months after Substantial Completion with Design Team, JCSO, and CMAR
<div></div>		Schematic Design	<div></div>	Construction Documents	GMP Delivered	Commence Construction		
Kick Off Meeting <ul style="list-style-type: none"><li>• Review Project Scope</li><li>• Review Schedule</li></ul>	Conceptual Design <ul style="list-style-type: none"><li>• Refine Site Plan</li><li>• Operational Adjacency Diagrams</li><li>• 3D Renderings</li></ul>	<div></div>	<ul style="list-style-type: none"><li>• Refine Materials</li><li>• Select MEP Systems</li></ul>	<div></div>	Construction Contract Execution	<div></div>		<div></div>
		Spatial Needs Assessment		<ul style="list-style-type: none"><li>• Constructibility Review</li><li>• Security Systems</li><li>• Finishes / Furnishing</li><li>• Value Engineering / Management</li><li>• Energy Efficiency for Operation Cost Savings</li><li>• Cost Estimate by CMAR</li><li>• CMAR Prepare Site</li></ul>	<ul style="list-style-type: none"><li>• Prepare Drawings and Specifications</li><li>• 30%, 60%, 90% Reviews</li><li>• Update Cost Estimate by CMAR</li><li>• Submit for Site Permitting</li><li>• Value Management</li></ul>		Monitor Construction Activities	
Staffing Study	Final Site Master Plan	Schematic Review & Approval			Monitor Permit Applications / Acquire Permits Necessary to Start Construction	<ul style="list-style-type: none"><li>• Contract Documents Compliance</li><li>• Schedule Compliance</li><li>• Compliance with Schedule of Values</li><li>• Certify Payment Applications</li><li>• Shop Drawing Review</li><li>• Prepare Punch Lists</li><li>• Certify Site Work / Permits</li><li>• Furnishings Bid Package</li><li>• Move-Management</li></ul>	Construction Close-Out <ul style="list-style-type: none"><li>• Ensure “Punch List” Completion</li><li>• Obtain Materials &amp; Systems Warranties</li><li>• Assemble Finished Construction Photos</li><li>• Monitor Warranty Items</li></ul>	
Site Candidate Identification / Engage Real Estate Consultant	Update Project Schedule & Budget	<ul style="list-style-type: none"><li>• Conceptual Plans: Refined</li><li>• Elevations / Materials</li><li>• Cost Estimate / Budget</li><li>• Feedback from Community and Stakeholders</li><li>• Hire CMAR</li></ul>						
Site Analysis <ul style="list-style-type: none"><li>• Evaluation of Existing JCSO Buildings</li><li>• Vehicle Access / Egress</li><li>• Circulation</li><li>• Security Concerns</li><li>• Review and Confirm Regulatory Requirements</li></ul>	Identify Potential Grant Opportunities <ul style="list-style-type: none"><li>• Program schedules and deadlines</li><li>• Required submittal documentation</li><li>• Allowable project cost identification</li><li>• Benefit cost analysis</li><li>• Initiate application processes</li></ul>	Construction Sequencing Plan with CMAR		Owner Review				
Community Outreach Program (if desired)	Issue RFQ for and Procure CMAR Services	Overview Review	Owner Review			SUBSTANTIAL COMPLETION	FINAL COMPLETION	



# JCSO METHODOLOGY CHART

PHASE I	
PRE-DESIGN PLANNING	
4 - 6 Months	
Notice to Proceed	
<b>Kick Off Meeting</b> <ul style="list-style-type: none"> <li>Review Project Scope</li> <li>Review Schedule</li> </ul>	<b>Conceptual Design</b> <ul style="list-style-type: none"> <li>Refine Site Plan</li> <li>Operational Adjacency Diagrams</li> <li>3D Renderings</li> </ul>
<b>Spatial Needs Assessment</b>	
<b>Staffing Study</b>	
<b>Site Candidate Identification / Engage Real Estate Consultant</b>	<b>Final Site Master Plan</b>
<b>Site Analysis</b> <ul style="list-style-type: none"> <li>Evaluation of Existing JCSO Buildings</li> <li>Vehicle Access / Egress</li> <li>Circulation</li> <li>Security Concerns</li> <li>Review and Confirm Regulatory Requirements</li> </ul>	<b>Update Project Schedule &amp; Budget</b>
<b>Identify Potential Grant Opportunities</b> <ul style="list-style-type: none"> <li>Program schedules and deadlines</li> <li>Required submittal documentation</li> <li>Allowable project cost identification</li> <li>Benefit cost analysis</li> <li>Initiate application processes</li> </ul>	
<b>Community Outreach Program (if desired)</b>	<b>Issue RFQ for and Procure CMAR Services</b>



# APPROACH STAFFING STUDY

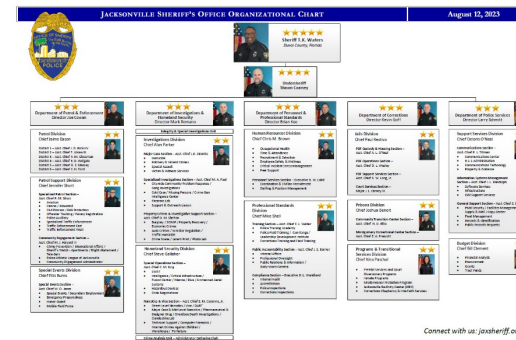
- › Analyze information and statistical data provided by JSO by conducting interviews, administering surveys, and interacting with members of the department across all ranks and citizens of Jacksonville. We will focus on:



