

DeSoto County

Jail and Administrative Complex Conceptual Design and Cost Estimate

Board of County Commissioners Presentation

Date: 7/8/2025



Agenda Overview

Agenda Item	Duration
Agenda Overview	5 Minutes
I. Project Overview	5 Minutes
II. Workshop Foundation	10 Minutes
III. Workshop	20 Minutes
IV. Next Steps	5 Minutes
V. Questions	15 Minutes
<i>Total</i>	<i>1 Hour</i>

I. Project Overview

- A. Purpose of the Project, Goals and Objectives
- B. Acknowledgements
- C. Approach and Methodology
- D. Understanding of the Project

Define Project Goals and Objectives

- **Purpose of the Project:**

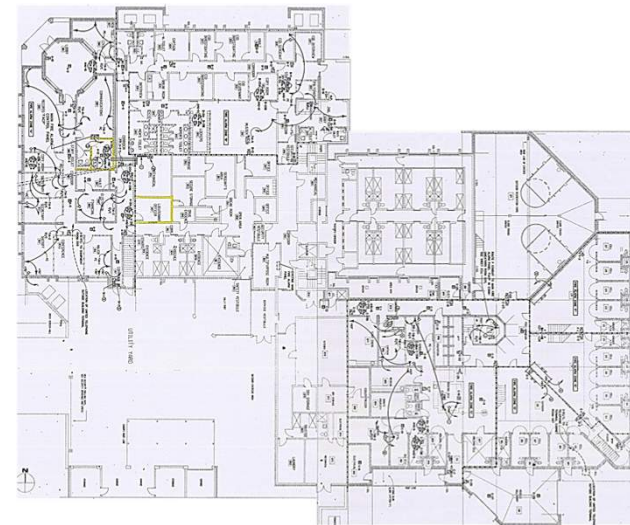
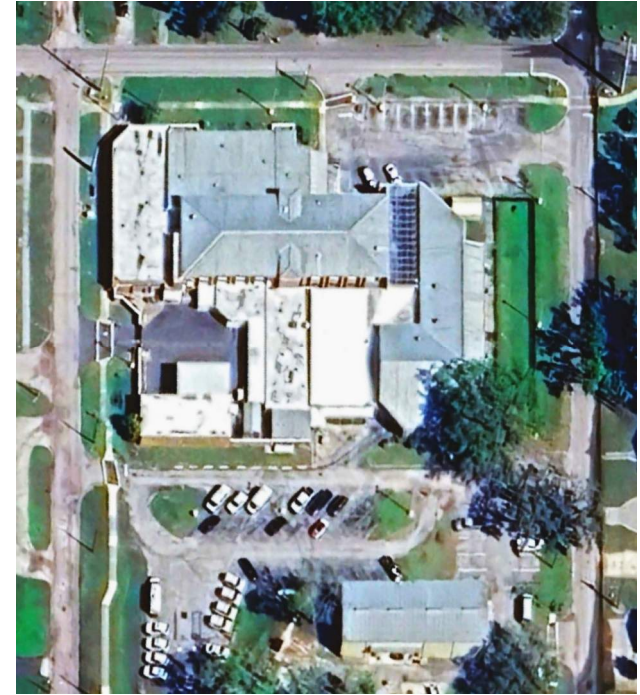
- To define a design direction to address the DeSoto County Jail and Administrative Complex current and future staff, space and jail bed needs (Project).

- **Project Goals:**

- Define the Current and Twenty-Year Staff, Space and Parking Needs of the DeSoto County Jail and Administrative Complex.
- Develop Conceptual Design and an Opinion of Probable Cost to Address Those Defined Needs.
- Complete Information Necessary for a Grant Request.

- **Project Objectives:**

- Complete Staff, Space Programming and Projected Parking to Address the Current and 20 Year Needs of a New Jail and Administrative Complex.
- Conduct a Workshop to Explore Site and Building Options to Address the Defined Needs.
- Complete Conceptual Design to Represent the Selected Preferred Workshop Option.
- Define an Opinion of Probable Cost (Estimate) and Anticipated Project Schedule.
- Complete Draft, Final Reports and Power Point Presentation Summarizing the Information Needed for the Grant Request.



Acknowledgements

- **Board of County Commissioners:**
 - J.C. Deriso – Chair
 - Steve Hickox - Vice Chair
 - Jerod Gross
 - Judy Schaefer
 - Elton Langford
- **Project Committee:**
 - Mandy Hines, County Administrator
 - Peggy Waters, Grants Coordinator
 - James F. Potter, Sheriff
 - Colonel James Vitali, Undersheriff
 - Captain Joshua Pitts, Detention Bureau Commander
 - Captain Jose Vitali, Uniform Patrol Bureau Commander
 - Captain Tim Hilgeman, Support Bureau Commander
 - Captain Jose Raya, Investigations Bureau Commander
 - Major Andrew Proudfit
 - Jacob Sutton, IT Director

The Securitecture Team (project team) would like to sincerely thank the Board of County Commissioners, Committee (Committee), Sheriff's Office Staff and all those who contributed invaluable assistance with completion of this project!

Confirm Approach and Methodology

DeSoto County Jail & Administration Complex Conceptual Design and Cost Estimate Approach and Methodology

PHASE 1: PRE-PROJECT

- Project "Kick-Off-Meeting"
 - Define Project Committee, Roles and Lines of Communication.
 - Confirm Goals, Objectives, Approach and Methodology.
 - Confirm All Users/Stakeholders Included in the Project and Verify Contact Information.
 - Confirm Specific Areas of Concern Identified by the County.
 - Confirm Anticipated Project Budget/Available Funds and Financing.
 - Define Roles and Responsibilities.
 - Confirm Schedule and Deliverables.
- Obtain and Review:
 - Previously Completed Feasibility Study(s).
 - Plans of the Existing Facilities.
 - Completed Project Contact List.
 - Staff Organizational Chart or List of Staff by Position Title and Department or Division.
 - Available Selected Site Information.
- Identify and Document all Regulatory Agencies, Submission and Approval Processes.

COMPLETE

PHASE 2: MASTER PLANNING & CONCEPTUAL DESIGN



COMPLETE

PHASES 3 AND 4: SCHEMATIC & DESIGN DEVELOPMENT

- Review and Confirm conclusions of Phase 2: Master Planning & Conceptual Design.
- Request and Obtain Site Survey and Subsurface Soils Investigation/Geotechnical Report.
- Initiate Early Coordination with Regulatory Agencies and Utilities.
- Progressively Develop Schematic and Design Development Documents:
 - Site/Civil.
 - Structural.
 - Architectural.
 - Mechanical, Electrical, Plumbing and Fire Protection.
 - System Narratives and Outline Specifications.
- Complete a code analysis and identify related design considerations.
- Update as Required the Phase 2 Opinion of Probable Cost, Schedule and Implementation Plan.
 - Complete Line Item Estimate.
 - Define Potential Value Engineering and Alternates to Manage the Project Budget if Required.
- Conduct and Document Committee, Users and Stakeholders Design Meetings.
- Complete Quality Control Review Process.
- Develop, Issue and Present Phase Draft and Final Reports to Committee, Users and Stakeholders.
- Present Phase Documents and Information to Decision Makers and Request to Proceed with the Next Project Phase.

PHASE 7: CONSTRUCTION & POST-CONSTRUCTION

- Assist the Construction Manager (CM):
 - Pre-Construction Meeting.
 - Responding to Request for Information (RFIs)
 - Issuance of Architectural Supplemental Instructions (ASIs)
 - Development and Review of Change Order Requests (COs).
 - Shop Drawing Review.
 - Review of Pay Applications.
 - Punch List Development and Review.
 - Issuance of Certificate of Substantial Completion and Occupancy.
- Attendance of Construction Progress Meetings.
- On Site Review to Confirm Work is Being Completed in Accordance to the Construction Documents.
- Assistance with One Year Warranty Period.

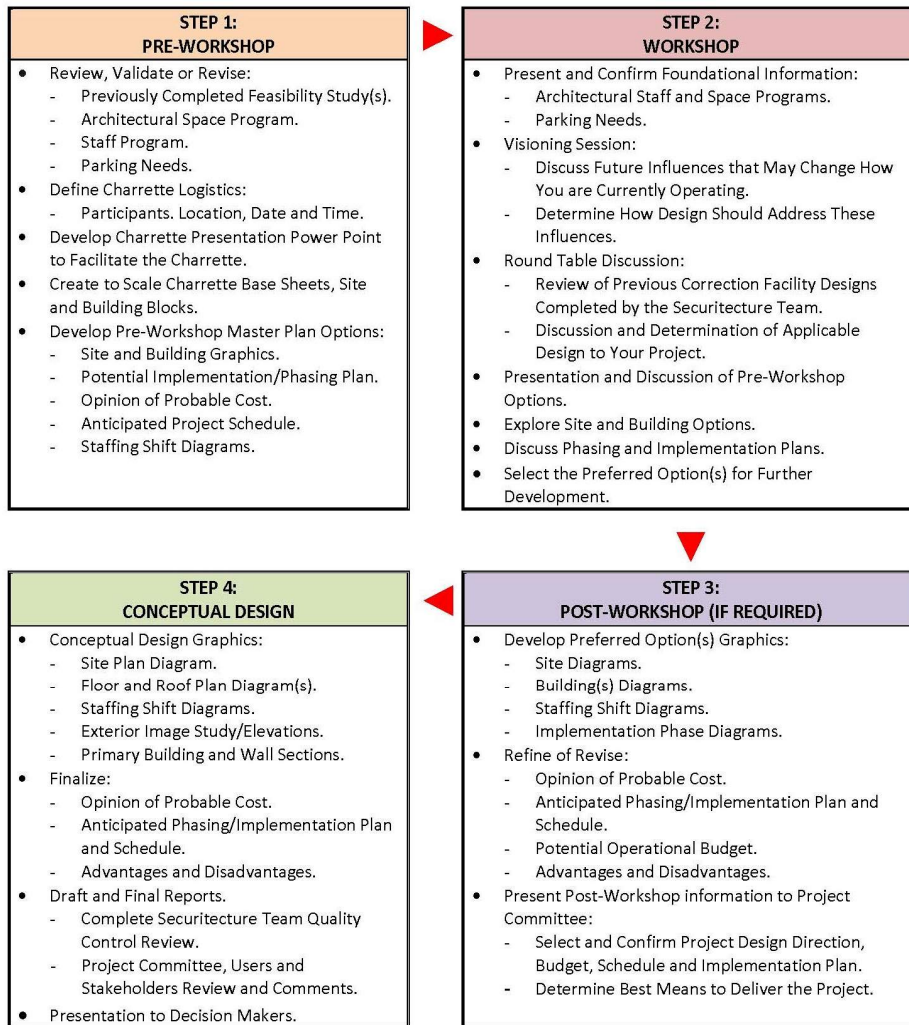
PHASE 6: BIDDING AND AWARD

- Issue Permitting and Bid Documents.
- Assist the Construction Manager:
 - Pre-Bid Conference.
 - Response to Bidder Questions.
 - Issuance of Addendums and Required.
 - Receipt, Review and Confirmation of Bids.
 - Value Engineering to Achieve the Budget as Required.
 - Presentation of the Bids to the Decision Makers.
- Draft, Final and Executed Contractor/Subcontractor Agreements.
- Receipt of Regulatory Agency Approvals and Permits.
- Completion Conformed Construction Documents.

PHASE 5: CONSTRUCTION DOCUMENTS

- Revise the Design Based Upon Comments Received Phase 3 Product.
- Conduct and Document Committee and User/Stakeholder Design Meeting.
- Complete Utility and Regulatory Agency Approval Coordination.
- Complete all Permitting, Bid and Construction Drawings, Details, Schedules and Specifications.
- Continual Management of Opinion of Probable Cost, Schedule and Implementation Plan.
- Conduct and Document Committee, Users and Stakeholders Design Meetings.
- Complete Quality Control Review Process.
- Present Phase Documents and Information to Decision Makers and Request to Proceed with the Next Project Phase.

Approach and Methodology



• PHASE 2 Goals and Objectives:

- Define the project design direction.
- Establish the opinion of probable cost, implementation/phasing plan and anticipated project schedule.

• Phase Process:

- Working with the project committee, users, and stakeholders to define the architectural space and staffing program.
- Develop and review pre-workshop tools.
- Conduct a workshop with the committee, users, stakeholders and decision makers to determine the best solution to address your current and future needs.
- Complete conceptual design defining the selected charrette preferred option(s).

• Phase Products:

- Defined the project design direction, opinion of probable cost, implementation/phasing plan and anticipated project schedule.
- Draft and final phase reports and presentations.

Anticipated Project Schedule

Task Order 1/Step	April 2025	May 2025	June 2025	July 2025
Phase 1: Pre-Project	<div><div></div></div> <div>Kick-Off Meeting 5/15/2025</div>			
Phase 2: Master Planning and Conceptual Design				
Step1: Pre-Workshop		<div><div></div></div>		
Step 2: Workshop		<div><div></div></div> <div>Workshop 5/15/2025</div>		
Step 3: Post-Workshop (If Required)		<div><div></div></div> <div>Not Required</div>		
Step 4: Conceptual Design		<div><div></div></div> <div>Presentation to the Board of County Commissioners 7/8/2025</div>		

STEP	ANTICIPATED COMPLETION
Step1: Pre-Charrette	Mid May
Step 2: Charrette	Mid May
Step 3: Post-Charrette	Not Required
Step 4: Conceptual Design	Draft Report: End of June Final Report and Presentation to the Board of County Commissioners: July 8 th , 2025

General, Site and Sheriff's Office Deficiencies

General Items:

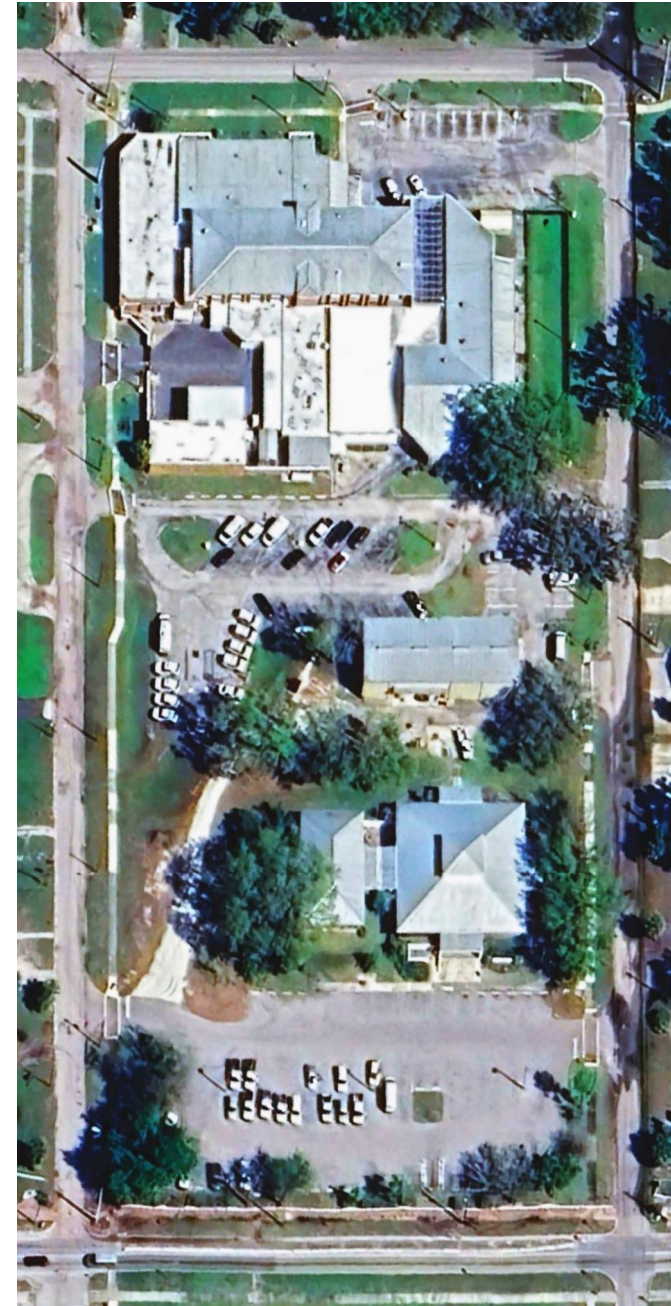
- The facility is obsolete in nearly every aspect. The facility can no longer in an efficient or effective manner meet the current mission of the Desoto County Jail and Sheriff's Office.
- The original facility has already been added onto two times.
- The Facility cannot be renovated or expanded in a manner that would prove to be cost-effective or functional into the future.

