



SANTA ROSA COUNTY BOARD OF COMMISSIONERS

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MEMORANDUM

TO: Board of Commissioners
FROM: Tony Gomillion, County Administrator
DATE: May 3, 2016
SUBJECT: HOK Final Report

DISCUSSION

Acceptance of the final report from HOK on the Courthouse project.

BACKGROUND

The final report provides an end to the conceptual development phase for building and site. The report is included as backup.

ACTION TO BE CONSIDERED

The Board determine the desired path forward for final design and construction.



Santa Rosa County Judicial Center

Concept Report

Volume 1 of 2

***Prepared for the
Board of County Commissioners of Santa Rosa County, FL
April 27, 2016***



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DESIGN TEAM:

- HOK - Architecture
- Hatch Mott MacDonald - Civil & Structural
- Watford Engineering, Inc. - Mechanical, Plumbing and Fire Protection
- Humber-Garick Consulting Engineers - Electrical
- TLC - Technology
- Faithful + Gould - Cost Estimator

EXECUTIVE SUMMARY:

This submittal, comprising two volumes, is the culmination of the efforts began in February 2015 up to April 2016 for the Santa Rosa County Judicial Center project. The intent of the package is to provide information in which the County utilizes to establish a project budget.

Space Program:

HOK conducted a series of detailed interviews in 2011 through 2012, with the User groups to be housed in this new project. At the direction of the County, the Design Team has used the Space Program from 2012 to develop information in the following report and have removed the future growth within each department. The result of this direction is a program having a total program of approximately 135,000 SF.

In 2015, with the assistance of the Santa Rosa County Board of County Commissioners and key members of the User groups, the decision was reached to go forward with a courthouse project which would contain the following:

- (6) Standard Courtrooms (5 with holding access)
- (1) High Volume Courtroom
- Chambers and Court Administration (including Family Law & Guardian Ad Litem)
- Jury Services and Public Law Library
- Holding & Security
- Clerk of the Court
- State Attorney
- Public Defender
- Building support for the above mentioned.

Furniture Test Fit Diagrams:

Typical spaces such as conference rooms and offices were diagrammed to include furniture to establish optimal square footages. These typical spaces were used through out the different departments in the space program. These spaces are based on a consistent set of space standards used throughout the project. The space standards have been developed using a combination of Florida state (DMS) standards, best practice, and our experience with County courthouse projects in the state of Florida.

Program Adjacency Diagrams:

For each User group, HOK diagrammed each of the program spaces to illustrate adjacencies and circulation patterns within the departments. HOK worked with each User group to ensure adjacencies were acceptable. These diagrams are included in this report in support of the Space Program completed in 2012.

Site Information:

HOK & HMM performed a series of detailed site analyses and site layouts for the downtown Milton location. Through a series of presentations to Santa Rosa County Board of County Commissioners, the direction from the County was to develop a viable solution using additional land acquired by the City of Milton. Additional information and explanation on the process is included in this report.

Conceptual Floor Plans:

HOK developed conceptual floor plans based on the Space Program from 2012. These floor plans were used for the conceptual cost estimate and are at a departmental level.

- The building size is in the following report is 135,000 SF and three levels
- Department space sizes are based on the Space Program from 2012
- Shared spaces between departments are utilized
- Building support spaces and vertical circulation components were included in the plans

Building Systems Narratives:

The Design Team wrote building systems narratives to assist in the cost estimating effort. The narratives are intended to provide an overview of design intent, major systems & components to be included in the building. The narratives are schematic at this stage of the project and will be developed in further detail as the project moves forward.

March 12, 2001

At the request of SRC Board of County Commissioners (BoCC), HOK completes a series of reports regarding a new Courthouse located in Downtown Milton, FL. The reports included Program, Existing Building Evaluation, Geotech, Option Comparisons & Development, Workshop Presentations, and Schematic Design.

May 9, 2007

HOK completes a space program update and building option report.

March 5, 2012

HOK completes a space program update and building option report.

July 22, 2013

At the request of SRC Board of County Commissioners (BoCC), HOK presents on the recommended process in moving forward with a new judicial center for Santa Rosa County.

August 8, 2013

The SRC BoCC approves HOK contract to proceed with site identification and design services for the new judicial facility.

September 12, 2013

HOK holds programming meetings with all of the user groups to be located in the new judicial facility. Courts, Court Admin, Family Law, County Clerk, Guardian Ad Litem, Sheriff, Public Defender and State Attorney.

September 23, 2013

The SRC BoCC approves to advertise for judicial center sites through an RFP process.

October 4, 2013

HOK holds programming meetings with the County Clerk and Intake Probation to discuss space located in the new judicial facility.

November 12, 2013

Six site proposals were received by SRC BoCC as a result of the RFP issued in September.

December 12, 2013

The SRC BoCC selects four sites from the RFP list and directs HOK and HMM to develop a site comparison matrix of the four chosen sites.

January 21, 2014

HMM presents site comparison matrix to the SRC BoCC for the four chosen sites.

January 23, 2014

The SRC BoCC approves 2 sites to move forward with: Pea Ridge (Hwy 90) and JDL site located on Avalon Blvd.

February 13, 2014

The SRC BoCC selects to move forward with the Pea Ridge site on Highway 90. The BoCC asked HOK and HMM to develop site options for the Pea Ridge site - illustrating building and parking locations within the property and how the property is accessed.

March 10 & 11, 2014

HOK holds programming and space planning meetings with all of the user groups to be located in the new judicial facility. Courts, Court Admin, Family Law, County Clerk, GAL, Sheriff, Public Defender and State Attorney.

March 10 & 11, 2014

HOK presents to the SRC BoCC the space plans for the new judicial facility, including planned space for the County Clerk Admin, Archives and Intake Probation. The BoCC gives direction to remove the County Clerk Admin, Archives and Intake Probation from this phase of the project.

March 24, 2014

The SRC BoCC reviews alternative site options located in east Milton during their board meeting.

March 27, 2014

The SRC BoCC vote to move forward with including the Byrom property in east Milton for the November ballot.



June 9, 2014

The SRC BoCC vote to move forward with including the downtown Milton site for the November ballot.

July 24 & 25, 2014

HOK holds space planning meetings with all of the user groups to be located in the new judicial facility. Courts, Court Admin, Family Law, County Clerk, GAL, Sheriff, Public Defender and State Attorney.

August 11, 2014

HOK presents site plans, cost estimate information and building space plans and design images for the new judicial facility.

February 26, 2015

The SRC BoCC approves HOK contract to proceed with design services for the new judicial facility located in downtown Milton, FL.

May 5, 2015

HOK presents to the SRC BoCC a series of options on how to best use the downtown Milton site and adjacent parcels. Options were based on a 135,000 GSF facility without State Attorney, Public Defender and Guardian Ad Litem. Those departments would remain in their existing location. At this time, there were 9 total courtrooms in the project. HOK presented 3 story vs 5 story options.

May to September 2015

Design Team on hold until further direction provided by the County.

October 16, 2015

Discussions from the County regarding additional downtown parcels to be used in the project begin.

October 20, 2015

The County gives direction to HOK to study site options using Parcels #6 & 8. Specific direction was given to locate the new courthouse south of Pine Street, as well as potential options for structured parking garage and future development of buildings adjacent to the existing courthouse to allow for future growth.

December 2, 2015

HOK informs the County of potential wetlands on the County Admin site and parcels south of Pine Street.

December 3, 2015

The County gives direction to HOK to study using Parcels #6 & 8 for parking. Parcel #7 was not used per the direction of the City of Milton. At this time, it was not acquired. Further direction was provided to use the 2012 Space Program and remove all the expansion space from the program.

December 7, 2015

HOK presents to the SRC BoCC information regarding (3) different sites: Downtown Milton (north of Pine St), South of Pine Street, and County Administration property. Information regarding the discovery of wetlands south of Pine Street and at the County Administration site was presented. Building size was based on 2012 space program, totalling 135,000 GSF (without built in expansion for department).

January 19, 2016

Pre application meetings help with the Army Corps of Engineers and Florida DEP. Members of the City of Milton and Santa Rosa County were present. Options presented included surface parking, storm water pond and underground vault.

February 1, 2016

HOK presents to the SRC BoCC information regarding the results of the wetland boundary survey for the parcels south of Pine Street. Parcel #7 was not used in the studies at the direction of the City of Milton. At this time, it was not acquired.

At the end of the presentation, HOK was authorized to develop parking options south of Pine Street using Parcel #7 for additional parking. HOK was also authorize to create parking layouts with zero impact to wetlands and an option that had less than half acre impact to wetlands.

February 22, 2016

HOK presents to the SRC BoCC information regarding options for parking layouts. Options shown included a version with zero wetland impact, as well as 0.35 acre impact. The site options included Parcel #7.



Program Space Summary

DEPARTMENT	NET AREA/DEPT		DEPARTMENTAL GROSS SF			STAFF PROVIDED		COMMENTS
	Base	Expansion	Base	Expansion	Dept.Total	Base	Expansion	
1 Courts	22,610	0	27,132	0	27,132	0	0	
2 Chambers, Court Support & Guardian Ad Litem	12,926	2,070	15,343	2,484	17,995	49	6	
2.1 Chambers	6,110	2,070	7,332	2,484	9,816	15	6	Shell Expansion space
2.2 Court Support	3,470	0	4,164	0	4,164	18	0	
2.3 Guardian Ad Litem	2,506	0	3,007	0	3,007	11	0	
2.4 Family Law	840	0	840	0	1,008	5	0	
3 Jury, Holding/Security & Public Law Library	10,358	0	12,430	0	12,430	40	0	
3.1 Jury Assembly/Multipurpose	3,644	0	4,373	0	4,373	0	0	Jury, Mediation, Hearings, Bar Assoc. Cont.Ed.
3.2 Central Holding/Building Security	5,526	0	6,631	0	6,631	39	0	Staffed for max. prisoner load
3.3 Public Law Library	1,188	0	1,426	0	1,426	1	0	Library, Attorney waiting/research
4 Clerk of Court	15,385	0	19,231	0	19,231	92	0	
4.1 County & Circuit Civil	1,630	0	2,038	0	2,038	12	0	Build Expansion, but no FF&E
4.2 Family Law, Child Support, DVI	1,672	0	2,090	0	2,090	11	0	Build Expansion, but no FF&E
4.3 Juvenile	926	0	1,158	0	1,158	7	0	Build Expansion, but no FF&E
4.4 Probate	479	0	599	0	599	3	0	Build Expansion, but no FF&E
4.5 Misdemeanor	1,565	0	1,956	0	1,956	16	0	Build Expansion, but no FF&E
4.6 Felony	1,074	0	1,343	0	1,343	9	0	Build Expansion, but no FF&E
4.7 Traffic Infractions and Criminal Traffic	2,071	0	2,589	0	2,589	19	0	Build Expansion, but no FF&E
4.8 Archives/Evidence Storage	1,949	0	2,436	0	2,436	3	0	Future consolidation of files gives more Clerk space
4.9 Computer Services & Administration	4,019	0	5,024	0	5,024	12	0	Build out in Base
4.10 Probation Intake	0	0	0	0	0	16	0	Build out in Base
5 State Attorney	11,233	0	13,480	0	13,480	37	0	
6 Public Defender	4,348	0	5,435	0	5,435	19	0	
7 Building Support	6,870	0	8,244	0	8,244	6	0	Build out in Base
A Total Departmental Gross SF Required			101,295	Base				for 243 Staff
B Total Departmental Gross SF Required				Expansion	2,484			for 6 Staff
C Total Departmental Gross SF Required					103,947	Build-out		
Building Grossing Factor (30%)					31,184			
TOTAL BUILDING AREA					135,131			for 249 Staff

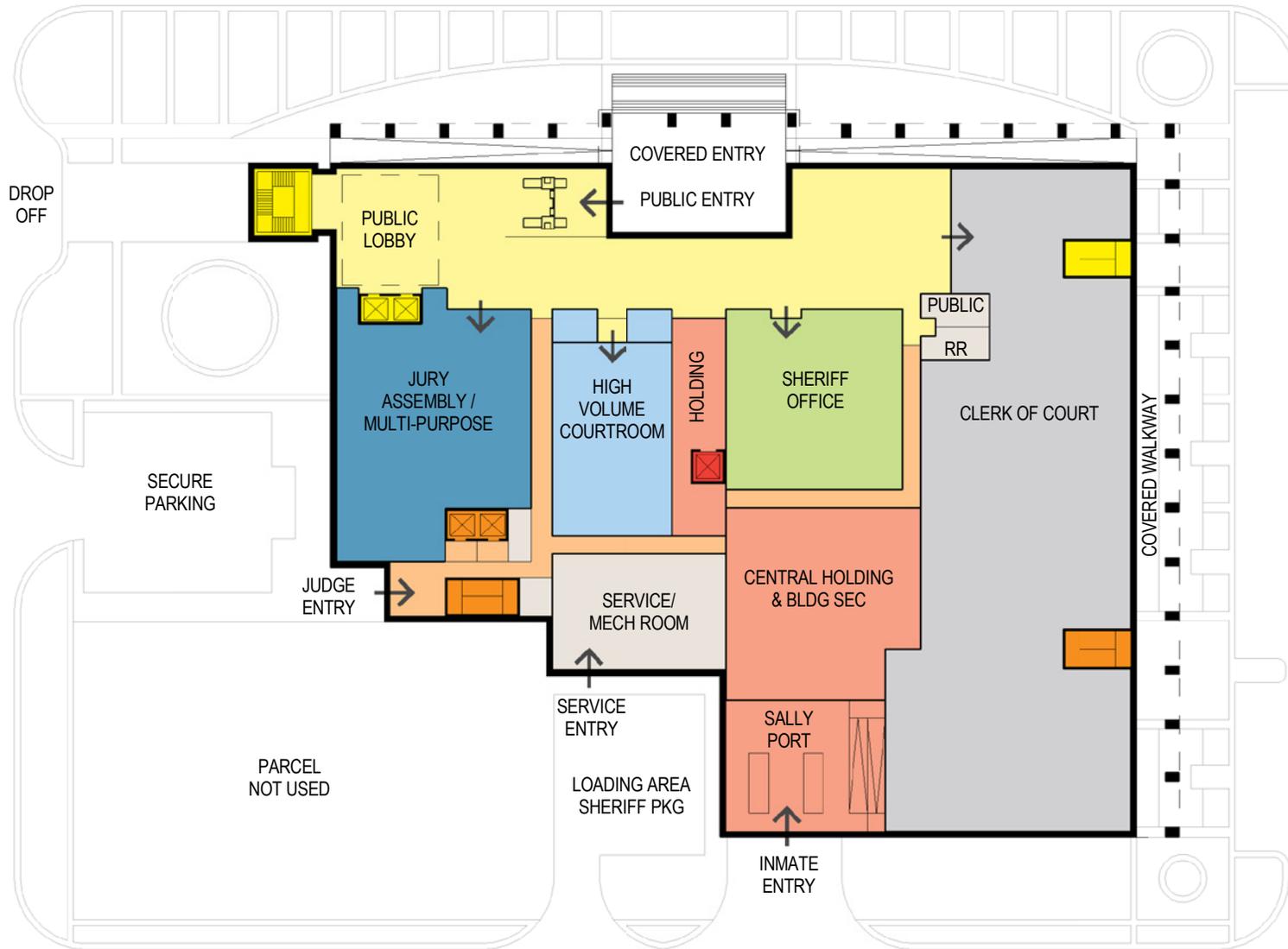
DESIGN IMAGES

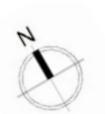
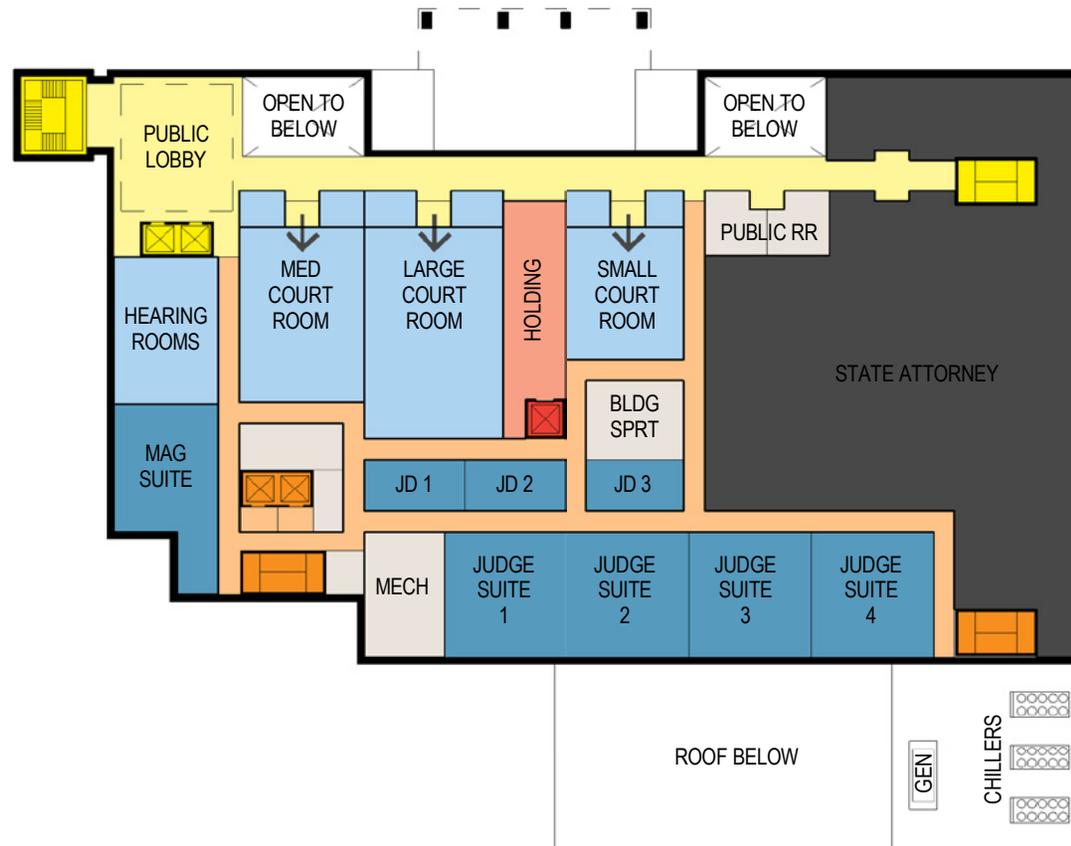


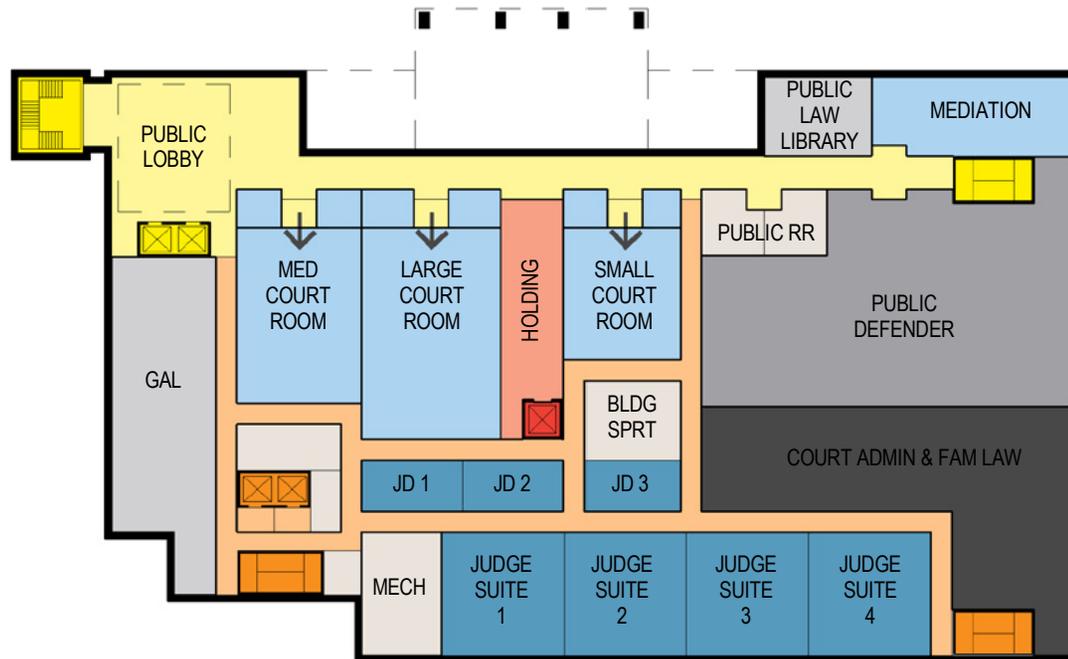


- 1 Public Parking
- 2 Storm Water Pond
- 3 Sally Port Entry
- 4 Service Entry/Dumpster
- 5 Secure Parking
- 6 Drop Off
- 7 Public Entry

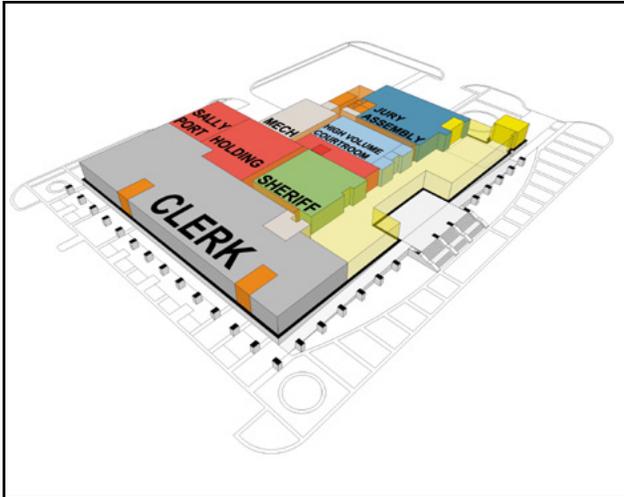




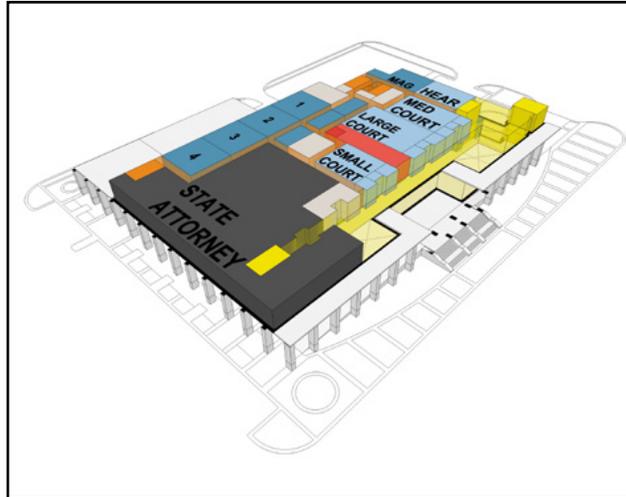




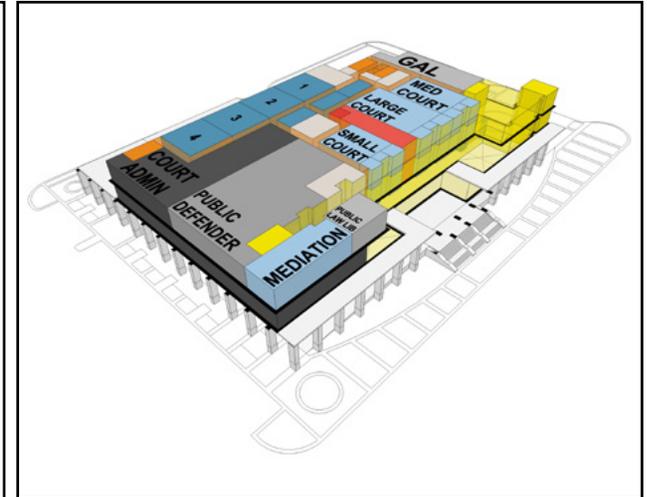
3D PROGRAM BLOCK & STACK DIAGRAMS



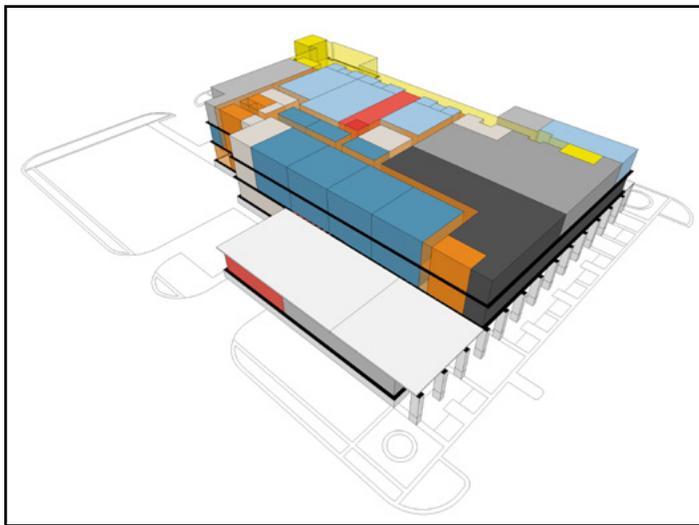
LEVEL 01



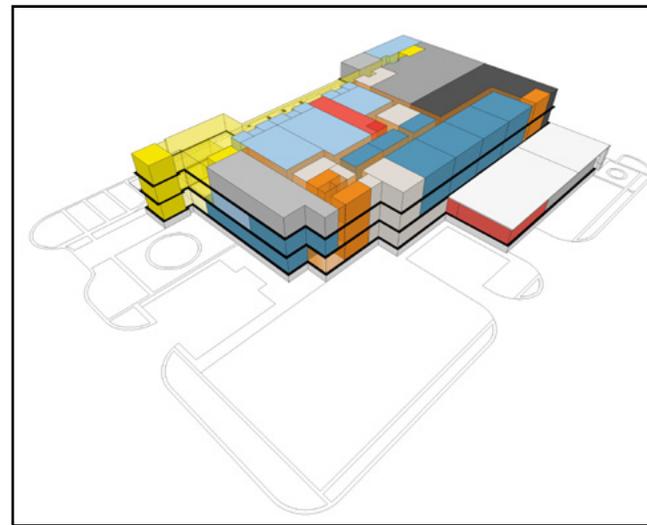
LEVEL 02



LEVEL 03



SOUTHERN VIEW



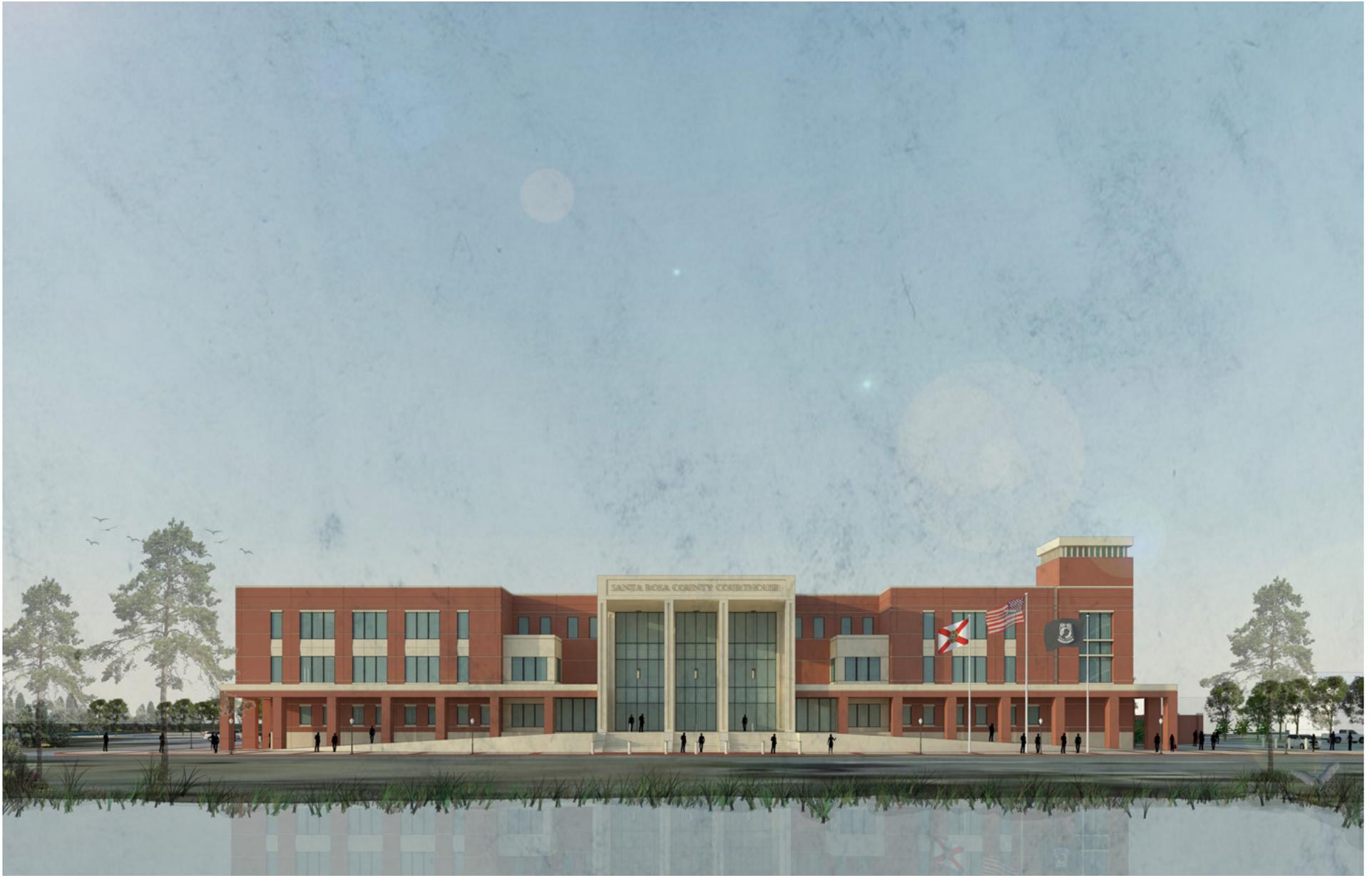
NORTHERN VIEW

DESIGN IMAGES
AERIAL VIEW FROM NORTHEAST





















SITE INFORMATION



DOWNTOWN MILTON SITE EVALUATION NARRATIVE

Hatch Mott MacDonald (HMM) was previously tasked with evaluating the feasibility of constructing a new 156,000 square foot Santa Rosa County Courthouse facility adjacent to the existing courthouse in downtown Milton. At the time that this study was undertaken, HOK architects evaluated multiple site layouts utilizing varying properties in the area immediately adjacent to and south of the existing courthouse. The properties used in the various site layouts were selected at the design team's discretion based upon general guidelines provided by Santa Rosa County and with limited input from the City of Milton. The final downtown Milton conceptual layout selected for presentation to Santa Rosa County, in late 2014, utilized parcels 1, 2, 3, 4 and 5. This concept utilized wet detention and only included 225 of the necessary 395 parking spaces required by the City of Milton Land Development Code, with the remaining deficit being provided through shared use of public parking spaces available within the City of Milton downtown area.

In May of 2015, HOK undertook additional building programming coordination with Santa Rosa County. This effort focused on two different building programs. The first building program included three stories and 135,000 square feet while the second was a five story, 150,000 square foot judicial center. During this effort, HOK once again examined the feasibility of siting the proposed courthouse in the Downtown Milton area. This evaluation included development and analysis of 24 site concepts utilizing various property configurations as well as the use of wet detention ponds and below ground stormwater vaults. As was the case with the 2014 feasibility study, the property configurations selected were based on general guidelines from the County and limited input from the City of Milton.

In the fall of 2015, Santa Rosa County directed HOK to evaluate the feasibility of three potential sites. One being the downtown Milton Site including parcels 2, 3 and 5, a second downtown Milton site placing the courthouse and associated parking on parcels 5, 6, 7 and 8, and finally an undeveloped site adjacent to the existing Santa Rosa County Administrative offices. During the initial review of these parcels, HMM noted that the National Wetland Inventory (NWI) indicated the presence of jurisdictional wetlands on a majority of the site adjacent to the County Administrative offices and on a portion of parcel 8 at the downtown Milton site(s). As a precaution, HMM consulted briefly with Wetland Sciences, Inc. (WSI), a local ecological consultant, regarding the NWI indication of wetlands on the properties. During this telephone conversation, Keith Johnson, with WSI, indicated familiarity with the proposed site adjacent to the County Administrative offices and confirmed that the site is largely if not entirely jurisdictional wetlands. Further, Mr. Johnson, provided a courtesy photo-interpretation of available aerial photographs depicting the downtown Milton parcels and expressed his

understanding that jurisdictional wetlands existed on the included parcels and that they were likely more widely ranging than indicated on the NWI website.

The findings regarding the feasibility of the three sites were presented to the Santa Rosa County Board of County Commissioners at a public meeting on December 7, 2015. At this meeting, HOK conveyed the design team's conclusion that the level of wetland impacts associated with developing the judicial center on the County Administrative offices or Pine Street sites would likely exceed 0.5 acres and as such would require securing an individual permit from the United States Army Corps of Engineers (USACE). HOK further explained that application for such individual permits require the development and submission of a Practical Alternatives Analysis demonstrating a lack of practical alternative sites or project configurations which would result in less wetland impacts. Finally, HOK expressed the design team's judgement that preparing the necessary Practical Alternatives Analysis to successfully support development of the County Administrative offices site or Pine Street sites, to the level envisioned at that time, was unlikely. Therefore, the preferred option was to maintain the concept with the courthouse and parking placed on parcels 2 and 3 and the stormwater management facility placed on Parcel 5.

While this layout was assumed to likely include jurisdictional wetland impacts for the stormwater management facility (wet detention pond) it was perceived that this layout provided the most defensible position in terms of wetland impacts. This option, however, only provided for approximately 90 of the required 395 parking spaces required by the City of Milton Land Development Code, leaving a deficit of 305 parking spaces. This deficit was more than the 256 public parking spaces in the downtown area that the City had identified for potential shared use parking to support the proposed courthouse. Thus, the City of Milton suggested that parking could be maximized through the use of alternative stormwater management techniques such as the use of pervious pavements and or stormwater vaults in order to reduce the footprints required to meet the City and State stormwater management requirements.

Therefore, the Board of County Commissioners directed that a jurisdictional wetland delineation should be performed to ascertain the true and full extents of jurisdictional wetlands across the Pine Street parcels in order to understand their likely impact upon development of those parcels. The Board further instructed that conceptual parking layouts should be developed and preliminary meetings with Northwest Florida Water Management District (NFWFMD) and USACE be held to discuss wetland issues/impacts.