**Response Data (Call For Service, Reported Crime Incidents, Criminal Investigations, Enforcement/Contact Records)**

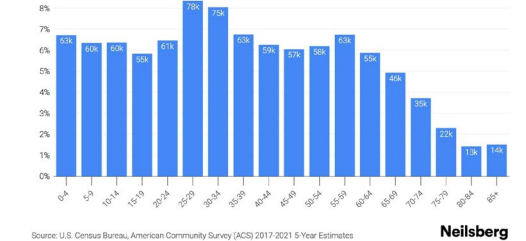


**Administrative Records (Training, Internal Affairs, Complaints, Leave, Schedules, Staff Demographics)**



**Agency Reference Documents (Policies & Procedures, Regulations, Detailed Organization Charts, Staff/Unit Rosters, Annual Reports, Assessments)**

**Jacksonville, FL population by age group**  
The largest age group is 25-29 years with a population of 78,348 (8.36%)



**Past and Future Population Trends for the City of Jacksonville and Duval County (Service Population Demographics)**



# APPROACH SPATIAL NEEDS ANALYSIS QUESTIONNAIRES

Programming  
Spatial Needs Assessment  
Police Department  
Tallahassee, Florida  
ADG Project No. 998-17

Agency Personnel  
Description

Department/Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Name of Person Completing This Questionnaire: \_\_\_\_\_

1. ORGANIZATIONAL CHART:  
Please attach a complete and current organization chart for your department, noting the names of all personnel together with job title, or job function. If an organization chart showing future growth or anticipated changes is available, please attach. This information will be utilized in confidence.
2. STAFFING:  
2.1 How many employees currently work in this department?  
Full Time \_\_\_\_\_ Part Time/Volunteers \_\_\_\_\_  
  
2.2 What are the historical trends of full time employees?  
2000 \_\_\_\_\_ 2005 \_\_\_\_\_ 2010 \_\_\_\_\_ 2015 \_\_\_\_\_  
  
2.3 What are your projections for full time employees?  
2020 \_\_\_\_\_ 2025 \_\_\_\_\_ 2030 \_\_\_\_\_
3. AGENCY FUNCTION:  
Please attach a one-page summary describing the basic functions/responsibilities of this agency.  
Attached \_\_\_\_\_ To be forwarded at a later date \_\_\_\_\_
4. RELATIONSHIP TO OTHER DEPARTMENTS/ENTITIES:  
It is anticipated that this agency must communicate with other departments and/or entities related to training. Please note what other departments and why the need to communicate with each exists.  
Indicate frequency, i.e., 1=rarely, 2=occasionally, 3=frequently, 4=very frequently, 5=constantly.  

	Other Department	1	2	3	4	5	Why the Need
4.1	_____	—	—	—	—	—	_____
4.2	_____	—	—	—	—	—	_____
4.3	_____	—	—	—	—	—	_____
4.4	_____	—	—	—	—	—	_____

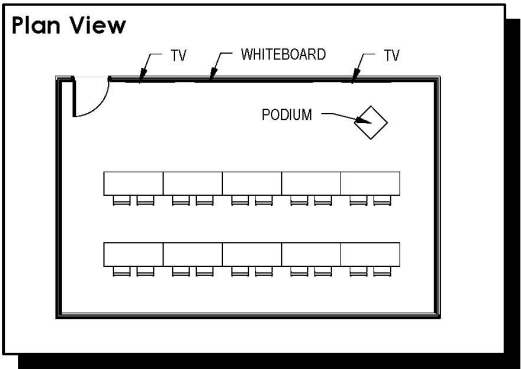
# PARTICIPATORY PLANNING

## Program / Interior Space Needs Analysis

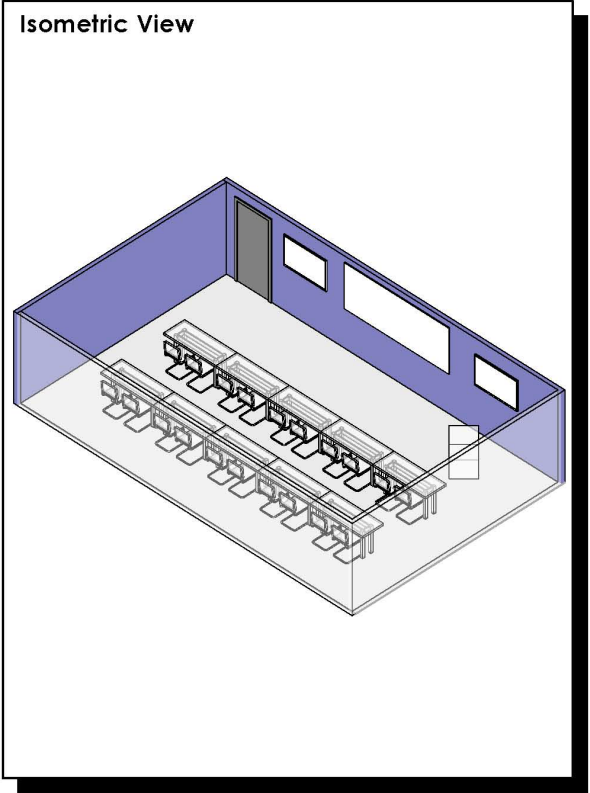
Training Room

Spatial Needs Assessment  
Project Title  
ADG Project Number: ###-##

Area Standards:	
Area:	600 S.F. - 800 S.F.
Dimensions:	Approximately 20'-0" x 32'-0"
Description:	Meeting and Training Room
Components:	Tables (10) 24" x 60" Chairs (20) Podium White Board
Comments:	



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# APPROACH SPATIAL NEEDS ANALYSIS

## Program / Draft Spatial Needs Assessment

Executive Summary  
6-Aug-20

Flagler County Sheriff's Office  
Flagler County, Florida  
ADG Project Number: 1045-20

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	1.0	Public Access Areas	7,007	7,007	7,007
	2.0	Records	1,595	1,595	1,595
	3.0	Office of the Sheriff	5,926	5,926	5,926
	4.0	Investigative Services	10,719	11,319	11,319
	5.0	Organizational Services	1,062	1,062	1,062
	6.0	Information Technology	1,797	1,969	1,969
	7.0	Community Policing & District III	3,405	3,620	3,620
	8.0	Evidence	4,176	4,176	4,176
	9.0	Sally Port	2,875	3,675	3,675
	10.0	Training	2,865	3,551	3,551
	11.0	Facility Support Spaces	6,414	6,414	6,414

