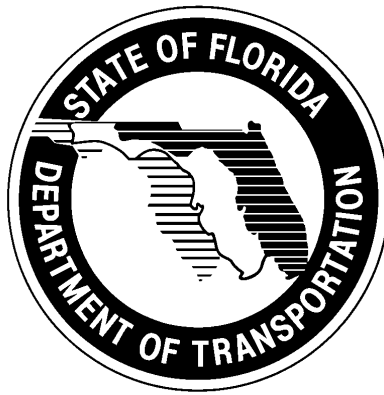




# **LEGISLATIVE BUDGET REQUEST 2012-2013**

**Fixed Capital Outlay  
CIP-3 Five-Year New Construction and  
Non-Structural Capital Improvement Plan:  
FY 2012-2013 through FY 2016-2017**



# LEGISLATIVE BUDGET REQUEST 2012-2013

## CIP-3 Project Explanation – Highway Operations

- (i) CIP-3: New Construction Project (Sarasota-Manatee Operations Center, Manatee County, Appropriation Category 088650)
- (ii) CIP-3: New Construction Project (Cocoa Operations Center, Brevard County, Appropriation Category 088745)
- (iii) CIP-3: New Construction Project (Ocala Operations Center, Marion County, Appropriation Category 088628)
- (iv) CIP-3: New Construction Project (Orlando Office Complex / Regional Transportation Management Center, Orange County, Appropriation Category 080002)
- (v) CIP-3: New Construction Project (St. Augustine Operations Center, St. Johns County, Appropriation Category 080002)

### CIP-3: Short-Term Project Explanation

<b>Agency:</b>	TRANSPORTATION		<b>Agency Priority:</b>	5			
<b>Budget Entity and Budget Entity Code:</b>	Highway Operations 55150200		<b>Project Category:</b>	SPTM			
<b>Appropriation Category Code:</b>	088650		<b>LRPP Narrative Page:</b>	N/A			
<b>PROJECT TITLE:</b>	SARASOTA-MANATEE OPERATIONS CENTER						
<b>Statutory Authority:</b>	Section 216.043, F.S.						
<b>To be Constructed by:</b>		<b>Contract? (Y/N)</b>	<b>Y</b>	<b>Force Acct.? (Y/N)</b>	<b>N</b>		
<b>Facility Type</b>	<b>Service Load</b>	<b>Planned Used Factor</b>	<b>User Stations Required</b>	<b>Existing Stations</b>	<b>New User Stations Required</b>	<b>Space Factor</b>	<b>Net Area Required</b>
Administration/Office Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Auditorium/Emergency Oper Ctr	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Auto Shop/Mini Service Welding Shop	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Warehouse	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hazardous Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Materials Storage Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Field Crew Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Covered Highway Equip Bldg	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Car Wash/Waste Water Recycling System	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Inmate	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Geographic Location:</b>	State Road 64						
<b>County:</b>	Manatee						
<b>Facility Type</b>	<b>Net Area (square feet)</b>	<b>Efficiency Factor</b>	<b>Gross Area (square feet)</b>	<b>Unit Cost \$</b>	<b>Construction Cost \$</b>	<b>Occupancy Date</b>	
Administration/Office Building	N/A	N/A	16,000	337.50	5,400,000	12/2015	
Auditorium/Emergency Oper Ctr	N/A	N/A	2,000	275.00	550,000	12/2015	
Auto Shop/ Mini Service Welding	N/A	N/A	9,537	175.00	1,668,975	12/2015	
Warehouse	N/A	N/A	6,000	175.00	1,050,000	12/2015	
Hazardous Building	N/A	N/A	1,000	150.00	150,000	12/2015	
Materials Storage Building	N/A	N/A	7,200	70.00	504,000	12/2015	
Field Crew Building	N/A	N/A	5,605	175.00	980,875	12/2015	
Covered Highway Equipment	N/A	N/A	4,800	175.00	840,000	12/2015	
Car Wash/Waste Water Recycling System	N/A	N/A	1,000	250.00	250,000	12/2015	
Inmate	N/A	N/A	800	175.00	140,000	12/2015	

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### CIP-3: Short-Term Project Explanation

#### SARASOTA-MANATEE OPERATIONS CENTER

Schedule of Project Components	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>1. Basic Construction Costs</b>	\$	\$	\$	\$	\$
a. Construction Cost		11,533,850			
b. Permits, Inspections, Impact Fees		250,000			
c. Communication requirements (conduits, wiring, etc.)		600,000			
d. Utilities outside building		300,000			
e. Site Development (roads, paving, etc.)		2,500,000			
f. Energy efficient equipment					
g. Art allowance (Section 255.043, Florida Statutes )		52,669			
h. Other		1,053,385			
Subtotal:		<b>\$16,289,904</b>			
<b>2. Other Project Costs</b>	\$	\$	\$	\$	\$
a. Land/Existing Facility Acquisition					
b. Professional Services		750,000			
1) Planning/Programming					
2) Architectural/Engineering Fees					
3) On-site representatives					
4) Testing/Surveys					
5) Other Professional Services					
c. Miscellaneous Costs		750,000			
d. Moveable Equipment/Furniture		1,000,000			
Subtotal:		<b>2,500,000</b>			
<b>3. All Costs (1 + 2)</b>		18,789,904			
<b>4. Permit/Inspection Fees by Local Authorities</b>		75,000			
<b>5. State Fire Marshal Fees</b>		26,335			
<b>Total: All Costs by Fund</b>					
Fund Code:	2540	18,891,239			
Fund Code:					
<b>TOTAL (3 + 4 + 5)</b>		<b>\$ 18,891,239</b>			
<b>Appropriations to-date:</b>		<b>Projected Costs Beyond CIP:</b>			
General Revenue	N/A	General Revenue		N/A	
Trust Funds	\$350,000 (FY 2006/2007)	Trust Funds		\$0	
<b>TOTAL</b>	\$350,000	<b>TOTAL</b>		\$0	

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### CIP-3: Short-Term Project Explanation

#### **SARASOTA-MANATEE OPERATIONS CENTER**

Changes in Agency Service Costs		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Category	Fund Code	\$	\$	\$	\$	\$
Salaries & Benefits						
Subtotal		N/A	N/A	N/A	N/A	N/A
OPS						
Subtotal		N/A	N/A	N/A	N/A	N/A
Expenses						
Subtotal		N/A	N/A	N/A	N/A	N/A
Other (Specify)						
Subtotal		N/A	N/A	N/A	N/A	N/A
Fund Totals						
		N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>		N/A	N/A	N/A	N/A	N/A

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#### **SARASOTA-MANATEE OPERATIONS CENTER**

Budget is requested to initiate a design-build project to construct a new Sarasota-Manatee Operations Center located in District One, Manatee County. This project will consolidate 30 existing Maintenance and Construction buildings at one location, and house 78 employees. Budget was appropriated in FY 2006/2007 for the development of a design-criteria package and site plan. Budget is requested for construction and other project related costs of the Operations Center. The new facility will consist of 10 buildings totaling 53,942 square feet (SF) and will be located at a site already owned by the Department. The Operations Center will provide maintenance of existing highways and bridges, as well as, construction of new facilities in both Sarasota and Manatee counties which continue to be high growth areas for District One.

