



FLAGLER COUNTY SHERIFF'S DISTRICT 2 ADMINISTRATION AND OPERATIONS COMPLEX SPATIAL NEEDS ASSESSMENT



THE CENTER FOR PUBLIC SAFETY



COVER LETTER



Friday, August 30, 2019

Mr. Jerry Cameron
County Manager
Flagler County
1769 East Moody, Suite 2
Bunnell, Florida 32110

Re: Space Needs Study for the Sheriff's Office
CPS Project Number 19-013

Dear Mr. Cameron:

We are pleased to present you with this report of the spatial needs assessment for the Sheriff's Office relative to a new Administration and Operations Facility to be located in Palm Coast. We submit this report to you with a focus on addressing the Sheriff's Office's current and future spatial needs and to ensure that appropriate space has been planned for efficiency and to meet the standards for a modern law enforcement facility.

We understand the need for this report as the Sheriff's Office has moved out of the renovated headquarters facility in Bunnell due to existing building issues and is now in temporary space in county offices.

The Center for Public Safety (CPS) was pleased to work with the Sheriff's Office, in collaboration with the Sheriff and his command staff.

Firm Background and Experience:

Since its inception, CPS has focused on serving the needs of city and county governments and the public safety sector, specifically in law enforcement, training and emergency services. With our project experience, we have become recognized as one of the most highly specialized firms in this unique and critical facility planning area.

CPS focuses entirely on serving the need of local governmental entities. CPS achieves this through several means. First, we have hosted facility planning seminars for the past 19 years. The seminar is designed to educate local officials on the process, methodology and means by which to effectively plan, fund, design and construct facilities relevant to their mission.

We also utilize our experience in space planning to assist our clients with preliminary and detailed spatial needs studies as well as conduct feasibility and site selection studies.

Senior staff have worked on 221 political, candidate, referendum and bond efforts since the 1992 election cycle. We assisted our clients in crafting educational outreach efforts and directed databases, direct mail, vote by mail efforts, and other means of effective resident and voter communication.

Lastly, we strive to assist our clients in identifying, writing and obtaining additional project funding through public and private grants, financial institution lending, public/private partnerships and other means.

Project Methodology:

To be successful in undertaking a project of this magnitude we utilize a proprietary methodology CPS developed specifically for county and public safety projects.

We track and maintain data for counties, municipalities, law enforcement and public safety departments in such areas as square footage, costs per square foot, regional construction costs and cost anomalies, facility survivability needs, policing methods as well as take into account specialized units, vehicles, weather and other natural design requirements to focus narrowly on the individualized needs of our clients.

Community characteristics are also taken into account. According to the University of Florida's Bureau of Economics and Business Resources' Florida Population Studies, Bulletin 183, Flagler County will continue to see population growth every five years. By the year 2045, estimates of the county's population range from a low of 123,000 to a high of 198,200.

The US Census Bureau in May 2018 released its City/Town Population and Housing Unit Estimates and stated that Flagler County and the City of Palm Coast were growing faster than the nation and the State of Florida and in most cases faster than neighboring counties or communities. In fact, Flagler County was growing was adding population almost 10% faster than the nation as a whole.

The estimates may vary but the county will continue to grow and no population loss is anticipated. As the population grows, calls for law enforcement service will grow as well.

Thus, Flagler County and the Sheriff's Office are undertaking this study and project at the right time to plan accordingly for the next few decades.

This project started with the design of a spatial needs questionnaire which was distributed to the Sheriff's command staff. Personal interviews were then conducted over several days to meet with members of all areas in the Sheriff's Office to better understand what they do, the population they serve and how a more efficient use of space may enhance the quality of service provided to the residents of Flagler County.

Using the questionnaire results and along with information from individual interviews and exterior and interior facility examinations and site visits, we were able to utilize the data and our process to derive current and future spatial need projections.

The goal is to accurately project spatial need years into the future to ensure that growth and changing needs are accommodated with minimal disruption to future logistics and operations.

Spatial Need:

The issues and challenges with the former Sheriff's Office headquarters facility are well documented. The county is now in the position where the spatial needs of the Sheriff's Office must be addressed.

The county has identified the future project location in Palm Coast on a county owned site with an existing library at the intersection of Palm Coast Parkway, NW and Belle Terre Parkway.

This project is also unique in that the project envisions encapsulating four facilities into one structure or on one site. These include the Sheriff's administration and operations facility, a county information technology office, workspace and storage facility, a real time crime center and a Sheriff's Office District II facility.

Because the City of Palm Coast contracts with the Sheriff's Office to provide law enforcement services, the DII element is akin to adding an entire municipal law enforcement facility into the project. It should be noted that the IT department serves the Sheriff's Office and the entire county as well as the municipalities of Palm Coast and Flagler Beach.

The Sheriff's correctional responsibilities were not part of this project nor is the future training space for deputies for weapons certification, vehicle training or classrooms at a training facility.

This study projects spatial needs for the next two decades. Almost every area of service will grow with the possible exception of records. While many jurisdictions are moving to digitize records, statutory requirements remain and some records (and their originals) must be kept for long periods of time if not indefinitely.

Some areas of services such as patrol, investigations, community outreach and information technology will experience growth in services and personnel.

Existing Conditions:

As previously written, the former Sheriff's Administration facility has been the focus of media reports over the past few years and much has been written about the facility and its conditions. This document does not need to expound on the issues of the former facility as they are well known to the county, its decision makers and administration.

The Sheriff's Office was moved out of its space and now temporarily occupies county space in its Bunnell county-owned facilities. The Sheriff's Office is currently working out of approximately 8% of what modern law enforcement standard would deem necessary in order to be fully operational.

Areas of Critical Concern:

Public Access Areas:

The public access areas like parking, the building façade, the lobby and multi-purpose space must be open and friendly areas but must provide for the safety and security of city and public safety personnel.

Recent incidents like the tragic shooting of the Sheriff's deputies in Gilchrist County illustrate the critical need to protect staff and the public. This project envisions a welcoming public access space and natural light filled lobby. In this lobby space, residents can file or receive reports from the records department, can access the COPs office and programs, School Resource Deputies, the youth athletic league, community outreach offices and the media can be briefed by the Sheriff on important events and developments.

The spatial projections also include multi-purpose space for community events, classes, training, citizen academies, awards and promotional ceremonies and more. This space, as envisioned will be one of the most used spaces in the facility.

While welcoming and inviting, the spaces must be secure and equally protect staff and civilian guests. Secure zones keep the public from the interior of the Sheriff's Office while allowing access to critical services and programs.

Sally Port and Secure Holding and Interview Areas:

Bringing suspects into a facility is dangerous and can have tragic consequences for those facilities which do not allow for the safe transfer, holding and movement of suspects and especially for those departments with no sally port. The sally port is a secured space where suspects can be brought into or out of the facility into waiting vehicles for transportation to medical, judicial or correctional facilities.

Suspects and detainees in custody are the responsibility of the Sheriff's Office (S.O.) and space specifically designed with them in mind are present in the lobby of the future facility as well as in the patrol and criminal investigations area of the building.

These secure interview rooms in the lobby serve several purposes in addition to being secure spaces. Victims and family members coming to the facility can be moved into more private spaces off the lobby floor. These spaces can serve as private places for S.O. employees can speak with visitors, where fingerprints can be made, where evidence technicians can return items to civilians and the larger room can provide a short-term (2-4 hours) secure space for victims of domestic abuse or violence.

Evidence, Processing and Storage Areas:

Often the Achilles heel of many public safety entities is its evidence drop off, processing and storage areas. Maintaining the "chain of custody" and meeting statutorily mandated rules and laws regarding evidence are very difficult for many entities without the property facilities.

Entry into this area must have its own security system to restrict access in spaces that store evidence including weapons, narcotics, cash and valuables. This area must be under constant video surveillance and should be contained within a law enforcement facility to prevent unauthorized access. This area has a higher cost than other spaces due to these requirements for security and storage.

Building Security and Facility Survivability:

Almost without exception, nowhere in our nation is immune from natural storms and disasters. Changing climatic patterns and weather conditions have seen storms and natural events with greater intensity than in past years. The loss of life and damage to property from these events has increased even in the face of greater understanding of how these weather conditions occur, form, move and dissipate.

The opportunity to plan and design facilities or even parts of facilities to meet, match and anticipate climatic activity can protect your facility and the personnel that work there.

No matter where a new facility is located a critical need remains and that is to have a safe, survivable facility that protects its occupants and employees. Windows and glass need to be ballistic rated glazing systems. Doors and building materials must be specified to create a secure building envelope. The facility needs to have back up redundancy built into its critical, water, power, sewer and technology systems.

Items such as a back-generator capable of keeping the facility online in a power outage must be situated and protected from both the elements and any potential man-made disaster. Perimeter security and the ability to separate public vehicles from department vehicles and additional rolling stock are paramount.

As a critical first responder facility, this facility along with emergency operations and communications represent the highest need for survivability for any county service. There is a correlated cost to any structure designed to withstand man-made or natural events and maintain operations before, during and after any situation. As a coastal county, hurricane protection must be a consideration.

Site Requirements:

The spatial needs assessment determined the Sheriff's Office's functional requirements as well as the initial square footage for a new facility. Knowing the size of the immediate footprint and how the Sheriff's Office functions on a daily basis determines the minimum acreage needed as potential properties and land is considered.

This exercise also defined space needs for future expansions as technology continues to evolve, the needs of the office spatial expansions for daily operational needs as the community's population and service needs change. The property identified as the site must provide for the following characteristics.

Even though the site for a new facility has been determined, it's very important for this site to enhance the functions of the Sheriff's Office's daily routine rather than create obstacles that have to be accepted. The facility site considerations are as follows.

- Perimeter and site security designed to protect staff, the public and the facility in the event of a natural disaster, storm or act of terrorism
- Parking to accommodate city personnel and the public
- Ample space for vehicular traffic movement around facility
- Provisions for secured parking for staff and for additional rolling stock
- Area for fleet maintenance and storage or impound vehicles if possible or desired
- Ample parking for the additional entities, the public and media during increased activity
- The site must provide for storm water management systems and green space
- Provide a perimeter area for either buffers required by zoning or appropriate landscaping for the surrounding property
- Anticipated growth will require a site to be large enough to accommodate expansions if the project takes a phased approach
- Master plan for the capability to add to the facility, if possible
- Adequate arterial access and egress for vehicles.

Green Building Design and Systems:

Should the County adopt a Green Building Program; which is a code mandate to assure construction of resilient, sustainable buildings in the community. The Green Building Program adapts provisions of the International Green Construction Code (IGCC). This is consistent with the initiatives of other progressive municipalities.

The U.S. Department of Energy reports: "buildings in the United States consume more than 30% of our energy supply and construction, accounts for 48% of all greenhouse emissions." Due to the prevailing energy consumption, the GSA and many other agencies are promoting government buildings to be more sustainable. In New York City, former Mayor Bloomberg signed into law the "New York Green City Building Act, which requires that non-residential projects costing \$2 million or more meet Silver LEED standards." The City of Miami, Florida enacted its Miami 21 Plan, which promotes sustainable urban development. These examples are growing in number, as governments are leading by example, and recognizing the many tangible benefits of sustainable design.

Our clients have found it important to implement sustainable strategies. The techniques utilized on several projects have returned up-front costs in operational savings during the life of the building, as well as providing immeasurable value associated with a quality working environment. CPS has also assisted in planning several LEED certified law enforcement facilities.

Among the many design strategies required of any Green Building Program is day lighting and sun shading strategies, which are reliable design strategies, common “good design practice”, and, in the case of recent projects, the payback can be as little as 10-16 months for such techniques. It should be noted, however, that to gain full savings and benefits of our day lighting strategy, it must be combined with the use of efficient lighting, daylight sensors, HVAC, and energy monitoring by the user group.

A fictional example would be an Electric Utility Facility as a case study for cost benefit analysis. The building is a two-story, 33,000 gross square foot facility with an established base budget of \$3.4 million. To reduce long-term operational costs, we could suggest the following sustainable technologies which were above the basic state’s Building Energy Code.

Green building design strategies that would be recommended as enhancements to code requirements, resulted in a 5.4% premium cost and a total budget of \$3.6 million. Primary considerations could be:

- HVAC chilled water system
- T8 energy efficient indirect light fixtures
- Enhanced rigid insulation for all exterior walls and roofs
- High reflective single ply roofing membrane
- High energy efficient insulated glazing (windows)
- Aluminum solar shading elements for all exposed windows
- Roof top day-light shafts
- Note: the cost savings for the on-site chilled water well to supply the chillers with pre-cooled water is not included in this analysis.

The total premium cost for the strategies listed above would be approximately 5.4% above the established base budget – equating to \$5.60 per square foot of additional cost.

To further explore the cost of sustainable technologies we would like to offer recognized statistics on the subject. In general, the cost to be “green” varies based on the extent of strategies utilized. A fully sustainable building would consider not only day lighting and shading, but would include appropriate site orientation, water efficiency, energy use, materials and resources, indoor air quality, and

other innovative technologies. Implementing green building strategies of this extent can lead to a 2-4% increase in construction costs, as compared to a building which was not designed with these criteria in mind. However, construction material and systems suppliers have recently introduced efficient products that have reduced costs.

Importantly, we can also design a highly efficient building without the LEED certification, which requires an extensive documentation and application process. In return for implementing sustainable strategies, we achieve a life cycle payback in a reduced time frame.

The basic premise is that the project design will implement a Green Building Program, to the fullest extent possible, with cost-effective strategies that will improve the workplace environment while reducing long term facility operational costs. Governmental buildings, in that respect, should be held to a higher standard and could be highly visible examples of Green Architecture; examples that encourage similar commitments by the private sector.

Conclusion and Recommendations:

The objective of this report is to conduct an analysis of the Sheriff's Office relative to their current and future space needs.

To undertake this project, we were able to apply our experience and background in the examination, planning and design of public safety facilities.

Questionnaires were created, distributed, completed and received from Sheriff's Office personnel.

The data obtained from the questionnaire responses was enhanced by team members conducting intensive and interactive interviews with command staff and members of the Sheriff's Office representing all areas and levels of service throughout the county.

We then applied this information to proprietary spatial standards to determine current need in year 2020 would equate to **76,765** square feet with an additional **4,828** square feet to meet additional demand for space in future years.

The projection for the department to meet its space needs until the year 2030 would be a total of **81,593** square feet.

In conclusion, we want to express our team's gratitude to Sheriff Rick Staly, Chief of Staff Mark Strobbridge, Commander Bob Weber and other employees with which we met and received their input and for their assistance without which this report would not have been possible.

On behalf of our team, we remain,

Sincerely yours,

A handwritten signature in black ink, appearing to read 'I. Stockton K. Reeves', followed by a large, stylized 'R'.

I. Stockton K. Reeves
Executive Director,
The Center for Public Safety, Inc.

Member of:

International Association of Law Enforcement Planners (IALEP)
Florida Emergency Preparedness Association (FEPA)
International Association of Emergency Managers (IAEM)
Florida Police Chiefs Association (FPCA)
Association of Public-Safety Communications Officials (APCO)



EXECUTIVE SUMMARY OF SPATIAL PROJECTIONS OPTION "A"



Program / Spatial Needs Assessment

Executive Summary

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	1.0	Public Access Areas	7,886	7,886	7,886
	2.0	Records	1,640	1,640	1,640
	3.0	Office of the Sheriff	6,429	7,000	7,000
	4.0	Investigative Services	11,114	13,171	13,171
	5.0	Organizational Services	6,457	6,686	6,686
	6.0	Information Technology	5,029	5,314	5,314
	7.0	Community Policing & District II	7,571	8,314	8,314
	8.0	Evidence	4,600	4,743	4,743
	9.0	Sally Port and K-9	10,120	10,173	10,173
	10.0	Training	3,086	3,360	3,360
	11.0	Facility Support Spaces	7,750	8,221	8,221

Executive Summary

CPS Project Number: 19-013

General Notes

Program / Spatial Needs Assessment

1.0 Public Access Areas

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>1.2: Space for history, awards and announcements</p> <p>1.6: Should have a sink</p> <p>1.7: Should have a secured door for SO personnel in the rear of the room</p> <p>1.10: Sized for 90 people in classroom seating or 150 people with no tables</p> <p>1.14: Space for volunteers and sized for 2-4 volunteers</p>	1.0	Public Access Areas			
	1.1	Public Lobby	600	---	---
	1.2	Display Area @ 20 SF each	(6) 120	---	---
	1.3	Public Restrooms @ 140 SF Each	(3) 420	---	---
	1.4	Public Information Desk	80	---	---
	1.5	Secure Interview / Fingerprint Room	140	---	---
	1.6	Secure Interview / Family / Victim / Bunk Room	220	---	---
	1.7	Press / Media Briefing Room	400	---	---
	1.8	Press / Media Room Storage	100	---	---
	1.9	Press / Media AV Room	140	---	---
	1.10	Community Meeting Room (CMR)	2,000	---	---
	1.11	CMR Food Prep Area & Pantry	480	---	---
	1.12	CMR AV Room	200	---	---
	1.13	CMR Multi-Purpose Storage @ 80 SF	(5) 400	---	---
	1.14	COPs Office	220	---	---

Program / Spatial Needs Assessment

1.0 Public Access Areas

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
1.15: Office and space for parents to register kids for activities 1.17: Office for 2-3 people 1.19: Office for 2-4 people 1.22: General allowance for space utilized for corridors, wall thickness, etc.	1.15	PAL Office	280	---	---
	1.16	PAL Storage	60	---	---
	1.17	SRD Office	200	---	---
	1.18	SRD Storage	20	---	---
	1.19	Community Outreach Office	220	---	---
	1.20	Community Outreach Storage	60	---	---
	1.21	Subtotal	5,520	---	---
	1.22	Efficiency Factor @ 30%	2,366	---	---
	1.23	Total	7,886	---	---
	1.24	Cumulative Totals		7,886	7,886

2.0 Records

CPS Project Number: 19-013

General Notes	
2.1:	Include one oversized window pass-through
2.10:	General allowance for space utilized for corridors, wall thickness, etc.

Program / Spatial Needs Assessment

3.0 Office of the Sheriff

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>3.1: Waiting area for 3-6 people.</p> <p>3.9: Conference space for 12-15 people.</p>	3.0	Office of the Sheriff			
	3.1	Waiting/Reception Area	220	---	---
	3.2	Administrative Assistant @ 120 SF Each	(2) 240	120	---
	3.3	Secured Storage	80	20	---
	3.4	Sheriff's Office	300	---	---
	3.5	Sheriff's Restroom/Shower	160	---	---
	3.6	Sheriff's Secured Storage	40	---	---
	3.7	Community Policing Chief's Office	280	---	---
	3.8	Command Staff Office @ 260 SF each	(4) 1,040	260	---
	3.9	Conference Room	340	---	---
	3.10	Conference Secured Storage	40	---	---
	3.11	Copy / Supply / Print	80	---	---
	3.12	Break / Coffee / Microwave Alcove	60	---	---
	3.14	Multipurpose Space	260	---	---
	3.15	Shredding Alcove	20	---	---
	3.16	Administrative Unisex Restroom	80	---	---

Program / Spatial Needs Assessment

3.0 Office of the Sheriff

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>3.22: Serves 1-2 people</p> <p>3.26: General allowance for space utilized for corridors, wall thickness, etc. This is a factor of the total square footage.</p>	3.17	General Counsel	180		
	3.18	Internal Affairs (IA)	160	---	---
	3.19	IA Secured Storage	40	---	---
	3.20	Professional Standards	140	---	---
	Public Affairs				
	3.21	Public Affairs Manager	160		
	3.22	Public Affairs Office	200	---	---
	3.23	Production Studio / Multipurpose Space	260	---	---
	3.24	Storage	120	---	---
	3.25	Subtotal	4,500	400	---
	3.26	Efficiency Factor @ 30%	1,929	171	---
	3.27	Total	6,429	571	---
	3.28	Cumulative Totals		7,000	7,000

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.1: Waiting area for 1-2 people.	4.0	Investigative Services			
		Administration			
	4.1	Waiting / Reception Space	140	---	---
	4.2	Administrative Assistant	120	---	---
	4.3	Secure Storage	40	---	---
	4.4	Break Alcove	60	---	---
	4.5	Copy / Supply / Print Alcove	80	---	---
	4.6	Staff Restroom	80	---	---
	4.7	Conference Room	300	---	---
	4.8	Conference Room Storage	40	---	---
	4.9	Command Office	260	---	---
		Homeland Security			
	4.10	Waiting / Reception Space	120	---	---
	4.11	Break Alcove	40	---	---

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.13: Should have access to RTCC 4.15: Office for 2-3 people 4.17: Located off the main lobby 4.18: Office for 2-3 people 4.20: Office for 1-2 analysts 4.21: Should have proximity to crime analytics	4.12	Print / Copy / Supply Alcove	80	---	---
	4.13	Intelligence Unit Director	180	---	---
	4.14	Intelligence Dir. Secured Storage	60	---	---
	4.15	Intelligence Unit Shared Office	240	---	---
	4.16	Intelligence Unit Storage	300	---	---
	4.17	Community Outreach	0	---	---
	4.18	Problem Area Crime Enforcement / PACE Office	240	---	---
	4.19	Crime Prevention Office	160	---	---
	4.20	Predictive Crime Analytics	180	---	---
	4.21	CJIS Office	180	---	---
	4.22	Cyber Crimes / ICAC / Lab	340	---	---
	4.23	Cyber Crimes / ICAC Storage	60	---	---
	Real Time Crime Center (RTCC)				
	4.24	Waiting / Space	120	---	---
4.25: Designed to hold 10	4.25	RTCC at 120 SF Each	(10) 1,200	---	---