# APPROACH TO SITE IDENTIFICATION & SELECTION

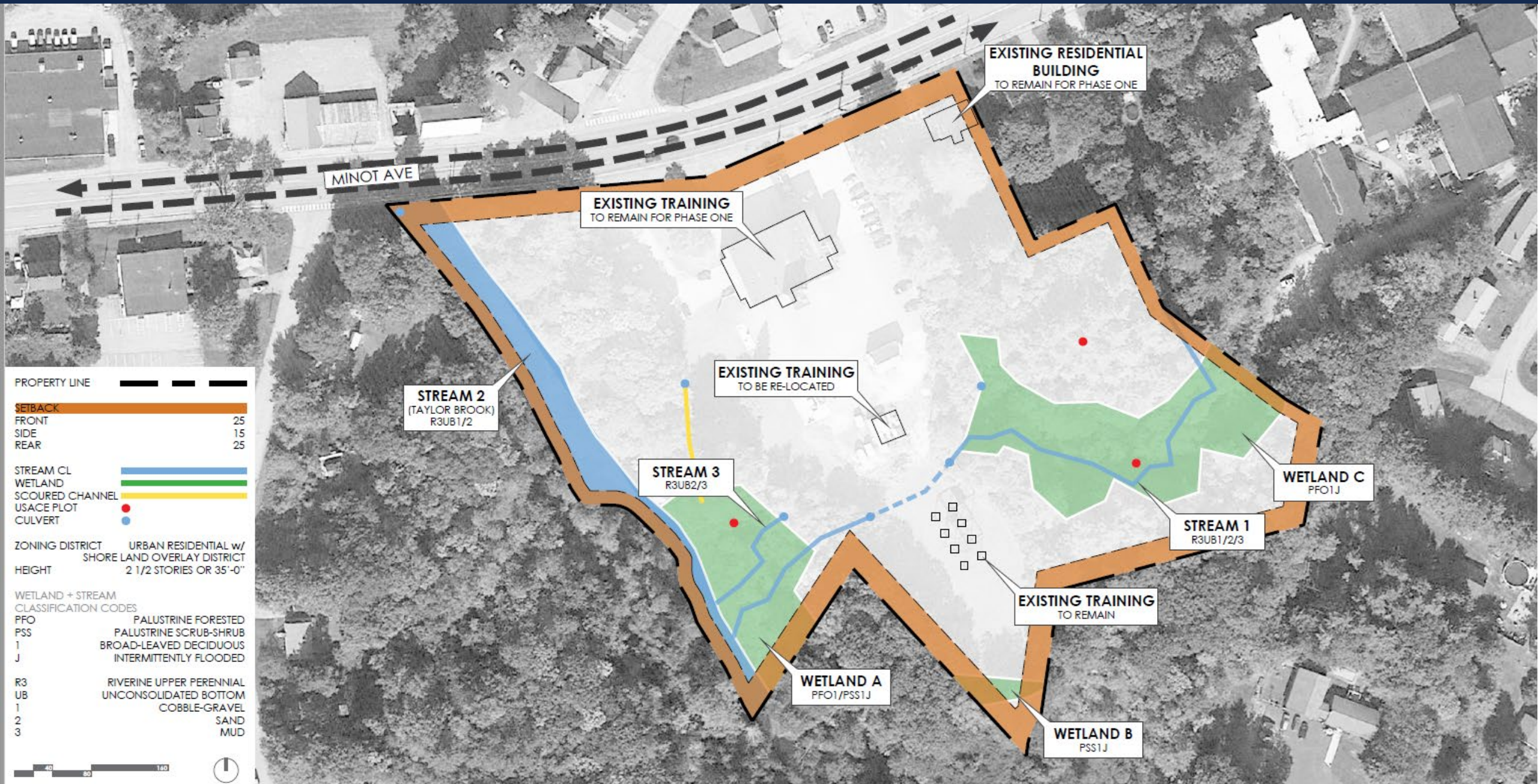
**Site Selection Matrix**

No.	Evaluation Criteria	Criteria Value	Site I	Site II	Site III	Site IV
1	Appropriate Surrounding Land Use	7				
2	Proximity to other City Facilities / Functions	6				
3	Site Size: Ease of Future Expansion	10				
4	Zoning	6				
5	Site Development: Relocation/Demolition/etc.	9				
6	Access: Vehicular/Pedestrian/Public Transportation	8				
7	Impact on Redevelopment	6				
8	Proximity to Potential Hazards	9				
9	Land Acquisition Costs	7				
10	Adequacy of Infrastructure	8				
	<b>Total</b>					
		<b>Rank</b>				

- › **Appropriate Surrounding Land Use:** An evaluation is conducted of the land use adjacent to a proposed site and an assessment of its compatibility to the intended function of a Law Enforcement / Public Safety Facility. Factors such as adjacent office utilization, as an example, would be considered favorable, while single-family detached usage would be less favorable due to the potential of adverse impact upon the Residential Community.
- › **Proximity to other City Facilities / Functions:** Is the proposed site in proximity to existing City Facilities to the extent that access is enhanced and that the interrelationship of Municipal functions is considered?
- › **Site Size / Ease of Expansion:** Is the proposed site of sufficient size to accommodate, economically, both current and future spatial needs without utilizing costly construction techniques or systems?
- › **Zoning:** Is the site currently appropriately zoned for the proposed use, or if not, is the desired zoning appropriate in the context of adjacent properties?
- › **Site Development Considerations:** Does the site have any characteristics that require special attention such as existing structures that need to be demolished and disposed of; are there any environmental issues that will need to be remediated, or other potential issues that may result in higher than average development costs?
- › **Access:** Vehicular/Pedestrian/Public Transportation: Does Public Transportation currently serve the site or provide access within a reasonable radius? Is the property located on arterial roadways, which have a service level appropriate to the proposed facility needs?
- › **Impact on Downtown Redevelopment:** Does the site, because of its proximity to the Downtown core, have the potential of serving as a positive force on redevelopment?
- › **Proximity to Potential Hazards:** Are there factors or physical elements that are located in proximity to the site that can potentially affect the site, including roadways, and/or railroads, which are utilized to transport hazardous materials? Is the site located adjacent to or within the impact zone of a facility; which stores space or utilizes materials that could result in a hazardous event?
- › **Ease of Acquisition:** Does the Municipality already own the property, or can the property be obtained by purchase or trade from a willing landowner(s) or will it potentially result in delay of acquisition as the result of a "non-motivated" seller?
- › **Adequacy of Infrastructure:** Is the site currently served by utility systems, such as water, sewer, power, gas and storm water drainage systems, which have sufficient capacity to accommodate anticipated need?