This project is consistent with the Department's long range plan to create a Sarasota-Manatee Operations Center by combining Maintenance and Construction at one location. When the Department made the decision to move toward the Operations Center concept, the District moved forward in streamlining the organizational structure by collapsing management levels from two separate engineers (Maintenance Engineer and Construction Engineer) into one Operations Center Engineer. The Field Operations, Permits, Administrative, Shop, Warehouse, Maintenance Contracts, Construction Contracts, and Technical Service functions were consolidated under the Operations Center Engineer. Further consolidation will consist of reducing the number of existing buildings from 30 to 10 new buildings.

### **CIP-3: Short-Term Project Explanation**

**Purpose, Need, Scope, Relationship of Project to Agency Objectives:**

**SARASOTA-MANATEE OPERATIONS CENTER**

Structures at the existing facility consist of 30 buildings totaling 42,408 SF with 78 employees as follows:

<b><u>Facility Type</u></b>	<b><u>SF</u></b>	<b><u># of Employees</u></b>	<b><u>Functions Performed</u></b>
1) Administration Ofc Bldg	2,920	8	Operations Management & Administration
2) Technical Serv Ofc Bldg	2,123	6	Equal Employment Opportunity, Estimates, Asphalt, & Utilities
3) Warehouse Building	2,972	2	Warehouse
4) Vending/Gas Meter Bldg	154	0	Vending machines/Gas tank meters
5) Shop Building	3,079	3	Shop
6) Truck Shed Building	2,300	0	Storage, Herbicide/Small Equipment
7) Tool Shed Building	1,916	0	Storage, permit files & Concrete Crew Repair Tools & Supplies
8) Foreman's Ofc Bldg	1,131	16	Field Operations
9) Compressor/Generator	243	0	Emergency Power
10) Service Facility Building	715	0	Lube Area
11) Ice Machine House Bldg	675	0	Ice
12) Storage Bins Building	7,200	0	Storage for Shell, Scrap & Fill
13) Storage Metal Hut Bldg	1,353	0	Storage, Maintenance of Traffic Devices
14) Storage Shed Building	240	0	Storage, Inspector Equipment
15) Storage/Inspectors Ofc	600	4	Inspectors Ofcs & Storage, Contract Files
16) Vehicle Wash Building	1,000	0	Vehicle Wash
17) Warehouse (Signs)	2,916	0	Storage, Signs
18) Forman's Building	384	13	Field Operations
19) Office Building Permits	1,420	5	Permits
20) Electrical/Carpenter Shop	2,535	3	Electrical, Carpentry & Safety Office
21) Steel Storage Shed	120	0	Storage, Hazardous Materials
22) Welding Shop	2,400	1	Welding
23) Storage Steel Shed	135	0	Storage, Misc Tools
24) Portable Restroom Bldg	504	0	Restroom
25) Contracts Bldg Trailer	480	3	Trainee/Consultants

### CIP-3: Short-Term Project Explanation

#### SARASOTA-MANATEE OPERATIONS CENTER

Existing facility continued:

<u>Facility Type</u>	<u>SF</u>	<u># of Employees</u>	<u>Functions Performed</u>
26) Contracts Building Trailer	552	3	Consultant Contracts
27) Utility Shed	48	0	Nuclear Density Gauge Storage
28) Contracts Building Trailer	672	4	Maintenance Contracts
29) Modular Building	1,344	7	In-house Contracts
30) Storage/Dept-Corrections	600	0	Dept of Correction Officer's Storage
Total =	42,731	78	

NOTE: It is the intent of the Department to dispose of the existing property after soil contamination is properly cleaned up.

Structures at the new Operations Center will include the facility types shown below. There will be one fixed wall office of 160 square feet with all others being cubicles ranging in size from 75 sq. ft. to 120 sq. ft. with the larger rooms for managers and/or supervisors.

New facility:

<u>Facility Type</u>	<u>SF</u>	<u># of Employees</u>	<u>Functions Performed</u>
1) Administration Office Bldg	16,000	41	Operations Management, Admin, Contracts, Permits,
Auditorium/Emergency Oper Ctr (part of Administration Bldg)	2,000	0	Technical Services, Safety, Files Emergency Operations Center - capacity for several agencies and auditorium for meetings/training
2) Auto Shop	9,537	6	Mechanic Shop /Mini Service Facility & Welding Shop
3) Warehouse	6,000	2	Warehouse
4) Hazardous Building	1,000	0	Storage
5) Materials Storage - Open	7,200	0	Storage for Shell, Scrap, and Fill
6) Field Crew Oper Bldg	5,605	29	Field Operations (Routine Maintenance)
7) Covered Hwy Equip Storage	4,800	N/A	Maintenance of Traffic Devices, Herbicides, Boat, & Small Equipment
8) Car Wash/Recycling Facility	1,000	N/A	Maintain Fleet Vehicles
9) Radio Tower (move existing towers)		N/A	Fleet Radio Communication
10) Inmate Storage/ Bathroom	800	N/A	Storage / Bathroom
Total =	53,942	78	

### **CIP-3: Short-Term Project Explanation**

**SARASOTA-MANATEE OPERATIONS CENTER**

The existing Sarasota Operations Center has significant problems with flooding during heavy storms and hurricanes, which requires evacuation of the site, limiting the Department’s ability for emergency response. Additionally, the current site is under a Consent Order from the Environmental Protection Agency (EPA) for contamination of soil from adjoining property. There is pending litigation against Electro Chemical, the source of the contamination, which is located adjacent to the existing yard.

The existing facility has one restricted access driveway to the main thoroughfare (US 301) which is shared with other businesses. As a result of an intersection improvement, the median opening on US 301 at the driveway location was closed. This closing has restricted all traffic to a right-in, right-out condition, requiring all vehicles and equipment to use local roads in the area. Large transport and dump trucks have to go approximately 5 miles out of the way to head north on Hwy 301 from the current site.

Many of the existing buildings on the current site are well over 60 years old and do not meet life safety codes, building codes, Americans with Disabilities Act (ADA) compliance, and energy efficiency requirements. Many of the existing structures are small and scattered over the whole area of the yard which makes them inefficient and costly to maintain. Some of the space has been supplemented with trailers acquired from right of way purchases. Several of the storage buildings have leaks that require constant repair. Many buildings have been remodeled over the years to maximize the space into more productive areas with limited success. The old structures, in most cases, contain asbestos and do not meet current ADA guidelines. Efforts to repair the yard’s electrical service and computer networking have been difficult due to the restrictions placed on the site by the EPA. The existing plumbing has cast iron drains that have deteriorated and require constant repair. Several air conditioning units have required repairs on numerous occasions in recent years. The Department has been able to run some fiber optic cabling for the computer systems successfully; however, additional repairs are needed. Many of these structures, i.e., trailers, do not meet current wind requirements. This could further limit the Department’s response in a hurricane emergency, with staff having to be relocated to other sites.