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	4.26	RTCC Supervisor Office	200	---	---
	4.27	RTCC IT / AV Room	240	---	---
	4.28	RTCC Storage	80	---	---
	4.29	RTCC Break Out / Conference Room	280	---	---
	4.30	RTCC Break Out Room Storage	20	---	---
	4.31	RTCC Break Alcove	40	---	---
	4.32	RTCC Restroom	80	---	---
	4.33	RTCC Print / Copy / Supply Alcove	60	---	---
	Youth Services				
	4.34	School Resource Deputies	0	---	---
4.34: Located off main lobby	4.35	School Crossing Guards	160	---	---
4.35: Office for 1-2 persons	4.36	EOD / K-9 Office (K-9s off Sally Port)	220	---	---
4.36: Located off Sally Port	Criminal Investigations (CI)				
4.37: Need exterior access for this space	4.37	Waiting / Reception Space	120	---	---

4.0 Investigative Services

CPS Project Number: 19-013

General Notes		Space Designation		Space Requirements (square feet)			
		No.	Space Function	YEAR: 2020		YEAR: 2030	
4.43: Workstations @ 64 SF each.	4.38	Administrative Assistant		120		---	---
	4.39	Admin. Asst Secured Storage		40		---	---
	4.40	CI Supervisor Office		240		---	---
	4.41	CI Sgt. Office @ 180 SF Each		180		180	---
	4.42	CI Corporal Office @ 160 SF Each		160		160	---
	4.43	Detectives Bullpen @ 100 SF Each	(7)	700	(3)	300	---
	4.44	Conference Room		280		---	---
	4.45	Conference Room Secured Storage		40		---	---
	4.46	Family / Victim Waiting / Interview		140		---	---
	4.47	Secure Interview Rm @ 100 SF Each	(3)	300	(1)	100	---
	4.48	Interview Room Restroom		80		---	---
	4.49	CI Tech Work Space & Storage		260		---	---
	4.50	CI Equipment & Storage		180		---	---
	4.51	CI Restroom		80		---	---
	4.52	CI Task Force Office		160		---	---
	4.53	General Assignment (GI) Bullpen @ 100 SF Each	(7)	700	(2)	200	---
	4.49: Include faraday cage						

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.60: General allowance for space utilized for corridors, wall thickness, etc.	4.54	GI Financial Crimes Office	160	---	---
	4.55	Major Cases (MC) Bullpen @ 100 SF Each	(9) 900	(5) 500	---
	4.56	MC Special Victim's Office @ 140 SF each	(2) 280	---	---
	4.57	Break Alcove	40	---	---
	4.58	Copy / Print / Supply Alcove	80	---	---
	4.59	Subtotal	7,780	1,440	---
	4.60	Efficiency Factor @ 30%	3,334	617	---
	4.61	Total	11,114	2,057	---
	4.62	Cumulative Totals		13,171	13,171

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.1: Seats 1-2 people	5.0	Organizational Services			
		Administration			
	5.1	Waiting / Reception Space	140	---	---
	5.2	Administrative Assistant	120	---	---
	5.3	Secure Storage	40	---	---
	5.4	Break Alcove	60	---	---
	5.5	Copy / Supply / Print Alcove	80	---	---
	5.6	Staff Restroom	80	---	---
	5.7	Conference Room	300	---	---
	5.8	Conference Room Storage	40	---	---
5.10: Office for 1-2	5.9	Multipurpose Office / Space	220	---	---
		Business Services			
	5.10	Budgets and Grants Office	200	---	---
	5.11	Budgets and Grants Storage	40	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>5.18: Unit will stay at current location</p> <p>5.22: Exterior space calculated at 1/2 total square footage.</p>	5.12	AP / AR Director's Office	220	---	---
	5.13	Accounts Payable / Receivable (AP/AR) Workspace at 80 SF Each	(4) 320	(2) 160	---
	5.14	Payroll Office	160	---	---
	5.15	Payroll Secured Space / Storage	120	---	---
	5.16	Fleet Services Office	160	---	---
	5.17	Building Maintenance Office	160	---	---
	Management Services				
	5.18	Communications	0	---	---
	5.19	Records (See Section 2.0)	0	---	---
	5.20	Emergency Operations (EO) Office	180	---	---
	5.21	EO Office Secured Storage	40	---	---
	5.22	Purchasing Loading Dock (20' X 12') Shipping & Receiving Space	120	---	---
	5.23	Purchasing / Workspace / Storage	1,000	---	---
	5.24	Purchasing Office	200	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.26: Associate with Purchasing	5.25	Purchasing Restroom	80	---	---
	5.26	Fleet Services Office	180	---	---
	5.27	Fleet Services Secured Storage	40	---	---
5.28: Office for 2-3 people	Volunteer Services				
	5.28	Reserves Office	180	---	---
	5.29	Reserves Office Secured Storage	40	---	---
	5.30	COPS (off Lobby)	0	---	---
	5.31	Chaplain's Office	140	---	---
	5.32	Chaplain Secured Storage	20	---	---
	5.33	CISM Office	120	---	---
	5.34	Senior Crimes Office	120	---	---
	5.35	Volunteer Services Manager	160	---	---
	5.36	Volunteer Services Man. Storage	20	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.38: General allowance for space utilized for corridors, wall thickness, etc.	5.37	Subtotal	4,520	160	---
	5.38	Efficiency Factor @ 30%	1,937	69	---
	5.39	Total	6,457	229	---
	5.40	Cumulative Totals		6,686	6,686

Program / Spatial Needs Assessment

6.0 Information Technology

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	6.0	Information Technology			
6.1: Needs exterior access & associate with purchasing exterior access	6.1	Waiting / Reception Space	120	---	---
	6.2	Administrative Assistant	120	---	---
	6.3	Admin Secure Storage	40	---	---
	6.4	Break Alcove	60	---	---
	6.5	Copy / Supply / Print Alcove	80	---	---
	6.6	Staff Restroom	80	---	---
	6.7	Conference Room	300	---	---
	6.8	Conference Room Storage	40	---	---
	6.9	CIO Office	260	---	---
	6.10	IT Director Office	220	---	---
	6.11	Radio / CAD Manager Office	160	---	---
	6.12	Radio Room	260	---	---
	6.13	GIS Office with Workspaces @ 100 SF Each	(8) 800	(2) 200	---
	6.14	GIS Storage and Work Area	300	---	---
6.13- 6.14: Locate adjacent to each other.					

Program / Spatial Needs Assessment

6.0 Information Technology

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
6.18: General allowance for space utilized for corridors, wall thickness, etc.	6.15	Equipment Storage & Workspace	340	---	---
	6.16	IT Production / Work / Storage	340	---	---
	6.17	Subtotal	3,520	200	---
	6.18	Efficiency Factor @ 30%	1,509	86	---
	6.19	Total	5,029	286	---
	6.20	Cumulative Totals		5,314	5,314

7.0 Community Policing & District II

Flagler County Sheriff's Office
Flagler County, Florida
 CPS Project Number: 19-013

General Notes	
7.1: Space for 1-3 people	
7.7: Include a sink	

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.0	Community Policing & District II			
	Administration			
7.1	Waiting / Reception Space	140	---	---
7.2	Administrative Assistant	120	---	---
7.3	Secure Storage	40	---	---
7.4	Break Alcove	60	---	---
7.5	Copy / Supply / Print Alcove	80	---	---
7.6	Staff Restroom	80	---	---
7.7	Conference Room	300	---	---
7.8	Conference Room Storage	40	---	---
7.9	D2 Commander's Office	260	---	---
7.10	Multipurpose Office / Space	240	---	---
7.11	Special Events Office	160	---	---

Program / Spatial Needs Assessment

7.0 Community Policing & District II

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.20: Accommodate 12-14 people.		District 2			
	7.12	Waiting / Reception Space	120	---	---
	7.13	D2 Administrative Assistant	120	---	---
	7.14	Administrative Assistant Storage	20	---	---
	7.15	Command 1 Office	220	---	---
	7.16	Command 2 Office	220	---	---
	7.17	Break Alcove	60	---	---
	7.18	Copy / Print / Supply Alcove	80	---	---
	7.19	Staff Restroom	80	---	---
	7.20	Muster / Roll Call / Training	500	---	---
	7.21	Muster / Roll Call / Training AV	120	---	---
	7.22	Muster / Roll Call / Training Storage	60	---	---
	7.23	Equipment Storage	200	---	---
	7.24	Open Work Area / Report Writing	360	---	---
	7.25	Watch Commander Office @ 200 SF Each	(2) 400	(1) 200	---

Program / Spatial Needs Assessment

7.0 Community Policing & District II

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.32: General allowance for space utilized for corridors, wall thickness, etc.	7.26	Sgt. Office at 160 SF Each	(4) 640	(2) 320	---
	7.27	Secure Interview Room @ 100 SF Each	(2) 200	---	---
	7.28	Interview Room Restroom	80	---	---
	7.29	Traffic and Motor Office	160	---	---
	7.30	Bike Patrol Office	140	---	---
	7.31	Subtotal	5,300	520	---
	7.32	Efficiency Factor @ 30%	2,271	223	---
	7.33	Total	7,571	743	---
	7.34	Cumulative Totals		8,314	8,314

Program / Spatial Needs Assessment

8.0 Evidence

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	8.0	Evidence			
8.2: Evidence back to public in lobby 8.3: Vent to the exterior	8.1	Evidence Bag / Tag / Drop	140	---	---
	8.2	Evidence Retrieval / Viewing Space	120	---	---
	8.3	Drying Racks / Room	140	---	---
	8.4	Evidence Manager Office	180	---	---
	8.5	Evidence Manager Storage	20	---	---
	8.6	Evidence Workstation @ 100 SF Each	(3) 300	(1) 100	---
	8.7	Break Alcove	40	---	---
	8.8	Print / Copy / Supply Alcove	40	---	---
	8.9	Unisex Restroom	80	---	---
	8.10	Evidence Lab and Storage	440	---	---
	8.11	Bulk Materials Storage	1,200	---	---
	8.12	Cash / Valuables Vault	60	---	---
	8.13	Weapons Vault	100	---	---
	8.14	Narcotics Vault	100	---	---

Program / Spatial Needs Assessment

8.0 Evidence

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
8.15: Locate off exterior access	8.15	Temporary Evidence Storage @ 40 SF Each	(2) 80	---	---
8.16: Locate outside of facility	8.16	Evidence Disposal Staging Area	80	---	---
	8.17	Flammable / Hazmat / Biohazard Storage	100	---	---
8.18: Fenced outside area	8.18	Fenced Impound Lot for 6-8 Vehicles	0	---	---
	8.19	Subtotal	3,220	100	---
8.20: General allowance for space utilized for corridors, wall thickness, etc.	8.20	Efficiency Factor @ 30%	1,380	43	---
	8.21	Total	4,600	143	---
	8.22	Cumulative Totals		4,743	4,743

Program / Spatial Needs Assessment

9.0 Sally Port and K-9

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
9.1: Space for 4 vehicles 9.4: At least one bay with a vehicle lift	9.0	Sally Port and K-9			
		Sally Port			
	9.1	Vehicle Sally Port / 4 Vehicles	1,600	---	---
	9.2	Equipment / Traffic Storage	600	---	---
	9.3	Ice Maker Vestibule	30	---	---
	9.4	Evidence Vehicle Bay @ 600 SF Each	(3) 1,800	---	---
	9.5	Rolling Assets / Command Vehicle	2,000	---	---
	9.6	Bike and Bulk Storage	500	---	---
		K-9 Space / Runs			
	9.7	K-9 Kennels @ 40 SF Each	(5) 200	(1) 40	---
9.7: One run should include wash-down space 9.8: Calculated at 1/2 SF	9.8	Exterior Dog Run @ 120 SF Each	(2) 120	---	---
	9.9	Training / EOD / Equipment Storage	140	---	---
	9.10	Tactical Turnout Room and Storage	600	---	---
9.10: Needs access to the exterior					

Program / Spatial Needs Assessment

9.0 Sally Port and K-9

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
9.15: General allowance for space utilized for corridors, wall thickness, etc.	9.11	Crime Stoppers	160	---	---
	9.12	Crime Stoppers Secured Storage	20	---	---
	9.13	Honor Guard Office & Storage	120	---	---
	9.14	Subtotal	7,590	40	---
	9.15	Efficiency Factor @ 25%	2,530	13	---
	9.16	Total	10,120	53	---
	9.17	Cumulative Totals		10,173	10,173

10.0 Training

Flagler County Sheriff's Office
Flagler County, Florida
 CPS Project Number: 19-013

General Notes		Space Designation		Space Requirements (square feet)		
		No.	Space Function	YEAR: 2020		YEAR: 2030
10.1: Waiting for 1-2 people <						

Program / Spatial Needs Assessment

10.0 Training

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
10.17: General allowance for space utilized for corridors, wall thickness, etc.		Training			
	10.14	Training Supervisor Office	180	---	---
	10.15	Training / FTO / Work Space @ 64 SF Each	(2) 128	(1) 64	---
	10.16	Subtotal	2,160	192	---
	10.17	Efficiency Factor @ 30%	926	82	---
	10.18	Total	3,086	274	---
	10.19	Cumulative Totals		3,360	3,360

Program / Spatial Needs Assessment

11.0 Facility Support Spaces

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
Needs exterior access	11.0	Facility Support Spaces			
	11.1	Physical Agility	1,000	---	---
	11.2	Defensive Tactics (DT) Lab	500	---	---
	11.3	Physical Agility / DT Lab Storage	260	---	---
	11.4	Male Lockers @ 11 SF Each	(60) 660	(20) 220	---
	11.5	Male Showers @ 120 SF Each	(3) 360	---	---
	11.6	Male Restrooms @ 180 SF Each	(2) 360	---	---
	11.7	Female Lockers @ 11 SF Each	(15) 165	(10) 110	---
	11.8	Female Restrooms @ 180 SF Each	(2) 360	---	---
	11.9	Female Showers @ 120 SF Each	(2) 240	---	---
	11.10	Staff Central Break Room / Food Prep / Vending	440	---	---
	11.11	Pantry / Dry Goods / Storage	100	---	---
	11.12	Destress / Female Privacy Space	180	---	---
	11.13	Family Restroom & Shower	240	---	---
	11.12:	Includes four (4) lockers, sink and small fridge.			

Program / Spatial Needs Assessment

11.0 Facility Support Spaces

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>11.17: Should be located on an exterior wall with a blast baffle panel</p> <p>11.19: General allowance for space utilized for corridors, wall thickness, etc.</p>	11.14	Armory Vestibule	40	---	---
	11.15	Armory Weapons Cleaning and Repair	160	---	---
	11.16	Armory Weapons Storage	180	---	---
	11.17	Armory Ammunition & Chemical Munitions	180	---	---
	11.18	Subtotal	5,425	330	---
	11.19	Efficiency Factor @ 30%	2,325	141	---
	11.20	Total	7,750	471	---
	11.21	Cumulative Totals		8,221	8,221

Program / Spatial Needs Assessment

12.0 Facility Functional Spaces

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>12.8: Calculated at 1/2 total square footage.</p> <p>12.10: Calculated at 1/2 total square footage.</p> <p>12.13: General allowance for space utilized for corridors, wall thickness, etc.</p>	12.0	Facility Functional Spaces			
	12.1	Mechanical Room	500	---	---
	12.2	Electrical Room	360	---	---
	12.3	Telecomm Demark Room	100	---	---
	12.4	Telecomm Hub @ 80 SF Each	(2) 160	---	---
	12.5	UPS Room	180	---	---
	12.6	Exterior Maintenance Room	180	---	---
	12.7	Interior Maintenance Room	160	---	---
	12.8	Emergency Generator / Fuel Enclosure	800	---	---
	12.9	Emergency Gen. Equip. & Supply	140	---	---
	12.10	Chiller Enclosure	800	---	---
	12.11	Janitor's Closets at 80 SF Each	(3) 240	---	---
	12.12	Subtotal	3,620	---	---
	12.13	Efficiency Factor @ 25%	1,207	---	---

Program / Spatial Needs Assessment

12.0 Facility Functional Spaces

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	12.14	Total	4,827	---	---
	12.15	Cumulative Totals		4,827	4,827



EXECUTIVE SUMMARY OF SPATIAL PROJECTIONS OPTION "B"



Program / Spatial Needs Assessment

Executive Summary

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	1.0	Public Access Areas	8,743	8,743	8,743
	2.0	Records	1,514	1,514	1,514
	3.0	Office of the Sheriff	6,286	6,686	6,686
	4.0	Investigative Services	15,800	17,429	17,429
	5.0	Organizational Services	6,857	6,971	6,971
	6.0	Information Technology	2,571	2,571	2,571
	7.0	Community Policing & District II	6,657	6,943	6,943
	8.0	Evidence	4,543	4,543	4,543
	9.0	Sally Port and K-9	7,293	7,347	7,347
	10.0	Training	2,800	3,074	3,074
	11.0	Facility Support Spaces	7,750	8,221	8,221

Program / Spatial Needs Assessment

Executive Summary

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
12.0	Facility Functional Spaces	4,827	4,827	4,827
	Total	75,641	78,869	78,869

Program / Spatial Needs Assessment

1.0 Public Access Areas

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>1.2: Space for history, awards and announcements</p> <p>1.6: Should have a sink</p> <p>1.7: Should have a secured door for SO personnel in the rear of the room</p> <p>1.10: Sized for 90 people in classroom seating or 150 people with no tables</p> <p>1.14: Space for volunteers and sized for 2-4 volunteers</p>	1.0	Public Access Areas			
	1.1	Public Lobby	600	---	---
	1.2	Display Area @ 20 SF each	(5) 100	---	---
	1.3	Public Restrooms @ 140 SF Each	(3) 420	---	---
	1.4	Public Information Desk	80	---	---
	1.5	Secure Interview / Fingerprint Room	120	---	---
	1.6	Secure Interview / Family / Victim / Bunk Room	200	---	---
	1.7	Press / Media Briefing Room	400	---	---
	1.8	Press / Media Room Storage	100	---	---
	1.9	Press / Media AV Room	120	---	---
	1.10	Community Meeting Room (CMR)	2,000	---	---
	1.11	CMR Food Prep Area & Pantry	400	---	---
	1.12	CMR AV Room	180	---	---
	1.13	CMR Multi-Purpose Storage @ 80 SF	(5) 400	---	---
	1.14	COPs Office	200	---	---

Program / Spatial Needs Assessment

1.0 Public Access Areas

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
1.15: Office and space for parents to register kids for activities 1.17: Office for 2-3 people 1.19: Office for 2-4 people 1.22: General allowance for space utilized for corridors, wall thickness, etc.	1.15	PAL Office	260	---	---
	1.16	PAL Storage	60	---	---
	1.17	SRD Office	200	---	---
	1.18	SRD Storage	20	---	---
	1.19	Community Outreach Office	200	---	---
	1.20	Community Outreach Storage	60	---	---
	1.21	Subtotal	6,120	---	---
	1.22	Efficiency Factor @ 30%	2,623	---	---
	1.23	Total	8,743	---	---
	1.24	Cumulative Totals		8,743	8,743

Program / Spatial Needs Assessment

2.0 Records

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes		Space Designation		Space Requirements (square feet)					
		No.	Space Function	YEAR: 2020		YEAR: 2030		YEAR: 2040	
2.1: Include one oversized window pass-through		2.0	Records						
		2.1	Records Windows	(4)	(80)	---		---	
		2.2	Records Clerk Workstations at 48 SF Each	(5)	240	(1)	48		
		2.3	Records Storage		380	---		---	
		2.4	Records Supervisor		180	---		---	
		2.5	Supervisor Secured Storage		40	---		---	
		2.6	Records Unisex Restroom		80	---		---	
		2.7	Break Alcove		60	---		---	
		2.8	Copy / Print / Supply Alcove		80	---		---	
		2.9	Subtotal		1,060	---		---	
		2.10	Efficiency Factor at 30%		454	---		---	
		2.10: General allowance for space utilized for corridors, wall thickness, etc.		2.11	Total	1,514		---	
2.12	Cumulative Totals					1,514		1,514	

Program / Spatial Needs Assessment

3.0 Office of the Sheriff

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>3.1: Waiting area for 3-6 people.</p> <p>3.9: Conference space for 12-15 people.</p>	3.0	Office of the Sheriff			
	3.1	Waiting/Reception Area	200	---	---
	3.2	Administrative Assistant @ 100 SF Each	(2) 200	---	---
	3.3	Secured Storage	80	20	---
	3.4	Sheriff's Office	300	---	---
	3.5	Sheriff's Restroom/Shower	160	---	---
	3.6	Sheriff's Secured Storage	40	---	---
	3.7	Community Policing Chief's Office	260	---	---
	3.8	Command Staff Office @ 260 SF each	(4) 1,040	260	---
	3.9	Conference Room	320	---	---
	3.10	Conference Secured Storage	40	---	---
	3.11	Copy / Supply / Print	80	---	---
	3.12	Break / Coffee / Microwave Alcove	60	---	---
	3.14	Multipurpose Space	260	---	---
	3.15	Shredding Alcove	20	---	---
	3.16	Administrative Unisex Restroom	80	---	---

Program / Spatial Needs Assessment

3.0 Office of the Sheriff

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>3.22: Serves 1-2 people</p> <p>3.26: General allowance for space utilized for corridors, wall thickness, etc. This is a factor of the total square footage.</p>	3.17	General Counsel	180		
	3.18	Internal Affairs (IA)	160	---	---
	3.19	IA Secured Storage	40	---	---
	3.20	Professional Standards	140	---	---
	Public Affairs				
	3.21	Public Affairs Manager	160		
	3.22	Public Affairs Office	200	---	---
	3.23	Production Studio / Multipurpose Space	260	---	---
	3.24	Storage	120	---	---
	3.25	Subtotal	4,400	280	---
	3.26	Efficiency Factor @ 30%	1,886	120	---
	3.27	Total	6,286	400	---
	3.28	Cumulative Totals		6,686	6,686