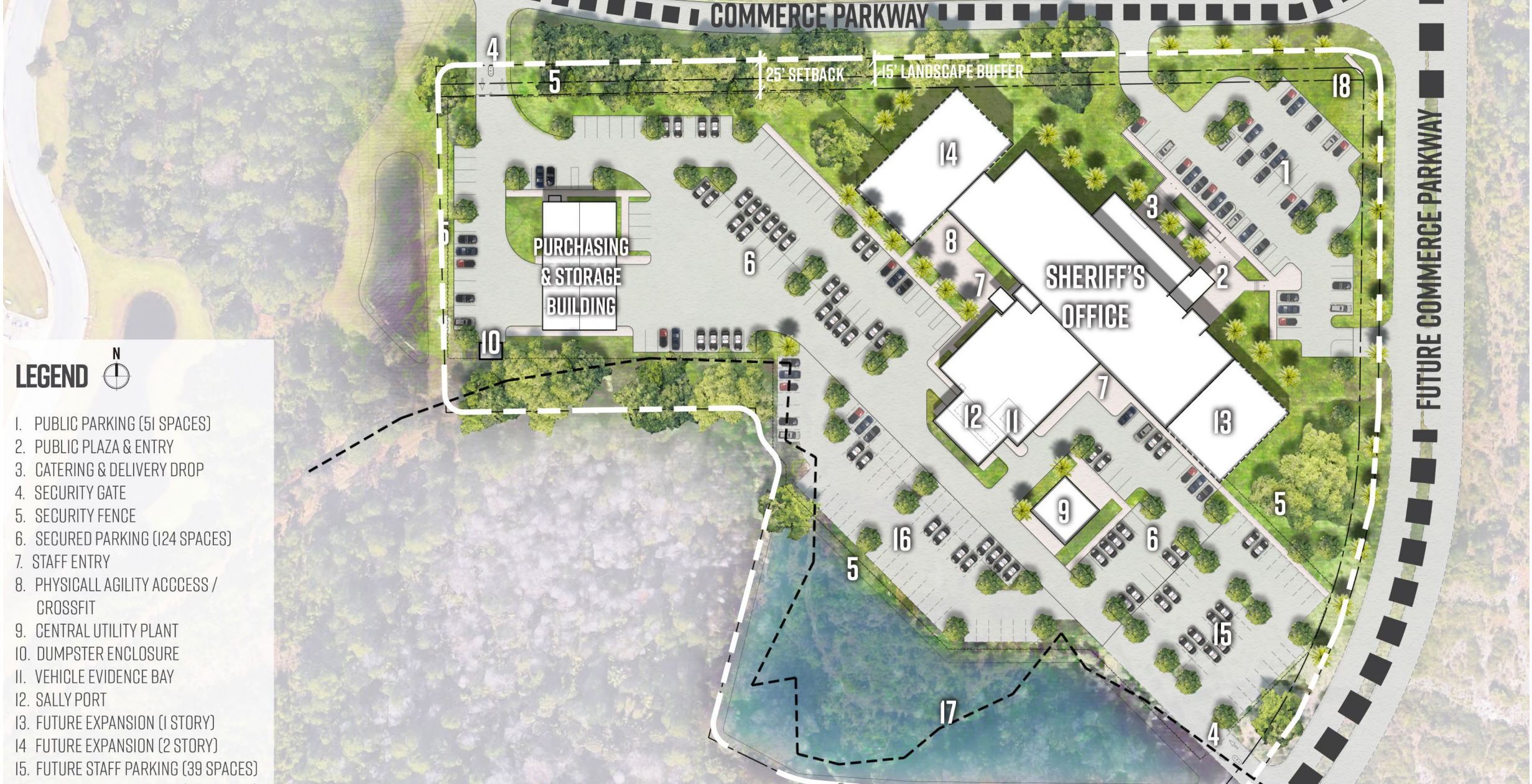


# APPROACH SITE ANALYSIS PROCESS



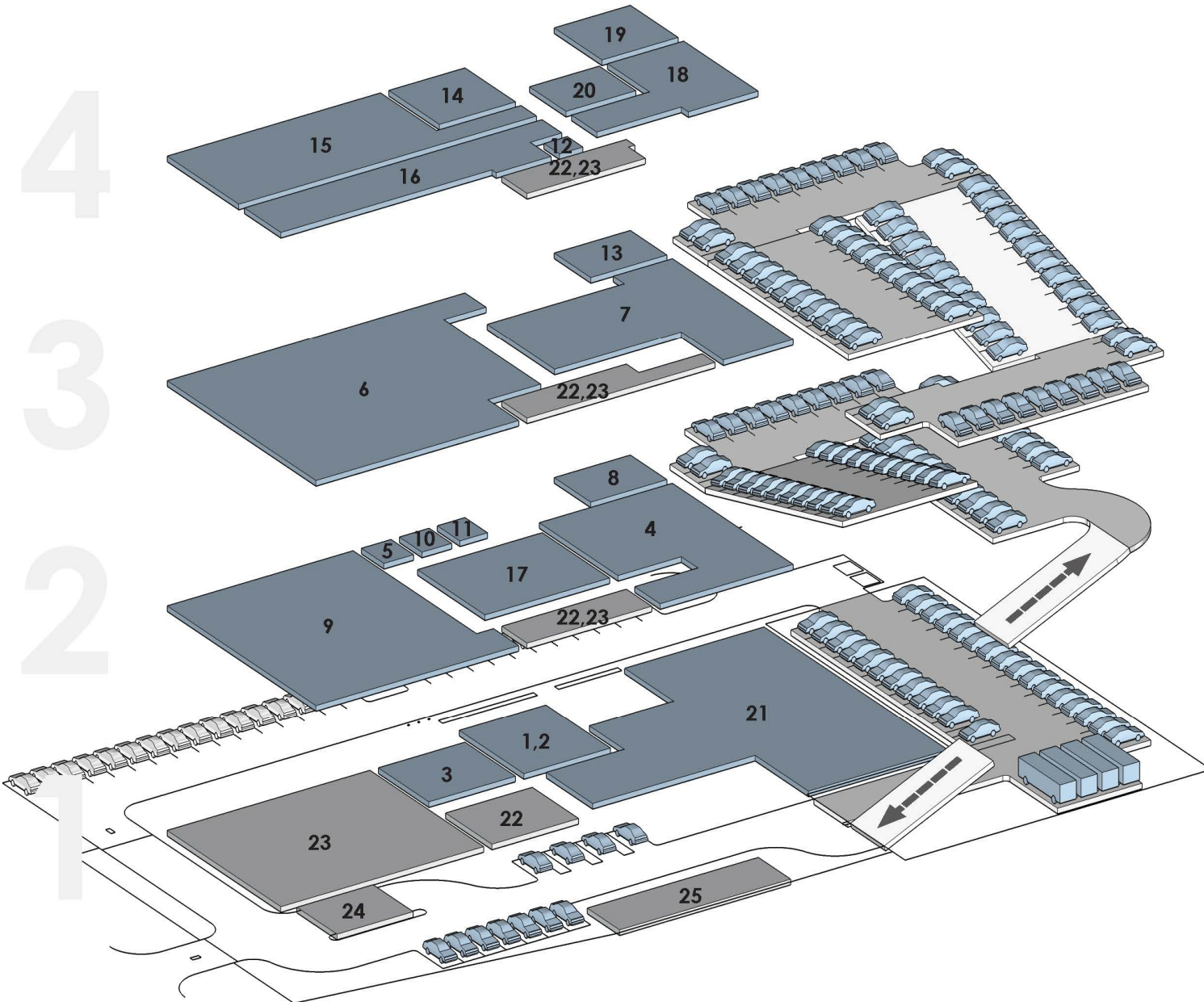


# APPROACH MASTER PLANNING PROCESS





# APPROACH OPERATIONAL ADJACENCIES STUDIES



## LEGEND

1. PUBLIC ACCESS AREAS
2. INFORMATION DESK
3. RECORDS
4. TRAINING
5. SCHOOL RESOURCES OFFICERS
6. PROPERTY & EVIDENCE
7. FORENSICS
8. SUPPORT DIVISION
9. FIELD OPERATIONS BUREAU
10. K-9 UNIT
11. ANIMAL CONTROL
12. CRISIS INTERVENTION TEAM
13. COMMUNICATIONS
14. CRIMINAL INVESTIGATIONS BUREAU
15. CRIMINAL INVESTIGATIONS DIVISION
16. SPECIAL INVESTIGATIONS DIVISION
17. INFORMATION TECHNOLOGY
18. ADMINISTRATION/  
OFFICE OF THE CHIEF
19. FINANCE
20. INTERNAL AFFAIRS
21. COMMUNITY GYMNASIUM/  
MULTIPURPOSE SPACE
22. FACILITY SUPPORT
23. FACILITY SERVICES
24. SALLY PORT
25. CENTRAL UTILITY PLANT



# APPROACH DESIGN VISUALIZATIONS EXAMPLES

SITUATIONAL AWARENESS





# RENOVATION CONSIDERATIONS

- › Site phasing schedule
- › Enhance security
- › Upgrade building hardening
- › Validate spatial needs assessment to fit future and current needs
- › Strategically incorporate areas for future growth
- › Identify areas that are best suited to provide for required specialized functions
- › Plan early for moving evidence to IAPE standard audits
- › Create adjacency diagrams for optimum workflow and a more collaborative / open environment to enhance staff teaming
- › Address staff diversity needs in key spaces



# PREPARATION OF DEVELOPMENT OPTIONS / BUDGETING

OPTION A   RENOVATION & ADDITION Build-out for Year 2039 @ 273,967 GSF	