Subsequent to the December 7th meeting, the City of Milton suggested that conceptual layouts should exclude Parcel 7, as they were not actively pursuing acquisition of that parcel at the time. Further, it was decided that development on sites 5, 6, and 8 would be limited to parking areas and stormwater facilities only, with the courthouse being placed on parcels 2 and 3. This decision was made as it was concluded this configuration would provide for the most design flexibility to address jurisdictional wetland issues. HOK then directed HMM to evaluate the feasibility of using either wet detention ponds, underground stormwater vaults, and or pervious pavements to meet the City of Milton and State of Florida stormwater management requirements for the project.

In order to evaluate the feasibility of meeting the project stormwater management requirements for the project site, HMM adopted the following assumptions:

Assumptions regarding site conditions/design parameters:

1. Blackwater River is listed as an Outstanding Florida Water (OFW).
2. Direct Discharge to Blackwater River can be obtained/secured.
3. Blackwater River is tidally influenced at the point adjacent to the project site, therefore stormwater management facility would be limited to treatment volume only.
4. Mean High Tide elevation for Blackwater river adjacent to site is elevation 1.0'
5. Season high groundwater elevation at the proposed stormwater facility is elevation 2.0'
6. Site is entirely outside of the regulated floodway and as such floodplain compensation requirements are not considered

Assumptions regarding underground stormwater vault functional Requirements:

1. Vault storage will be required treatment volume only.
2. Peak flow rates during selected design storm must be conveyed via gravity.
3. Drawdown of stormwater treatment volume will be accomplished through use of a sand filter placed within the vault which would direct discharge into a stormwater lift station.
4. Vault must support parking above.

Assumptions regarding the use of pervious pavements:

1. Separation from groundwater required to provide storage capacity in base/sub-base material below pavement areas.
2. Adequate percolation rates in native soils exist to recover treatment volume within statutory timeframes.
3. Pervious pavements will only serve to function as stormwater treatment for new paved areas. Other stormwater facilities will be required in order to meet stormwater requirements for other site areas, (i.e., green areas which cannot be directed to pervious pavements, buildings, etc.).

Based upon the above assumptions, and preliminary review efforts, it was determined that it would likely be feasible to meet the project stormwater management requirements with either a wet detention pond or underground stormwater vault. HMM noted however that the underground stormwater vault would be much more maintenance intensive as it would rely upon both a sand filter and stormwater lift station for recovery. Further, as it would be located within an enclosed underground vault, maintenance of the sand filter would likely require a confined space entry. It was also determined that the use of pervious pavements would reduce the footprints and thereby construction costs associated with both wet detention ponds and stormwater vaults. However, the construction costs of pervious pavements represent an increase over standard asphalt construction and it was concluded that the premium costs associated with the construction of pervious pavements more than offset the savings which would be realized for reduced construction costs of a wet detention pond or underground vault.

Considering these findings, HOK instructed HMM to produce conceptual parking layouts both for an option utilizing a wet detention pond and an option with a sub-surface stormwater vault to meet the City of Milton and State of Florida stormwater management requirements. Due to the data from the cost benefit analysis of pervious pavements, it was determined that both layouts should be based upon the use of standard pavements. The conceptual layouts for the two options were produced with the intent to utilize the available properties to the fullest extent in order to develop the maximum number of parking spaces, without consideration to jurisdictional wetlands impacts, for the purposes of this study. This decision was made based upon the minimal number of available dedicating parking spaces planned adjacent to the courthouse, and the limited acreage and irregular shape of the available property for the parking lot layouts. The two conceptual layouts provided approximately 345 and 435 parking spaces for the wet detention pond and sub-surface stormwater vault options, respectively.

Concurrently with the conceptual parking layout development, HOK authorized WSI to perform a jurisdictional wetland delineation, utilizing GPS location, on parcels 5, 6, and 8. The delineation was completed during a visit to the site conducted on January 5, 2016. As anticipated, the results of this effort identified approximately 1.48 acres of jurisdictional wetlands across the property with the majority of the wetland being located on Parcel 8 and smaller components located on parcels 5 and 6. The GPS line work representing the wetland boundaries was then merged with the conceptual parking layouts to illustrate potential wetland impacts associated with the full development of the available property.

The two conceptual layout options were then shared with Santa Rosa County and the City of Milton for comment prior to requesting meetings with NFWFMD and USACE. Having received relatively minor feedback from the County and City regarding the conceptual layout's meetings with both agencies were scheduled. The meetings with these agencies occurred on January 19, 2016, and included representatives of the design team, Santa Rosa County and the City of Milton. The meetings resulted in several key clarifications regarding available design aspects and verification of certain beliefs regarding site permitting. Specifically, the NFWFMD provided the following clarifications pertaining to any proposed use of an underground stormwater management vault and/or pervious pavements:

1. The underground vault would rely on a sand filter for treatment and recovery of the treatment volume. This approach would be considered an alternative technology, as opposed to being a best management practice. As such, compelling reasons for the use of such alternative technology would be required (i.e., establishing a reason why other acceptable best management practices were not feasible).
2. Like the underground vault method, pervious pavements are not accepted as a best management practice, but rather are considered as an alternative technology and its use would require justification. Typically, pervious pavements have been allowed as a method of pre-treatment ahead of an accepted best management practice stormwater treatment methodology.
3. ERP permits issued for alternative technologies, as described above, are often heavily conditioned.

The USACE verified that the conceptual layouts presented would require issuance of an individual permit and described the Alternative Analysis that will be required in support of the application. In its evaluation of permit applications to discharge dredged or fill material into waters of the U.S. (WOTUS), including wetlands, the U.S. Army Corps of Engineers (Corps) is required to analyze alternatives to the proposed project that could achieve its purpose and need. The Corps conducts this analysis pursuant to two main requirements - the 404(b)(1) Guidelines (Guidelines) and the National Environmental Policy Act (NEPA). The Corps must evaluate alternatives that accomplish the overall project purpose, and that are reasonable and practicable. A permit cannot be issued if a practicable alternative exists that would have less adverse impact on the aquatic ecosystem, provided that alternative does not have other significant adverse environmental impacts. The Guidelines include two rebuttable presumptions. The first presumption states that if a project does not need to be in a special aquatic site, such as a wetland, to meet its basic purpose (i.e., the project is not "water-dependent"), it is presumed that alternatives that do not affect special aquatic sites are available. The second presumption states that if a project involves a discharge of dredged or fill material into a special aquatic site, a practicable alternative located in uplands is presumed to have less adverse impact on the aquatic ecosystem. It will be the design team's responsibility to clearly demonstrate to the Corps that both of these presumptions have been rebutted in order to pass the alternatives portion of the Guidelines. Alternatives must include an evaluation of off-site alternatives which consider properties not presently owned by the applicant but which can be reasonably acquired. This is a complex process and best described by the attached pdf document (Information for Preparing an Alternatives Analysis under Section 404).

Following the conclusions of these meetings, the City of Milton representatives indicated their concurrence to eliminate underground stormwater vaults and pervious pavements from consideration and requested continued cooperation from the design team to address the site challenges remaining for the downtown Milton site(s).

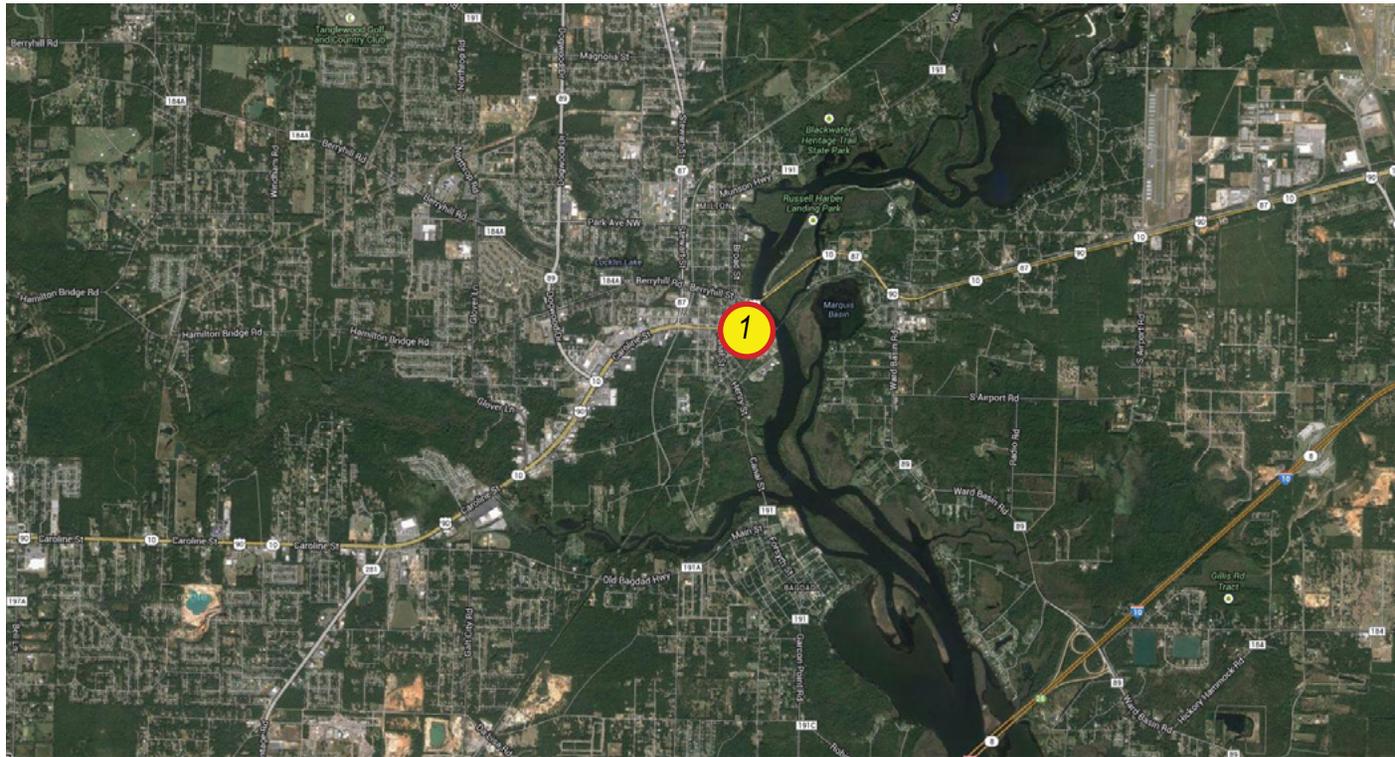
The conceptual layouts, including wetland delineations, were then presented to the Santa Rosa County Board of County Commissioners at the February 1, 2016 public meeting. At this meeting, the design team summarized the findings which came about during the meetings held with NFWFMD and USACE. Particularly, the uncertainty regarding the ability prepare a practical alternatives analysis to defend the proposed level of impacts with the full development of parcels 5, 6 and 8, were discussed at length. Further discussion centered on the wetland impact thresholds between the USACE streamlined permit process and individual permit process as well as timeframe differences between the two layouts.

During the public comment portion of this meeting, City of Milton representatives proposed including Parcel 7 as well as the use of the Pine Street right-of-way as a means to reduce or eliminate wetland impacts and to increase the number of parking space which might be realized by the project. Following, this discussion the County Commissioners inquired as to what level the wetlands impact would need to be reduced to the eliminate USACE permitting. The design team members, explained that USACE permitting could only be avoided through complete avoidance of any wetland impacts. Upon this clarification, the County Commission directed the design team to prepare two conceptual layouts using the extents of the property now being offered by the City of Milton. The first layout should avoid any wetland impacts so as to eliminate USACE permitting, while the second option should limit wetland impacts to less than 0.5 acres so as to qualify for the USACE streamlined permitting process.

The conceptual layout without any wetland impact included approximately 300 parking spaces, and included the closure of the disconnection of Pine Street at Escambia Street at the termination of Elmira Street at Pine Street. The second option included approximately 0.35 acres of wetland impacts and provided approximately 395 parking spaces. This layout also includes the disconnection of Pine Street at Escambia Street but maintains the connection of Elmira Street, through the parking lot, across the railroad tracks to the south. It should be noted that all of the conceptual layouts provided throughout this process have assumed that a direct discharge to the Blackwater River can be secured. As there are existing City of Milton stormwater inlets and piping within the Pine Street right-of-way, relocation/re-routing of existing facilities may be required to accommodate site drainage infrastructure.

END OF SECTION



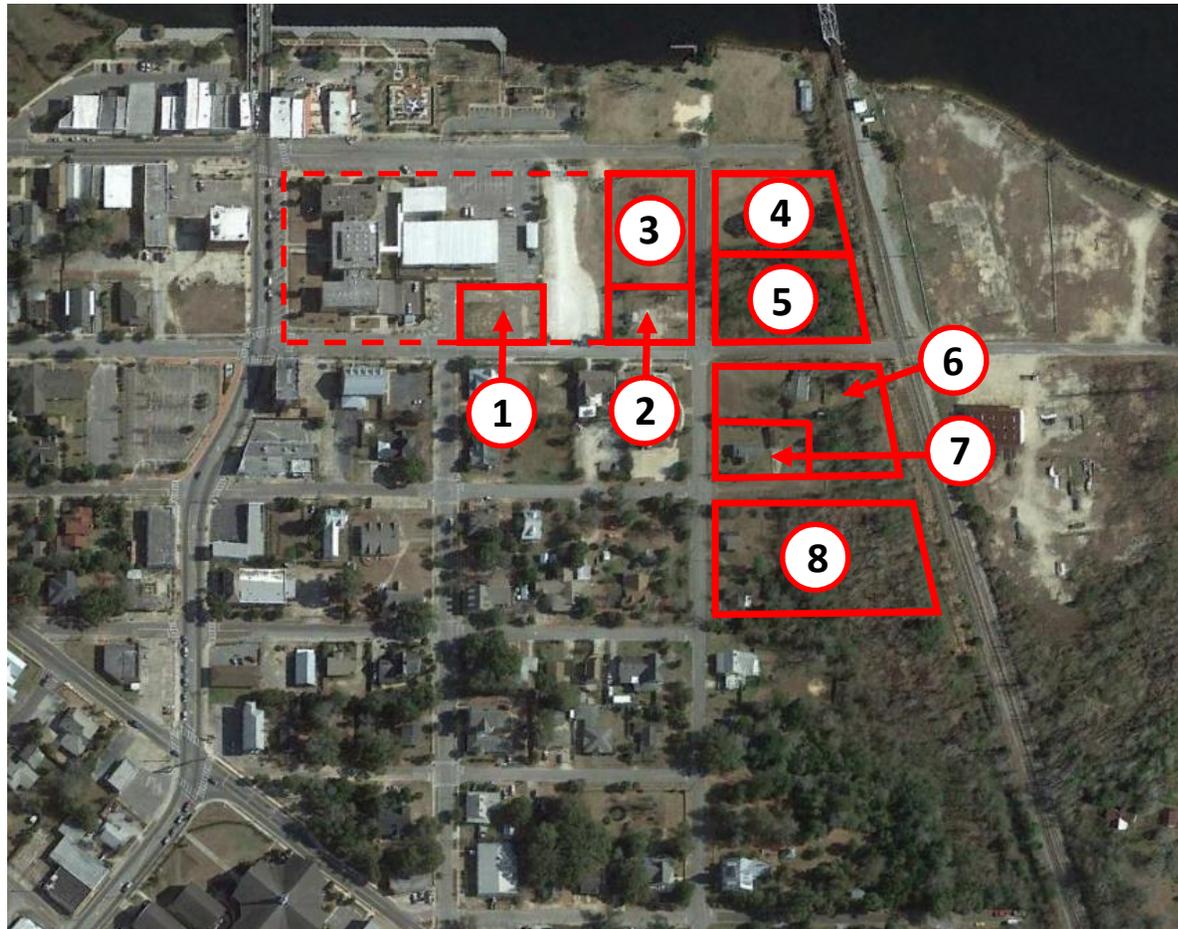


SITE LOCATION:

1. DOWNTOWN MILTON



Parcels Utilized in Conceptual Site Plan Layouts

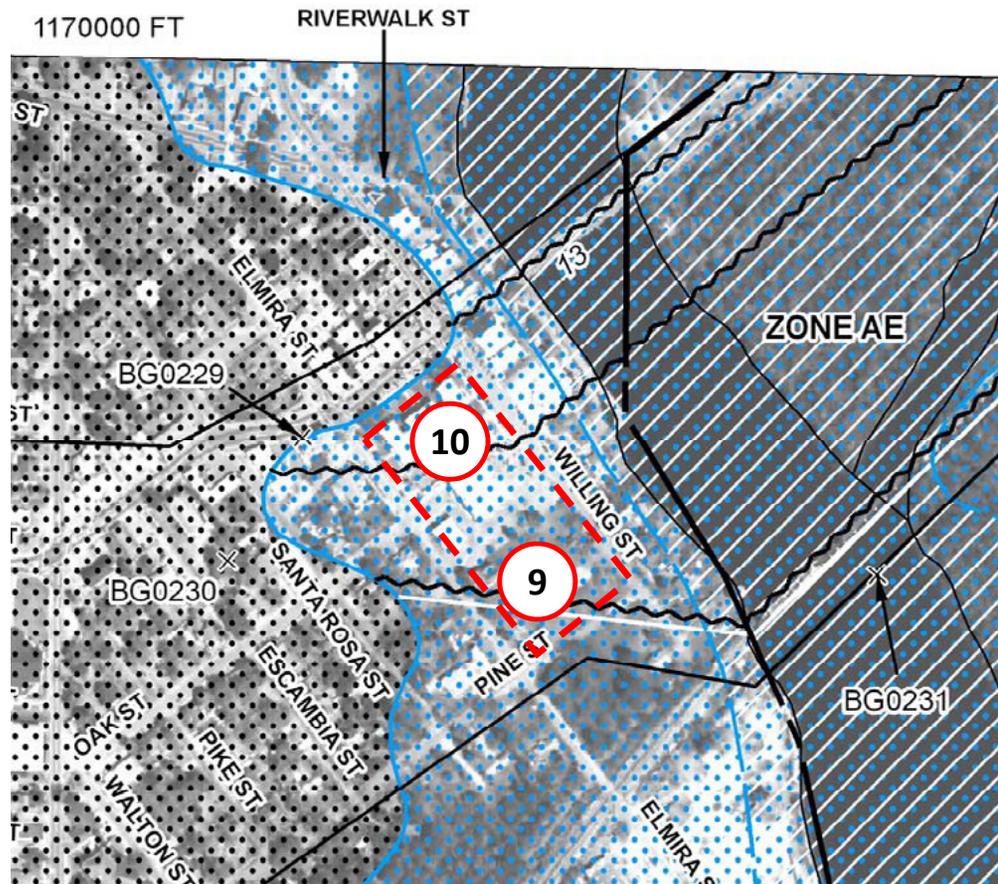


- Parcel 1 - Not used
- Parcel 2 - 0.18 Acres
- Parcel 3 - 0.54 Acres
- Parcel 4 - Not Used
- Parcel 5 - 0.67 Acres
- Parcel 6 - 0.91 Acres
- Parcel 7 - 0.46 Acres
- Parcel 8 - 1.8 Acres

Note: Rights of Way for Elmira Street & Santa Rosa Street were also used.



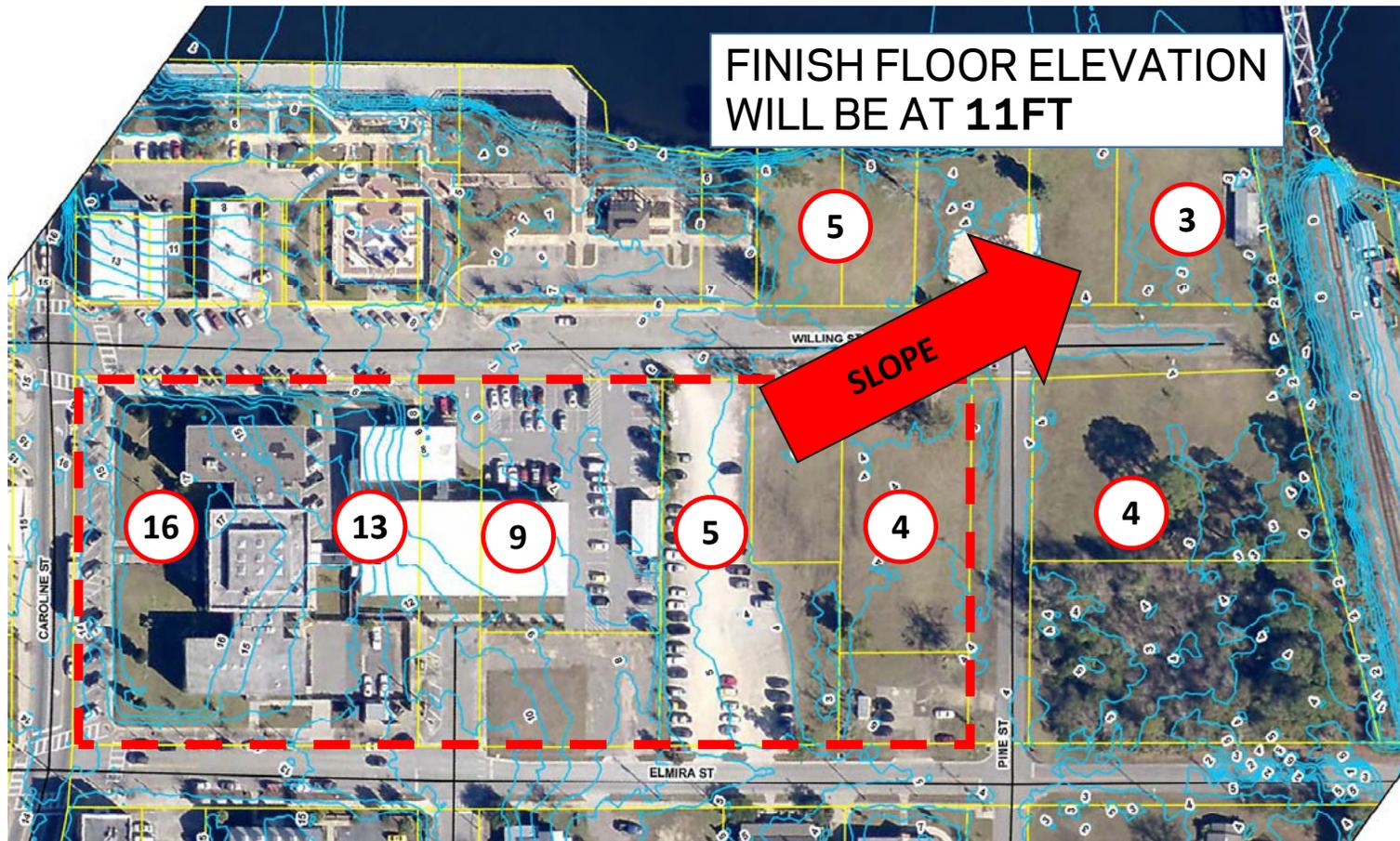
Flood Plain Information



Notes:

- Flood Plan Elevation of 9ft and 10ft
- Required to have a finish floor elevation of 1ft above Flood Plain Elevation.
- Finish Floor of new Courthouse is at 11ft
- Any pumps, generators, lift stations, and mechanical equipment must be raised to be out of the flood plain.

Grading Elevations for Site



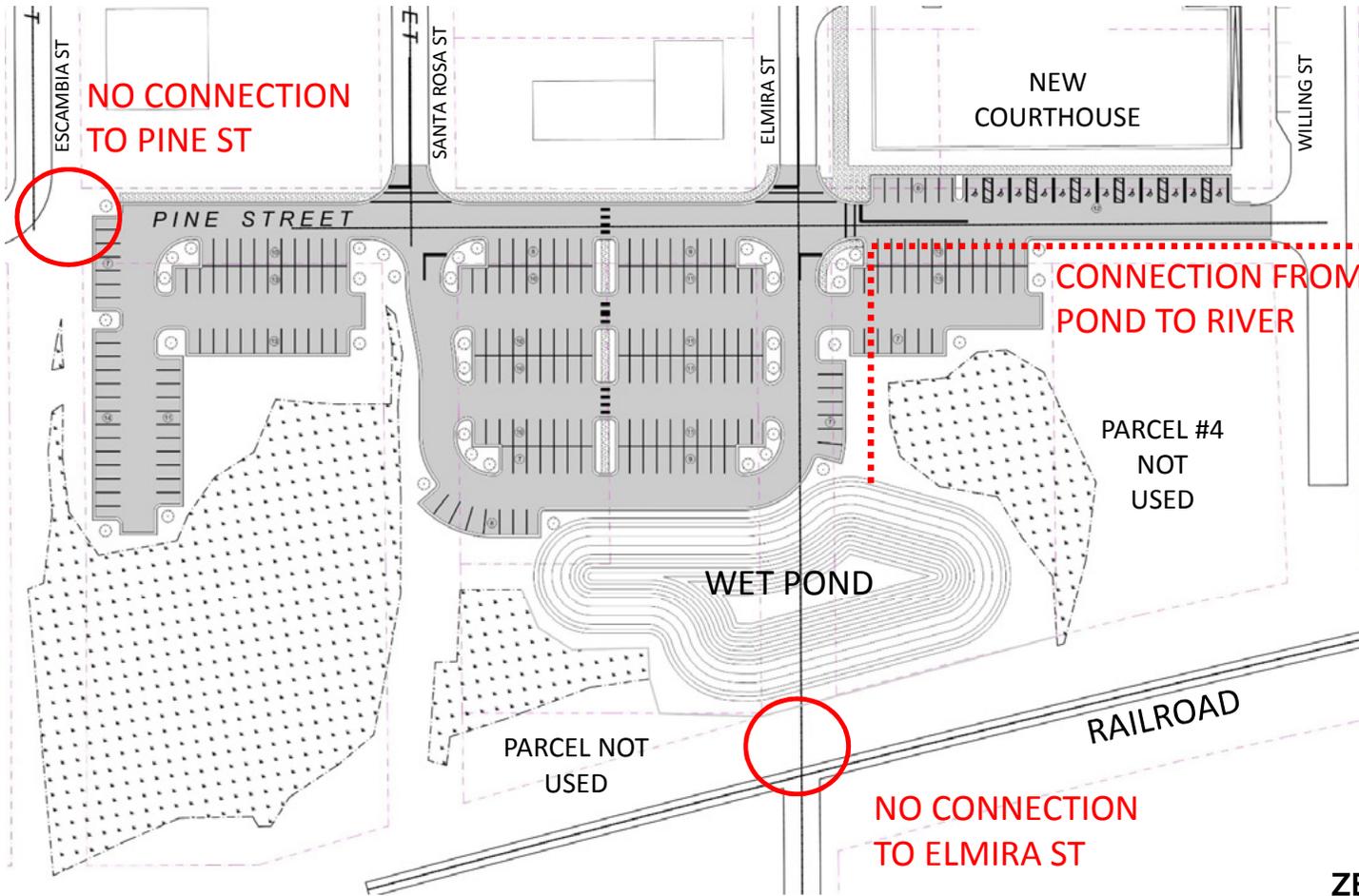
Grade elevations and contours shown are from Santa Rosa County GIS

City of Milton Parking Code:

- 1 Space per Each 2 Employees
- 1 Space per 500 GSF Building

Three Story Option:

- 249 Employees = $249/2 = 125$ Spaces
- 135,000 GSF = $135,000/500 = 270$ Spaces
- Total Needed = 395 Spaces**

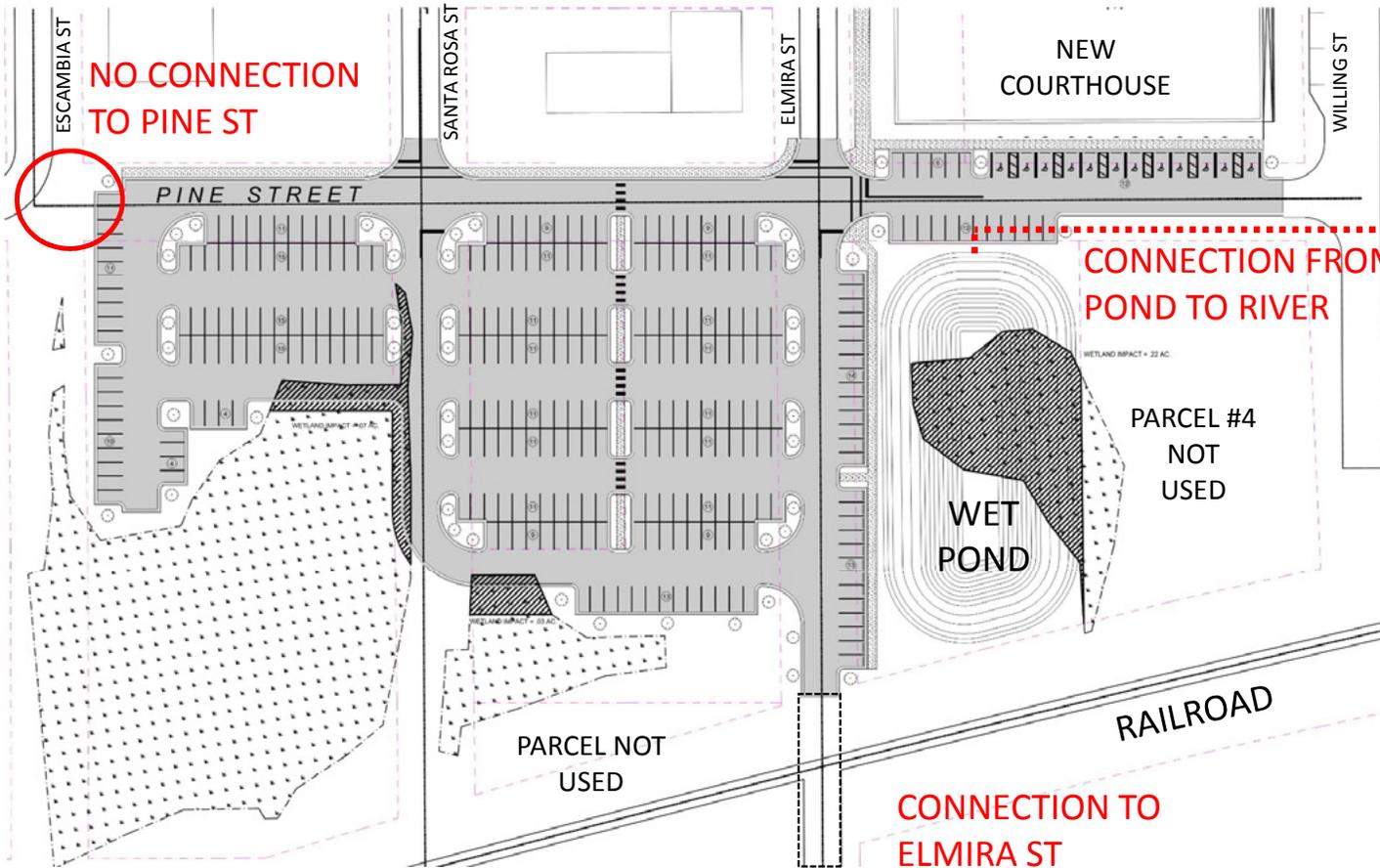


- Approx 300 spaces
- No connection to Pine Street
- No connection to Elmira Street
- No Army Corps Review
- FL DEP Review for Storm Water and Secondary Impacts to Wetland
- Longer pipe from pond to river

NOTE: Confirmation of spaces and closure of Pine Street could affect parking totals

**PARKING OPTION 1
ZERO WETLAND IMPACT**





- Approx 395 spaces
- No connection to Pine Street
- Connection to Elmira Street
- Need Army Corps Review
- FL DEP Review for Storm Water
- Shorter pipe from pond to river
- Recommend specialty consultant to assist in permitting process

NOTE: Confirmation of spaces and closure of Pine Street could affect parking totals

**PARKING OPTION 2
APPROX 0.35 ACRE WETLAND IMPACT**

SCHEMATIC DESIGN NARRATIVES



Introduction

The intent of the design is to provide a Civic presence in the community while respecting the surrounding context. Building scale and selected materials are proposed to follow through with this intent. Pedestrians will be approaching the building from different directions. The majority of surface parking will be located south of Pine Street. On-street parking is provided throughout downtown Milton. A drop off location on Oak Street is located directly adjacent to the entry plaza on the northeastern side of the building. Landscaping, site furniture and flags help define the entry plaza. A one story colonnade and a two story entry space provide cover for outside queuing as well as emphasizing the entry into to the courthouse.

Building Stacking

The building is planned to meet the needs of the Courts in the most effective, efficient and appropriate manner. It is imperative that the building be safe and secure for all who use it.

The stacking (who goes on which floor) is set by how people access this particular part of the justice system; make it easy for the public to get to their destinations easily and safely; make it an efficient environment for the staff to work in and a safe and secure place for the judges to interact with their peers, support staff, and those who are in the “system”.

The main lobby is accessed through security screening. A two story space helps further emphasize the courthouse entry and is on axis with the High Volume Courtroom entry & vertical public circulation elements located on the first level. The first level lobby also provides direct access to the public restrooms, grand stair and elevators, Clerk of the Court’s office, and the Jury Assembly room. The Sheriff’s offices are located on the first floor and include a secure entrance through the sallyport and controlled inmate holding areas which lead to the inmate transfer elevators. The judges enter the building directly from the secure parking lot into a separate elevator.

The main court functions occur on the second and third floors. A public gallery with views to the Blackwater River leads to each of the six courtrooms. The court functions in the new courthouse include a high volume courtroom, two large courtrooms, two medium courtrooms and two small courtrooms. The second floor includes space for the State Attorney, Magistrates, hearing rooms, and judicial chambers for 4 judges and 2 magistrates. The third floor incorporates space for the Public Defender, Public Law Library, Mediation, Court Admin, Family Law, Guardian Ad Litem, and judicial chambers for 4 judges.

Clarity of Circulation

For many arriving at the courthouse this will be a first encounter with the justice system, and if they are here, it is likely to be for matters of personal concern and even anxiety. We have striven to give the interior a clear organization that will facilitate understanding for the first-time visitor. The entry and all circulation is readable and straightforward from the moment one enters the doorway.

Materials

The proposed materials for the building will be selected to complement the design of the building as well as the surrounding community. The primary materials proposed for the exterior skin of the building are brick with precast concrete detailing. Curtain wall systems and storefront systems used for windows to allow natural daylight and provide views to the exterior. The structure of the building is to be steel framing.

The design must organize the functional and efficient placement of the interior spaces, with the necessities of security, lighting, privacy, life safety, communications, and way-finding for visitors, detainees, staff, and judges. Because it is a courthouse which facilitates multiple case types, it must, in the aesthetics of its interior spaces, be sensitive to the perceptual psychology required for several different audiences. In its public visitor spaces it should calm and welcome the adults, young people and children who must come seeking solutions to difficult and traumatic problems, while recognizing the dignity and importance of the law.