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.1: Waiting area for 1-2 people.	4.0	Investigative Services			
		Administration			
	4.1	Waiting / Reception Space	120	---	---
	4.2	Administrative Assistant	100	---	---
	4.3	Secure Storage	40	---	---
	4.4	Break Alcove	60	---	---
	4.5	Copy / Supply / Print Alcove	80	---	---
	4.6	Staff Restroom	80	---	---
	4.7	Conference Room	280	---	---
	4.8	Conference Room Storage	40	---	---
	4.9	Command Office	260	---	---
		Homeland Security			
	4.10	Waiting / Reception Space	120	---	---
	4.11	Break Alcove	40	---	---

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.13: Should have access to RTCC 4.15: Office for 2-3 people 4.17: Located off the main lobby 4.18: Office for 2-3 people 4.20: Office for 1-2 analysts 4.21: Should have proximity to crime analytics	4.12	Print / Copy / Supply Alcove	80	---	---
	4.13	Intelligence Unit Director	180	---	---
	4.14	Intelligence Dir. Secured Storage	60	---	---
	4.15	Intelligence Unit Shared Office	240	---	---
	4.16	Intelligence Unit Storage	300	---	---
	4.17	Community Outreach	0	---	---
	4.18	Problem Area Crime Enforcement / PACE Office	240	---	---
	4.19	Crime Prevention Office	160	---	---
	4.20	Predictive Crime Analytics	180	---	---
	4.21	CJIS Office	180	---	---
	4.22	Cyber Crimes / ICAC / Lab	340	---	---
	4.23	Cyber Crimes / ICAC Storage	60	---	---
	Real Time Crime Center (RTCC)				
	4.24	Waiting / Space	120	---	---
4.25: Designed to hold 10	4.25	RTCC at 120 SF Each	(10) 1,200	---	---

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	4.26	RTCC Supervisor Office	180	---	---
	4.27	RTCC IT / AV Room	200	---	---
	4.28	RTCC Storage	80	---	---
	4.29	RTCC Break Out / Conference Room	280	---	---
	4.30	RTCC Break Out Room Storage	20	---	---
	4.31	RTCC Break Alcove	40	---	---
	4.32	RTCC Restroom	80	---	---
	4.33	RTCC Print / Copy / Supply Alcove	60	---	---
	Youth Services				
	4.34	School Resource Deputies	0	---	---
4.34: Located off main lobby	4.35	School Crossing Guards	160	---	---
4.35: Office for 1-2 persons	4.36	EOD / K-9 Office (K-9s off Sally Port)	200	---	---
4.36: Located off Sally Port	Criminal Investigations (CI)				
4.37: Need exterior access for this space	4.37	Waiting / Reception Space	120	---	---

4.0 Investigative Services

CPS Project Number: 19-013

General Notes		Space Designation		Space Requirements (square feet)			
		No.	Space Function	YEAR: 2020		YEAR: 2030	
4.43: Workstations @ 64 SF each.	4.38	Administrative Assistant		100		---	---
	4.39	Admin. Asst Secured Storage		40		---	---
	4.40	CI Supervisor Office		240		---	---
	4.41	CI Sgt. Office @ 180 SF Each		180		180	---
	4.42	CI Corporal Office @ 160 SF Each		160		160	---
	4.43	Detectives Bullpen @ 100 SF Each	(7)	700	(2)	200	---
	4.44	Conference Room		260		---	---
	4.45	Conference Room Secured Storage		40		---	---
	4.46	Family / Victim Waiting / Interview		140		---	---
	4.47	Secure Interview Rm @ 100 SF Each	(3)	300	(1)	100	---
	4.48	Interview Room Restroom		80		---	---
	4.49	CI Tech Work Space & Storage		260		---	---
	4.50	CI Equipment & Storage		180		---	---
	4.51	CI Restroom		80		---	---
	4.52	CI Task Force Office		160		---	---
	4.53	General Assignment (GI) Bullpen @ 100 SF Each	(7)	700	(2)	200	---
	4.49: Include faraday cage						

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.60: General allowance for space utilized for corridors, wall thickness, etc.	4.54	GI Financial Crimes Office	160	---	---
	4.55	Major Cases (MC) Bullpen @ 100 SF Each	(9) 900	(3) 300	---
	4.56	MC Special Victim's Office @ 140 SF each	(2) 280	---	---
	4.57	Break Alcove	40	---	---
	4.58	Copy / Print / Supply Alcove	80	---	---
	4.59	Subtotal	11,060	1,140	---
	4.60	Efficiency Factor @ 30%	4,740	489	---
	4.61	Total	15,800	1,629	---
	4.62	Cumulative Totals		17,429	17,429

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.1: Seats 1-2 people	5.0	Organizational Services			
		Administration			
	5.1	Waiting / Reception Space	120	---	---
	5.2	Administrative Assistant	100	---	---
	5.3	Secure Storage	40	---	---
	5.4	Break Alcove	60	---	---
	5.5	Copy / Supply / Print Alcove	80	---	---
	5.6	Staff Restroom	80	---	---
	5.7	Conference Room	280	---	---
	5.8	Conference Room Storage	40	---	---
	5.9	Multipurpose Office / Space	200	---	---
		Business Services			
	5.10	Budgets and Grants Office	180	---	---
	5.11	Budgets and Grants Storage	40	---	---
5.10: Office for 1-2					

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>5.18: Unit will stay at current location</p> <p>5.22: Exterior space calculated at 1/2 total square footage.</p>	5.12	AP / AR Director's Office	200	---	---
	5.13	Accounts Payable / Receivable (AP/AR) Workspace at 80 SF Each	(4) 320	80	---
	5.14	Payroll Office	140	---	---
	5.15	Payroll Secured Space / Storage	120	---	---
	5.16	Fleet Services Office	140	---	---
	5.17	Building Maintenance Office	140	---	---
	Management Services				
	5.18	Communications	0	---	---
	5.19	Records (See Section 2.0)	0	---	---
	5.20	Emergency Operations (EO) Office	180	---	---
	5.21	EO Office Secured Storage	40	---	---
	5.22	Purchasing Loading Dock (20' X 12') Shipping & Receiving Space	120	---	---
	5.23	Purchasing / Workspace / Storage	1,000	---	---
	5.24	Purchasing Office	160	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.26: Associate with Purchasing	5.25	Purchasing Restroom	80	---	---
	5.26	Fleet Services Office	160	---	---
	5.27	Fleet Services Secured Storage	40	---	---
5.28: Office for 2-3 people	Volunteer Services				
	5.28	Reserves Office	160	---	---
	5.29	Reserves Office Secured Storage	20	---	---
	5.30	COPS (off Lobby)	0	---	---
	5.31	Chaplain's Office	120	---	---
	5.32	Chaplain Secured Storage	20	---	---
	5.33	CISM Office	120	---	---
	5.34	Senior Crimes Office	120	---	---
	5.35	Volunteer Services Manager	160	---	---
	5.36	Volunteer Services Man. Storage	20	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.38: General allowance for space utilized for corridors, wall thickness, etc.	5.37	Subtotal	4,800	80	---
	5.38	Efficiency Factor @ 30%	2,057	34	---
	5.39	Total	6,857	114	---
	5.40	Cumulative Totals		6,971	6,971

6.0 Information Technology

Flagler County Sheriff's Office
Flagler County, Florida
 CPS Project Number: 19-013

General Notes		Space Designation		Space Requirements (square feet)		
		No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<div>6.1: Needs exterior access & associate with purchasing exterior access</div> <div>6.9-6.10: Locate adjacent to each other.</div>		6.0	Information Technology			
		6.1	Waiting / Reception Space	120	---	---
		6.2	Administrative Assistant	100	---	---
		6.3	Admin Secure Storage	20	---	---
		6.4	Break Alcove	60	---	---
		6.5	Copy / Supply / Print Alcove	80	---	---
		6.6	Staff Restroom	80	---	---
		6.7	CIO Office	240	---	---
		6.8	IT Director Office	200	---	---
		6.9	GIS Office with Workspaces @ 100 SF Each	(4) 400	---	---
		6.10	GIS Storage and Work Area	100	---	---
		6.11	Equipment Storage & Workspace	200	---	---
		6.12	IT Production / Work / Storage	200	---	---

Program / Spatial Needs Assessment

6.0 Information Technology

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
6.14: General allowance for space utilized for corridors, wall thickness, etc.	6.13	Subtotal	1,800	0	---
	6.14	Efficiency Factor @ 30%	771	0	---
	6.15	Total	2,571	0	---
	6.16	Cumulative Totals		2,571	2,571

7.0 Community Policing & District II

Flagler County Sheriff's Office
Flagler County, Florida
 CPS Project Number: 19-013

General Notes	
<div>7.1: Space for 1-3 people</div> <div>7.7: Include a sink</div>	

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.0	Community Policing & District II			
	Administration			
7.1	Waiting / Reception Space	120	---	---
7.2	Administrative Assistant	100	---	---
7.3	Secure Storage	20	---	---
7.4	Break Alcove	60	---	---
7.5	Copy / Supply / Print Alcove	80	---	---
7.6	Staff Restroom	80	---	---
7.7	Conference Room	240	---	---
7.8	Conference Room Storage	20	---	---
7.9	D2 Commander's Office	240	---	---
7.10	Multipurpose Office / Space	220	---	---
7.11	Special Events Office	160	---	---

Program / Spatial Needs Assessment

7.0 Community Policing & District II

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.19: Accommodate 12-14 people.		District 2			
	7.12	Waiting / Reception Space	120	---	---
	7.13	D2 Administrative Assistant	100	---	---
	7.14	Administrative Assistant Storage	20	---	---
	7.15	Command 1 Office	220	---	---
	7.16	Break Alcove	60	---	---
	7.17	Copy / Print / Supply Alcove	80	---	---
	7.18	Staff Restroom	80	---	---
	7.19	Muster / Roll Call / Training	400	---	---
	7.20	Muster / Roll Call / Training AV	100	---	---
	7.21	Muster / Roll Call / Training Storage	40	---	---
	7.22	Equipment Storage	180	---	---
	7.23	Open Work Area / Report Writing	320	---	---
	7.24	Watch Commander Office @ 200 SF Each	(2) 400	(1) 200	---
	7.25	Sgt. Office at 160 SF Each	(4) 640	---	---

Program / Spatial Needs Assessment

7.0 Community Policing & District II

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.31: General allowance for space utilized for corridors, wall thickness, etc.	7.26	Secure Interview Room @ 100 SF Each	(2) 200	---	---
	7.27	Interview Room Restroom	80	---	---
	7.28	Traffic and Motor Office	140	---	---
	7.29	Bike Patrol Office	140	---	---
	7.30	Subtotal	4,660	200	---
	7.31	Efficiency Factor @ 30%	1,997	86	---
	7.32	Total	6,657	286	---
	7.33	Cumulative Totals		6,943	6,943

Program / Spatial Needs Assessment

8.0 Evidence

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	8.0	Evidence			
8.2: Evidence back to public in lobby 8.3: Vent to the exterior	8.1	Evidence Bag / Tag / Drop	140	---	---
	8.2	Evidence Retrieval / Viewing Space	120	---	---
	8.3	Drying Racks / Room	140	---	---
	8.4	Evidence Manager Office	160	---	---
	8.5	Evidence Manager Storage	20	---	---
	8.6	Evidence Workstation @ 100 SF Each	(3) 300	---	---
	8.7	Break Alcove	40	---	---
	8.8	Print / Copy / Supply Alcove	40	---	---
	8.9	Unisex Restroom	80	---	---
	8.10	Evidence Lab and Storage	440	---	---
	8.11	Bulk Materials Storage	1,200	---	---
	8.12	Cash / Valuables Vault	40	---	---
	8.13	Weapons Vault	100	---	---
	8.14	Narcotics Vault	100	---	---

Program / Spatial Needs Assessment

8.0 Evidence

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
8.15: Locate off exterior access 8.16: Locate outside of facility 8.18: Fenced outside area 8.20: General allowance for space utilized for corridors, wall thickness, etc.	8.15	Temporary Evidence Storage @ 40 SF Each	(2) 80	---	---
	8.16	Evidence Disposal Staging Area	80	---	---
	8.17	Flammable / Hazmat / Biohazard Storage	100	---	---
	8.18	Fenced Impound Lot for 6-8 Vehicles	0	---	---
	8.19	Subtotal	3,180	0	---
	8.20	Efficiency Factor @ 30%	1,363	0	---
	8.21	Total	4,543	0	---
	8.22	Cumulative Totals		4,543	4,543

9.0 Sally Port and K-9

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
9.1: Space for 4 vehicles 9.4: At least one bay with a vehicle lift 9.6: One run should include wash-down space 9.7: Calculated at 1/2 SF 9.9: Needs access to the exterior	9.0	Sally Port and K-9			
		Sally Port			
	9.1	Vehicle Sally Port / 4 Vehicles	1,600	---	---
	9.2	Equipment / Traffic Storage	400	---	---
	9.3	Ice Maker Vestibule	30	---	---
	9.4	Evidence Vehicle Bay @ 600 SF Each	(3) 1,800	---	---
	9.5	Bike and Bulk Storage	400	---	---
		K-9 Space / Runs			
	9.6	K-9 Kennels @ 40 SF Each	(5) 200	(1) 40	---
	9.7	Exterior Dog Run @ 120 SF Each	(2) 120	---	---
	9.8	Training / EOD / Equipment Storage	120	---	---
	9.9	Tactical Turnout Room and Storage	500	---	---

9.0 Sally Port and K-9

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
9.14: General allowance for space utilized for corridors, wall thickness, etc.	9.10	Crime Stoppers	160	---	---
	9.11	Crime Stoppers Secured Storage	20	---	---
	9.12	Honor Guard Office & Storage	120	---	---
	9.13	Subtotal	5,470	40	---
	9.14	Efficiency Factor @ 25%	1,823	13	---
	9.15	Total	7,293	53	---
	9.16	Cumulative Totals		7,347	7,347

10.0 Training

CPS Project Number: 19-013

General Notes
10.1: Waiting for 1-2 people
10.6: Office for 1-2 people

Program / Spatial Needs Assessment

10.0 Training

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
10.17: General allowance for space utilized for corridors, wall thickness, etc.		Training			
	10.14	Training Supervisor Office	160	---	---
	10.15	Training / FTO / Work Space @ 64 SF Each	(2) 128	(1) 64	---
	10.16	Subtotal	1,960	192	---
	10.17	Efficiency Factor @ 30%	840	82	---
	10.18	Total	2,800	274	---
	10.19	Cumulative Totals		3,074	3,074

Program / Spatial Needs Assessment

11.0 Facility Support Spaces

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
Needs exterior access	11.0	Facility Support Spaces			
	11.1	Physical Agility	1,000	---	---
	11.2	Defensive Tactics (DT) Lab	500	---	---
	11.3	Physical Agility / DT Lab Storage	260	---	---
	11.4	Male Lockers @ 11 SF Each	(60) 660	(20) 220	---
	11.5	Male Showers @ 120 SF Each	(3) 360	---	---
	11.6	Male Restrooms @ 180 SF Each	(2) 360	---	---
	11.7	Female Lockers @ 11 SF Each	(15) 165	(10) 110	---
	11.8	Female Restrooms @ 180 SF Each	(2) 360	---	---
	11.9	Female Showers @ 120 SF Each	(2) 240	---	---
	11.10	Staff Central Break Room / Food Prep / Vending	440	---	---
	11.11	Pantry / Dry Goods / Storage	100	---	---
	11.12	Destress / Female Privacy Space	180	---	---
	11.13	Family Restroom & Shower	240	---	---
	11.12	Includes four (4) lockers, sink and small fridge.			

Program / Spatial Needs Assessment

11.0 Facility Support Spaces

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>11.17: Should be located on an exterior wall with a blast baffle panel</p> <p>11.19: General allowance for space utilized for corridors, wall thickness, etc.</p>	11.14	Armory Vestibule	40	---	---
	11.15	Armory Weapons Cleaning and Repair	160	---	---
	11.16	Armory Weapons Storage	180	---	---
	11.17	Armory Ammunition & Chemical Munitions	180	---	---
	11.18	Subtotal	5,425	330	---
	11.19	Efficiency Factor @ 30%	2,325	141	---
	11.20	Total	7,750	471	---
	11.21	Cumulative Totals		8,221	8,221

Program / Spatial Needs Assessment

12.0 Facility Functional Spaces

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>12.8: Calculated at 1/2 total square footage.</p> <p>12.10: Calculated at 1/2 total square footage.</p> <p>12.13: General allowance for space utilized for corridors, wall thickness, etc.</p>	12.0	Facility Functional Spaces			
	12.1	Mechanical Room	500	---	---
	12.2	Electrical Room	360	---	---
	12.3	Telecomm Demark Room	100	---	---
	12.4	Telecomm Hub @ 80 SF Each	(2) 160	---	---
	12.5	UPS Room	180	---	---
	12.6	Exterior Maintenance Room	180	---	---
	12.7	Interior Maintenance Room	160	---	---
	12.8	Emergency Generator / Fuel Enclosure	800	---	---
	12.9	Emergency Gen. Equip. & Supply	140	---	---
	12.10	Chiller Enclosure	800	---	---
	12.11	Janitor's Closets at 80 SF Each	(3) 240	---	---
	12.12	Subtotal	3,620	---	---
	12.13	Efficiency Factor @ 25%	1,207	---	---

Program / Spatial Needs Assessment

12.0 Facility Functional Spaces

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	12.14	Total	4,827	---	---
	12.15	Cumulative Totals		4,827	4,827



EXECUTIVE SUMMARY OF SPATIAL PROJECTIONS OPTION "C"



Program / Spatial Needs Assessment

Executive Summary

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	1.0	Public Access Areas	8,400	8,400	8,400
	2.0	Records	1,457	1,457	1,457
	3.0	Office of the Sheriff	5,571	5,914	5,914
	4.0	Investigative Services	12,286	13,771	13,771
	5.0	Organizational Services	6,657	6,771	6,771
	6.0	Information Technology	2,343	2,343	2,343
	7.0	Community Policing & District II	5,486	5,743	5,743
	8.0	Evidence	4,543	4,543	4,543
	9.0	Sally Port and K-9	7,293	7,347	7,347
	10.0	Training	2,686	2,960	2,960
	11.0	Facility Support Spaces	7,750	8,221	8,221

Program / Spatial Needs Assessment

Executive Summary

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	12.0	Facility Functional Spaces	4,827	4,827	4,827
		Total	69,299	72,298	72,298

Program / Spatial Needs Assessment

1.0 Public Access Areas

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	1.0	Public Access Areas			
<p>1.2: Space for history, awards and announcements</p> <p>1.6: Should have a sink</p> <p>1.7: Should have a secured door for SO personnel in the rear of the room</p> <p>1.10: Sized for 90 people in classroom seating or 150 people with no tables</p> <p>1.14: Space for volunteers and sized for 2-4 volunteers</p>	1.1	Public Lobby	500	---	---
	1.2	Display Area @ 20 SF each	(5) 100	---	---
	1.3	Public Restrooms @ 140 SF Each	(3) 420	---	---
	1.4	Public Information Desk	80	---	---
	1.5	Secure Interview / Fingerprint Room	120	---	---
	1.6	Secure Interview / Family / Victim / Bunk Room	180	---	---
	1.7	Press / Media Briefing Room	400	---	---
	1.8	Press / Media Room Storage	100	---	---
	1.9	Press / Media AV Room	100	---	---
	1.10	Community Meeting Room (CMR)	2,000	---	---
	1.11	CMR Food Prep Area & Pantry	400	---	---
	1.12	CMR AV Room	160	---	---
	1.13	CMR Multi-Purpose Storage @ 80 SF	(5) 400	---	---
	1.14	COPs Office	200	---	---

Program / Spatial Needs Assessment

1.0 Public Access Areas

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
1.15: Office and space for parents to register kids for activities 1.17: Office for 2-3 people 1.19: Office for 2-4 people 1.22: General allowance for space utilized for corridors, wall thickness, etc.	1.15	PAL Office	240	---	---
	1.16	PAL Storage	60	---	---
	1.17	SRD Office	180	---	---
	1.18	SRD Storage	20	---	---
	1.19	Community Outreach Office	180	---	---
	1.20	Community Outreach Storage	40	---	---
	1.21	Subtotal	5,880	---	---
	1.22	Efficiency Factor @ 30%	2,520	---	---
	1.23	Total	8,400	---	---
	1.24	Cumulative Totals		8,400	8,400

Program / Spatial Needs Assessment

2.0 Records

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
2.1: Include one oversized window pass-through	2.0	Records			
	2.1	Records Windows	(4) (80)	---	---
	2.2	Records Clerk Workstations at 48 SF Each	(5) 240	---	---
	2.3	Records Storage	360	---	---
	2.4	Records Supervisor	180	---	---
	2.5	Supervisor Secured Storage	20	---	---
	2.6	Records Unisex Restroom	80	---	---
	2.7	Break Alcove	60	---	---
	2.8	Copy / Print / Supply Alcove	80	---	---
	2.9	Subtotal	1,020	---	---
	2.10	Efficiency Factor at 30%	437	---	---
	2.11	Total	1,457	---	---
2.10: General allowance for space utilized for corridors, wall thickness, etc.	2.12	Cumulative Totals		1,457	1,457