BUILDING CONSTRUCTION COST	
Existing PD Structural Integrity Improvements	\$4,387,331
Renovation of Existing PD Facility <i>(39,800 SF @ \$350 / SF)</i>	\$13,930,000
Existing FD Structural Integrity Improvements	\$2,259,690
Renovation of Existing FD Facility <i>(8,000 SF @ 350 / SF)</i>	\$2,800,000
New PD Addition <i>(64,764 SF @ \$500 / SF)</i>	\$32,382,000
New Parking Structure <i>(310 spaces @ \$28,500/space)</i>	\$8,835,000
Rolling Assets Storage- Ground Level of Garage <i>(11,232 SF @ \$385/SF)</i>	\$4,324,320
Central Energy Plant Allowance <i>(Generator, Fuel Tanks, Fuel Pumps, HVAC Eqpt., Protective Cage, etc.)</i>	\$3,000,000
SUB-TOTAL BUILDING CONSTRUCTION COST	\$71,918,341
SITE DEVELOPMENT COST	
Site Development Updates <i>(5 acres @ \$400,000 / acre)</i>	\$2,000,000
Fueling Island Allowance	\$200,000
Site Security Systems Allowance <i>(Perimeter Walls, CCTV, Access Control, Etc)</i>	\$800,000
SUB-TOTAL SITE DEVELOPMENT COST	\$3,000,000
SOFT COST	
Professional Design Fees	\$7,491,834
FF&E Allowance <i>(112,564 SF @ \$40 / SF)</i>	\$4,502,560
Technology Systems Allowance <i>(Security, communications, data network, A-V, etc.)</i>	\$4,502,560
Permitting & Impact Fees Allowance	By City
Testing & Inspection Fees Allowance	By City
Escalation Costs Allowance @ 6.5% Annually for Two Years Compounding	10,055,914
Project Contingency Allowance @ 10%	\$7,491,834
SUB-TOTAL SOFT COST	\$34,044,702
TOTAL COST	\$108,963,043