Site:

- The site is completely land-locked and cannot be logically added onto again.
- Secure parking spaces for staff is not available.
- Several Sheriff Office functions are housed at remote locations due to lack of space.

Sheriff's Office:

- The Administrative and Law Enforcement functions are spread out through the facility. Functions are not logically adjacent to similar functions but are simply placed where space can be made available.
- Space for dispatch is completely inadequate and is in a public / busy part of the building. This area needs to be more secure and remote.



Jail Deficiencies

Jail (Housing):

- The Jail is of a design from a by-gone era.
- Layouts are extremely difficult to observe and monitor and are very staff intensive and expensive to operate. Sightlines are lacking and very dangerous for both inmates and staff.
- Most housing units do not meet current AJA or FMJS standards.



Jail (Intake):

- The Jail has no enclosed or covered vehicular sallyport.
- The layout of the Intake area does not allow for sight and sound separation of genders in Intake.
- Intake lacks the ability for confidential inmate/attorney conferences and inmate classification.

Jail (other):

- The facility environment is not conducive to the needs of the mentally ill or substance-addicted individuals.
- The facility lacks space for inmate programs such as classrooms, and recreation facilities.



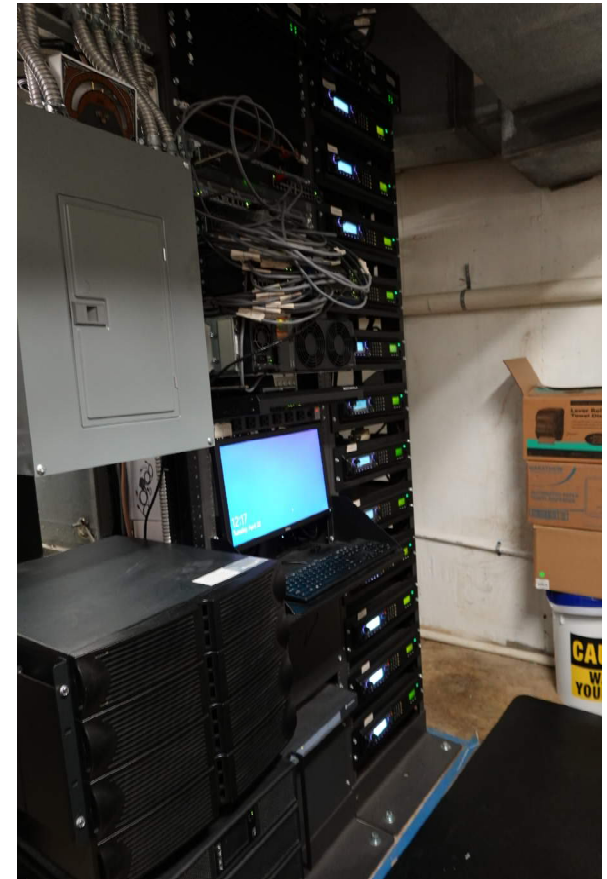
Physical Plant, Codes and Standards Deficiencies

Physical Plant Conditions:

- All HVAC, electrical, plumbing, fire-protection, security electronics and technology systems are at their end of life and in need of complete replacement.
- Under floor plumbing is severely degraded and in need of complete replacement.

Codes and Standards:

- Much of the facility is non-compliant with current codes and standards, but is largely “grand-fathered” in.



Facility Deficiencies

- **Summary of Findings – General:**
 - The existing building is in various degrees of compliance with governing code criteria.
 - Many of the issues are the same as noted in the NIC (National Institute of Corrections Study).
 - Current issues are grandfathered in, with the exception of issues that pose and imminent danger to personnel or detainees.
- **Florida Building Code / Life Safety Code:**
 - The principal issues with the FBC and LSC are related to basic construction and accessibility
 - The area of increase taken for the increase in the allowable area exceeds code. This means that the building exceeds the allowable square footage per code
 - Some construction materials do not have the required fire resistance/rating and therefore are not allowable. This includes paneling and wood constructed walls
 - Egress is not clearly defined and paths are vague at best
 - Many areas of the facility are not accessible to the handicapped this includes restrooms, and general entrance and navigation to basic rooms and areas



Facility Deficiencies

- **Florida Building Code / Life Safety Code (Cont.):**
 - Various areas require firewalls and smoke walls per code. These are not installed.
 - The structure is not coated with a fire-resistant material; therefore, the construction type allows for less square footage than needed.
 - In detention areas, accessibility was not provided at showers and is technically impossible in the existing second floor area and older areas of the facility.
 - Plumbing systems are in a state of decay and many areas are in need of replacement.
 - There are several documented situations where sanitary sewer piping has broken and has discharged into areas below.
 - Multiple leaks have been taking place in water piping due to age of pipe.
- **ACA (American Correctional Association)/ FMJS (Florida Model Jail Standards):**
 - **Older Jail Areas:**
 - The original jail areas do not comply with ACA/FMJS requirements as is to be expected
 - Cells do not provide visibility for proper supervision of inmates
 - Cameras or direct supervision is required but current design makes this impossible
 - Inmate cells have items that are considered hazardous to inmates such as shower curtain cording

Facility Deficiencies

- **ACA (American Correctional Association)/ FMJS (Florida Model Jail Standards) (Cont.):**

- **Older Jail Areas:**

- Corridors are not of sufficient width. 8'-0" is required minimum
- Corridor width endangers staff who must walk through to conduct head counts and inspections
- Insufficient natural lighting is provided
- Several areas fail to provide proper inmate privacy
- Fixtures within inmate accessible areas are
- not detention grade
- Areas require higher staffing levels due to the lack of functionality
- Visitation and recreation requires transporting inmates within the facility in areas that are insufficient in design to assure inmate and staff safety
- Square footage requirements for inmates is not provided

- **New Jail Areas:**

- Booking Area fails to provide safety and privacy as required
- Design of area requires inmates move in areas around desk that increase vulnerability of staff
- Views and sight lines are not maintained from booking to holding cells
- Video court area doubles as break room for staff
- Inmates are in proximity of materials that could pose a health risk such as silverware
- No security is provided when video arraignment is happening
- No privacy is provided due to open design

Facility Deficiencies

- **ACA (American Correctional Association)/ FMJS (Florida Model Jail Standards) (Cont.):**
 - New Jail Areas 9Cont.):
 - Chapel doubles as security electronics server room and attorney visitation
 - Room/area is not designed for multi-use
 - function
 - Privacy is not maintained for attorney visitation
 - Public(attorneys) and inmates have access to computer server
 - No sight and sound separation in holding area or while booking females and males
 - No classification separation provided
 - New dorm layout provides no separation during transport/inner facility movement
 - Extra bunks in dayrooms cause square footage requirements not to be met
 - Separation between bunks is not provided
 - Shower/toilets do not meet quantity requirements if beds are filled
 - Conduit and electrical wiring is exposed in inmate areas
 - Sight lines are not maintained in new cell areas on mezzanine from control room
 - Control room layout is poor and upgrades have left critical wiring exposed
 - Sally port has exposed piping and gate design is not secure
 - Site:
 - No buffer area for inmates to gather in the event of a fire or catastrophic evacuation
 - Perimeter fencing is not provided to maintain security
 - Public has access to doors that are used by staff for processing

Facility Deficiencies

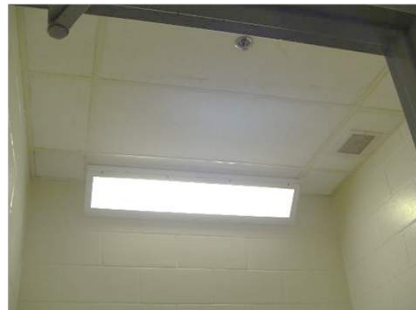
Sallyport



Sexual Predator Check In/ Jail Staff Secretary



Inmate Toilet



- non-detention fixtures
- non-secure ceiling
- non-detention accessories
- non-ADA/FAC compliant
- non-ACA compliant



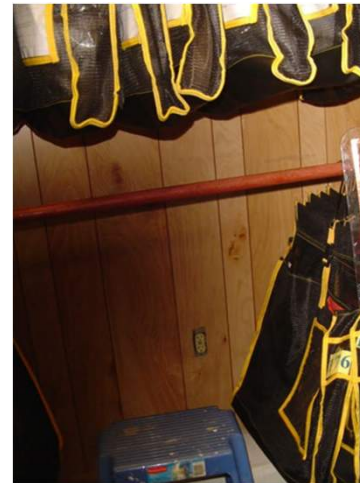
Facility Deficiencies

Staff Break Room/Video Arraignment



- poor joint use of space
- no privacy for inmates
- no privacy for staff
- no separation of staff and inmate function
- inmate access to equipment and office goods
- non-ACA and non-FMJS compliant
- abolishes intended design use for room
- negatively affects staff moral

Inmate Property Storage



- combustible finishes violate FBC and NFPA
- non-secure room for items
- lack of sufficient space for proper storage
- open/uncovered electrical receptacle
- non-accessible per FAC/ADA requirements
- makes programming and organization difficult

Chapel/Attorney Visit/Camera Server



- multi-use room not designed for multi-function
- camera server accessible to inmates and non secure public
- combustible finishes in room violate FBC and NFPA codes
- room non-secure violates ACA requirements
- room non-secure violates FMJS requirements
- lack of privacy for attorney visits
- located behind booking control area, access requires breach in Booking security
- chapel not secure
- room not designed for chapel function
- room has no sound controls, lacks privacy

Facility Deficiencies

Booking



- area is non-secure, inmates have access to desk
- inmates walk around three sides of area including open area/employee access
- desk location offers poor visibility into holding cells
- equipment including electronic security controls are open and accessible to inmates. This violates ACA and FMJS requirements
- design offers no separation of female and male inmates during processing which violates ACA and FMJS requirements
- casework non-flame resistant/combustible
- casework is antiquated and is in poor condition
- desk is inaccessible per ACA/FAC requirements

Central Control Room



- non-accessible per ADA/FAC requirements
- intermediate corridor creates long sight lines
- poor visibility to mezzanine level
- exposed cords and retrofit creates chaotic workspace
- corridor and design creates violation of separation requirements by gender and classification
- violates ACA and FMJS separation requirements
- antiquated layout and systems furnishings

Facility Deficiencies

Typical Housing Area/Pod



- With additional bunks, dayroom violates ACA and FMJS square footage requirements
- Exposed non-secure conduit is accessible to inmates which violates ACA/FMJS requirements
- Shower heads are non-secure type
- Wear severe in cell and shower areas
- Cell bunks have no personal detention grade storage
- Extra bunks have no secure personal storage
- Separation required between bunks is not met
- Area in general violates ACA and FMJS
- Insufficient showers and toilets are provided
- Insufficient seating provided
- Finishes in showers are not long lasting
- Sight lines are not maintained in area

Outdoor Recreation



- Stairs open and accessible to inmates (gate open)
- Inmates have areas where they can climb fencing and access roof area
- Enclosure violates FBC/NFPA egress requirements

Facility Deficiencies

Electrical Room



- Wiring not organized, and not tagged
- Clear space in front of panels not maintained per NEC requirements

Storage Room



- multiple leaks from plumbing above ceiling
- suspect pipe insulation – could be hazardous
- bacterial hazard from leaky sanitary piping
- ceiling tile damaged and require replacement

Kitchen



- Kitchen very small for meals served
- Kitchen systems antiquated
- Kitchen design not functional
- Damaged finishes such as floor tile and walls violate health code requirements
- Various lines are not insulated as required
- Sufficient dry goods, frozen goods, and fresh foods storage space is needed
- Equipment needs upgrading



Facility Deficiencies

Laundry

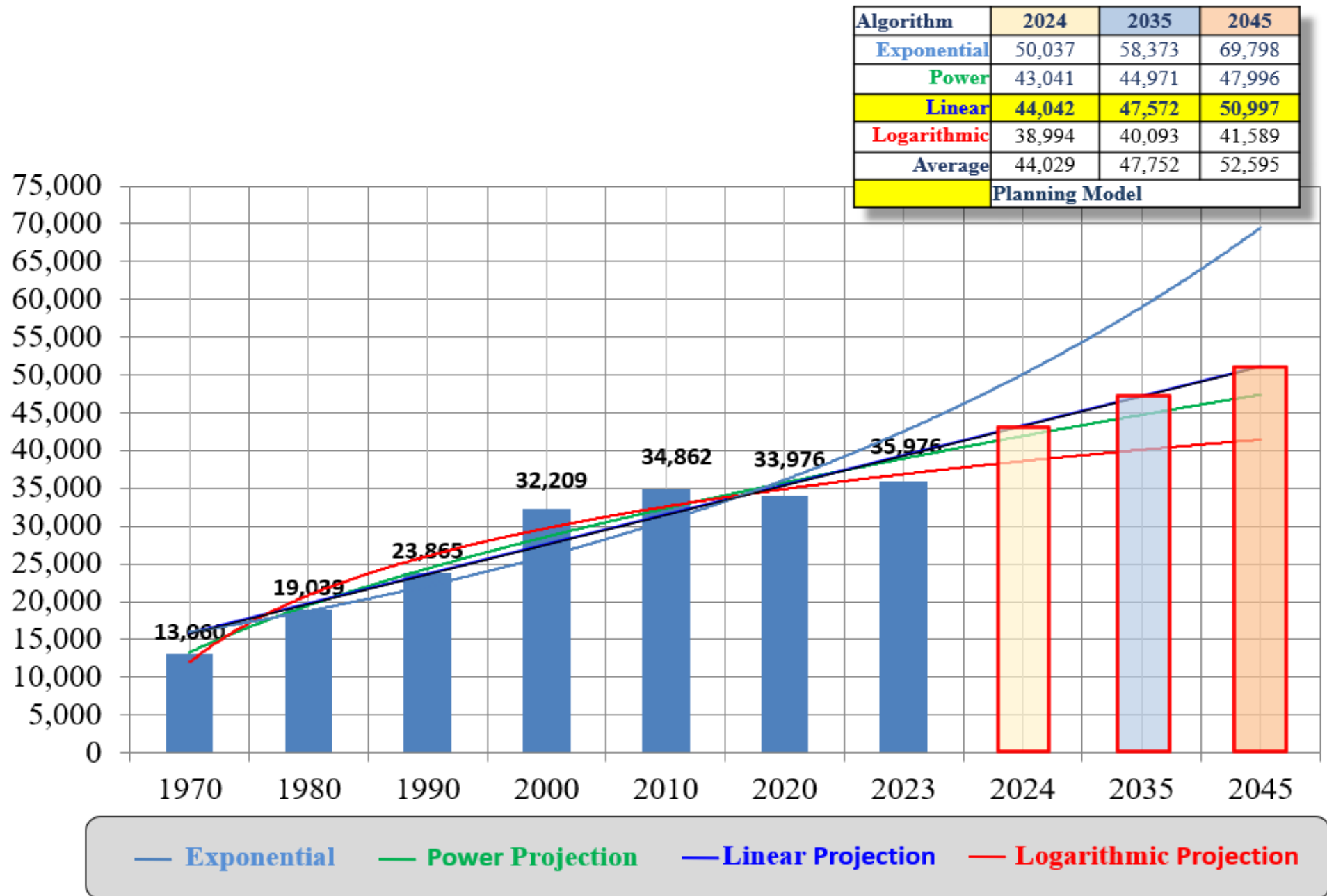


- Equipment in good condition
- Area very clean and well maintained
- Storage of chemicals violates FBC and NFPA. Should be enclosed in rated storage room. Currently open bar grating