Phasing

The construction of the complete concept will require two phases. The first phase will be to build the new courthouse building and parking areas south of Pine Street. Construction will occur while the existing courthouse remains operating. Once the existing courthouse building and temporary structures are vacated, the second phase can begin. The second phase will include demolition of the existing temporary structures. After demolition, the remaining site work can begin, which includes the public plaza, drop off and small parking lot adjacent (south) to the existing courthouse.

GENERAL

The proposed building is a three-story 135,000 square foot judicial center located in Santa Rosa County, Florida. Based on our previous August 2014 study, three structural systems were considered for schematic design as follows:

1. Structural steel frame with composite concrete floor system and steel joist with metal roof system
2. Structural steel frame with steel joist floor framing, concrete floor, and steel joist with metal roof
3. Concrete frame with concrete pan joist floor and roof systems

Based on previous experience with similar buildings in the area, the structural steel frame with composite concrete floor and steel joist roof system (system 1) will be used at this time. This system is more durable and open than system 2 and significantly lighter than system 3.

Steel Framing: Consists of steel columns and composite floor beams with 3" VLI 20 gage deck and 2 1/2" lightweight (110pcf) concrete floor and steel girders and joist with metal deck and lightweight concrete roof. Lateral wind loads will be resisted by moment frames incorporated into the steel framing system. Refer to the previous study for typical beam, column, and joist sizes.

Exterior Walls: The exterior walls are 8" concrete masonry units (CMU) reinforced and grouted with #5 at 24"oc. Additional reinforcing is required at the jambs, headers, and sills of all openings greater than 12". Use continuous galvanized steel angle attached to each floor slab to support the brick veneer.

Foundations: Deep auger cast concrete piles are required. Refer to Part 2 for additional discussion and previous report for preliminary sizes.

Slab-on-Grade: Typical slab on grade shall be 4" thick concrete on compacted fill with minimum 10 mil vapor barrier and reinforced with welded wire fabric. A 5" to 6" slab should be considered for the high density files and mechanical room areas. Perimeter grade beams for pile cap foundations or turn down slab with brick ledge for shallow foundations shall be provided to support the exterior CMU with brick veneer wall system.

Please note that the sizes indicated are an "order of magnitude" and not for final bid or construction. Appropriate contingencies should be included in the initial opinion of probable cost.

PROPOSED SITE

The proposed site is behind the existing courthouse in downtown Milton, Florida. This is the site that was evaluated back in 2000. An initial geotechnical investigation was performed by Larry M. Jacobs & Associates (LMJ) in April 2000. Foundation recommendations in this report indicate the use of 16" diameter auger cast concrete piles with pile tips placed roughly 75ft below existing grade. This provides for an allowable pile loading of approximately 40 tons when the tips are placed into stiff clays. Please note that additional borings are needed across the building site to provide assurance of the soil conditions to better determine the achievable capacities and pile length requirements.

CODES AND DESIGN CRITERIA

3.1 All reference codes and standards refer to the latest edition unless otherwise noted.

- A. Florida Building Code (FBC)
- B. Santa Rosa County Land Development Code
- C. ASTM Standards in Building Codes
- D. ASCE 7 – Minimum Design Loads for Buildings and Other Structures
- E. OSHA – Occupation Safety and Health Administration
- F. ANSI Standards – American National Standards Institute
- G. Applicable Material Codes as required.

3.2 Design Load Criteria: Design structures and components and cladding to withstand the following loads and environmental conditions in combinations that produce the maximum stresses in each member or component. The following minimum loads and criteria are based on the Florida Building Code, 5th Edition (2014). In the event that a more current Florida Building Code becomes effective prior to the design of this Project, the information provided in this Design Criteria shall be updated as required.

STRUCTURAL DESIGN

A. All wind forces shall be determined according to the provisions of the latest Florida Building Code with the minimum wind criteria stated below. Use ASCE7 and include all appropriate shape, height, and gust factors for the main wind force resisting system and components and cladding.

1. Basic wind speed, Vult: 160 mph.
2. Risk Category: III
3. Exposure: C
4. Enclosure: Enclosed Building*

* To achieve enclosed classification, all glazed openings shall be impact resistant or protected with impact resisting covering. All louvers for the first 30 feet shall meet requirements of an approved impact-resisting standard or the large missile test of ASTM E1996. Impact resistant coverings shall be tested at 1.5 times the design pressure (positive or negative).

B. Dead Loads: Dead loads comprise of the weight of all permanent construction including but not limited to walls, floors, roofs, ceilings, partitions, finishes, stairs, and dead weight of fixed equipment.

C. Live load: Design live loads shall be the maximum loads expected by the intended use or occupancy but shall not be less than the following minimums. Live loads shall be permitted to be reduce in accordance with the Florid Building Code.

Floors	
-Office	50 psf + 20 psf (partitions)
-Corridors	80 psf
-Stairs & Lobbies	100 psf
-Mechanical	150 psf
-Mail Room	150 psf
-Library	150 psf
-Archive Files	400 psf
Roof	
-General	20 psf
(minimum roof live load, increase for ponding as required.)	

D. Handrails, Guardrail Systems, Grab Bar System, Vehicle Barriers, Fixed Ladders
 Handrail assemblies and Guardrails: shall be designed to resist a uniform load of 50plf or 200 lb concentrated load (not concurrently) applied in any direction at the top. Exception, one- and two-family dwellings, the minimum uniform load shall be 20plf. Intermediate rails, balusters, and panel fillers shall be designed to resist a horizontal load of 50 lb applied normal on an area not to exceed 1 square foot including openings and space between rails.

Grab Bars: shall be designed to resist a single concentrated load of 250 lb applied in any direction at any point.

Fixed ladders: shall be designed to resist 300 lb concentrated load in any direction on any point of any rung and at least two 300 lb concentrated loads between any two consecutive attachments (no greater than 10ft).

E. Collateral loads: Design for the following additional loads:

- Uniform load: 15 psf minimum.
- Concentrated loads: Location and magnitude as shown on the drawings or as dictated by mechanical requirements.
- Superimposed dead loads as required. The actual weights of materials and construction shall be used.

F. Impact and Dynamic Load: Provisions shall be made in the structural design for uses and loads that involve unusual vibration and impact forces.

For structures supporting live loads that induce impact, the design live load shall be increased sufficiently to provide for the induced impact loads. If not otherwise specified by the manufacturer, the percent increase shall not be less than the following -

- a. Elevators 100%
- b. Light machinery (shaft of motor driven) 20%
- c. Reciprocation machinery of power-driven units 50%
- d. Hangers supporting floors and platforms 33%

G. Elevated floor framing and foundations shall be designed to avoid resonance with the dynamic effects of rotating or oscillating equipment, walking, and rhythmic excitation.



STRUCTURAL DESIGN

SERVICEABILITY

4.1 Deflection Criteria: All wind load (WL) deflections and building drift are based on full wind.

(DL - Dead Load, LL - Live Load)

A. Building Drift: H/280 w/ maximum inter-story drift limited to 3/8".

B. Exterior wall members:

With Brick Veneer: L/600 (with WL L/420)

With Stucco Veneer: L/360 (with WL L/280)

All other: L/240 (with WL L/180)

C. Roof members:

Supporting plaster ceiling: LL (L/360); DL + LL (L/240); WL (L/280)

Supporting non-plaster ceiling: LL (L/240); DL + LL (L/180); WL (L/180)

Not supporting ceiling: LL (L/180); DL + LL (L/120); WL (L/180)

Supporting masonry: L/600

E. Floor members:

LL (L/360), DL + LL (L/240)

Supporting masonry: L/600

4.2 Thermal Movements: Provide buildings and structural systems that allow for thermal movements by preventing buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base engineering calculations on the surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

FOUNDATIONS

Refer to Part 2 for foundation basis of design. The following are general foundation design criteria and are subject to change based on final geotechnical recommendations.

5.1 Foundations and all other structural components bearing on soil, piles, or subject to soil pressure, ground water pressures, etc., shall be based on a geotechnical exploration and recommendations provided by a Professional Geotechnical Engineer licensed in the State of Florida. A signed, sealed and dated report with boring logs and recommendations shall be provided.

5.2 Stability Ratio: The stability ratio of all foundations, defined as the ratio resisting moment to the overturning moment, shall not be less than 1.5. The resisting moment shall be based on the dead load only.

5.3 Sliding Ratio: The factor of safety against sliding shall be 1.5 for foundations not considering passive pressure and 2.0 if passive pressure is included in the design.

5.4 Shallow Foundations:

- A. Excavate existing soil to bottom of footings. All deleterious material must be completely removed.
- B. Soil compaction, fill, and its replacement shall be field controlled by the Geotechnical Engineer of Record at randomly select test locations.
- C. If soil is disturbed during footing excavation, recompact to required density.
- D. Center all footings under their respective columns or walls, unless otherwise noted.
- E. Do not excavate for any purpose within one foot of the angle of repose of any soil bearing footing or foundation unless such footing or foundation is first properly protected against settlement.
- F. The Contractor is responsible for the disposal of all accumulated water from excavations and dewatering operations in such a way as not to cause inconvenience to the work and damage to the structural elements.
- G. The Contractor is solely responsible for all excavation procedures including lagging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the requirements of the local building department.

5.5 Pile Foundations:

A. The following three (3) pile load tests shall be performed. The Geotechnical Engineer of Record shall determine location on the site and specify the number of each test pile that is required, but no less than one each. All test piles and reaction piles shall be installed as non-production piles:

- 1. Compression test in accordance with ASTM D1143
- 2. Tension test in accordance with ASTM D3689
- 3. Lateral test in accordance with ASTM D3966

- B. The Geotechnical Engineer of Record shall observe and monitor pile installation and approve final installed pile lengths. A signed, sealed, and dated Certification Letter shall be issued to the building official that the piles as installed satisfy the design criteria.
- C. The Contractor shall be responsible for any and all shoring, bracing, and sheet piling associated with the construction and installation of the piles and pile caps. The Contractor shall understand and respect the conditions imposed by surrounding existing structures. The Contractor shall ensure that the integrity of the existing structures is maintained.
- D. The Contractor shall provide to the Engineer and Geotechnical Engineer of Record for review an in-place pile survey prior to pile cap installation. Survey shall flag all piles that are

out of tolerance. Contractor shall be responsible for all engineering costs if pile cap redesign is necessary due to pile misplacement and abandoned piles.

MATERIALS

- 6.1 Concrete:
 - Shallow Foundations 3000 psi
 - Pile Caps 4000 psi
 - Slab-on-grade 4000 psi
 - Elevated Slabs 4000 psi (lightweight 110pcf)
 - Reinforcing ASTM A615, Grade 60
 - Welded Wire Fabric ASTM A185 (flat sheets)

- 6.2 Steel:
 - Wide Flanges, WT Sections: ASTM A992, Fy=50ksi
 - Channels, Angles, Plates: ASTM A36, Fy=36ksi
 - Cold Formed Steel Tubing: ASTM A500, Grade B, Fy=46ksi
 - Steel Pipe: ASTM A53, Type E or S, Grade B, Fy=35ksi
 - Metal Deck G60 galvanized (see plans for size)

- 6.3 Masonry
 - CMU ASTM C90, fm=1500psi
 - Mortar ASTM C270, Type S
 - Grout ASTM C476, fc=3000psi (pea gravel)

FLORIDA PRODUCT APPROVAL

- 7.1 Product Approval: Contractor shall provide all FBC required product approval numbers to the governing building agency. Signed and sealed calculation by a Specialty Engineer shall be submitted for all products as required by the product approval documentation.
- 7.2 Specialty Engineer: A registered professional engineer in the State of the project location who undertakes a specialty service and provides services or creative work (delegated engineering document) regarding a portion of the engineering project. The Specialty Engineer is the Engineer of Record for that portion of the project and shall be:
 - A. An independent consultant.
 - B. An employee or officer of an entity supplying components to a fabricator or contractor
 - C. An employee or officer of a fabricator or contractor

TEMPORARY BRACING

- 8.1 The Contractor shall provide temporary bracing as required during construction. The Contractor shall retain at the Contractor's expense a registered structural engineer licensed in the State of Florida to design and inspect all temporary shoring and bracing. Signed, sealed and dated design calculations shall be submitted for review when requested.
- 8.2 Masonry walls that may be exposed to high winds during construction shall not be built higher than ten (10) times their thickness unless adequately braced or until provisions are made for prompt installation of the permanent bracing at floor or roof levels.

THRESHOLD INSPECTION

- 9.1 This section describes work required to comply with the threshold law; Chapter 553 of the Florida Statutes. The Owner shall retain a qualified Special Inspector to perform the work described herein. The Owner shall submit the name of the Special Inspector to the Enforcing Agency for approval prior to the start of work.
 - A. In accordance with Florida Statutes any building which is greater than three stories of 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code, which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons, is considered a "Threshold Building".
 - B. "Special Inspector" means a licensed architect or registered engineer who is certified under chapter 471 or chapter 481 to conduct inspections of "Threshold Buildings".

END OF SECTION

MECHANICAL, PLUMBING & FIRE PROTECTION DESIGN

Mechanical General

All materials shall be first quality and workmanship shall be performed in a first class manner. Where more than one type of materials or products are indicated, selection is Installer's option. All sizes referenced in this document are intended for preliminary budgeting only and are based upon schematic drawings and preliminary calculations.

The new courthouse shall be served by two centrifugal chillers and two gas fired condensing boilers. The system shall include variable volume chilled and hot water distribution. The chillers, pumps, and boilers shall be located in a mechanical room above the flood plain to protect building systems.

Each floor of the building shall be served by custom air handling units with variable volume terminal units. Digital controls shall be utilized for scheduling and control of all HVAC equipment. At a minimum, each floor shall be served by two AHUs. Terminal unit zones shall be determined by space use and exposure. Refer to the remainder of this document for guidelines on materials and methods of construction.

Plumbing systems shall consist of new sanitary waste and vent, domestic water, and storm water systems in accordance with the guidelines provided in this document. In addition, makeup water shall be provided to mechanical chilled, hot, and condenser water systems as well as computer room humidifiers. Condenser water makeup shall be metered separately.

Fire sprinkler systems shall consist of new wet pipe systems serving the majority of the building with Class I standpipes in each stairwell. Server rooms shall be protected by an FM-200 system. Server rooms must be constructed to contain system discharge. Refer to the remainder of this document for guidelines on materials and methods of construction.

Codes and Standards

All work shall comply with the following codes and standards:

- Florida Building Code
- ASHRAE 62
- Florida Fire Prevention Code
- SMACNA Duct Construction Standards
- NFPA 13, 14, 70, 90A
- Florida Accessibility Code

Design Conditions

	Cooling	Heating	Evaporation
Indoor	74°F, 50% RH	72°F	NA
Outdoor	95°/77.6°F db/wb 2	7.8°F	80.8°F wb

Pipes and Pipe Fittings

Copper tubing shall be Type 'L' hard drawn with sweated or screwed fittings as appropriate for the application.

Schedule 40 Black or Galvanized steel pipe shall be ASTM A-53 or A-120, ERW construction.

PVC DWV pipe shall be Schedule 40 ASTM D-2665.

Hubless Cast Iron Pipe shall be FS WW-P-401, coated with stainless steel holding band and ASTM C564 neoprene gasket.

Valves

Butterfly valves shall be utilized for chilled and hot water systems, piping larger than 2". 2" and smaller shall utilize ball valves. Domestic water over 2" shall utilize gate valves.

Electric Motors

Electric motors shall be high efficiency type complying with NEMA and EPAct standards.

Piping Specialties

Escutcheons shall be provided at all penetrations into finished areas, chrome plated brass construction, solid or split hinged. Dielectric unions shall be used at all connections between copper and steel piping. Penetrations of fire barriers shall be sealed with UL Listed materials in a manner consistent with the manufacturer's listed application. Pipe sleeves shall be provided at penetrations of all walls and floors and sealed. Sheet metal sleeves shall be used for interior partitions and ceilings other than lay in type. Steel pipe sleeves shall be used for floor penetrations and interior CMU walls. Iron pipe sleeves shall be used for exterior wall penetrations and penetrations of foundation walls above and below grade.

MECHANICAL, PLUMBING & FIRE PROTECTION DESIGN

Y-Type inline strainers with 304 stainless steel screens shall be provided on entering side of pumps, control valves, and other locations as required.

Expansion Compensation

The design shall incorporate an adequate number of expansion loops and devices for a flexible piping system.

Vibration Isolation

Spring type vibration isolation and concrete inertia blocks shall be utilized for base mounted pumps. Flexible duct connectors shall be used for connections to all fans and equipment not internally isolated. Pipe flexible connections shall be used at piping connections to pumps.

Mechanical Identification

Mechanical equipment shall be permanently identified with mechanically affixed engraved plastic labels on vertical surfaces of the equipment. Ductwork shall be identified with stenciled black or white paint.

Valves shall be identified by engraved plastic or stamped brass tags, affixed with brass chains. Valve charts shall be framed and installed in main mechanical rooms.

Piping systems shall be identified with plastic pipe markers with flow arrows. Insulated piping systems exposed inside the central plant and mechanical rooms shall be jacketed in a smooth color coded PVC jacket. Piping not insulated shall be painted for its entire exposed length.

Access Doors

Access panels for mechanical equipment located above hard ceilings shall be steel, keyed if necessary in secure locations. Access doors in walls shall be scoriated bronze.

Testing, Cleaning, and Sterilization of Piping Systems

HVAC piping systems shall be cleaned and flushed prior to startup. Domestic water systems shall be cleaned, flushed, and sterilized. Test reports for domestic water systems shall be submitted.

Insulation for Plumbing Equipment and Piping

Fiberglass pipe insulation shall be ASTM C547 Class 1, preformed sleeve and white all service jacket. Domestic hot water pipe shall be insulated with 1.5" fiberglass for up to 3" diameter and 2" fiberglass for over 3" diameter pipe. Insulate storm water piping above ceilings including roof drain body with 0.5" thick fiberglass.

Flexible Unicellular Pipe Insulation shall be ASTM C534, Type I. Insulate above grade waste lines receiving cold waste shall be insulated with 0.5" thick unicellular insulation.

Insulation for HVAC Equipment and Piping

Fiberglass Pipe Insulation shall be ASTM C547, Class 1 with preformed sleeve and white all service jacket: 1.5" thick insulation on heating hot water pipe 2" and smaller; 2" insulation on heating hot water pipe larger than 2".

Cellular Glass Pipe Insulation shall be ASTM C552, Type II, Class 1: 1.5" thick insulation on chilled water pipe smaller than 6"; 2" thick insulation on chilled water pipe 6" and larger; 1.5" thick insulation on heating hot water pipe smaller than 6"; 2" thick insulation on heating hot water pipe 6" and larger; 2" thick insulation on chiller heads and barrels and chilled water pumps; 1.5" thick insulation on chilled water compression tank and hot water expansion tank. Insulation exposed outdoors shall be protected with a smooth aluminum jacket, secured with band straps at 12" o.c.

Flexible Unicellular Pipe Insulation shall be ASTM C534, Type I with 0.5" thick insulation on condensate drain piping. Insulate refrigerant piping with 0.75" thick unicellular insulation.

External Insulation for Ductwork

Rigid Fiberglass Insulation Board shall be ASTM C612, Class 1 (non load bearing). Boards shall be 3.0 pcf density with UL rated aluminum foil vapor barrier (FSK). Ductwork installed inside mechanical spaces shall be insulated with 2" rigid board.

Flexible Fiberglass Insulation shall be ASTM C553, Type I, Class B-3 (temperature less than 350F). Duct wrap shall be 1 pcf density with UL rated aluminum foil vapor barrier (FSK). Ductwork outside the mechanical room shall be insulated with 2" flexible fiberglass. All seams and tears in insulation vapor barrier shall be sealed with open mesh glass fabric and vapor barrier mastic.

MECHANICAL, PLUMBING & FIRE PROTECTION DESIGN

Internal Insulation for Ductwork

Provide fibrous glass, 1½ pcf minimum density liner, complying with Thermal Insulation Manufacturers Association (TIMA) AHC-101; 2" thick with adhesive complying with ASTM C 916 and fasteners complying with SMACNA HVAC Duct Construction Standards, Article S2.11.

Building Sprinkler Systems

The building shall be protected by a wet pipe sprinkler system per NFPA-13. Sprinkler heads shall be installed in center of tile for lay in ceilings and shall be guided by architectural elements for other ceilings types. Each floor shall be divided into two zones. Fire sprinkler systems shall be constructed of steel pipe grooved, welded, or threaded, CPVC is not acceptable.

Each stairwell shall be equipped with a Class I standpipe in accordance with NFPA-14.

Fire Pump

Provide UL-listed, electric drive, horizontal split case fire pump, jockey pump, controller, and related equipment by single manufacturer responsible for the proper operation of the complete assembly. The pump shall deliver at least 150% of rated capacity at 65% of rated head. The shutoff pressure shall not exceed 120% of rated pressure.

FM-200 Fire Extinguishing System

Server rooms shall be protected by an FM-200 clean agent fire extinguishing system per NFPA-13.

Potable Water System

Interior and exterior water systems shall be Type 'L' hard drawn copper tubing with soldered joints. Piping under slab shall be avoided where ever possible. If no other option exists, interior under slab systems shall be Type 'L' soft copper with no joints below slab. Valves shall be provided to isolate individual floors and groups of fixtures such as gang toilets.

Each gang toilet shall include a keyless hose bibb. Mechanical rooms shall be provided with a hose bibb for mechanical equipment maintenance. Wall hydrants shall be provided at approximately 100' intervals on the exterior of the ground floor. Hose bibbs shall also be provided at each roof mechanical area.

Soil, Waste and Vent System

Interior soil, waste, and vent systems shall be Schedule 40 DWV PVC pipe. All toilets shall be equipped with floor drains.

Storm Drain System

Above ground storm drain conductors shall be hubless cast-iron soil pipe; service weight; hubless cast-iron soil pipe fittings, hubless joints. Below slab storm drain conductors shall be cast iron hub and spigot soil pipe or schedule 40 PVC DWV pipe with socket type fittings and solvent cement joints.

Roof drains shall be cast iron body with cast iron mushroom dome. Overflow shall be addressed by scuppers through the parapet walls.

Plumbing Fixtures and Equipment

Fixtures shall be commercial grade and low water consumption. Stainless steel combination penal fixtures shall be specified in holding areas. Water closets shall be floor mounted with manual 1.28 gpf flush valves. Urinals shall be wall mounted secured to floor mounted fixture carriers with manual 0.125 gpf flush valves. Lavatories and electric water coolers shall be secured to floor mounted fixture carriers. Lavatories in public areas shall be equipped with manual metering faucets and cold water only. Lavatories in private toilets shall utilize single lever faucets with cold water only. Sinks shall be equipped with hot and cold water and a spray handle. Water heaters shall be electric storage type located near the point of service. Water coolers shall be self contained and secured to floor mounted fixture carriers with bearing plates. Mop sinks shall be floor mounted stone or wall mounted cast iron and trap standard.

Gas System

Building distribution piping shall be Schedule 40 Black Steel.

MECHANICAL, PLUMBING & FIRE PROTECTION DESIGN

Above Ground Heating Hot Water and Chilled Water Systems

Pipe Size 2" and Smaller: Black steel pipe; Schedule 40; Class 125 cast-iron fittings with threaded joints.

Tube Size 3" and Smaller: Copper tube; Type L, hard-drawn temper; wrought-copper fittings with soldered joints.

Pipe Size 2½" and Larger: Black steel pipe; Schedule 40; wrought-steel butt welding fittings with welded joints.

Boiler

The boilers shall be high efficiency, gas fired, condensing units with modulating control and a 5:1 turn down ratio suitable for variable flow. Boilers shall be equipped with direct vent type natural gas burner. Boilers shall include 10 year pro rated warranty on the heat exchanger. Schematic design estimates two boilers at 1750 MBH input each.

Water-Cooled Chillers

Chillers shall be factory-assembled and tested packaged water-cooled centrifugal liquid chillers consisting of compressors, evaporator, water cooled condensers, complete lubrication system, safety and operating controls and control panels. Schematic design estimates two water cooled chillers at 650 tons total.

Chillers shall be fully charged with refrigerant and oil. Refrigerant shall be R-123. Provide all required refrigerant monitoring devices and alarms in accordance with the requirements of ASHRAE Guideline 3-1990.

Compressors shall be liquid refrigerant or suction gas cooled, continuous duty, 3600 rpm single stage centrifugal hermetic compressors. The compressor shall unload down to 15% with constant entering water temperature, for extended operation.

Draw Thru Cooling Towers

Cooling Towers shall be factory-assembled, packaged, induced draft, cross flow cooling tower with vertical discharge. Fabricate basin of heavy gauge stainless steel. Basin shall include depressed center section with drain and cleanout connection. Tower shall have

hinged access doors, lift out steel strainers, bottom outlet with anti-vortexing device, and brass makeup valve with plastic float. Units shall include covered gravity-type basins with plastic metering orifices for even distribution. Units shall have flow control valves for even distribution between basins. Wet deck (fill) and drift eliminators shall be PVC with a flame spread rating of 5 per ASTM E84. Fans shall be variable speed drive fixed pitch, heavy duty, cast aluminum, axial flow fans with eight blades, discharging through a streamlined fan cylinder with heavy gauge hot dip galvanized fan guard. Fan drive shall include heavy duty regreaseable ball bearings with an L 10 life of at least 40,000 hours, belt or gear drive, and motor. Hot water basins shall be covered. Units shall include service platform with aluminum ladder extended to grade, hot dip galvanized steel handrail 42" high, and extended lube lines.

HVAC Pumps

Chilled water and hot water distribution shall be with bronze fitted base mounted pumps, variable speed drive. Chilled and hot water systems shall be variable flow with two way control valves at all coils.

Custom Air Handling Units

Air handling units shall be variable volume double wall modular units with thermal break construction by Trane Custom, Temtrol, Ingenia, or Governair.

Fans

Centrifugal Ceiling Exhausters shall be constructed with steel housing, aluminum grille, back-draft damper, statically and dynamically balanced fan wheel, permanently lubricated motor with internal thermal overloads, vibration isolation and all required mounting hardware and brackets.

Square Inline fans shall be venturi inlet type, painted inside and out with an epoxy finish. Fan wheels shall be aluminum air foil type, backward curved, statically and dynamically balanced. Fans shall be direct drive where possible with continuous duty motors.

Centrifugal Roof Exhausters shall be heavy gauge round aluminum hood, housing, and base with a galvanized steel frame. Fan wheels shall be aluminum air foil type, statically and dynamically balanced with direct drive fans where possible. Roof mounted fans shall be secured to roof curbs per Florida the manufacturer's Florida Product Approval documentation.

MECHANICAL, PLUMBING & FIRE PROTECTION DESIGN

HVAC Metal Ductwork

HVAC ductwork shall be externally insulated sheet metal, all seams sealed with mastic. Factory fabricated or shop built per SMACNA standards. All ductwork shall be pressure tested at pressure class of duct minus 0.5" static pressure. Total leakage shall not exceed 5% of system design air flow for low pressure systems and 1% for systems over 3".

High pressure duct between air handling units and terminal units shall be round or oval spiral. All supply duct within the first twenty five linear feet of the AHU discharge shall be double wall with perforated inner liner and 2" insulation. All high pressure duct serving courtrooms shall be double wall with perforated liner.

Low pressure duct downstream of terminal units and return duct shall be externally insulated rectangular.

The entire return air system shall be ducted. The return duct serving courtrooms shall be internally lined rectangular.

Fire, smoke, or fire/smoke dampers shall be provided at all likewise rated walls. Smoke dampers shall be installed on supply and return sides of each AHU 15000 CFM or greater. All takeoffs from main ducts shall include manual balancing dampers.

Computer Room Units

Server rooms shall be served by packaged vertical floor mounted air cooled DX units with redundant chilled water coil for backup capacity. Units shall include digital controls for humidification, dehumidification, and space cooling. Digital controls shall be accessible from the owner's LAN for secure remote access and monitoring.

Grilles, Registers and Ceiling Diffusers

Grilles, registers, and ceiling diffusers shall be commercial grade aluminum construction with painted or clear anodized finish. Devices shall be selected to match the architectural style of each space. Security grilles shall be provided in all holding cells and secure areas.

Wall Louvers

Wall louvers shall be hurricane and impact rated in compliance with the Florida Building Code. Finish shall be selected by architect from the manufacturer's standard colors. Outside air intakes shall be located a minimum of 40 FT above grade.

Terminal Units

Air terminal units shall be single duct shut off type with hot water reheat, factory fabricated with indoor air quality insulation. Controls shall be pressure independent and furnished by the Building Energy Management System manufacturer. Controls shall be factory mounted on the terminal units. The discharge duct of air terminal units serving courtrooms and other sound sensitive areas shall be equipped with a duct mounted sound attenuator.

Building Energy Management System

The Building Energy Management System (BEMS) shall control all HVAC equipment including chillers, pumps, boilers, terminal units, and air handling units. The BEMS shall be accessible through a web based interface with secure access anywhere on the world wide web. The interface shall be graphics based with user friendly layouts, scheduling, and set point access. Courtrooms and other areas with large variable occupancy shall include outside air reset controls based on space CO2.

Controls wiring and tubing inside mechanical rooms shall be run inside EMT conduit. Controls wiring above ceiling shall be color coded plenum rated cable, independently supported from the structure above. Controls wiring shall not be routed with building data cabling.

END OF SECTION

General Electrical

The building will be designed for a complete and operable electrical system in accordance with all local and state codes utilizing the best engineering practices. The design will include but is not necessarily limited to, the following:

- A. Primary conduit system from the property line to a pad mounted transformer furnished by the local utility company.
- B. 277/480 volts, 3 phase, 4 wire secondary service from the utility company transformer in concrete encased PVC conduit to the main switchboard.
- C. Electrical distribution system including feeders, panelboards, distribution boards, surge suppression, switchboards, etc. All feeders and wiring will be installed in conduit.
- D. A complete lighting system including switching controls, site lighting, building exterior lighting and emergency lighting systems. Lighting systems will be energy efficient and designed in accordance with state energy codes.
- E. A complete building system of receptacle outlets, flush wall or floor mounted as required.
- F. Wiring and connection of all building service equipment such as elevators, heating, ventilation, air conditioning, owner furnished and plumbing equipment.
- G. A fully intelligent addressable fire alarm system with voice evacuation.
- H. Standby emergency power system sized to power emergency lighting systems, fire alarm, one elevator, Owner selected offices and workstations, and life safety equipment, such as fire alarm and fire suppression systems and one chiller, associated chiller pumps, and air handlers.
- I. Power connections and empty raceways for Owner's vendor supplied and installed security system.
- J. A stand-alone automated microprocessor based Lighting control system.

Electrical Characteristics

The building will be served from a 277/480 volts, 3 phase, 4-wire system with all building service equipment and lighting systems operating at this voltage. Motors 1 hp or larger will be 480 volts, 3 phase. Motors less than 1 hp will be 120, 277 or 208 volts, 1 phase. Electrical heating equipment 4 KW or less will be 277 volts, 1 phase.
Materials

- A. Exposed raceways will not be permitted in finished areas.
- B. Rigid metal conduit will be used for exterior work and where raceways are subject to mechanical damage and for underground telephone sleeves and incoming secondary services, Schedule 40 PVC with concrete encasement will be installed.
- C. All wiring will be installed in a metal raceway. Properly installed type 'MC' cable may be used for individual fixture connections to fixture outlets on structure.
- D. Conductors will be 98% conductivity copper with 90-degree THHN/THWN insulation, minimum size #12AWG, except for control wiring and fire alarm where #14AWG may be used.

Motor Controls

- A. Motor controls will be furnished under the HVAC section. All disconnecting means and power connections will be furnished under the Electrical section unless noted otherwise on the drawings or identified in the specifications.
- B. All equipment and systems will be grounded in accordance with all requirements.

Panelboards and Distribution Panels

- A. Panels will be 120/208 or 277/480 volts, 3 phase, 4 wire with bolted-on circuit breakers.
- B. Panels will be Square D, Siemens, General Electric or Eaton.

Grounding

A. Description of System: In general, all electrical equipment (metallic conduit, motor frames, panelboards, etc.) will be bonded together with a green insulated or bare copper system grounding conductor in accordance with specific rules of Article 250 of the N.E.C. Equipment grounding conductors through the raceway system will be continuous from main switch ground bus to panel ground bar of each panelboard, and from panel grounding bar of each panelboard to branch circuit equipment and devices. A ground bar for each telephone/data room and the IT Server Room will be provided.

B. Ground Conductor: A main grounding electrode conductor, bare copper, NEC sized, will be run in conduit from the Main Switchgear to a driven ground field outside the building. This conductor will also be bonded to the main water service within 5 ft. of the service entrance and the metal frame of the building nearest the Main Switchgear. Provide properly sized bonding shunt around water meter and/or dielectric unions in the water pipe.

C. Bonding: Mechanical lugs or wire terminals will be used to bond ground wires together or to junction boxes and panel cabinets and will be manufactured by Anderson, Buchanan, Thomas and Betts Co., or Burndy.

D. Exterior Grade Equipment: All exterior grade mounted equipment will have their enclosures grounded directly to a separate driven ground at the equipment in addition to the building ground connection.

E. Conductors: All raceways will have an insulated copper system ground conductor run throughout the entire length of circuit installed within conduit in strict accordance with NEC. Grounding conductor will be included in total conduit fill determining conduit sizes, even though not included or shown on drawings.

F. Bushings: Provide insulated grounding bushings on all conduits entering panelboards.

G. Submittals: Submit product data on ground rods, ground wire, ground connectors and data on exothermic weld.

H. Quality Assurance: The entire ground system will comply with NEC 250. Resistance will be 10 ohms or less. Provide independent testing and reports.

I. Installation: Grounding conductors will be so installed as follows;

1. To permit grounding electrode conductors the shortest and most direct path from service equipment to ground electrodes.
2. Be installed in metal conduit with both conductor and conduit bonded at each end.
3. Have connections accessible for inspection and made with accepted solder less connectors brazed (or bolted) to the equipment or structure to be grounded.
4. Have a green jacket, except that grounding electrode conductors may be bare.
5. Fire Alarm

The building's life safety components will be monitored by a fire alarm detection and annunciation system. A microprocessor based fully addressable intelligent system will be designed to provide an early warning network throughout the building in the event of a fire condition. This system will be comprised of smoke detectors, heat detectors, duct smoke detectors, manual pull stations, etc. Automatic ADA approved audible and voice evacuation signals will be provided to guarantee the notification to all building occupants.

