



# **Public Safety Facilities and Centralized Communication Center**

## **PID 1635 Project Summary**

**June 7, 2011**

*Presented by: Paul S. Sacco, Director*

# Introductions

**PENNY AT WORK FOR YOU**



**Fire EMS Training Facility**



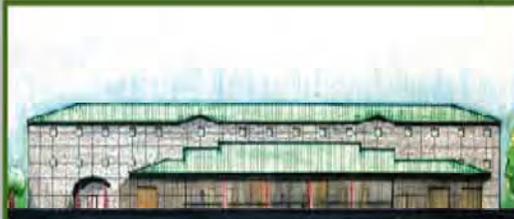
**Tierra Verde Fire Station**



**Public Safety and Hurricane Preparedness**

**PENNY RENEWAL PROJECTS**

- New centralized communications center to house Emergency Management, 9-1-1/Emergency Communications, Sheriff's Communications and Emergency Medical Dispatch support. (\$23m)
- Develop additional hurricane evacuation shelter space. (\$10m)
- Convert emergency radio systems to a national standard so more than 9,000 regional public safety users can communicate with each other during an emergency. (\$24m)
- Replace the 50-year-old Pinellas County Sheriff's Office (PCSO) building with a public safety facility designed to survive storms so the PCSO can continue vital law enforcement operations. (\$65m)
- Construction of a hurricane-resistant facility to house Public Works' emergency responders who support storm recovery operations. (\$34m)



**Hurricane Facility**



**Centralized Communications Center**



**New Sheriff's Office Facility**



**More hurricane Shelters**

**Your Opinion Counts! See it. Touch it. Live it.**



Improving Your Quality of *Life!*

"The Pinellas County Fire Training Facility would not have been possible without the Penny for Pinellas. The Penny has provided a foundation of funding to allow us to build infrastructure for the fire service, such as fire stations, training facilities and other needed infrastructure components."  
-Fire Chief Michael Walker, Dunedin Fire House

See it. Touch it. *Live it.* **PENNY FOR PINELLAS**  
www.pinellascounty.org/penny

Improving Your Quality of *Life!*

"Having the Penny for Pinellas keeps taxes down for residents. The state-of-the-art equipment we were able to purchase with the Penny money helps us serve the community better. It also keeps our fire rescue personnel safer on the job."  
-Chief David Christy, Chief Largo Fire Rescue Capt. Billie H.

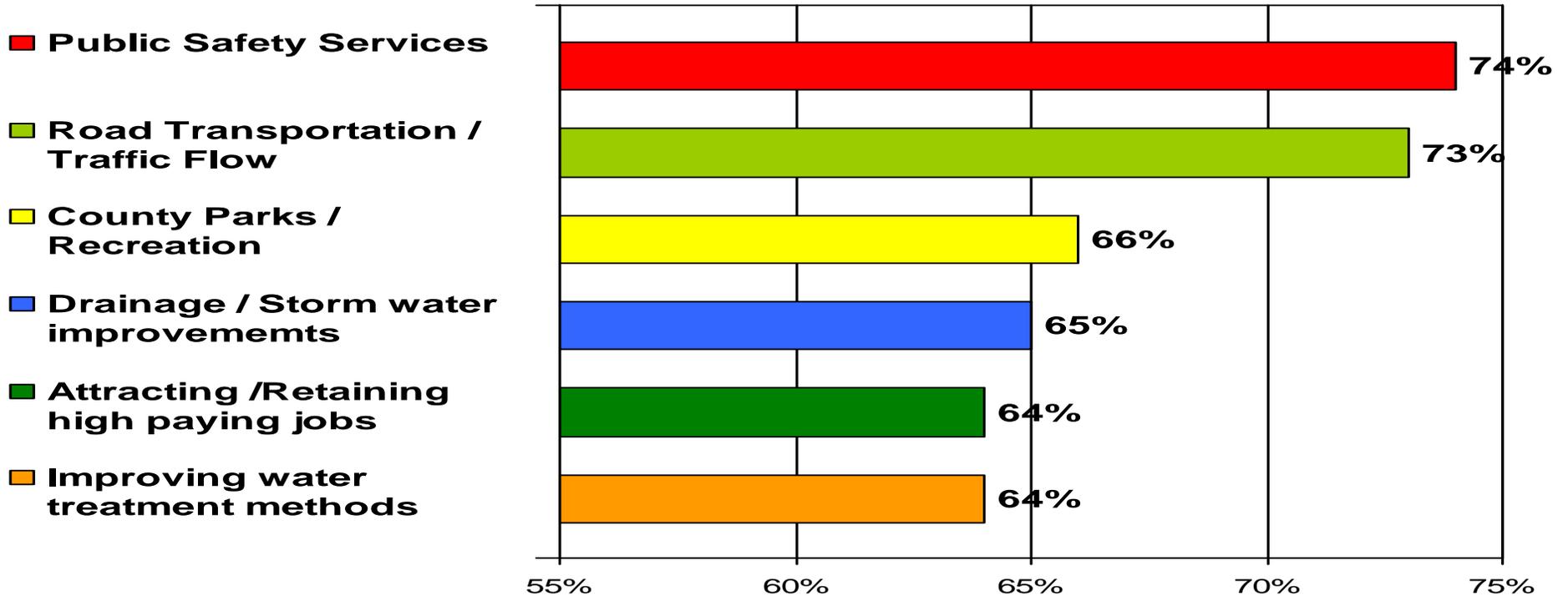
See it. Touch it. *Live it.* **PENNY FOR PINELLAS**  
www.pinellascounty.org/penny

# Pinellas County Citizen Survey

Table #9.4., #9.2, #9.1, #9.6, #9.7, #9.8:

Please rate the importance of each service.

## Top County Funding Priorities Combined Percent “Very important & Important”





# Emergency Communications

HOME

PINELLAS COUNTY, FLORIDA

Find

- ▼ Visitor
- ▼ Business
- ▼ Resident
- ▼ Job Openings
- ▼ Contact Us

September 21, 2007 ---Pinellas County Government online---

## About The Penny

[Penny Overview](#)

[Penny Renewal \(2010-2020\)](#)

[County Projects](#)

[City Projects](#)

[March 13, 2007 Vote](#)

[Current Penny \(2000-2010\)](#)

[Promised Penny Projects](#)

[Original Penny \(1990-2000\)](#)

## See The Penny At Work

[Penny At Work](#)

[PSA's-1](#)

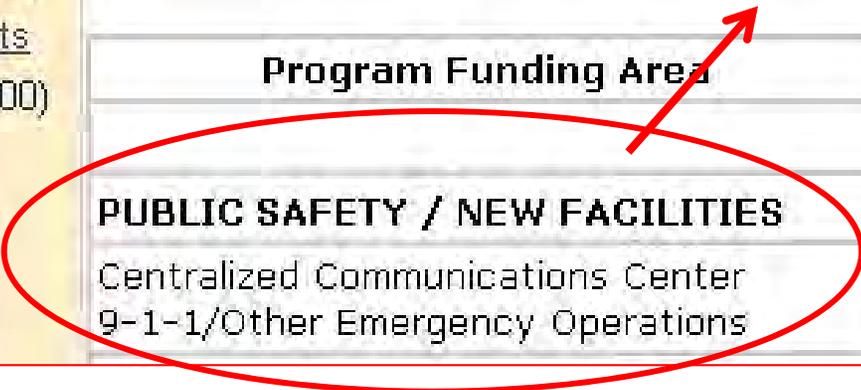
[PSA's-2](#)

## Penny for Pinellas 2000 - 2010 Extension County Promised Projects

# \$11.4 Million



Program Funding Area	Status	Comment
<b>PUBLIC SAFETY / NEW FACILITIES</b> Centralized Communications Center 9-1-1/Other Emergency Operations	Future Year	<a href="#">Construction FY 09</a>



# Emergency Management



HOME

PINELLAS COUNTY, FLORIDA



**PUBLIC SAFETY FACILITIES &  
CENTRAL COMMUNICATIONS CENTER**

**ALLOCATION \$ 70,000,000**

A new public safety complex to replace existing overcrowded and aged facilities and consolidate Pinellas County Sheriff's Office activities. The complex will include a hurricane resistant central communications center to facilitate and improve emergency preparedness, response and recovery.

**PROMISED IN THE 2010 – 2020 PENNY**

# Current Public Safety Facilities Conditions

## EMS Facility:

- 12490 Ulmerton Rd
- 130 mph base wind speed
- Non-Evac Zone



## Emergency Management and Public Safety Services 911 dispatch and administrative offices:

- 400 S. Ft. Harrison
- 123 mph base wind speed
- Non-Evac Zone
- 911 dispatch and Emergency Operation Center located in basement may be subject to flooding in the event of equipment failure.



# Current Public Safety Facilities Conditions

## Sheriff's Facilities:

- 10750 Ulmerton Road
- Non-Evac Zone



## Bldgs 100:

- End of useful life.
- Does not meet 123 mph base wind speed criteria (County Storm Hardening Policy), poor survivability chances. Does not meet county hardening standards.

## Bldg 100 – East Addition:

- End of useful life.
- Similar construction as Bldgs 100, poor survivability chances without extensive hardening measures to meet County storm hardening standards. Does not meet county hardening standards.

# Current Public Safety Facilities Conditions

## Sheriff's Facilities (continued)

### **Building 100 – West Addition (Sheriff's Admin Bldg Annex):**

- End of useful life. Would require extensive hardening measures, glass curtain wall replacement and internal structural modifications to meet 123 mph wind speed criteria. Does not meet county hardening standards.

### **Bldg 200 – Fleet Maintenance:**

- End of useful life. Current structural failures.
- Poor survivability chances without extensive hardening measures to meet County storm hardening standards. Does not meet county hardening standards.

# Current Public Safety Facilities Conditions

## Sheriff's Facilities (continued)

### **Bldg 300 – Radio and Communications Shop:**

- Poor survivability chances without extensive hardening measures to meet County storm hardening standards. Does not meet county hardening standards.
- Existing communication tower damaged and removed after recent tornado.

### **Bldg 400:**

- Meets 130 mph base wind speed with recently completed hardening measures.