Program / Spatial Needs Assessment

3.0 Office of the Sheriff

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>3.1: Waiting area for 3-6 people.</p> <p>3.9: Conference space for 12-15 people.</p>	3.0	Office of the Sheriff			
	3.1	Waiting/Reception Area	160	---	---
	3.2	Administrative Assistant @ 100 SF Each	(2) 200	---	---
	3.3	Secured Storage	80	---	---
	3.4	Sheriff's Office	280	---	---
	3.5	Sheriff's Restroom/Shower	160	---	---
	3.6	Sheriff's Secured Storage	40	---	---
	3.7	Community Policing Chief's Office	240	---	---
	3.8	Command Staff Office @ 240 SF each	(4) 960	240	---
	3.9	Conference Room	300	---	---
	3.10	Conference Secured Storage	20	---	---
	3.11	Copy / Supply / Print	80	---	---
	3.12	Break / Coffee / Microwave Alcove	60	---	---
	3.13	Shredding Alcove	20	---	---
	3.14	Administrative Unisex Restroom	80	---	---
	3.15	General Counsel	180		

Program / Spatial Needs Assessment

3.0 Office of the Sheriff

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>3.20: Serves 1-2 people</p> <p>3.24: General allowance for space utilized for corridors, wall thickness, etc. This is a factor of the total square footage.</p>	3.16	Internal Affairs (IA)	160	---	---
	3.17	IA Secured Storage	40	---	---
	3.18	Professional Standards	140	---	---
	Public Affairs				
	3.19	Public Affairs Manager	160		
	3.20	Public Affairs Office	200	---	---
	3.21	Production Studio / Multipurpose Space	240	---	---
	3.22	Storage	100	---	---
	3.23	Subtotal	3,900	240	---
	3.24	Efficiency Factor @ 30%	1,671	103	---
	3.25	Total	5,571	343	---
	3.26	Cumulative Totals		5,914	5,914

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.1: Waiting area for 1-2 people.	4.0	Investigative Services			
		Administration			
	4.1	Waiting / Reception Space	100	---	---
	4.2	Administrative Assistant	100	---	---
	4.3	Secure Storage	20	---	---
	4.4	Break Alcove	60	---	---
	4.5	Copy / Supply / Print Alcove	80	---	---
	4.6	Staff Restroom	80	---	---
	4.7	Conference Room	280	---	---
	4.8	Conference Room Storage	20	---	---
	4.9	Command Office	240	---	---
		Homeland Security			
	4.10	Waiting / Reception Space	100	---	---
	4.11	Break Alcove	40	---	---

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.13: Should have access to RTCC 4.15: Office for 2-3 people 4.17: Located off the main lobby 4.18: Office for 2-3 people 4.20: Office for 1-2 analysts 4.21: Should have proximity to crime analytics	4.12	Print / Copy / Supply Alcove	80	---	---
	4.13	Intelligence Unit Director	180	---	---
	4.14	Intelligence Dir. Secured Storage	60	---	---
	4.15	Intelligence Unit Shared Office	240	---	---
	4.16	Intelligence Unit Storage	300	---	---
	4.17	Community Outreach	0	---	---
	4.18	Problem Area Crime Enforcement / PACE Office	240	---	---
	4.19	Crime Prevention Office	160	---	---
	4.20	Predictive Crime Analytics	180	---	---
	4.21	CJIS Office	180	---	---
	4.22	Cyber Crimes / ICAC / Lab	340	---	---
	4.23	Cyber Crimes / ICAC Storage	60	---	---
	Youth Services				
4.24: Located off main lobby	4.24	School Resource Deputies	0	---	---
4.25: Office for 1-2 persons	4.25	School Crossing Guards	160	---	---

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.26: Located off Sally Port	4.26	EOD / K-9 Office (K-9s off Sally Port)	200	---	---
4.27: Need exterior access for this space	Criminal Investigations (CI)				
	4.27	Waiting / Reception Space	100	---	---
	4.28	Administrative Assistant	100	---	---
	4.29	Admin. Asst Secured Storage	20	---	---
	4.30	CI Supervisor Office	220	---	---
	4.31	CI Sgt. Office @ 180 SF Each	180	180	---
	4.32	CI Corporal Office @ 160 SF Each	160	160	---
	4.33	Detectives Bullpen @ 100 SF Each	(7) 700	(2) 200	---
	4.34	Conference Room	240	---	---
	4.35	Conference Room Secured Storage	20	---	---
	4.36	Family / Victim Waiting / Interview	140	---	---
	4.37	Secure Interview Rm @ 100 SF Each	(3) 300	(1) 100	---
	4.38	Interview Room Restroom	80	---	---
	4.39	CI Tech Work Space & Storage	260	---	---
4.33: Workstations @ 64 SF each.					
4.39: Include faraday cage					

Program / Spatial Needs Assessment

4.0 Investigative Services

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
4.50: General allowance for space utilized for corridors, wall thickness, etc.	4.40	CI Equipment & Storage	180	---	---
	4.41	CI Restroom	80	---	---
	4.42	CI Task Force Office	160	---	---
	4.43	General Assignment (GI) Bullpen @ 100 SF Each	(7) 700	(2) 200	---
	4.44	GI Financial Crimes Office	160	---	---
	4.45	Major Cases (MC) Bullpen @ 100 SF Each	(9) 900	(2) 200	---
	4.46	MC Special Victim's Office @ 140 SF each	(2) 280	---	---
	4.47	Break Alcove	40	---	---
	4.48	Copy / Print / Supply Alcove	80	---	---
	4.49	Subtotal	8,600	1,040	---
	4.50	Efficiency Factor @ 30%	3,686	446	---
	4.51	Total	12,286	1,486	---
	4.52	Cumulative Totals		13,771	13,771

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.1: Seats 1-2 people	5.0	Organizational Services			
		Administration			
	5.1	Waiting / Reception Space	100	---	---
	5.2	Administrative Assistant	100	---	---
	5.3	Secure Storage	20	---	---
	5.4	Break Alcove	60	---	---
	5.5	Copy / Supply / Print Alcove	80	---	---
	5.6	Staff Restroom	80	---	---
	5.7	Conference Room	260	---	---
	5.8	Conference Room Storage	40	---	---
5.10: Office for 1-2	5.9	Multipurpose Office / Space	180	---	---
		Business Services			
	5.10	Budgets and Grants Office	160	---	---
	5.11	Budgets and Grants Storage	20	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>5.18: Unit will stay at current location</p> <p>5.22: Exterior space calculated at 1/2 total square footage.</p>	5.12	AP / AR Director's Office	180	---	---
	5.13	Accounts Payable / Receivable (AP/AR) Workspace at 80 SF Each	(4) 320	80	---
	5.14	Payroll Office	140	---	---
	5.15	Payroll Secured Space / Storage	120	---	---
	5.16	Fleet Services Office	140	---	---
	5.17	Building Maintenance Office	140	---	---
	Management Services				
	5.18	Communications	0	---	---
	5.19	Records (See Section 2.0)	0	---	---
	5.20	Emergency Operations (EO) Office	180	---	---
	5.21	EO Office Secured Storage	40	---	---
	5.22	Purchasing Loading Dock (20' X 12') Shipping & Receiving Space	120	---	---
	5.23	Purchasing / Workspace / Storage	1,000	---	---
	5.24	Purchasing Office	160	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.26: Associate with Purchasing	5.25	Purchasing Restroom	80	---	---
	5.26	Fleet Services Office	160	---	---
	5.27	Fleet Services Secured Storage	40	---	---
5.28: Office for 2-3 people	Volunteer Services				
	5.28	Reserves Office	160	---	---
	5.29	Reserves Office Secured Storage	20	---	---
	5.30	COPS (off Lobby)	0	---	---
	5.31	Chaplain's Office	120	---	---
	5.32	Chaplain Secured Storage	20	---	---
	5.33	CISM Office	120	---	---
	5.34	Senior Crimes Office	120	---	---
	5.35	Volunteer Services Manager	160	---	---
	5.36	Volunteer Services Man. Storage	20	---	---

Program / Spatial Needs Assessment

5.0 Organizational Services

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
5.38: General allowance for space utilized for corridors, wall thickness, etc.	5.37	Subtotal	4,660	80	---
	5.38	Efficiency Factor @ 30%	1,997	34	---
	5.39	Total	6,657	114	---
	5.40	Cumulative Totals		6,771	6,771

6.0 Information Technology

Flagler County Sheriff's Office
Flagler County, Florida
 CPS Project Number: 19-013

General Notes		Space Designation		Space Requirements (square feet)		
		No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<div>6.1: Needs exterior access & associate with purchasing exterior access</div> <div>6.9-6.10: Locate adjacent to each other.</div>		6.0	Information Technology			
		6.1	Waiting / Reception Space	100	---	---
		6.2	Administrative Assistant	100	---	---
		6.3	Admin Secure Storage	20	---	---
		6.4	Break Alcove	60	---	---
		6.5	Copy / Supply / Print Alcove	80	---	---
		6.6	Staff Restroom	80	---	---
		6.7	CIO Office	220	---	---
		6.8	IT Director Office	180	---	---
		6.9	GIS Office with Workspaces @ 100 SF Each	(3) 300	---	---
		6.10	GIS Storage and Work Area	100	---	---
		6.11	Equipment Storage & Workspace	200	---	---
		6.12	IT Production / Work / Storage	200	---	---

Program / Spatial Needs Assessment

6.0 Information Technology

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
6.14: General allowance for space utilized for corridors, wall thickness, etc.	6.13	Subtotal	1,640	0	---
	6.14	Efficiency Factor @ 30%	703	0	---
	6.15	Total	2,343	0	---
	6.16	Cumulative Totals		2,343	2,343

7.0 Community Policing & District II

Flagler County Sheriff's Office
Flagler County, Florida
 CPS Project Number: 19-013

General Notes	
7.1: Space for 1-3 people	
7.7: Include a sink	

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.0	Community Policing & District II			
	Administration			
7.1	Waiting / Reception Space	100	---	---
7.2	Administrative Assistant	100	---	---
7.3	Secure Storage	20	---	---
7.4	Break Alcove	60	---	---
7.5	Copy / Supply / Print Alcove	80	---	---
7.6	Staff Restroom	80	---	---
7.7	Conference Room	220	---	---
7.8	Conference Room Storage	20	---	---
	District 2			
7.9	Waiting / Reception Space	100	---	---
7.10	D2 Administrative Assistant	100	---	---
7.11	Administrative Assistant Storage	20	---	---

Program / Spatial Needs Assessment

7.0 Community Policing & District II

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.16: Accommodate 12-14 people.	7.12	Command Office	200	---	---
	7.13	Break Alcove	60	---	---
	7.14	Copy / Print / Supply Alcove	80	---	---
	7.15	Staff Restroom	80	---	---
	7.16	Muster / Roll Call / Training	400	---	---
	7.17	Muster / Roll Call / Training AV	100	---	---
	7.18	Muster / Roll Call / Training Storage	40	---	---
	7.19	Equipment Storage	180	---	---
	7.20	Open Work Area / Report Writing	320	---	---
	7.21	Watch Commander Office @ 180 SF Each	(2) 360	(1) 180	---
	7.22	Sgt. Office @ 140 SF Each	(4) 560	---	---
	7.23	Secure Interview Room @ 100 SF Each	(2) 200	---	---
	7.24	Interview Room Restroom	80	---	---
	7.25	Traffic and Motor Office	140	---	---
	7.26	Bike Patrol Office	140	---	---

Program / Spatial Needs Assessment

7.0 Community Policing & District II

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
7.28: General allowance for space utilized for corridors, wall thickness, etc.	7.27	Subtotal	3,840	180	---
	7.28	Efficiency Factor @ 30%	1,646	77	---
	7.29	Total	5,486	257	---
	7.30	Cumulative Totals		5,743	5,743

Program / Spatial Needs Assessment

8.0 Evidence

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	8.0	Evidence			
8.2: Evidence back to public in lobby 8.3: Vent to the exterior	8.1	Evidence Bag / Tag / Drop	140	---	---
	8.2	Evidence Retrieval / Viewing Space	120	---	---
	8.3	Drying Racks / Room	140	---	---
	8.4	Evidence Manager Office	160	---	---
	8.5	Evidence Manager Storage	20	---	---
	8.6	Evidence Workstation @ 100 SF Each	(3) 300	---	---
	8.7	Break Alcove	40	---	---
	8.8	Print / Copy / Supply Alcove	40	---	---
	8.9	Unisex Restroom	80	---	---
	8.10	Evidence Lab and Storage	440	---	---
	8.11	Bulk Materials Storage	1,200	---	---
	8.12	Cash / Valuables Vault	40	---	---
	8.13	Weapons Vault	100	---	---
	8.14	Narcotics Vault	100	---	---

Program / Spatial Needs Assessment

8.0 Evidence

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
8.15: Locate off exterior access 8.16: Locate outside of facility 8.18: Fenced outside area 8.20: General allowance for space utilized for corridors, wall thickness, etc.	8.15	Temporary Evidence Storage @ 40 SF Each	(2) 80	---	---
	8.16	Evidence Disposal Staging Area	80	---	---
	8.17	Flammable / Hazmat / Biohazard Storage	100	---	---
	8.18	Fenced Impound Lot for 6-8 Vehicles	0	---	---
	8.19	Subtotal	3,180	0	---
	8.20	Efficiency Factor @ 30%	1,363	0	---
	8.21	Total	4,543	0	---
	8.22	Cumulative Totals		4,543	4,543

9.0 Sally Port and K-9

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
9.1: Space for 4 vehicles 9.4: At least one bay with a vehicle lift 9.6: One run should include wash-down space 9.7: Calculated at 1/2 SF 9.9: Needs access to the exterior	9.0	Sally Port and K-9			
		Sally Port			
	9.1	Vehicle Sally Port / 4 Vehicles	1,600	---	---
	9.2	Equipment / Traffic Storage	400	---	---
	9.3	Ice Maker Vestibule	30	---	---
	9.4	Evidence Vehicle Bay @ 600 SF Each	(3) 1,800	---	---
	9.5	Bike and Bulk Storage	400	---	---
		K-9 Space / Runs			
	9.6	K-9 Kennels @ 40 SF Each	(5) 200	(1) 40	---
	9.7	Exterior Dog Run @ 120 SF Each	(2) 120	---	---
	9.8	Training / EOD / Equipment Storage	120	---	---
	9.9	Tactical Turnout Room and Storage	500	---	---

9.0 Sally Port and K-9

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
9.14: General allowance for space utilized for corridors, wall thickness, etc.	9.10	Crime Stoppers	160	---	---
	9.11	Crime Stoppers Secured Storage	20	---	---
	9.12	Honor Guard Office & Storage	120	---	---
	9.13	Subtotal	5,470	40	---
	9.14	Efficiency Factor @ 25%	1,823	13	---
	9.15	Total	7,293	53	---
	9.16	Cumulative Totals		7,347	7,347

10.0 Training

CPS Project Number: 19-013

General Notes
10.1: Waiting for 1-2 people
10.6: Office for 1-2 people

Program / Spatial Needs Assessment

10.0 Training

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
10.17: General allowance for space utilized for corridors, wall thickness, etc.		Training			
	10.14	Training Supervisor Office	160	---	---
	10.15	Training / FTO / Work Space @ 64 SF Each	(2) 128	(1) 64	---
	10.16	Subtotal	1,880	192	---
	10.17	Efficiency Factor @ 30%	806	82	---
	10.18	Total	2,686	274	---
	10.19	Cumulative Totals		2,960	2,960

Program / Spatial Needs Assessment

11.0 Facility Support Spaces

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
Needs exterior access	11.0	Facility Support Spaces			
	11.1	Physical Agility	1,000	---	---
	11.2	Defensive Tactics (DT) Lab	500	---	---
	11.3	Physical Agility / DT Lab Storage	260	---	---
	11.4	Male Lockers @ 11 SF Each	(60) 660	(20) 220	---
	11.5	Male Showers @ 120 SF Each	(3) 360	---	---
	11.6	Male Restrooms @ 180 SF Each	(2) 360	---	---
	11.7	Female Lockers @ 11 SF Each	(15) 165	(10) 110	---
	11.8	Female Restrooms @ 180 SF Each	(2) 360	---	---
	11.9	Female Showers @ 120 SF Each	(2) 240	---	---
	11.10	Staff Central Break Room / Food Prep / Vending	440	---	---
	11.11	Pantry / Dry Goods / Storage	100	---	---
	11.12	Destress / Female Privacy Space	180	---	---
	11.13	Family Restroom & Shower	240	---	---
	11.12: Includes four (4) lockers, sink and small fridge.				

Program / Spatial Needs Assessment

11.0 Facility Support Spaces

Flagler County Sheriff's Office

Flagler County, Florida

CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>11.17: Should be located on an exterior wall with a blast baffle panel</p> <p>11.19: General allowance for space utilized for corridors, wall thickness, etc.</p>	11.14	Armory Vestibule	40	---	---
	11.15	Armory Weapons Cleaning and Repair	160	---	---
	11.16	Armory Weapons Storage	180	---	---
	11.17	Armory Ammunition & Chemical Munitions	180	---	---
	11.18	Subtotal	5,425	330	---
	11.19	Efficiency Factor @ 30%	2,325	141	---
	11.20	Total	7,750	471	---
	11.21	Cumulative Totals		8,221	8,221

Program / Spatial Needs Assessment

12.0 Facility Functional Spaces

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
<p>12.8: Calculated at 1/2 total square footage.</p> <p>12.10: Calculated at 1/2 total square footage.</p> <p>12.13: General allowance for space utilized for corridors, wall thickness, etc.</p>	12.0	Facility Functional Spaces			
	12.1	Mechanical Room	500	---	---
	12.2	Electrical Room	360	---	---
	12.3	Telecomm Demark Room	100	---	---
	12.4	Telecomm Hub @ 80 SF Each	(2) 160	---	---
	12.5	UPS Room	180	---	---
	12.6	Exterior Maintenance Room	180	---	---
	12.7	Interior Maintenance Room	160	---	---
	12.8	Emergency Generator / Fuel Enclosure	800	---	---
	12.9	Emergency Gen. Equip. & Supply	140	---	---
	12.10	Chiller Enclosure	800	---	---
	12.11	Janitor's Closets at 80 SF Each	(3) 240	---	---
	12.12	Subtotal	3,620	---	---
	12.13	Efficiency Factor @ 25%	1,207	---	---

Program / Spatial Needs Assessment

12.0 Facility Functional Spaces

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2020	YEAR: 2030	YEAR: 2040
	12.14	Total	4,827	---	---
	12.15	Cumulative Totals		4,827	4,827



3 DIMENSIONAL ISOMETRIC IMAGES

Program / Spatial Needs Assessment

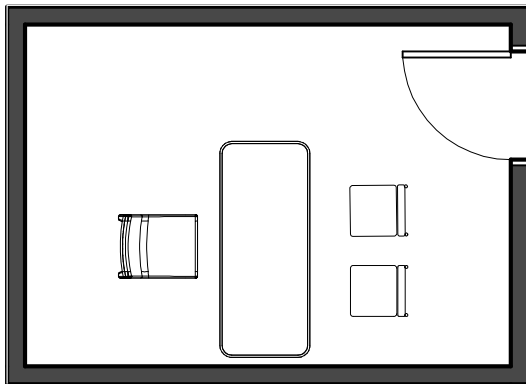
1.5 Secure Interview / Fingerprint Room

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

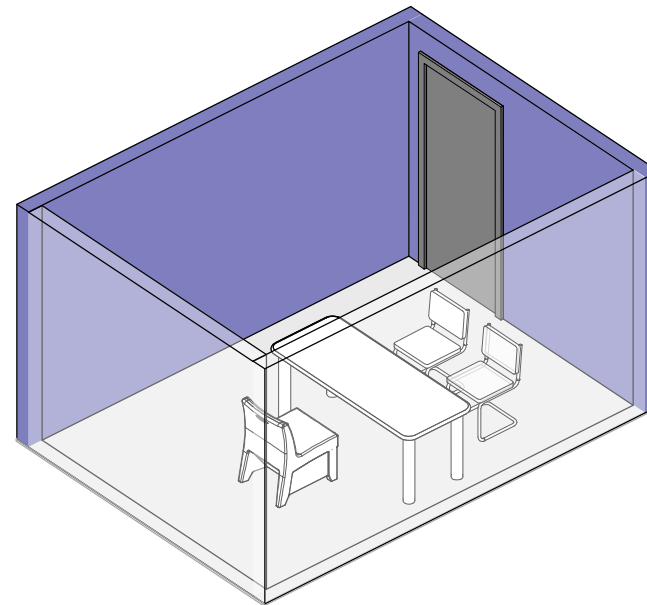
Area Standards:

Area:	140 S. F.
Dimensions:	Approximately 10'-0" x 14'-0"
Description:	Small Interview room
Components:	Table @ 6'-0" x 2'-6", fixed in place 2 Investigator Chairs 1 Detention Chair 1 Recessed Floor Hook Double-Insulated Walls (Higher STC rating)
Comments:	