A. Fire alarm system functions will be as follows:

1. Alarm Initiating
2. Alarm Signaling
3. Emergency Voice Communications (recorded message/speaker system).
4. Elevator Fireman's control system and elevator recall.

B. The main fire alarm panel will be housed in the building's main electrical room, with graphic annunciation panels in the Main Security Desk and Building Manager's Office.

C. The fire alarm system will be connected to a third party U/L monitoring service.

New Building Electrical Distribution

The new Courthouse will require an estimated service rated, 3000-ampere, 480/277 volts, three phase, four wire. The main switchboard will have individually mounted main and group mounted feeder breakers in separate sections. The new switchboard will be fed from a new Utility Company pad-mounted transformer.

A. The natural gas fueled emergency generator estimated at 280 Kw/ 350 KVA will be located on the first floor roof. Emergency generator specified. Will have a 70db sound attenuated enclosure.

B. The following is a list of equipment that will be connected to the emergency power distribution system:

1. Emergency Lighting
2. Fire Alarm System
3. Generator auxiliaries
4. Fire Pump
5. Security screening equipment
6. Telephone Switch
7. Security Systems
8. Mechanical Control Systems
9. Building Automation System
10. All elevators (The generator will be sized to operate only one.)
11. Other equipment or lighting designated by the County/Users

C. To insure maximum flexibility for future systems changes the electrical system will be sized for the connected demand load with additional spare capacity as follows:

1. Panelboards for branch circuits: 40% spare ampacity as well as 40% spare breaker capacity.
2. Panelboards serving lighting only: 40% spare ampacity as well as 40% spare breaker capacity.
3. Switchboards and distribution panelboards: 40% spare ampacity and 40% spare feeder breaker capacity.

Lighting Systems

Lighting levels will be designed utilizing the IES and the Florida Building Code. All lighting fixtures will be energy efficient with fluorescent fixtures having electronic ballasts.

The proposed Base Bid lighting system will be as follows:

A. Office Areas will generally have fluorescent fixtures. For estimating purposes provide one fixture for every 80 square feet in large and open office areas and two fixtures minimum for smaller (8'x10') offices. All fixtures will have provisions for two lighting levels.

B. Lobbies and corridors will have a combination of fluorescent down lights, decorative pendants, and 2'x4' troffers. For estimating purposes assume one fluorescent down light for every 10' of corridor length, four decorative pendant fixtures for large elevator lobby areas and two for smaller elevator lobbies. The main entrance Lobby will have a combination of down lights and architectural decorative fixtures to be selected at the Design Development Phase.

C. Service areas, non-public office areas will have a combination of fluorescent strip lights and lensed 2'x4', 2 lamp, recessed troffers. For estimating purposes allow for 1 — 2'x4' fixture for every 12' of service corridor length and 1-4', 2 lamp strip with lamp guards for every 80 square feet of mechanical, electrical, and maintenance rooms.

D. All exterior lighting will be LED with fixtures being decorative on building public facades and utility type at loading dock type areas. Exterior lighting will be designed to be in conformance with Santa Rosa County Requirements.

E. All sally port, holding cells and prisoner movement areas the lighting will be detention type fluorescent fixtures.

F. All exit lights will be LED type, plastic in all areas except edge-lit in public lobbies, corridors and courtrooms.

G. All courtrooms will have dimmable fluorescent lighting, with each courtroom having pre-set dimming schemes utilizing wall mounted dimmers between the Judge and the Clerk. Assume for estimating purposes 1 — dimmable fluorescent down light per 48 square feet and a minimum of four (4) decorative pendant fixtures. Assume a continuous architectural wall slot with fluorescent strip lights the entire length of the back wall of each courtroom. Assume backlighting of the County Seal behind each Judge's bench. Assume a minimum of 8 lighting control zones per courtroom.

H. An automated lighting control system will be provided. This system could be interfaced with the building management system (BMS), to allow for energy conservation. Local switching to allow user control will be provided. Where areas allow day lighting control will be provided to obtain energy savings. All toilet areas, storage rooms and other miscellaneous rooms such as break rooms, copy areas will have occupancy sensors. Occupancy sensors will not be provided in any mechanical or electrical equipment rooms to insure safety of personnel working on equipment. Nor will they be providing in areas where prisoners are held or moved through.

I. All lighting and lighting controls will be designed with the intention of exceeding ASHRAE 90.1 to realize optimum energy savings.

J. An Additive Alternate will be taken for LED sources for as many fixtures as available in LED sources.

Wiring Devices

For estimating purposes provide duplex receptacles as follows:

- A. One 20-ampere duplex receptacle for every 100 square feet of open office space.
- B. Minimum of three 20-ampere duplex receptacles in enclosed offices.
- C. Assume one special purpose receptacle with dedicated 20-ampere circuit for copiers for every 1000 feet of office space.
- D. One ground fault interrupter type receptacle for each toilet room.
- E. One duplex 20-ampere receptacle for every 50 linear feet of corridor.
- F. One ground fault interrupter type receptacle for every 200' linear feet of exterior perimeter.
- G. Minimum of one 20-ampere duplex receptacle for every electrical, mechanical and janitor's closet.

Lightning Protection System

- A. Provide an U.L. master labeled lightning protection system as Base Bid. An Alternate will be taken for a single point preventer system.
- B. Provide surge protection for the electrical main service, the emergency generator, all critical power panelboards, all panels serving telecommunication equipment, and mechanical power panelboards.

Electrical Space Requirements

Electrical closets for both normal and emergency power and alarm systems:

- A. Main Electrical Service Room — To be located on the ground level with two sets of double doors located at opposite ends of the room.
- B. Emergency Power Switch Gear — Will be in a separate room.
- C. Typical Floor Normal Power Electrical Closet — One room per floor of the new building.

Electrical Notes

All electrical scope listed above is based on schematic architectural drawings and space planning and is presented to show the intent of the electrical design as well as help derive a 'Magnitude of Cost' only for budgeting purposes.

Electronic Systems

The design of Voice/Data, Security, CCTV, card Access systems is to be designed and coordinated by Santa Rosa County or its Vendors. The scope for this narrative is to provide raceways and power connections only. The magnitude of this work cannot be determined until the design is provided by the County.

Low Voltage Raceway System

- A. For all low voltage systems the typical raceway infrastructure will be a 3/4" conduit from the outlet box to the nearest accessible ceiling space, from there J-hooks will be used to move the cables to cable tray system. The cable tray system will be a wire basket type system going through corridors and non public areas.
- B. Floor to floor low voltage wiring will be in multiple 4" penetrations located in the telecommunication rooms (TR). There will be no sleeves in other locations.

END OF SECTION

1. COMMUNICATIONS SYSTEMS

There will be several different communication systems in the new building divided into passive systems and active systems. Passive systems are all the premise distribution wiring and active systems are the electronics to use the communication system such as network switches and phones.

1.1. PASSIVE COMMUNICATION SYSTEMS

The horizontal premise distribution system for this building will be based on CAT6 cabling for all work areas and spaces. Premise distribution will be separate at the telecom room by user type. Telecom rooms will be shared by all building users but active electronics might be separated to keep current network separation requirements between agencies.

Telecom rooms will have racks and cabinets for active equipment, plywood around all walls, cable tray above cabinets and racks and fire stop fittings for raceways to hallways.

There will be a basket style cable tray in the hallways for the support of the horizontal and backbone cables in the building.

Intrabuilding backbone cables will be fiber optics and multi-pair cables for different communication applications. Fiber optic cables could be single mode or multi-mode (owner's preference) and multi-pair cables will be CAT3 type backbone for legacy applications or services. The architecture of the backbone cables will be a star configuration coming from the MDF room in the first or second floor.

There could be interbuilding backbone cables linking this building to other existing buildings to extend network services into the facility and avoiding service provider's monthly charges. There will be a need anyway for connections to service provider's for services not supported under the extended network either by agency or by type of service. Dual redundant service entrance infrastructure will be planned into the building.

Premise distribution wiring will also include a CATV distribution to include TV distribution to specific areas of the building.

1.2. ACTIVE COMMUNICATION SYSTEMS

The building will have several active communication systems such as:

- Admin phones: A VoIP phone system ties to the County's phone system servicing all tenants in the building.
- Network switches: segregated by agency or in a single unified network if the users all agree it is the right way to go.
- Wireless Access: a survey will be done to plan for a wireless access deployment using multiple bands (802.11a/802.11b/802.11g and 802.11n) through means of user neutral access points and wireless controllers.
- A vendor neutral distributed antenna system will be planned for life safety radio communications and cell phone reception supporting multiple carriers.

2. SECURITY SYSTEMS

Security is a key component of the building systems at any Courthouse. The key components of the security system are:

2.1. CARD ACCESS SYSTEM

A card access system tying to a County card access system is envisioned for this facility. Card access doors will have proximity card readers, door contacts and sensors based on the door type. Access control panels will be located in telecom rooms and card access workstations will be located in the different monitoring rooms around the building. The following areas will be covered by this system:

- All detention areas
- All entrances to the building
- Entrances to all office spaces (non-public zones)
- Entrances to all judges sterile areas.
- Restricted parking areas

There is a preference by owner to have a Cardkey access control system by JCI installed in the building, although this decision will be validated later during design.

The card access system will include also 2 badging stations to generate the access control cards to be used by the different users in the building.

2.2. SCREENING EQUIPMENT

The main entrance will have security screening equipment in the form of carry on x-ray machines, walk-through metal detectors and hand held metal detectors. The installation of these systems will be highly coordinated with architect and other trades.

2.3. CCTV SYSTEM

There will be a new system for multiple surveillance cameras in the building. These surveillance cameras will be color high megapixel IP cameras mounted in different types of housings depending on the application where the cameras will be located. Most of the cameras will be fixed but there will be a few PTZ cameras to offer support for the guard monitoring the system. The following areas will be covered:

- All detention areas
- All entrances to the building and major circulation corridors and hallways
- Entrances to all office spaces (non-public zones)
- Entrances to all judges sterile areas.
- Restricted parking areas including judge’s parking

There will be a video recording system for the building composed of a Storage Area Network (SAN) capable of retaining video for over 30 days for all the cameras in the complex. The video management software will be selected with assistance from the owner to determine the specific requirements of this project. Video workstations will be located in strategic monitoring locations in the building.

2.4. DETENTION SYSTEM

There will be detention control systems in all detention areas of the building to control ingress and egress inside those areas. The detention control system will be composed of a PLC based control system integrated with the card access for alarm monitoring but still retaining the benefits of a PLC system to be immune to a server crash of other software problems that are typical on server based systems.

The detention system will have control to all doors to detention cells, hallways, entrances to detention, sally port, etc. All doors will be monitored and 2-way audio communications with

master control room will be provided as well.

2.5. OTHER SECURITY SYSTEMS

Other security systems will include a duress alarms system for courtrooms, hearing rooms, judge’s chambers and mediation rooms, with annunciators in different parts of the building. Door entry systems are planned for entries into judge’s chambers and other controlled entry areas of the building.

3. AUDIO VISUAL SYSTEMS

A typical courthouse has a multitude of audio visual systems, divided into building wide systems and room specific systems.

3.1. BUILDING WIDE SYSTEM

The building wide systems are:

- Public address systems for making page announcements in common areas, assembly spaces and entry lobbies. This system shall be zoned so page announcements can be made selectively to specific areas of the building, but still have the ability to do building wide announcements.
- Electronic docket system to displays the court schedule outside of each courtroom and in the main lobby of the courthouse. This system is composed of the flat panel displays outside of the room, a video routing system and a server that captures the schedule information from the court’s system for displays.
- An electronic building directory system is typically installed in the main lobby for way finding. The idea of making it electronic facilitates the changes and makes it possible to use these displays for additional purposes.
- Mobile VTC cart to turn any of the regular conference rooms into a video conference room but minimizing the quantity of equipment purchased for this purpose.
- Court recording system. This system used the audio visual system installed in the courtrooms and hearing rooms to capture audio and video signals from those rooms and archives them for record keeping. This type of system uses audio over IP protocols to transport the signal to the server and to the court reporters when located in a centralized room. An example of this system is the CourtSmart system.

- Remote court interpretation. Similar to the court recording system, the remote interpretation allows for a certified interpreter to be located off site and to participate in the court proceedings through a communications line.
- Media distribution system that allows sending audio and video signals from one or more courtrooms to a media pedestal outside the building so the Media does not have to run wires in the building during a high profile case.

3.2. ROOM SPECIFIC SYSTEMS

The room specific system includes the following rooms:

- Courtrooms. Typical equipment in these rooms include a projector with a projection screen, flat panel displays, cameras, microphones, speakers, assisted listening transmitters, input plates, evidence carts, VTC codec for remote testimony, and a control system based on a touch screen interface
- Hearing rooms. Similar to the courtrooms but a scale down version with similar devices for evidence presentation and audio and video for court recording.
- Multi-purpose room. This room can have projectors with screens or flat panels displays with an audio system for different types of venues such as Jury selection, award ceremonies, training, etc.
- First Appearance system is a video conference system permanently installed somewhere in the courthouse. It is composed of a flat panel display, a camera, microphone, speakers and a VTC codec.
- Other rooms such as conference room, large or small, with audio visual aids for staff to properly conduct business.

END OF SECTION

PROJECT BUDGET



	OPTION 01 ZERO WETLAND IMPACT	OPTION 02 0.35 ACRE WETLAND IMPACT	COMMENTS
SITE AREA	6.9 ACRES	7.4 ACRES	
PARKING COUNT	300	395	CITY OF MILTON PARKING CODE & 2012 SPACE PROGRAM
FUTURE EXPANSION CAPABILITY	YES	YES	USE EXISTING BUILDINGS OR ADDITION IF PARCEL #1 IS ACQUIRED
NUMBER OF LEVELS	3	3	
BUILDING SIZE	135,000 GSF	135,000 GSF	
LAND COST	NOT INCLUDED	NOT INCLUDED	
SITE COST PER ACRE	\$448,000/ACRE	-	OPTION 02 - ADDITIONAL PKG IS \$115K
SITE DEVELOPMENT COST	\$3.1M	\$3.2M	
BUILDING COST PER SF	\$235/SF	\$235/SF	
BUILDING COST	\$31.7M	\$31.7M	
FOUNDATION SYSTEM PREMIUM	\$2.1M	\$2.1M	INCLUDES DEWATERING, DEEP PILES, SITE FILL & BUILDING BASE
BUILDING/SITE COST SUB-TOTAL	\$36.9M	\$37M	
BASELINE SOFT COSTS (27%)	\$9.96M	\$10M	INCLUDES FF&E, IT, AV, SEC ELEC, A/E FEES, TESTING, PERMITS, AND CONTIGENCY
ADDITIONAL SPECIAL COSTS	-	\$0.4M	INCLUDES WETLAND IMPACT CREDIT & WETLAND CONSULTANT FEES
GRAND TOTAL	\$46.86M	\$47.4M	



SPACE PROGRAM



Introduction

The Building Program contains the following User Groups

Courtrooms and support space (7 courtrooms, 5 with direct prisoner access)
 Chambers and Court Administration (including Guardian Ad Litem & Family Law staff)
 Jury Assembly, Holding/Security & Public Law Library
 Clerk of Court
 State Attorney
 Public Defender
 Building Support (lobby and engineering support spaces)

This Program is based on information provided by each department and discussions with the key personnel within those departments. The total area of the building calculates at approximately 135,000 square feet. The actual finished size of the building will vary based on the final approved plans

As requested by the County, there is NO growth space built into the Program in order to reduce building size. The planning and design will also focus on making the building expandable, by adding an addition to deal with long term growth. The building addition is an option to address future growth

Flexibility of use of key spaces in the building has been considered to allow people to share the use of a room for different uses, hence reducing the cost of the project. Jury Assembly can be used for training, public or staff meetings and other high volume uses. Hearing rooms can be used by Magistrates, Hearing officers or as conference rooms.

The programmed spaces are based on a consistent set of space standards used throughout the project. The space standards have been developed using a combination of state (DMS) standards, best practice, and our experience with County courthouse projects in the state of Florida.

Long time file and archive storage is ultimately expected to be housed in a purpose built County storage building, ideally on site, but constructed at a significantly lower cost than courthouse construction. Space within the courthouse is planned for the "current" files in use by each department.

Definitions

Space requirements for the Courthouse were developed on a room by room basis with **Net Square Feet (NSF)** requirements for each space calculated on anticipated operated flows and equipment layouts.

Departmental Gross Area (DGSF) includes a factor ranging from 1.2 to 1.35 have been applied to the net area requirements to accommodate movement between and among rooms and equipment and interior wall thicknesses.

Building Gross Area (BGSF) includes other space within the building necessary to support the department but is outside its physical boundaries. This includes the exterior wall thickness of the building; visitor, staff and inmate corridors; elevators; exit stairs; mechanical and electrical equipment space. **The final area of construction will be affected by the number of floors needed and actual layout of the spaces.**

Program Space Summary

DEPARTMENT	NET AREA/DEPT		DEPARTMENTAL GROSS SF			STAFF PROVIDED		COMMENTS
	Base	Expansion	Base	Expansion	Dept.Total	Base	Expansion	
1 Courts	22,610	0	27,132	0	27,132	0	0	
2 Chambers, Court Support & Guardian Ad Litem	12,926	2,070	15,343	2,484	17,995	49	6	
2.1 Chambers	6,110	2,070	7,332	2,484	9,816	15	6	Shell Expansion space
2.2 Court Support	3,470	0	4,164	0	4,164	18	0	
2.3 Guardian Ad Litem	2,506	0	3,007	0	3,007	11	0	
2.4 Family Law	840	0	840	0	1,008	5	0	
3 Jury, Holding/Security & Public Law Library	10,358	0	12,430	0	12,430	40	0	
3.1 Jury Assembly/Multipurpose	3,644	0	4,373	0	4,373	0	0	Jury, Mediation, Hearings, Bar Assoc. Cont.Ed.
3.2 Central Holding/Building Security	5,526	0	6,631	0	6,631	39	0	Staffed for max. prisoner load
3.3 Public Law Library	1,188	0	1,426	0	1,426	1	0	Library, Attorney waiting/research
4 Clerk of Court	15,385	0	19,231	0	19,231	92	0	
4.1 County & Circuit Civil	1,630	0	2,038	0	2,038	12	0	Build Expansion, but no FF&E
4.2 Family Law, Child Support, DVI	1,672	0	2,090	0	2,090	11	0	Build Expansion, but no FF&E
4.3 Juvenile	926	0	1,158	0	1,158	7	0	Build Expansion, but no FF&E
4.4 Probate	479	0	599	0	599	3	0	Build Expansion, but no FF&E
4.5 Misdemeanor	1,565	0	1,956	0	1,956	16	0	Build Expansion, but no FF&E
4.6 Felony	1,074	0	1,343	0	1,343	9	0	Build Expansion, but no FF&E
4.7 Traffic Infractions and Criminal Traffic	2,071	0	2,589	0	2,589	19	0	Build Expansion, but no FF&E
4.8 Archives/Evidence Storage	1,949	0	2,436	0	2,436	3	0	Future consolidation of files gives more Clerk space
4.9 Computer Services & Administration	4,019	0	5,024	0	5,024	12	0	Build out in Base
4.10 Probation Intake	0	0	0	0	0	16	0	Build out in Base
5 State Attorney	11,233	0	13,480	0	13,480	37	0	
6 Public Defender	4,348	0	5,435	0	5,435	19	0	
7 Building Support	6,870	0	8,244	0	8,244	6	0	Build out in Base
A Total Departmental Gross SF Required			101,295	Base				for 243 Staff
B Total Departmental Gross SF Required				Expansion	2,484			for 6 Staff
C Total Departmental Gross SF Required					103,947	Build-out		
Building Grossing Factor (30%)					31,184			
TOTAL BUILDING AREA					135,131			for 249 Staff

1	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
1.0	Courts					
	Large Courtroom	2,400	2	4,800		12 person jury (1@14 seats, 1@16 seats)
	Medium Courtroom	1,800	2	3,600		12 person jury (14 seats)
	Small Courtroom	1,400	2	2,800		6 person jury (7 seats)
	Courtroom Public Waiting	400	6	2,400		
	Witness Conference Room	120	12	1,440		
	Courtroom Cashier	120	1	120		Staffed by Clerk, for Traffic fines etc.
	Sound lock	70	6	420		View into courtroom
	Exhibit Storage	50	3	150		Shared by 2 courtrooms
	A/V Closet	10	6	60		One for each courtroom
	Jury Deliberation Room (14)	300	3	900		
	Sound lock	85	3	255		
	Bathroom	50	6	300		
	Service Unit	10	3	30		No sink
	Jury Deliberation Room (8)	200	1	200		
	Sound lock	85	1	85		
	Bathroom	50	2	100		
	Service Unit	10	1	10		No sink
	Courtroom Holding Cell	100	6	600		Direct Prisoner Access to 4 courtrooms only
	Secure Vestibule	60	3	180		
	Finger Print Area	30	3	90		One per floor, located in holding area
	Sound Lock	50	4	200		
	Staging for High Volume Courtroom	200	1	200		
	High Volume Courtroom	2,400	1	2,400		Seat 120-150 public, non jury, access to prisoner circulation ,media room not included
	Sound lock	70	1	70		
	Public Waiting	400	1	400		
	Mediation Conference (Large)	200	2	400		7-8 people
	Mediation Conference (Small)	120	2	240		3-4 people
	Mediation waiting	150	1	150		4-5 people
	A/V Closet	10	1	10		One for each courtroom
	Expansion					Areas to be "shelled" in base construction

Base Net Area	22,610	0	Base Staff
Expansion Net Area	0		Future Staff
Total Net Area(NSF)	22,610		
Internal Circulation @ 20%	4,522		
Departmental Gross Area (DGSF)	27,132	0	Total Staff



2	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
Chambers, Court Support & Guardian Ad Litem						
2.1	Chambers					
	Chamber	180	6	1,080	6	
	Hearing Room	320	6	1,920		Attached to Chamber
	Judicial Assistant	140	6	840	6	Includes work area
	Copy/Storage	100	3	300		Shared between 2 chambers
	Service Unit	10	3	30		Shared between 2 chambers
	Waiting	260	3	780		Shared between 2 chambers (10-12 people)
	Bathroom	50	6	300		
	Magistrate	180	1	180	1	Check bathroom, waiting, service unit requirements
	Admin Assistant	140	1	140	1	Includes work area
	Copy/Storage	100	1	100		
	Mediation Office	120	1	120	1	
	Hearing Room	320	2			Not attached to offices
	Library/Conference	320	1	320		
	Expansion					
	Chamber	180	2	360	2	More square than rectangular
	Hearing Room	320	2	640		
	Judicial Assistant	140	2	280	2	Shared between 2 chambers
	Copy/Storage	100	1	100		Shared between 2 chambers
	Service Unit	10	1	10		Shared between 2 chambers
	Waiting	260	1	260		Shared between 2 chambers (10-12 people)
	Bathroom	50	2	100		
	Magistrate	180	1	180	1	Check bathroom, waiting, service unit requirements
	Admin Assistant	140	1	140	1	

Base Net Area	6,110	15	Base Staff
Expansion Net Area	2,070	6	Future Staff
Total Net Area(NSF)	8,180		
Internal Circulation @ 20%	1,636		
Departmental Gross Area (DGSF)	9,816	21	Total Staff



2	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
2.2	Court Support					
	Deputy Court Administrator	180	1	180	1	
	Admin Assistant	140	2	280	2	Includes work area
	Reception/Waiting	120	1	120		4-5 people
	Staff Attorney	140	3	420	3	
	Conference Room	150	1	150		4-5 people
	Court Reporters	120	4	480	4	Group adjacent to Courtrooms
	Digital Court Report Monitor room	200	1	200	4	
	DCR Server room	100	1	100		
	Research Assistant	180	1	180	1	
	Copy/Storage	100	2	200		One for Court Admin, one for court reporters
	Supply Storage	100	1	100		
	IT Support Staff	120	3	360	3	
	IT Storage	120	1	120		
	Server room	100	1	100		
	Child Witness waiting	120	1	120		
	Child Witness Testimony	120	1	120		
	Child Witness Observation	120	1	120		
	Break room	120	1	120		Shared by JA's, Court support; Will evaluate staff count and how it affects size of this room when project starts
	Expansion					
						Will discuss future staffing requirements when project starts.

Base Net Area	3,470	18	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	3,470		
Internal Circulation @ 20%	694		
Departmental Gross Area (DGSF)	4,164	18	Total Staff



2	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
2.3 Guardian Ad Litem						
	Reception/Waiting	120	1	120		
	Director's Office	140	1	140	1	
	Case/Volunteer Coordinator	120	6	720	6	Staff number includes Recruiter
	Secretary	48	2	96	2	
	Attorney Office	140	2	280	2	
	Child Interview/Waiting Room	150	1	150		
	Witness Viewing Room	150	1	150		View to Child Int. Rm. via 2 way mirror
	Conference Room	200	1	200		Seating for 6-8 people
	Copy/Storage	150	1	150		Includes file storage & donation storage
	File Room	100	1	100		Will evaluate E-file vs hard copy filing when project starts
	Copy/Storage	100	1	100		Includes file storage
	Volunteer Waiting	100	1	100		3-4 people
	Break room	120	1	120		Will evaluate staff count and how it affects size of this room when project starts
	Volunteer Workstations (Carrols)	10	20	200		Not counted as staff (60/120 volunteers)
Expansion						

Base Net Area	2,506	11	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	2,506		
Internal Circulation @ 20%	501		
Departmental Gross Area (DGSF)	3,007	11	Total Staff

2	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
2.4 Family Law						
	Family Law Waiting	300	1	300		9-10 people
	Interview Room	120	1	120		
	Family Law/DV staff	140	3	420	3	Higher public traffic than other Court support
	Pro Se Coordinator	120	1	120	1	
	Child Support Hearing Officer	120	1	120	1	
	File storage	120	2	240		Will evaluate E-file vs hard copy filing when project starts
	Copy/Storage	200	1	200		
Expansion						

Base Net Area	840	5	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	840		
Internal Circulation @ 20%	168		
Departmental Gross Area (DGSF)	1,008	5	Total Staff



3	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
3.1	Jury Assembly/Multipurpose					
	Multi purpose room	10	240	2,400		Seat 250, podium to present from, dividable
	Office	120	1	120	1	Staff comes from Clerk's office
	Juror Clerk Workstation	48	2	96	2	Set as reception desk
	Copy/Storage	100	1	100		
	Appeals Workstation	64	2	128	2	
	Appeals work area	1	200	200		Staff comes from Clerk's office
	Work area/Phones	200	2	400		Study carrels on one wall
	Vending/kitchenette	200	1	200		

Total Net Area(NSF)	3,644
Internal Circulation @ 20%	729
Departmental Gross Area (DGSF)	4,373
	5 Total Staff

3.2	Central Holding/Building Security	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
	Vehicle Sally port	1,200	1	1,200		Bluebird bus is largest vehicle
	Detention Cell	200	6	1,200		20 person each
	Isolation Cell	70	4	280		7 person each
	Inmate Staging Area	400	1	400		
	Secure Vestibule	64	8	512		Can be shared at Detention cells
	Attorney/Prisoner interview	60	2	120		
	Control Desk	120	1	120	2	Controls central & courtroom holding
	Bathroom	50	1	50		Off Control Room
	Gun lockers	10	1	10		At sally port
	Central Control Room	150	1	150	1	For all building security monitoring
	Muster Room	320	1	320	30	Sheriff's staff for entire building+those listed below
	Lt. Office	120	1	120	1	
	Sgt. Office	100	2	200	2	
	DNA Clerk	100	2	200	2	
	Administration	64	1	64	1	
	Officer workstations	10	6	60		
	Copy/Storage	100	1	100		Include service unit
	Staff Bathroom	120	2	240		With one shower each
	Lockers	180	1	180		Can be unisex

Total Net Area(NSF)	5,526
Internal Circulation @ 25%	1,382
Departmental Gross Area (DGSF)	6,908
	39 Total Staff



3	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
3.3 Public Law Library						
	Book Stack	600	1	600		120 LF of shelves (96LF existing)
	Work Tables	25	6	150		Access to Data ports
	Seating	120	1	120		For 6 people
	Office	120	1	120	1	View of Work Tables/Seating
	Storage	100	1	100		Lockable
	Counter workstation	48	1	48		
	Public Copier	50	1	50		
Expansion						
						Common Areas must be built out in Base

Base Net Area	1,188	1	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	1,188		
Internal Circulation @ 20%	238		
Departmental Gross Area (DGSF)	1,426	1	Total Staff

4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
4.1 County & Circuit Civil						
Clerk of Court						
Shared Public Areas:						
	Visitor Waiting/Queuing Area	240	1	240		10'-0" depth per length of public counter
	Public Workstation	25	2	50		
	Counter Workstation	48	4	192	4	
	Interview Room	120	1	120		
General Office Areas:						
	Staff Workstation	48	4	192	4	
	Student/Part-time Workstation	48	1	48	1	
	Pro Se Coordinator Workstation	48	1	48	1	
Office Areas:						
	Supervisor	120	2	240	2	
Office Support Areas:						
	Copy/Storage	100	1	100		
	File Room	400	1	400		Medium Density; Will evaluate E-file vs hard copy filing when project starts
Expansion						
						Construct in base, but no FF&E

Base Net Area	1,630	12	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	1,630		
Internal Circulation @ 35%	571		
Departmental Gross Area (DGSF)	2,201	12	Total Staff



4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
Clerk of Court						
4.2	Family Law, Child Support, DVI					
Shared Public Areas:						
	Visitor Waiting/Queueing Area	300	1	300		10'-0" depth per length of public counter
	Public Workstation	25	2	50		
	Counter Workstation	48	5	240	5	2 are Child Support
	Interview Room/Child Waiting	150	1	150		Includes Child Waiting Area
General Office Areas:						
	Staff Workstation	48	2	96	2	
	Student/Part-time Workstation	48	1	48	1	
	Pro Se Coordinator Workstation	48	1	48	1	
Office Areas:						
	Supervisor	120	2	240	2	
Office Support Areas:						
	Copy/Storage	100	1	100		
	File Room	400	1	400		Medium Density; Will evaluate E-file vs hard copy filing when project starts
Expansion						
Construct in base, but no FF&E						

Base Net Area	1,672	11	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	1,672		
Internal Circulation @ 35%	418		
Departmental Gross Area (DGSF)	2,090	11	Total Staff

4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
Juvenile						
4.3	Juvenile					
Shared Public Areas:						
	Visitor Waiting/Queueing Area	120	1	120		10'-0" depth per length of public counter
	Public Workstation	25	2	50		
	Counter Workstation	48	2	96	2	
	Interview Room	120	1			
General Office Areas:						
	Juvenile Workstation	48	4	192	3	Separate from other counters
	Student/Part-time Workstation	48	1	48	1	
Office Areas:						
	Supervisor	120	1	120	1	
Office Support Areas:						
	Copy/Storage	100	1	100		
	File Room	200	1	200		Must be separated from other files; Will evaluate E-file vs hard copy filing when project starts
Expansion						
Construct in base, but no FF&E						

Base Net Area	926	7	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	926		
Internal Circulation @ 35%	232		
Departmental Gross Area (DGSF)	1,158	7	Total Staff



4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
4.4 Probate						
Shared Public Areas:						
	Visitor Waiting/Queuing Area	60	1	60		10'-0" depth per length of public counter
	Public Workstation	25	1	25		
	Counter Workstation	48	1	48	1	
	Public Copier	50	1	50		Share with other division-Clerk controls
General Office Areas:						
	Probate Workstation	48	2	96	2	
Office Areas:						
Office Support Areas:						
	Copy/Storage	100	1	100		
	File Room	100	1	100		Medium Density; Will evaluate E-file vs hard copy filing when project starts
Expansion						
Construct in base, but no FF&E						

Base Net Area	479	3	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	479		
Internal Circulation @ 35%	120		
Departmental Gross Area (DGSF)	599	3	Total Staff

4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
4.5 Misdemeanor						
Public Areas:						
	Visitor Waiting/Queuing Area	300	1	300		10'-0" depth per length of public counter
	Counter Workstation	48	5	240	5	
	Public Workstation	25	1	25		
General Office Areas:						
	Student/Part-time Workstation	48	2	96	2	
	Staff Workstation	48	8	384	8	
Office Areas:						
	Supervisor	120	1	120	1	
Office Support Areas:						
	Copy/Storage	100	1	100		
	File Room	300	1	300		Medium Density; Will evaluate E-file vs hard copy filing when project starts
Expansion						
Construct in base, but no FF&E						

Base Net Area	1,565	16	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	1,565		
Internal Circulation @ 35%	391		
Departmental Gross Area (DGSF)	1,956	16	Total Staff

4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
4.6	Felony					
	Public Areas:					
	Visitor Waiting/Queuing Area	120	1	120		10'-0" depth per length of public counter
	Counter Workstation	48	2	96	2	
	Public Workstation	25	1	25		
	General Office Areas:					
	Staff Workstation	48	6	288	6	
	Work Area	25	1	25		
	Office Areas:					
	Supervisor	120	1	120	1	
	Office Support Areas:					
	Copy/Storage	100	1	100		
	File Room	300	1	300		Medium Density; Will evaluate E-file vs hard copy filing when project starts
	Expansion					Construct in base, but no FF&E

Base Net Area	1,074	9	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	1,074		
Internal Circulation @ 35%	269		
Departmental Gross Area (DGSF)	1,343	9	Total Staff

4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
4.7	Traffic Infractions and Criminal Traffic					
	Public Areas:					
	Visitor Waiting/Queuing Area	240	1	240		10'-0" depth per length of public counter
	Counter Workstation	48	4	192	4	
	Public Workstation	25	2	50		
	Public PC Workstation	25	1	25		
	General Office Areas:					
	Staff Workstation	48	10	480	10	
	Student Workstation	48	3	144	3	Total of 6 students part-time making 3 positions
	Office Areas:					
	Supervisor	120	2	240	2	
	Office Support Areas:					
	Copy/Storage	100	3	300		
	File Room	400	1	400		Medium Density; Will evaluate E-file vs hard copy filing when project starts
	Expansion					Construct in base, but no FF&E

Base Net Area	2,071	19	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	2,071		
Internal Circulation @ 35%	518		
Departmental Gross Area (DGSF)	2,589	19	Total Staff



4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
4.8	Archives/Evidence Storage					
	Public Areas:					
	Viewing Area	400	1	400		1 copier, 3 microfilm readers, 2 PC's
	Counter Workstation	48	4	192	1	1 staffed
	General Office Areas:					
	File Prep Area	48	1	48	1	
	Work Area	25	1	25		
	File Room	1,000	1	1,000		
	Microimager - Film Workstation	64	1	64		
	Office Areas:					
	Supervisor	120	1	120	1	
	Office Support Areas:					
	Copy/Storage	100	1	100		
	Expansion					Construct in base, but no FF&E