# Current Public Safety Facilities Conditions

## Sheriff's Facilities (continued)

### **Bldg 500 – Archive Records Storage & Facilities Operations Bldgs:**

- Pre-fabricated, pre-engineered metal buildings providing insufficient protection from wind borne debris during high wind storms. Poor survivability chances without extensive hardening measures to meet County storm hardening standards. Does not meet county hardening standards.

# Project Scope

- Centralize Law Enforcement, Emergency Dispatch Communications, and Emergency Management Operations Center (EOC)
- New Pinellas County Sheriff's Office (PCSO) Administrative Facility to Replace Existing Outdated Headquarters and Consolidate Services from Other Locations
- Secondary Control Center for the Intelligent Transportation System (ITS)
- Business Technology Services (BTS) Data Center
- Centralized Energy Plant (CEP) Supporting Entire Campus (except Medical Examiner's Building)
- New Communications Tower and Radio Equipment Building
- Facilities will be Designed and Constructed to withstand Category 5 Hurricane
- New PCSO Vehicle Maintenance/Radio Shop Building
- Campus Parking and Select Building Demolition
- Site Security
- Site Remediation

# Project Chronology

- *Nov 2007* Board approved agreement with ARC3 Architecture for Master Planning, Space Programming & Criteria Design
- *Jul 2008* Master Planning and Space Programming completed
- *Oct 2008* Construction Delivery method changed from Design/Build to Construction Manager at Risk (CM@R)
- *Dec 2008* CCNA procurement for CM@R services
- *Jan 2009* Criteria Design Package reviewed and comments completed
- *Feb 2009* CCNA procurement for Design Professional Services (Architect of Record)
- *Jun 2009* Board rejected Design Professional rankings
- *Jul 2009* Board deferred CM@R rankings pending CCNA Process Review



# Project Chronology

- *Oct 2009* Consultant completed CCNA Report
- *Dec 2009/  
Jan 2010* Consultant CCNA recommendations incorporated into Purchasing Department procurement procedures
- *Jan 2010* Board approved CM@R rankings
- *Feb 2010* Contract negotiations with Lend Lease
- *Aug 2010* CCNA procurement for Design Professional Services (Architect of Record)
- *Nov 2010* Board approved Design Professional rankings
- *Dec 2010* Contract negotiations with Harvard Jolly
- *Mar 2011* Board approved Design Professional Contract with Harvard Jolly and CM@R contract with Lend Lease



# Project Summary

## Square Footages

### Demolition:

Facilities Bldgs	4,752 SF
Bldg 100	60,350 SF
Bldg 100 Annex	19,618 SF
Bldg 200 (Vehicle Maintenance)	8,254 SF
Bldg 300 (Radio and Communications Shop)	4,181 SF
Bldg 500 (Storage Bldg)	<u>4,000 SF</u>
<b><i>Sub-Total</i> .....</b>	<b>101,155 SF</b>

### Relocated Functions:

Emergency Management – Ft. Harrison	8,310 SF
Public Safety Services – Ft. Harrison	11,246 SF
Public Safety Services - Ulmerton	1,102 SF
PCSO Lease Spaces	<u>10,200 SF</u>
<b><i>Sub-Total</i> .....</b>	<b>30,858 SF</b>



# Project Summary (continued)

## Square Footages

### **New Construction:**

Main Bldg (PCSO, Public Safety Services & Emergency Management)	229,613 SF
Central Energy Plant	16,300 SF
Vehicle Maintenance Bldg	25,197 SF
Radio Equipment Bldg	<u>1,500 SF</u>
<b><i>Sub-Total</i> .....</b>	<b>272,610 SF</b>

Parking Garage (807 Spaces)

### **Existing Buildings To Remain:**

Medical Examiner	42,085 SF
Bldg 400 (Renovated)	18,102 SF



# Project Summary (continued)

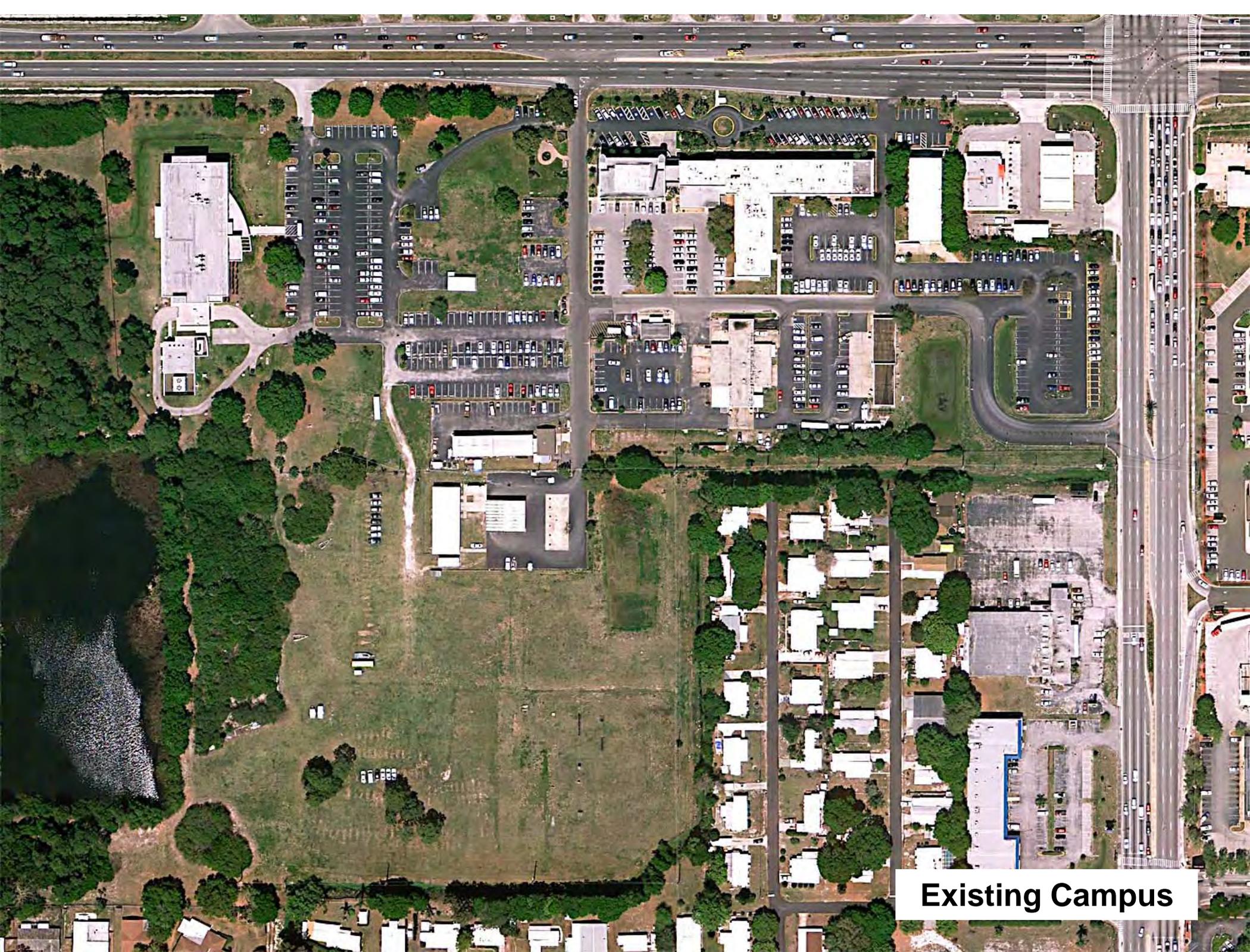
## Project Expense Breakdown:

Expended to Date.....	\$ 2,093,216
Design Professional Services.....	\$ 3,978,000
CM@R Pre-Construction Services.....	\$ 3,560,408
Construction, FF&E and Contingency.....	<u>71,768,376</u>
	<b>\$81,400,000</b>



# Estimated Project Schedule

Notice to Proceed for Design (NTP).....	April 4, 2011
Design Development (DD) due.....	July 1, 2011
60% Construction Documents (CD) due.....	Sept, 9, 2011
Construction Documents (CD) due.....	Nov. 4, 2011
Guaranteed Maximum Price (GMP).....	Dec 26, 2011
Board Approval GMP (BCC).....	Jan 10, 2012
Notice to Proceed for Construction (NTP).....	Jan 11, 2012
Construction Completion.....	December 2013