The available space is not adequate to meet daily requirements and is too small to house the current number of employees assigned to it. The shop is not suitable for servicing large equipment such as crew cabs or dump trucks which will not fit into the current space. The warehouse is not large enough to hold the materials required for routine maintenance activities. Consequently, remote borrow pits and off-site rentals have served as temporary storage sites. These various locations would make emergency response difficult to coordinate. Training for employees assigned to this site must be done in double sessions since the current training room can only accommodate half the current staff. It has been necessary to find alternate sites, including rental facilities for pre-bid, pre-construction, pre-work meetings and safety meetings.

Security Concerns: The current layout of buildings creates security concerns with staff working in various locations and visitors continuously driving past the “visitor check-in” sign, employees have safety concerns. If staff were centralized into one building, this situation would be eliminated.

**PROJECT FUNDING SUMMARY:**

FY 2006/2007 - Funds authorized to develop a design criteria package and site plan.....	\$350,000
FY 2013/2014 - Budget is requested for the construction and other related costs .....	\$20,141,239
TOTAL PROJECT COST.....	\$20,491,239



### CIP-3: Short-Term Project Explanation

<b>Agency:</b>	TRANSPORTATION		<b>Agency Priority:</b>	6			
<b>Budget Entity and Budget Entity Code:</b>	Highway Operations 55150200		<b>Project Category:</b>	SPTM			
<b>Appropriation Category Code:</b>	088745		<b>LRPP Narrative Page:</b>	N/A			
<b>PROJECT TITLE:</b>	COCOA OPERATIONS CENTER						
<b>Statutory Authority:</b>	Section 216.043, F.S.						
<b>To be Constructed by:</b>		<b>Contract? (Y/N)</b>	<b>Y</b>	<b>Force Acct.? (Y/N)</b>	<b>N</b>		
<b>Facility Type</b>	<b>Service Load</b>	<b>Planned Used Factor</b>	<b>User Stations Required</b>	<b>Existing Stations</b>	<b>New User Stations Required</b>	<b>Space Factor</b>	<b>Net Area Required</b>
Office	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle Repair Shop/Warehouse	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Crew Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hay Storage/ Equipment Storage	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Material Storage Bins	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Scrap Metal Storage Bin	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle Wash (Re-locate)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fuel Island (Upgrade)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Geographic Location:</b>	555 Camp Road, Cocoa, Florida						
<b>County:</b>	Brevard						
<b>Facility Type</b>	<b>Net Area (square feet)</b>	<b>Efficiency Factor</b>	<b>Gross Area (square feet)</b>	<b>Unit Cost \$</b>	<b>Construction Cost \$</b>	<b>Occupancy Date</b>	
Office	N/A	N/A	26,385	160.98	4,247,457	12/2016	
Vehicle Repair Shop/Warehouse	N/A	N/A	16,000	192.46	3,079,360	12/2016	
Crew Building	N/A	N/A	4,000	124.63	498,520	12/2016	
Storage	N/A	N/A	6,080	62.81	381,885	12/2016	
Material Storage Bins	N/A	N/A	3,600	66.86	240,696	12/2016	
Scrap Metal Storage Bin	N/A	N/A	1,200	27.31	32,772	12/2016	
Motorcycle Parking Canopy	N/A	N/A	1	76,369	76,369	12/2016	
Vehicle Wash (Re-locate)	N/A	N/A	1	140,429	140,429	12/2016	
Fuel Island (Upgrade)	N/A	N/A	1	73,004	73,004	12/2016	

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### CIP-3: Short-Term Project Explanation

#### COCOA OPERATIONS CENTER

Schedule of Project Components		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>1. Basic Construction Costs</b>		\$	\$	\$	\$	\$
a. Construction Cost				8,770,491		
b. Permits, Inspections, Impact Fees				167,458		
c. Communication requirements (conduits, wiring, etc.)				600,469		
d. Utilities outside building				1,683,690		
e. Site Development (roads, paving, etc.)				4,983,006		
f. Energy efficient equipment				550,355		
g. Art allowance (Section 255.043, Florida Statutes )				21,237		
h. Other				877,036		
<b>Subtotal:</b>				<b>\$17,653,742</b>		
Schedule of Project Components		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>2. Other Project Costs</b>		\$	\$	\$	\$	\$
a. Land/Existing Facility Acquisition						
b. Professional Services				1,662,398		
1) Planning/Programming						
2) Architectural/Engineering Fees						
3) On-site representatives						
4) Testing/Surveys						
5) Other Professional Services						
c. Miscellaneous Costs				806,103		
d. Moveable Equipment/Furniture				1,232,718		
<b>Subtotal:</b>				<b>\$3,701,219</b>		
<b>3. All Costs (1 + 2)</b>				<b>\$21,354,961</b>		
<b>4. Permit/Inspection Fees by Local Authorities</b>				137,277		
<b>5. State Fire Marshal Fees</b>				21,926		
<b>Total: All Costs by Fund</b>						
Fund Code: 2540				21,514,164		
<b>TOTAL (3 + 4 + 5)</b>				<b>\$21,514,164</b>		
<b>Appropriations to-date:</b>			<b>Projected Costs Beyond CIP:</b>			
General Revenue	N/A				General Revenue	N/A
Trust Funds	\$412,642 (FY 2006/2007)				Trust Funds	\$0
<b>TOTAL</b>	\$412,642				<b>TOTAL</b>	\$0
Changes in Agency Service Costs		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Category	Fund Code	\$	\$	\$	\$	\$
Salaries & Benefits						
Subtotal		N/A	N/A	N/A	N/A	N/A
OPS						
Subtotal		N/A	N/A	N/A	N/A	N/A
Expenses						
Subtotal		N/A	N/A	N/A	N/A	N/A
Other (Specify)						
Subtotal		N/A	N/A	N/A	N/A	N/A
Fund Totals		N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>		N/A	N/A	N/A	N/A	N/A

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## **CIP-3: Short-Term Project Explanation**

### **Purpose, Need, Scope, Relationship of Project to Agency Objectives:**

#### **COCOA OPERATIONS CENTER**

Budget approval is requested to complete Phase II, construction and related costs, of the Cocoa Operations Center located in District Five in Brevard County, using the Design-Build concept. Design funds of \$412,642 were appropriated in FY 2006/2007 and the Design Criteria Process was initiated in July 2006 and completed in March 2007. The new Cocoa Operations Center will be located in District Five in Brevard County and will consist of seven (7) new buildings, totaling approximately 46,000 SF, housing up to 71 employees and contract staff.

The current site consists of 23 buildings, totaling 36,499 square feet (SF) and is occupied by 71 employees. The facilities do not meet current building code standards for either electrical or life safety, Americans with Disabilities Act (ADA) requirements, energy efficiency requirements and the plumbing/sanitary sewer are substandard for the number of employees assigned to the site. Most of the buildings are over 65 years old, in very poor condition and present both health and safety issues for the employees and visitors. The buildings, originally built as prison camp structures, are wood frame, wood siding construction or metal frame with corrugated metal siding. Both types contain lead based paint, asbestos materials in the floor tiles, roof shingles and window caulking and several buildings are overcome with uncontrollable pest infestations. In 2007, the contract plans office building had to be demolished because severe structural wood rot due to water damage and dry termites. Archive documents that were located in this building had to be relocated to an unconditioned storage unit and are damaged due to humidity and mold. The only meeting room space at the facility will need to be demolished because of structural wood rot that is beyond repair. In 2011, another building structure will be demolished due to water and severe termite damage. Plans are to lease or purchase another modular unit to provide temporary meeting room space until new construction is completed.