Base Net Area	1,949	3	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	1,949		
Internal Circulation @ 25%	487		
Departmental Gross Area (DGSF)	2,436	3	Total Staff

4	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
4.9	Computer Services & Administration					
	General Office Areas:					
	Network Analysts Office	120	3	360	3	
	IT Support Workstation	48	1	48	1	
	Help Desk Workstation	48	1	48	1	
	Image Clerks Workstation	64	2	128	2	Share one room with equipment / Redacting
	NCIC/FCIC Office	120	1	120		Secure location with printer
	Computer Server Room/NCIC printer	200	1	200		10' x 20' with NCIC printer
	Office Areas:					
	Supervisor	120	1	120	1	
	Office Support Areas:					
	Workshop/Equipment Storage	200	1	200		
	Copy/Work	100	1	100		
	Shared Clerk of Court Spaces					
	Clerk's Office	180	1	180	1	
	Bathroom	50	1	50		
	Chief Deputy Clerk	180	1	180	1	
	Admin Assistant	100	1	100	1	
	Public Waiting	120	1	120		
	Supply Storage	700	1	700		
	Mailroom	200	1	200	1	Centralized for internal and external mail
	Conference Room	150	4	600		Locate throughout Clerks office; 4-5 people
	Break room	565	1	565		15sf/person + 40sf service unit, 35 people (third of people)
	Expansion					Common Areas must be built out in Base

Base Net Area	4,019	12	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	4,019		
Internal Circulation @ 35%	1,005		
Departmental Gross Area (DGSF)	5,024	12	Total Staff



5	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
5.0	State Attorney					
	Public Areas:					
	Visitor Waiting Area	15	15	225		Seating/Waiting for 15 people, Located off public lobby
	Child Waiting Area	50	1	50		
	Reception Counter Workstation	64	2	128	2	
	Check Waiting Area (Public Side)	120	1	120		Located off public lobby
	Interview rm/ Conference	120	4	480		3-4 people
	Kids Interview Room	120	1	120		
	General Office Areas:					
	Conference Room w/ Service Counter	400	1	400		Video conference capability, 20-22 people
	Multi-Purpose Room	1,000	1	1,000		Layout to fit all staff, training tables, workstations, War Room
	Secure NCIC/FCIC Room w/ Workstation	120	1	120		
	Office Areas:					
	State Attorney Office	180	1	180	1	
	State Attorney Toilet	50	1	50		
	Supervising Assistant State Attorney	180	1	180	1	
	Assistant State Attorney	140	10	1,400	10	View into work area
	Visiting State Attorney	140	1	140	1	
	Investigator	140	2	280	2	
	Administrator	150	1	150	1	
	Victim Advocate	140	1	140	1	Locate close to Supervising Atty
	Check Division Office	200	1	200	2	Locate off public circulation, contains 2 workstations
	Prosecutor Offices	140	6	840	6	
	Secretary/OPS Workstations	64	10	640	10	
	Office Support Areas:					
	Conference Room	150	2	300		4-5 people
	Computer/ File Server/ IT Office	120	1	120		
	Copy Room	180	2	360		locate 1 adjacent to Check Division
	Mail Room	120	1	120		
	Investigator's Equipment Room	500	1	500		
	Storage/Supplies	200	3	600		Shelving on all walls
	File Cabinets (Active)	14	10	140		Lateral files, adjacent to secretaries
	File Room	2,000	1	2,000		Includes Archives & Closed Files; Will evaluate E-file vs hard copy files when project starts
	Break room	250	1	250		15sf/person + 40sf service unit, 12 people; Will evaluate staff count to see if this space increases when we start the project.
	Expansion					Common Areas must be built out in Base
	Base Net Area			11,233	37	Base Staff
	Expansion Net Area			0	0	Future Staff
	Total Net Area(NSF)			11,233		
	Internal Circulation @ 20%			2,247		
	Departmental Gross Area (DGSF)			13,480	37	Total Staff

6	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
6.0	Public Defender					
	Public Areas:					
	Visitor Waiting Area	15	10	150		Seating/Waiting for 10 people
	Reception Counter Workstation	64	1	64	1	
	Interview rm/ Conference	120	3	360		Video Visitation w/ Jail
	General Office Areas:					
	Multi-Purpose Room	450	1	450		Video conference capability, fit all staff into space
	Secretary	64	4	256	4	Includes OPS
	File Clerks	48	2	96	2	
	Office Areas:					
	Chief Assistant Public Defender	180	1	180	1	
	Assistant Public Defender	140	8	1,120	8	
	Investigator	140	3	420	3	
	Office Support Areas:					
	Copy/Work	100	3	300		
	Computer/ File Server/ IT Office	120	1	120		
	Storage/Supplies	150	1	150		Shelving on all walls
	File Cabinets (Active)	14	13	182		Lateral files, adjacent to secretaries
	File Room	300	1	300		High density; Will evaluate E-file vs hard copy filing when project starts
	Break room	200	1	200		15sf/person + 30sf service unit, 16 people; Will evaluate staff count to see if this space increases when we start the project.
	Expansion					Common Areas must be built out in Base

Base Net Area	4,348	19	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	4,348		
Internal Circulation @ 25%	1,087		
Departmental Gross Area (DGSF)	5,435	19	Total Staff

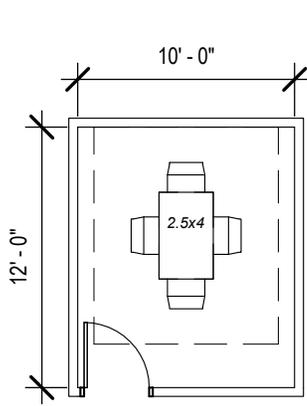
7	SPACE NAME	UNIT	QTY	TOTAL AREA	STAFF	COMMENTS
7.0	Building Support					
	Loading Dock/Service Area	400	1	400		
	Building storage	300	1	300		HVAC filter storage
	Building Mail room	200	1	200		Provide for future screening equipment
	Maintenance/Custodial staff	200	1	200	6	Space for 6 people and work table
	Tel/Data Rooms	120	3	360		One per floor
	Janitor storage	100	3	300		One per floor
	Recycle Bin Storage	100	3	300		One per floor
	Vending	600	1	600		Area allowance, type to be determined
	Front Door Security Station	400	1	400		
	Gun Lockers	10	1	10		Located at Front Door
	Main Lobby	2,000	1	2,000		
	Staff Restrooms	600	3	1,800		Located on each floor

Base Net Area	6,870	6	Base Staff
Expansion Net Area	0	0	Future Staff
Total Net Area(NSF)	6,870		
Internal Circulation @ 20%	1,374		
Departmental Gross Area (DGSF)	8,244	6	Total Staff

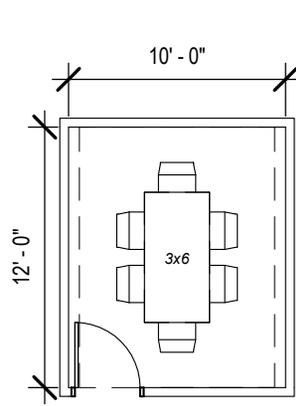


FURNITURE TEST FIT DIAGRAMS

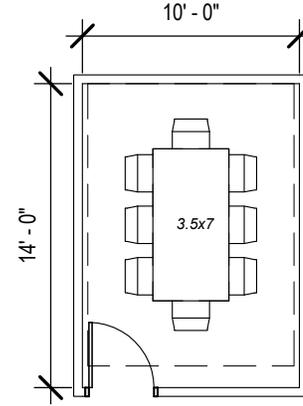




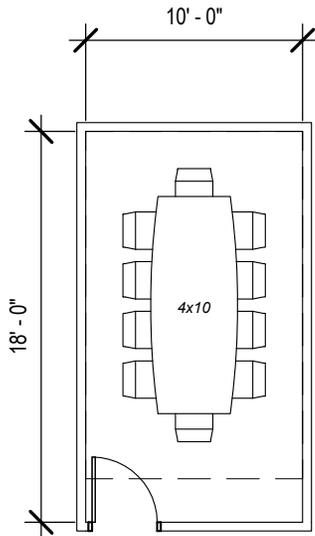
CF-01
CONFERENCE ROOM
4 PERSON
120 NSF



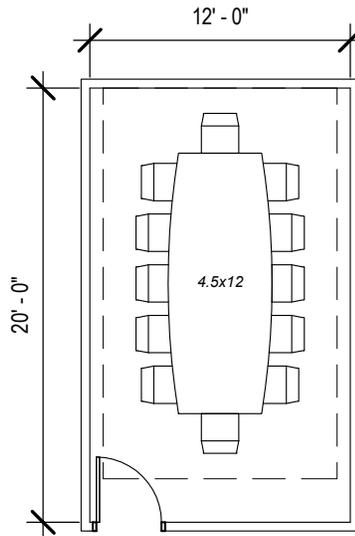
CF-02
CONFERENCE ROOM
6 PERSON
120 NSF



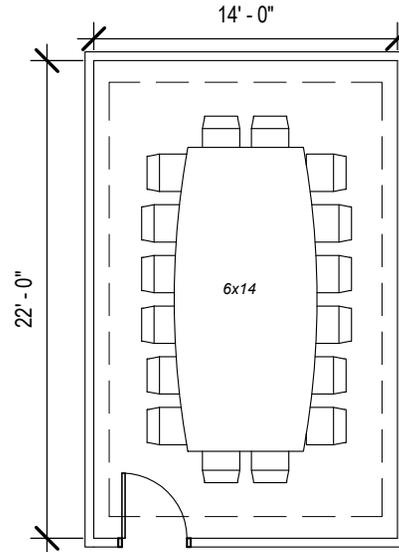
CF-03
CONFERENCE ROOM
8 PERSON
140 NSF



CF-04
CONFERENCE ROOM
10 PERSON
180 NSF

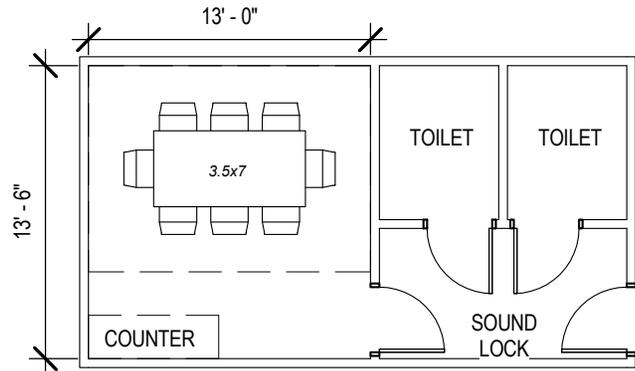


CF-05
CONFERENCE ROOM
12 PERSON
240 NSF

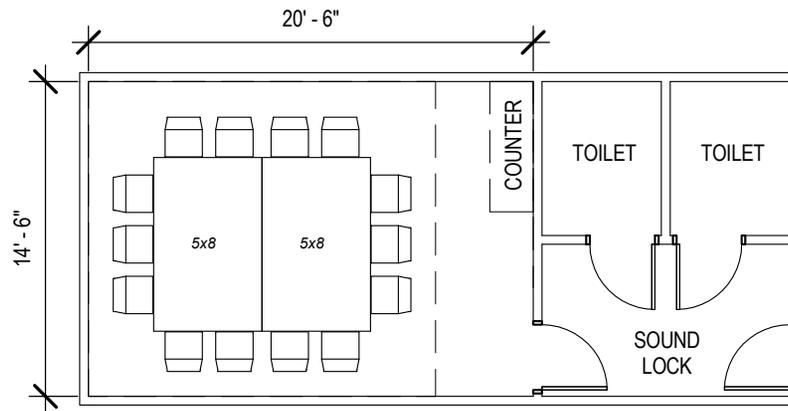


CF-06
CONFERENCE ROOM
16 PERSON
310 NSF

NOTE:
• 3'-0" CLEARANCE SHOWN
AROUND TABLES

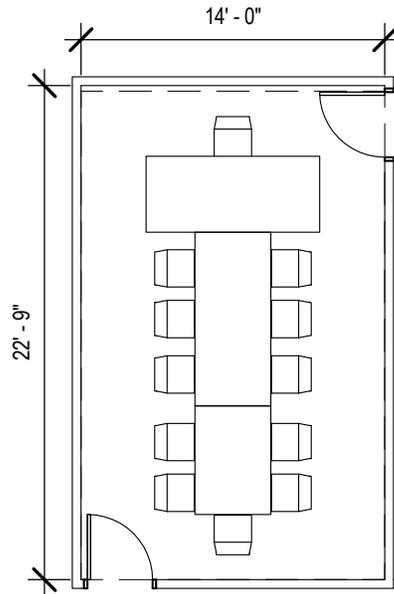


JD-01
 JURY DELIBERATION ROOM
 8 PERSON
 180 NSF

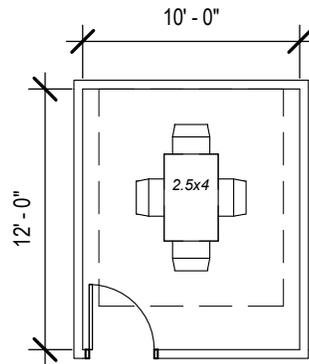


JD-02
 JURY DELIBERATION ROOM
 14 PERSON
 300 NSF

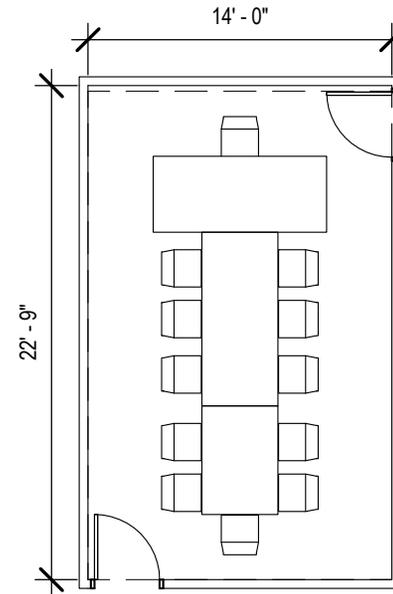
NOTE:
 • 3'-0" CLEARANCE SHOWN
 AROUND TABLES



MD-01
LARGE MEDIATION ROOM
12 PERSON
320 NSF



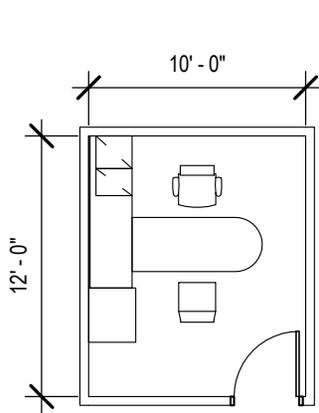
MD-02
SMALL MEDIATION ROOM
4 PERSON
120 NSF



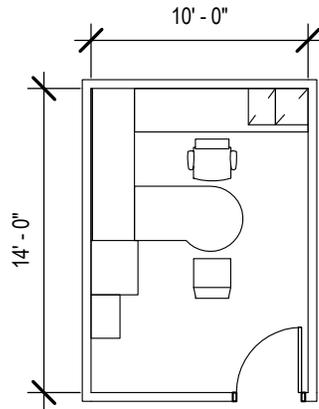
HR-01
LARGE HEARING ROOM
12 PERSON
320 NSF

NOTE:

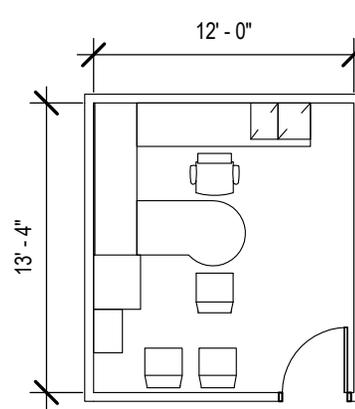
- 3'-0" CLEARANCE SHOWN AROUND TABLES
- ALTERNATE ENTRY SHOWN INTO ROOM FROM PRIVATE LOCATION.



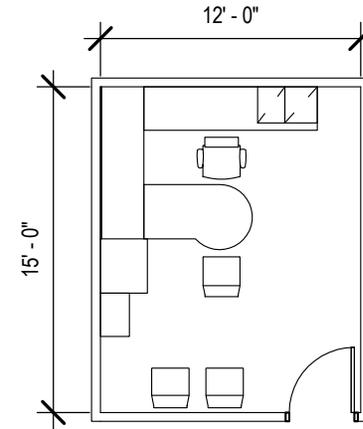
OF-01
STANDARD OFFICE
120 NSF



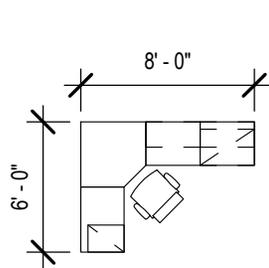
OF-02
STANDARD OFFICE
140 NSF



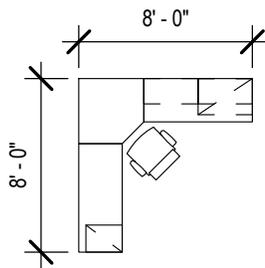
OF-03
STANDARD OFFICE
160 NSF



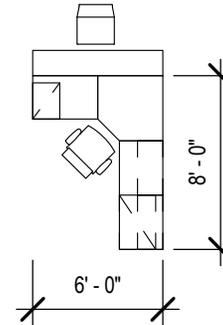
OF-04
STANDARD OFFICE
JUDGE CHAMBER
180 NSF



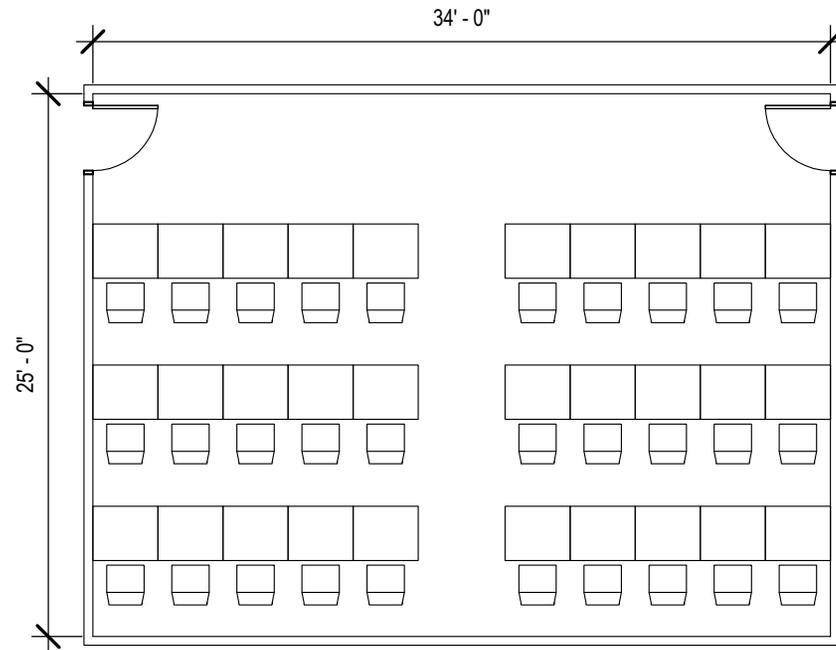
WS-01
STANDARD WORKSTATION
48 NSF



WS-02
STANDARD WORKSTATION
64 NSF



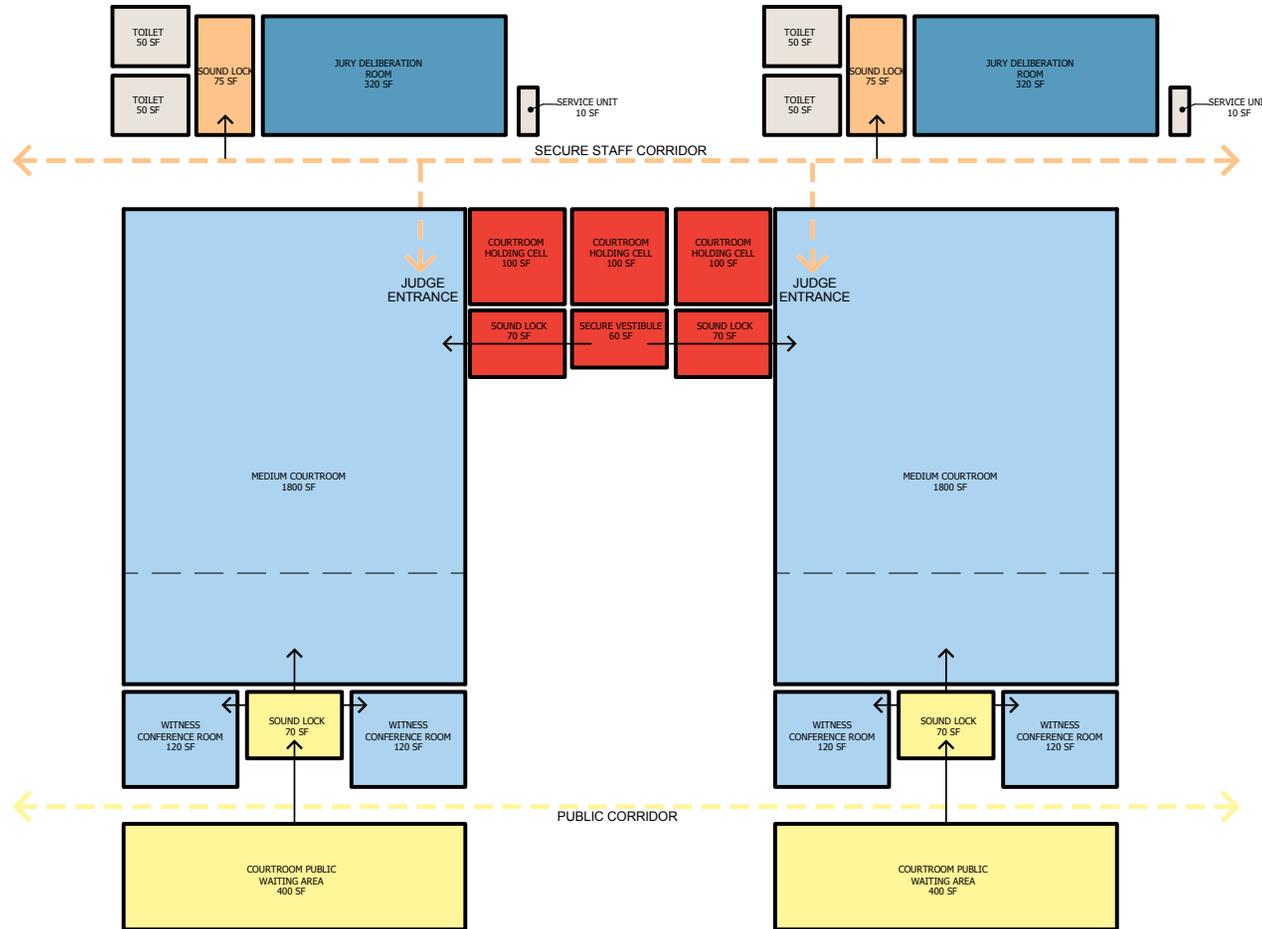
WS-03
COUNTER WORKSTATION
48 NSF



MUS-01
MUSTER ROOM
850 NSF
30 SEATS TOTAL

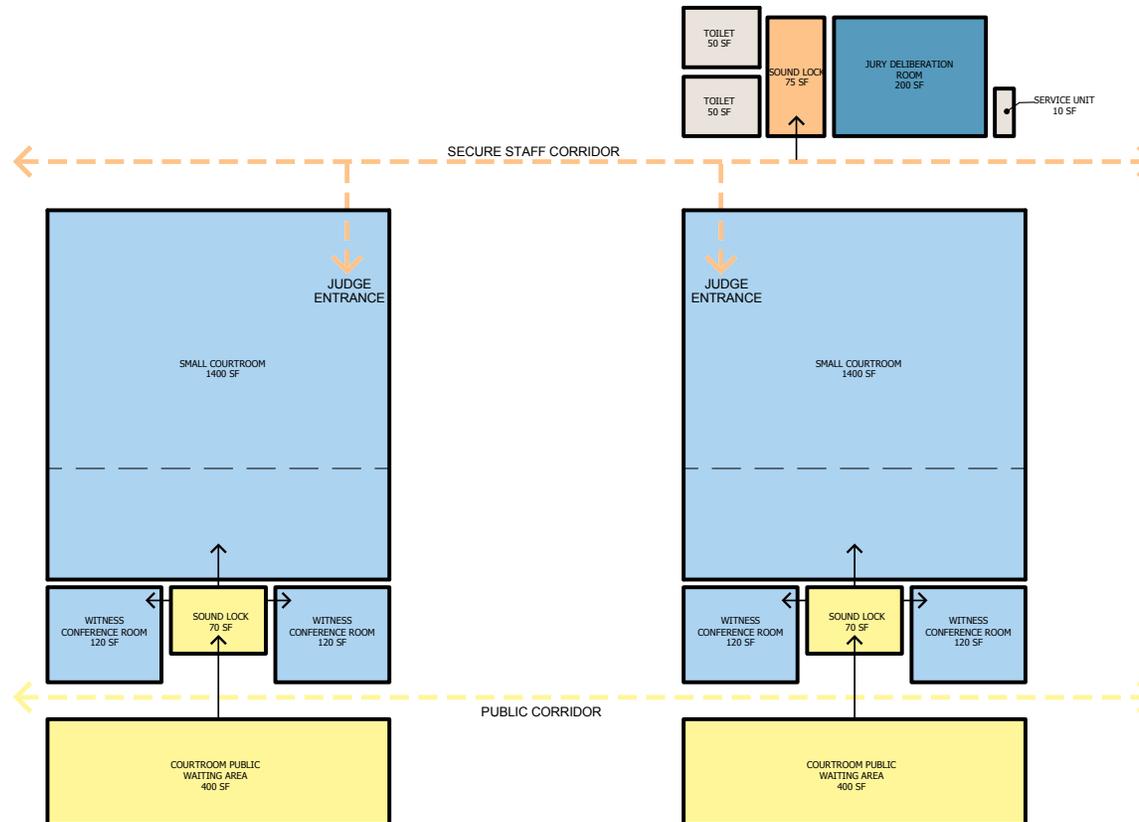
PROGRAM ADJACENCY DIAGRAMS





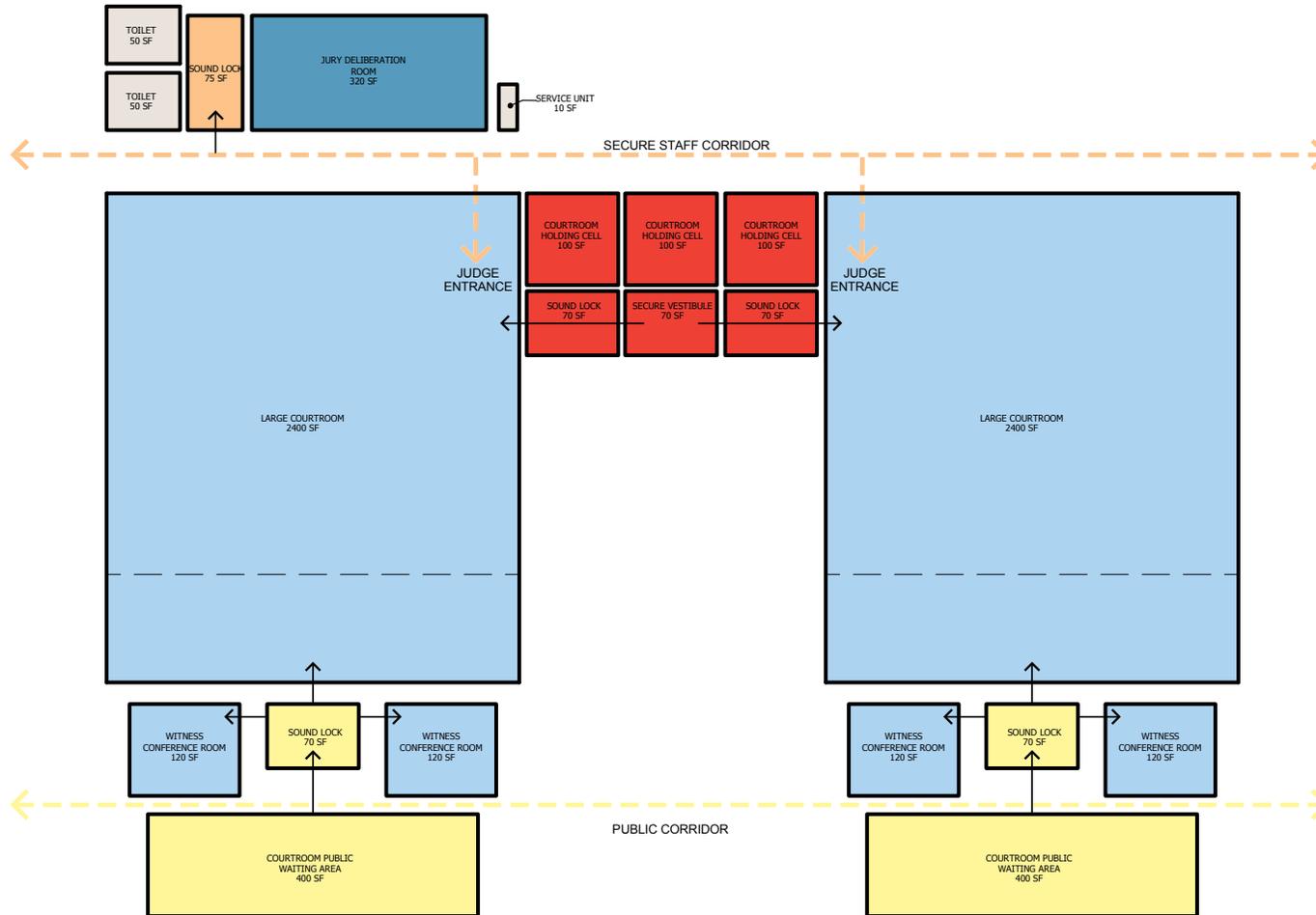
Note: Adjacency Diagrams shown are from the 2012 Space Program





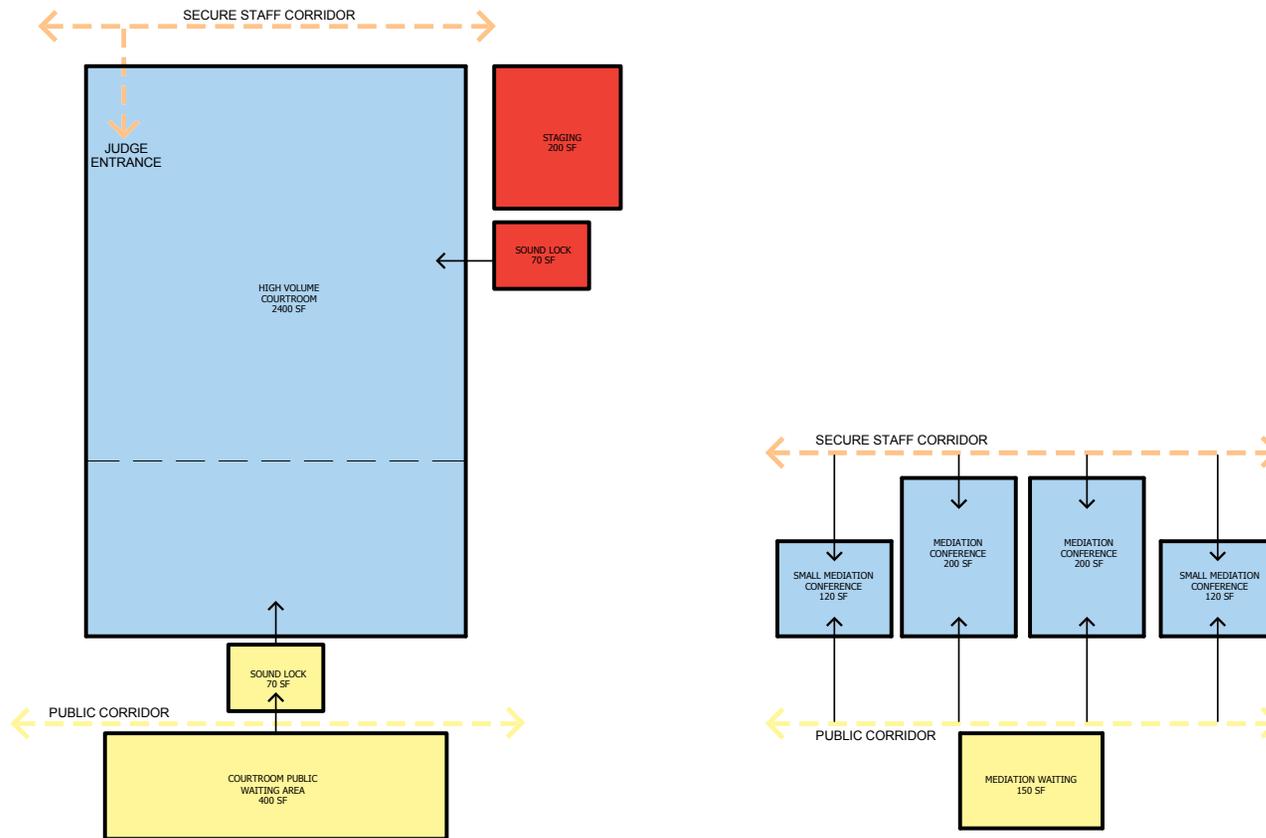
Note: Adjacency Diagrams shown are from the 2012 Space Program





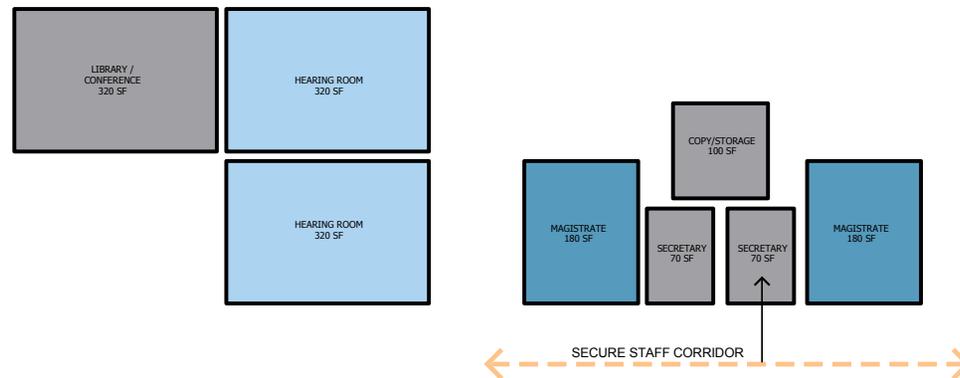
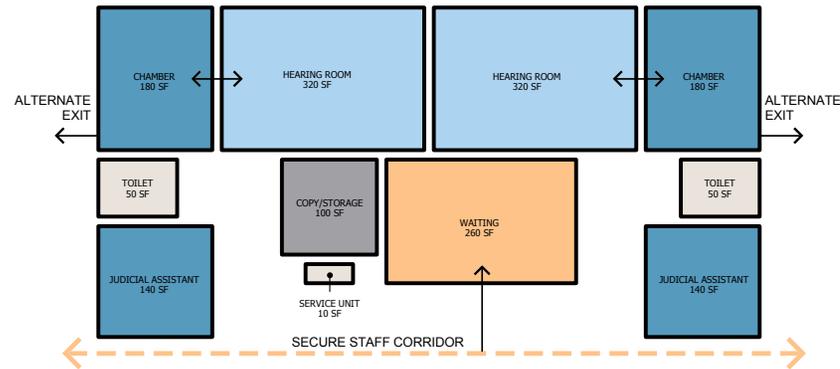
Note: Adjacency Diagrams shown are from the 2012 Space Program