Plan View



Isometric View



Program / Spatial Needs Assessment

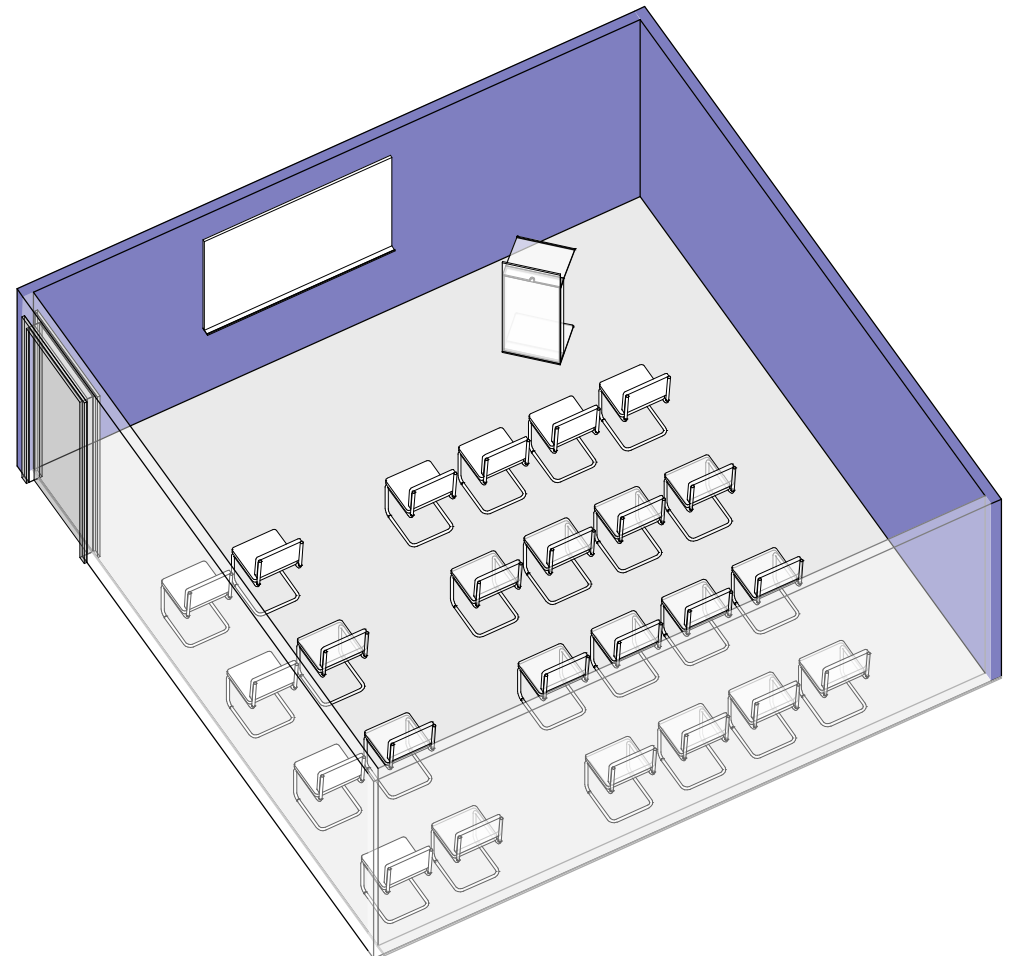
1.7 Press / Media Briefing Room

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

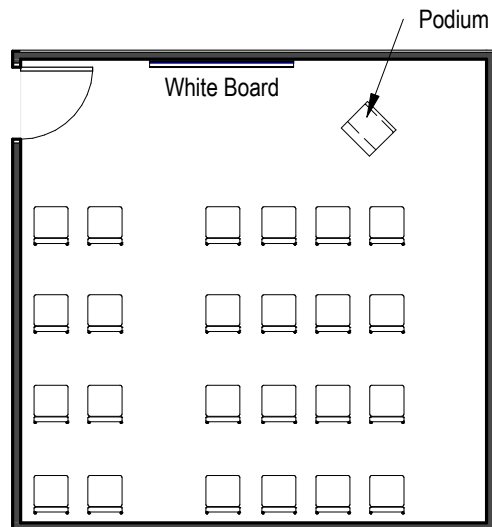
Area Standards:

Area:	400 S.F.
Dimensions:	Approximately 20'-0" x 20'-0"
Description:	Meeting Room
Components:	15 Stackable Chairs Podium White Board
Comments:	

Isometric View



Plan View



Program / Spatial Needs Assessment

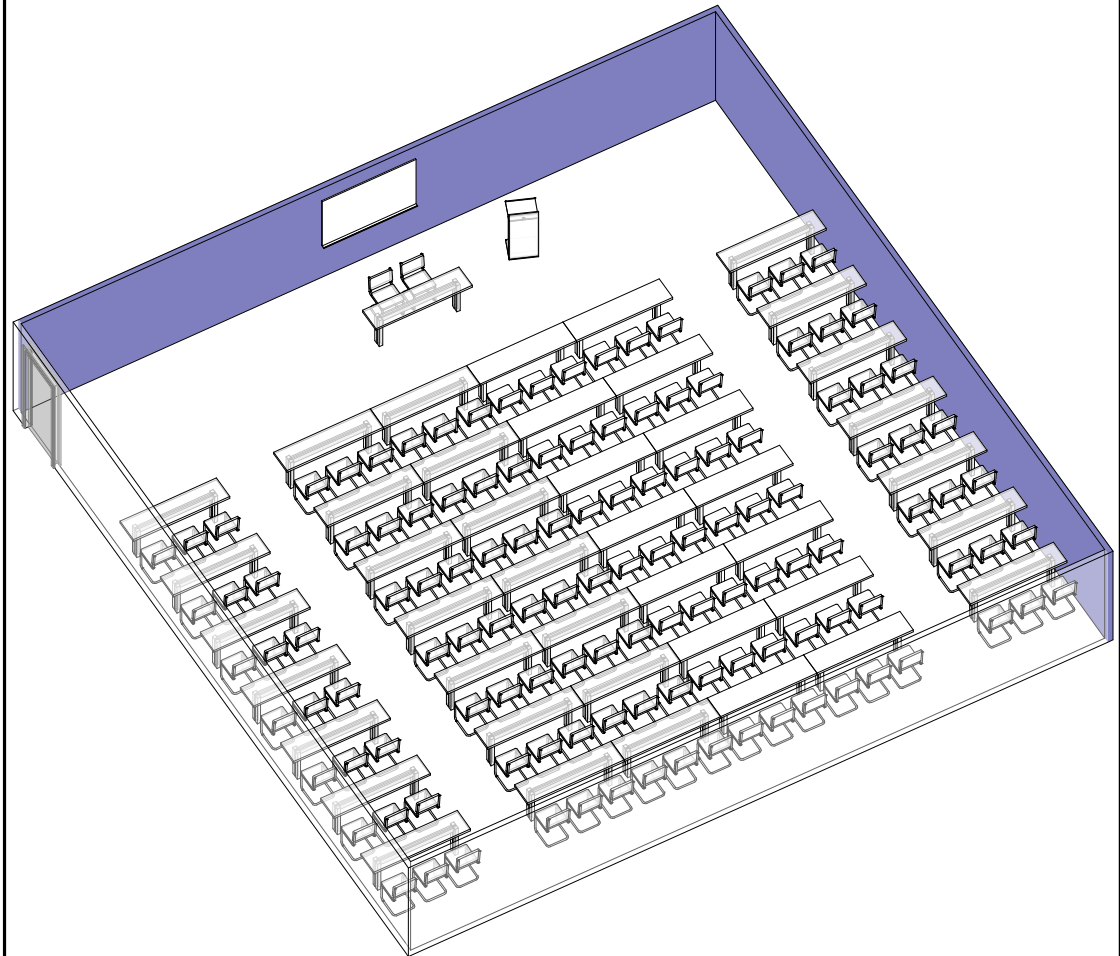
1.10 Community Meeting Room (CMR)

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

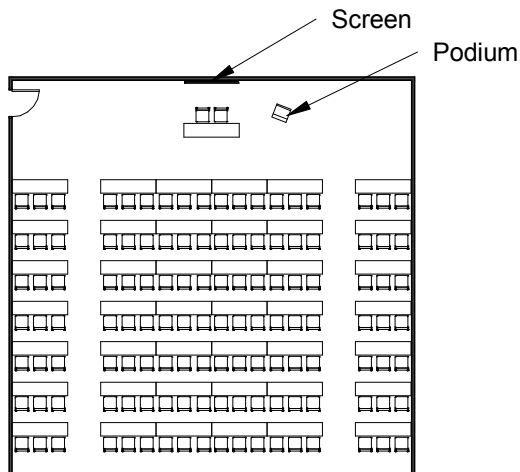
Area Standards:

Area:	2,000 S.F.
Dimensions:	Approximately 44'-0" x 45'-0"
Description:	Community Meeting Room
Components:	43 Tables @ 6'-0" x 1'-6" 128 Pull-Up Chairs Podium Screen
Comments:	Acoustically-Treated Walls

Isometric View



Plan View



Program / Spatial Needs Assessment

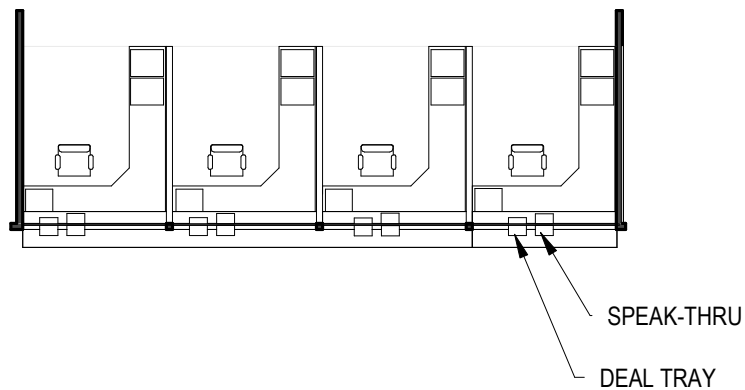
2.1 Records Window

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

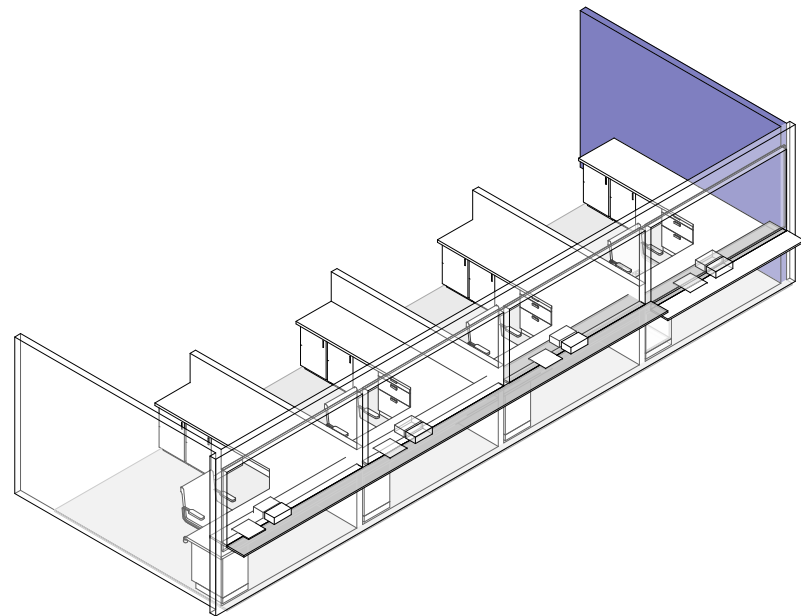
Area Standards:

Area:	320 S.F. (4 positions @ 80 S.F.)
Dimensions:	Approximately 32'-0" x 10'-0"
Description:	Counter w/ Safety Barrier
Components:	ADA Transaction Counter @ 34" High Transaction Counters @ 39" High Work Counters @ Desk Height 4 Task Chairs 4 Speak-Thru Devices 4 Deal Trays
Comments:	

Plan View



Isometric View



Program / Spatial Needs Assessment

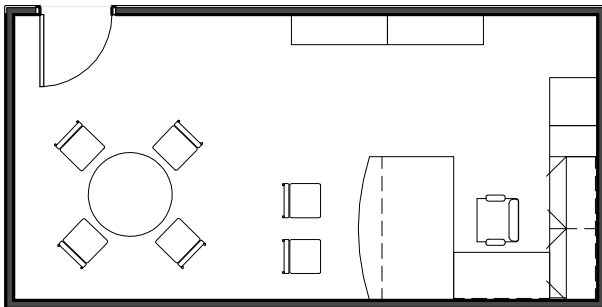
3.4 Sheriff's Office

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

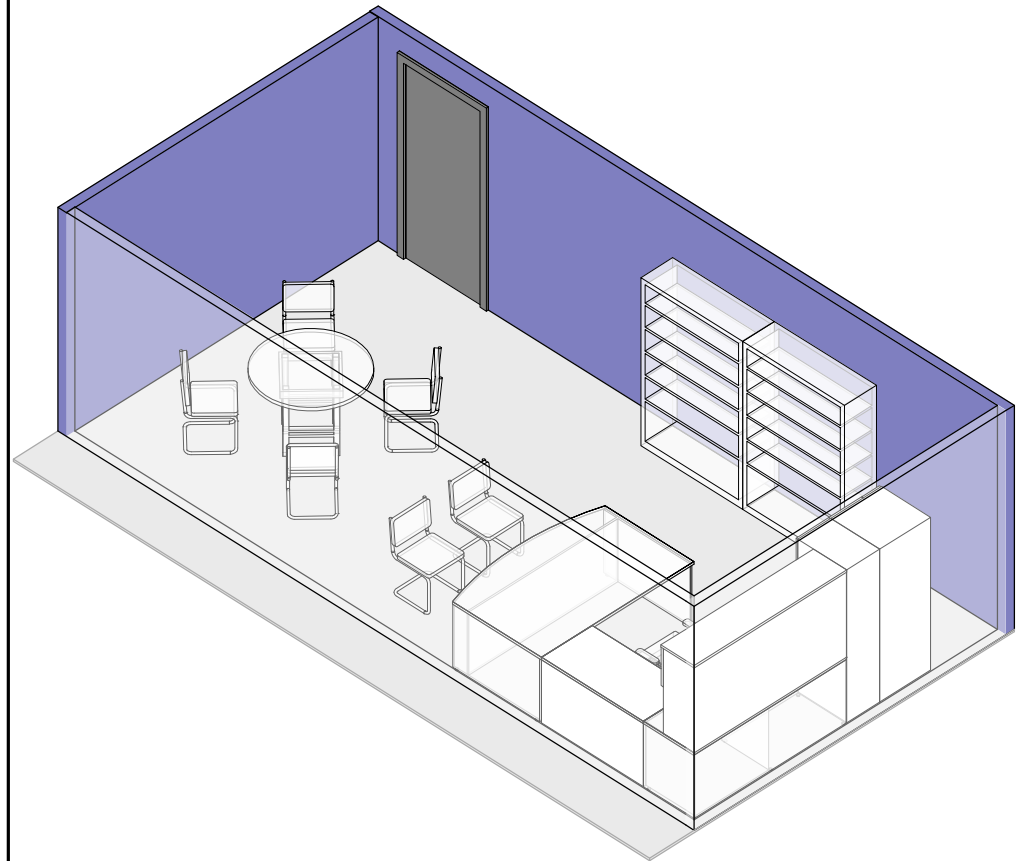
Area Standards:

Area:	300 S.F.
Dimensions:	Approximately 12'-0" x 25'-0"
Description:	Private Office
Components:	Desk with Bridge and Credenza with Hutch: Desk @ 42" x 72" Bridge @ 24" x 48" Credenza w/Hutch @ 24" x 72" Wardrobe and Storage Towers Executive Task Chair 6 Guest Chairs Work Table @ 42" diameter 2 Bookcases

Plan View



Isometric View



Program / Space Needs Assessment

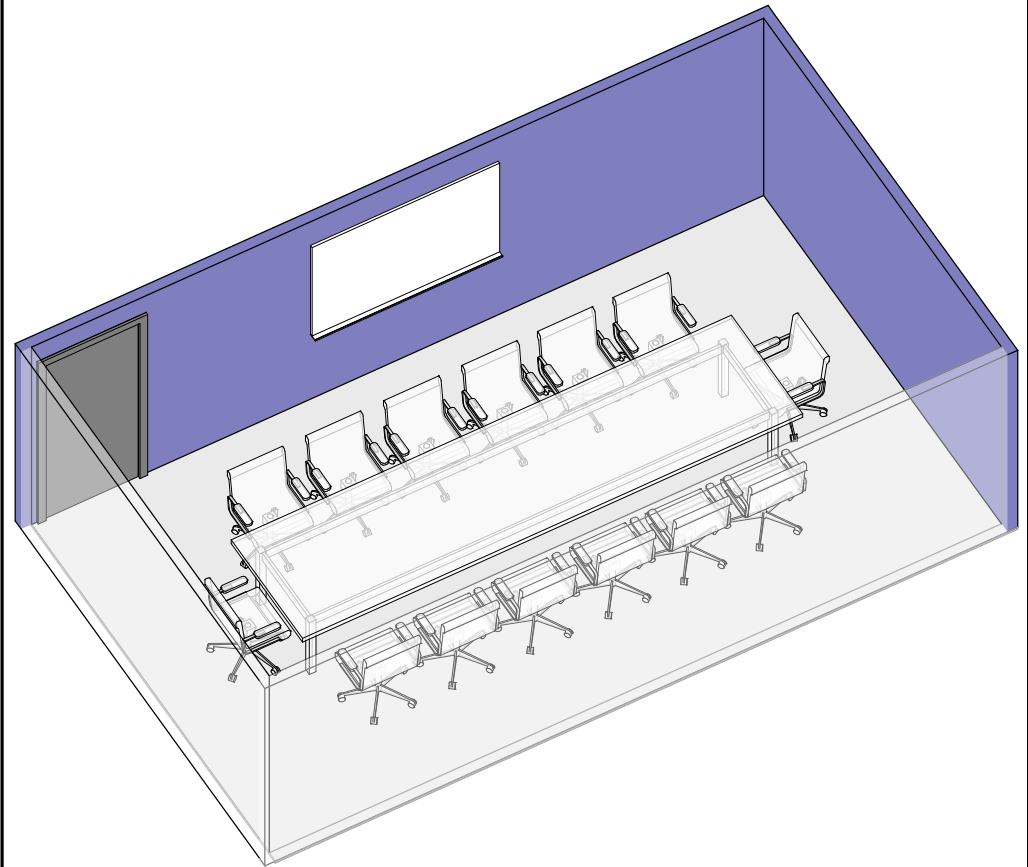
3.9 Conference Room

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

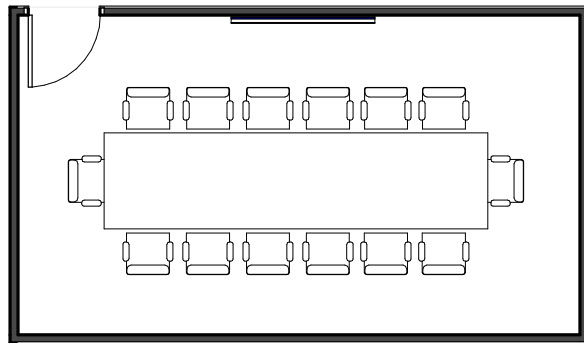
Area Standards:

Area:	340 S.F.
Dimensions:	Approximately 14'-0" x 23'-6"
Description:	Meeting Room
Components:	Conference Table @ 4'-0" x 16'-0" 14 Conference Chairs Whiteboard / Media Board
Comments:	Acoustically-treated walls

Isometric View



Plan View



Program / Spatial Needs Assessment

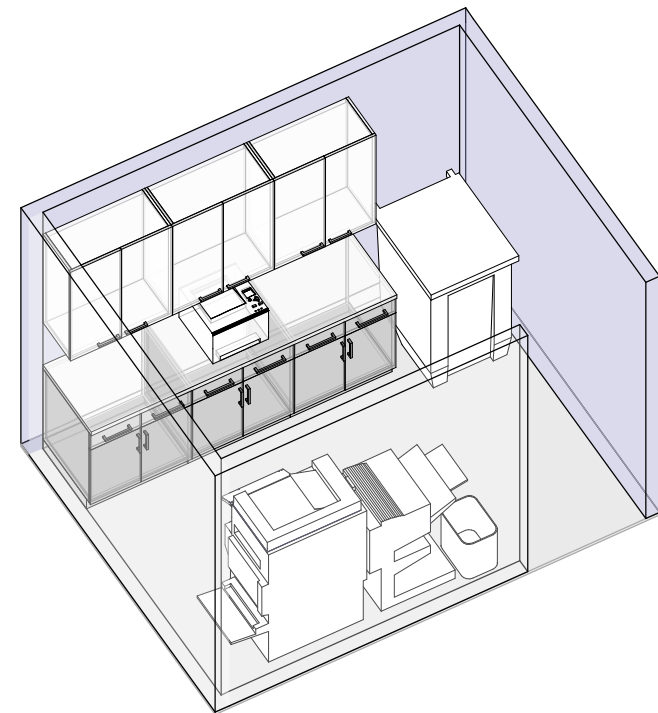
3.11 Copy / Supply / Print

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

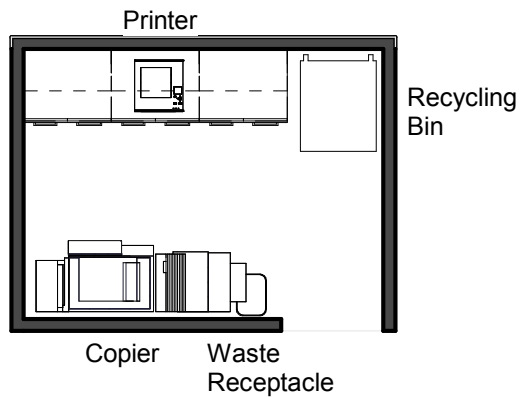
Area Standards:

Area:	80 S.F.
Dimensions:	Approximately 8'-0" x 10'-0"
Description:	Small Work Area
Components:	Copier Printer Recycling Bin Waste Receptacle
Comments:	

