

DESIGN CRITERIA:

The Hillsborough County Sheriff's Office has prepared the Design Criteria Package for **RFP: 2022-018** for Design-Build services related to the Hillsborough County Sheriff's Office (HCSO) Regional K-9 Training Center-Phase1 (Project), located at 2106 N. Falkenburg Road Tampa, FL 33619. The scope shall include, but not limited to the following:

- **Survey Services including, but not limited to, Boundary, Typographic, Location of Existing Trees, As Built, and Final Layouts**
- **Comprehensive Architecture / Engineering Services including, but not limited to, Civil, Structural, Mechanical, Electrical, Plumbing, Fire Protection, Stormwater.**
- **Comprehensive Project Scheduling and Project Management.**
- **Comprehensive Environmental Evaluation, Geotechnical Services, and Utility Location.**
- **Compliance with all Hillsborough County and Regulatory Requirements as indicated in the Hillsborough County Permitting Checklist.**
- **Compliance with all Applicable Governing Codes, Laws, Regulations, and Ordinances including but not limited to Site, Environmental, Building, and Landscaping.**
- **Compliance with all Required Site, Building, and Regulatory Permitting.**
- **Compliance with American with Disabilities Act (ADA) and Florida Building Codes | Accessibility.**
- **As-Builts and Final Documents in Autodesk Revit 2022 Release.**
- **Complete Technical Specifications, Shop Drawings, and Exhibits.**

SECTION 1: DESIGN CRITERIA IN GENERAL

1.01 PURPOSE

This document provides the criteria for the design adaptation and construction of a New Regional K-9 Training Center-Phase1 for the Hillsborough County Sheriff's at the Falkenburg Jail Property to include the following:

A. SITE AND BUILDING

A new Regional K-9 Training Center-Phase1 at the Falkenburg Road Jail Property shall include, but not limited to, the following to be made part of the comprehensive Master Plan, Project Program, and Spatial Analysis with Cost Estimate. Refer to Section 2 for additional information.

1. New Regional K-9 Training Center-Phase 1 adjacent to the Existing Central Energy and Generator Building.
2. New Employee, and Visitor Surface Parking for 38 cars and 2 ADA spaces.
3. Compacted fill as needed.
4. New Site Amenities.

1.02 SITE

The new Regional K-9 Training Center-Phase1 is to be located at the Falkenburg Road Jail Property, 2106 N. Falkenburg Road, Tampa, Florida 33619.

1.03 INTENT

The intent herein is to list the minimum design criteria necessary for converting an existing Floor Plan Layout of a standard brick and mortar building design to fit within a Pre-Engineered Metal Building exterior. This retrofit shall maintain a similar appearance to the 3-D views included in the exhibits.

1.04 BASIS OF DESIGN

This Design Criteria Package presents user information, including but not limited to, department information and in specific cases product data, as a basis of design – it is not a specification, prescriptive checklist, final program, nor substitute for the work indicated herein or site visit(s) prior to submission.

Special consideration shall be given by the Design-Build Teams for the following:

- A. Facility will be built within the Falkenburg Road Jail Property an Active, Secured, and to Remain Open Site.
- B. Existing Cable, Fiber and Optics for Communication throughout the Falkenburg Road Jail Property are to remain.

The Design Criteria Package is for illustrative purposes and is not intended to replace the professional judgement by competent licensed Professionals, including but not limited to Architects, Engineers, Landscape Architects, Graphic Specialists, General Contractors, Subcontractors, and Fabricators, in proposing the full scope of work needed and the budget required.

1.05 DESIGN-BUILD TEAM REQUIREMENT

The Design-Build team to be selected for this project shall be required to have suitable personnel and equipment, resources, financial stability, and experience to accomplish the project objectives. The Design Build team shall be responsible for every phase of work and every task and activity, including but not limited to, project management, design, engineering, construction, fabrication, and construction administration, required to execute the complete scope of work in its entirety. The Design-Build team shall also be required to conduct all testing, obtain all approvals, and provide systems training for total occupancy in accordance with the submitted proposed price and schedule.