**Existing Campus**

Ulmerton Road

Medical Examiner's Office

Bldgs 100

Bldg 100 East

Bldg 100 West

Bldg 400

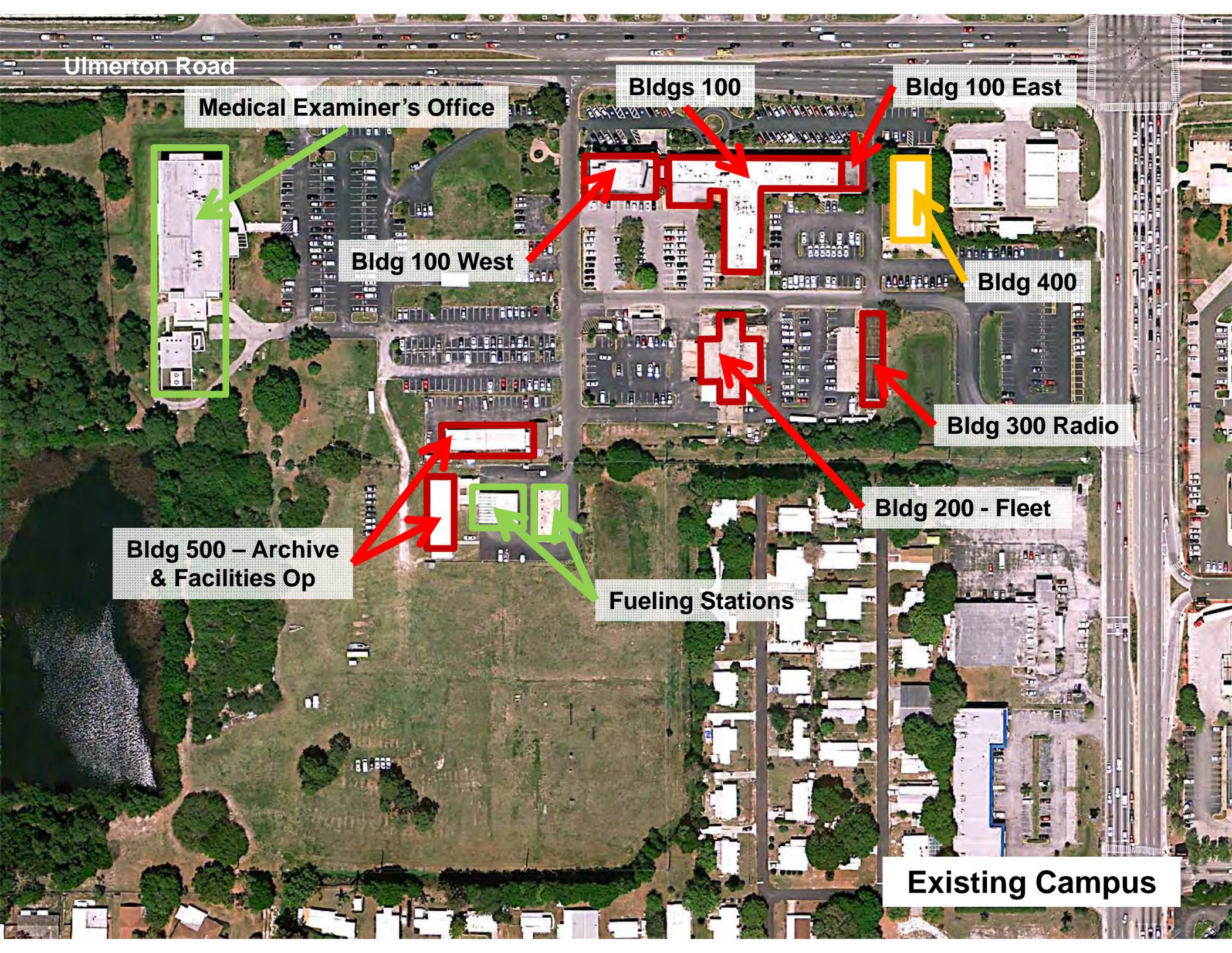
Bldg 300 Radio

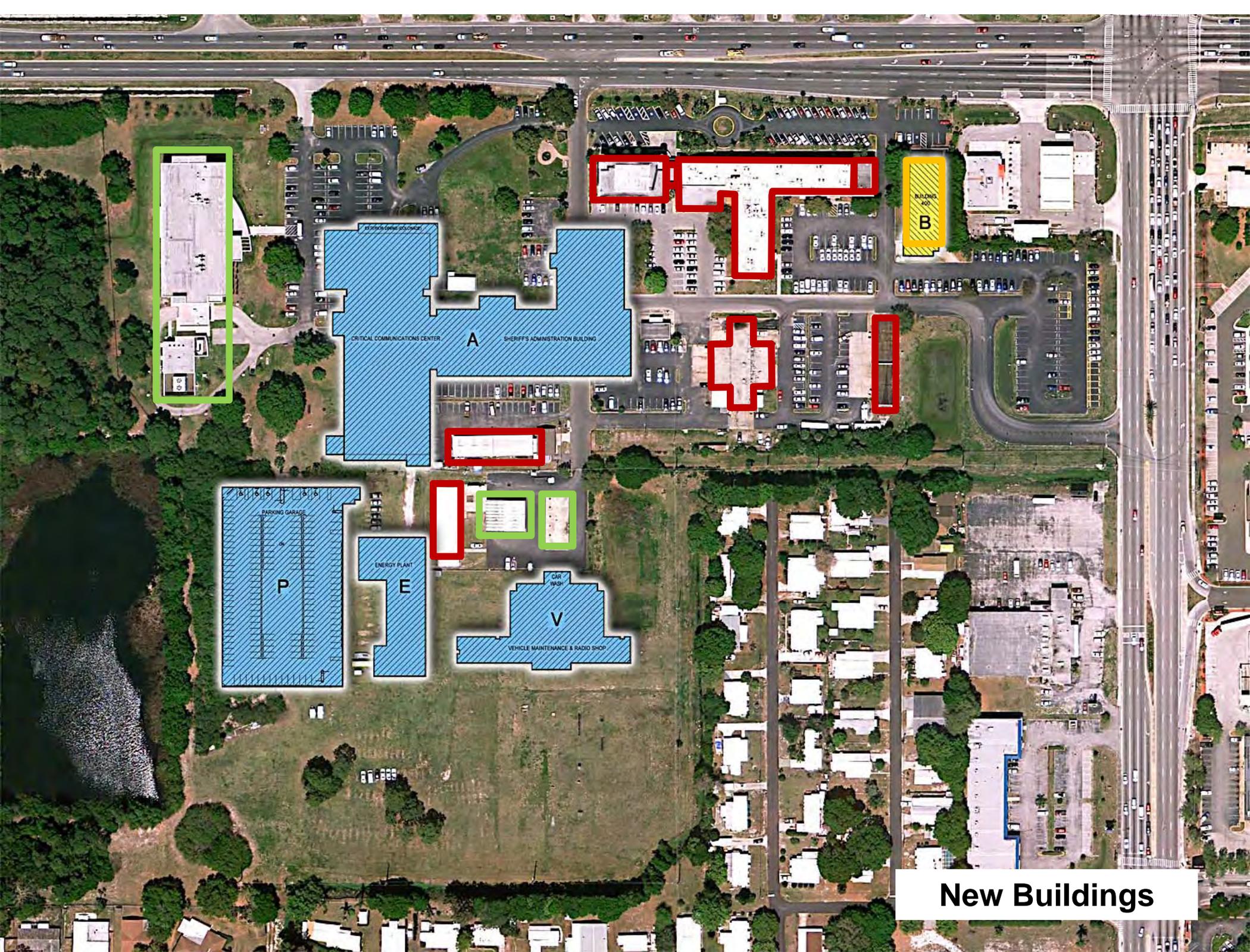
Bldg 200 - Fleet

Bldg 500 - Archive  
& Facilities Op

Fueling Stations

Existing Campus





CRITICAL COMMUNICATIONS CENTER

A

SHERIFF'S ADMINISTRATION BUILDING

BUILDING 400  
B

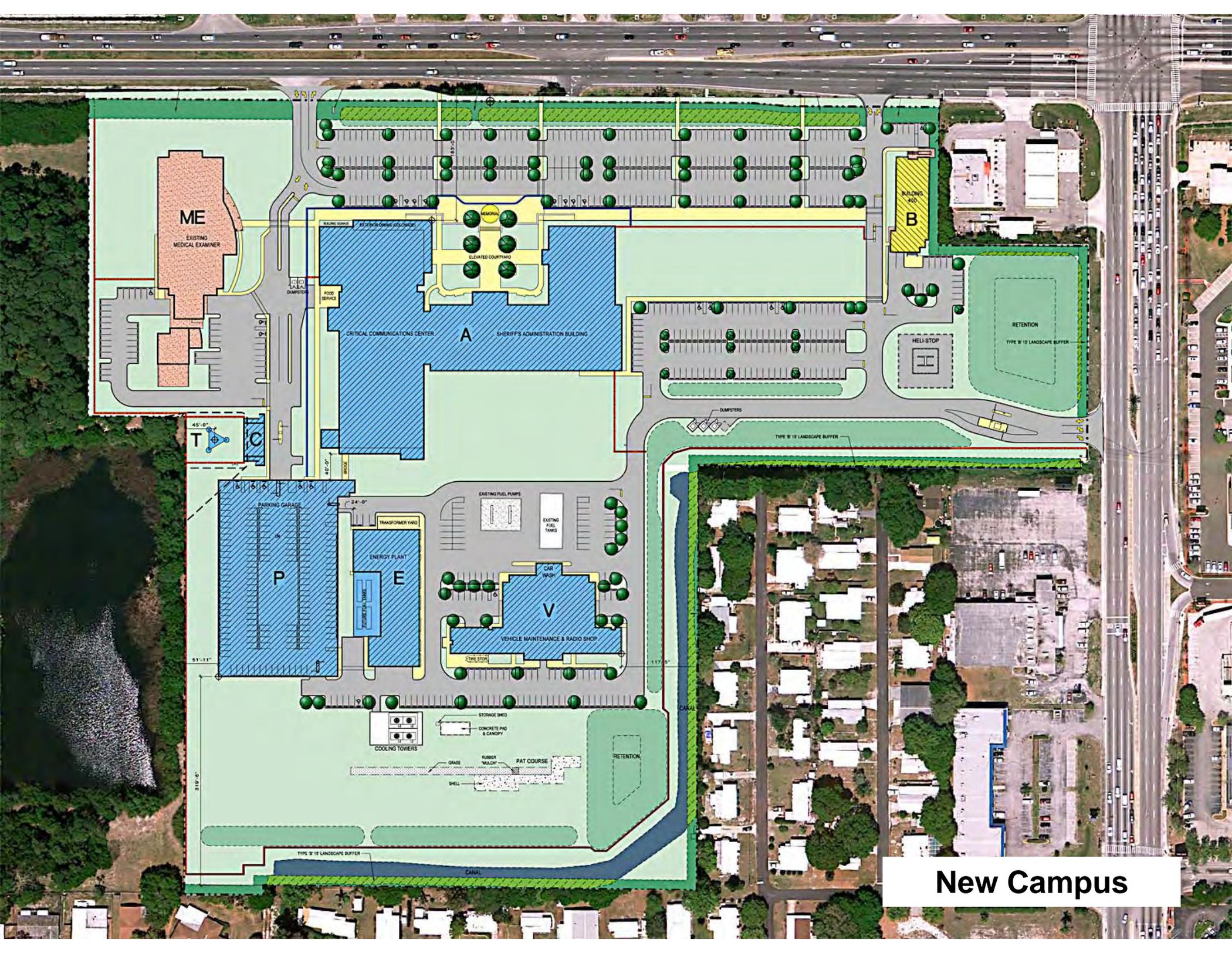
PARKING GARAGE  
P

ENERGY PLANT  
E

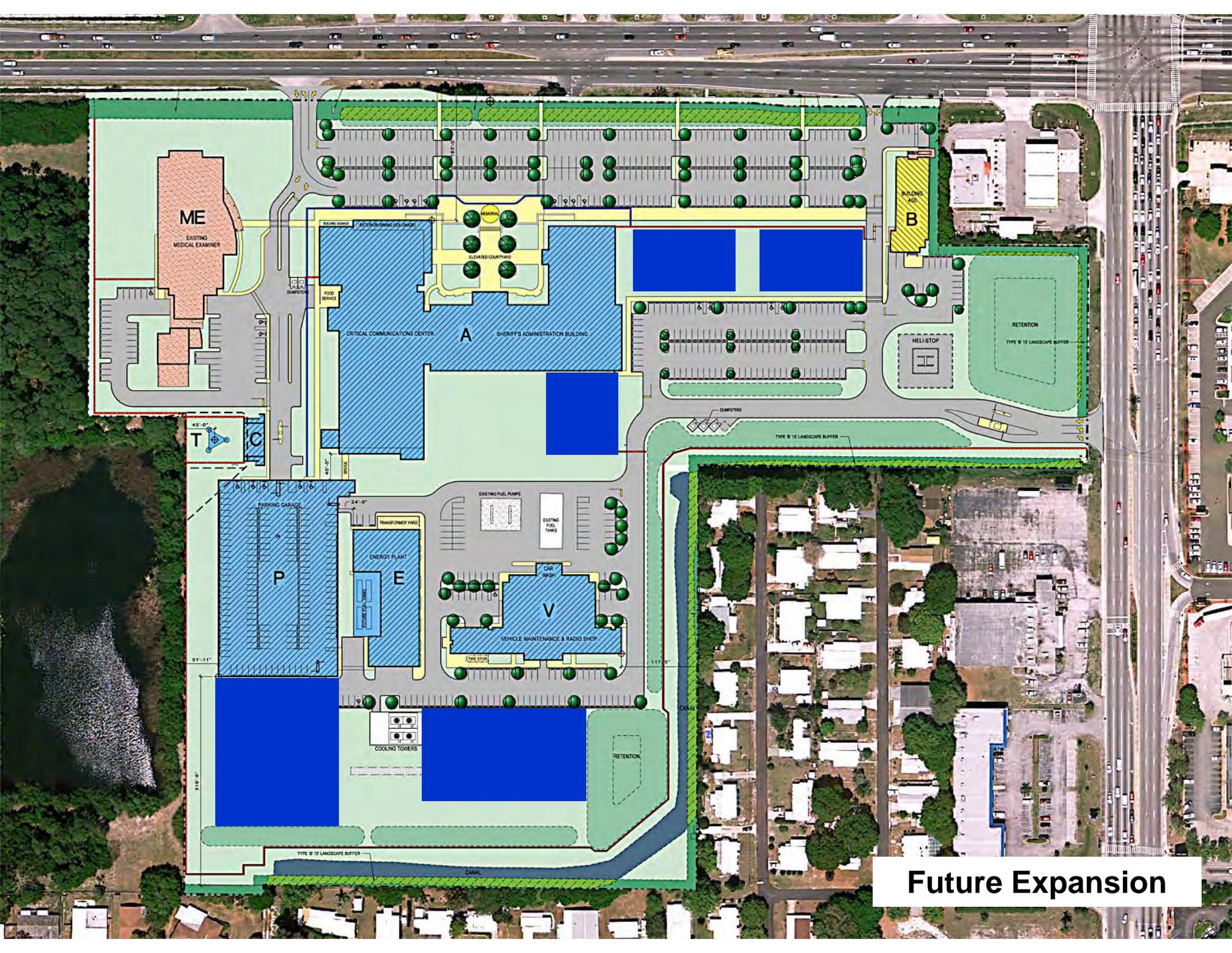