OPTION B   RENOVATION & ADDITION Build-out for Year 2050 @ 298,404 GSF	
BUILDING CONSTRUCTION COST	
Existing PD Structural Integrity Improvements	\$4,387,331
Renovation of Existing PD Facility <i>(39,800 SF @ \$350 / SF)</i>	\$13,930,000
Existing FD Structural Integrity Improvements	\$2,259,690
Renovation of Existing FD Facility <i>(8,000 SF @ 350 / SF)</i>	\$2,800,000
New PD Addition <i>(64,764 SF @ \$500 / SF)</i>	\$32,382,000
Future Growth of 24,437 SF <i>(@ \$325/SF)</i>	\$7,942,025
New Parking Structure <i>(310 spaces @ \$28,500/space)</i>	\$8,835,000
Rolling Assets Storage- Ground Level of Garage <i>(11,232 SF @ \$385/SF)</i>	\$4,324,320
Central Energy Plant Allowance	\$3,000,000
SUB-TOTAL BUILDING CONSTRUCTION COST	\$79,860,366
SITE DEVELOPMENT COST	
Site Development Updates <i>(5 acres @ \$400,000 / acre)</i>	\$2,000,000
Fueling Island Allowance	\$200,000
Site Security Systems Allowance <i>(Perimeter Walls, CCTV, Access Control, Etc)</i>	\$800,000
SUB-TOTAL SITE DEVELOPMENT COST	\$3,000,000
SOFT COST	
Professional Design Fees	\$8,286,037
FF&E Allowance <i>(112,564 SF @ \$40 / SF)</i>	\$4,502,560
Technology Systems Allowance <i>(Security, communications, data network, A-V, etc.)</i>	\$4,502,560
Permitting & Impact Fees Allowance	By City
Testing & Inspection Fees Allowance	By City
Escalation Costs Allowance @ 6.5% Annually for Two Years Compounding	\$11,121,833
Project Contingency Allowance @ 10%	\$8,286,037
SUB-TOTAL SOFT COST	\$36,699,027
TOTAL COST	\$119,559,393

OPTION C   NEW BUILDING Build-out for Year 2039 @ 273,967 GSF	
BUILDING CONSTRUCTION COST	
New Construction of Police Headquarters Facility <i>(112,564 SF @ \$500 / SF)</i>	\$56,282,000
New Parking Structure <i>(310 spaces @ \$28,500/space)</i>	\$8,835,000
Rolling Assets Storage- Ground Level of Garage <i>(11,232 SF @ \$385/SF)</i>	\$4,324,320
Central Energy Plant Allowance <i>(Generator, Fuel Tanks, Fuel Pumps, HVAC Eqpt., Protective Cage, etc.)</i>	\$3,000,000
Demolition and Disposal Fees for the Existing Police Building <i>(@ \$8/SF)</i>	\$318,400
SUB-TOTAL BUILDING CONSTRUCTION COST	\$72,759,720
SITE DEVELOPMENT COST	
Site Development Updates <i>(5 acres @ \$400,000 / acre)</i>	\$2,000,000
Fueling Island Allowance	\$200,000
Site Security Systems Allowance <i>(Perimeter Walls, CCTV, Access Control, Etc)</i>	\$800,000
SUB-TOTAL SITE DEVELOPMENT COST	\$3,000,000
SOFT COST	
Professional Design Fees	\$7,575,972
FF&E Allowance <i>(112,564 SF @ \$40 / SF)</i>	\$4,502,560
Technology Systems Allowance <i>(Security, communications, data network, A-V, etc.)</i>	\$4,502,560
Permitting & Impact Fees Allowance	By City
Testing & Inspection Fees Allowance	By City
Escalation Costs Allowance @ 6.5% Annually for Two Years Compounding	\$9,964,688
Project Contingency Allowance @ 10%	\$7,575,972
SUB-TOTAL SOFT COST	\$34,121,752
TOTAL COST	\$109,881,472

OPTION D   NEW BUILDING Build-out for Year 2050 @ 298,404 GSF	
BUILDING CONSTRUCTION COST	
New Construction of Police Headquarters Facility <i>(112,564 SF @ \$500 / SF)</i>	\$56,282,000
Future Growth of 24,437 SF <i>(@ \$325/SF)</i>	\$7,942,025
New Parking Structure <i>(310 spaces @ \$28,500/space)</i>	\$8,835,000
Rolling Assets Storage- Ground Level of Garage <i>(11,232 SF @ \$385/SF)</i>	\$4,324,320
Central Energy Plant Allowance <i>(Generator, Fuel Tanks, Fuel Pumps, HVAC Eqpt., Protective Cage, etc.)</i>	\$3,000,000
Demolition and Disposal Fees for the Existing Police Building <i>(@ \$8/SF)</i>	\$318,400
SUB-TOTAL BUILDING CONSTRUCTION COST	\$80,701,745
SITE DEVELOPMENT COST	
Site Development Updates <i>(5 acres @ \$400,000 / acre)</i>	\$2,000,000
Fueling Island Allowance	\$200,000
Site Security Systems Allowance <i>(Perimeter Walls, CCTV, Access Control, Etc)</i>	\$800,000
SUB-TOTAL SITE DEVELOPMENT COST	\$3,000,000
SOFT COST	
Professional Design Fees	\$8,370,175
FF&E Allowance <i>(112,564 SF @ \$40 / SF)</i>	\$4,502,560
Technology Systems Allowance <i>(Security, communications, data network, A-V, etc.)</i>	\$4,502,560
Permitting & Impact Fees Allowance	By City
Testing & Inspection Fees Allowance	By City
Escalation Costs Allowance @ 6.5% Annually for Two Years Compounding	\$11,234,867
Project Contingency Allowance @ 10%	\$8,370,175
SUB-TOTAL SOFT COST	\$36,980,337
TOTAL COST	\$120,682,082