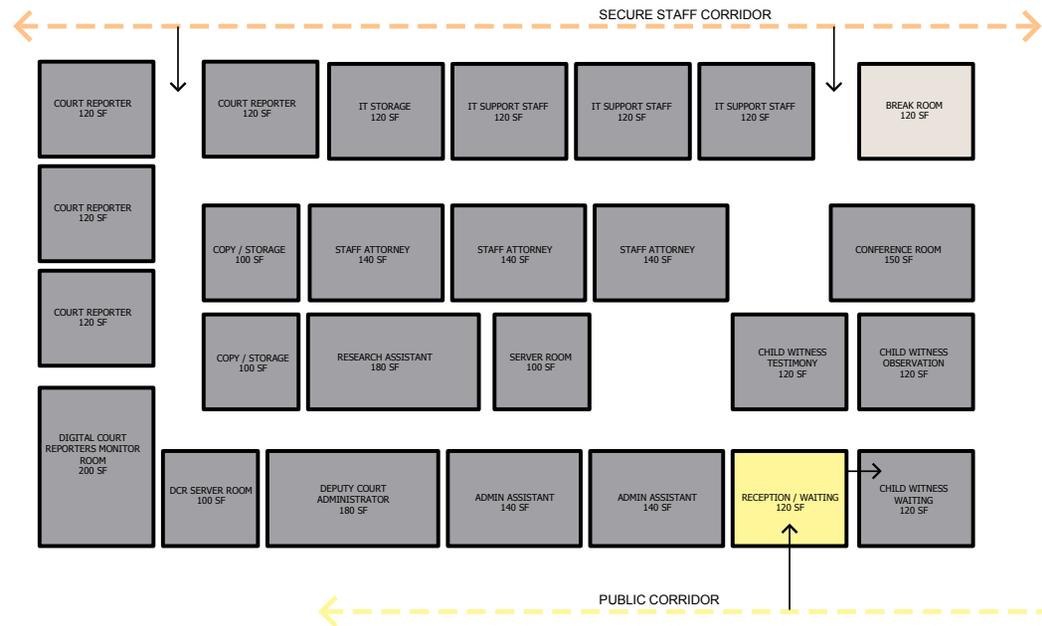


Note: Adjacency Diagrams shown are from the 2012 Space Program

2.1 CHAMBERS

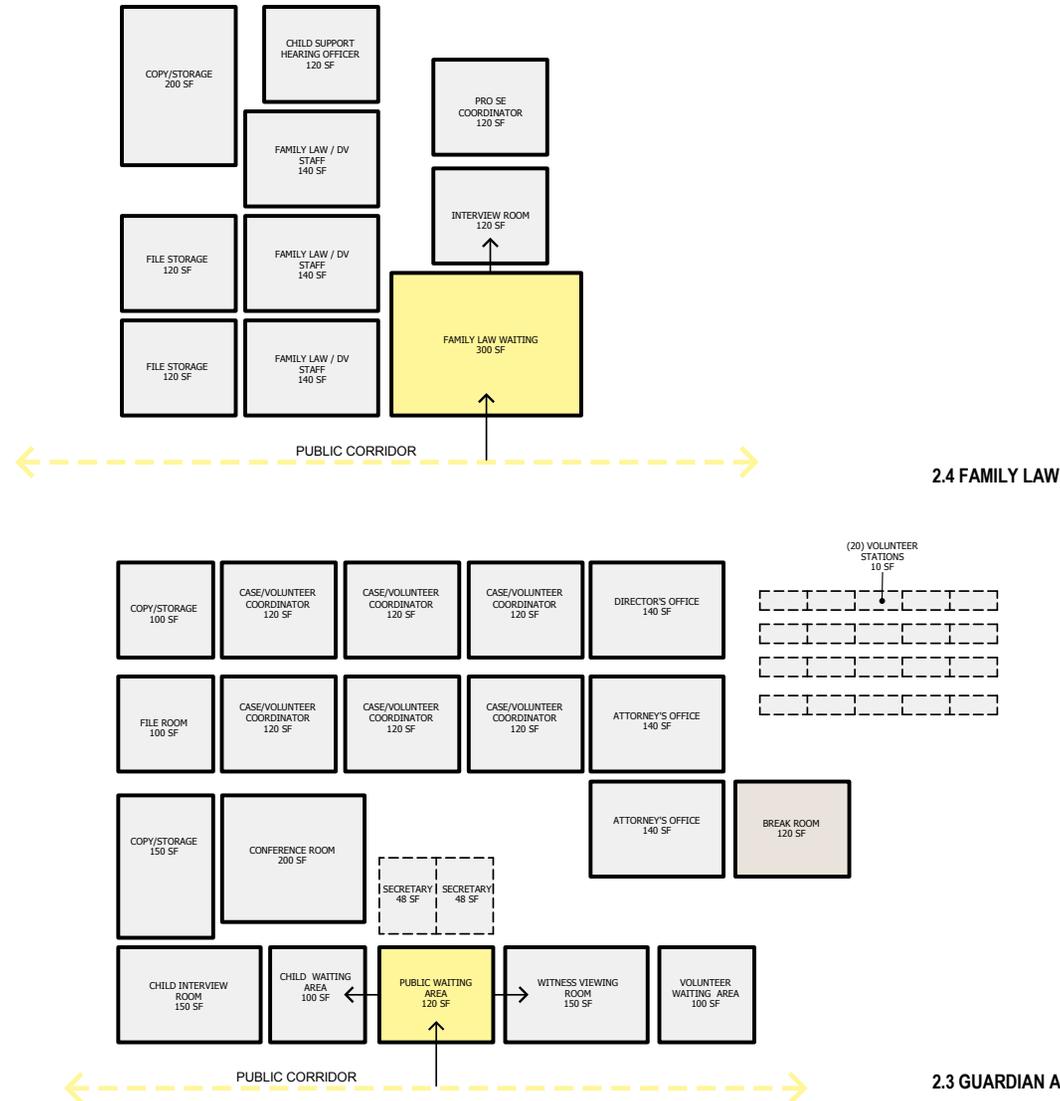


Note: Adjacency Diagrams shown are from the 2012 Space Program



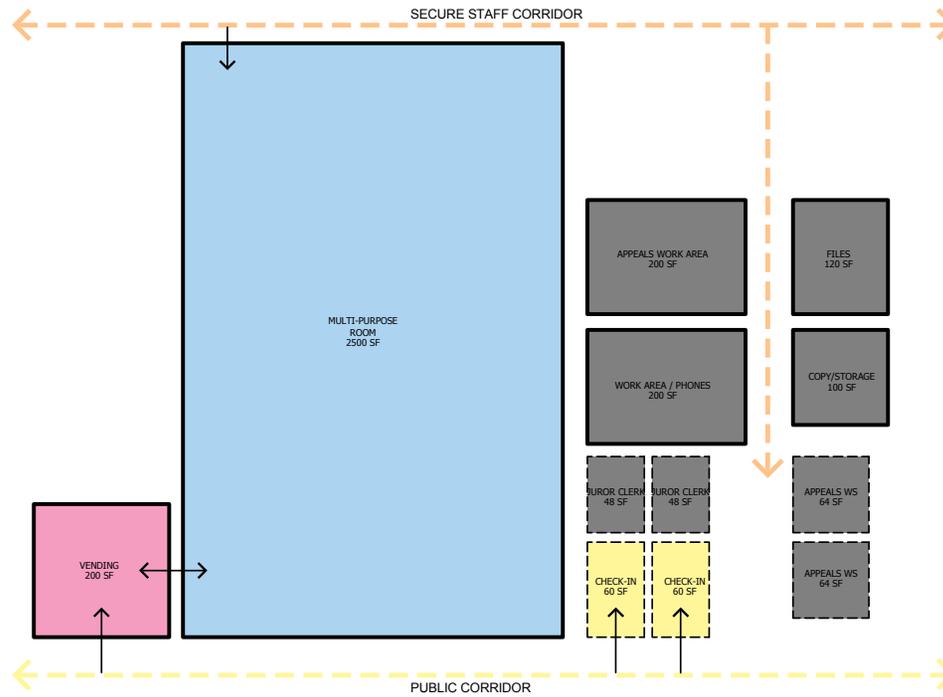
Note: Adjacency Diagrams shown are from the 2012 Space Program

2.3 GUARDIAN AD LITEM & 2.4 FAMILY LAW



Note: Adjacency Diagrams shown are from the 2012 Space Program

ADJACENCY DIAGRAMS
3.1 JURY ASSEMBLY / MULTI-PURPOSE

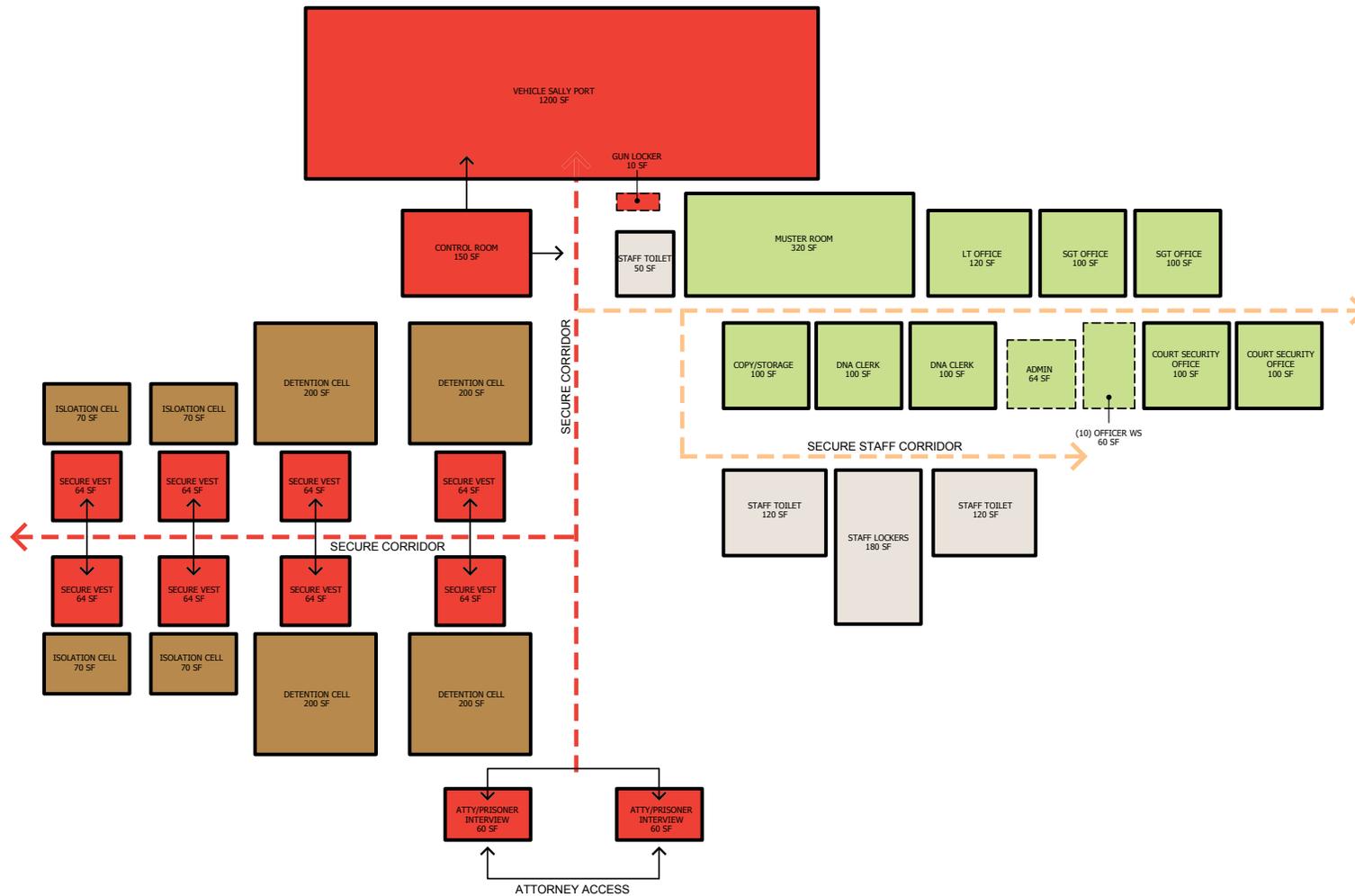


Note: Adjacency Diagrams shown are from the 2012 Space Program

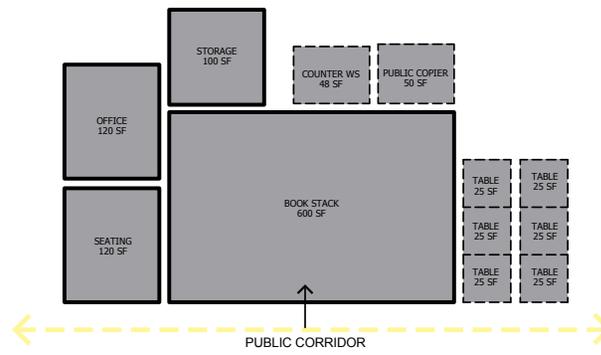


Hatch Mott
 MacDonald April 27, 2016

3.2 CENTRAL HOLDING / BUILDING SECURITY



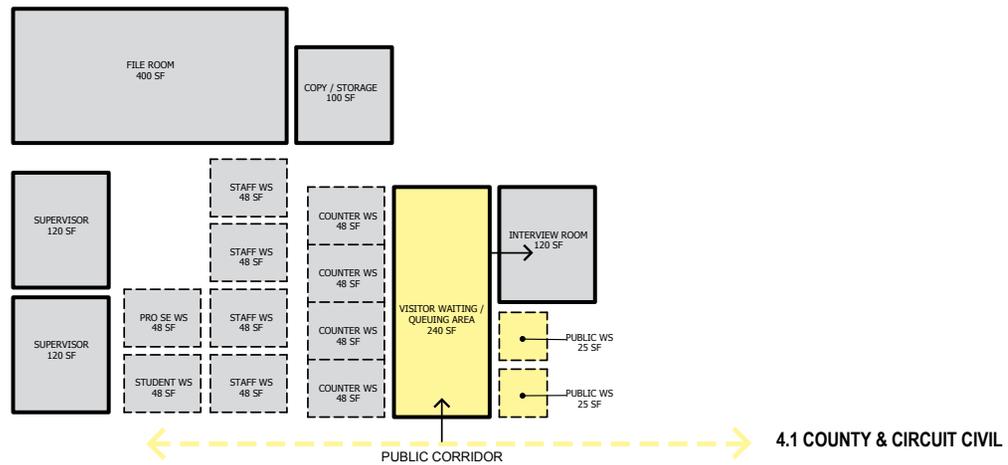
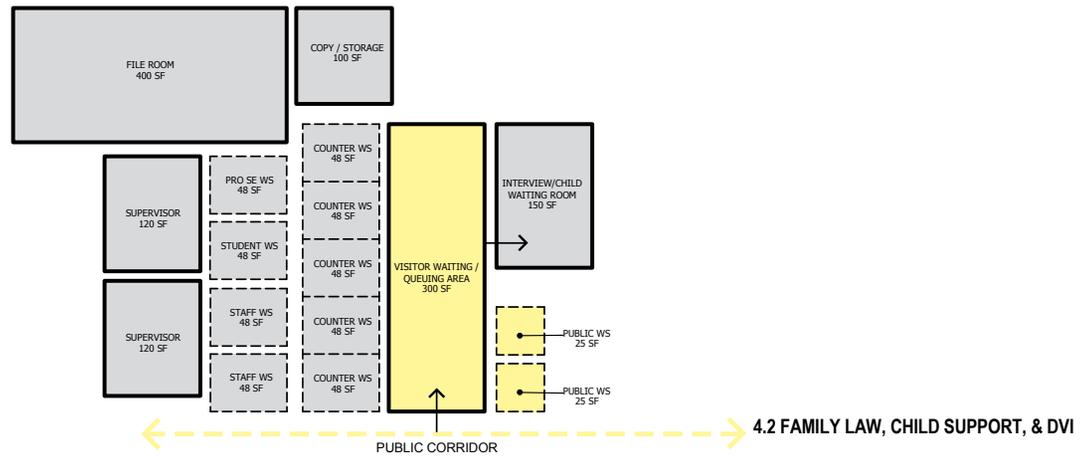
Note: Adjacency Diagrams shown are from the 2012 Space Program



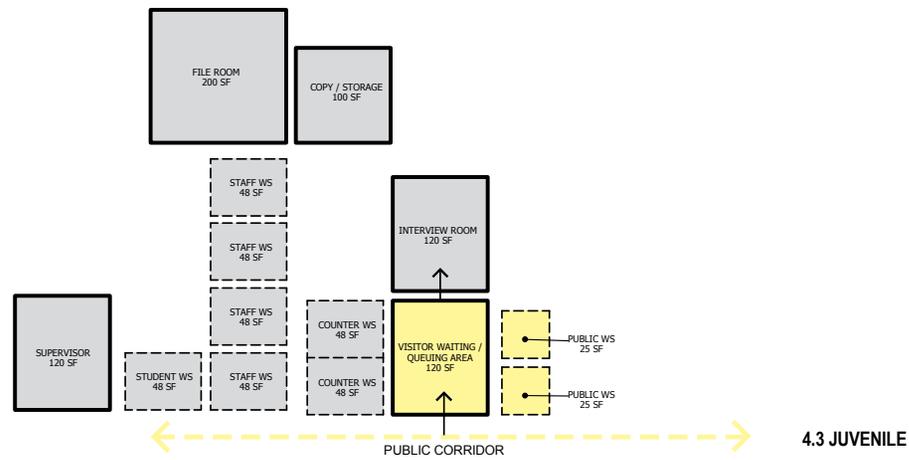
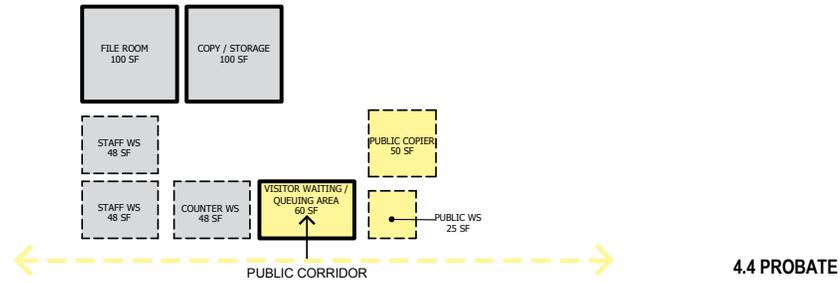
Note: Adjacency Diagrams shown are from the 2012 Space Program



COUNTY CLERK - 4.1 COUNTY & CIRCUIT CIVIL & 4.2 FAM LAW, CHILD SUPPORT, DVI



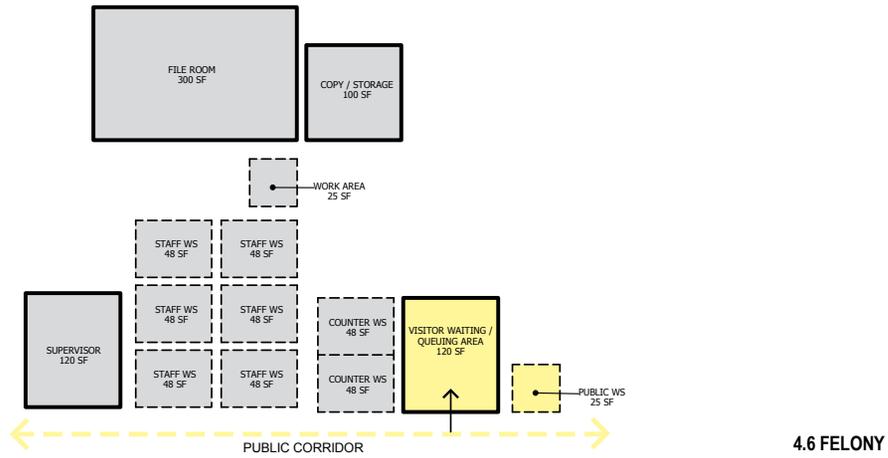
Note: Adjacency Diagrams shown are from the 2012 Space Program



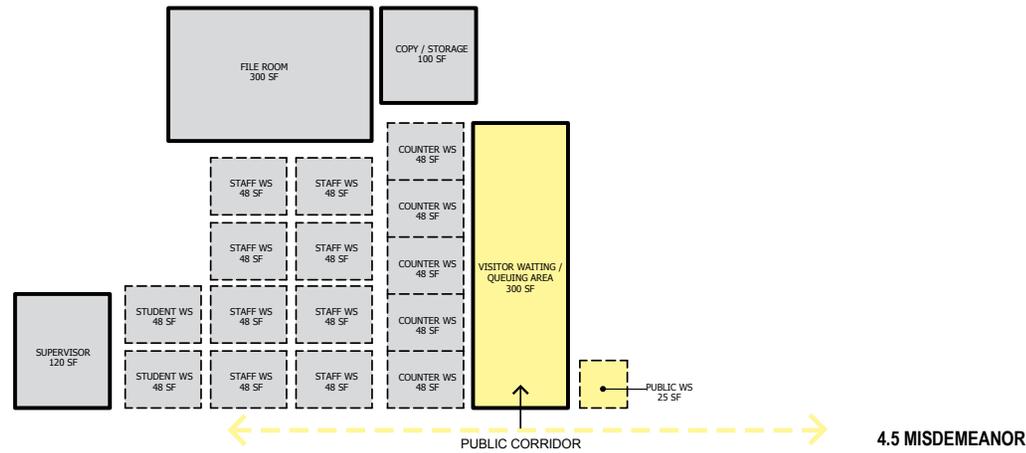
Note: Adjacency Diagrams shown are from the 2012 Space Program



COUNTY CLERK - 4.5 MISDEMEANOR & 4.6 FELONY



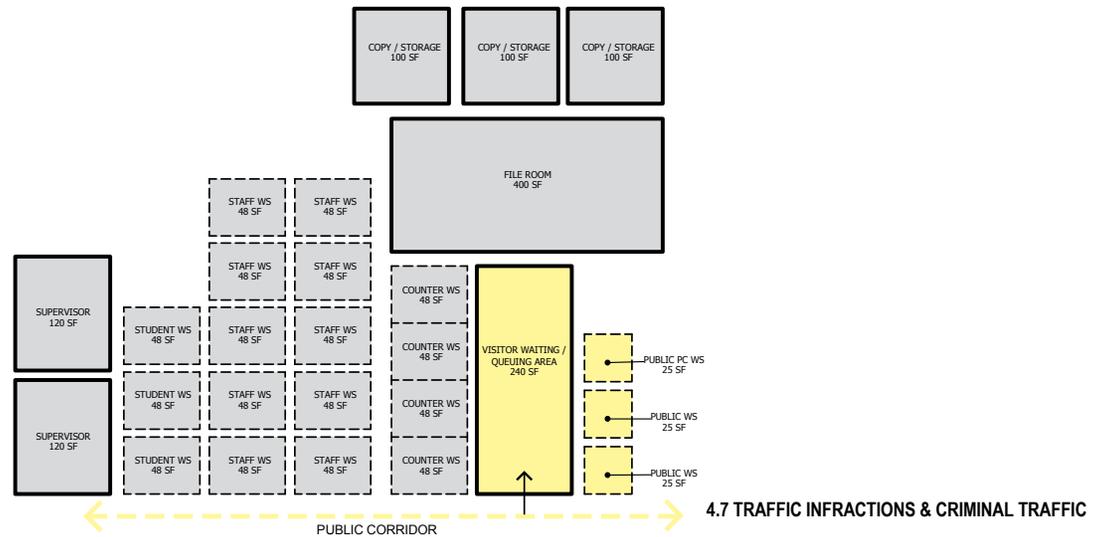
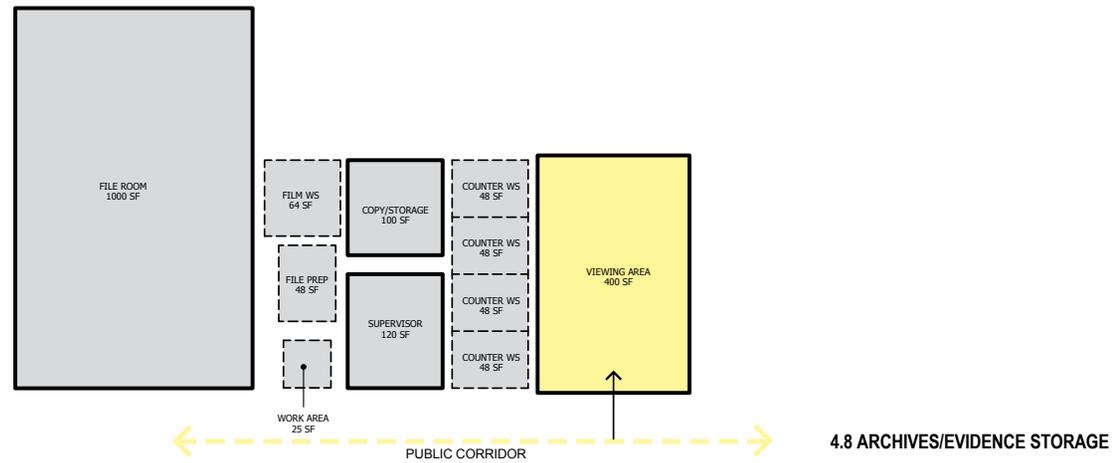
4.6 FELONY



4.5 MISDEMEANOR

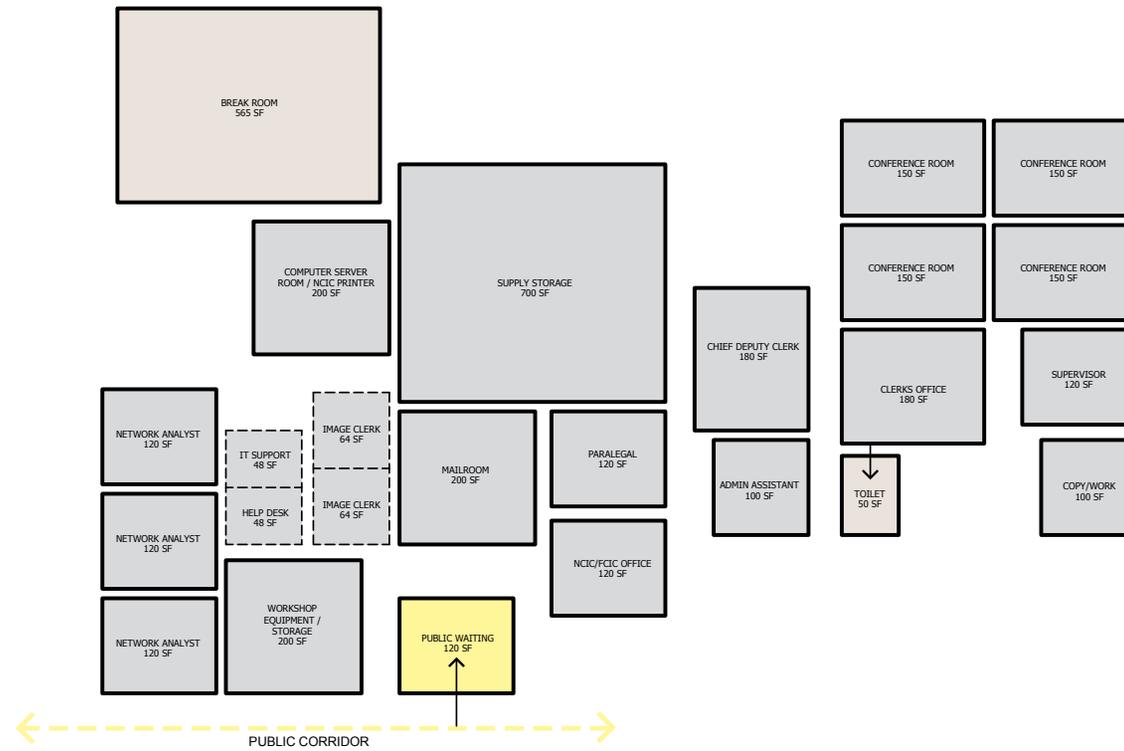
Note: Adjacency Diagrams shown are from the 2012 Space Program

COUNTY CLERK - 4.7 CIVIL INFRACTIONS & 4.8 ARCHIVES / EVIDENCE STORAGE

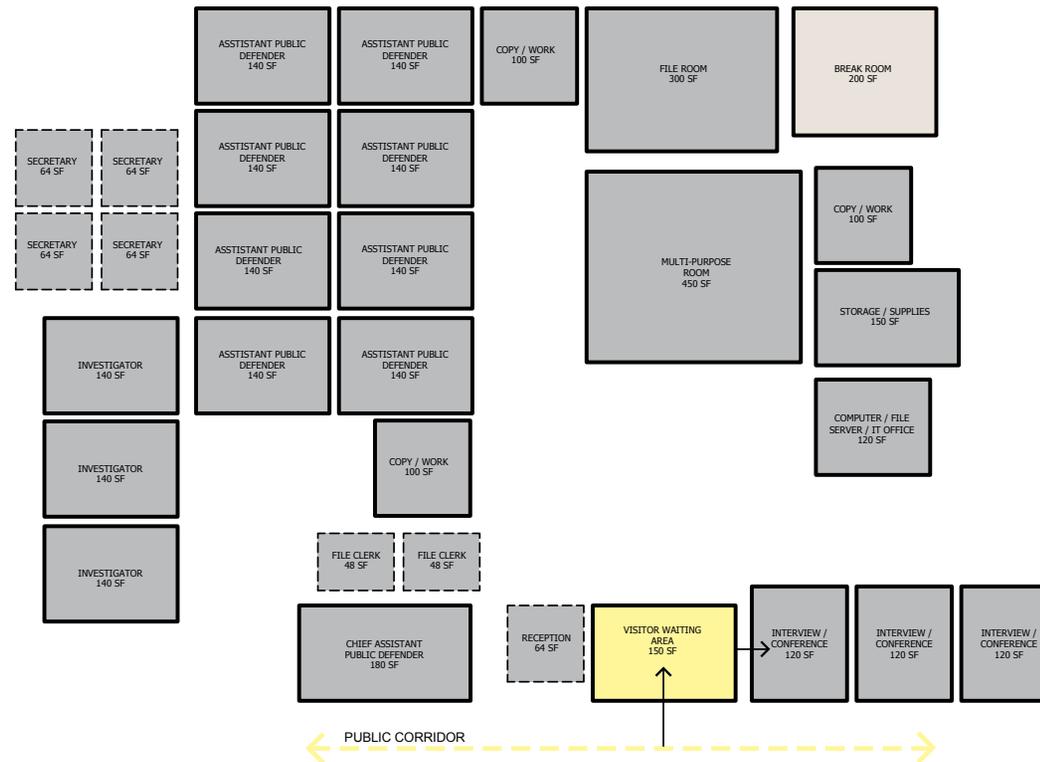


Note: Adjacency Diagrams shown are from the 2012 Space Program

COUNTY CLERK - 4.9 COMPUTER SERVICES & ADMINISTRATION



Note: Adjacency Diagrams shown are from the 2012 Space Program



Note: Adjacency Diagrams shown are from the 2012 Space Program



Note: Adjacency Diagrams shown are from the 2012 Space Program



Santa Rosa County Judicial Center
Concept Report
Volume 2 of 2

Prepared for the
Board of County Commissioners of Santa Rosa County, FL
April 27, 2016



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Volume 2

Appendix

- Building Cost Estimate
- Wetland Meeting Notes



Hatch Mott
MacDonald

April 27, 2016

Santa Rosa County Judicial Center

Concept Report

HOK

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate

April 07, 2016

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ESTIMATE REVISION HISTORY

Version	Rev	Date
Final Schematic Estimate	A	08/08/2014
Draft Concept Estimate	A	04/01/2016
Draft Revised Concept Estimate	B	04/01/2016
Final Revised Concept Estimate	C	04/06/2016
Final Concept Estimate	D	04/07/2016

PURPOSE OF THE ESTIMATE

HOK retained Faithful+Gould for the purpose of preparing a Concept Estimate for the Santa Rosa County Judicial Center in Milton, Florida.

PROJECT DESCRIPTION

This three level steel structure is clad in precast panels, brick and glass & contains 135,000 SF. Inside are courtrooms, judge's chambers, jury rooms, offices, holding cells, secure areas and support space. Sitework is included as well as an alternate for additional parking spaces.

BASIS OF THE ESTIMATE

This estimate is based upon the design information detailed in the Reference Information section. The estimate does not incorporate design and engineering changes occurring subsequent to this information.

The estimate is based on the measurement of quantities from the documents, where possible. For the remainder, parametric measurements were used in conjunction with references from other projects estimated by Faithful+Gould. Most sitework quantities were provided by Hatch Mott MacDonald.

BASIS OF PRICING

This estimate reflects the fair market value for the construction of this project and should not be construed as a prediction of low bid. The unit costs include labor, material, and equipment costs plus subcontractors overhead and profit costs.

Procurement Method

Pricing assumes a procurement process with competitive bidding for every portion of the construction work.

This means a minimum of 5 competitive bids for all general contractors and at least 3 competitive bids from all subcontractors and materials/equipment suppliers.

If fewer bids are solicited or received, it is anticipated that prices will be higher.

Wage Rates

This estimate is priced on the basis that the prevailing wage rate will be non - Union.

Duration

The anticipated duration of construction for this project is 18 months, starting Fall 2017.

Phasing

Site development will be phased for when the portables are demolished.

Access and Security

The estimate anticipates no constraints on site access or security.

MARK-UPS AND CONTINGENCIES

General/Prime Contractors
General Contractor's Markups/Overhead/Fee 12.5%

Contingencies and Escalation
Estimating & Design Contingency 8%
Construction Contingency 0%
Escalation Rate (to midpoint of construction) 9%

Subcontractors mark-ups have been included in each line item unit price. This covers the cost of field overhead, home office overhead and subcontractors profit. Subcontractors markups typically range from 15% to 25% of the unit price depending on trade requirements and market conditions.