CAR WASH

VEHICLE MAINTENANCE & RADIO SHOP  
V

New Buildings



New Campus



ME  
EXISTING  
MEDICAL EXAMINER

CRITICAL COMMUNICATIONS CENTER

SHERIFF'S ADMINISTRATION BUILDING

BUILDING 400  
B

T

P

E

V

EXISTING FUEL TANKS

COOLING TOWERS

HELL-STOP

RETENTION  
TYPE W 15' LANDSCAPE BUFFER

VEHICLE MAINTENANCE & RADIO SHOP

CAR WASH

ENERGY PLANT

PARKING GARAGE

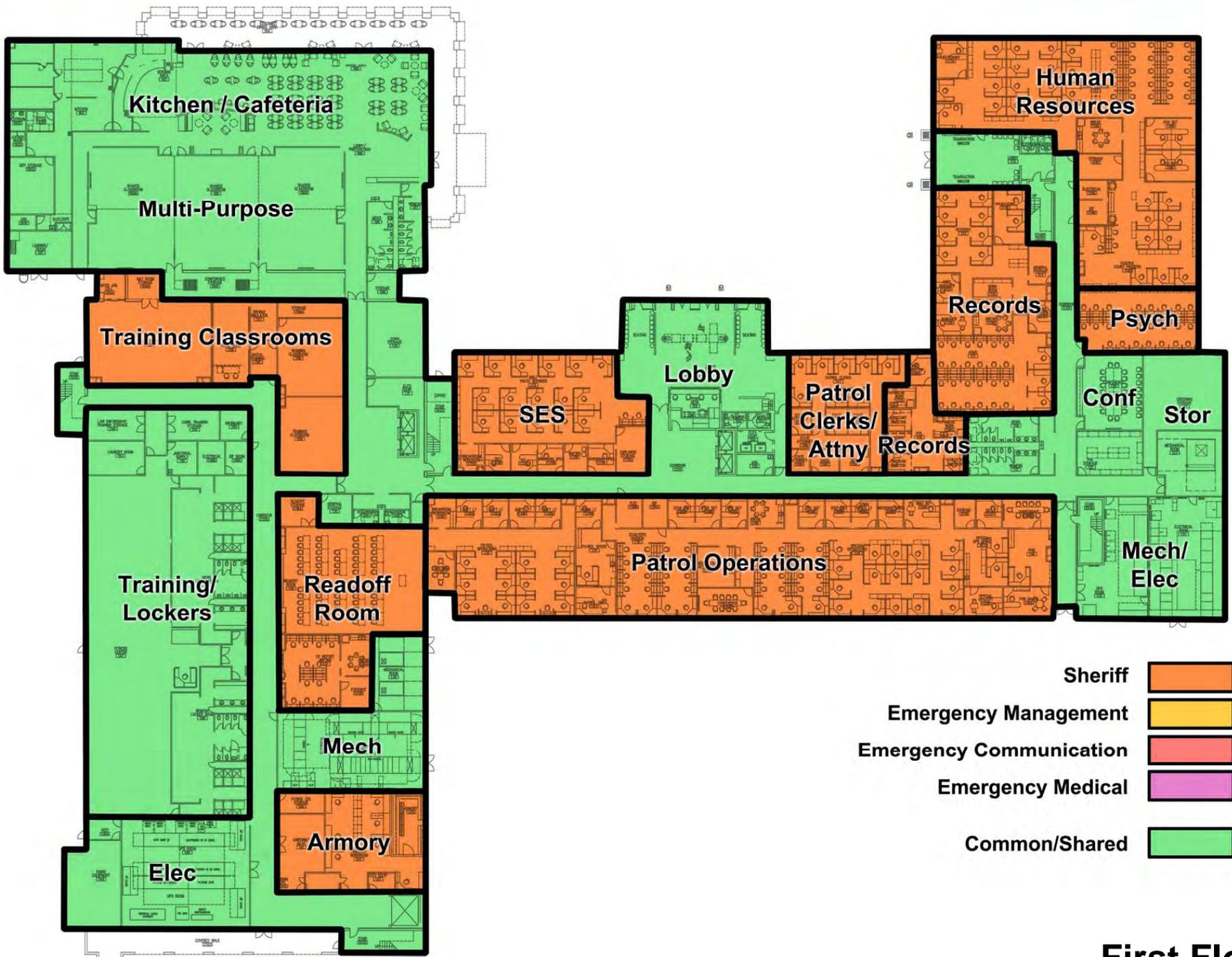
EXISTING FUEL PUMPS

TRANSFORMER YARD

WALKING COURTYARD

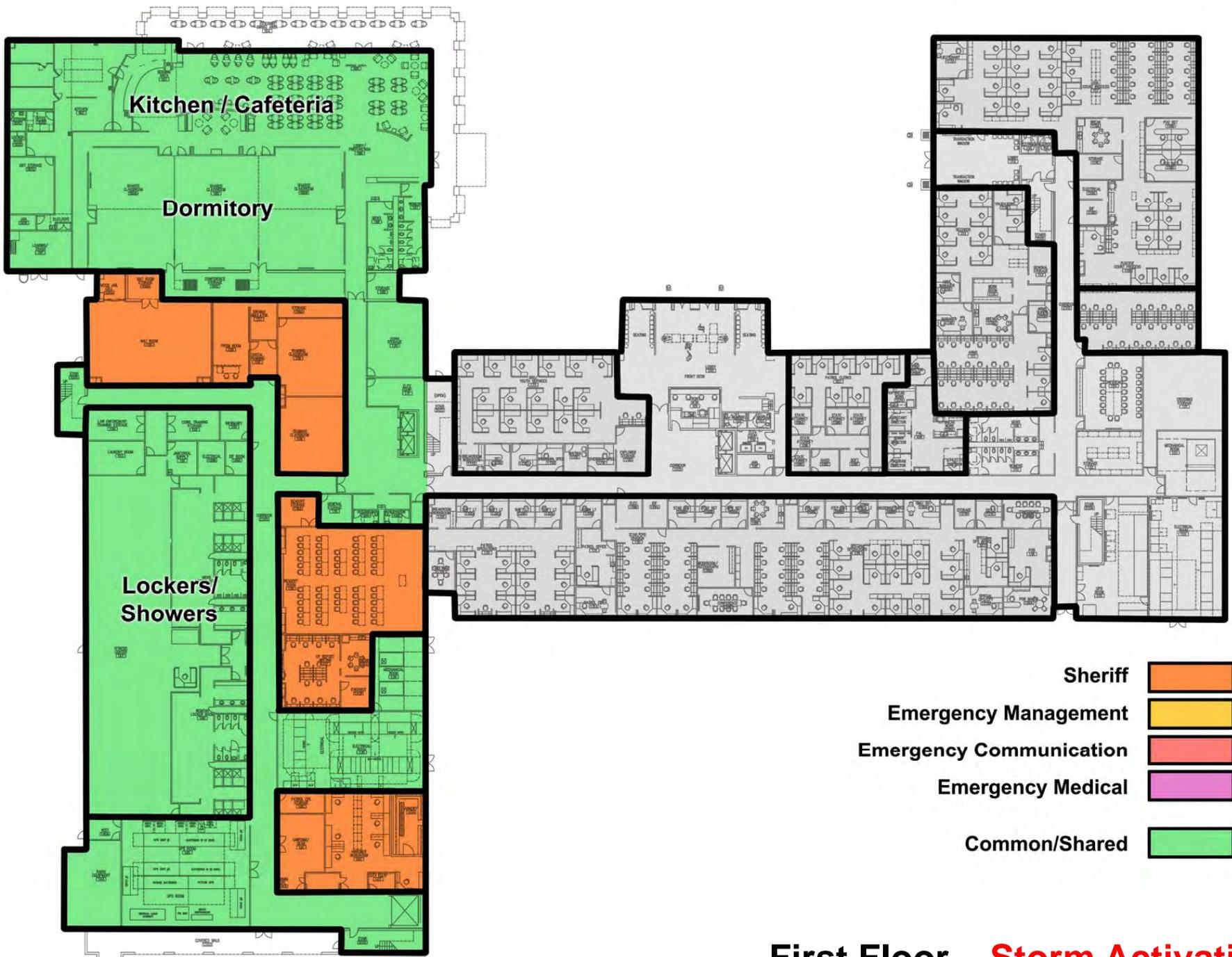
ELEVATED COURTYARD