# OPTIONAL: COMMUNITY OUTREACH DESIGNING PRE



## PROVO CITY CENTER

WELCOME HOME


Voters approved the Police, Fire & City Facilities Bond in November 2018, authorizing the City to issue up to \$49 million in general bonds. The best way to show our appreciation for your trust is to use your taxpayer dollars as effectively and efficiently as possible.

### Fulfilling Our Promises to Citizens


The existing city center, built in 1972, is not seismically sound and is inadequate in meeting the needs of Provo citizens. It is more in rebuilding Provo City Center, we have the opportunity to design a building that fulfills the promises we made to you.




**Efficient:**  
Better service through improved collaboration




**Secure:**  
Resistant to physical and digital attacks



**Safe:**  
Operational through and after an emergency



**Right-Sized:**  
Accommodate current staff and flexible to meet future needs




**Long-Lasting:**  
Sound construction for durability and longevity



**Healthy:**  
Improved working environment for staff and citizens they serve

### Your New Provo City Center

The new 164,000 square foot building, located at the corner of Center Street and 800 West, will anchor our downtown, improve operational efficiencies and streamline the citizen's experience.

### Public safety focus

One half of the Provo City Center will be devoted to public safety, housing our new police and fire headquarters.



"This new public safety building will provide a safe and secure facility for our valued officers and staff, while enhancing our ability to serve our citizens and providing the best police services to our city. We are excited about the future of Provo, and we are honored to serve in this great city." - Chief Scott Ferguson



"Our goal is to have the appropriate number of people and resources distributed throughout the city. In addition to having the first fire station in 20 years, we have started an evaluative process to ensure we are best meeting the needs today and the growth of tomorrow. It's a big deal." - Chief James Miguel

### Cost-Effective, Citizen-Focused and Collaborative

Provo City Center is being responsibly designed using the Construction Manager/General Contractor (CM/GC) method. This method, used on both our Recreation Center and Energy Building, allows Provo City, the design team, the contractor and citizens to work together from design to final construction to create the most dynamic and cost-effective city center. Our project management focus remains on community priorities while eliminating wasted cost and time.

### Savings in Action

**Utility Coordination**  
Provo Public Works coordinated early on the adjacent 800 West roadway to make necessary utility connections. Not only did this save the city money, but it prevents unnecessary disruption of a new road due to poor planning.  
Cost Savings: Eliminated hundreds of thousands of dollars by proactive coordination

**Utilizing Existing Space**  
With Provo Dispatch moving into the new City Center, their vacated space will become the new home for Provo Media Services and Channel 17 operations. Not only does this maximize available space, but it creates a new creative synergy between with media services and the Covey Center.  
Cost Savings: \$1,000,000



ADG's willingness to meet with city officials, community members, and staff was vital in gaining support for the project.  
Chief Breault | Dover, NH Police Department



# NEXT STEPS FOR JSO

## ASSEMBLE THE RIGHT PROJECT TEAM

- › Identify JCSO's internal project committee
- › Hire an architect to:
  - › Perform staffing study
  - › Prepare a pre-design study to include: spatial needs, site selection, master planning, preliminary technology report, development options, preliminary building design
- › Hire a CMAR to:
  - › Work with the architect on development options, provide cost estimating and preconstruction services
- › Identify immediate needs / cost for PMB & Jail and how long that will last JCSO
- › Explore funding and grant opportunities
- › Community outreach / education
  - › Build public consensus
- › Develop a comprehensive facility plan and development schedule for JCSO





# LARGESCALELAWENFORCEMENTEXPERIENCE



- › Knoxville Public Safety Complex Adaptive Re-Use **172,000 SF**
- › Orlando Police Headquarters and Evidence / Forensics Lab **182,000 SF**
- › Sunrise Public Safety Complex **132,500 SF**
- › Provo Utah Public Safety & Municipal Complex **215,000 SF**
- › Indian River County Sheriff's Office Spatial Needs Assessment **181,000 SF**
- › Georgetown Texas Public Safety Complex **111,048 SF**
- › Cape Coral Police Headquarters **100,755 SF**
- › St. Petersburg Police Headquarters Spatial Needs Assessment **237,803 SF**
- › Tallahassee Police Headquarters **150,000 SF**
- › Sarasota County Sheriff's Office Headquarters Spatial Needs Assessment **167,773 SF**
- › Springfield Massachusetts Police Headquarters **150,000 SF**
- › Lowell Massachusetts Police Headquarters **120,000 SF**
- › Cobb County Georgia Police Headquarters Design Criteria **150,000 SF**
- › Sarasota Police Headquarters **196,000 SF**
- › Pembroke Pines Public Safety Complex Design Criteria Package **125,000 SF**
- › Oakland County Michigan Public Safety Campus **480,706 SF**