Isometric View



Plan View



Program / Spatial Needs Assessment

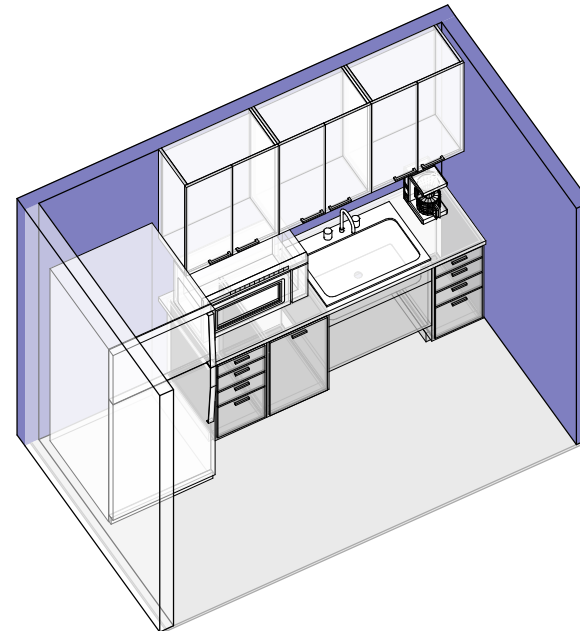
3.12 Break / Coffee / Microwave Alcove

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

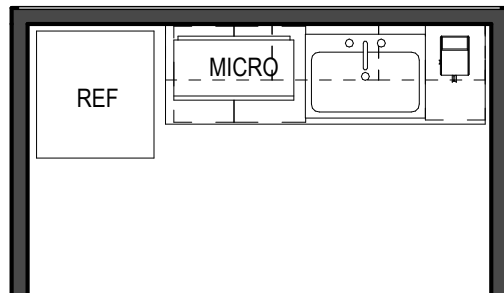
Area Standards:

Area:	60 S.F.
Dimensions:	Approximately 10'-0" x 6'-0"
Description:	Break Area with Coffee Bar
Components:	Options: Refrigerator Microwave Coffee Pot Sink
Comments:	

Isometric View



Plan View



Program / Spatial Needs Assessment

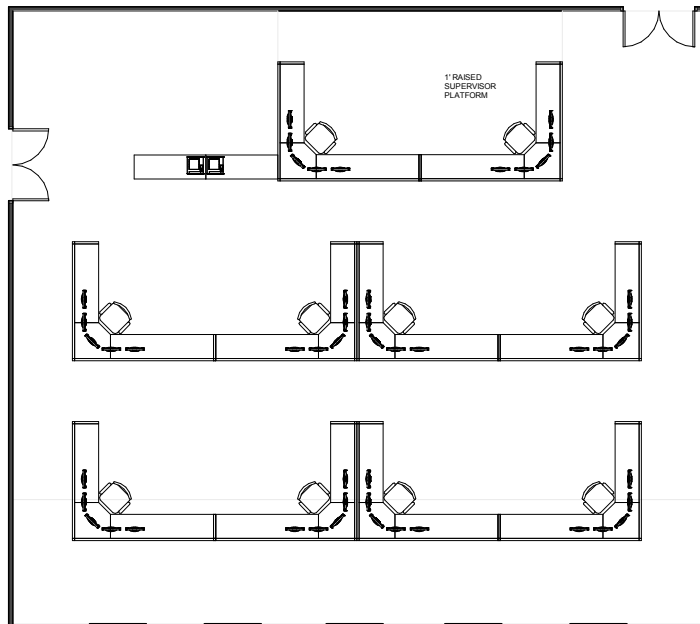
4.25 Real Time Crime Center (RTCC)

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

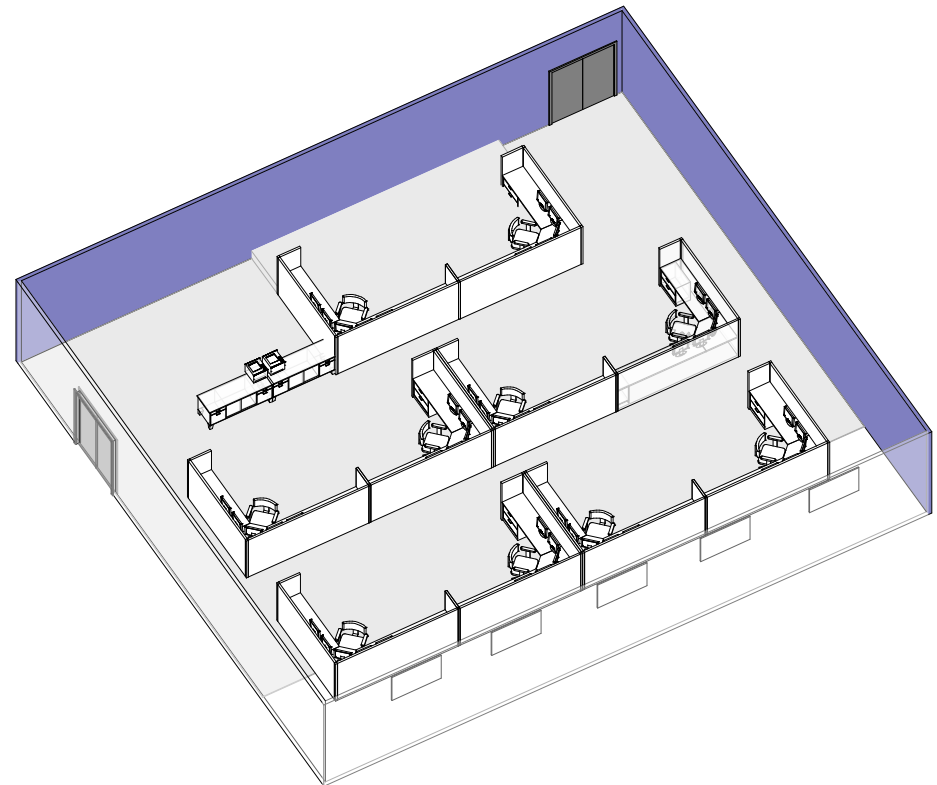
Area Standards:

Area:	1,200 S.F. plus circulation
Dimensions:	Consoles approx. 12'-0" x 10'-0"
Description:	10-Position Dispatch Center Layout
Components:	Ten 5-Monitor Dispatch Stations @ 12'-0" x 10'-0" 2 Credenzas @ 60" x 24" x 36" 10 Task Chairs 2 Countertop Copy Machines Large wall-mounted TVs
Comments:	Two stations located on raised platform Acoustically-treated walls & cubicles

Plan View



Isometric View



Program / Spatial Needs Assessment

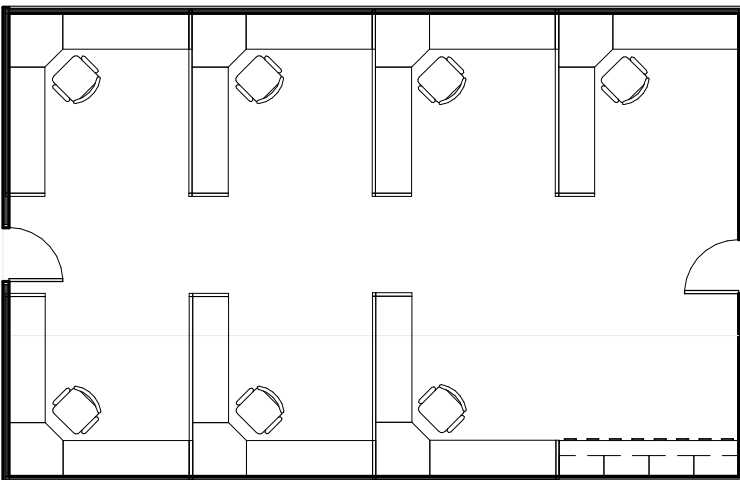
4.43 Detectives Bullpen

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

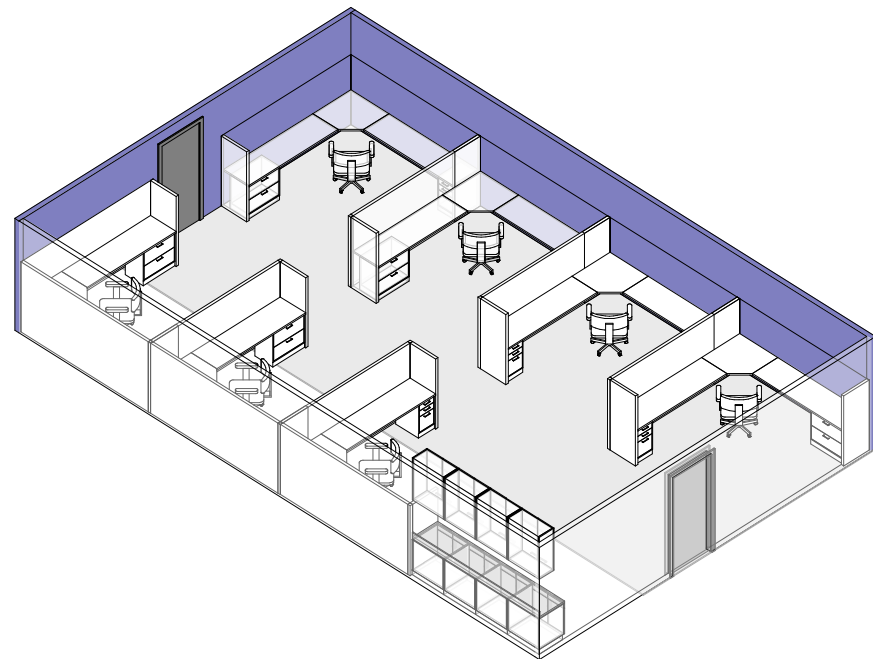
Area Standards:

Area:	700 S.F., plus circulation
Dimensions:	7 workstations @ approx. 10' x 10' each
Description:	Enclosed Work Area
Components:	Work Stations (7) - 10'-0" x 10'-0" Task Chairs Work Surfaces Box-Box-File Pedestals Acoustical Panels Optional Storage Above
Comments:	

Plan View



Isometric View



Program / Spatial Needs Assessment

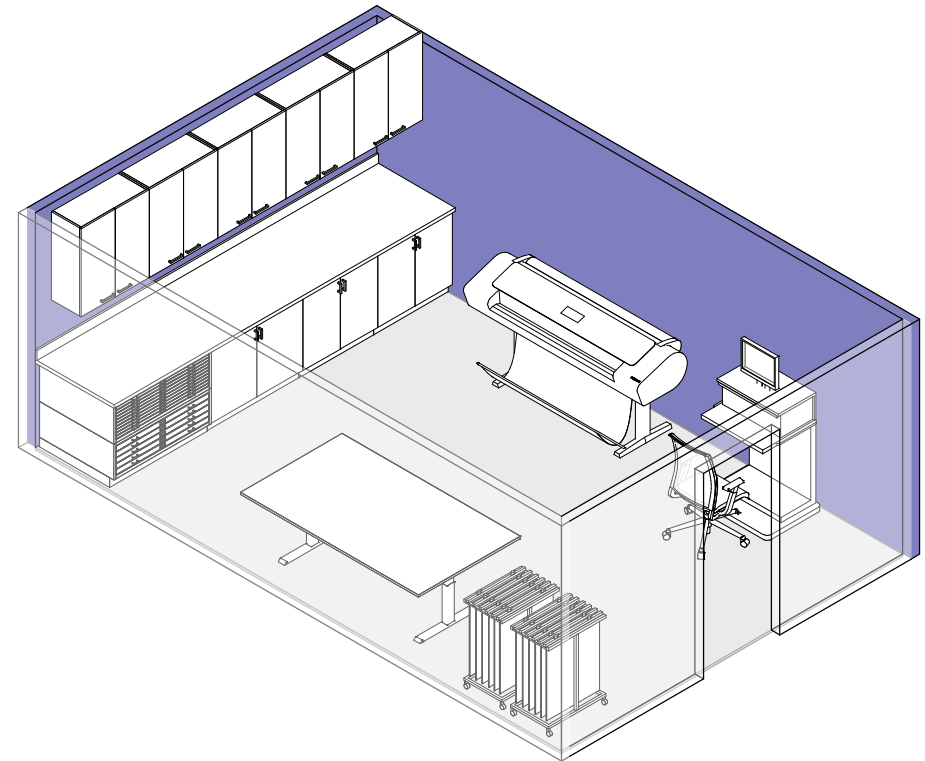
6.14 GIS Storage and Work Area

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

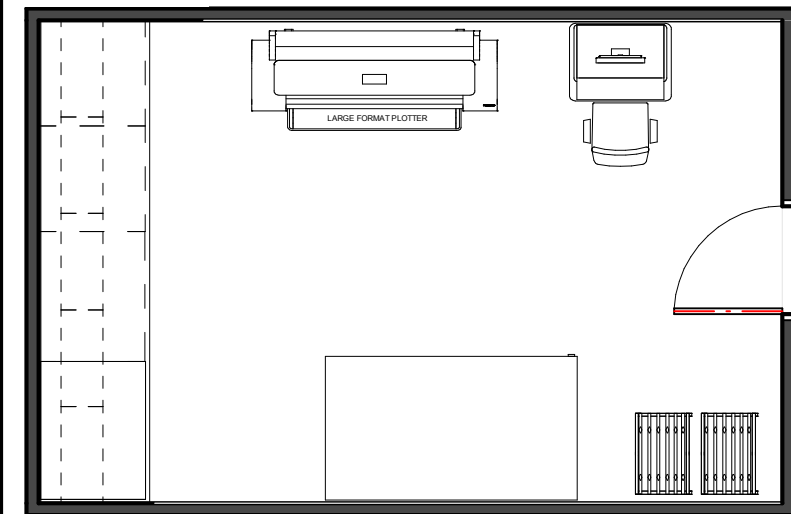
Area Standards:

Area:	300 S.F.
Dimensions:	Approximately 14'-0" x 21'-0"
Description:	Equipment, storage and work space for crime mapping and analysis
Components:	Wall and base cabinetry Under-cabinet lighting Workstation Task Chair Map storage
Equipment:	Large-format plotter

Isometric View



Plan View



Program / Spatial Needs Assessment

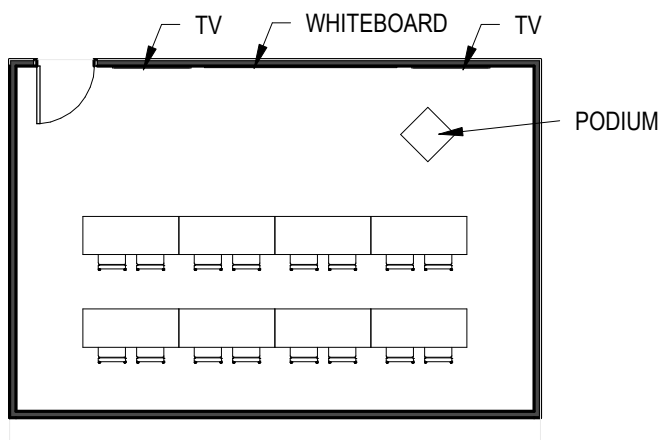
7.20 Muster / Roll Call / Training

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

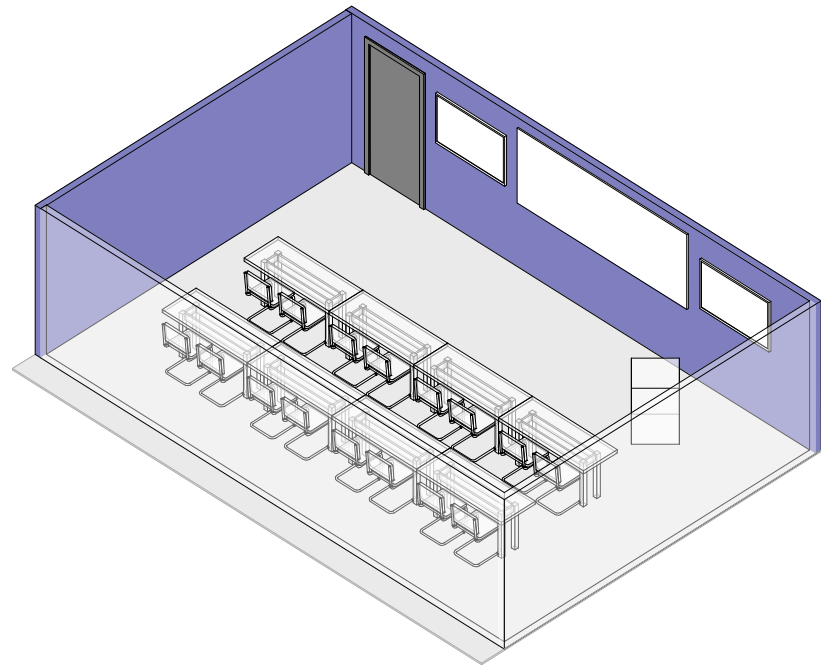
Area Standards:

Area:	500 S.F.
Dimensions:	Approximately 20'-0" x 32'-0"
Description:	Meeting and Training Room
Components:	10 Tables @ 24" x 60" 20 Chairs Podium 2 Monitors / TVs White Board/Media Board
Comments:	

Plan View



Isometric View



Program / Spatial Needs Assessment

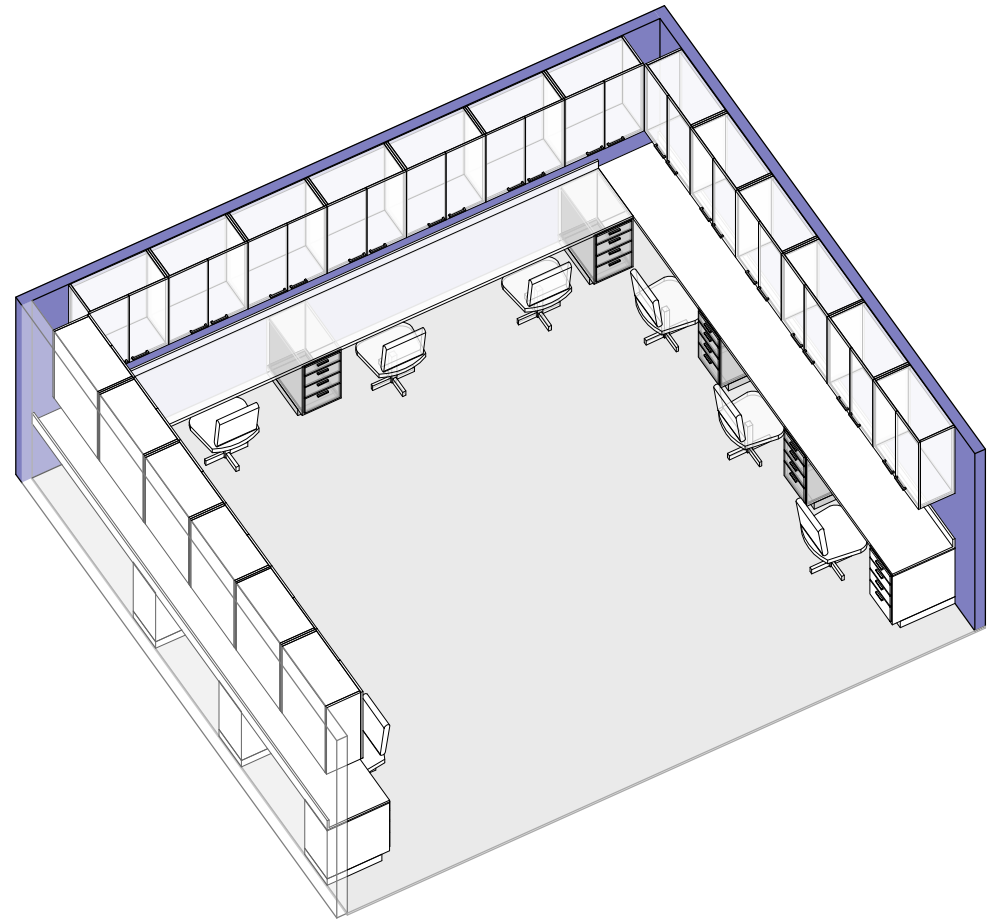
7.24 Report Writing

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

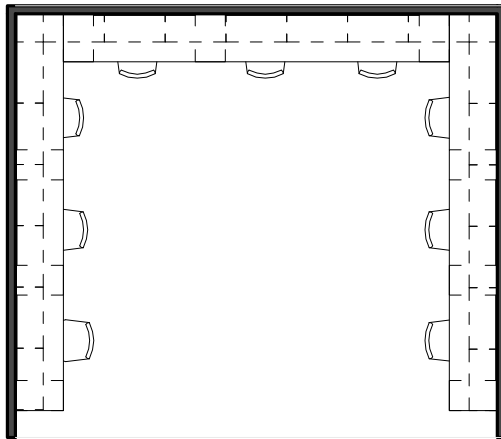
Area Standards:

Area:	360 S.F.
Dimensions:	Approximately 20'-0" x 18'-0"
Description:	Work Area with Seating
Components:	9 Task Chairs Options: Under-Cabinet Lighting Mobile or Built-In Pedestals
Comments:	