II. Workshop Foundation

- A. Analytics and Projection Modeling
- B. Spec Standards
- C. Staff Program
- D. Architectural Space Program
- E. Revised Workshop Architectural Space Program Diagrams

Analytics and Projection Modeling



DeSoto County Jail & Administration Complex Conceptual Design and Cost Estimate																									
Population and Staff Projections																									
Component	2025 Adjusted Staff		2035										2045										Notes		
			Exponential		Power		Linear		Logarithmic		Average		Exponential		Power		Linear		Logarithmic		Average				
	Pop.	44,042	Pop.	58,373	Pop.	44,971	Pop.	47,572	Pop.	40,093	Pop.	47,752	Pop.	69,798	Pop.	47,996	Pop.	50,977	Pop.	41,589	Pop.	52,595			
	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space	Staff	Space			
I. Sheriff's Office																									
A. Public	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0			
B. Command	10.0	0	13.3	0	13.5	0	11.0	0	9.3	0	11.1	0	16.2	0	11.1	0	11.8	0	9.6	0	12.2	0			
C. Support Bureau	38.0	0	50.4	0	38.8	0	41.0	0	34.6	0	41.2	0	60.2	0	41.4	0	44.0	0	35.9	0	45.4	0			
D. Patrol Bureau	36.0	0	47.7	0	36.8	0	38.9	0	32.8	0	39.0	0	57.1	0	39.2	0	41.7	0	34.0	0	43.0	0			
E. Investigations Bureau	14.0	0	18.6	0	14.3	0	15.1	0	12.7	0	15.2	0	22.2	0	15.3	0	16.2	0	13.2	0	16.7	0			
Subtotal	98.0	0	129.9	0	103.4	0	106.1	0	89.4	0	106.5	0	155.6	0	107.0	0	113.7	0	92.7	0	117.3	0			
II. Sheriff's Office																									
F. Detention Bureau	33.0	0	43.7	0	33.7	0	35.6	0	30.0	0	35.8	0	52.3	0	36.0	0	38.2	0	31.2	0	39.4	0			
G. Intake/Booking	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0			
H. Medical	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0			
I. Detention Housing	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0			
J. Program	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0			
K. Kitchen/Commissary	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0			
Subtotal	33.0	0	43.7	0	33.7	0	35.6	0	30.0	0	35.8	0	52.3	0	36.0	0	38.2	0	31.2	0	39.4	0			
III. Support																									
L. Fleet/Infrastructure	6.0	0	8.0	0	6.1	0	6.5	0	5.5	0	6.5	0	9.5	0	6.5	0	6.9	0	5.7	0	7.2	0			
Subtotal	6.0	0.0	8.0	0.0	6.1	0.0	6.5	0.0	5.5	0.0	6.5	0.0	9.5	0.0	6.5	0.0	6.9	0.0	5.7	0.0	7.2	0.0			
Total Staff/DGSF	137.0	0.0	181.6	0.0	143.2	0.0	148.2	0.0	124.9	0.0	148.8	0.0	217.5	0.0	149.5	0.0	158.8	0.0	129.6	0.0	163.9	0.0			
Total Building Gross Square Feet (BGSF)	10%	0	10%	0	10%	0	10%	0	10%	0	10%	0	10%	0	10%	0	10%	0	10%	0	10%	0			
<div>General Notes:</div> <div>1. Existing Adjusted Space Not Projected.</div> <div>2. 2025 Includes Open Positions.</div> <div>3. Part Time Staff > .5 = 1</div> <div>4. Refer to Staff Program</div> <div>Table Notes:</div>																									
<div><div><div><div>Total Staff Positions</div><div><div>2025</div><div>2035</div><div>2045</div></div></div></div><div><div>Population Projection Model based upon US Census Data</div><div><div><div>Algorithm</div><div>2024</div><div>2035</div><div>2045</div></div><div><div>Exponential</div><div>50,037</div><div>58,373</div><div>69,798</div></div><div><div>Power</div><div>43,041</div><div>44,971</div><div>47,996</div></</div></div></div></div>																									

Population Projection Model based upon US Census Data

Space Standards Summary

DeSoto County Jail & Administration Complex Conceptual Design and Cost Estimate

Architectural Space Standards

Space Standard			Net Square Feet (NSF)
A. Offices and Workstations			
1. Private Office Type "A" (Modified) a. Sheriff			300 NSF
2. Private Office Type "A" a. Colonel/Undersheriff			240 NSF
3. Private Office Type "B" a. Captain	c. Medical Director d. Major		192 NSF
4. Private Office Type "B" (Modified) a. Lieutenant b. Finance Director c. Commander	c. Assistant Bureau Commander d. IT Director/911 Coordinator e. HR Director		168 NSF
5. Private Office Type "C" (Modified) a. Shift Supervisor			144 NSF
6. Private Office Type "C" a. Executive Administrative Assistant/Assistant b. Accreditation Manager c. Public Information Officer d. Victims Advocate e. Analyst	f. Agency Psychologist g. General Counsel h. Finance Assistant i. Future Command, Support j. Training Coordinator k. Fleet Maintenance		120 NSF
7. Workstation Type "D" a. IT Technician/GIS			96 NSF
8. Workstation Type "E" a. Sergeant			80 NSF
9. Workstation Type "E" (Modified) a. Corporal b. Court Security Deputy c. SRD d. Re-Entry Navigator e. Detention Operational Assistant	f. Civil Deputy g. Command Staff h. Warrants and Records i. Crime Scene j. Inmate Services		64 NSF
10. Workstation Type "F" a. Part Time Staff/Intern	b. Intake Officers c. Nurse Station		48 NSF
11. Workstation Type "G" (Worksurface) a. Report Writing Station b. Crossing Guards c. Traffic Unit	d. Future Patrol e. Deputy f. FTO Academy g. Transport	h. Custodian i. Maintenance	15 NSF

Space Standards Summary

B. Conference/Meeting Rooms		
1. Seating for 2 - 4		120 NSF
2. Seating for 4 - 6		150 NSF
3. Seating for 6 - 8		180 NSF
4. Seating for 8 - 10		210 NSF
5. Seating for 10 - 12		240 NSF
6. Seating for 12 - 14		280 NSF
7. Seating for 14 - 16		320 NSF
8. Seating for more than 16 persons		<i>Approximately 18-20nsf per person</i>
C. Conference/Training		
1. Large room (150 persons)		3,000 NSF
2. Medium room (70 persons)		1,400 NSF
3. Small room (35 persons)		750 NSF
D. Court and Hearing Rooms		
1. Large Courtroom/Jury (Gallery Seating for 130-140, 12 man jury with 2 alternates)		3,300 NSF
2. Medium Courtroom/Jury (Gallery Seating for 60-70, 6 man jury with 2 alternates)		1,600 NSF
3. Small Courtroom/Hearing (Gallery Seating for 30-40, 5 man jury with 2 alternates/optional)		1,425 NSF
4. Video Arraignment		Varies
E. Adult Detention		
	Florida Standards	ACA Standards
1. One Man Cell Accessible	80 NSF - no standard	80 NSF
2. One Man Accessible (HC) with Shower	89 NSF – no standard	106 NSF
3. One Man Cell with Shower	61 NSF	94 NSF
4. Single Cell/One Man Cell	63 NSF	70 NSF
5. Two Man Accessible (HC) Cell		80 NSF
6. Two Man Accessible (HC) Cell with Shower		106 NSF
7. Multiple occupancy/Two Man Cell	40 each/80 NSF	94 NSF
8. Two Man Cell with Shower		103 NSF
9. Four Man Accessible (HC) Cell		188 NSF
10. Four Man Accessible (HC) with Shower		197 NSF
11. Four Man Cell with Shower		194 NSF
12. Four Man Cell	40 each/160 NSF	185 NSF
13. Eight Man Accessible (HC) Cell with Shower		372 NSF
14. Eight Man Cell with Shower		366 NSF
15. Eight Man Cell	40 each/320 NSF	357 NSF
16. Dorm	75 NSF for Sleeping and Dayroom	
17. Toilets and Sinks	1:12 Ratio of Units to Inmates	
18. Showers	1:16 Ratio of Units to Inmates	

Space Standards Summary

19. Dayroom	No Standard	35 NSF per Inmate Served
20. Indoor Recreation	No Standard	15 NSF per Inmate, 500SF Min.
21. Outdoor Recreation	No Standard	15 NSF per Inmate, 750SF Min.
22. Program/Classroom	No Standard	15 NSF per person min.
23. Kitchen	12 to 15 NSF per inmate served dependent upon bulk purchasing	12 to 15 NSF per inmate served dependent upon bulk purchasing
24. Multi-Purpose	600 NSF	600 NSF
E. Miscellaneous		
1. Workroom/Galley		120 NSF
2. Unisex (Handicap Accessible)		56 NSF
3. Public Toilet Rooms		67 NSF per w.c.
4. Stairs		144 NSF per floor
5. Elevator		64 NSF per floor
6. Elevator Equipment		80 NSF
7. Janitor's Closet		60 NSF
8. Hard Interview		80 – 100 NSF
9. Soft Interview		160 – 200 NSF
10. Evidence Storage		14 NSF per Office
11. Fitness		7 to 10 NSF per total staff
12. Armory		6 NSF per total Patrol Staff
13. Locker Room		5 NSF per Staff
14. Toilets/Shower		4 NS NSF per Staff
15. EOC/EMA Bunkroom		64nsf
16. Vehicle Sallyport (20' W x 26'W)		520 NSF per Bay
17. Large Van/Bus Sallyport (24' W x 50'L)		1,200 NSF per Bay
18. Property Storage		1 NSF per Inmate – Vacuum/Hanging System
19. Clothing Storage		.5 NSF – Shelving System
20. Bedding/Mattress Storage		1 NSF per Inmate
21. Commissary		.75 NSF per Inmate
22. Food Preparation		3 NSF Per Inmate
23. Dry-Food Storage		1 NSF per Inmate
24. Non-Food Storage		.5 NSF per Inmate
25. Loading Dock		1 NSF per Inmate
26. Utensils		.5 NSF per Inmate
27. Freezer/Cooler		1.5 NSF per Inmate
28. Dish/Cart Washing		.75 NSF per Inmate
29. Laundry		1 NSF per Inmate
30. Clothing/Supplies Storage		.75 NSF per Inmate
31. Bedding/Mattress Storage		.75 NSF per Inmate

Product Examples

Step 1 – Pre-Charrette: Space Standards Graphics

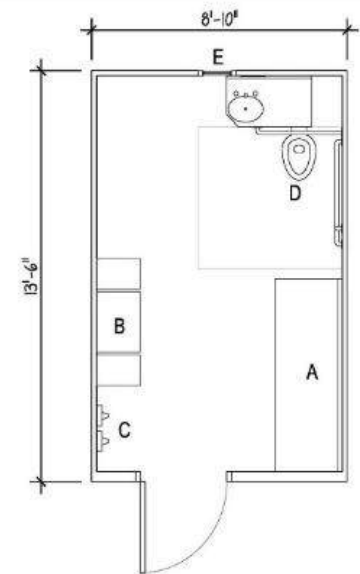
Office Types:		
Design	Description	Furniture and Equipment Diagram
A.1	240 Square Feet A. Plan View, Furniture and Equipment <ol style="list-style-type: none"> 1. Credenza- shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 36" x 72" 3. Desk Chair 4. Guest Chairs, Qty. -2 5. Bookshelf Units, Qty. -3 6. Conference Table, Qty. -1 7. Conference Chairs, Qty. -3 B. Storage <ol style="list-style-type: none"> 1. File: 156" 2. Drawer: 136" 3. Bookshelf: 368" 	
A.2	240 Square Feet A. Plan View, Furniture and Equipment <ol style="list-style-type: none"> 1. Credenza- shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 36" x 72" 3. Desk Chair 4. Guest Chairs, Qty. -2 5. Bookshelf Units, Qty. -3 6. Lounge Seating, Qty. -2 7. Coffee Table, Qty. -1 B. Storage <ol style="list-style-type: none"> 1. File: 156" 2. Drawer: 136" 3. Bookshelf: 368" 	
A.3	240 Square Feet A. Plan View, Furniture and Equipment <ol style="list-style-type: none"> 1. Credenza- shown with PC (1) and Printer (2) 2. Double Pedestal Desk- 36" x 72" 3. Desk Chair 4. Guest Chairs, Qty. -5 5. Bookshelf Units, Qty. -3 6. Conference Table, Qty. -1 7. Conference Chairs, Qty. -5 B. Storage <ol style="list-style-type: none"> 1. File: 156" 2. Drawer: 136" 3. Bookshelf: 368" 	

Two Man Accessible Cell

120 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -2
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -2
- D. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- E. Window, Qty. -1

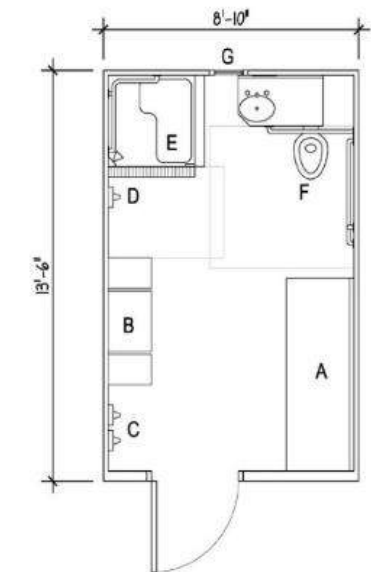


Two Man Accessible Cell with Shower

120 Square Feet

Plan View

- A. Wall Mounted Bunk, Qty. -2
- B. Cell Desk With Two Seats, Qty. -1
- C. Stainless Steel Robe Hook, Qty. -2
- D. Stainless Steel Robe Hook For Shower, Qty. -1
- E. Stainless Steel Accessible Shower Unit With Anti-Microbial Curtain, Qty. -1
- F. Stainless Steel Toilet Sink Combo Unit, Qty. -1
- G. Window, Qty. -1



Staff Program Summary

DeSoto County Jail & Administration Complex Conceptual Design and Cost Estimate Staffing Program Summary

Department: All

Division: All

Staff Positions		2025 Staff	Master Plan Options		Notes: Staff Program based upon 256 Bed Cell Pod and Includes Potential Future Staff
		Number	2035 (256 Beds)	2045 (512 Beds)	
I.	Sheriff's Office				
A.	Public	0.0	0.0	0.0	
B.	Command	10.0	11.0	12.0	
C.	Support Bureau	38.0	41.0	44.0	2025: 2 open positions included in total
D.	Patrol Bureau	36.0	39.0	42.0	2025: 2 open positions included in total
E.	Investigations Bureau	14.0	15.0	16.0	2025: 2 open positions included in total
Subtotal		98.0	106.0	114.0	
II.	Jail				
F.	Detention Bureau	33.0	33.0	36.8	2025: 4 open positions included in total
G.	Intake/Booking	0.0	0.0	0.0	
H.	Medical	0.0	0.0	0.0	
I.	Detention Housing	0.0	0.0	0.0	
J.	Program	0.0	0.0	0.0	
K.	Kitchen/Laundry/Commissary	0.0	0.0	0.0	
Subtotal		33.00	33.00	36.80	
III.	Support				
L.	Infrastructure	5.0	6.0	6.0	
Subtotal		5.0	6.0	6.0	
IV.	Fleet Maintenance Building				
M.	Fleet Maintenance	1.0	2.0	2.0	
Subtotal		1.0	2.0	2.0	
Total		137.0	147.0	158.8	
General Notes:				3. 2045 Future positions based upon Staff Projection Modeling	
1. 2025 Staff based upon provided organizational chart.				4. 2045 Assumes 2, 256 bed cell pods for master planning purposes.	
2. Open positions included in total.				a. Additional Detention Bureau inmate housing staff based upon current shift structure.	
	Current 146 beds jail configuration is under staffed.				