# SPECIALIZED AREAS



**Public Lobby**



**Training Room**



**Real Time Crime Center**



**Evidence Intake**



**Defensive Tactics**



**Museum Artifacts Exhibits**



**Workstations**



**Gym**



**Rolling Assets Storage Structure**



**Gender Neutrality**



**Breakroom**



**Central Energy Plant**



# NATIONAL DESIGN TRENDS

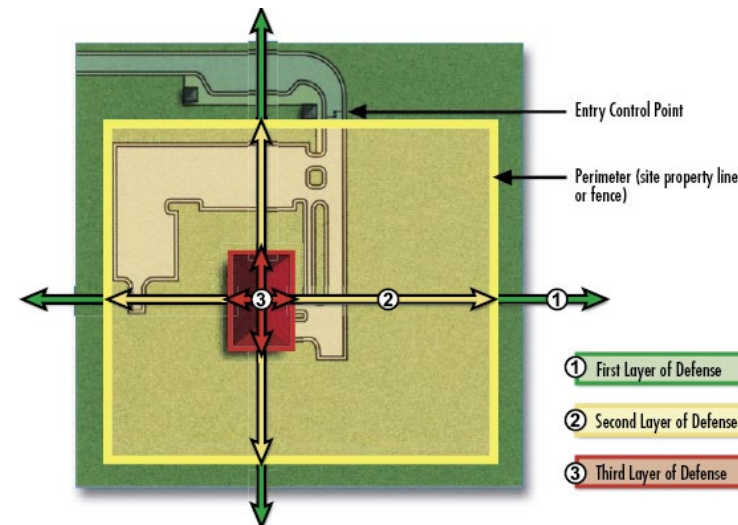
- › **Training, Training, Training**
- › Pandemic design considerations
- › **Health and wellness of staff**
  - › Sustainable / LEED design concepts
  - › WELL Building
- › Specialized Considerations
  - › **Real time crime center (RTCC)**
  - › Green room for video production
  - › **Spaces for community engagement**
  - › Acoustical separation in interview rooms
  - › Sustainable design practices
  - › **Space for drone storage, training, and rooftop landing platforms**
  - › Memorials / department history / museum
  - › Wall graphics / culture
  - › **Flexible multi-use areas**





# EARLY INTEGRATION OF SECURITY & TECHNOLOGY

- › **Early Identification of All Technology Costs**
- › Seamlessly Integrated Security System
- › **Site and Facility Monitoring Systems**
  - › Begins at the outer perimeter
  - › CPTED
  - › CCTV coverage and control of all site access points, building entries, and critical interior areas
- › **Analytics Capable**
  - › License Plate Recognition
  - › Boundary monitoring
  - › Wrong Way Traffic
  - › Abandoned Object
- › **Audio Video Solutions**
  - › Flexibility: Routing AV sources to any display or room as needed
  - › Collaboration
  - › Video Teleconferencing
  - › Viewing Live Streams
  - › High Bandwidth Networks
- › **Communications Systems**
  - › Redundant
  - › High Capacity
  - › Wired and Wireless



*Ensuring both good security and good public access on sites*



# GRANTS

## GRANT OPPORTUNITIES

1. THE STATE HOMELAND SECURITY PROGRAM (SHSP).....	1
2. BUILDING RESILIENT INFRASTRUCTURE & COMMUNITIES (BRIC).....	8
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## STATE HOMELAND SECURITY PROGRAM (SHSP)

### FY 2023

Opening Date: February 27, 2023

Closing Date: May 18, 2023, 5 p.m. ET due to FEMA

Period of Performance: 36 months

### FUNDING AVAILABLE:

\$415 million total available

West Virginia - SHSP allocation: \$4,847,500

### NPS BACKGROUND INFORMATION:

The National Preparedness System (NPS) helps the Nation build, maintain, and use core capabilities to achieve the National Preparedness Goal). Recipients can use the NPS to support their efforts to build, maintain, and use these core capabilities. The components of the NPS are:

- Identifying and assessing risk
- Estimating capability requirements
- Building and maintaining capabilities
- Planning to deliver capabilities
- Validating capabilities
- Reviewing and updating

States and territories provide annual data on their proficiency across 32 core capabilities through the Threat and Hazard Identification and Risk Assessment (THIRA), Stakeholder Preparedness Review (SPR), exercise and real-world after-action reports, and other preparedness data. This data is used to create the National Preparedness Report, which provides a shared national picture of needs relative to capability gaps. This includes what threats and hazards are posing the greatest risks, and what core capabilities are most in need of improvement or maintenance. Communities and federal agencies alike use this data to prioritize, synchronize, and guide programs and activities to build and maintain capabilities.

# GRANTS

- › **Oakland County MI Sheriffs Office Operations & Training Complex | Application submitted for \$56,500,000**
- › Sanford, FL Public Safety & Fire Training Complex | Awarded: \$1,001,305
- › Monroe County Emergency Operations Center | Awarded: \$30,300,000
- › Sarasota EOC and Communications Center | Awarded: \$1,300,000
- › Osceola County EOC and 911 Facility | Awarded: \$500,000
- › Terrebonne Parish EOC and Safe Room | Awarded: \$1,505,156
- › Port Fourchon, LA Public Safety Center | Awarded: \$1,000,000
- › Okeechobee County, FL 911 Communications Center and EOC | Awarded: \$1,500,000
- › Clay County, FL Emergency Services Complex | Awarded: \$306,000
- › Hernando County, FL 911 Communications Center and EOC | Awarded: \$1,200,000
- › St. Charles Parish LA EOC | Awarded: \$750,000
- › Chatham County, GA EOC and Communications | Awarded: \$1,300,000
- › DeSoto Fire Administration and Station No. 2 | Awarded: \$488,000
- › **BRIC Grant FY2022-23 | \$1+ Billion Available**





CONTACT US FOR ADDITIONAL INFORMATION AT YOUR CONVENIENCE



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# **JSO ADMINISTRATIVE SERVICES WORKING GROUP MEETING**

**PRESENTED BY:** ARCHITECTS DESIGN GROUP + CENTER FOR PUBLIC SAFETY