**Future Expansion**



- Sheriff
- Emergency Management
- Emergency Communication
- Emergency Medical
- Common/Shared

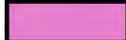
**First Floor**



**Sheriff** 

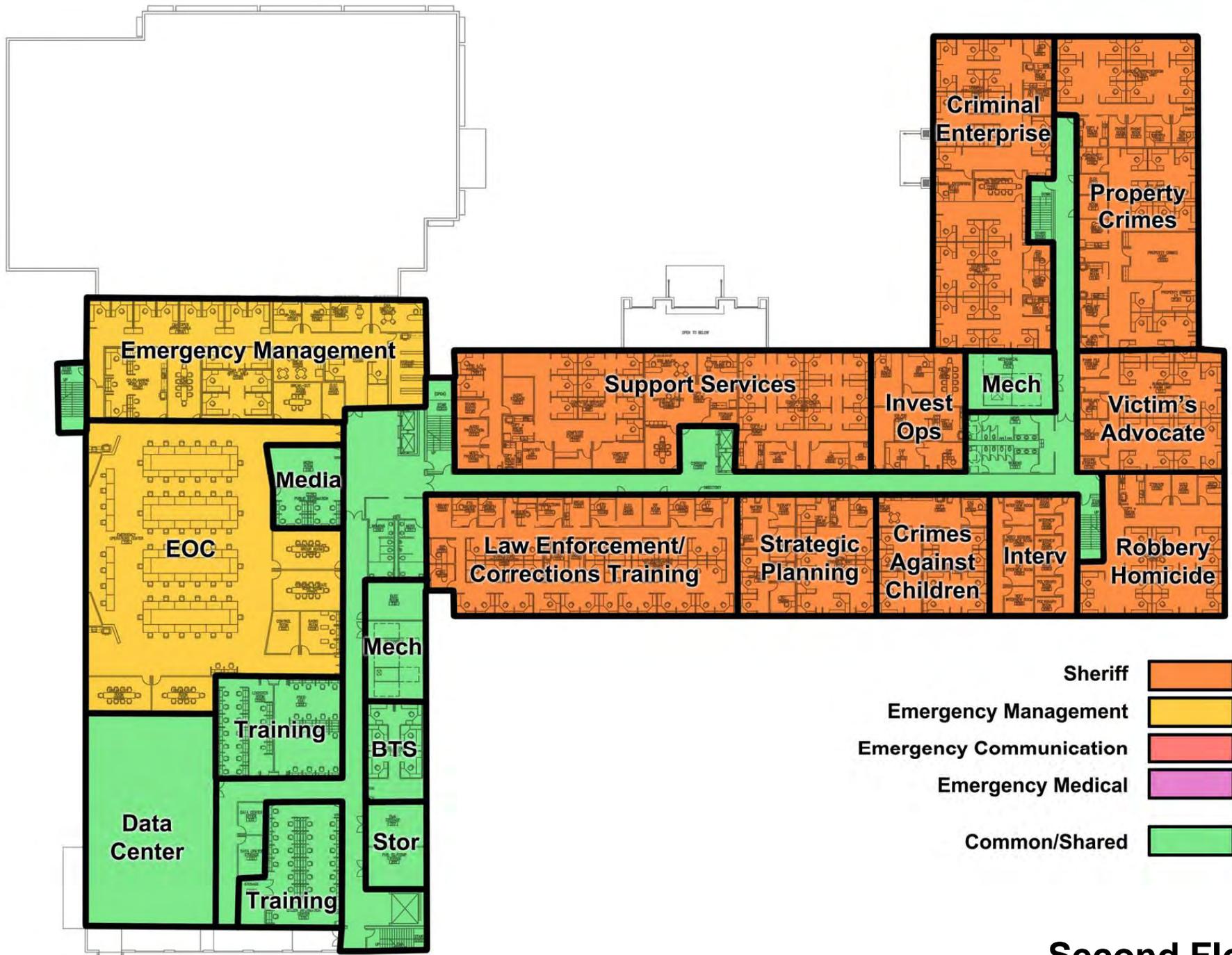
**Emergency Management** 

**Emergency Communication** 

**Emergency Medical** 

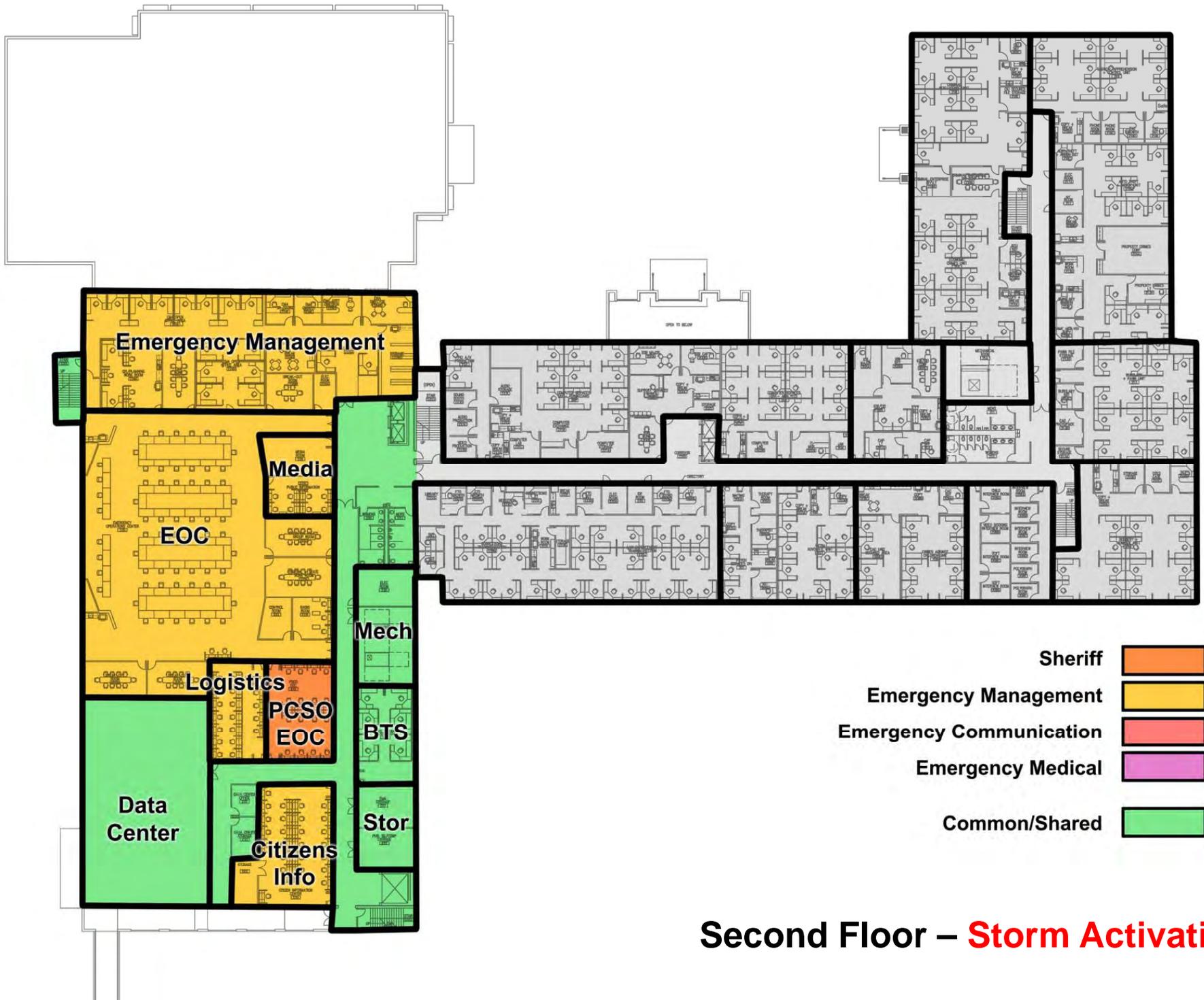
**Common/Shared** 

**First Floor – Storm Activation**



- Sheriff
- Emergency Management
- Emergency Communication
- Emergency Medical
- Common/Shared