Construction employees were housed at another facility located in Cocoa. However, when the Department made the decision to move to the Operations Center concept, the responsibilities for both units were combined in one complex. (The consolidation of the maintenance and construction units resulted in the deletion of seven positions due to organizational efficiency and also allowed for the reassignment of one position to the Orlando Metro North Maintenance Office.) Due to the severe deterioration of the mobile homes that were being used for office space at the Construction location, the Department was forced to move forward with relocating the construction staff to the Maintenance facility in FY 2003-2004. In order to accomplish that move, a 48' X 60' modular office unit was leased to house a portion of the group and some minor renovations were performed to the old warehouse building to house other staff temporarily. In June 2006, seven Construction employees returned to the Maintenance Complex from a project field office and an additional 24' X 60' modular office unit was leased to accommodate those employees.

When the original lease term on the 48' X 60' modular unit was due to expire in June 2008, the Department requested a purchase price for the unit and made the decision to buy the modular office rather than rent. The purchase price saved the Department \$9,750 over the 5 year rental costs. In addition, this unit will be relocated to the Orlando Maintenance Facility and utilized as an archive storage unit once the new facility is built in Cocoa.

The property where the Construction office was previously located is owned by the City of Viera and leased to the Department of Transportation (DOT) under an agreement where the Department transferred land to them and they leased this land to the Department as well as a small brick building, which still remains on that site, for a term of 99 years. Currently, 3-4 consultant staff work out of that facility. The Department plans to continue using that building for both DOT and consultant staff working on the I-95 projects. The consultant staff typically consists of the Construction Engineering Inspectors for the Construction projects on I-95, which is convenient since that office is located just off the I-95 corridor.

## **CIP-3: Short-Term Project Explanation**

### **COCOA OPERATIONS CENTER**

The new Operations Center will be constructed on the same property as the existing Cocoa Maintenance facility and will house 71 maintenance and construction employees and contract staff. The Department owns sufficient property to construct the new facility while still operating from the existing site, with few disruptions. The site abuts several correctional and jail facilities on the west property line, the FEC railroad track along the entire east property line and undeveloped land on the south property line. The Department anticipates a smooth transition from the old site to the new one with full cooperation from the neighbors/adjoining property owners. The overall plan for the new facility includes demolishing all existing structures at the Maintenance site, with the exception of the Fuel Island Canopy Facility and the Vehicle Wash Facility, which have been added within the past 10 years and with minimal rehabilitation will be usable at the new facility.

The Department’s policy is to use the United States Green Building Councils (USGBC) Leadership in Energy and Environmental Design (LEED) green building program for new building construction and renovations as the basis for design and construction. This new building construction project will strive for LEED certification.

**PROJECT FUNDING SUMMARY:**

FY 2006/2007 - Funds authorized to procure the services of a Design-Build Professional to develop	
a design criteria package and site plan .....	\$412,642
FY 2014/2015 - Budget is requested for construction & other project	
related costs.....	<u>\$21,514,164</u>
<b>TOTAL PROJECT COSTS.....</b>	<b>\$21,926,806</b>

### CIP-3: Short-Term Project Explanation

<b>Agency:</b>	TRANSPORTATION		<b>Agency Priority:</b>	7			
<b>Budget Entity and Budget Entity Code:</b>	Highway Operations 55150200		<b>Project Category:</b>	SPTM			
<b>Appropriation Category Code:</b>	088628		<b>LRPP Narrative Page:</b>	N/A			
<b>PROJECT TITLE:</b>	OCALA OPERATIONS CENTER						
<b>Statutory Authority:</b>	Section 216.043, F.S.						
<b>To be Constructed by:</b>		<b>Contract? (Y/N)</b>	<b>Y</b>	<b>Force Acct.? (Y/N)</b>	<b>N</b>		
<b>Facility Type</b>	<b>Service Load</b>	<b>Planned Used Factor</b>	<b>User Stations Required</b>	<b>Existing Stations</b>	<b>New User Stations Required</b>	<b>Space Factor</b>	<b>Net Area Required</b>
Office	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle Repair Shop/Warehouse	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Crew Equipment Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Materials Storage Bins	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Scrap Storage Bins	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Refueling Island	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Motor Cycle Parking Canopy	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Geographic Location:</b>	627 Northwest 30th Avenue, Ocala, Florida						
<b>County:</b>	Marion						
<b>Facility Type</b>	<b>Net Area (square feet)</b>	<b>Efficiency Factor</b>	<b>Gross Area (square feet)</b>	<b>Unit Cost \$</b>	<b>Construction Cost \$</b>	<b>Occupancy Date</b>	
Office	N/A	N/A	22,116	165.81	3,667,054	12/2016	
Vehicle Repair Shop/Warehouse	N/A	N/A	16,000	198.23	3,171,680	12/2016	
Crew Equipment Building	N/A	N/A	4,000	128.37	513,480	12/2016	
Materials Storage Bins	N/A	N/A	3,600	68.87	247,932	12/2016	
Scrap Storage Bins	N/A	N/A	1,200	28.13	33,756	12/2016	
Refueling Island	N/A	N/A	1	289,564	289,564	12/2016	
Motor Cycle Parking Canopy	N/A	N/A	1	79,424	79,424	12/2016	

### CIP-3: Short-Term Project Explanation

#### OCALA OPERATIONS CENTER

Schedule of Project Components	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>1. Basic Construction Costs</b>	\$	\$	\$	\$	\$
a. Construction Cost				8,002,890	
b. Permits, Inspections, Impact Fees				170,808	
c. Communication requirements (conduits, wiring, etc.)				727,890	
d. Utilities outside building				1,803,570	
e. Site Development (roads, paving, etc.)				5,132,496	
f. Energy efficient equipment				519,925	
g. Art allowance (Section 255.043, Florida Statutes )				40,014	
h. Other				903,347	
Subtotal:				\$ 17,300,940	
<b>2. Other Project Costs</b>	\$	\$	\$	\$	\$
a. Land/Existing Facility Acquisition					
b. Professional Services			525,212	1,728,894	
1) Planning/Programming					
2) Architectural/Engineering Fees					
3) On-site representatives					
4) Testing/Surveys					
5) Other Professional Services					
c. Miscellaneous Costs				756,689	
d. Moveable Equipment/Furniture				1,269,700	
Subtotal:			525,212	3,755,283	
<b>3. All Costs (1 + 2)</b>			525,212	21,056,223	
<b>4. Permit/Inspection Fees by Local Authorities</b>				145,515	
<b>5. State Fire Marshal Fees</b>				20,007	
<b>Total: All Costs by Fund</b>					
Fund Code: 2540			525,212	21,221,745	
<b>TOTAL (3 + 4 + 5)</b>			\$ 525,212	\$ 21,221,745	
<b>Appropriations to-date:</b>			<b>Projected Costs Beyond CIP:</b>		
General Revenue	N/A		General Revenue		N/A
Trust Funds	\$0		Trust Funds		\$0
<b>TOTAL</b>	\$0		<b>TOTAL</b>		\$0