1.06 SCHEDULING AND PROJECT COORDINATION

Scheduling and coordination of the project must organize long lead times, and potential delays in the most efficient and suitable manner acceptable to the HCSO's hours of operation.

1.07 EXHIBITS

The exhibit(s) attached, including site information and parking tabulations, described under this RFP have been compiled by the end-user and HCSO and are included herein for use as a basis of design only and not intended to indicate acceptance or intent to hire.

1.08 ZONING OF THE SITE

All respondents to this RFP are to confirm the existing zoning for this site with the HCSO.

1.09 FEMA FLOOD ZONE

All respondents are to confirm the FEMA Zone with the HCSO.

1.10 SURVEY AND VERIFICATIONS OF SITE CONDITIONS

Design-Build services shall include property surveys, including but not limit to, boundaries, topographic, existing trees, as well as the verification of all existing conditions, including, but not limited to, site drainage and bathymetries for utility coordination, environmental compliance, and regulatory permitting to construct of all site amenities necessary to complete this project, including needed upgrades, repairs, and/or replacements of indicated infrastructure, in its entirety, as deemed by the HCSO. Design Build services shall also include surveying for As-Builts and Final Layout.

1.11 LAND CLEARING, SITE WORK, DEMOLITION, REMOVAL, GRADING, AND LANDSCAPING

All land clearing, site work, demolition, removal, grading, and landscaping made necessary to achieve the final design for this project shall be included by the respondents to this RFP.

1.12 COMPLIANCE WITH GOVERNING CODES AND LIFE SAFETY

All respondents to this RFP shall have a complete and thorough understanding of the laws and regulations regarding public and life safety and as well as demonstrated experience, including but not limited to, governing building/city codes, plan/code review process, regulatory agency reviews, and required site improvements. All respondents to this RFP shall also have a complete and thorough understanding of the submittal requirements and processes of the HCSO as well as required approvals for design, fabrication, and construction.

1.13 COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA BUILDING CODE | ACCESSIBILITY

All respondents to this RFP shall have a complete and thorough understanding of the regulations and requirements of the Americans with Disabilities Act (ADA) as well as the Florida Building Code (in effect) including Accessibility.

1.14 CONSTRUCTION AND ENERGY SAVINGS

All new construction for this project shall also make the best use of all applicable and sustainable materials and methodologies to reduce operating costs including, but not limited to, energy efficient windows, lighting, HVAC equipment, insulation, and appliances. Additionally, all new construction for this project shall make the best use smart building controls for HVAC and lighting as well as energy producing technologies, including but not limited to solar.

1.15 USE OF NEW AND EMERGING TECHNOLOGIES

All new construction shall consider the possible use of emerging and new technologies and commercially available products if they can be proven to result in the successful and satisfactory design and construction of the project.

SECTION 2: BASIS OF DESIGN

2.01 RFP RESPONSE

- 2.01a** The Design-Build Team shall demonstrate experience to include this and all attachments and associated exhibits (Refer to Exhibits). Design and Construction scopes shall include all, but not be limited to, preliminary pricing at 30%, 60%, 90%, and 100% design documents and Utility submission at 60%.
- 2.01b** The Design-Build Team shall demonstrate experience and the ability to coordinate this project proposal in response to the HCSO scheduling criteria as a recommendation for potential delays, and general phase work, in a least disruptive sequence to the HCSO and the Falkenburg Jail Facility Property continual operations; that shall remain open and active, during design and construction most efficiently.
- 2.01c** The Design-Build Team shall demonstrate previous success in the delivery of a Regional K9 Training Center Building that meet multiple objectives and goals included in this RFP.
- 2.02** Budget for Initial Design and Pre-Construction Services: \$200,000.
- 2.03** Budget for Construction: \$1,800,000
- 2.04** Total Budget for Initial Design, Pre-Construction Services, and Construction: \$2,000,000. The budget to execute this project shall be determined as part of the design and pre-construction efforts with the possibility of additional or future work becoming a subsequent and separate RFP and project.
- 2.04** Start Date for Construction: To be Determined.
- 2.05** Project Construction Duration: To be Determined.