This estimate includes a 8% estimating and design contingency mark-up on the construction costs. The contingency is a budgeting tool used to compensate for the lack of detail and definition during the preliminary phases of design as well as assumptions and allowances made with reference to quantification and pricing. As the design of the project becomes further defined, more specific and additional trade costs are apparent, and a reduction in the design contingency is reflected.

Faithful+Gould recommends the Owner add a 5-10% construction contingency to this estimate to anticipate change orders which occur after the project is under construction. The construction contingency is not part of the construction bid amount; however, it should be accounted for when establishing the overall construction budget.

STATEMENT OF PROBABLE COST OF CONSTRUCTION

Faithful+Gould has many years experience providing cost consulting services in the construction industry. Historically, the deviation between our construction estimates and the corresponding bid amounts is minimal. However, Faithful+Gould has no control over the method of determining prices adopted by any individual general contractor, subcontractor or supplier. Faithful+Gould cannot control the cost of labor and materials, the bidding environment or other market conditions, and it is not possible to provide any guarantee that proposals, bids, or actual construction costs will not deviate from this or subsequent cost estimates.

Faithful+Gould has prepared this estimate in accordance with widely accepted principles and practices to reflect the fair market value of the project. This estimate is made on the basis of the experience, qualifications, and the best judgment of professional consultants who have gained an expertise in the construction industry. This staff is available to discuss its content with any interested party.

RECOMMENDATIONS FOR COST CONTROL

Faithful+Gould recommends that the Owner, Architect and Engineers carefully review this entire document to ensure that it reflects their design intent. Requests for modifications of any apparent errors or omissions to this document should be made to Faithful+Gould within ten (10) working days of receipt of this estimate. Failing same, it will be deemed that the content have been concurred with and accepted.

If this estimate does not correspond to the Owner’s budgetary objectives, Faithful+Gould strongly suggests that evaluation of design alternatives/options and/or project procurement options should be made before proceeding further. Faithful+Gould is not responsible for design revision costs in the event that the estimate is in excess of the established budget.

REFERENCE INFORMATION

Use of Information Provided

Faithful+Gould used the following drawings and information to prepare the estimate:

Drawings

Set	Rev.	Date	Description	Provided By
Floor Plans and Elevations		07/2014		HOK
Concept		03/2016	Floor Plans, Elevations, Site Layout, & Exterior Design Images	HOK

Specifications and Project Manuals

Set	Rev.	Date	Description	Provided By
Narratives, Space program		03/2016	Architectural, Structure & MEP	HOK

EXCLUSIONS

This estimate specifically excludes the following items:

Any non-competitive bid or restrictive contract conditions

Unforeseen or unknown conditions

Hazardous waste removal costs including asbestos abatement, contaminated soil, etc. and related work, unless otherwise noted

Work beyond the boundaries of the property

Feasibility and financing costs

Owner administrative fees

Testing Fees

General Building Permit

Land acquisition and real estate fees

Professional design and consulting fees

Owner's field inspection costs

Owner furnished items and Owner move-in costs

Off-site work

Telephone equipment and cabling costs

Items marked on plans as N.I.C.

Furniture and Equipment

LEED design allowance

Off-site work

Pre-construction fees

Project Management costs.

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Summary - PROJECT COMPONENTS

Description	Quantity	Unit	Rate USD	Amount USD	Cost/S.F. USD	%
<hr/>						
Santa Rosa County Judicial Center						
<u>Base Bid</u>						
Main Building	135,000.00	S.F.	234.57	31,667,371	234.57	86.0
Downtown Milton Base Site	6.90	Acre	448,431.21	3,094,175	22.92	8.4
Sub Total				34,761,546	257.49	94.4
<u>Building Additions</u>						
Site Premium - Special Foundations	135,000.00	S.F.	9.97	1,346,566	9.97	3.7
Site Premium - Building Base	5,529.00	S.F.	74.16	410,051	3.04	1.1
Site Premium - Earthwork	22,000.00	C.Y.	13.91	305,925	2.27	0.8
Sub Total				2,062,542	15.28	5.6
TOTAL				36,824,088	272.77	100.0
Option 2 - Additional Parking	1,206.00	S.Y.	92.88	112,018	0.83	
Total				36,824,088	272.77	100.0

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building

Ref.	Description	Rate USD	Amount USD	Cost/S.F. USD	%
Main Building					
<u>Building Base Bid</u>					
A10	FOUNDATIONS	6.22	839,656	6.22	2.7
B10	SUPERSTRUCTURE	21.15	2,854,690	21.15	9.0
B20	EXTERIOR ENCLOSURE	24.27	3,275,930	24.27	10.3
B30	ROOFING	5.25	708,400	5.25	2.2
C10	INTERIOR CONSTRUCTION	19.18	2,589,465	19.18	8.2
C20	STAIRS	1.69	228,000	1.69	0.7
C30	INTERIOR FINISHES	17.44	2,354,921	17.44	7.5
D10	CONVEYING	3.19	430,000	3.19	1.3
D20	PLUMBING	6.87	927,993	6.87	3.0
D30	HVAC	31.47	4,248,799	31.47	13.4
D40	FIRE PROTECTION SYSTEMS	3.04	410,575	3.04	1.3
D50	ELECTRICAL	26.49	3,576,316	26.49	11.3
E10	EQUIPMENT	0.35	47,600	0.35	0.1
F10	SPECIAL CONSTRUCTION	10.51	1,419,288	10.51	4.5
	Sub Total		23,911,633	177.12	75.5
<u>G.C. Markups & Contingencies</u>					
	G.C. Overhead & Fee @ 12.5%	12.50	2,988,954	22.14	9.4
	Design Contingency @ 8%	8.00	2,152,047	15.94	6.8
	Escalation to Construction Midpoint of June 2018, Based on 4% per Year Inflation	9.00	2,614,737	19.37	8.3
	Sub Total		7,755,738	57.45	24.5
Total			31,667,371	234.57	100.0

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - FOUNDATIONS

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
<hr/>					
Standard Foundations					
<u>Concrete Wall Footings</u>					
1	Exterior Wall Footing @ Sally Port & Mech Room	29.00	C.Y.	375.00	10,875
2	Exterior Wall Footing @ Main building	218.00	C.Y.	375.00	81,750
3	Interior Wall Footing @ Holding Area Walls	91.00	C.Y.	300.00	27,300
	Sub Total				119,925
4	Column Footing	890.00	C.Y.	400.00	356,000
<hr/>					
Total					475,925
Special Foundations					
5	Elevator Pit	5.00	Ea.	7,000.00	35,000
<hr/>					
Total					35,000
Dewatering					
6	Dewatering Allowance	1.00	L.S.	50,000.00	50,000
<hr/>					
Total					50,000
Slab on Grade					
7	Slab on Grade 6"Thk, Incl. Construction Joints	4,839.00	S.F.	8.00	38,712
8	Slab on Grade 4"Thk, Incl. Construction Joints	45,718.00	S.F.	5.25	240,020
<hr/>					
Total					278,732

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Main Building - SUPERSTRUCTURE

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Floor Construction					
9	Steel Beams	301.00	Ton	3,800.00	1,143,800
10	Steel Columns	36.00	Ton	4,000.00	144,000
11	Miscellaneous Steel 8%	27.00	Ton	4,000.00	108,000
12	Moment Connections	93.00	Ea.	450.00	41,850
13	Floor Metal Deck 3" VLI, 20 GA	84,443.00	S.F.	3.25	274,440
14	Light Weight Concrete on Metal Deck 2 1/2" Thk	1,042.00	C.Y.	300.00	312,600
Total					2,024,690
Roof Construction					
15	Steel Beams	58.00	Ton	3,800.00	220,400
16	Steel Columns	20.00	Ton	4,000.00	80,000
17	Steel Joists	62.00	Ton	2,800.00	173,600
18	Miscellaneous Steel 8%	11.20	Ton	4,000.00	44,800
19	Moment Connections	34.00	Ea.	450.00	15,300
20	Roof Metal Deck 1.5B, 18 GA	52,000.00	S.F.	2.50	130,000
21	Light Weight Concrete on Metal Deck 2 1/2" Thk	553.00	C.Y.	300.00	165,900
Total					830,000

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - EXTERIOR ENCLOSURE

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Exterior Walls					
22	Engineer Modular Brick	46,512.00	S.F.	20.00	930,240
23	Brick Reveal	8,000.00	L.F.	6.00	48,000
24	8" CMU Backup Wall	44,207.00	S.F.	14.00	618,898
25	2-1/2" Metal Stud @ 24 O.C	27,408.00	S.F.	1.70	46,594
26	GWB Finished	27,408.00	S.F.	1.00	27,408
27	Precast Concrete Panel	8,814.00	S.F.	42.00	370,188
28	Letters in Precast Panels	25.00	Ea.	250.00	6,250
29	Precast Concrete Lintels and Sills	1,837.00	L.F.	55.00	101,035
30	Precast Concrete Coping	1,900.00	L.F.	35.00	66,500
31	Synthetic Stucco Soffit System	6,500.00	S.F.	35.00	227,500
32	Louvers	200.00	S.F.	65.00	13,000
33	Decorative Screening	1,600.00	S.F.	45.00	72,000
Total					2,527,613
Exterior Windows					
34	Aluminum Storefront System - Curtain Wall	3,382.00	S.F.	80.00	270,560
35	Aluminum Storefront System	6,736.00	S.F.	62.00	417,632
Total					688,192
Exterior Doors					
36	Single HM Door with / HM Frame / Hardware	5.00	Ea.	1,850.00	9,250
37	Double HM Door with / HM Frame / Hardware	1.00	Pair	2,875.00	2,875
38	Double Aluminum Glass Door / Frame/ Hardware	3.00	Pair	6,000.00	18,000
39	Secure14'-6" x 10'-0" Overhead Door @ Sally Port & exterior Electric Operator	2.00	Ea.	15,000.00	30,000
Total					60,125

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - ROOFING

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
<hr/>					
	Roof Coverings				
40	Modified Bitumen Roofing System	52,000.00	S.F.	12.00	624,000
41	Pavers on Pedestals	6,000.00	S.F.	13.00	78,000
42	Scuppers	16.00	Ea.	400.00	6,400
<hr/>					
			Total		708,400

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Main Building - INTERIOR CONSTRUCTION

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Partitions					
43	6" Metal Stud	3,643.00	S.F.	2.00	7,286
44	3 5/8" Metal Stud	175,111.00	S.F.	1.85	323,955
45	1" Shaft Liner	1,660.00	S.F.	3.00	4,980
46	5/8" GWB	369,172.00	S.F.	1.00	369,172
47	GWB Finished	295,337.00	S.F.	0.85	251,036
48	Batt Insulation	191,202.00	S.F.	1.00	191,202
49	One Extra Layer of 5/8" GWB	19,982.00	S.F.	1.00	19,982
50	Add for Moisture Resistant	6,916.00	S.F.	0.10	692
51	Add for 5/8" Type X GWB	48,462.00	S.F.	0.02	969
52	Add for Soffit system Above Counter	370.00	S.F.	8.50	3,145
Total					1,172,419
Interior Doors					
53	Single WD Door with / HM Frame and Hardware	357.00	Ea.	1,500.00	535,500
54	Double WD Door with / HM Frame and Hardware	25.00	Pair	2,100.00	52,500
55	Double HM Door with / HM Frame and Hardware	1.00	Pair	2,350.00	2,350
56	Single HM Door with / HM Frame and Hardware	22.00	Ea.	1,600.00	35,200
57	Single secure Door / Frame and Hardware - Narrow secure Glass	22.00	Ea.	4,850.00	106,700
58	Single secure Cell Door / Frame and Hardware - Narrow secure Glass	16.00	Ea.	5,200.00	83,200
Total					815,450
Interior Window					
59	Glass over the Counter	837.00	S.F.	65.00	54,405
60	Miscellaneous Interior Windows Allowance	1.00	L.S.	65,000.00	65,000
Total					119,405
Fittings					
<i><u>Bathroom Accessories</u></i>					
61	Solid Plastic Toilet Partitions Ceiling Hung	25.00	Ea.	880.00	22,000
62	H.C Toilet Partitions	11.00	Ea.	1,300.00	14,300
63	Urinal Screen	2.00	Ea.	550.00	1,100
64	Changing Station	4.00	Ea.	420.00	1,680
65	Paper Towel Dispenser	38.00	Ea.	820.00	31,160
66	Liquid Soap Dispenser	60.00	Ea.	190.00	11,400
67	Toilet Combo Dispenser - Wall Mounted	40.00	Ea.	520.00	20,800
68	Toilet Combo Dispenser Double Side - Partition mounted	9.00	Ea.	975.00	8,775
69	Toilet Combo Dispenser One Side - Partition mounted	12.00	Ea.	650.00	7,800
70	Sanitary Disposal	22.00	Ea.	185.00	4,070
71	36" Grab Bar	28.00	Ea.	75.00	2,100

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - INTERIOR CONSTRUCTION

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
72	42" Grab Bar	28.00	Ea.	90.00	2,520
73	Robe Hook	70.00	Ea.	80.00	5,600
74	Mop and Broom Holder	3.00	Ea.	230.00	690
75	Mirror 2'-0" x 2'6"	60.00	Ea.	160.00	9,600
	Sub Total				143,595
	<u>Building Specialties</u>				
76	Glass Railing	97.00	L.F.	350.00	33,950
77	12" Adjustable Shelving	457.00	L.F.	40.00	18,280
78	Fire Extinguisher w/ Cabinet	21.00	Ea.	250.00	5,250
79	Life Safety Building Signage	1.00	L.S.	50,000.00	50,000
80	Double Tier Locker	38.00	Ea.	375.00	14,250
	Sub Total				121,730
	<u>Casework</u>				
81	Reception Desk	154.00	L.F.	450.00	69,300
82	Base Cabinet	196.00	L.F.	300.00	58,800
83	Wall Cabinet	150.00	L.F.	200.00	30,000
84	Countertop Working Station	9.00	L.F.	175.00	1,575
85	Public Counter	253.00	L.F.	190.00	48,070
86	Vanity	114.00	L.F.	80.00	9,120
	Sub Total				216,865
Total					482,190

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate

Main Building - STAIRS

No. Description

Quantity Unit

Unit Cost
USD

Amount
USD

Area: 135,000

Stair Construction					
No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
87	Standard Stair	6.00	Flight	18,000.00	108,000
88	Monumental Stairs	3.00	Flight	40,000.00	120,000
Total					228,000

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Main Building - INTERIOR FINISHES

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Wall Finishes					
89	Paint to Wall	350,536.00	S.F.	0.80	280,429
90	Ceramic Wall Tile	6,977.00	S.F.	13.00	90,701
91	Wood Paneling @ Public Areas & Courtrooms	2,894.00	S.F.	30.00	86,820
92	Fabric Wrapped Acoustical	2,000.00	S.F.	12.00	24,000
93	Column Covers	9.00	Ea.	2,500.00	22,500
Total					504,450
Floor Finishes					
94	Carpet Tile	79,695.00	S.F.	4.25	338,704
95	Anti- Static Linoleum	400.00	S.F.	8.00	3,200
96	Epoxy Terrazzo Flooring	17,000.00	S.F.	23.00	391,000
97	Ceramic Tile	3,500.00	S.F.	14.00	49,000
98	Linoleum Tile Flooring	22,105.00	S.F.	6.00	132,630
99	Traffic Topping	10,412.00	S.F.	1.10	11,453
100	Seal Concrete	2,644.00	S.F.	0.80	2,115
101	Epoxy Terrazzo Base	1,900.00	L.F.	18.00	34,200
102	Ceramic Tile Base	2,027.00	L.F.	15.00	30,405
103	Rubber Base	27,805.00	L.F.	1.75	48,659
104	Wood Base	750.00	L.F.	15.00	11,250
Total					1,052,616
Ceiling Finishes					
105	Acoustical Tile Ceiling	84,389.00	S.F.	4.30	362,873
106	ACT High NC Rating @ Courtroom	9,660.00	S.F.	5.10	49,266
107	GWB Ceiling Design @ Courtroom	3,221.00	S.F.	10.00	32,210
108	GWB Ceiling	20,598.00	S.F.	9.00	185,382
109	Secure Metal Plank Ceiling	6,998.00	S.F.	13.50	94,473
110	Expose to Structure	6,513.00	S.F.	1.25	8,141
111	Add for GWB Moisture Resistant	5,108.00	S.F.	0.10	511
112	Miscellaneous Bulkheads and Soffits Allowance	1.00	L.S.	65,000.00	65,000
Total					797,856

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate

Main Building - CONVEYING

No. Description



Area: 135,000

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
<hr/>					
Elevators & Lifts					
113	Standard Finish 3 Stops Passenger Elevator	5.00	Set	80,000.00	400,000
114	Add for Upgraded Finish @ Lobby Elevators	2.00	Set	15,000.00	30,000
<hr/>					
Total					430,000

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Main Building - PLUMBING

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Plumbing Fixtures					
115	Water Closets - Standard Flush Valves	42.00	Ea.	1,495.00	62,790
116	Water Closets ADA - Standard Flush Valves	28.00	Ea.	1,495.00	41,860
117	Urinal - Standard Flush Valves	2.00	Ea.	1,280.00	2,560
118	Counter Lavatories - Standard Faucets	24.00	Ea.	1,200.00	28,800
119	Wall Hung Lavatories - Standard Faucets	36.00	Ea.	1,400.00	50,400
120	Security Combo Units	16.00	Ea.	6,480.00	103,680
121	Janitor's Sinks	3.00	Ea.	1,950.00	5,850
122	Break Room Sinks	7.00	Ea.	800.00	5,600
123	Drinking Fountains	12.00	Ea.	1,280.00	15,360
124	Misc. Workroom Sinks	7.00	Ea.	700.00	4,900
Total					321,800
Domestic Water Distribution					
125	1/2" Copper Pipe	688.00	L.F.	8.27	5,690
126	3/4" Copper Pipe	2,200.00	L.F.	10.23	22,506
127	1" Copper Pipe	140.00	L.F.	13.17	1,844
128	1.25" Copper Pipe	800.00	L.F.	16.92	13,536
129	1.5" Copper Pipe	1,032.00	L.F.	20.40	21,053
130	2" Copper Pipe	1,370.00	L.F.	28.11	38,511
131	2.5" Copper Pipe	140.00	L.F.	40.41	5,657
132	3" Copper Pipe	140.00	L.F.	51.47	7,206
133	Fittings	650.00	Ea.	62.00	40,300
134	Valves	86.00	Ea.	193.26	16,620
135	Water Heaters	4.00	Ea.	5,200.00	20,800
136	In-Line Recirc Pumps	2.00	Ea.	350.00	700
137	Thermostatic Mixing Valves	2.00	Ea.	1,850.00	3,700
138	Shock Absorbers	62.00	Ea.	74.38	4,612
139	3" BFP	1.00	Ea.	6,336.29	6,336
140	Wall Hydrant	8.00	Ea.	505.75	4,046
141	Hose Bibb	14.00	Ea.	80.00	1,120
142	1/2" Pipe Insulation	688.00	L.F.	4.21	2,896
143	3/4" Pipe Insulation	2,200.00	L.F.	4.32	9,504
144	1" Pipe Insulation	140.00	L.F.	4.56	638
145	1.25" Pipe Insulation	800.00	L.F.	4.85	3,880
146	1.5" Pipe Insulation	1,032.00	L.F.	4.95	5,108
147	2" Pipe Insulation	1,370.00	L.F.	5.33	7,302
148	2.5" Pipe Insulation	140.00	L.F.	5.66	792
149	3" Pipe Insulation	140.00	L.F.	5.97	836
Total					245,193

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Main Building - PLUMBING

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Sanitary Waste					
150	Sump Pumps	4.00	Ea.	396.48	1,586
151	Floor Drains	38.00	Ea.	480.00	18,240
152	Cleanouts Floor Type	14.00	Ea.	350.73	4,910
153	Cleanouts Wall Type	28.00	Ea.	373.87	10,468
154	Vent Flashing	17.00	Ea.	80.12	1,362
155	3" Sanitary PVC Pipe	275.00	L.F.	20.59	5,662
156	4" Sanitary PVC Pipe	1,860.00	L.F.	23.94	44,528
157	6" Sanitary PVC Pipe	68.00	L.F.	34.24	2,328
158	2" PVC Vent	688.00	L.F.	16.16	11,118
159	3" PVC Vent	344.00	L.F.	19.92	6,852
160	4"PVC Vent	481.00	L.F.	23.94	11,515
161	Fittings	36.00	Ea.	90.00	3,240
Total					121,809
Rain Water Drainage					
162	Roof Drains	60.00	Ea.	687.10	41,226
163	6" PVC Pipe	516.00	L.F.	34.24	17,668
164	8" PVC Pipe	360.00	L.F.	43.09	15,512
165	10" PVC Pipe	420.00	L.F.	106.65	44,793
166	12" PVC Pipe	300.00	L.F.	124.24	37,272
167	6" PVC AG Pipe	780.00	L.F.	34.24	26,707
168	8" PVC AG Pipe	700.00	L.F.	43.09	30,163
169	Fittings	33.00	Ea.	112.00	3,696
Total					217,037
Other Plumbing Systems					
<u>Natural Gas System</u>					
170	Black Steel Piping	560.00	L.F.	24.00	13,440
171	Fittings	30.00	Ea.	115.00	3,450
172	Plug Valve	4.00	Ea.	440.00	1,760
173	Gas Meter Connection	1.00	Ea.	1,500.00	1,500
174	Equipment Connections	1.00	Ea.	2,000.00	2,000
Sub Total					22,150
Total					22,150

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Main Building - HVAC

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Heat Generating Systems					
175	1750 MBH Boilers	2.00	Ea.	32,047.00	64,094
176	HW Pumps	2.00	Ea.	3,450.00	6,900
177	VSD	2.00	Ea.	2,500.00	5,000
Total					75,994
Cooling Generating Systems					
178	325 Ton Water Cooled Chillers	2.00	Ea.	228,000.00	456,000
179	650 Ton SS Draw Thru Cooling Tower	1.00	Ea.	110,000.00	110,000
180	CW Pumps	2.00	Ea.	5,000.00	10,000
181	Condenser Water Pumps	2.00	Ea.	6,000.00	12,000
182	Pump VSD	4.00	Ea.	4,500.00	18,000
183	Chem Treatment System	1.00	L.S.	3,500.00	3,500
184	Air Separators	4.00	Ea.	2,500.00	10,000
Total					619,500
Distribution Systems					
<u>Custom Air Handling Units</u>					
185	AHU-1 (39,800 CFM)	1.00	Ea.	160,000.00	160,000
186	AHU-2 (4,300 CFM)	1.00	Ea.	34,615.00	34,615
187	AHU-3 (32,000 CFM)	1.00	Ea.	128,000.00	128,000
188	AHU-4 (17,200 CFM)	1.00	Ea.	86,000.00	86,000
189	AHU-5 (39,800 CFM)	1.00	Ea.	160,000.00	160,000
190	AHU-6 (17,200 CFM)	1.00	Ea.	86,000.00	86,000
191	AHU VSD	6.00	Ea.	4,300.00	25,800
Sub Total					680,415
<u>Fans</u>					
192	Toilet Exhaust Fans	6.00	Ea.	1,000.00	6,000
193	General Exhaust Fans	6.00	Ea.	3,500.00	21,000
Sub Total					27,000
<u>Air Distribution</u>					
194	Galvanized Ductwork	153,200.00	Lb.	6.00	919,200
195	Duct Insulation	96,320.00	S.F.	4.00	385,280
196	Duct Liner	4,300.00	S.F.	4.00	17,200
197	Ceiling Diffusers	1,000.00	Ea.	155.00	155,000
198	Return Grilles	500.00	Ea.	105.00	52,500
199	Exhaust Grilles	17.00	Ea.	80.00	1,360
200	Sound Attenuator	1.00	L.S.	12,000.00	12,000
201	Smoke Dampers	6.00	Ea.	350.00	2,100
202	Duct Accessories	135,000.00	S.F.	0.20	27,000
Sub Total					1,571,640
<u>CW & HW Piping</u>					

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - HVAC

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
203	Allowance	135,000.00	S.F.	2.50	337,500
	Sub Total				337,500
Total					2,616,555
Terminal & Package Units					
204	VAV Boxes w/ Reheat	86.00	Ea.	2,000.00	172,000
205	DX Computer Room Units	4.00	Ea.	6,500.00	26,000
206	Unit Heaters	6.00	Ea.	500.00	3,000
Total					201,000
Controls & Instrumentation					
207	Building Management System	135,000.00	S.F.	5.00	675,000
Total					675,000
Systems Testing & Balancing					
208	Complete Balance	135,000.00	S.F.	0.35	47,250
209	Commissioning Support	135,000.00	S.F.	0.10	13,500
Total					60,750

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - FIRE PROTECTION SYSTEMS

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Sprinklers					
210	Fire Pump	1.00	Ea.	30,000.00	30,000
211	Jockey Pump	1.00	Ea.	3,200.00	3,200
212	Secure Area Sprinklers	53.00	Ea.	375.00	19,875
213	Courtroom Sprinklers	220.00	Ea.	365.00	80,300
214	Dry Pipe Sprinklers	10.00	Ea.	300.00	3,000
215	Public Area Sprinklers	104.00	Ea.	275.00	28,600
216	General Area Sprinklers	720.00	Ea.	265.00	190,800
Total					355,775
Standpipes					
217	Standpipe Risers	4.00	Ea.	6,500.00	26,000
218	BFP	1.00	Ea.	7,500.00	7,500
219	FDC	12.00	Ea.	350.00	4,200
Total					37,700
Other Fire Protection Systems					
<u>Speciality Gas System</u>					
220	FM 200	3,600.00	C.F.	4.75	17,100
Sub Total					17,100
Total					17,100

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Main Building - ELECTRICAL

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Electrical Service & Distribution					
<u>Normal Power Gear</u>					
221	Panel Boards	36.00	Ea.	3,500.00	126,000
222	Transformers	12.00	Ea.	4,500.00	54,000
223	3000A Switchboard	1.00	Ea.	190,000.00	190,000
224	Feeders	135,000.00	S.F.	2.50	337,500
225	Testing	1.00	L.S.	5,000.00	5,000
226	Grounding	135,000.00	S.F.	0.12	16,200
	Sub Total				728,700
<u>Emergency Power</u>					
227	350Kw Emergency Generator	1.00	Ea.	85,000.00	85,000
228	ATS	4.00	Ea.	5,250.00	21,000
	Sub Total				106,000
Total					834,700
Lighting & Branch Wiring					
<u>Lighting Fixtures</u>					
229	Courtroom Lighting	13,600.00	S.F.	30.00	408,000
230	Corridor Lighting	17,860.00	S.F.	4.20	75,012
231	Secure Area Lighting	5,526.00	S.F.	20.00	110,520
232	Service Area Lighting	6,870.00	S.F.	2.50	17,175
233	Office Lighting	26,252.00	S.F.	6.00	157,512
234	Public Lobby Lighting	2,000.00	S.F.	8.25	16,500
235	Support and Open Area Lighting	62,892.00	S.F.	4.50	283,014
236	Exterior Soffit Lighting	9,305.00	S.F.	4.00	37,220
237	Lighting Control	1.00	L.S.	15,000.00	15,000
	Sub Total				1,119,953
<u>Wiring Devices</u>					
238	Single Pole Switch	172.00	Ea.	67.00	11,524
239	Three-Way Switch	22.00	Ea.	70.00	1,540
240	Occupancy Switch	64.00	Ea.	120.00	7,680
241	Automatic Wall Switch	64.00	Ea.	95.00	6,080
242	Duplex Receptacle	1,032.00	Ea.	66.00	68,112
243	GFI Receptacle	68.00	Ea.	82.00	5,576
244	Quad Receptacle	52.00	Ea.	118.00	6,136
245	Floor Box	43.00	Ea.	185.00	7,955
246	Furniture Power Connection	168.00	Ea.	120.00	20,160
247	Secure Device	77.00	Ea.	200.00	15,400
248	Equipment and Motor Connections	135,000.00	S.F.	1.70	229,500
	Sub Total				379,663
<u>Branch Circuits</u>					
249	Conduit and Wire/ MC Cable	135,000.00	S.F.	2.55	344,250

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - ELECTRICAL

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Sub Total					344,250
Total					1,843,866
Communication & Security					
<u>Fire Alarm System</u>					
250	Complete Addressable System	135,000.00	S.F.	2.50	337,500
Sub Total					337,500
<u>Raceway Only Systems</u>					
251	Telephone / Data	135,000.00	S.F.	1.50	202,500
252	AV	135,000.00	S.F.	0.50	67,500
253	CCTV	135,000.00	S.F.	0.75	101,250
254	Access Control / Security	135,000.00	S.F.	1.00	135,000
Sub Total					506,250
<u>Lightning Protection</u>					
255	Complete System	135,000.00	S.F.	0.40	54,000
Sub Total					54,000
Total					897,750

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate

Main Building - EQUIPMENT

No. Description

Quantity Unit

Unit Cost
USD

Amount
USD

Area: 135,000

Other Equipment		Quantity	Unit	Unit Cost USD	Amount USD
256	S.S. Mirror @ Cell	16.00	Ea.	350.00	5,600
257	Holding Cell Bench	16.00	Ea.	2,000.00	32,000
258	Gun Lockers Allowance	1.00	L.S.	10,000.00	10,000
Total					47,600

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Main Building - SPECIAL CONSTRUCTION

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Courtroom Furnishing					
259	6" Raised Platform	661.00	S.F.	20.00	13,220
260	18" Raised Platform	506.00	S.F.	35.00	17,710
261	Ramp & Steps	428.00	S.F.	12.00	5,136
262	Clerk Area	20.00	Ea.	12,500.00	250,000
263	Witness Area	7.00	Ea.	10,000.00	70,000
264	Judge's Bench Area	7.00	Ea.	25,000.00	175,000
265	Attorney Table	20.00	Ea.	6,500.00	130,000
266	Jury Seat	76.00	Ea.	2,000.00	152,000
267	Courtroom Pews	925.00	L.F.	450.00	416,250
268	Podium	7.00	Ea.	3,800.00	26,600
269	Courtroom Public Rail	317.00	L.F.	256.00	81,152
Total					1,337,068
Jury Assembly Furnishing					
270	6" Raised Platform	35.00	S.F.	20.00	700
271	18" Raised Platform	64.00	S.F.	35.00	2,240
272	Ramp & Steps	40.00	S.F.	12.00	480
273	Clerk Area	4.00	Ea.	12,500.00	50,000
274	Judge's Bench Area	1.00	Ea.	25,000.00	25,000
275	Podium	1.00	Ea.	3,800.00	3,800
Total					82,220

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 7

Downtown Milton Base Site

Ref.	Description	Rate USD	Amount USD	Cost/S.F. USD	%
<hr/>					
Downtown Milton Base Site					
<i><u>Downtown Milton Site Base Bid</u></i>					
G10	SITE PREPARATION	111,272.17	767,778	111,272.17	24.8
G20	SITE IMPROVEMENTS	123,914.14	855,008	123,914.14	27.6
G30	SITE MECHANICAL UTILITIES	73,015.54	503,807	73,015.54	16.3
G40	SITE ELECTRICAL UTILITIES	30,402.90	209,780	30,402.90	6.8
	Sub Total		<hr/>	<hr/>	<hr/>
			2,336,373	338,604.75	75.5
<i><u>G.C. Markups & Contingencies</u></i>					
	G.C. Markups @ 12.50%	12.50	292,047	42,325.59	9.4
	Design Contingency @ 8%	8.00	210,274	30,474.43	6.8
	Escalation to Construction Midpoint of June 2018, Based on 4% per Year Inflation	9.00	255,482	37,026.43	8.3
	Sub Total		<hr/>	<hr/>	<hr/>
			757,803	109,826.45	24.5
<hr/>					
	Total		3,094,176	448,431.20	100.0

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 7

Downtown Milton Base Site - SITE PREPARATION

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Site Clearing					
276	Mobilization @ 5% Construction Cost	1.00	L.S.	111,256.00	111,256
277	Clearing & Grubbing	6.90	Acre	7,500.00	51,750
Total					163,006
Site Demolition & Relocations					
278	Demolition/Maintenance of Existing Facilities	1.00	L.S.	350,000.00	350,000
Total					350,000
Stormwater Demolition					
279	Remove Manholes and Inlets	12.00	Ea.	450.00	5,400
280	Remove Storm Pipe to 18" Diam	475.00	L.F.	20.00	9,500
281	Remove Storm Pipe to 24" Diam	108.00	L.F.	25.00	2,700
282	Remove Storm Pipe to 30" Diam	384.00	L.F.	33.00	12,672
283	Excavation and Backfill	850.00	C.Y.	20.00	17,000
Total					47,272
Site Earthwork					
284	Site Fill Allowance at Building	2,200.00	C.Y.	10.00	22,000
285	Site Fill Allowance at Parking Area	8,550.00	C.Y.	10.00	85,500
286	Erosion Control Allowance	1.00	L.S.	10,000.00	10,000
287	Unsuitable Materials Removed allowance	1.00	L.S.	30,000.00	30,000
Total					147,500
Dewatering					
288	Site Dewatering	1.00	L.S.	35,000.00	35,000
Total					35,000
Traffic Control					
289	Maintenance of Traffic	1.00	L.S.	25,000.00	25,000
Total					25,000

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 7

Downtown Milton Base Site - SITE IMPROVEMENTS

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Roadways & Parking Lots					
290	12" Stabilized Subgrade	11,230.00	S.Y.	2.20	24,706
291	6" Graded Aggregate Base	11,230.00	S.Y.	13.00	145,990
292	Type SP-12.5 Asphalt	910.01	Ton	78.92	71,818
293	FDOT Type F Curb and Gutter	4,971.00	L.F.	20.93	104,043
294	Wheelstops	18.00	Ea.	65.00	1,170
295	Handicap Parking Signs	12.00	Ea.	150.00	1,800
296	Painted Parking Stripes	4,720.00	L.F.	0.45	2,124
297	Painted Handicap Symbols	12.00	Ea.	200.00	2,400
Total					354,051
Pedestrian Paving					
298	Concrete Sidewalk/Courtyards	3,742.00	S.Y.	52.74	197,353
Total					197,353
Site Development					
299	Signalization Allowance	1.00	L.S.	15,000.00	15,000
300	Site Furniture Allowance	1.00	L.S.	5,000.00	5,000
301	Screen Wall @ Secure Parking Allowance	1.00	L.S.	80,000.00	80,000
302	Wall Footing at Screen Wall	246.00	L.F.	50.00	12,300
303	Automatic Vehicle Gate	2.00	Set	15,000.00	30,000
Total					142,300
Landscaping					
304	Sod	3,411.00	S.Y.	1.88	6,413
305	Seed and Mulch	10,406.00	S.Y.	0.47	4,891
306	Landscaping Allowance	1.00	L.S.	150,000.00	150,000
Total					161,304