Workshop Architectural Space Program Summary

DeSoto County Jail & Administration Complex Conceptual Design and Cost Estimate

Architectural Space Program Summary - Workshop

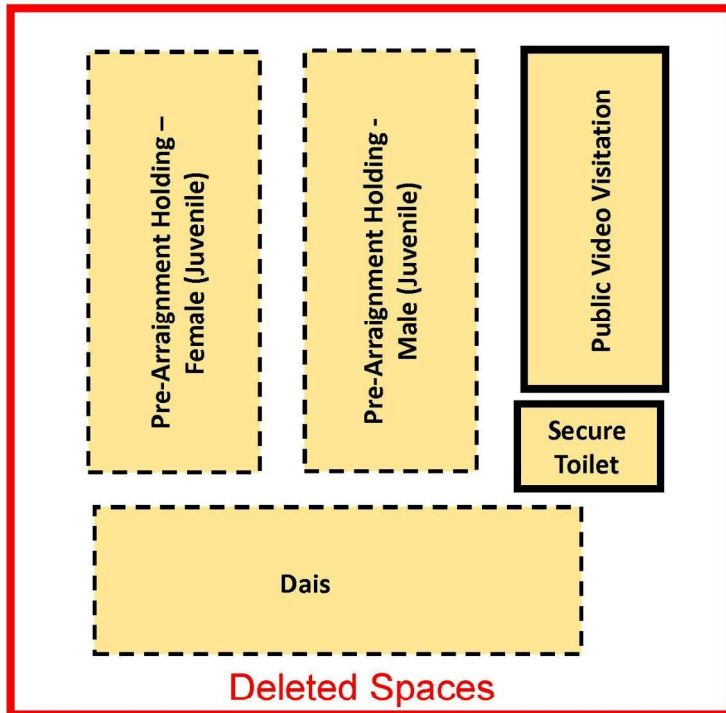
Department: All

Division: All

No.	Component	Adjacency: Refer to Each Department/Division								General Remarks:
		Original Space Program				Workshop Space Program				1. Impound (D. Patrol Bureau)and Evidence Lots (E. Investigations Bureau) Exterior Fenced Spaces.
		Staff	No. of Spaces	Total NSF	Total DGSF	Staff	No. of Spaces	Total NSF	Total DGSF	
I.	Sheriff's Office									
A.	Public	0.0	83.0	2,148	2,470	0.0	5.0	1,012	1,164	Refer to Each Division
B.	Command	12.0	54	4,680	6,084	13.0	41	4,648	6,042	Refer to Each Division
C.	Support Bureau	44.0	58	4,248	5,522	57.0	32	3,564	4,633	Refer to Each Division
D.	Patrol Bureau	42.0	468	5,833	7,583	41.0	423	5,135	6,675	Refer to Each Division
E.	Investigations Bureau	16.0	48	5,974	7,766	16.0	50	7,084	9,209	Refer to Each Division
	Subtotal	114.0	711	22,883		127.0	551	21,443		
				Subtotal DGSF	29,426				27,724	NSF Grossing Factor Varies
II.	Jail									
F.	Detention Bureau	36.0	46	2,497	3,246	49.0	46	2,497	3,246	Refer to Each Division
G.	Intake/Booking	0.0	67	8,412	12,463	0.0	50	7,200	12,186	Refer to Each Division
H.	Medical	0.0	17	1,600	2,080	0.0	17	1,600	2,080	Refer to Each Division
I.	Detention Housing	0.0	353	26,166	37,500	0.0	353	26,166	37,500	16 Cell Blocks/Classifications
J.	Program	0.0	0	0	0	0.0	0	0	0	Included in Cell Pod A
K.	Kitchen/Laundry	0.0	23	8,145	8,960	0.0	1	3,072	3,379	Revised sized for 1 cell pod
	Subtotal	36.0	506	46,820		49.0	467	40,535		
				Subtotal DGSF	64,249				58,391	NSF Grossing Factor Varies
III.	Facility Support									
L.	Infrastructure	6.0	117,715	3,354	3,521	6.0	110,902	2,303	2,419	Based Upon Office DGSF. MEP Included in Cell Pod
	Subtotal	6.0	117,715	3,354	3,521	6.0	110,902	2,303	2,419	
	Total Staff, Spaces and NSF	156	118,933	73,056		182	111,920	64,281		
	Total Departmental Gross Square Feet (DGSF)				97,195				88,534	General Remarks:
	Building Grossing Factor			10%	9,720			5%	4,427	1. Total Building Summary
	Total Building Gross Square Feet (BGSF)				106,915				92,961	

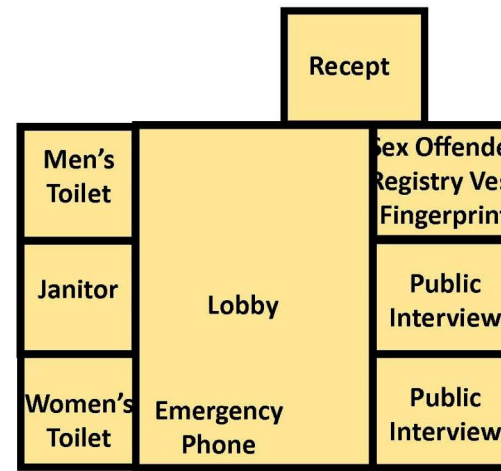
Total Workshop Space Reduction: 13,954 BGSF

Workshop Architectural Space Program Diagrams



Revision Notes:

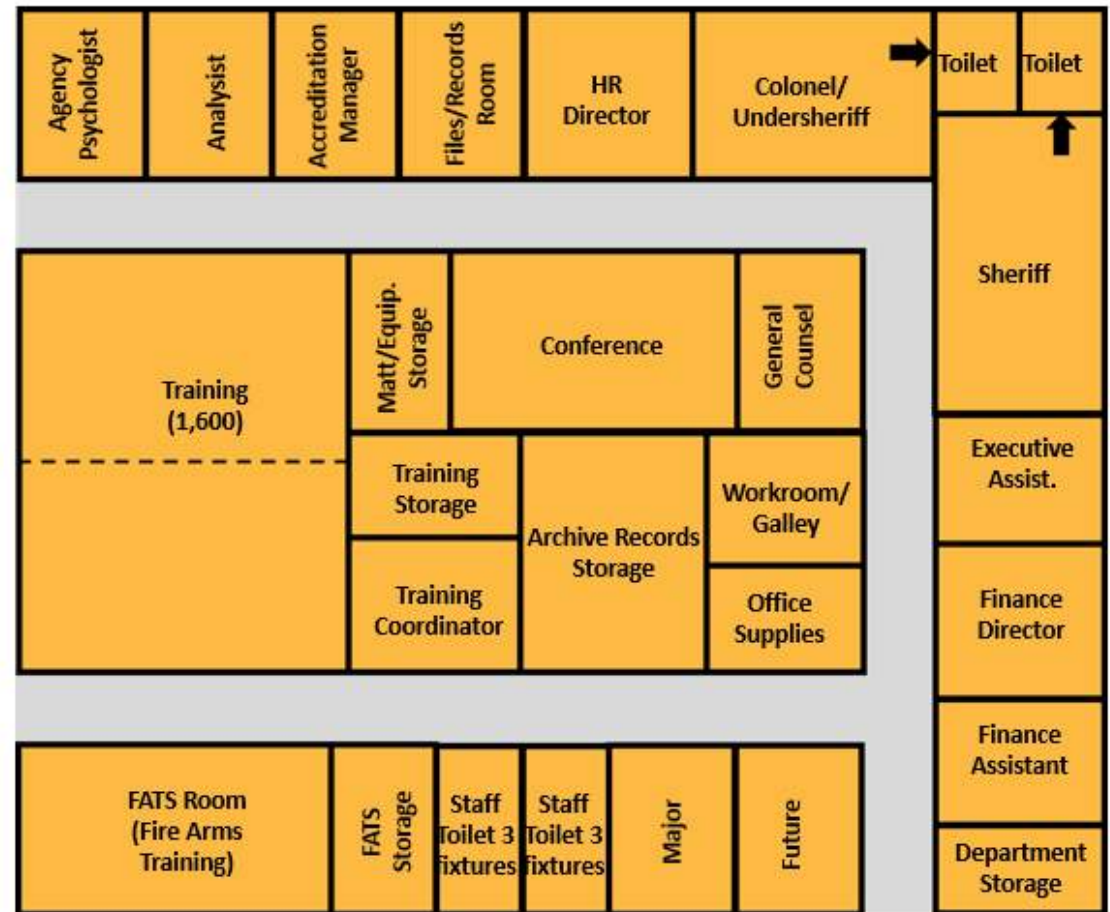
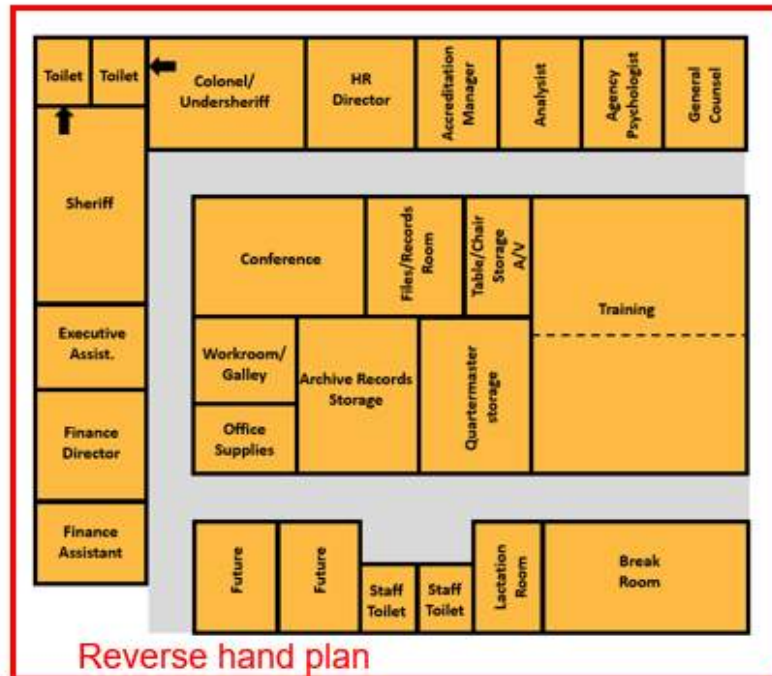
1. Reduce size of toilet rooms to 1 toilet and 1 sink each.
2. Include 2 public interview spaces.
3. Include finger printing in sex offender registry.



A. Public

Scale: 1/8" = 1'-0"

Workshop Architectural Space Program Diagrams



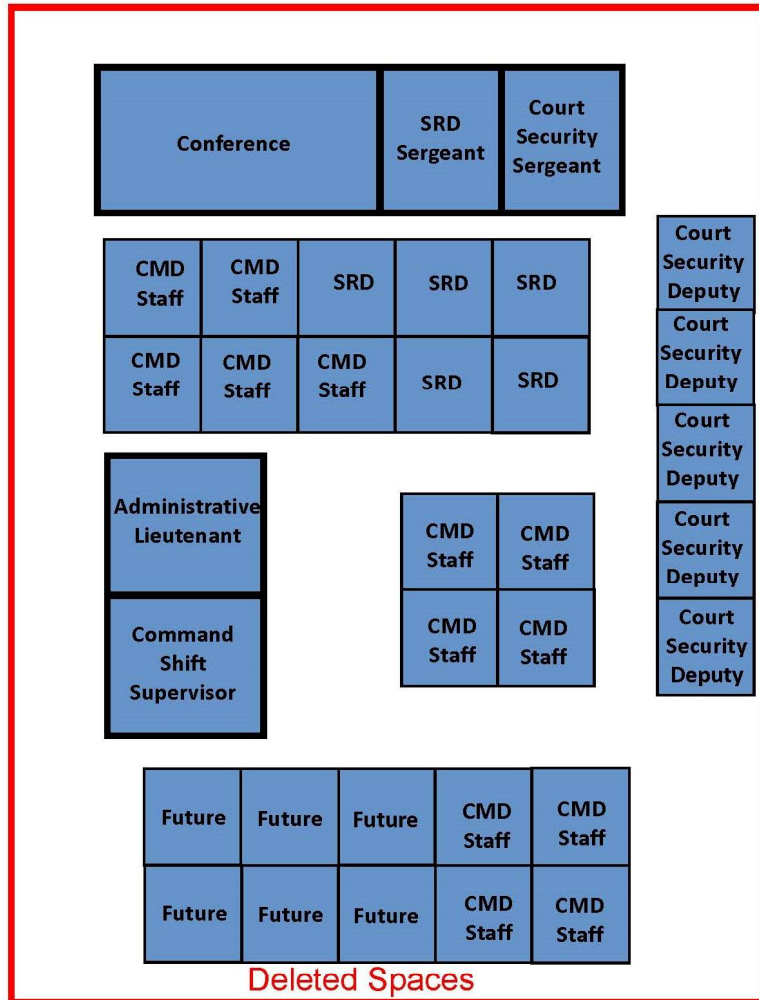
Revision Notes:

1. Add FATS (Fire Arms Training) and storage.
2. Reorganize plan as shown.
3. Increase size of toilet rooms:
 - a. Men's: 1 toilet, 1 urinal and 1 sink.
 - b. Women's: 2 toilet, 1 sink.
4. Eliminate breakroom.
5. Include matt storage in training/chair storage and adjust size to include cot storage.
6. Training room(s) will also be used for defensive tactics training.
7. Move Major to Command from Support Services.