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### CIP-3: Short-Term Project Explanation

Changes in Agency Service Costs		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Category	Fund Code	\$	\$	\$	\$	\$
<b>Salaries &amp; Benefits</b>						
<b>Subtotal</b>		N/A	N/A	N/A	N/A	N/A
<b>OPS</b>						
<b>Subtotal</b>		N/A	N/A	N/A	N/A	N/A
<b>Expenses</b>						
<b>Subtotal</b>		N/A	N/A	N/A	N/A	N/A
<b>Other (Specify)</b>						
<b>Subtotal</b>		N/A	N/A	N/A	N/A	N/A
<b>Fund Totals</b>		N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>		N/A	N/A	N/A	N/A	N/A

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**Purpose, Need, Scope, Relationship of Project to Agency Objectives:**

**OCALA OPERATIONS CENTER**

Budget approval is requested to design and construct a new Ocala Operations Center located in District Five in Marion County using the design-build concept. The new Operations Center will be constructed at the existing Ocala Maintenance Yard and will consist of seven (7) new buildings, totaling approximately 42,116 SF, housing up to 57 employees and contract staff.

The existing Ocala Maintenance Yard site currently consists of 22 building structures and is approximately 34,000 square feet. The facilities are deficient, in very poor condition and do not meet life safety codes, Americans with Disabilities Act (ADA) requirements, energy efficiency requirements with the exception of the renovated warehouse. Ten of the buildings are from the original prison road work camp built in the 1940's and the remainder of the buildings were added during the 1960's, with the exception of the Modular building which was purchased in 2010. When the lease for the 7,000 sf. modular building expired in 2010 with no availability to renew or extend the lease, the Department had no option but to purchase the unit.

Prior to 2003, Ocala Construction employees were located at another facility across town. When the Department made the decision to move toward the Operations Center concept, the responsibilities for both maintenance and constructions were combined in one complex. (The consolidation of the maintenance and construction units resulted in position reductions and improved organizational efficiency.) When the Florida Fish and Wildlife Commission learned of future plans to vacate the Ocala Construction property and relocate to the Ocala Maintenance property, they contacted us regarding transferring the property to them since they were located on adjacent property. Their immediate need for the property prompted the Department to hasten its efforts to relocate the Ocala Construction personnel and equipment to the Ocala Maintenance site. In order to accommodate the additional staff and because the existing modular office space was found to be deficient, three small buildings were demolished and a 7,000 sf. modular office was leased as a temporary solution. The existing Warehouse was renovated to provide office space for field crew staff and a conference/training room and restrooms. Approximately ¼ of the Warehouse remains for storage of warehouse items and small equipment and will remain on site and used after the new construction is complete.

### **CIP-3: Short-Term Project Explanation**

#### **OCALA OPERATIONS CENTER**

The new Ocala Operations Center will consolidate the operations of Ocala Maintenance and Construction personnel and will consist of three (3) personnel occupied buildings: a main Administration Building for Operations personnel, a Crew Personnel and Equipment Building, and a Vehicle Repair Shop and Warehouse Building. The remaining four (4) unoccupied structures consist of a new Refueling Island, Material Storage Bins, Scrap Metal Storage Bin, and a Motor Cycle Parking Canopy.

The Department’s policy is to use the United States Green Building Councils (USGBC) Leadership in Energy and Environmental Design (LEED) green building program for new building construction and renovations as the basis for design and construction. This new building construction project will strive for LEED certification.

#### **PROJECT FUNDING SUMMARY:**

FY 2014/2015 - Budget is requested to procure services of a Design/Build Professional to develop the Design/Build Criteria Package and Site Plan .....	\$525,212
FY 2015/2016 - Budget is requested to construct the new Ocala Operations Center.....	<u>\$21,221,745</u>
TOTAL PROJECT COST.....	\$21,746,957



### CIP-3: Short-Term Project Explanation

<b>Agency:</b>	TRANSPORTATION			<b>Agency Priority:</b>	8		
<b>Budget Entity and Budget Entity Code:</b>	Highway Operations 55150200			<b>Project Category:</b>	SPTM		
<b>Appropriation Category Code:</b>	080002			<b>LRPP Narrative Page:</b>	N/A		
<b>PROJECT TITLE:</b>	ORLANDO OFFICE COMPLEX / REGIONAL TRANSPORTATION MANAGEMENT CENTER						
<b>Statutory Authority:</b>	Section 216.043, F.S.						
<b>To be Constructed by:</b>		<b>Contract? (Y/N)</b>	<b>Y</b>	<b>Force Acct.? (Y/N)</b>	<b>N</b>		
<b>Facility Type</b>	<b>Service Load</b>	<b>Planned Used Factor</b>	<b>User Stations Required</b>	<b>Existing Stations</b>	<b>New User Stations Required</b>	<b>Space Factor</b>	<b>Net Area Required</b>
Offices/Regional Transp Mgmt Ctr	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Motor Cycle Parking Canopy	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Geographic Location:</b>	133 South Semoran Boulevard, Orlando, Florida						
<b>County:</b>	Orange						
<b>Facility Type</b>	<b>Net Area (square feet)</b>	<b>Efficiency Factor</b>	<b>Gross Area (square feet)</b>	<b>Unit Cost \$</b>	<b>Construction Cost \$</b>	<b>Occupancy Date</b>	
Offices/ Regional Transportation Mgmt Ctr	N/A	N/A	65,000	227.44	14,783,600	12/2017	
Motor Cycle Parking Canopy	N/A	N/A	1	80,194	80,194	12/2017	
<b>Schedule of Project Components</b>		<b>FY 2012-13</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	
<b>I. Basic Construction Costs</b>		<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	
<b>a. Construction Cost</b>							
<b>b. Permits, Inspections, Impact Fees</b>							
<b>c. Communication requirements (conduits, wiring, etc.)</b>							
<b>d. Utilities outside building</b>							
<b>e. Site Development (roads, paving, etc.)</b>							
<b>f. Energy efficient equipment</b>							
<b>g. Art allowance (Section 255.043, Florida Statutes )</b>							
<b>h. Other</b>							
<b>Subtotal:</b>							

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### CIP-3: Short-Term Project Explanation