Isometric View



Plan View



Program / Spatial Needs Assessment

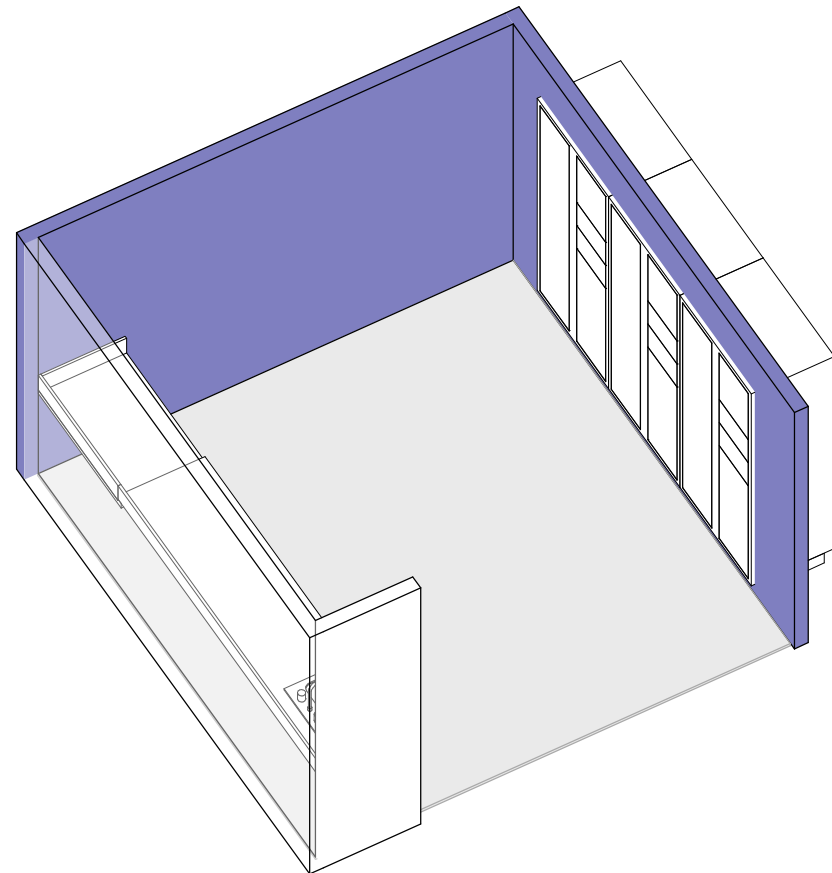
8.1 Evidence Bag / Tag / Drop

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

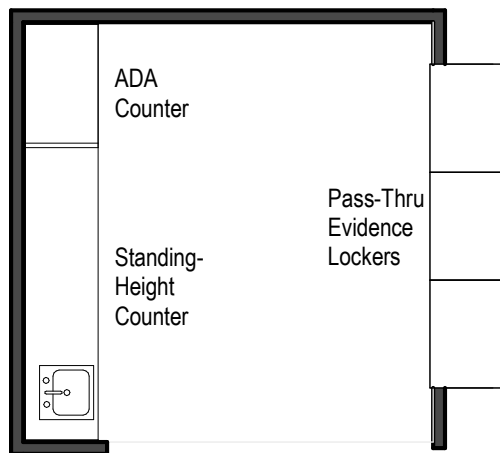
Area Standards:

Area:	140 S.F.
Dimensions:	Approximately 12'-0" x 12'-0"
Description:	Evidence tagging and transfer
Components:	Built-In Standing-Height Counter Built-In ADA Counter Pass-Thru Keyless Evidence Lockers Sink
Comments:	Adjacent to Evidence Processing

Isometric View



Plan View



Program / Spatial Needs Assessment

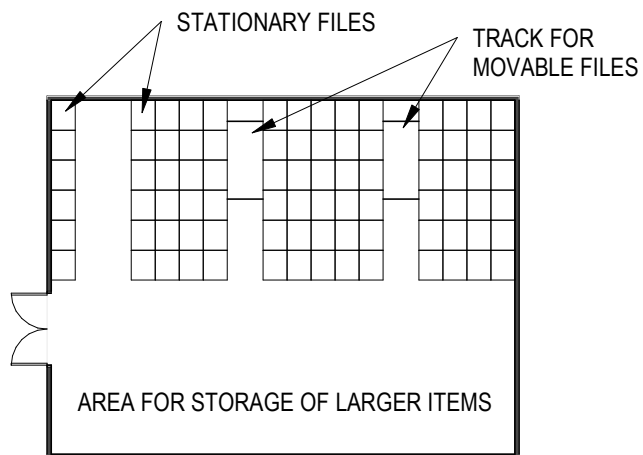
8.11 Bulk Materials Storage

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

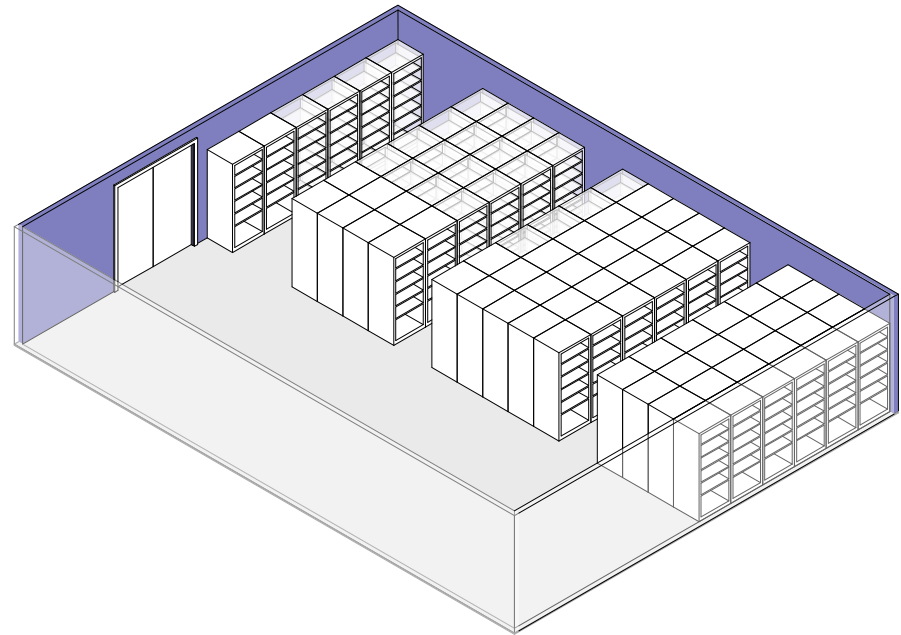
Area Standards:

Area:	1200 S.F.
Dimensions:	Approximately 30'-0" x 40'-0"
Description:	Storage for bulk materials
Components:	20 High-Density Files @ 2'-6" x 2'-0" Stationary Open Shelving/Cabinets
Equipment:	Movable high-density files on track with one stationary row

Plan View



Isometric View



Program / Spatial Needs Assessment

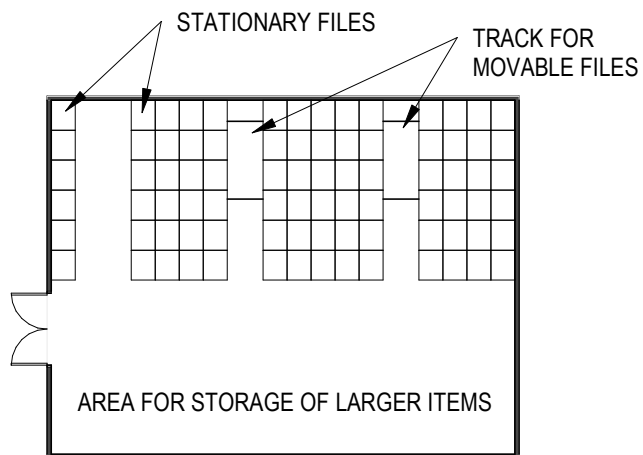
8.11 Bulk Materials Storage

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

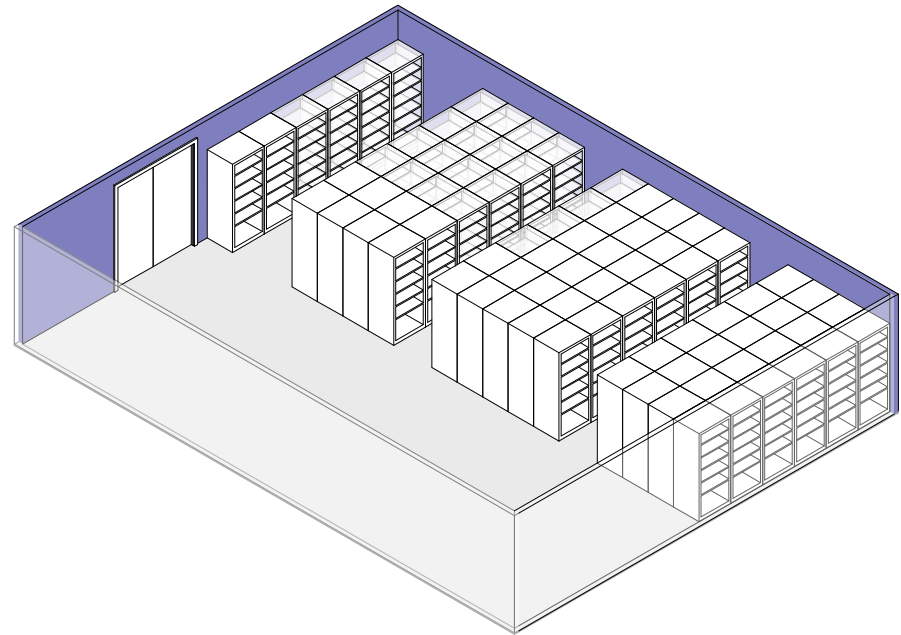
Area Standards:

Area:	1200 S.F.
Dimensions:	Approximately 30'-0" x 40'-0"
Description:	Storage for bulk materials
Components:	84 High-Density Files @ 2'-6"w x 2'-0"d Stationary Open Shelving/Cabinets
Equipment:	Movable high-density files on track with one stationary row

Plan View



Isometric View



Program / Spatial Needs Assessment

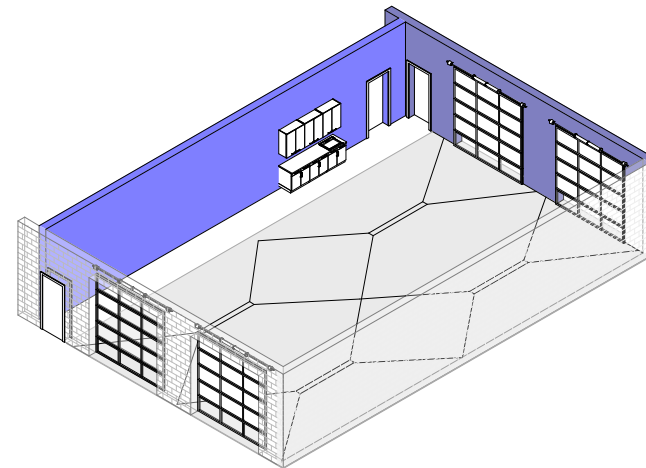
9.1 Vehicle Sallyport

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

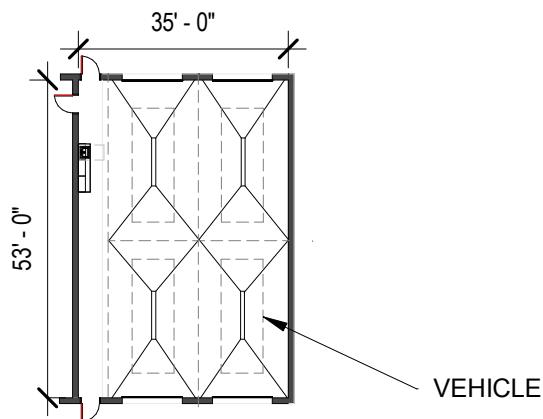
Area Standards:

Area:	1 600 S.F. plus circulation
Dimensions:	4 spaces @ approx. 15'-0" x 26'-0"
Description:	Vehicle Sallyport
Components:	Stainless Steel Counter w/ Sink Trench Drains Coiling Doors
Comments:	

Isometric View



Plan View



Program / Spatial Needs Assessment

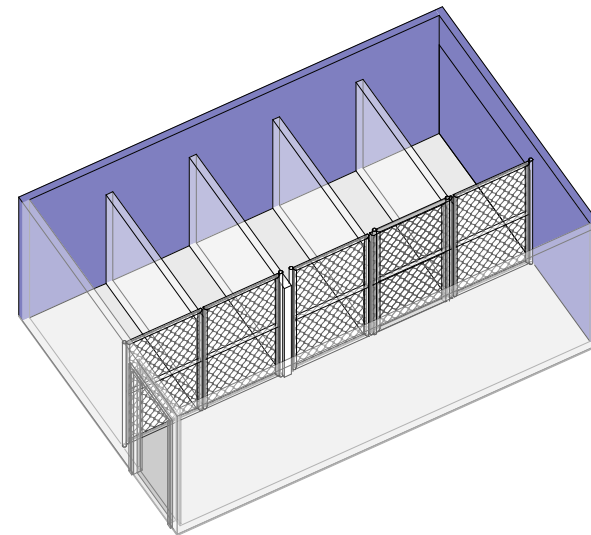
9.7 K-9 Kennels

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

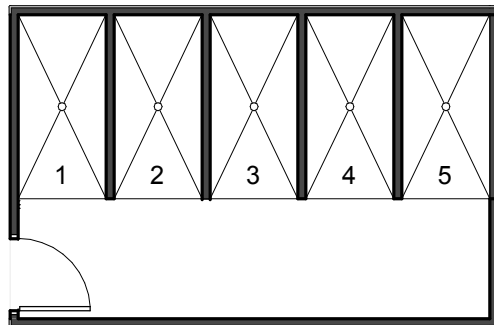
Area Standards:

Area:	200 S. F., plus circulation
Dimensions:	Approximately 8'-0" x 4'-0" each
Description:	Dog Kennels
Components:	Five Dog Kennels Partial-Height Walls Chain Link Doors Floor Drains
Comments:	

Isometric View



Plan View



Program / Space Needs Assessment

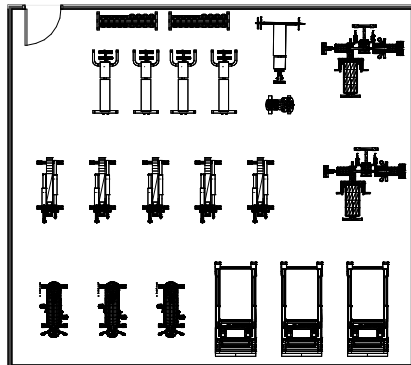
11.1 Physical Agility

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

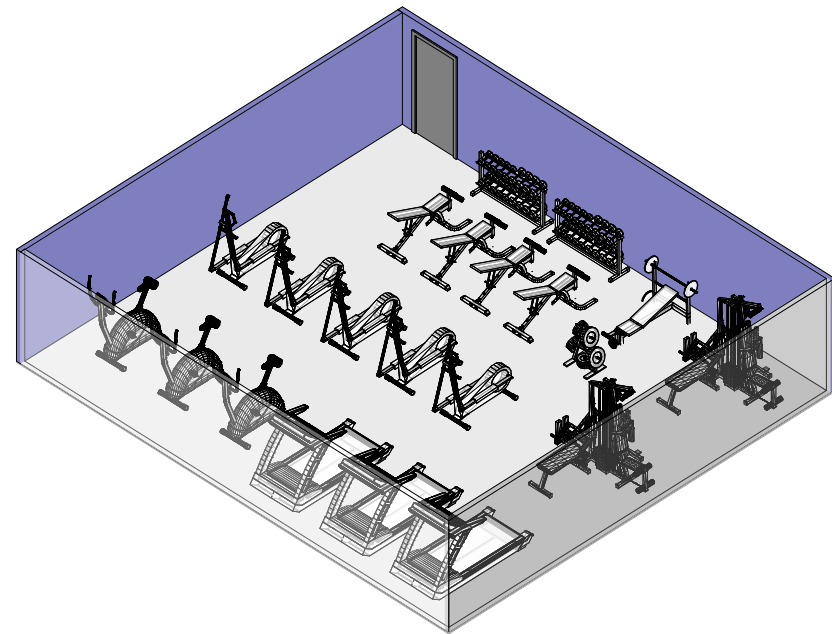
Area Standards:

Area:	1000 S.F.
Dimensions:	Approximately 30'-0" x 33'-6"
Description:	Exercise Area
Components:	Exercise Bikes Ellipticals Treadmill Universal Weight Machine Universal Bench Bench Press
Comments:	

Plan View



Isometric View



Program / Spatial Needs Assessment

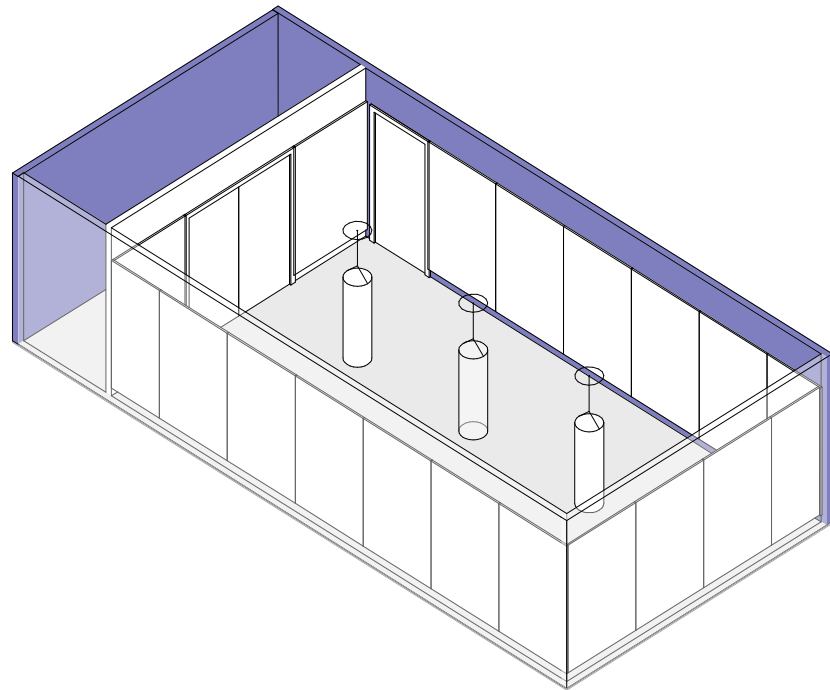
11.2 Defensive Tactics (DT) Lab

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

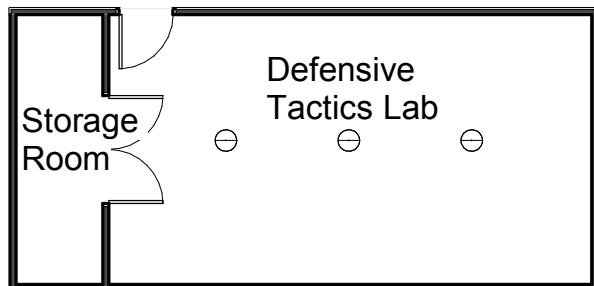
Area Standards:

Area:	500 S.F.
Dimensions:	Approximately 33'-0" x 15'-0"
Description:	Defensive Tactics Practice Area
Components:	Mats at all walls, doors and floor Ceiling-hung punching bags Storage room for apparatus
Comments:	

Isometric View



Plan View

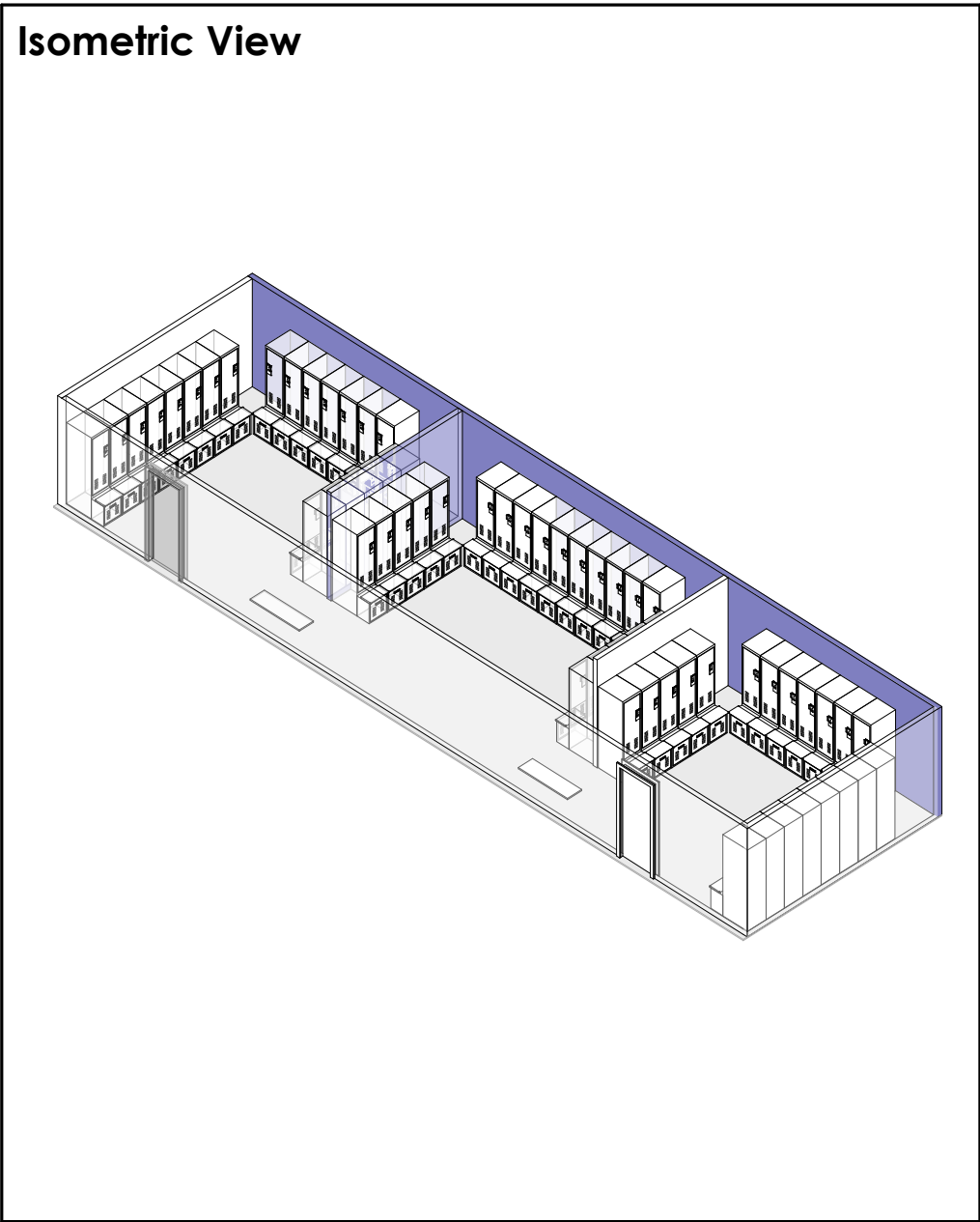
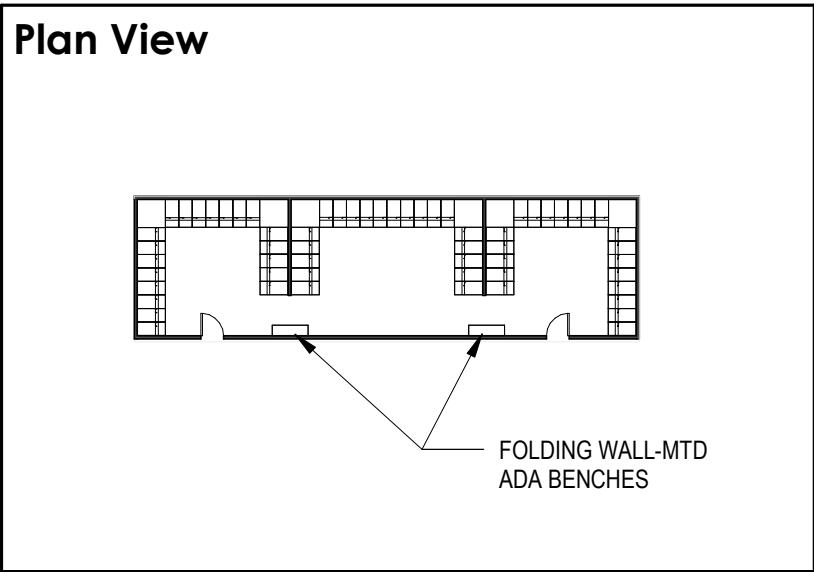