B. Command

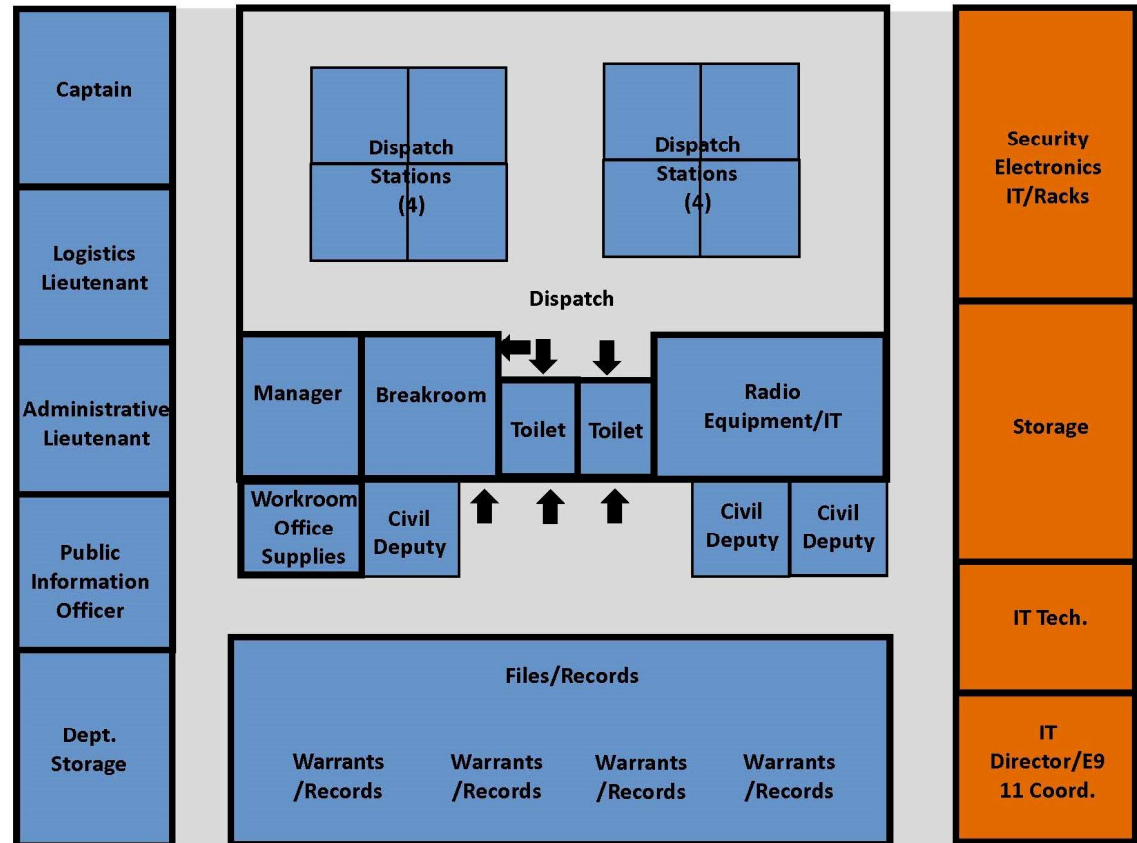
Scale: 1/8" = 1'-0"

Workshop Architectural Space Program Diagrams



Revision Notes:

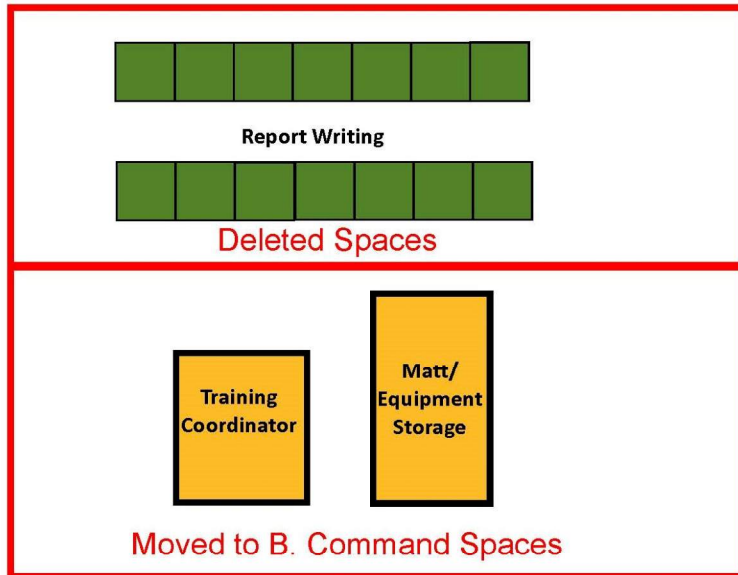
1. Add dispatch and support spaces.
2. Group Warrants/Records in shared space.



C. Support Bureau

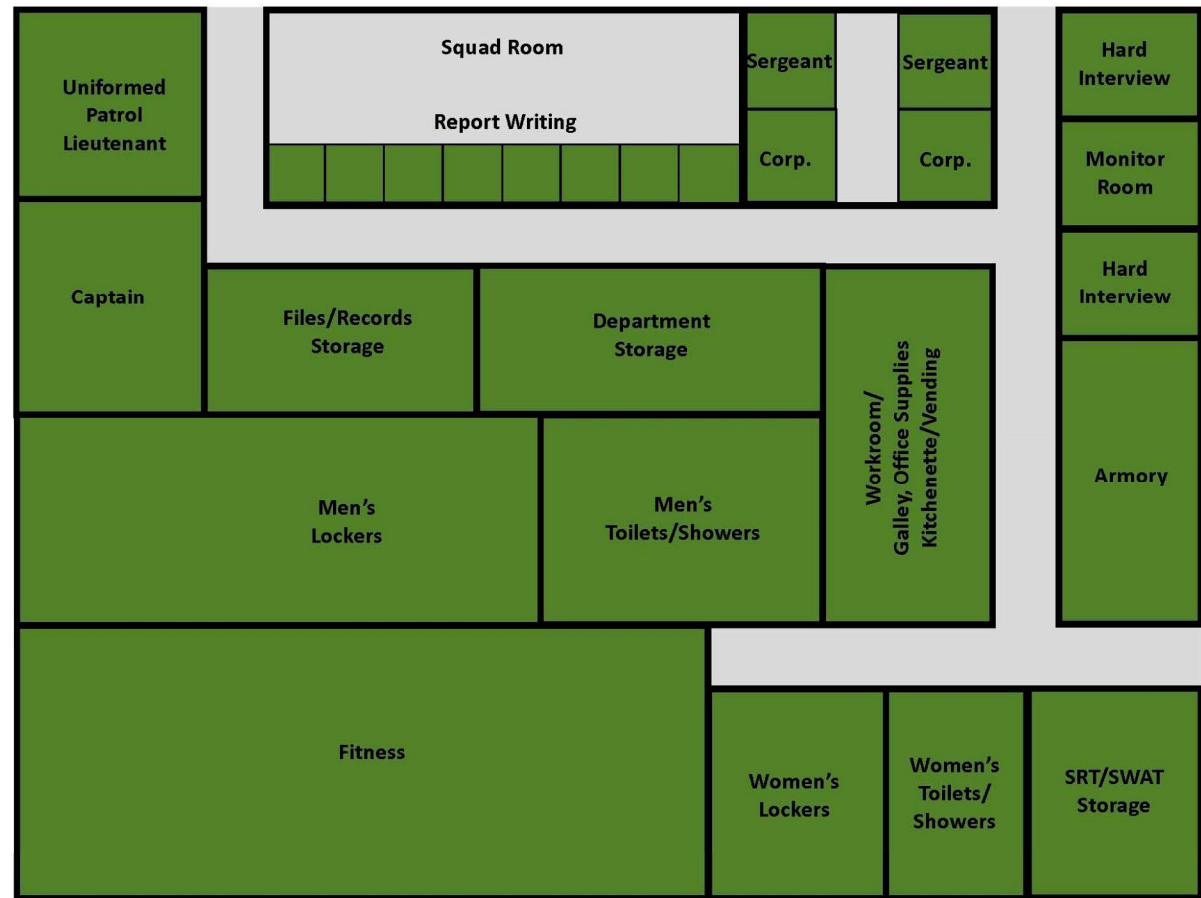
Scale: 1/8" = 1'-0"

Workshop Architectural Space Program Diagrams



Revision Notes:

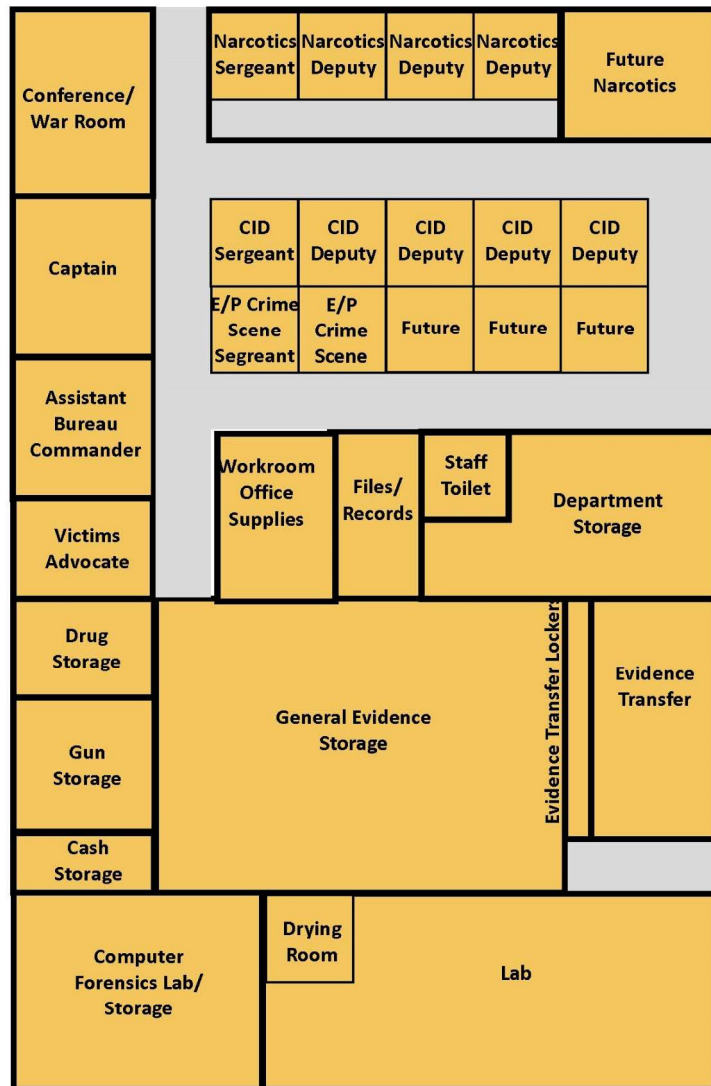
1. Co-locate Workroom Office Supplies and add Kitchen/Vending to be shared with Investigations.
2. Add 2 hard Interview and a between Monitor Room.
3. Combine Squad room with Report Writing.
4. Group Sergeants and Corporals in shared room.



D. Patrol Bureau

Scale: 1/8" = 1'-0"

Workshop Architectural Space Program Diagrams

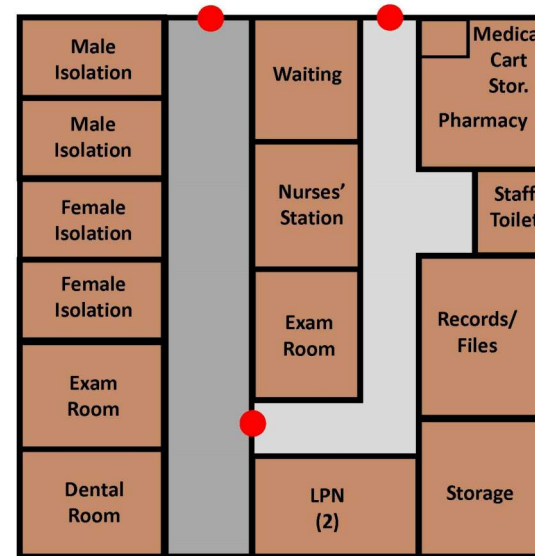


E. Investigation Bureau

Scale: 1/8" = 1'-0"

Revision Notes:

1. No revisions.

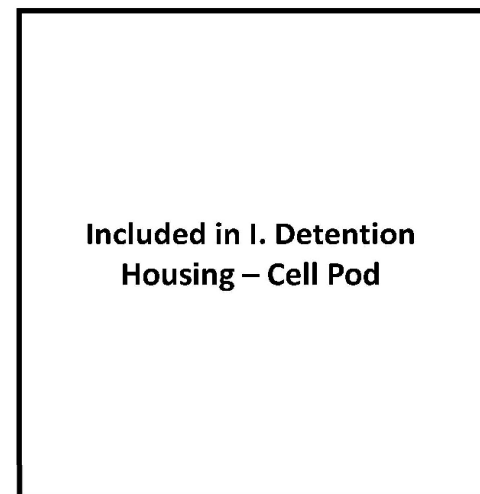


H. Medical

Scale: 1/8" = 1'-0"

Revision Notes:

1. No revisions.



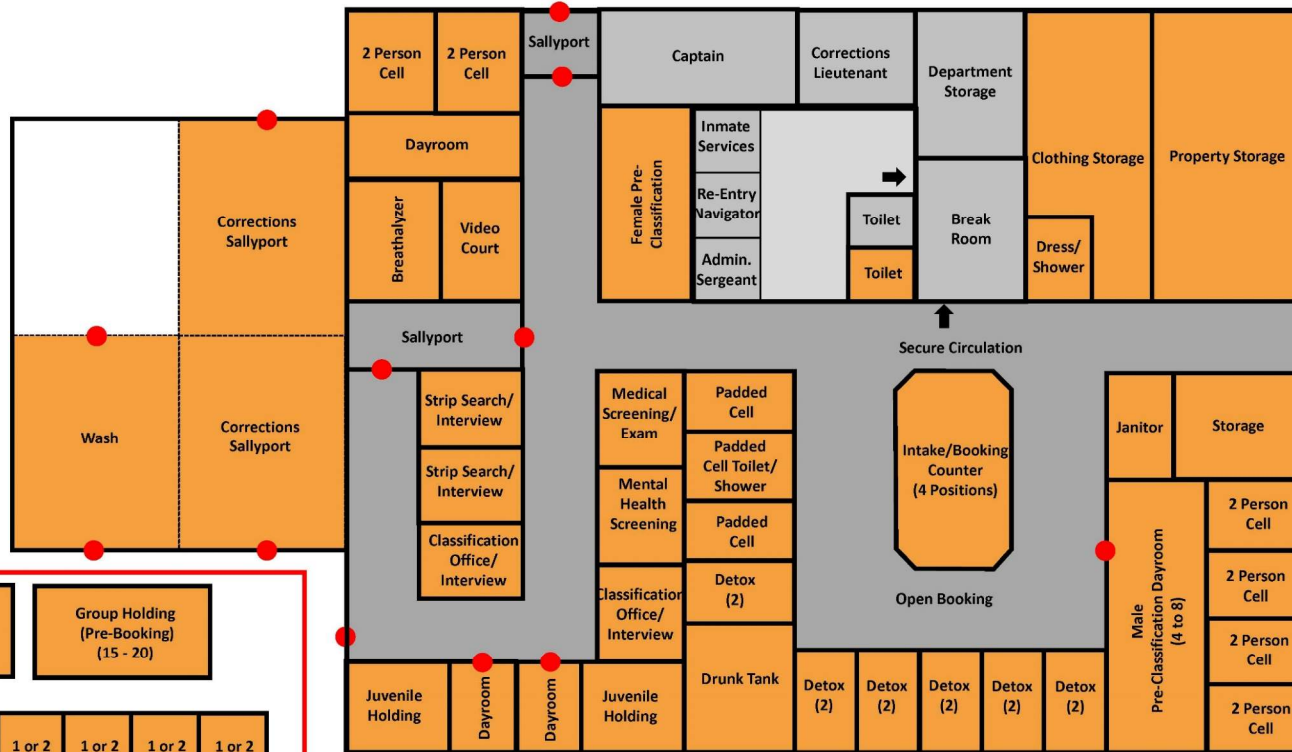
J. Program

Scale: N.T.S

Revision Notes:

