

Gilbane

Arrington Watkins Architects

Police Memorial Building

City of Jacksonville

Jacksonville, Florida

November 2023



Presenters



Ryan Sitnik

Director Business
Development Florida



Chris Wilson

Justice & Public Safety
Center of Excellence Leader



Mike Conder

Managing Principal
Criminal Justice
Sector Leader



Matt Gorman

Managing Principal
Public Safety
Sector Leader



Agenda

- Needs assessment
- Determine management team
- Select delivery method
- Evaluate new vs. adaptation
- Design concept
- Build
- Maintain/Life Cycle
- Identify financing
 - Grant opportunities



Needs Assessment

- Great start with current assessments and presentations
- Need for a design professional to come alongside and take the next steps
- Discussion with jail needs and consolidated, phased or separate project(s).
- City Council buy-in to proceed with project



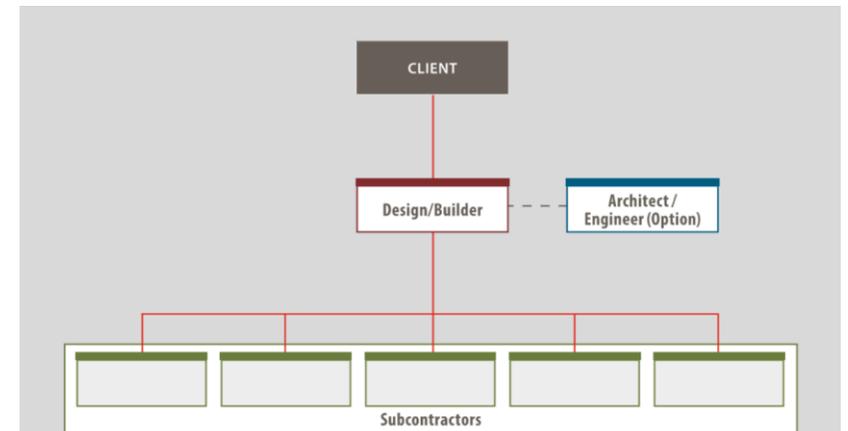
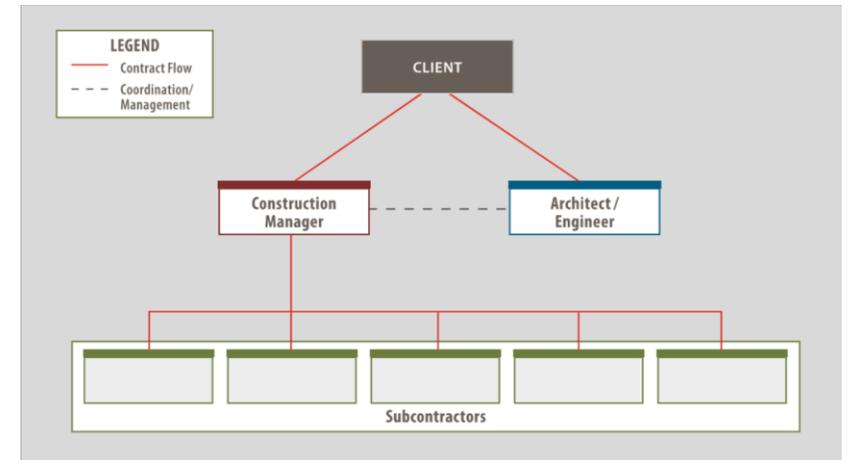
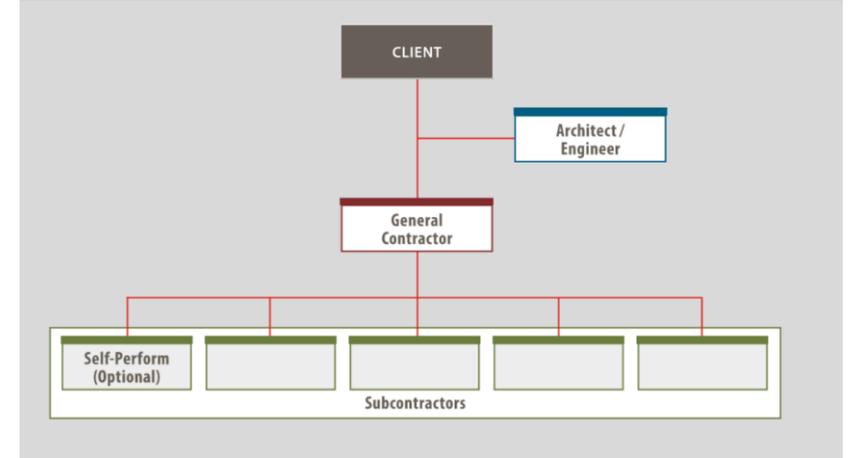
Determine Management Team