**Second Floor**

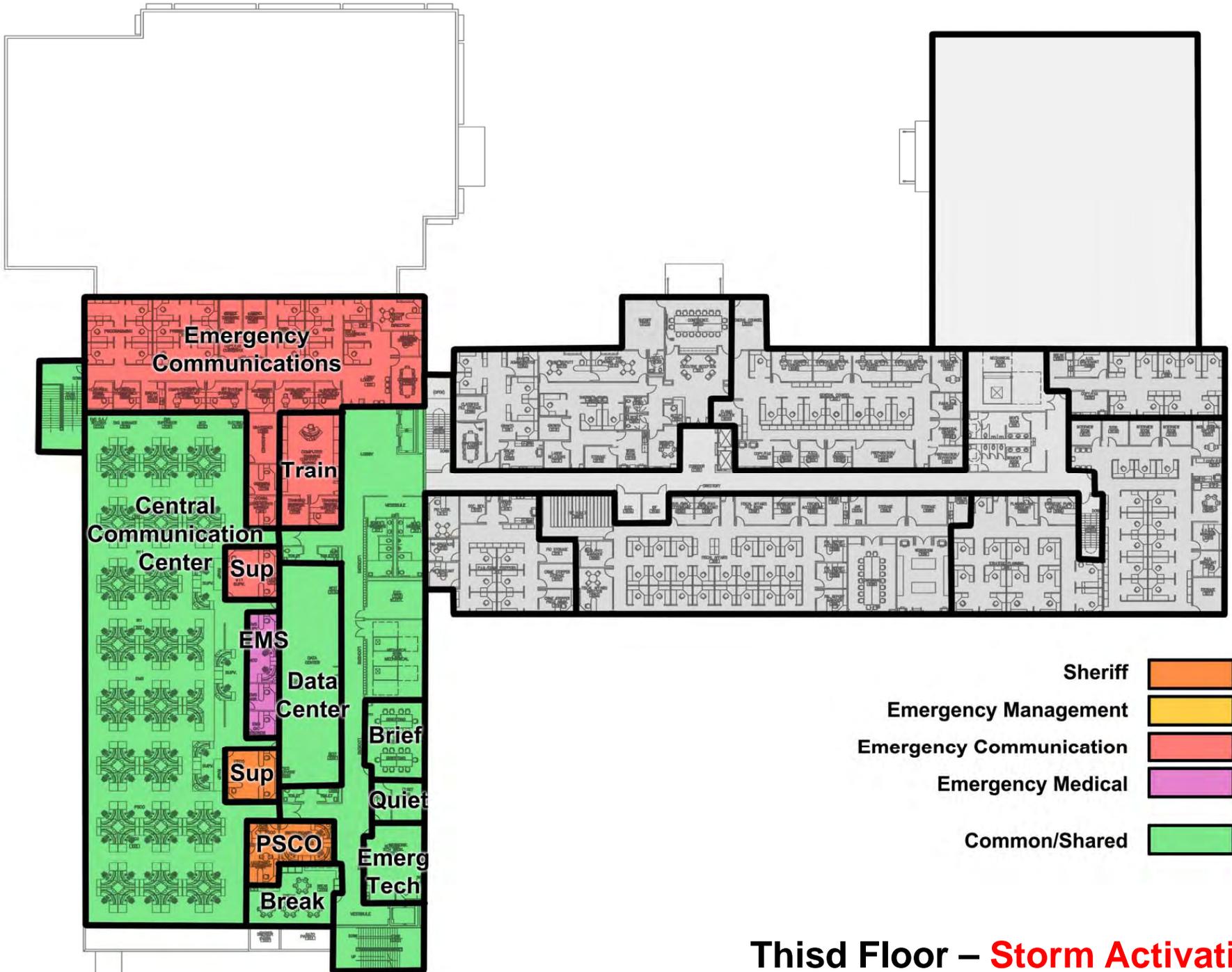


**Second Floor – Storm Activation**



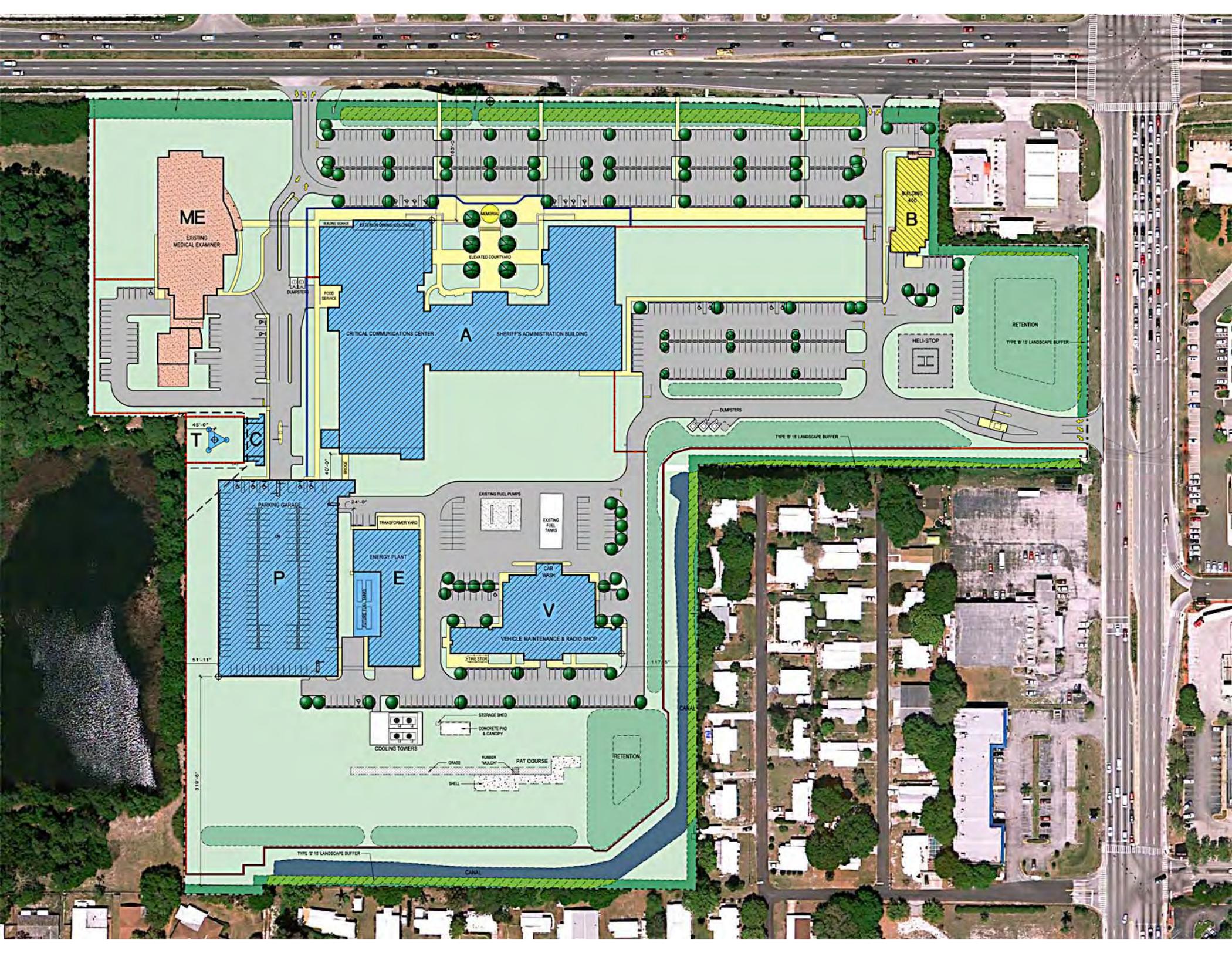
- Sheriff
- Emergency Management
- Emergency Communication
- Emergency Medical
- Common/Shared

**Third Floor**



- Sheriff
- Emergency Management
- Emergency Communication
- Emergency Medical
- Common/Shared

**This Floor – Storm Activation**



ME

EXISTING  
MEDICAL EXAMINER

CRITICAL COMMUNICATIONS CENTER

SHERIFF'S ADMINISTRATION BUILDING

VEHICLE MAINTENANCE & RADIO SHOP

T

C

P

E

V

B

BUILDING 400

HELIP-STOP

RETENTION

TYPE W 15' LANDSCAPE BUFFER

TYPE W 15' LANDSCAPE BUFFER

CANAL

CANAL

45'-0"

45'-0"