2.06 SITE

- 2.06a** The site for the New Regional K-9 Training Center-Phase1 (Project), located within the Falkenburg Road Jail Facility at 2106 N. Falkenburg Road Tampa, FL 33619 (Refer to Sections 2 and 3). The New Regional K-9 Training Center-Phase1 Building for the HCSO shall be located adjacent to an existing Central Energy and Generator Building for HCSO.

2.07 DESIGN CRITERIA | SITE IMPROVEMENTS

- 2.07a** General Site Improvements (Refer to Exhibits) shall include, but not limited to, the following to be made part of the final and approved program:

- Paved Asphaltic Roadways and Driveways
- Pedestrian and Employee Walkways
- Landscaping and Irrigation System
- Retention and Detention Areas
- Site, Area, and Perimeter Lighting
- Site Identification (Signage)

2.08 DESIGN CRITERIA | SURFACE PARKING:

- 2.08a** Surface Parking for 38 cars and 2 ADA spaces (Refer to Exhibits) shall include, but not limited to, the following to be made part of the final and approved program:

- 2.08b** General Requirements:

- Cars, SUVs, Vans, Pickup Trucks, Delivery Vehicles, as well as Light Vehicle Parking
- Handicap Parking as Required by Code
- Asphaltic Surface and Striped
- Site, Area, and Perimeter Lighting
- Signage

2.09 DESIGN CRITERIA | NEW REGIONAL K-9 TRAINING CENTER-PHASE-1

- 2.09a** As part of the complete set of Design and Construction Documents, comprehensive Architecture and Engineering Plans and Specifications for a New Regional K-9 Training Center-Phase1 Building shall include, but not be limited, to the following:

- 2.09b** Total Size: To be Determined and Outlined in the Final and Approved Program.

- One (1) Story Building (Refer to Exhibits).
- Square footage(s) shall be as determined by the Design-Build Team to convert the Floor Plan provided in the exhibits and converted to be housed within a Pre-Engineered Metal Building (PEMB) and outlined in the final and approved layout.

- 2.09c** First Floor-Enclosed

- Enclosed Administration, Breakroom and Classroom Areas.
- Service Area 1: Mechanical and Electrical Rooms.
- Service Area 2: Toilet, Shower and Locker Facilities (ADA Compliant)
- Service Area 3: Various Storage Rooms.

2.09d First Floor-Exterior and Covered

- Exterior and Glazed Lobby Covered Entry Area per attached exhibits.
- Screens as shading devices.

SECTION 3: EXISTING CONDITIONS

- 3.01** The proposed site for the New Regional K-9 Training Center-Phase1 Building for the HCSO is within the Falkenburg Road Jail Facility located at 2106 N. Falkenburg Road Tampa, FL 33619
- 3.02** The Design-Build Team shall be required to coordinate the construction and operation of the New Regional K-9 Training Center-Phase1 Building for the HCSO adjacent to the Central Energy and Generator Building within the Falkenburg Road Jail Facility.
- 3.03** The Design-Team shall note that the Falkenburg Road Jail Facility is an active and highly secured facility and as such shall require special consideration for security, traffic flow, environmental conditions, and adherence to the schedule shall be required throughout the scope of work and project.
- 3.04** The Falkenburg Road Jail Facility operations contained within and about its limits shall also remain open and fully operational during this project.

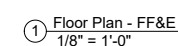
SECTION 4: EXHIBITS

- 4.01** Exhibits have been made available by the HCSO and as such are to be made part of this RFP. Exhibits also include Phase 2 as a clarification and reference for a future Phase.
- 4.02** The Hillsborough County Sheriff's Office (HCSO) reserves the right to add exhibits by addendum if deemed necessary.



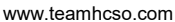
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PHASE 1

EXHIBIT #1



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





Central Energy
& Generator Bldg.

K9
SITE
AREA

Falkenburg Road Jail Facility

Hillsborough County
Sheriff's Office (HCSO...)