#### ORLANDO OFFICE COMPLEX / REGIONAL TRANSPORTATION MANAGEMENT CENTER

Schedule of Project Components		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>2. Other Project Costs</b>		\$	\$	\$	\$	\$
<b>a. Land/Existing Facility Acquisition</b>						
<b>b. Professional Services</b>						551,534
1) Planning/Programming						
2) Architectural/Engineering Fees						
3) On-site representatives						
4) Testing/Surveys						
5) Other Professional Services						
<b>c. Miscellaneous Costs</b>						
<b>d. Moveable Equipment/Furniture</b>						
<b>Subtotal:</b>						\$ 551,534
<b>3. All Costs (1 + 2)</b>						551,534
<b>4. Permit/Inspection Fees by Local Authorities</b>						
<b>5. State Fire Marshal Fees</b>						
<b>Total: All Costs by Fund</b>						551,534
Fund Code: 2540						
<b>TOTAL (3 + 4 + 5)</b>						\$ 551,534
<b>Appropriations to-date:</b>					<b>Projected Costs Beyond CIP:</b>	
General Revenue	N/A				General Revenue	N/A
Trust Funds	\$0				Trust Funds	\$0
<b>TOTAL</b>	\$0				<b>TOTAL</b>	\$0
<b>Changes in Agency Service Costs</b>		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>Category</b>	<b>Fund Code</b>	\$	\$	\$	\$	\$
Salaries & Benefits						
Subtotal		N/A	N/A	N/A	N/A	N/A
OPS						
Subtotal		N/A	N/A	N/A	N/A	N/A
Expenses						
Subtotal		N/A	N/A	N/A	N/A	N/A
Other (Specify)						
Subtotal		N/A	N/A	N/A	N/A	N/A
Fund Totals		N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>		N/A	N/A	N/A	N/A	N/A

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### **CIP-3: Short-Term Project Explanation**

**Purpose, Need, Scope, Relationship of Project to Agency Objectives:**

**ORLANDO OFFICE COMPLEX / REGIONAL TRANSPORTATION MANAGEMENT CENTER**

Budget approval is requested to design and construct a new Orlando Office Complex/Regional Transportation Management Center (RTMC) located in District Five in Orange County. The new facility will be approximately 65,000 square feet (s.f.) with a partial two story floor plan design, housing 340 employees. The design cost of \$551,534 is requested for FY 2016/2017; and, the construction cost of \$26,587,771 is requested for FY 2017/2018. Since this project includes the Regional Transportation Management Center, it would be split-funded using both Building/Grounds and Road/Bridge dollars. Traffic Operations staff will be including construction costs in their request for funding of the RTMC.

The existing facility currently houses approximately 340 full time employees and includes the following work units: Planning and Public Transportation and Orlando Construction Offices of the Florida Department of Transportation, the Central Florida Regional Transportation Management and the Joint Law Enforcement Dispatch Center. Emergency management responder staffs from several agencies including the Florida Highway Patrol from the Department of Highway Safety and Motor Vehicles, Fish and Wildlife Conservation Commission, and the Sheriff's Office are housed in the Regional Transportation Management space to monitor traffic flow for Interstate 4 in Orlando. Approximately one third of the building space within the facility is leased to Troop D of the Florida Highway Patrol.

The current building, which would be torn-down and re-constructed, is approximately 50,000 s.f. and was built in 1960 as a strip shopping center, housing a bank and other miscellaneous retail businesses. It was purchased by the Department of Business and Professional Regulation and was renovated into a testing center. The Department of Transportation purchased the building in 1998, converting the space to offices and creating the Regional Transportation Management and Dispatch Center. Due to expansion of both the Transportation Management System and the Dispatch Services, the RTMC floor area was expanded in 2002.

The building has a number of significant issues that creates constant maintenance problems and needs major reconstruction to permanently correct. The original roof construction on the complex consists of approximately eight different flat roof elevations creating numerous areas where the lower flat roof sections butt into an interior wall system. The expansion and contraction of material between the two structures in these areas creates constant leaks and mold within the building. As well, the entire front façade of the building was constructed with split face block which was stacked one block on top of another and not inter locked. The void area between the stacked block sections was filled with mortar. Due to constant expansion and contraction as well as some settling, the void areas between the stacked blocks separate and creates water intrusion on a recurring basis.

The most significant need at this time is interior floor space and parking. Due to the continued expansion of the Regional Transportation Management System and Joint Dispatch Services, additional floor space is needed that is not available in the existing floor plan. In addition, the parking is currently insufficient for the number of employees and visitors that utilize the facility. Along with the 340 full time employees there are 150 visitors on any average day. In many instances parking is directed to a neighboring shopping plaza some distance from the facility. Also, with such a large foot print of the building, there is insufficient space around the perimeter of the building for emergency vehicle access. The new facility will allow for adequate floor space to house the employees from the different agencies, and will provide storage space which is currently inadequate as well as additional parking to support the facility.

The Department's policy is to use the United States Green Building Councils (USGBC) Leadership in Energy and Environmental Design (LEED) green building program for new building construction and renovations as the basis for design and construction. This new building construction project will strive for LEED certification.

**PROJECT FUNDING SUMMARY:**

FY 2016/2017 - Budget is requested to procure the services of a Design/Build Professional to develop a Design/Build Criteria Package and Site Plan .....	\$551,534
FY 2017/2018 - Budget is requested for Construction & other project related costs.....	\$26,587,771
<b>TOTAL PROJECT COST.....</b>	<b>\$27,139,305</b>

### CIP-3: Short-Term Project Explanation

<b>Agency:</b>	TRANSPORTATION		<b>Agency Priority:</b>	9			
<b>Budget Entity and Budget Entity Code:</b>	Highway Operations 55150200		<b>Project Category:</b>	SPTM			
<b>Appropriation Category Code:</b>	080002		<b>LRPP Narrative Page:</b>	N/A			
<b>PROJECT TITLE:</b>	ST. AUGUSTINE OPERATIONS CENTER						
<b>Statutory Authority:</b>	Section 216.043, F.S.						
<b>To be Constructed by:</b>		<b>Contract? (Y/N)</b>	<b>Y</b>	<b>Force Acct.? (Y/N)</b>	<b>N</b>		
<b>Facility Type</b>	<b>Service Load</b>	<b>Planned Used Factor</b>	<b>User Stations Required</b>	<b>Existing Stations</b>	<b>New User Stations Required</b>	<b>Space Factor</b>	<b>Net Area Required</b>
Offices / Conference Rooms	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Crew Building	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Field Offices	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Geographic Location:</b>	3600 DOT Road, St. Augustine. Florida						
<b>County:</b>	St. Johns						
<b>Facility Type</b>	<b>Net Area (square feet)</b>	<b>Efficiency Factor</b>	<b>Gross Area (square feet)</b>	<b>Unit Cost \$</b>	<b>Construction Cost \$</b>	<b>Occupancy Date</b>	
Offices / Conference Rooms	N/A	N/A	16,199	325.00	5,264,675	6/30/2017	
Crew Building	N/A	N/A	4,176	100.00	417,600	6/30/2017	
Field Offices	N/A	N/A	7,168	120.00	860,160	6/30/2017	
<b>Schedule of Project Components</b>		<b>FY 2012-13</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>	<b>FY 2015-16</b>	<b>FY 2016-17</b>	
<b>1. Basic Construction Costs</b>		<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	
<b>a. Construction Cost</b>						6,542,435	
<b>b. Permits, Inspections, Impact Fees</b>						196,275	
<b>c. Communication requirements (conduits, wiring, etc.)</b>						325,000	
<b>d. Utilities outside building</b>						175,000	
<b>e. Site Development (roads, paving, etc.)</b>						325,000	
<b>f. Energy efficient equipment</b>						75,000	
<b>g. Art allowance (Section 255.043, Florida Statutes)</b>						N/A	
<b>h. Other</b>						1,443,892	
<b>Subtotal:</b>						<b>\$ 9,082,602</b>	