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 7

Downtown Milton Base Site - SITE MECHANICAL UTILITIES

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Water Supply					
307	3" Meter Assembly and Vault	1.00	Ea.	14,000.00	14,000
308	6" x 6" Fire Hydrant	4.00	Ea.	3,200.00	12,800
309	6" Fire Protection Line	170.00	L.F.	26.89	4,571
310	3" PVC Water Service	170.00	L.F.	15.00	2,550
311	6" x 6" Wet Tap	1.00	Ea.	3,800.00	3,800
312	6" 90 Degree Bend	2.00	Ea.	300.00	600
313	3" 90 Degree Bend	1.00	Ea.	110.00	110
314	6" x 6" Tee	1.00	Ea.	350.00	350
315	6" Double Check Backflow Preventor	1.00	Ea.	7,500.00	7,500
316	3" Backflow Preventer	1.00	Ea.	4,600.00	4,600
317	Excavation and Backfill	340.00	L.F.	15.00	5,100
Total					55,981
Sanitary Sewer					
318	6" PVC Sanitary Sewer Lateral	340.00	L.F.	17.00	5,780
319	Cut and Patch Asphalt Roadway	1.00	L.S.	3,500.00	3,500
320	Sanitary Sewer Connection to Existing System	1.00	L.S.	3,500.00	3,500
321	Excavation and Backfill	340.00	L.F.	15.00	5,100
Total					17,880
Storm Sewer					
322	Stormwater Pond Excavation	17,000.00	C.Y.	4.78	81,260
323	FDOT Type F Ditch Bottom Inlet	6.00	Ea.	4,229.03	25,374
324	FDOT Type 4 Curb Inlet	15.00	Ea.	4,837.45	72,562
325	Stormwater Manhole	2.00	Ea.	3,500.00	7,000
326	18" RCP	438.00	L.F.	41.63	18,234
327	24" RCP	506.00	L.F.	51.01	25,811
328	30" RCP	925.00	L.F.	57.90	53,558
329	36" RCP	350.00	L.F.	73.85	25,848
330	36" FDOT U-Type Endwall w/Energy Dissipator	1.00	Ea.	5,000.00	5,000
331	36" FDOT U Type Endwall	1.00	Ea.	1,500.00	1,500
332	24" Mitered End Section	1.00	Ea.	2,000.00	2,000
333	Connect to Existing	1.00	Ea.	1,800.00	1,800
334	Haul Off Dirt	17,000.00	C.Y.	3.50	59,500
335	Rework / Rerouting of Existing	1.00	L.S.	35,000.00	35,000
Total					414,447
Fuel Distribution					
336	Natural Gas Piping	200.00	L.F.	25.00	5,000
337	Connect to Existing	1.00	L.S.	1,500.00	1,500
338	Meter Connection	1.00	L.S.	6,000.00	6,000

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate

Downtown Milton Base Site - SITE MECHANICAL UTILITIES

No. Description

Quantity Unit

Unit Cost
USD

Amount
USD

Area: 7

339	Excavation and Backfill	200.00	L.F.	15.00	3,000
Total					15,500

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 7

Downtown Milton Base Site - SITE ELECTRICAL UTILITIES

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Electrical Distribution					
340	Service Entrance	60.00	L.F.	188.00	11,280
Total					11,280
Exterior Lighting					
341	Parking and Roadway Light Poles	24.00	Ea.	4,000.00	96,000
342	12' Pedestrian Light Poles	25.00	Ea.	2,500.00	62,500
343	Landscape Ground Lighting	100.00	Ea.	200.00	20,000
344	UG Lighting Circuit	4,000.00	L.F.	4.00	16,000
Total					194,500
Site Communications & Security					
345	Communication Ductbank	100.00	L.F.	40.00	4,000
Total					4,000

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 135,000

Site Premium - Special Foundations

Ref.	Description	Rate USD	Amount USD	Cost/S.F. USD	%
<hr/>					
	Site Premium - Special Foundations				
A10	FOUNDATIONS	7.53	1,016,775	7.53	75.5
	<u>G.C. Markups & Contingencies</u>				
	G.C. Markups @ 12.5%	12.50	127,097	0.94	9.4
	Design Contingency @ 8%	8.00	91,510	0.68	6.8
	Escalation to Construction Midpoint of June 2018	9.00	111,184	0.82	8.3
	Sub Total		<hr/> 329,791	<hr/> 2.44	<hr/> 24.5
<hr/>					
	Total		1,346,566	9.97	100.0

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 135,000

Site Premium - Special Foundations - FOUNDATIONS

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Standard Foundations					
<u>Concrete Wall Footings</u>					
346	Exterior Wall Footing @ Sally Port & Mech Room	-29.00	C.Y.	375.00	-10,875
347	Exterior Wall Footing @ Main building	-218.00	C.Y.	375.00	-81,750
348	Interior Wall Footing @ Holding Area Walls	-91.00	C.Y.	300.00	-27,300
349	Column Footing	-890.00	C.Y.	400.00	-356,000
Total					-475,925
Special Foundations					
350	Pile Caps	449.00	C.Y.	500.00	224,500
351	16" Auger Piles	26,325.00	V.L.F.	40.00	1,053,000
352	Pile Testing Allowance	1.00	L.S.	50,000.00	50,000
353	Concrete Grade Beams	256.00	C.Y.	450.00	115,200
Total					1,442,700
Dewatering					
354	Dewatering Allowance	1.00	L.S.	50,000.00	50,000
Total					50,000

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 5,529

Site Premium - Building Base

Ref.	Description	Rate USD	Amount USD	Cost/S.F. USD	%
<hr/>					
	Site Premium - Building Base				
B20	EXTERIOR ENCLOSURE	56.00	309,624	56.00	75.5
	<u>G.C. Markups & Contingencies</u>				
	G.C. Markups @ 12.5%	12.50	38,703	7.00	9.4
	Design Contingency @ 8%	8.00	27,866	5.04	6.8
	Escalation to Construction Midpoint of June 2018	9.00	33,857	6.12	8.3
	Sub Total		<hr/> 100,426	<hr/> 18.16	<hr/> 24.5
<hr/>					
	Total		410,050	74.16	100.0

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate

Site Premium - Building Base - EXTERIOR ENCLOSURE

No. Description

Quantity Unit

Unit Cost
USD

Amount
USD

Area: 5,529

Exterior Walls					
No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
355	8" CMU Backup Wall	5,529.00	S.F.	14.00	77,406
356	Precast Concrete Panel	5,529.00	S.F.	42.00	232,218
Total					309,624

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 22,000

Site Premium - Earthwork

Ref.	Description	Rate USD	Amount USD	Cost/S.F. USD	%
<hr/>					
	Site Premium - Earthwork				
G10	SITE PREPARATION	46,200.00	231,000	10.50	75.5
	<i><u>G.C. Markups & Contingencies</u></i>				
	G.C. Markups @ 12.5%	12.50	28,875	1.31	9.4
	Design Contingency @ 8%	8.00	20,790	0.95	6.8
	Escalation to Construction Midpoint of June 2018	9.00	25,260	1.15	8.3
	Sub Total		<hr/> 74,925	<hr/> 3.41	<hr/> 24.5
<hr/>					
	Total		305,925	13.91	100.0

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 22,000

Site Premium - Earthwork - SITE PREPARATION

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Site Clearing					
357	Mobilization @ 5% Construction Cost	1.00	L.S.	11,000.00	11,000
Total					11,000
Site Earthwork					
358	Site Fill Allowance	22,000.00	C.Y.	10.00	220,000
Total					220,000

Santa Rosa County Judicial Center

Concept Estimate - Rev. D. Final Concept Estimate



Area: 1,206

Option 2 - Additional Parking

Ref.	Description	Rate USD	Amount USD	Cost/S.F. USD	%
<hr/>					
	Option 2 - Additional Parking				
G10	SITE PREPARATION	2,705.60	13,528	11.22	12.1
G20	SITE IMPROVEMENTS	8,931.02	44,655	37.03	39.8
G40	SITE ELECTRICAL UTILITIES	5,280.00	26,400	21.89	23.6
	Sub Total		<hr/> 84,583	<hr/> 70.14	<hr/> 75.5
	<u>G.C. Markups & Contingencies</u>				
	G.C. Markups @ 12.5%	12.50	10,573	8.77	9.4
	Design Contingency @ 8%	8.00	7,612	6.31	6.8
	Escalation to Construction Midpoint of June 2018, Based on 4% per Year Inflation	9.00	9,249	7.67	8.3
	Sub Total		<hr/> 27,434	<hr/> 22.75	<hr/> 24.5
<hr/>					
	Total		112,017	92.89	100.0

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 1,206

Option 2 - Additional Parking - SITE PREPARATION

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
<hr/>					
	Site Clearing				
359	Mobilization @ 5% Construction Cost	1.00	L.S.	4,028.00	4,028
<hr/>					
	Total				4,028
<hr/>					
	Site Earthwork				
360	Site Fill Allowance	950.00	C.Y.	10.00	9,500
<hr/>					
	Total				9,500

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 1,206

Option 2 - Additional Parking - SITE IMPROVEMENTS

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
Roadways & Parking Lots					
361	12" Stabilized Subgrade	1,206.00	S.Y.	2.20	2,653
362	6" Graded Aggregate Base	1,206.00	S.Y.	13.00	15,678
363	Type SP-12.5 Asphalt	100.00	Ton	78.92	7,892
364	FDOT Type F Curb and Gutter	309.00	L.F.	20.93	6,467
365	Wheelstops	27.00	Ea.	65.00	1,755
366	Painted Parking Stripes	1,123.00	L.F.	0.45	505
Total					34,950
Pedestrian Paving					
367	Concrete Sidewalk/Courtyards	184.00	S.Y.	52.74	9,704
Total					9,704

Santa Rosa County Judicial Center



Concept Estimate - Rev. D. Final Concept Estimate

Area: 1,206

Option 2 - Additional Parking - SITE ELECTRICAL UTILITIES

No.	Description	Quantity	Unit	Unit Cost USD	Amount USD
<hr/>					
	Exterior Lighting				
368	Parking and Roadway Light Poles	6.00	Ea.	4,000.00	24,000
369	UG Lighting Circuit	600.00	L.F.	4.00	2,400
<hr/>					
			Total		26,400

CONSTRUCTIVE EXPERTISE

FGOULD.COM



January 21, 2016

Tommy Sinclair
HOK
2711 North Haskell Ave, Suite 2250
Dallas, TX 75204

Re: *Pre-Application Summary*
Santa Rosa County Courthouse
WSI Project # 2015-567

Dear Mr. Sinclair,

This letter is intended to summarize meetings held with the Northwest Florida Water Management District (WMD) and Department of the Army Corps of Engineers (Corps) on January 19, 2016 regarding the proposed Santa Rosa County Courthouse. The following summarizes the key points discussed.

Northwest Florida Water Management District

- Avoidance & Minimization (Rule 62+-346.301 and Section 10.2.1 of the District's Applicant's Handbook Volume I. District Staff stated that the application should include a discussion on design alternatives to eliminate or reduce adverse impacts to wetland resources and/or why such alternatives were not considered. Compensatory wetland mitigation will only be approved after the applicant has demonstrated that elimination or reduction of impacts is not practical.
- Mitigation. WMD will require compensatory mitigation to offset the loss of wetlands from the proposed development. Wetland Sciences, Inc. suggested that approximately 1.4 acres of wetlands of marginal quality will be lost. Approximately 1 forested wetland mitigation bank may be required. The project is located within the Pensacola Bay Mitigation Bank. These credits sell for \$85,000 per credit. WMD suggested that this would be appropriate mitigation.
- Listed Species. WMD suggested that the application should include a summary of the project potential impact to listed species. The application will be subject to the review of the Florida Fish and Wildlife Conservation Commission. Wetland Sciences, Inc. suggested that it is unlikely that the development site contains any listed species and/or designated or suitable habitat.
- Historic Properties. WMD will coordinate the application with the State of Florida Division of Historic Resources. They may request a cultural resource survey given the age of the structures located within the property and/or location of the site in what is historic downtown Milton.
- Stormwater
 - WMD informed all that the project is located adjacent to Blackwater River which is an Outstanding Florida Water Body. Accordingly it is afforded additional protection. This will require a stormwater management system that provides an additional 50% treatment volume which is already required by rule.

- WMD suggested that the stormwater management system would only need to provide recovery and no attenuation since it will discharge into a tidally influenced body of water.
- Stormwater Options were discussed by Engineer. These included underground vault, pervious pavement, and wet detention pond. WMD had concerns regarding the vault as it would rely on the use of pumps and a sand filter. WMD considers sand filters as an alternative BMP and as such the applicant must justify the use of this alternative BMP over other generally accepted practices (i.e. dry detention, wet detention, etc.). Also WMD had concerns regarding the separation of seasonal high water table and the vault especially given the extent and presence of wetlands on the site. Lastly, WMD expressed concerns regarding the long term maintenance of the vault. WMD suggested that vaults tend to fail and lead to flooding issues. When WMD issues a permit utilizing an alternative BMP, these permits are often heavily conditioned.
- Wet Detention. Hatch Mott described this BMP which would include a wet detention pond with planted littoral shelf. Hatch Mott suggested that additional treatment volume required by OFW designation could be accomplished within the permanent pool.
- Pervious pavement. Again this is an alternative BMP. This BMP will still require treatment volume required by rule. This volume may be found within the pore spaces of the proposed media and/or other supplemental BMP (i.e. pond). The use of this BMP will require justification over other generally accepted BMPs.
- Floodplain. WMD raised the issue of development within a floodplain. Engineer acknowledged that most of the development would occur in a floodplain. WMD suggested they would require the cup for cup replacement of any flood storage volume removed by the proposed development.
- Timing of Agency Action (Permit issuance).
 - Once WMD receives an individual permit application, they have 30 days to check for errors or omissions. WMD suggested they currently review applications after 14 days. If information is missing or incorrect, the District will send a Request for Additional Information (RAI) to the applicant. District will allow 90 days for the applicant to respond.
 - Once the application is deemed complete (all information is received and questions answered), the District has 60 days to review the application and approve or deny requests for permits.
 - District suggested another pre-application meeting once plans are finalized to possibility reduce review time.

Department of the Army Corps of Engineers

- Corps suggested that the project as described would be processed as an individual permit processed in accordance with Section 404 of the Clean Water Act.
- Corps recommended that in addition to the submittal of the Joint Environmental Resource Permit that we also submit the Jacksonville District's stand-alone application (Engineering Form 435). This will assist them with the timely processing of the application.
- The Corps summarized the individual permit process. An Individual Permit is required when a proposed project does not meet the criteria to qualify for a General Permit, Nationwide Permit, or Letter of Permission. A Standard Permit usually has a 21-day comment period under public noticing, though it can be as short as 15 days or up to 30

days. Given the heightened public interest of the project it is likely that the public comment period will be 30 days. A copy of the permit drawings and a description of the project are mailed out to the adjacent property owners and the applicant and their consultant. All other interested parties have to access pending public notices from the web. Processing time for these types of permits is usually 60 to 120 days from the receipt of a complete application in non-controversial projects. Controversial or larger projects may take longer. Corps suggested that based on their workload and the nature of the project that timing would be longer and indicated that twelve months may be appropriate.

- The Individual Permit Process will consider potential impacts to the following:
 - Wetland and waters of the United States
 - Listed Species
 - Historic Properties
 - Essential Fish Habitat
- Corps stated that Historic issues may be of concern given the location of the project. Corps suggested that it may be prudent to seek concurrence from Division of Historical Resources prior to the submittal of an application.
- Corps will be required to make an effect determination. Section 7(a)(2) of the ESA requires that for actions authorized by a Federal agency, that the agency shall, in consultation with USFWS and/or NMFS, ensure that the action is not likely to jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of the critical habitat of the endangered or threatened species. Therefore, before any activity can be authorized by the Corps under Section 404 of the Clean Water Act, they must ensure that the project is in compliance with ESA. This is the effect determination. In our opinion, this should not be an issue and merely protocol.
- We discussed compensatory mitigation and the functional value of the wetlands which will be impacted as a result of the proposed development. 1.4 acres of wetlands will be impacted that in our opinion will require approximately 1 forested wetland mitigation credit to offset this loss. Corps stated that any mitigation plan will require adherence to the Final Compensatory Mitigation Rule. In short this rule will requires a consequential review of available mitigation options. The applicant must first evaluate and explore the following mitigation options in order.
 - Mitigation Banking
 - In Lieu Fee
 - Permittee responsible on-site mitigation
 - Permittee responsible off-site mitigation

Mitigation Banking is a viable option to provide the necessary mitigation bank credit. The project is located within the mitigation service area of the Pensacola Bay Mitigation Bank. Pensacola Bay Mitigation Bank sells credits that can be utilized to offset functional loss associated with the project. Bank offers forested wetland credits for approximately \$85,000 per forested wetland credit.

- Corps described the Alternative Analysis that will be required in support of the application. In its evaluation of permit applications to discharge dredged or fill material into waters of the U.S. (WOTUS), including wetlands, the U.S. Army Corps of Engineers (Corps) is required to analyze alternatives to the proposed project that could achieve its purpose and need. The Corps conducts this analysis pursuant to two main requirements - the 404(b)(1) Guidelines (Guidelines) and the National Environmental Policy Act (NEPA). The Corps must evaluate alternatives that accomplish the overall project

purpose, and that are reasonable and practicable. A permit cannot be issued if a practicable alternative exists that would have less adverse impact on the aquatic ecosystem, provided that alternative does not have other significant adverse environmental impacts. The Guidelines include two rebuttable presumptions. The first presumption states that if a project does not need to be in a special aquatic site, such as a wetland, to meet its basic purpose (i.e., the project is not "water-dependent"), it is presumed that alternatives that do not affect special aquatic sites are available. The second presumption states that if a project involves a discharge of dredged or fill material into a special aquatic site, a practicable alternative located in uplands is presumed to have less adverse impact on the aquatic ecosystem. It will be design team's responsibility to clearly demonstrate to the Corps that both of these presumptions have been rebutted in order to pass the alternatives portion of the Guidelines. Alternatives must include an evaluation of off-site alternatives which consider properties not presently owned by the applicant but can be reasonably acquired. This is a complex process and best described by the attached pdf document (Information for Preparing an Alternatives Analysis under Section 404).

This concludes my summary. If you have any questions, please do not hesitate to me at (850) 453-4700.

Respectfully,

WETLAND SCIENCES, INC.



Keith Johnson
Environmental Scientist

Enclosures: As indicated

Information for Preparing an Alternatives Analysis Under Section 404

June 2014

In its evaluation of permit applications to discharge dredged or fill material into waters of the U.S. (WOTUS), including wetlands, the U.S. Army Corps of Engineers (Corps) is required to analyze alternatives to the proposed project that could achieve its purpose and need. The Corps conducts this analysis pursuant to two main requirements - the 404(b)(1) Guidelines (Guidelines)ⁱ and the National Environmental Policy Act (NEPA)ⁱⁱ. The Corps must evaluate alternatives that accomplish the overall project purpose, and that are reasonable and practicable. A permit cannot be issued if a practicable alternative exists that would have less adverse impact on the aquatic ecosystem, provided that alternative does not have other significant adverse environmental impacts.

The Guidelines include two rebuttable presumptions. The first presumption states that if a project does not need to be in a special aquatic site, such as a wetland, to meet its basic purpose (i.e., the project is not "water-dependent"), it is presumed that alternatives that do not affect special aquatic sites are available. The second presumption states that if a project involves a discharge of dredged or fill material into a special aquatic site, a practicable alternative located in uplands is presumed to have less adverse impact on the aquatic ecosystem. **It is the applicant's responsibility to clearly demonstrate to the Corps that both of these presumptions have been rebutted in order to pass the alternatives portion of the Guidelines.** This document will assist a permit applicant in formatting this information into an "Alternatives Analysis" that includes the key items that must be addressed. The level of detail in an alternatives analysis should be commensurate with the scale of the adverse environmental effects of the project. Analysis of projects proposing greater adverse environmental effects should be more detailed and explore a wider range of alternatives than projects proposing lesser effects.

Below are suggested steps to follow in providing the necessary information for the Corps to consider in the alternatives analysis:

Step 1: Define Purpose and Need

At the beginning of an alternatives analysis, the applicant should clearly state the overall project purpose and need (examples are below). Significant thought should be applied when developing the project purpose as it will drive much of the alternatives analysis. The overall project purpose must be specific enough to define a permit applicant's needs, but not so restrictive to preclude other alternatives. It should also not be too wide-ranging without consideration for the applicant's real needs, as the geographic boundaries in the purpose define the scope of the analysis. For example:

- a. *To develop a 225-lot single-family residential development at the southeast intersection of Interstate 10 and Toledo Blade Boulevard.*

This example is too restrictive because there are no alternative sites to consider. It also unnecessarily details the exact number of lots, which can reduce the number of reasonable or practicable alternatives.

- b. *To develop a residential development in Northwest Florida.*

This example is too wide in scope if the applicant is actually focusing on a certain portion of a certain city or county to locate the project. This would also create an unmanageable number of alternatives.

- c. *To develop a single-family residential subdivision near Interstate 10 in Crestview, Florida, to meet local demand for this type of housing.*

This is an appropriate overall project purpose as it narrows the geographic scope to a reasonable and manageable size. It clearly defines what the project involves (single-family residences rather than “housing” that could also mean townhouses or apartments), the actual target market area (near Interstate 10 in Crestview), and the need for the project (local demand).

The applicant’s proposed overall project purpose will be carefully considered, but if the Corps cannot concur with it as submitted, the Corps is required to modify it. Once the Corps has placed the project on public notice, the applicant must use the overall project purpose as stated in that public notice or the overall project purpose as provided back to the applicant if the Corps has modified their original project purpose. If the applicant has already performed an alternative analysis using a project purpose the Corps cannot concur with, (e.g., it is too restrictive or too broad in geographic scope), the analysis may need to be revised to accurately include reasonable and practicable alternatives.

Additional information about the proposed overall project purpose should also be provided, including details about the relevant market conditions and area, location, history, and other factors that influence or constrain the intended nature, size, level of quality, price class, or other characteristics of the project. Information that further describes why particular geographic boundaries were chosen also will assist the Corps in its review.

Step 2: Identify Alternatives

The applicant must list and briefly describe alternatives that could meet the overall project purpose. This list, at a minimum, must include the information noted below.

- a. the applicant's preferred alternative (the project proposed in the permit application)
- b. alternatives that would involve no discharges of dredged or fill material into WOTUS (The "No-Action" alternative comprises one or more alternatives that would not involve a discharge of dredged or fill material into WOTUS, which could involve reconfiguring the project to avoid all wetlands on the site, siting the project entirely in uplands offsite, or no-action, i.e. not implementing the project. Although the "No-Action" alternative might not seem reasonable initially, it must always be included in the analysis. The no-action alternative can serve several purposes. First, it may be a reasonable alternative, especially for situations where the impacts are great and the need is relatively minor. Second, it can serve as a benchmark, enabling decision makers to compare the magnitude of the environmental effects of the action alternatives.)
- c. alternative offsite locations, including those that might involve less adverse impact to WOTUS
- d. onsite alternatives that would involve less adverse impact to WOTUS (These include modifications to the alignments, site layouts, or design options in the physical layout and operation of the project to reduce the amount of impacts to WOTUS.)
- e. alternatives that would involve greater adverse impact to WOTUS but avoid or minimize other significant adverse environmental consequences including offsite and onsite options (Alternatives that meet these criteria are uncommon.)

Alternatives that are clearly unreasonable should be identified and eliminated (not evaluated further). For example, alternative sites that are far too small to accommodate the project or that lie outside the geographic boundaries identified in the overall project purpose can be eliminated. This step of the analysis is not intended to rule out alternatives that are "unreasonable" according to the applicant, but those that would be considered "unreasonable" to an objective third-party. The Corps will verify that the criteria used for screening alternatives are objective and not so restrictive that they eliminate actual reasonable alternatives. The applicant must list the alternatives that were initially considered then eliminated from further study because the applicant feels they failed to pass this first round of screening. The Corps will review this list and determine if elimination of these alternatives is appropriate.

The maximum number of reasonable alternatives to study further will vary and depends on the nature and scope of the proposed project; however, there typically should be multiple alternatives to consider. The number of alternatives listed should be greater for

projects involving greater impacts. This is the preliminary list of reasonable alternatives; alternatives that are not practicable will be eliminated from further consideration in the later stages of the analysis.

In many instances, there will be alternatives determined to be both unreasonable and impracticable, as these terms can be nearly synonymous when used in these analyses. Regardless of whether the applicant identifies an alternative as unreasonable or as impracticable, it is imperative the applicant describe, in the context of the overall project purpose and need for the project, why each alternative should be eliminated from further analysis. The Corps must be able to independently review and verify this information and each step in the applicant's alternative analysis.

Step 3: Describe and Analyze Alternatives for Practicability

This step also addresses onsite and offsite alternatives and determines which are practicable and which are not. Practicable is defined here as meaning the alternative is available, is able to achieve the overall project purpose, and is feasible considering cost, existing technology, and/or logistics in light of the overall project purpose.

Alternatives should be clearly listed and numbered for ease of reference and comparison. *At a minimum*, the following information for each alternative site examined should be provided:

1. *General site information:*

- a. specific parcel information including, but not limited to; parcel ID numbers, aerial photos, location maps , FLUCCS codes and GPS coordinates;
- b. presence, quantity and quality of wetlands or other WOTUS;
- c. County/City zoning designation;
- d. the presence of any federally-listed threatened or endangered species or their critical habitat, and/or the presence of any historical properties or resources; and,
- e. site infrastructure (Will the site require new access roads/infrastructure? What are the potential impacts associated with these improvements?).

2. *The practicability of each alternative:*

- a. Practicability: alternatives that are practicable are those that are available and capable of being done by the applicant after considering the following (in light of the project purpose):
 - Cost (For example, the costs associated with various infrastructure components such as roadways or utilities, including upgrades to existing infrastructure components or the need to establish new infrastructure components, may affect the viability of a particular alternative. A location far from all existing infrastructure (roads, water,

sewer, and/or electricity) might not be practicable considering the costs associated with upgrading/establishing the infrastructure necessary to use that site. However, just because one alternative costs more than another, this does not mean that the more expensive alternative is entirely impracticable. Cost is analyzed in the context of the overall cost of the project and whether it is unreasonably expensive or exorbitant. In addition, cost is an objective, industry-neutral inquiry that does not consider an individual applicant's financial standing. The data used for any cost or financial feasibility analysis must be current with respect to the time of the alternatives analysis.);

- Existing Technology (The alternatives examined should consider the limitations of existing technology yet incorporate the most efficient/least-impacting construction methods currently available. For example, alternatives to mining limestone or other minerals may not be practicable considering a lack of technology to allow replacement of that mineral resource in the mass-production of concrete; however, engineered retaining walls can be incorporated into an alternative that substantially minimizes wetland impacts by eliminating fill slopes.); and,
 - Logistics (The alternatives examined may incorporate an examination of various logistics associated with the project, i.e., placement of facilities within a required distance, utilization of existing storage or staging areas, and/or safety concerns. Examples of alternatives that may not be practicable considering logistics are a land-locked parcel that cannot be accessed by public roads or a site that is too small to meet the overall project purpose.
- b. Availability: The Guidelines state that if it is otherwise a practicable alternative, an area not presently owned by the applicant that could reasonably be obtained, utilized, expanded, or managed in order to fulfill the overall purpose of the proposed activity can still be considered a practicable alternative. In other words, if an applicant does not own an alternative parcel, that does not rule that parcel out as a practicable alternative. **The applicant should consider and anticipate alternatives available during the timeframe that the Corps conducts its alternatives analysis.** An evaluation of availability for purchase and projected cost of such a purchase may be incorporated into this discussion.
- c. Other information: any other information that conveys the practicability of the alternatives reviewed in consideration of the overall project purpose should be included.

An alternatives comparison matrix (example on next page) is an effective way to present and compare the main parameters that were considered during the evaluation.

To allow for an objective evaluation, the comparison of the plan(s) for the proposed and alternative sites should be framed for “yes” or “no” answers. A narrative should accompany the matrix defining the practicability factors chosen and further explaining any “no” answers with objective and verifiable data. Practicability of the “no-action” alternative also must be addressed in this narrative and, if applicable, also included in the matrix. The information should explain the consequences on the applicant and the public if the project is not implemented. Any remaining alternatives that are found to be practicable will move on to the next and final step.

If an alternative can be easily documented to be a more environmentally damaging alternative and this can be clearly described within the narrative and matrix, then this step and the following step can be combined. This will save the applicant time and expense; however, it is only appropriate for alternatives where this distinction is clear.

Example Alternative Comparison Matrix for Practicability

Category	Practicability Factor	Alternative 1 Applicant's Preferred Alternative	Alternative 2	Alternative 3	Alternative 4	Alternative 5
Availability	Existing Zoning Appropriate or Potential for Zoning Change?	YES Zoned for this project type	YES Zoned for this project type	YES Zoned for this project type	YES Zoned for agriculture but County has expressed support for the project	YES Zoned for this project type
	Available for Acquisition?	YES Applicant owns the parcel	YES	YES	YES	YES
Cost	Reasonable Acquisition Costs?	YES Applicant owns the parcel	YES	YES	YES	NO Seller will only sell all 350 acres without subdividing
	Costs feasible for mitigating impacts to historic and cultural resources found onsite?	YES No historic or cultural resources found onsite	YES No historic or cultural resources found onsite	YES No historic or cultural resources found onsite	NO If impacts to historic resources onsite allowed, costs to mitigate those impacts will increase project costs from \$xxxx to \$xxxx	YES No historical or cultural resources found onsite

	Other Costs Feasible?	YES	YES Additional costs for extensive retaining walls	YES	NO Costs to connect to utilities will increase project costs from \$xxxx to \$xxxx	NO Extensive use of retaining walls, and construction of two bridges increase project costs from \$xxxx to \$xxxx
Existing Technology	Topography and other Site Conditions Feasible for Construction of Project?	YES	YES With extensive use of engineered retaining walls and drainage systems	YES	YES	YES With extensive use of retaining walls, and bridges over Clear Creek
Logistics	Sufficient Parcel Size?	YES 40 acres	YES 48 acres	NO 21 acres	NO 17 acres	YES 350 acres
	Availability of Utilities?	YES	YES	YES	NO 6 miles to existing water, sewer and power	YES
	Availability for Access?	YES County right-of-way on east property boundary	YES County right-of-way to northwest property corner	NO Landlocked by private parcels and request for an easement was denied	NO Landlocked by private parcels and request for an easement was denied	YES County right-of-way to west side of property

Step 4: Identify the Least Environmentally Damaging Practicable Alternative

1. The Guidelines require that the Least Environmentally Damaging Practicable Alternative (LEDPA) be selected. Therefore, using the same numbering system from the step above, identify the environmental impacts for each remaining practicable alternate site. For each remaining site:
 - a. describe the impacts (beneficial or adverse) to the aquatic ecosystem associated with each of the remaining alternatives
 - b. describe the overall (beneficial or adverse) environmental impacts associated with each of the remaining alternatives
 - c. be specific and quantitative in the identification of impacts (Rather than "Alternative A would result in a large impact to low quality wetlands and ditches that are sparsely vegetated and impact some wildlife." use "Alternative A would result in the discharge of fill material over 2.1 acres of fire-suppressed wet pine flatwoods wetland and 1.2 acres of wet ditches that contain scattered emergent wetland vegetation. Using the Uniform Mitigation Assessment Method, the function and value of the flatwoods wetland and ditch system have been calculated at 0.6 and 0.2,

respectively. Work affecting 0.7-acre of potential flatwoods salamander habitat would also result from siting the project at this location."

2. If multiple practicable alternatives remain, and/or many environmental/relevant factors are involved, another matrix that contains only environmental/relevant parameters (e.g., wetland functional units, listed species, high value upland habitat, historic properties) can be used to assist in illustrating the proposed LEDPA. Emphasis should be placed on impacts to the aquatic environment through functional unit loss of wetlands or other WOTUS that would be affected or eliminated by each alternative. An example matrix is below.

Example Environmental Factor Matrix

Environmental Factors	Alternative 1 Applicant's Preferred Alternative	Alternative 2
Wetland Impacts (Acres)	2.0	6.0
Loss in Wetland Function (UMAM Functional Units)	1.4	3.9
Impacts to Federally Listed Threatened or Endangered Species	No	No
LEDPA	Yes	No

3. Conclude the alternatives analysis with a description of the alternative proposed to be the LEDPA, reiterating the rationale for this determination.

ⁱ The 404(b)(1) Guidelines (Guidelines) are associated with the Clean Water Act of 1972, and are found in the Federal Register under 40 CFR Part 230

ⁱⁱ The Corps' Implementation Procedures for the National Environmental Policy Act (NEPA) of 1969 are found in the Federal Register under 33 CFR Part 325, Appendix B

Santa Rosa County Judicial Center
 Department Program History

HOK 5/2/2016

Year/Date of Program	May 2, 2000	May 9, 2007	March 5, 2012	October 6, 2014	April 27, 2016	Comments
Number of Courtrooms	6	7	7	9	7	
Number of Judges (Current/Future)	6/2	8/2	6/2	6/2	6/2	
Chambers	8,064	12,684	9,816	11,136	9,816	
Court Support	3,612	4,404	4,164	3,696	4,164	
Guardian Ad Litem	1,330	2,628	3,463	3,694	3,007	
Family Law	-	2,016	1,512	1,992	1,008	
Jury Assembly/Multi-Purpose	4,342	4,987	4,373	4,334	4,373	
Central Holding/Building Security	4,351	5,525	6,631	7,289	6,631	
Public Law Library	1,096	1,426	1,426	1,426	1,426	
Clerk of the Court	15,710	25,383	24,254	19,704	19,231	
Intake Probation	-	-	1,900	-	-	
State Attorney	9,410	12,178	15,215	14,814	13,480	
Public Defender	7,214	8,348	6,385	12,726	5,435	
Total Building Total	110,905	148,073	146,399	162,805	135,131	
Base Staff	153	242	243	236	243	
Expansion Staff	47	70	57	30	6	
Total Staff	200	312	300	266	249	
Did Program Include Department Future Expansion?	Yes	Yes	Yes	Yes	No*	*2 future Judge Suites & support staff were included in program. All other departmental expansion space was removed.