1. No revisions.

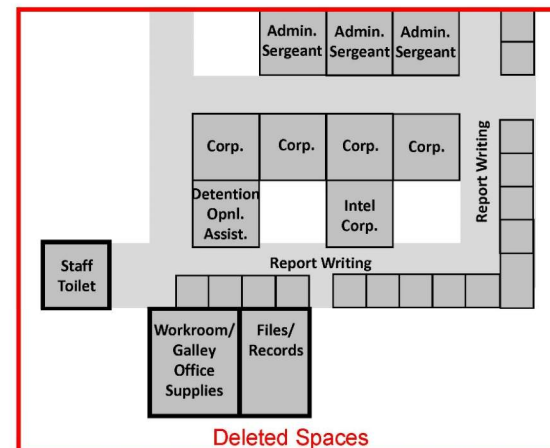
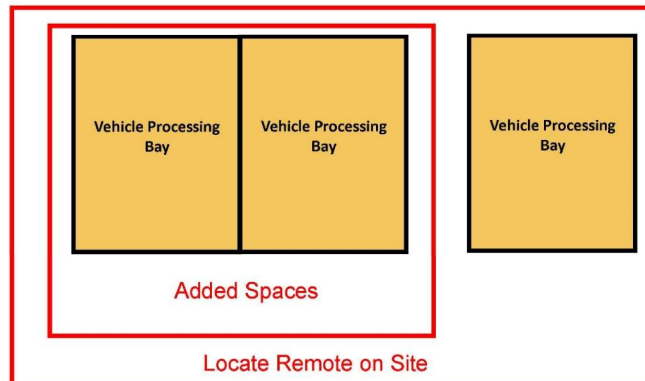
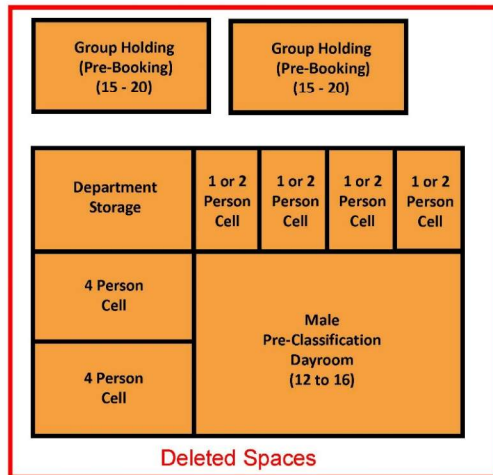
Workshop Architectural Space Program Diagrams



G. Intake/Booking Revision Notes:

Scale: 1/8" = 1'-0"

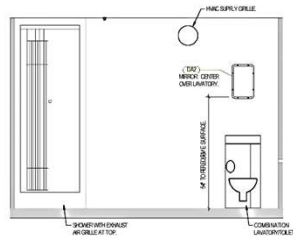
1. Delete Police Sallyport bays (2). Add a Wash Bay.
2. Add 2 Vehicle processing bays and locate remote on site with drive through..
3. Delete 2 Group Holding (Pre-Booking) and add 2, 2-man cells.
4. Reduce Female Pre-Classification and make current location Male Pre-Classification.
5. Co-locate F. Detention Bureau and add breakroom to be shared with Intake/Booking.



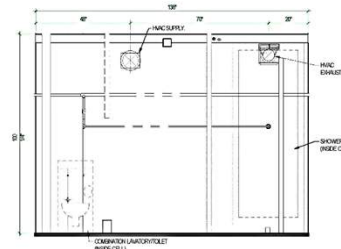
F. Detention Bureau

Scale: 1/8" = 1'-0"

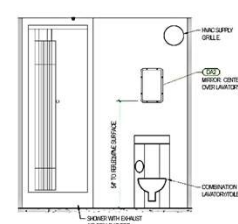
Workshop Architectural Space Program Diagrams



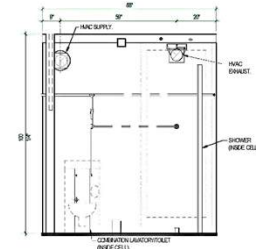
16 FIRST FLOOR 4 MAN CELL BACK ELEVATION
1/2" = 1'-0"



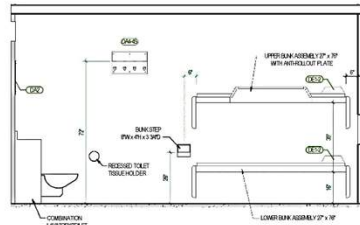
17 FIRST FLOOR 4 MAN CELL BACK EXTERIOR ELEVATION
1/2" = 1'-0"



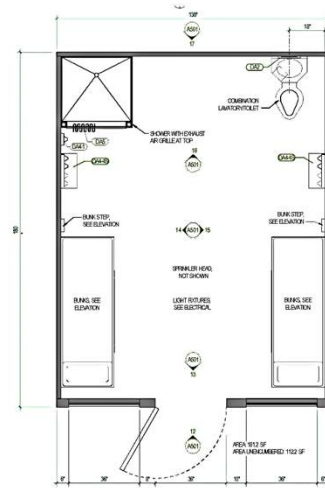
6 FIRST FLOOR 2 MAN CELL BACK ELEVATION
1/2" = 1'-0"



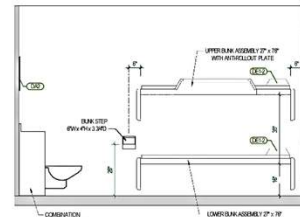
7 FIRST FLOOR 2 MAN CELL BACK EXTERIOR ELEVATION
1/2" = 1'-0"



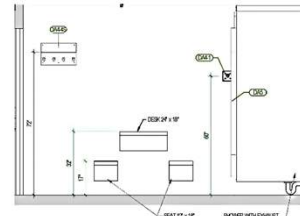
15 FIRST FLOOR 4 MAN CELL TOILET SIDE ELEVATION
1/2" = 1'-0"



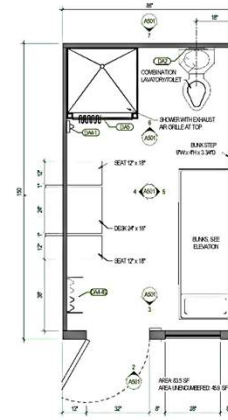
11 FIRST FLOOR 4 MAN CELL PLAN
1/2" = 1'-0"



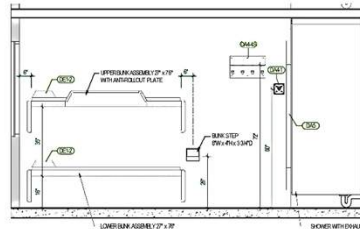
5 FIRST FLOOR 2 MAN CELL TOILET SIDE ELEVATION
1/2" = 1'-0"



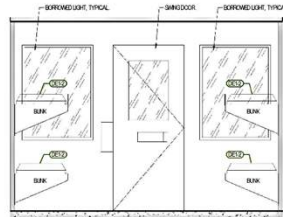
4 FIRST FLOOR 2 MAN CELL SHOWER SIDE ELEVATION
1/2" = 1'-0"



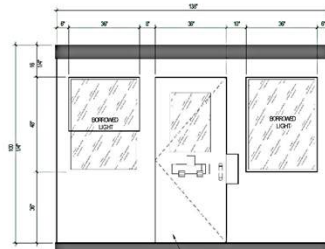
3 FIRST FLOOR 2 MAN CELL PLAN
1/2" = 1'-0"



14 FIRST FLOOR 4 MAN CELL SHOWER SIDE ELEVATION
1/2" = 1'-0"



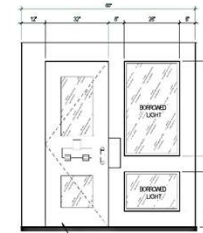
13 FIRST FLOOR 4 MAN CELL FRONT ELEVATION
1/2" = 1'-0"



12 FIRST FLOOR 4 MAN CELL FRONT EXTERIOR ELEVATION
1/2" = 1'-0"

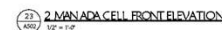
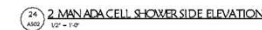


1 FIRST FLOOR 2 MAN CELL FRONT ELEVATION
1/2" = 1'-0"

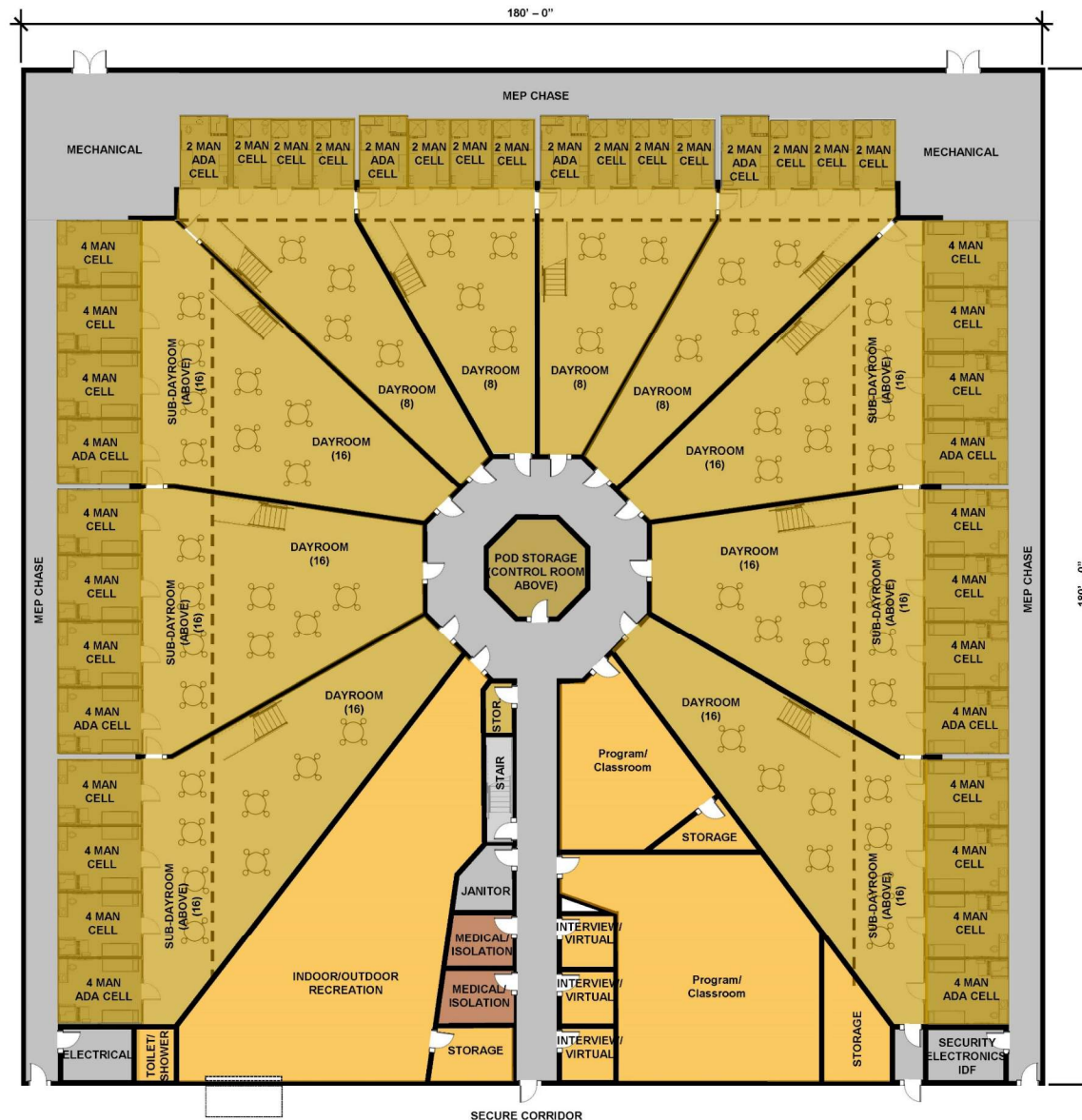


2 FIRST FLOOR 2 MAN CELL FRONT EXTERIOR ELEVATION
1/2" = 1'-0"

Received 17 November 2003; accepted 17 February 2004



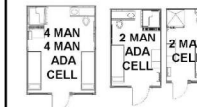
Workshop Architectural Space Program Diagrams



I. Detention Housing: Cell Pod Type A - 256 Beds
SCALE: 1/8" = 1'-0"

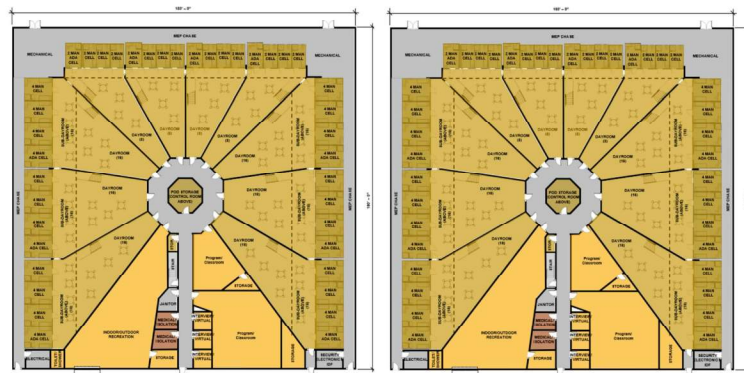
Cell Pod Type A				
First Floor				
Cell Type	Beds	No. Cells	No. Beds	Cell Blocks/Classifications
2 Man	2	12	24	4
2 Man	2	4	8	
ADA				
4 Man	4	18	72	6
4 Man	4	6	24	
ADA				
Subtotal	40	128	10	

Mezzanine				
Cell Type	Beds	No. Cells	No. Beds	Cell Blocks/Classifications
2 Man	2	16	32	0
2 Man	2	0	0	
ADA				
4 Man	4	24	96	6
4 Man	4	0	0	
ADA				
Subtotal	40	128	6	
Total	80	256	16	
				Total DGSF
				37,500



CELL DIAGRAMS
SCALE: 1/8" = 1'-0"