- City Staffing
- Sheriff Staffing
- Facilities Staffing
- Owner's Rep/Program Manager??
 - Follow Competitive Consultants Negotiation Act (CCNA) guidelines



Select Delivery Method

- The toolbox
 - Traditional – Design/Bid/Build
 - Construction Management at Risk (GMP)
 - Design Build (Stipulated Sum/GMP)
 - Progressive Design Build (GMP)
- Pros/Cons discussion
 - Collaboration
 - Lowest First Cost vs. Lowest Total Cost
 - Control over design
 - Best value – Client outcomes
 - Subcontractor/Team procurement
 - Speed to occupancy
 - Overall risk management



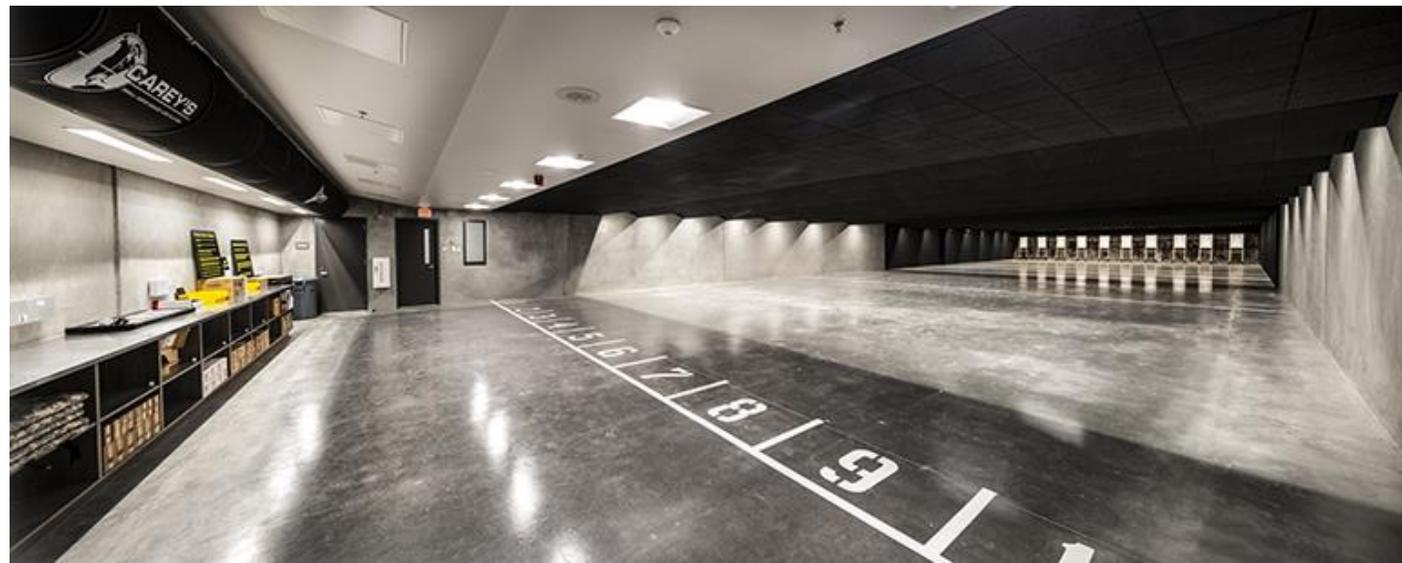
Evaluate New vs. Adaptation

- Hardening Existing vs. building for Intended Use
- Purpose built vs. adaption of existing layout & Infrastructure
- Cost
- Schedule
- City of Phoenix Case Study



Design

- Arrington Watkins discussion
 - Current trends in Police/Sheriff Stations
 - Hardening strategies
 - Technology of the future
 - Sustainability
 - Building for the future what potential future trends are expected



Design

- Sheriff's Vision Considerations
 - Proximity to Jails/Courthouses
 - Public interface
 - Secure facility
 - Shooting range
 - K-9
 - 911 Call center
 - Booking & Evidence
 - Vehicle/Fleet maintenance



Build

- Schedule
 - Renovation vs. New Build
 - Drivers
 - » Switchgear
 - » Generators
 - Solutions
 - » Early equipment & technology release
- Cost trends
 - Drivers
 - » Security
 - » Hardening
 - Solutions
 - » Target Value Design



Maintain

- Largest cost of project is not the initial design and construction but the operational cost over its 30 to 50 year life.
 - Discussion of Life Cycle considerations in developing the design
 - Attention to maintenance of facility in design and equipment selection
 - Understanding of current and desired service maintenance contracts
- Invest in Facilities Management Systems & Preventative Maintenance Programs



Identify Financing

- Development of a Project cost model
- Public-Private Partnership (Lease to own)
- Investigation of Grant Funding opportunities



Gilbane

Arrington Watkins Architects

Police Memorial Building

City of Jacksonville

Jacksonville, Florida

November 2023

Questions & Answers