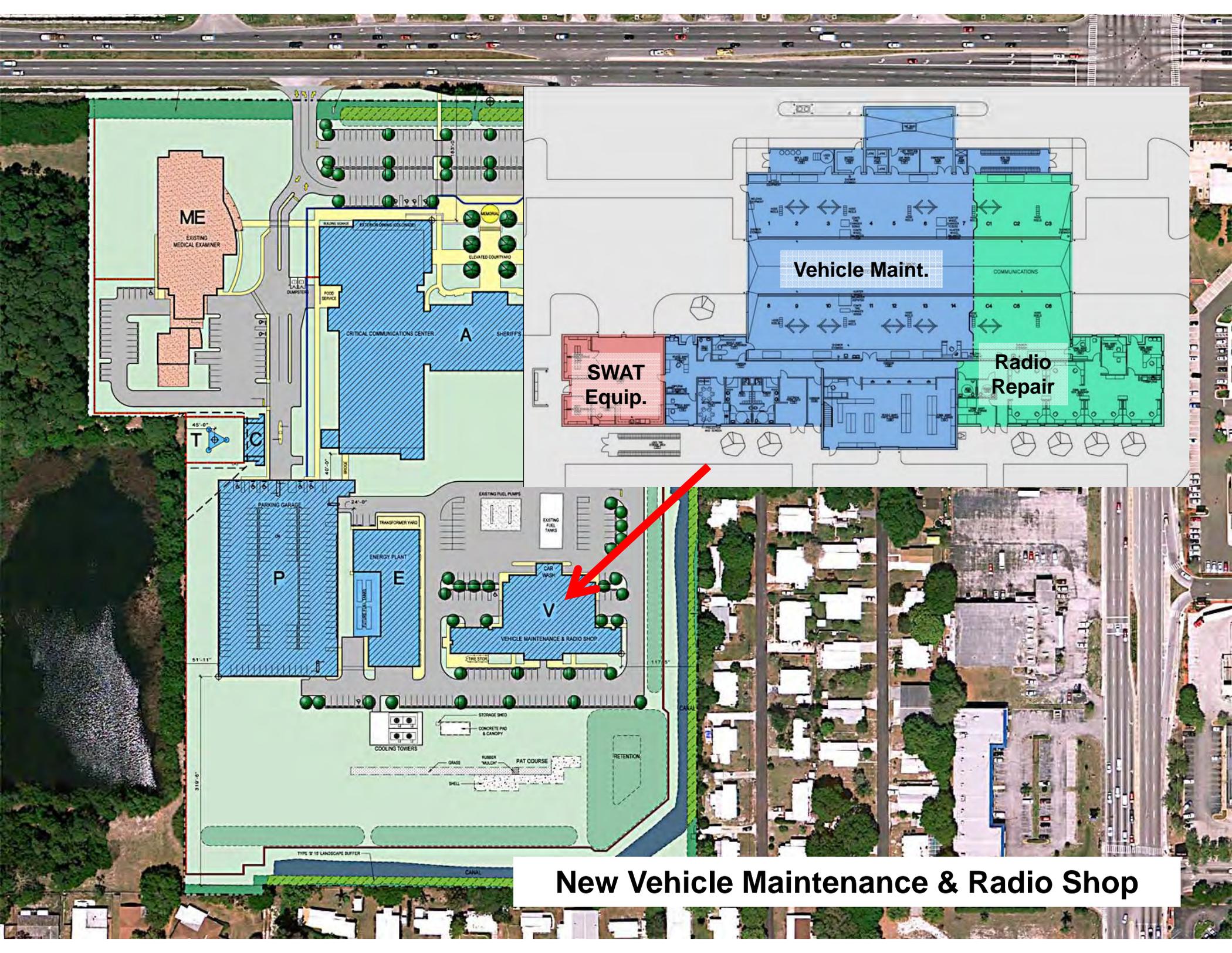
51'-11"

316'-6"

TYPE W 15' LANDSCAPE BUFFER

CANAL

TYPE W 15' LANDSCAPE BUFFER



ME  
EXISTING  
MEDICAL EXAMINER

T

C

P

E

SWAT  
Equip.

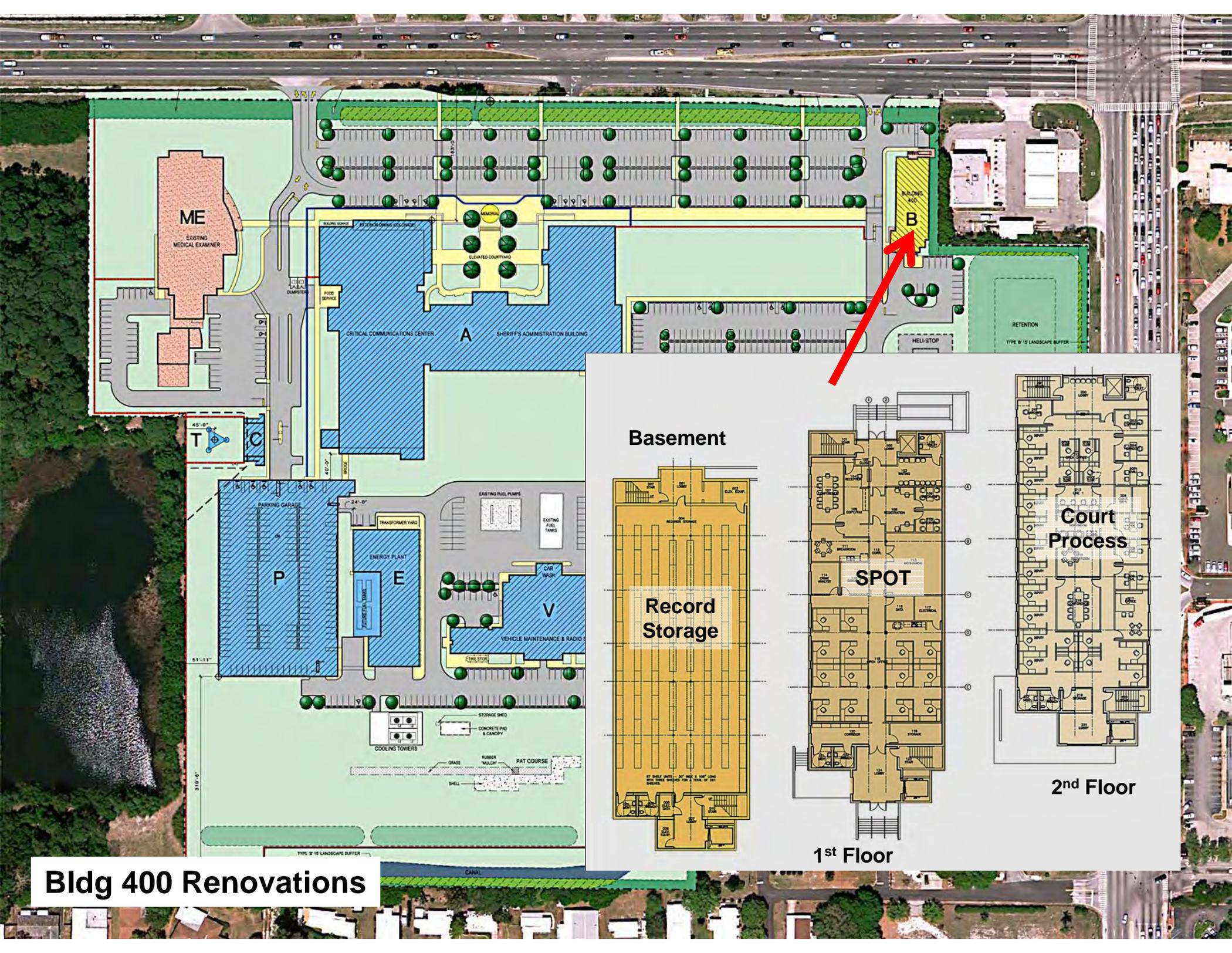
Vehicle Maint.

Radio  
Repair

A

SHERIFFS

**New Vehicle Maintenance & Radio Shop**



ME  
EXISTING  
MEDICAL EXAMINER

BUILDING 400  
B

CRITICAL COMMUNICATIONS CENTER A SHERIFF'S ADMINISTRATION BUILDING

T C

P

E

V

Basement

Record Storage

SPOT

Court Process

2nd Floor

1st Floor

# Bldg 400 Renovations



# Questions from Workshop (5/17/2011)

- 1. Parking Garage vs. Surface Parking**
- 2. Increase Building Height – Small Footprint**
- 3. Cost Saving Ideas**

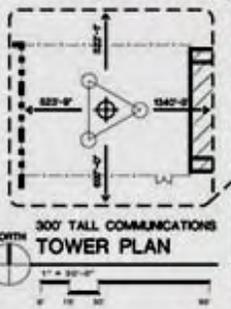
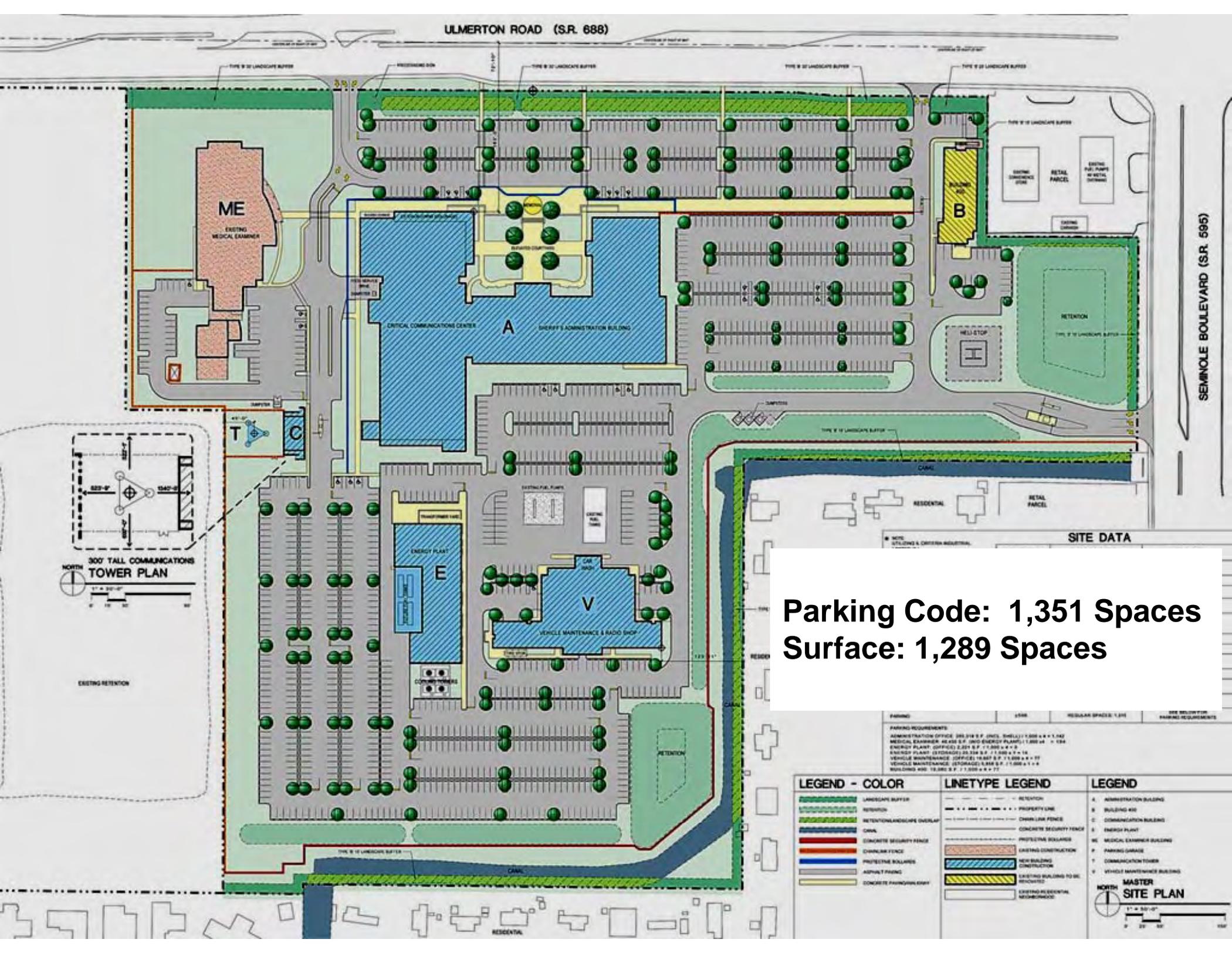


