

## **SSSC Renovations**

### **Introduction & Background**

Southside Service Center's main administrative functions are housed in two (2) buildings. The Administrative Building is approximately 2400 SF, and is directly connected to the Warehouse Building. The Warehouse is approximately 16,500 SF, with just under half the space dedicated to administrative functions and the other half serving as warehouse space for several different users.

Both buildings were built around 1965. Major functional maintenance such as roofing and parking lot repairs has been sustained. Other building systems have not had any recent substantial updating.

The air handler and ductwork in the Administrative building was replaced in FY14. A new chiller was installed in the early 1980s to service the Warehouse building; however the chiller is not correctly sized for the amount of space it needs to serve. The chiller has recently experienced significant mechanical failures, necessitating its total replacement in the near time frame. A new air handler is being installed to service the back warehouse, but currently does not support the auditorium. A partial electrical upgrade was completed in FY13 in response to the load demand on the service center and the obsolescence of the existing equipment. Finishes, such as carpet and paint, have not been updated throughout the facility since the early 1980s.

Approximately 125 employees are assigned to this site; about 20 people work full-time in the buildings being addressed. The other employees are members of service crews who are in the field for the majority of the day and are only in the building at the beginning and end of their shift, or they are employees who work at other buildings within the service center. Approximately 45 individual work spaces have been erected in the Warehouse building to accommodate the field personnel. There are also work spaces set up for coordinators, foremen, and other personnel throughout the two buildings.

### **Justification**

The equipment replacement and building upgrade is necessary for the following reasons:

1. Equipment Use and Efficiency: A properly sized chiller will use less energy and create a more comfortable environment for employees.
2. Accessibility Concerns: Fix accessibility issues to meet current state and federal regulations
  - a. This fix will eliminate the possibility of expensive fines and legal costs.
3. Employee Safety and Morale
  - a. Density of workspaces causes concerns for worker safety in case of an emergency
  - b. Aging finishes such as flooring and countertops raise questions over potential trip hazards and general sanitation.
  - c. Non-functional kitchens, lack of break rooms, and insufficient restroom facilities create morale issues.

Southside Service Center has been in constant operation for 50 years. Space configurations within the buildings have changed multiple times, however in most cases the major systems were not substantially adjusted to accommodate the changes. Additionally, most of the major systems (HVAC, plumbing, electrical) are nearing the end of their service life, or have become unrepairable due to technological advances. The main plumbing line to the building is showing signs of internal failure, and occupants do not drink the water from the taps.

**061-20 Appendix A – Scope of Work**  
**Progressive Design Build Services for Southside Service Center (SSSC) Renovation Project**

Employees working in the facility have lodged numerous complaints about the consistency and quality of conditioned air; a significant shortage of restrooms; the lack of a dedicated break room; and overall dissatisfaction with the appearance of and ability to clean the finishes due to age and wear. Additionally, Facilities personnel have observed a potential Life Safety issue with the layout of the work spaces in the back of the center, a result of multiple overlapping reconfigurations to accommodate changing work assignments without an overall consideration to the functionality of the building.

## Scope

The Southside Service Center renovation and upgrade should meet the following conditions:

- Meet or exceed the current Florida and ASHRAE codes (2017 edition) for energy efficiency
- Anticipate the proposed codes changes for energy efficiency that are currently under review by the state of Florida and ASHRAE for a potential additional efficiency improvement of 10%
- Create full accessibility for handicap individuals by meeting the Federal and state codes
- Provide individual comfort controllability for each office and general spaces.
- Upgrade the Fire and HVAC controls to the latest BACNET Standard to eliminate trapping JEA into a proprietary equipment requirements
  - ▶ Provide improved HVAC, fire, and security monitoring
- Provide glare-free lighting.
- Enhance worker satisfaction within the workspace and overall morale.

Specific design items are:

- Install a new air handler and FTUs in the conditioned section of the warehouse building.
  - New air handler and FTUs are currently being installed (May 2020)
  - Additional work will include new ductwork, ceiling tile and grid, and light fixtures.
  - Mastic in the ductwork is positive for asbestos.
- Replace the existing chiller with an energy efficient unit that is properly sized.
- Demolish the existing, unused boiler.
- Install a new potable water line from the right-of-way to the building to resolve water-quality issues.
- Reconfigure restrooms and break area in front office to allow an additional fixture in the men's room as well as provide a break room where none currently exists.
- Expand and reconfigure the men's restroom in the warehouse building to accommodate the large percentage of personnel who are in the building for a short period in the morning and afternoon.
- Install a break room in the warehouse building, relocating the kitchen from the auditorium and providing an appropriate break room space for employees.
- Reconfigure the warehouse space to better accommodate the gym, employees and their work groups, provide adequate meeting spaces, and address Life Safety issues.
- Upgrade the exterior doors. The main personnel doors in to the warehouse building no longer close properly; the badge readers are disabled
- Upgrade auditorium
  - Ensure ADA compliance
  - Install an A/V desk
  - Provide adequate space for meetings

**061-20 Appendix A – Scope of Work**  
**Progressive Design Build Services for Southside Service Center (SSSC) Renovation Project**

Attached as Appendix C – Conceptual Drawings is the floor plan that was approved by the building occupants in FY16. An existing floor plan does not exist.