EXHIBIT #3



K9 SITE AREA

**Central Energy and
Generator Building**

Falkenburg Road Jail Facility

EXHIBIT #4



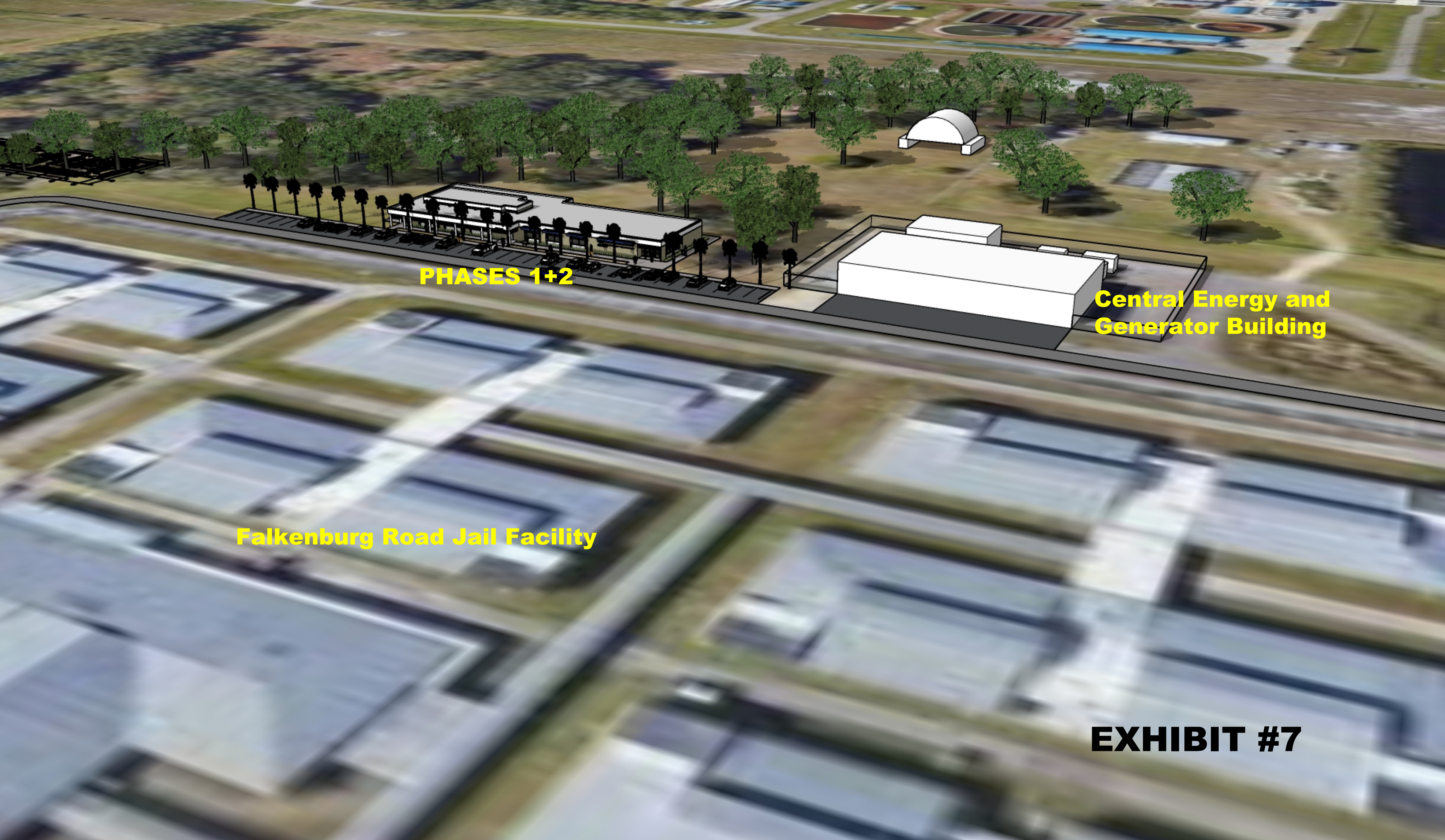
PHASE 1

EXHIBIT #5



PHASES 1+2

EXHIBIT #6



PHASES 1+2

**Central Energy and
Generator Building**

Falkenburg Road Jail Facility

EXHIBIT #7



PHASES 1+2

EXHIBIT #8