**Parking Code: 1,351 Spaces**  
**Garage: 1,362 Spaces**

LEGEND - COLOR		LINETYPE LEGEND		LEGEND	
[Green Hatched]	LANDSCAPE BUFFER	[Dashed Line]	RETENTION	[Blue Hatched]	A. ADMINISTRATION BUILDING
[Green]	RETENTION	[Solid Line]	PROPERTY LINE	[Yellow Hatched]	B. BUILDING 400
[Green with Dotted]	RETENTION/LANDSCAPE OVERLAP	[Dotted Line]	CHAIN LINK FENCE	[Blue]	C. COMMUNICATION BUILDING
[Blue]	CANAL	[Dashed Line]	CONCRETE SECURITY FENCE	[Green]	E. ENERGY PLANT
[Red]	CONCRETE SECURITY FENCE	[Dotted Line]	PROTECTIVE BOLLARDS	[Orange]	ME. MEDICAL EXAMINER BUILDING
[Blue]	CHAIN LINK FENCE	[Dotted Line]	EXISTING CONSTRUCTION	[Blue Hatched]	P. PARKING GARAGE
[Blue]	PROTECTIVE BOLLARDS	[Dotted Line]	NEW BUILDING CONSTRUCTION	[Blue]	T. COMMUNICATION TOWER
[Grey]	ASPHALT PAVING	[Dotted Line]	EXISTING BUILDING TO BE REWORKED	[Blue]	V. VEHICLE MAINTENANCE BUILDING
[Yellow]	CONCRETE PAVEMENT/WALKWAY	[Dotted Line]	EXISTING RESIDENTIAL MEMORWOOD	[Blue]	

PARKING	EXIST	REGULAR SPACES: 855	TOTAL: 1,351	SEE BIDDING FOR PARKING REQUIREMENTS
PARKING REQUIREMENTS:				
ADMINISTRATION OFFICE (285,318 S.F. INCL. SHELLS)	1,000	4	1,004	
MEDICAL EXAMINER (4,650 S.F. INCL. ENERGY PLANT)	1,000	4	1,004	
ENERGY PLANT (OFFICE) (2,200 S.F.)	1,000	4	1,004	
ENERGY PLANT (STORAGE) (25,334 S.F.)	1,000	4	1,004	
VEHICLE MAINTENANCE (OFFICE) (16,847 S.F.)	1,000	4	1,004	
VEHICLE MAINTENANCE (STORAGE) (5,848 S.F.)	1,000	4	1,004	
BUILDING 400 (18,000 S.F.)	1,000	4	1,004	





**Parking Code: 1,351 Spaces**  
**Surface: 1,289 Spaces**

**PARKING REQUIREMENTS:**

ADMINISTRATION OFFICE	385,318 S.F. (INCL. SHELL)	1,000	4	1,142
MEDICAL EXAMINER	46,512 S.F. (IND. ENERGY PLANT)	1,000	4	134
ENERGY PLANT	(OFFICE) 2,201 S.F. / 1,200 S.F. x 8			
ENERGY PLANT	(STORAGE) 25,124 S.F. / 1,000	4	14	
VEHICLE MAINTENANCE	(OFFICE) 10,847 S.F. / 1,000	4	11	
VEHICLE MAINTENANCE	(STORAGE) 5,882 S.F. / 1,000	4	11	
BUILDING USE	10,842 S.F. / 1,000	4	11	

LEGEND - COLOR	LINETYPE LEGEND	LEGEND
	--- RETENTION	A. ADMINISTRATION BUILDING
	- - - PROPERTY LINE	B. BUILDING USE
	- · - · - CHAIN LINK FENCE	C. COMMUNICATIONS BUILDING
	— CONCRETE SECURITY FENCE	E. ENERGY PLANT
	- · - · - PRECASTING BOLLARDS	ME. MEDICAL EXAMINER BUILDING
	- · - · - EXISTING CONSTRUCTION	P. PARKING GARAGE
	- · - · - NEW BUILDING CONSTRUCTION	T. COMMUNICATIONS TOWER
	- · - · - EXISTING BUILDING TO BE REWORKED	V. VEHICLE MAINTENANCE BUILDING
	- · - · - EXISTING RESIDENTIAL MEMORANDUM	



# Parking Garage vs. Surface Parking

## Parking Garage

- Meets code – parking count
- Storm protection – County assets
- Allows for site training area
- LEED sustainability design
- Allows future development of site
- Currently designed
- Concept approval from SWFWMD
- No time delay

## Surface Parking

- Does not meet code
- No storm protection
- No site training area
- Non-sustainable design
- No room for future development
- New design costs
- New SWFWMD submittal
- Time impact (60 days)

# Height of Public Safety Building

## 3-Story

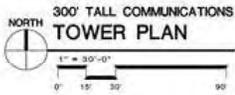
- Currently designed
- Concept approval by SWFWMD
- No time delay
- More economical

## 5-Story

- New design costs
- New SWFWMD submittal
- Time impact (6 months)
- \$5 Million cost increase
  - Foundations
  - Fire Suppression
  - High Rise Construction
  - Structural Frame
  - Fire Protection

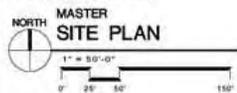
# 5-Story Option Footprint

## 300' TALL COMMUNICATIONS TOWER PLAN



		EXISTING (E)	PROPOSED (P)	REQUIRED
<p>★ NOTE: UTILIZING S. CRITERIA INDUSTRIAL LIMITED, LLC</p>				
FUTURE LAND USE:		INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL
USAGE:		GOVERNMENT FACILITY	GOVERNMENT FACILITY	GOVERNMENT FACILITY
LOT AREA:	GROSS AREA:	1,816,321.32 S.F. 41.70 ACRES	1,816,321.32 S.F. 41.70 ACRES	43,500 S.F. 1 ACRE
	PROJECT AREA:	1,306,582.22 S.F. 29.99 ACRES	1,306,582.22 S.F. 29.99 ACRES	43,500 S.F. 1 ACRE
GROSS FLOOR AREA (S.F.):		148,818 S.F. 1%	BLDG: 338,000 S.F./25% PARKING GARAGE: 276,000 S.F./21% TOTAL: 614,000 S.F./47%	0.65%
BLDG. SETBACKS:		FRONT: N & E 88.7' & 15' SIDE & REAR: S & W 31' & 435.8'	184.45' & 15' 341.55' & 435.8'	25' 15'
BLDG. HEIGHT:		---	BLDG: 58'-0" PARKING GARAGE: 80'-8"	50'
PAVED VEHICULAR USE AREA: (V.U.A.)		599,849 S.F.	422,705 S.F.	---
WATERLOUS SURFACE RATIO: (S.R.)		479,115 S.F. 30%	847,306 S.F. 46%	0.85
OPEN SPACE (S.F. & % OF GROSS SITE)		927,469.22 54%	659,276.22 31%	10%
PARKING:		2556	REGULAR SPACES: 555 PARKING GARAGE: 807	TOTAL: 1,362 SEE BELOW FOR PARKING REQUIREMENTS
<p>PARKING REQUIREMENTS:                  ADMINISTRATION OFFICE: 280,316 S.F. (INCL. SHELL) / 1,000 x 4 = 1,142                  MEDICAL EXAMINER: 48,450 S.F. (W/O ENERGY PLANT) / 1,000 x 4 = 194                  ENERGY PLANT: (OFFICE) 2,221 S.F. / 1,500 x 4 = 9                  ENERGY PLANT: (STORAGE) 59,334 S.F. / 1,500 x 1 = 14                  VEHICLE MAINTENANCE: (OFFICE) 19,867 S.F. / 1,000 x 4 = 77                  VEHICLE MAINTENANCE: (STORAGE) 9,888 S.F. / 1,000 x 1 = 4                  BUILDING 400: 19,080 S.F. / 1,000 x 4 = 77</p>				

LEGEND - COLOR	LINETYPE LEGEND	LEGEND
LANDSCAPE BUFFER	RETENTION	A ADMINISTRATION BUILDING
RETENTION	PROPERTY LINE	B BUILDING 400
RETENTION/LANDSCAPE OVERLAP	CHAIN LINK FENCE	C COMMUNICATION BUILDING
CANAL	CONCRETE SECURITY FENCE	E ENERGY PLANT
CONCRETE SECURITY FENCE	PROTECTIVE BOLLARDS	M MEDICAL EXAMINER BUILDING
CHAIN LINK FENCE	EXISTING CONSTRUCTION	P PARKING GARAGE
PROTECTIVE BOLLARDS	NEW BUILDING CONSTRUCTION	T COMMUNICATION TOWER
ASPHALT PAVING	EXISTING BUILDING TO BE RENOVATED	V VEHICLE MAINTENANCE BUILDING
CONCRETE PAVING/WALKWAY	EXISTING RESIDENTIAL NEIGHBORHOOD	



# **Cost Saving Ideas**

- 1. Move Central Energy Plant away from Parking Garage  
(Eliminates need for Fire Sprinkler)**
- 2. Enhanced soils  
(Stone column foundations vs. deep pile foundations)**
- 3. Pre-cast structure vs. Steel structure**
- 4. Pre-cast wall panels vs. Tilt-wall panels**