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### CIP-3: Short-Term Project Explanation

#### ST. AUGUSTINE OPERATIONS CENTER

	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>2. Other Project Costs</b>	\$	\$	\$	\$	\$
<b>a. Land/Existing Facility Acquisition</b>					N/A
<b>b. Professional Services</b>					660,000
1) Planning/Programming					
2) Architectural/Engineering Fees					
3) On-site representatives					
4) Testing/Surveys					
5) Other Professional Services					
<b>c. Miscellaneous Costs</b>					831,957
<b>d. Moveable Equipment/Furniture</b>					365,000
<b>Subtotal:</b>					<b>1,856,957</b>
<b>3. All Costs (1 + 2)</b>					1,856,957
<b>4. Permit/Inspection Fees by Local Authorities</b>					4,500
<b>5. State Fire Marshal Fees</b>					22,618
<b>Total: All Costs by Fund</b>					10,966,677
Fund Code: 2540					10,966,677
Fund Code:					
<b>TOTAL (3 + 4 + 5)</b>					<b>\$ 10,966,677</b>
<b>Appropriations to-date:</b>				<b>Projected Costs Beyond CIP:</b>	
General Revenue	N/A			General Revenue	N/A
Trust Funds	\$0			Trust Funds	\$0
<b>TOTAL</b>	\$0			<b>TOTAL</b>	\$0
<b>Changes in Agency Service Costs</b>	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Category	\$	\$	\$	\$	\$
Fund Code					
<b>Salaries &amp; Benefits</b>					
Subtotal	N/A	N/A	N/A	N/A	N/A
<b>OPS</b>					
Subtotal	N/A	N/A	N/A	N/A	N/A
<b>Expenses</b>					
Subtotal	N/A	N/A	N/A	N/A	N/A
<b>Other (Specify)</b>					
Subtotal	N/A	N/A	N/A	N/A	N/A
<b>Fund Totals</b>	N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>	N/A	N/A	N/A	N/A	N/A

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### CIP-3: Short-Term Project Explanation

**Purpose, Need, Scope, Relationship of Project to Agency Objectives:**

**ST. AUGUSTINE OPERATIONS CENTER**

Budget is requested to construct a new St. Augustine Operations Center which can withstand hurricane force winds and storm surge at the existing St. Augustine Maintenance Yard located in District Two in St. Johns County. The Operations Center will be approximately 27,543 square feet and house a total of 69 employees from the St. Augustine Maintenance and Palatka Construction offices.

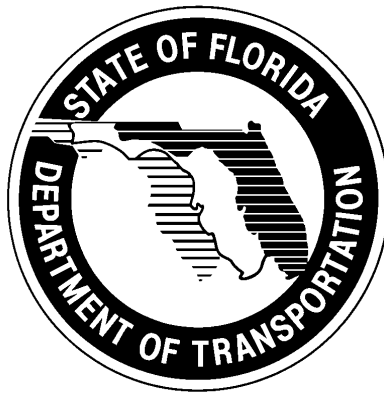
This project is consistent with the Department's long range plan to create Operations Centers by combining Maintenance and Construction staff at one location. This new facility will be constructed as a second floor office building which will join the existing St. Augustine Maintenance administration building and crew building together. The new second floor complex will house the office staff of both Maintenance and Construction and serve as the Emergency Operations Center during times of declared emergencies. Portions of the existing St. Augustine Maintenance administration and crew buildings will be renovated to house and support the field staff.

The existing Palatka Construction yard, consisting of four buildings totaling 6,263 square feet, will be closed and its 22 employees will be reassigned to St. Augustine when construction of the new facilities is completed.

**PROJECT FUNDING SUMMARY:**

FY 2008/2009 - Funds were authorized in the Minor Renovations, Repairs, Improvement-Statewide appropriation category (080002), approximately \$32,000 of which was used for preliminary design services to perform a feasibility study and schematic design for this proposed new facility at the St. Augustine maintenance yard.

FY 2016/2017 - Budget is requested for the construction and other related costs ..... **\$10,966,677**



# **LEGISLATIVE BUDGET REQUEST 2012-2013**

## **CIP-3 Project Explanation – Executive Direction**

- (i) CIP-3: New Construction Project (Bartow District Office HVAC (Chiller Systems) Replacement, Polk County, Appropriation Category 082342)

### CIP-3: Short-Term Project Explanation

<b>Agency:</b>	TRANSPORTATION	<b>Agency Priority:</b>	2
<b>Budget Entity and Budget Entity Code:</b>	<b>Executive Direction</b> 55150500	<b>Project Category:</b>	OF
<b>Appropriation Category Code:</b>	082342	<b>LRPP Narrative Page:</b>	N/A
<b>PROJECT TITLE:</b>	BARTOW DISTRICT OFFICE HVAC REPLACEMENT (CHILLER SYSTEM)		
<b>Statutory Authority:</b>	Section 216.043, F.S.		
<b>To be Constructed by:</b>	<b>Contract? (Y/N)</b>	<b>Y</b>	<b>Force Acct.?(Y/N)</b>
			<b>N</b>
<b>Facility Type</b>	<b>Service Load</b>	<b>Planned Used Factor</b>	<b>User Stations Required</b>
			<b>Existing Stations</b>
			<b>New User Stations Required</b>
			<b>Space Factor</b>
			<b>Net Area Required</b>
Chiller System	N/A	N/A	N/A
<b>Geographic Location:</b>	801 North Broadway Avenue, Bartow, Florida		
<b>County:</b>	Polk		
<b>Facility Type</b>	<b>Net Area (square feet)</b>	<b>Efficiency Factor</b>	<b>Gross Area (square feet)</b>
			<b>Unit Cost \$</b>
			<b>Construction Cost \$</b>
			<b>Occupancy Date</b>
Chiller System			
<b>Schedule of Project Components</b>	<b>FY 2012-13</b>	<b>FY 2013-14</b>	<b>FY 2014-15</b>
			<b>FY 2015-16</b>
			<b>FY 2016-17</b>
<b>1. Basic Construction Costs</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
			<b>\$</b>
<b>a. Construction Cost</b>	950,000		
<b>b. Permits, Inspections, Impact Fees</b>	25,000		
<b>c. Communication requirements (conduits, wiring, etc.)</b>	250,000		
<b>d. Utilities outside building</b>	50,000		
<b>e. Site Development (roads, paving, etc.)</b>	25,000		
<b>f. Energy efficient equipment</b>	N/A		
<b>g. Art allowance (Section 255.043, Florida Statutes)</b>	N/A		
<b>h. Other</b>	100,000		
<b>Subtotal:</b>	<b>\$1,400,000</b>		

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### CIP-3: Short-Term Project Explanation