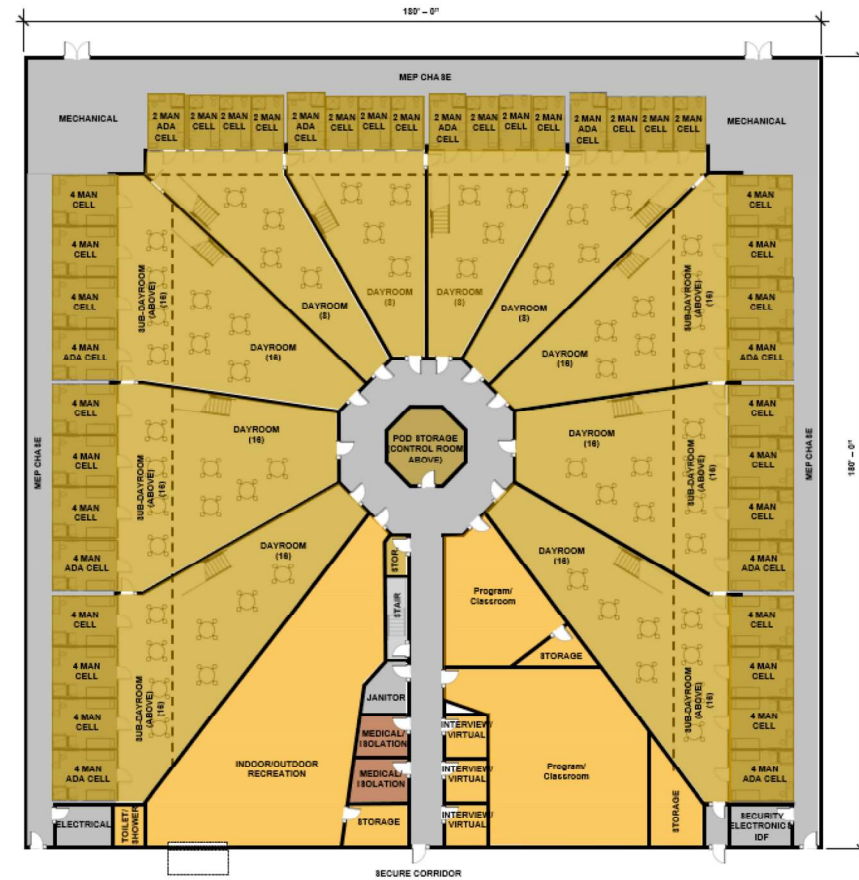
Workshop Architectural Space Program Diagrams



Cell Pod A: 256 Beds

Cell Pod A: 256 Beds

2 X Cell Pod A: 512 Beds



I. Detention Housing: Cell Pod Type A - 256 Beds

SCALE: 3/32" = 1'-0"

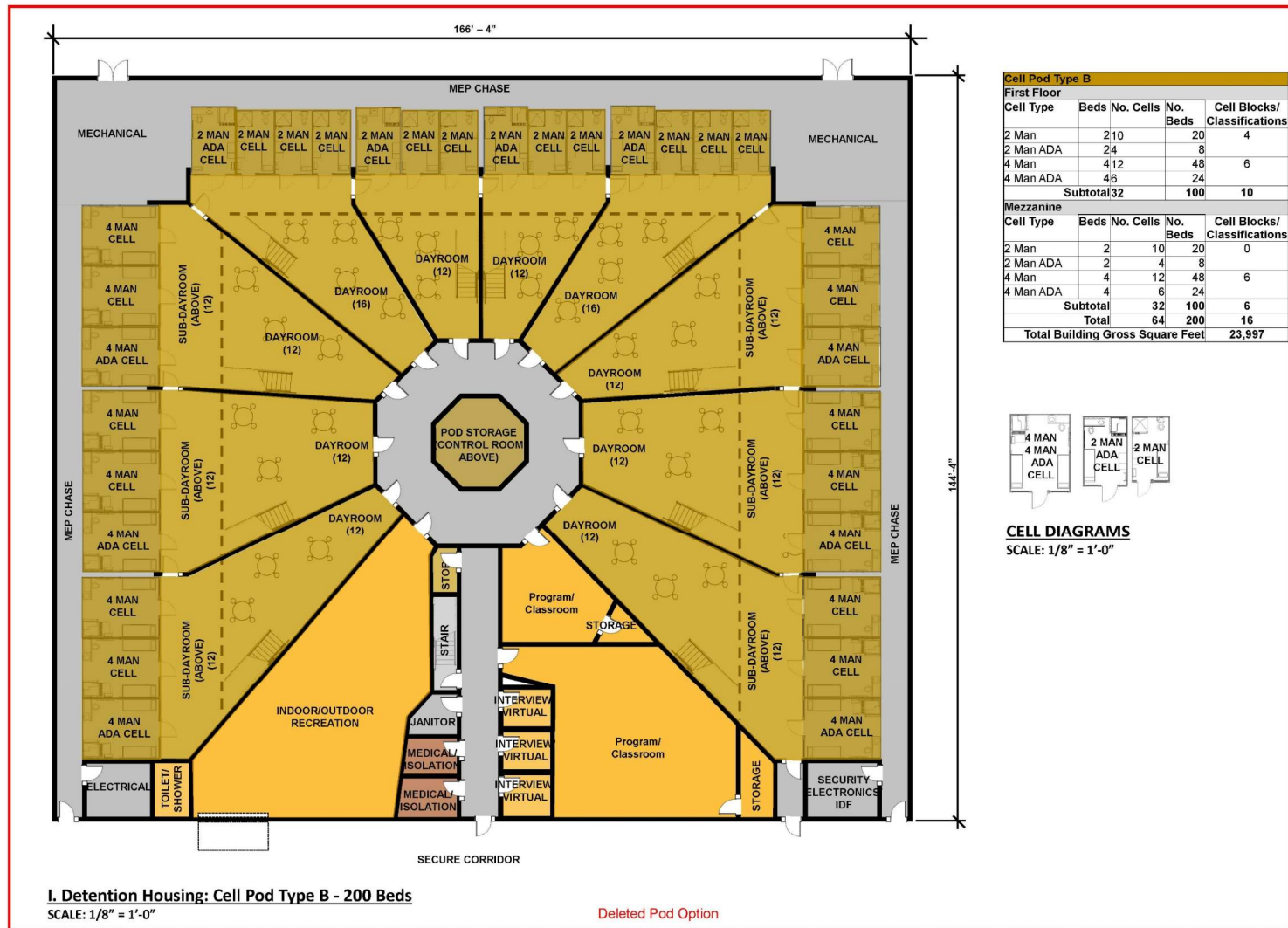
Cell Pod Type A					
First Floor					
Cell Type	Beds	No. Cells	No. Beds	Cell Blocks/ Classification	
2 Man	2	12	24	4	
2 Man ADA	2	4	8		
4 Man	4	18	72	6	
4 Man ADA	4	6	24		
Subtotal		40	128	10	
Mezzanine					
Cell Type	Beds	No. Cells	No. Beds	Cell Blocks/ Classification	
2 Man	2	16	32	0	
2 Man ADA	2	0	0		
4 Man	4	24	96	6	
4 Man ADA	4	0	0		
Subtotal		40	128	6	
Total		80	256	16	
Total DGSF				37,500	

Drawing:
SP630
Date: 5/28/2025

DESOTO COUNTY
Jail & Administration Complex
Conceptual Design and Cost Estimate
Arcadia, Florida

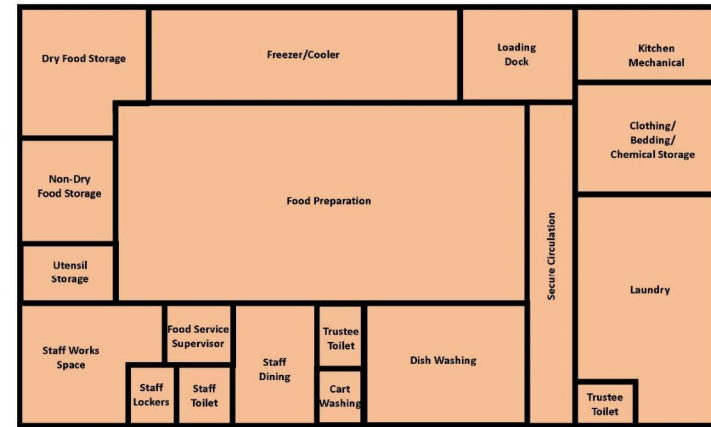
ARCHITECTURAL SPACE PROGRAMMING
WORKSHOP SPACE PROGRAM DIAGRAMS

Workshop Architectural Space Program Diagrams



Workshop discussions concluded that the current number of 146 beds had been exceeded on a number of occasions with a need of more than 190 beds. Therefore, it was determined that the 200 bed cell pod option would not provide adequate near or long term capacity and that the project should include the 256 bed cell pod.

Workshop Architectural Space Program Diagrams

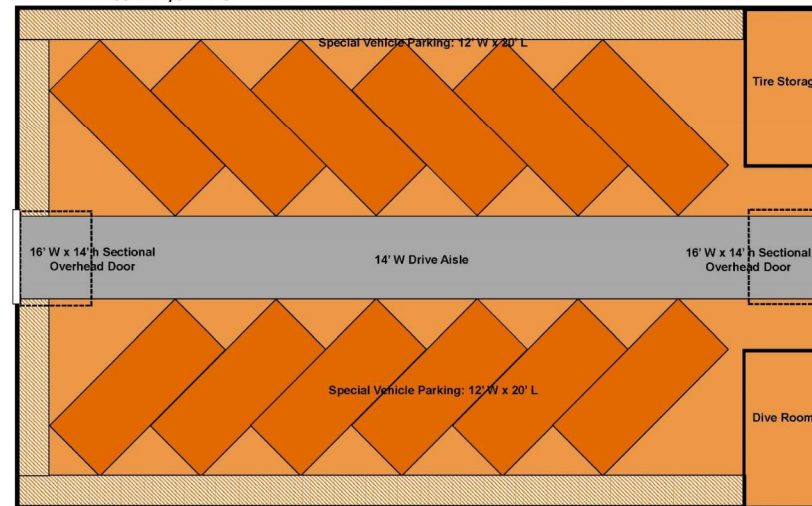


K. KITCHEN/LAUNDRY

SCALE: 1/8" = 1'-0"

Revision Notes:

1. No revisions.

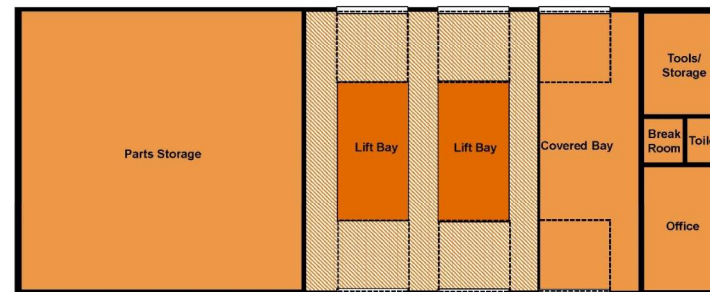


M. Fleet Maintenance: 1 Special Vehicle Storage

SCALE: 1/8" = 1'-0"

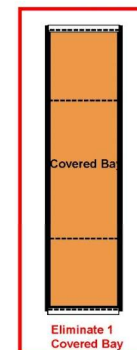
Revision Notes:

1. No revisions.

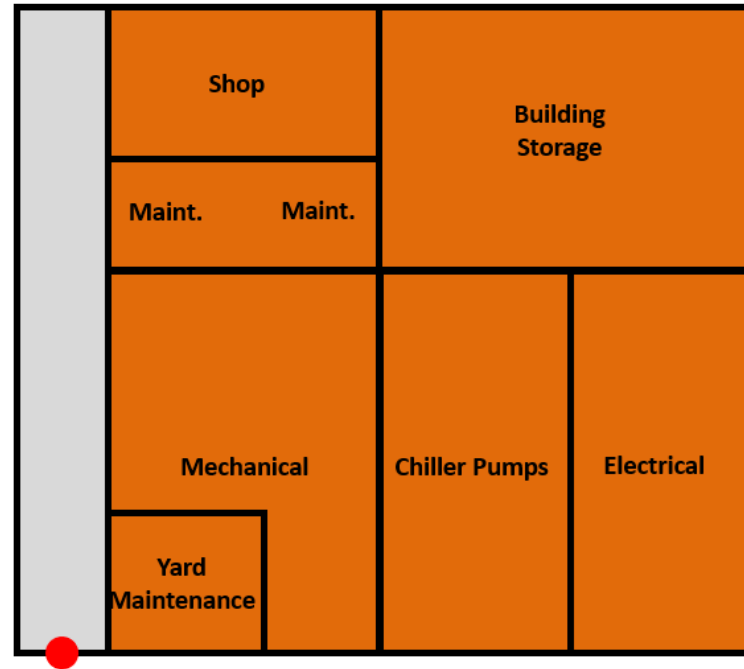
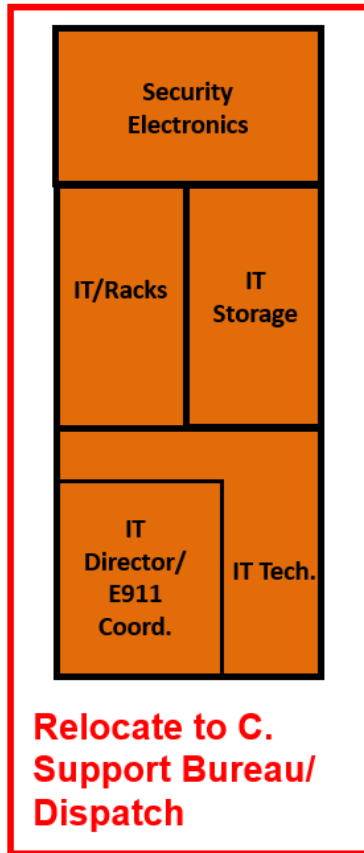


M. Fleet Maintenance: 2. Fleet Maintenance

SCALE: 1/8" = 1'-0"



Workshop Architectural Space Program Diagrams



I. Infrastructure Bureau

SCALE: 1/8" = 1'-0"

Revision Notes:

1. Move Major to Command
2. Change former Major Office to Shop.

III. Workshop

- A. Workshop Agenda
- B. Philosophy, Goals and Objectives
- C. Example Round table Discussion Items
- D. Define and Appropriate Exterior Image
- E. Workshop Site Diagrams
- F. Opinion of Probable Cost
- G. Anticipated Project Schedule and Implementation Plan

Workshop Agenda

Agenda Item	Duration	Time
I. Agenda Overview	5 Minutes	9:00am – 9:05am
II. Introductions, Project Participants, Roles, Responsibilities and Status of Information Request	10 Minutes	9:05am – 9:15am
III. Define Project Goals and Objectives and Confirm Understanding of the Project	20 Minutes	9:15am – 9:35am
IV. Project Delivery, Anticipated Schedule and Deliverables	30 Minutes	9:35am – 10:05am
V. Analytics and Projection Modeling	15 Minutes	10:05am – 10:20am
VI. Confirm Space Standards	10 Minutes	10:20am – 10:30am
VII. Confirm Staff Program and Shift Structure	30 Minutes	10:30am – 11:00am
VIII. Confirm Architectural Space Program and Diagrams	60 Minutes	11:00am – 12:00noon
<i>Lunch</i>	<i>1 Hour</i>	<i>12:00noon - 1:00pm</i>
IX. Visioning, Round Table Discussion and Appropriate Exterior Image	60 Minutes	1:00pm – 2:00pm
X. Workshop Introduction and Pre-Workshop Option	20 Minutes	2:00pm – 2:20pm
XI. Workshop	60 Minutes	2:20pm – 3:20pm
XII. Next Steps	40 Minutes	3:20pm – 4:00pm
<i>Adjourn</i>	<i>7 Hours</i>	<i>4:00pm</i>