Program / Spatial Needs Assessment

11.4 Lockers

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

Area Standards:	
Area:	875 S. F.
Dimensions:	Approximately 15'-6" x 56'-0"
Description:	Locker Room for 60
Components:	60 Integrated-Bench Lockers @ 1'-6" x 2'-0" x 6'-0" ADA Benches (Wall-Mounted, Folding)
Comments:	



Program / Spatial Needs Assessment

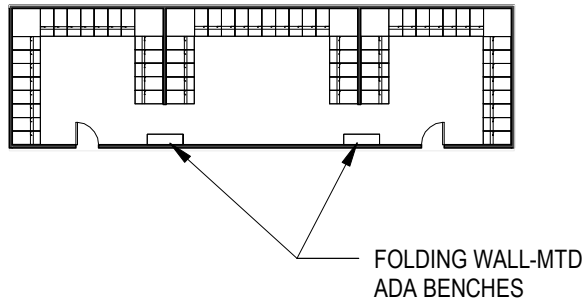
11.4 Lockers

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

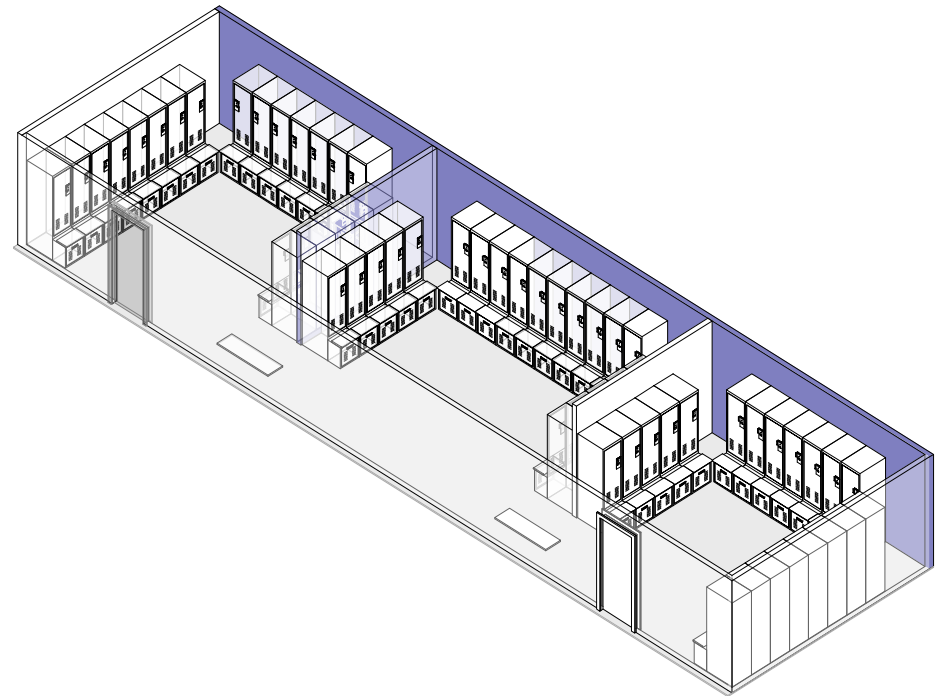
Area Standards:

Area:	660 S. F., plus circulation
Dimensions:	60 lockers @ approx. 11 S.F. each; room approximately 15'-6" x 56'-0"
Description:	Locker Room for 60
Components:	60 Integrated-Bench Lockers @ 1'-6" x 2'-0" x 6'-0" ADA Benches (Wall-Mounted, Folding)
Comments:	

Plan View



Isometric View



Program / Spatial Needs Assessment

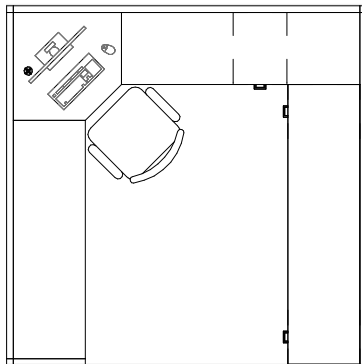
10'-0" x 10'-0" Work Station

Flagler County Sheriff's Office
Flagler County, Florida
CPS Project Number: 19-013

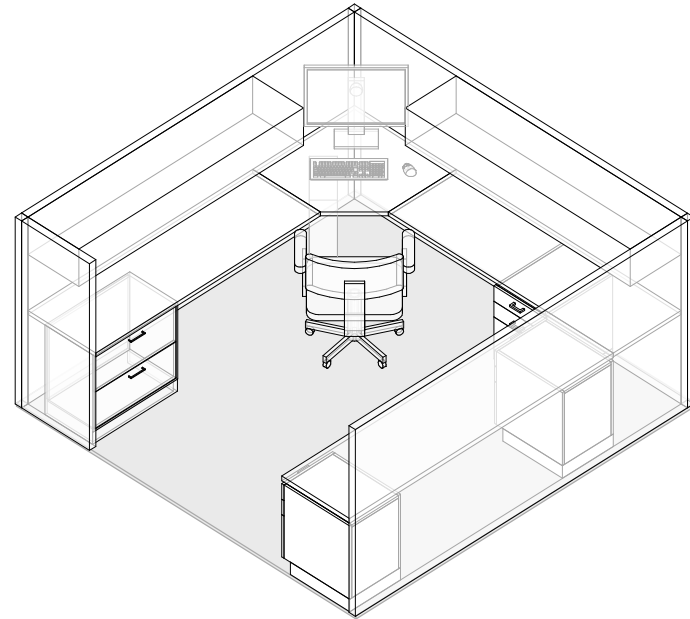
Area Standards:

Area:	100 S.F.
Dimensions:	10'-0" x 10'-0"
Description:	Open Work Area Work Station
Components:	Acoustical Panels Work Surface, 24" deep Box-Box-File Pedestal(s) Lateral File Panel-Mounted Storage Bins Optional
Comments:	

Plan View



Isometric View





ESTIMATED COST DEVELOPMENT OPTIONS

Once the spatial projections have been completed, a cost evaluation is performed for the building and the site so that project costs can be determined and the appropriate individuals have information necessary to make funding decisions moving forward. It should be noted that many projects examine and review and evaluate multiple sites for their potential future use using a set of criteria we have developed over the thirty years.

For this project, a site has been determined. The county is in the enviable position of holding title to the site and no acquisition costs are needed. In addition, a county library is on site and adjacent to the area anticipated for the Sheriff's Office's administration and operations facility. The site is situated between two main aerial traffic routes and the necessary infrastructure items are already in place. These include water, sanitary, electrical, communications and technology. None of which have to be brought to the site further reducing site costs.

The county does not have to demolish any existing structures, there are no anticipated pre-existing environmental issues and the topography of the site will not require extensive site work. The site has plenty of acreage for the proposed building plan and ancillary space needs.

The cost estimates are just that, estimates. Final costs will be determined by the selected design team in the future and at a time in the project dependent upon the county's selection of a construction delivery method. We do, however, strive to provide line item identification of costs to further enhance the clients understanding of what the project will cost and why and where critical dollars will be spent. These line items include the following;

Building construction cost per square foot (SF)

Site development cost which will include;

- **Utilities (water, sanitary, electrical, telecommunications and cabling)**
- **Grading, fill and drainage**
- **Parking, paving and walkways**
- **Landscaping and irrigation**
- **Fencing, gates and barriers**

Technology systems cost which will include;

- **Voice-data and structured cabling**
- **Audio / visual systems**

- **Security systems**

Furniture, Fixtures and Equipment (FF&E)

Soft costs which include all architectural and engineering fees, survey costs, geotechnical costs and construction administration which run about 9% to 11% but will be counted at 9.25% for this project.

It is important to note that the spatial projections are for current need (year 2020) and project future need to the year 2040. As Flagler County is a growing community and the US Census Bureau and the University of Florida expect the population to continue to rise with no expectation of a population decline, the increase in call for service, along with changes in technology and their impact on the built environment dictate growth in areas of the facility. These areas of possible growth are reflected in future years.

The spatial projections represent a careful consideration of Sheriff's Office operations, services and needs. This report provides a room by room spatial projection which does not include excess space. Each of these spaces can be accounted for in terms of need and justified currently and in the near future.

Cost projections were based on our experience with similar projects across the nation with the Center for Public Safety as a prime firm under contract and serving as a consultant to other firms. We spoke with professionals in the design fields of architectural and engineering. We looked at several projects for public safety facilities across several counties in Central Florida focusing on projects of a similar type in close geographic proximity to Flagler County.



ESTIMATED COST DEVELOPMENT OPTIONS

OPTION "A"

SHERIFF'S ADMINISTRATION AND OPERATIONS
FACILITY, 5-ACRE SITE

Estimate of Probable Development Costs

1.	Option "A": Sheriff's Administration and Operations Facility, 5-acre site	
1.1.	Facility	
	81,336 SF @ \$325.00/SF	\$ 26,517,725.00
1.2.	Site Development	
	Utilities (Electrical, Sanitary, Water, Storm & Fiber	\$ 151,500.00
	Grading, Fill & Drainage if necessary	\$ 244,275.00
	Parking, Paving & Walkways	
	205 parking spaces for public and secured parking @ \$2,100 per space	\$ 430,500.00
	Landscape & Irrigation	\$ 166,725.00
	Fencing, Gates, Barriers	\$ 187,500.00
	Subtotal: Buildings and Site	\$ 27,698,225.00
1.3	Technology Systems	
	Voice Data / Telecommunication / Structured Cabling	
	81,336 SF @ \$22/SF.....	\$ 1,789,392.00
	Audio / Visual Systems	
	81,336 SF @ \$8/SF	\$ 650,688.00
	Security (CCTV, Access Control)	
	81,336 SF @ \$12/SF	\$ 976,032.00
1.4	Subtotal: Technology Systems	\$ 3,416,112.00
1.5	Furnishings and Equipment	
	81,336 SF @ \$18/SF.....	\$ 1,464,048.00
1.6	Subtotal: All Facility and Site Costs	\$ 32,578,385.00
1.7	Estimated Professional Design Fees, Miscellaneous "Soft" Costs and Contingency (Includes site survey, permitting, geotechnical evaluations, testing)	
	\$32,578,385.00 @ 9.25%	\$ <u>3,013,500.00</u>
1.8	Total Estimated Project Development Cost	\$ 35,591,885.00

Estimate of Probable Development Costs

2.	Option "A2": Sheriff's Administration and Operations Facility, 5-acre site, shell space for the Real Time Crime Center (RTCC), IT Department, District II and Rolling Assets.	
2.1.	Facility	
	63,898 SF @ \$325.00/SF	\$ 20,766,850.00
	17,438 SF @ \$175.00/SF (shell space).....	\$ 3,051,650.00
2.2.	Site Development	
	Utilities (Electrical, Sanitary, Water, Storm & Fiber	\$ 151,500.00
	Grading, Fill & Drainage if necessary	\$ 244,275.00
	Parking, Paving & Walkways	
	205 parking spaces for public and secured parking @ \$2,100 per space	\$ 430,500.00
	Landscape & Irrigation	\$ 166,725.00
	Fencing, Gates, Barriers	\$ 187,500.00
	Subtotal: Buildings and Site	\$ 24,999,000.00
2.3.	Technology Systems	
	Voice Data / Telecommunication / Structured Cabling	
	81,336 SF @ \$22/SF.....	\$ 1,789,392.00
	Audio / Visual Systems	
	81,336 SF @ \$8/SF	\$ 650,688.00
	Security (CCTV, Access Control)	
	81,336 SF @ \$12/SF	\$ 976,032.00
2.4	Subtotal: Technology Systems	\$ 3,416,112.00
2.5	Furnishings and Equipment	
	63,898 SF @ \$18/SF.....	\$ 1,150,164.00
2.6	Subtotal: All Facility and Site Costs	\$ 29,565,276.00
2.7	Estimated Professional Design Fees, Miscellaneous "Soft" Costs and Contingency (Includes site survey, permitting, geotechnical evaluations, testing)	
	\$29,565,276.00 @ 9.25%	\$ <u>2,734,788.00</u>
2.8	Total Estimated Project Development Cost	\$ 32,391,064.00



ESTIMATED COST DEVELOPMENT OPTIONS

OPTION "B"

SHERIFF'S ADMINISTRATION AND OPERATIONS
FACILITY, RTCC, IT AND D2 ARE SHELL SPACE
ONLY AND CUTTING THE ROLLING STOCK
PARKING; 5-ACRE SITE

Estimate of Probable Development Costs

3.	Option "B": Sheriff's Administration and Operations Facility, facility reductions and cutting the Rolling Assets Storage; 5-acre site	
3.1.	Facility	
	78,869 SF @ \$325.00/SF.....	\$ 25,632,425.00
3.2.	Site Development	
	Utilities (Electrical, Sanitary, Water, Storm & Fiber	\$ 151,500.00
	Grading, Fill & Drainage if necessary	\$ 244,275.00
	Parking, Paving & Walkways	
	205 parking spaces for public and secured parking @ \$2,100 per space	\$ 430,500.00
	Landscape & Irrigation	\$ 166,725.00
	Fencing, Gates, Barriers	\$ 187,500.00
	Subtotal: Buildings and Site	\$ 26,812,925.00
3.3	Technology Systems	
	Voice Data / Telecommunication / Structured Cabling	
	78,869 SF @ \$22/SF.....	\$ 1,735,118.00
	Audio / Visual Systems	
	78,869 SF @ \$8/SF	\$ 630,952.00
	Security (CCTV, Access Control)	
	78,869 SF @ \$12/SF	\$ 946,428.00
3.4	Subtotal: Technology Systems	\$ 3,312,498.00
3.5	Furnishings and Equipment	
	78,869 SF @ \$18/SF.....	\$ 1,419,642.00
3.6	Subtotal: All Facility and Site Costs	\$ 31,545,065.00
3.7	Estimated Professional Design Fees, Miscellaneous "Soft" Costs and Contingency (Includes site survey, permitting, geotechnical evaluations, testing)	
	\$31,545,065.00 @ 9.25%	<u>\$ 2,917,919.00</u>
3.8	Total Estimated Project Development Cost	\$ 34,462,984.00

Estimate of Probable Development Costs

4.	Option "B2": Sheriff's Administration and Operations Facility reductions, RTCC, IT and D2 are shell space only and cutting the Rolling stock parking; 5-acre site	
4.1.	Facility	
	68,040 SF @ \$325.00/SF.....	\$ 22,113,000.00
	10,829 SF @ \$175.00/SF (shell space).....	\$ 1,895,075.00
4.2.	Site Development	
	Utilities (Electrical, Sanitary, Water, Storm & Fiber	\$ 151,500.00
	Grading, Fill & Drainage if necessary	\$ 244,275.00
	Parking, Paving & Walkways	
	205 parking spaces for public and secured parking @ \$2,100 per space	\$ 430,500.00
	Landscape & Irrigation	\$ 166,725.00
	Fencing, Gates, Barriers	\$ 187,500.00
	Subtotal: Buildings and Site	\$ 25,188,575.00
4.3	Technology Systems	
	Voice Data / Telecommunication / Structured Cabling	
	78,869 SF @ \$22/SF.....	\$ 1,735,118.00
	Audio / Visual Systems	
	78,869 SF @ \$8/SF	\$ 630,952.00
	Security (CCTV, Access Control)	
	78,869 SF @ \$12/SF	\$ 946,428.00
4.4	Subtotal: Technology Systems	\$ 3,312,498.00
4.5	Furnishings and Equipment	
	68,040SF @ \$18/SF.....	\$ 1,224,720.00
4.6	Subtotal: All Facility and Site Costs	\$ 29,725,793.00
4.7	Estimated Professional Design Fees, Miscellaneous "Soft" Costs and Contingency (Includes site survey, permitting, geotechnical evaluations, testing)	
	\$29,725,793.00 @ 9.25%	\$ <u>2,749,636.00</u>
4.8	Total Estimated Project Development Cost	\$ 32,475,429.00



ESTIMATED COST DEVELOPMENT OPTIONS

OPTION "C"

SHERIFF'S ADMINISTRATION AND OPERATIONS
FACILITY, SPATIAL REDUCTIONS; 5-ACRE SITE

Estimate of Probable Development Costs

5.	Option "C": Sheriff's Administration and Operations Facility, Spatial Reductions; 5-acre site	
5.1.	Facility	
	72,298 SF @ \$325.00/SF.....	\$ 23,496,850.00
5.2.	Site Development	
	Utilities (Electrical, Sanitary, Water, Storm & Fiber	\$ 151,500.00
	Grading, Fill & Drainage if necessary	\$ 244,275.00
	Parking, Paving & Walkways	
	205 parking spaces for public and secured parking @ \$2,100 per space	\$ 430,500.00
	Landscape & Irrigation	\$ 166,725.00
	Fencing, Gates, Barriers	\$ 187,500.00
	Subtotal: Buildings and Site	\$ 24,677,350.00
5.3	Technology Systems	
	Voice Data / Telecommunication / Structured Cabling	
	72,298 SF @ \$22/SF.....	\$ 1,590,556.00
	Audio / Visual Systems	
	72,298 SF @ \$8/SF	\$ 578,384.00
	Security (CCTV, Access Control)	
	72,298 SF @ \$12/SF	\$ 867,576.00
5.4	Subtotal: Technology Systems	\$ 3,036,516.00
5.5	Furnishings and Equipment	
	72,298 SF @ \$18/SF.....	\$ 1,301,364.00
5.6	Subtotal: All Facility and Site Costs	\$ 29,015,230.00
5.7	Estimated Professional Design Fees, Miscellaneous "Soft" Costs and Contingency (Includes site survey, permitting, geotechnical evaluations, testing)	
	\$29,015,230.00 @ 9.25%	\$ 2,683,909.00
5.8	Total Estimated Project Development Cost	\$ 31,699,139.00

Estimate of Probable Development Costs

6.	Option "C2": Sheriff's Administration and Operations Facility, Spatial Reductions; 5-acre site, eliminate the RTCC, shell space for IT and D2, no Rolling Stock covered parking.	
6.1.	Facility	
	65,184 SF @ \$325.00/SF.....	\$ 21,184,800.00
	7,114 SF @ \$175.00/SF (shell space).....	\$ 1,244,950.00
6.2.	Site Development	
	Utilities (Electrical, Sanitary, Water, Storm & Fiber	\$ 151,500.00
	Grading, Fill & Drainage if necessary	\$ 244,275.00
	Parking, Paving & Walkways	
	205 parking spaces for public and secured parking @ \$2,100 per space	\$ 430,500.00
	Landscape & Irrigation	\$ 166,725.00
	Fencing, Gates, Barriers	\$ 187,500.00
	Subtotal: Buildings and Site	\$ 23,610,250.00
6.3	Technology Systems	
	Voice Data / Telecommunication / Structured Cabling	
	72,298 SF @ \$22/SF.....	\$ 1,590,556.00
	Audio / Visual Systems	
	72,298 SF @ \$8/SF	\$ 578,384.00
	Security (CCTV, Access Control)	
	72,298 SF @ \$12/SF	\$ 867,576.00
6.4	Subtotal: Technology Systems	\$ 3,036,516.00
6.5	Furnishings and Equipment	
	65,184 SF @ \$18/SF.....	\$ 1,173,312.00
6.6	Subtotal: All Facility and Site Costs	\$ 27,820,078.00
6.7	Estimated Professional Design Fees, Miscellaneous "Soft" Costs and Contingency (Includes site survey, permitting, geotechnical evaluations, testing)	
	\$27,820,078.00 @ 9.25%	\$ 2,573,357.00
6.8	Total Estimated Project Development Cost	\$ 30,393,435.00