#### **BARTOW DISTRICT OFFICE HVAC REPLACEMENT (CHILLER SYSTEM)**

Schedule of Project Components		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
<b>2. Other Project Costs</b>		\$	\$	\$	\$	\$
<b>a. Land/Existing Facility Acquisition</b>		N/A				
<b>b. Professional Services</b>		75,000				
1) Planning/Programming						
2) Architectural/Engineering Fees						
3) On-site representatives						
4) Testing/Surveys						
5) Other Professional Services						
<b>c. Miscellaneous Costs</b>		85,000				
<b>d. Moveable Equipment/Furniture</b>		N/A				
<b>Subtotal:</b>		<b>160,000</b>				
<b>3. All Costs (1 + 2)</b>		1,560,000				
<b>4. Permit/Inspection Fees by Local Authorities</b>		25,000				
<b>5. State Fire Marshal Fees</b>		2,375				
<b>Total: All Costs by Fund</b>		<b>1,587,375</b>				
Fund Code: 2540						
Fund Code:						
<b>TOTAL (3 + 4 + 5)</b>		<b>\$ 1,587,375</b>				
<b>Appropriations to-date:</b>				<b>Projected Costs Beyond CIP:</b>		
General Revenue				General Revenue		
Trust Funds				Trust Funds		
<b>TOTAL</b>				<b>TOTAL</b>		
<b>Changes in Agency Service Costs</b>		FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17
Category	Fund Code	\$	\$	\$	\$	\$
<b>Salaries &amp; Benefits</b>						
Subtotal		N/A	N/A	N/A	N/A	N/A
<b>OPS</b>						
Subtotal		N/A	N/A	N/A	N/A	N/A
<b>Expenses</b>						
Subtotal		N/A	N/A	N/A	N/A	N/A
<b>Other (Specify)</b>						
Subtotal		N/A	N/A	N/A	N/A	N/A
<b>Fund Totals</b>						
		N/A	N/A	N/A	N/A	N/A
<b>TOTAL</b>		N/A	N/A	N/A	N/A	N/A

Office of Policy and Budget - July 2011

## **CIP-3: Short-Term Project Explanation**

### **Purpose, Need, Scope, Relationship of Project to Agency Objectives:**

#### **BARTOW DISTRICT OFFICE HVAC REPLACEMENT (CHILLER SYSTEM)**

Budget is requested for FY 2012/2013 in the amount of \$1,587,375 to fund the replacement of roof top air conditioning (AC) units that are past their useful 15-year life expectancy with a more energy efficient 350-ton chiller system in order to provide continued air-conditioning service and reduce mechanical failure service calls at the Bartow District One Headquarters Office Building located in Polk County. The system requirements need to be sufficient for the 3-story office building, which is 122,512 square feet with office space for 400 employees. The District Office currently has 5 roof top units and one ground unit which serves District Maintenance and the Emergency Operations Center.

Over the past twelve months, the Department has spent over 270 hours of contract (90 hrs.) and in-house staff (180 hrs.) hours for emergency repairs and adjustments by replacing condensing motors, condense drain pans, pole contactors, sealing holes, fan blowers, etc. in these units. The Department has also spent over \$25K for emergency purchases and maintenance costs to try to keep the units from breaking down. In FY 2008/2009, the Department spent over \$50K for a back up AC unit for the Data Center because the units had significant performance problems that left the servers and phone switch in jeopardy from overheating. The AC units are physically rusting; have water intrusion into the interior of the units and rusted door latches; drain pans are in need of replacement; and, coil and air-handling unit assemblies are failing. The cooling efficiency will continue to diminish as coils and air-handling assemblies continue to fail. As a result of the declining condition of these units, there is increased downtime needed for repairs. In addition, the electric bills will continue to rise as these units are not as energy efficient as more modern equipment.

The requested 350-ton chiller system has a life expectancy of 25 years in Florida, 10 years of longer useful life expectancy than the existing roof top air-conditioning units. The chiller system is a more efficient system with lower operating costs than the existing units and would provide a cost savings to the Department over time. Estimated maintenance costs for the chiller system are also lower at approximately \$8,500 a year. First year repairs are covered by warranty. Minimal repair costs of \$2,500 to \$5,000 are usually associated with this equipment for 2 to 10 years. Estimated annual repairs beyond the 10th year could cost from \$6,000 to \$10,000 a year. The district will have a monthly maintenance contract in place when the equipment is purchased and throughout its service life, which will help to control the cost of repairs.

The new chiller project would require removal of existing units, the purchase and installation of the new 350-ton water cooled system with remote blower units located on the roof in place of the existing roof top units, adaptation of the existing curbs to accept the new blowers, and installation of the new electrical system.

The Department considered two options for the replacement of the existing air-conditioning units for the Bartow District Office Building: Option 1: Replacement of the existing roof top units with comparable units; and, Option 2: Replacement of the existing roof top units with a 350-ton chiller water cooled system. An analysis of the building's actual utility bills for the last few years was made and calculations were projected for electric operating costs over a 25-year period. Cost savings of systems depend on many factors including occupancy levels, weather data and general system operating parameters including set points, maintenance and other factors that may effect savings. The calculations of cost savings reflected in this request are estimated based on generally accepted engineering principles.

### **CIP-3: Short-Term Project Explanation**

**Purpose, Need, Scope, Relationship of Project to Agency Objectives:**

**BARTOW DISTRICT OFFICE HVAC REPLACEMENT (CHILLER SYSTEM)**

Option 1 - Replacement of the existing roof top units with comparable units: Option 1 would require the initial purchase of the system totaling \$540,000 with an initial estimated electric operating cost of \$300,000 in 2012 based on an analysis of actual utility bills. The purchase of a second comparable system is assumed to be needed 16 years later due to the limited life expectancy of 15 years for this type of unit. Total projected costs for Option 1 would be approximately \$16M over a 25-year period for equipment purchases, annual electric operating costs and estimated annual maintenance / repair costs.

Option 2 - Replacement of the existing roof top units with a 350-ton chiller water cooled system: Option 2 would require the initial purchase of the chiller system totaling \$1,587,375 with an initial estimated electric operating cost of \$260,000 in 2012 based on actual utility bills. With the chiller system, there will be no need to purchase another system within 25 years due to its reliable performance and longer life expectancy. Total projected costs for Option 2 would be approximately \$14.4M over a 25-year period for the equipment purchase, annual electric operating costs and estimated annual maintenance / repair costs.

Including estimated maintenance and repair costs, Option 2 is the more cost effective option. Over 25 years it is estimated that the Department will spend \$1.6M (10.2%) less with Option 2 compared with Option 1. Further, Option 2 is better for the environment than Option 1. The chiller system is expected to reduce Green House Gas Emissions (10 percent reduction by 2012).

Comparison of Option 1 to Option 2 over 25 years	
Estimated Operating Costs / Maintenance & Repair	
Option 1 - replace roof top units:	\$16,058,130
Option 2 - chiller system:	\$14,423,012
Option 2 - cost reduction:	(\$1,635,118) -10.2%

**PROJECT FUNDING SUMMARY:**

Option 2: Change to Chiller System  
 FY 2012/2013 - Budget is requested for the construction and other related costs ..... **\$1,587,375**