Workshop Philosophy, Goals and Objectives

- **Philosophy:**
 - Plan for the Future.
 - There are no Dumb Ideas.
 - Everyone has a say.
 - Leave no stone unturned, explore all options.
 - Deductive process to get to the best solution.
- **Goals and Objectives:**
 - Jump Start the decision making and design process.
 - Build longstanding partnership.
 - Explore site and building options.
 - Build consensus for the best solution.
 - Select preferred option to be explored in greater detail.
- **Major Efforts:**
 - Present major conclusions.
 - Visioning session to explore how you may be doing business in the future.
 - **Establish the Design Direction.**

Round Table Discussion: Sallyport



Round Table Discussion: Intake/Booking



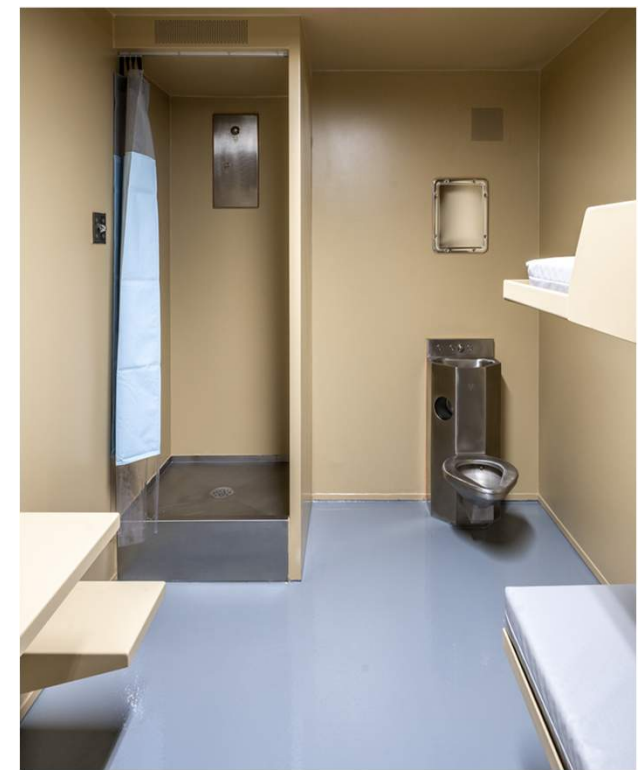
Round Table Discussion: Evidence



Round Table Discussion: Property Storage



Round Table Discussion: Medical



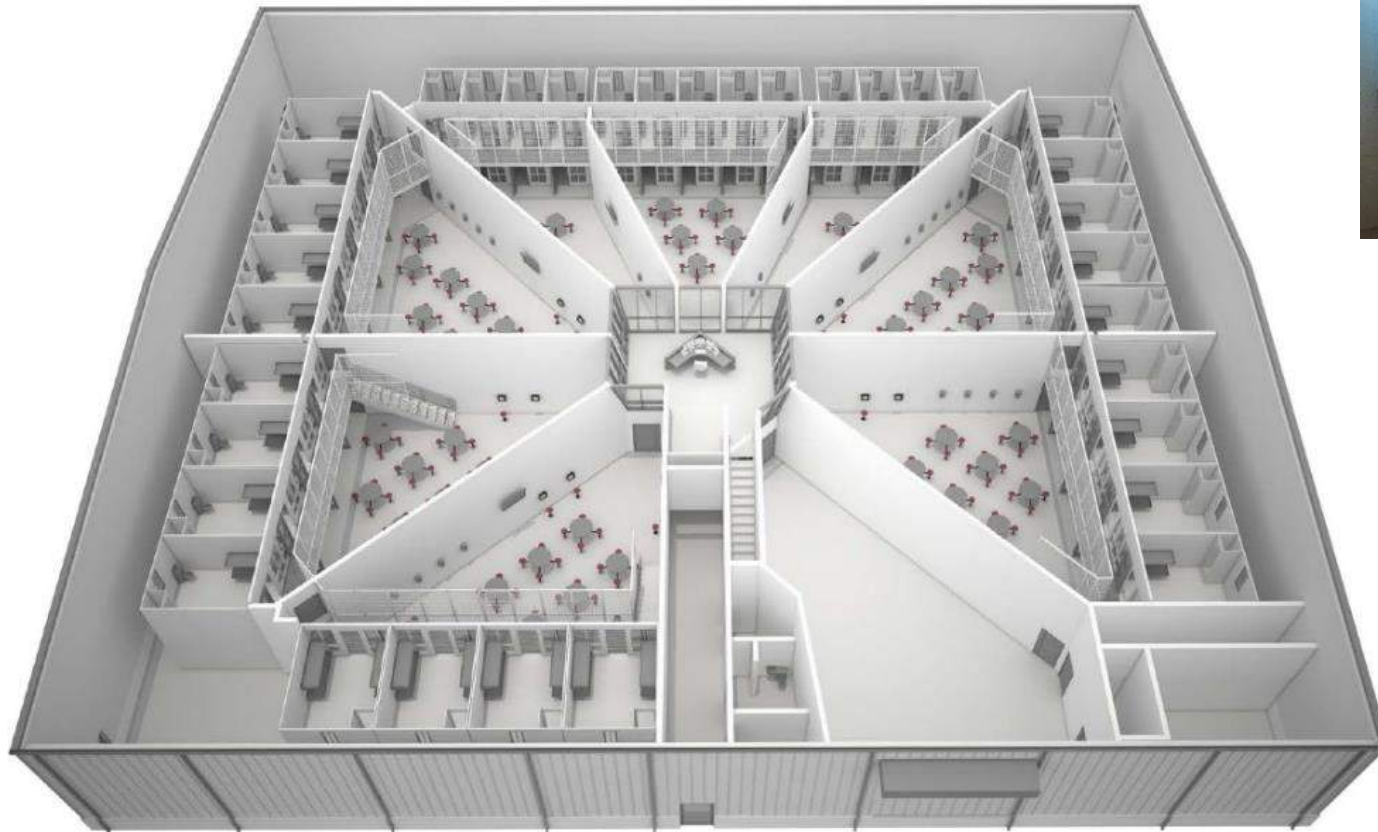
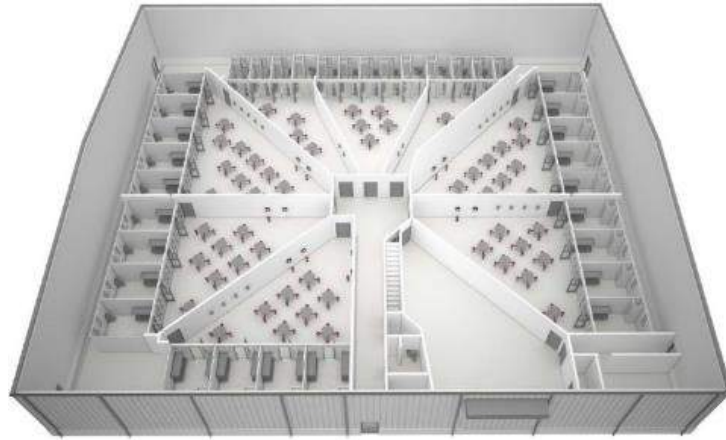
Round Table Discussion: Kitchen



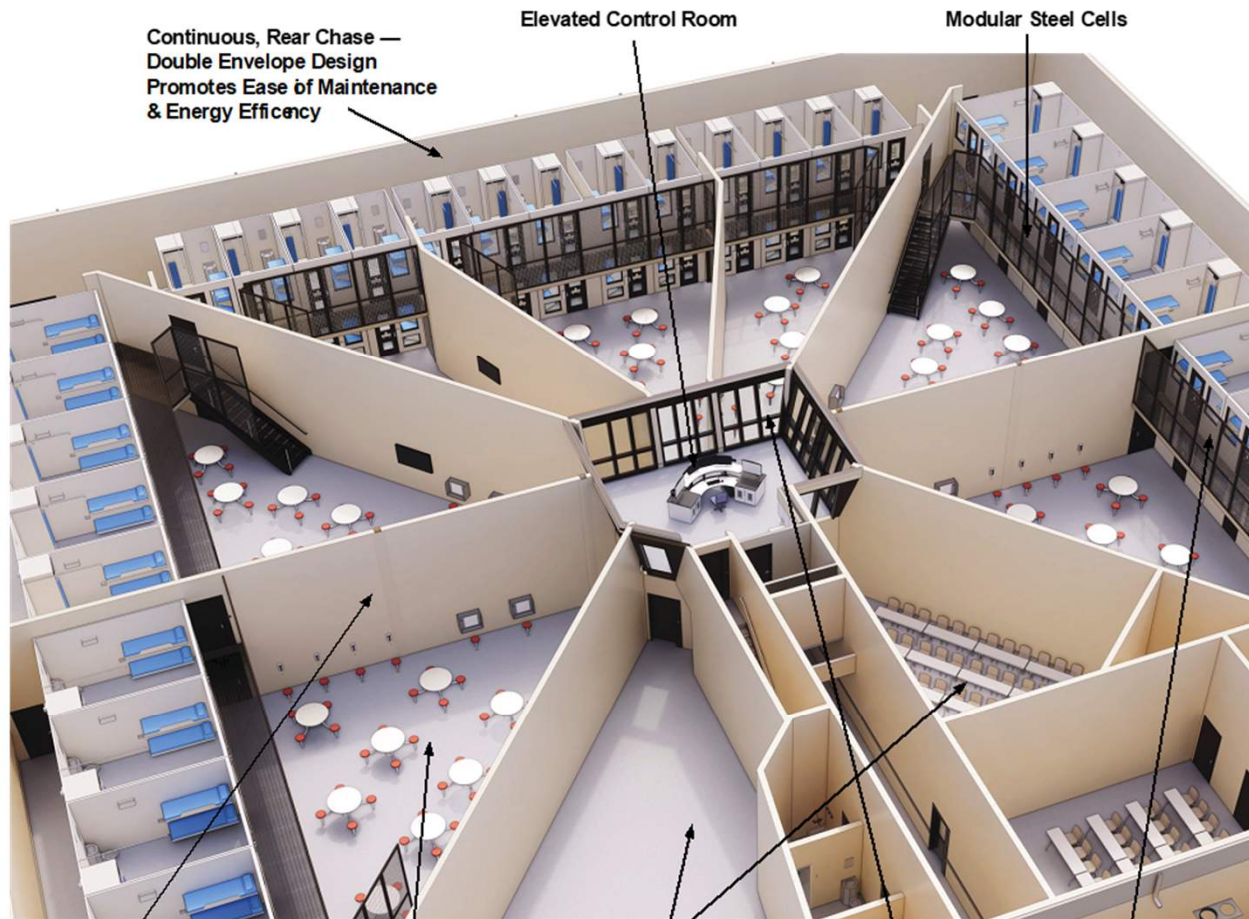
Round Table Discussion: Laundry



Round Table Discussion: Cell Pod



Round Table Discussion: Cell Pod & Control Room



Continuous, Rear Chase —
Double Envelope Design
Promotes Ease of Maintenance
& Energy Efficiency

Elevated Control Room

Modular Steel Cells

Masonry or Modular
Steel Dayroom Walls

Complete Flexibility
of Operation —
Sight + Sound Separation
from Each Cell Block

Indoor/Outdoor
Recreation and
Classrooms Located
Within the Pod

360° View

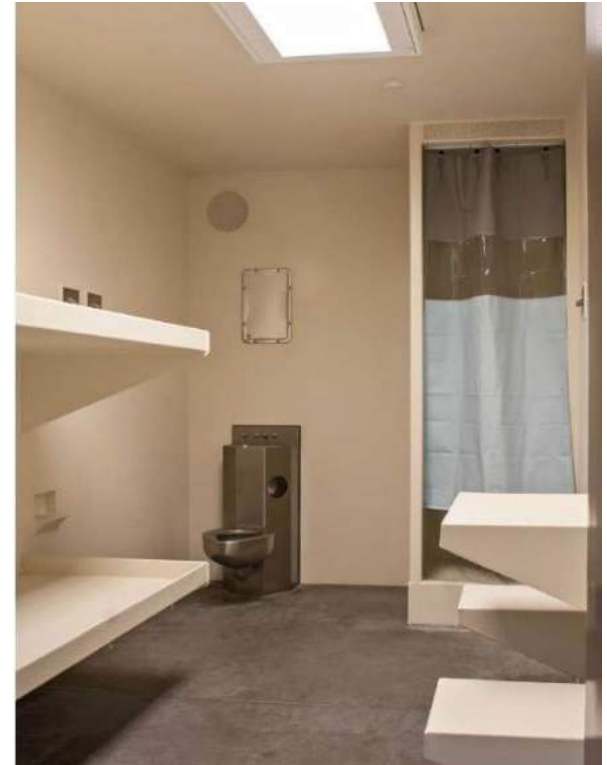
Mezzanine Mesh for
Extra Safety



Round Table Discussion: Modular Construction



Round Table Discussion: Cells



Round Table Discussion: Exterior Image



Workshop Site Diagram: Option 1



Workshop Site Diagram: Option 2



Opinion of Probable Cost Components

• Hard Construction Costs:

- New Construction
- Site Development
- General Conditions
- Contingencies
- Inflationary Factors
 - **Not Included:**
 - *Utility Extensions*

• Soft Costs Construction Related:

- Survey
- Subsurface Soils Investigations/Geotechnical Report
- Architectural/Engineering Fees
- Construction Manager Fees
- Contingencies
- Inflationary Factors
 - **Not Included:**
 - *Site Acquisition Cost*
 - *Phase 1 Environmental*

• Soft Costs Occupancy Related:

- Furniture and Equipment
- Technology
- Audio/Visual
- Telephone
- Moving Expenses
- Contingencies
- Inflationary Factors

Hard Construction Costs

+

Soft Costs Construction Related

+

Soft Costs Occupancy Related

=

Total Project Budget

Pre-Workshop Building	
Range of Total Probable Cost	
Range	Cost
Low	\$94,802,566
Mean	\$102,489,260
High	\$110,175,955

Pre-Workshop Special Vehicles/Maintenance	
Range of Total Probable Cost	
Range	Cost
Low	\$5,460,464
Mean	\$5,903,204
High	\$6,345,944

Workshop Building	
Range of Total Probable Cost	
Range	Cost
Low	\$81,419,488
Mean	\$88,021,068
High	\$94,622,648

Workshop Special Vehicles/Maintenance	
Range of Total Probable Cost	
Range	Cost
Low	\$4,299,890
Mean	\$4,648,530
High	\$4,997,170

Total Mean Project Cost: \$108,392,464

Total Mean Project Cost: \$92,669,598

Total Mean Project Cost Reduction: \$15,722,866

Anticipated Project Schedule and Implementation Plan

- **Anticipated Project Schedule:**
 - **Design:**
 - 8 to 10 Months
 - **Bidding Negotiation:**
 - 1.5 to 2 Months
 - **Construction:**
 - 18 to 24 Months
 - **Total:**
 - 2.5 to 3 Years
- **Implementation Plan:**
 - **Simple:** Construct the new facility while maintaining operations at the existing facility and move in once the construction is ready for occupancy.



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IV. Next Steps

Next Steps

- **Take the Report Under Advisement.**
- **Determine What to do with the Existing Facility.**
- **Select and Acquire the Site.**
- **Determine the Project Delivery System and Funding.**
- **Select Design and Construction Assistant Professionals.**
- **Complete Design, Bidding and Construction.**



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V. Questions