

New Kings Road – Fleet Services Operations Building Renovations

PREPARED FOR: Capital Planning and Budgeting

PREPARED BY: William Breadon

DATE: April 21, 2020

Introduction & Background

The original Building was designed for emissions testing for the City of Jacksonville mid 1990's. The current operations building is being used for fleet processing of all new JEA vehicles readying for fleet dissemination. The construction system is CMU with about 3200 SF and a 30 year old coated metal roofing system. Stakeholder Requests to increase the amount of office space for staff and still maintain three operational bays and added storage space for materials.

General Site Analysis

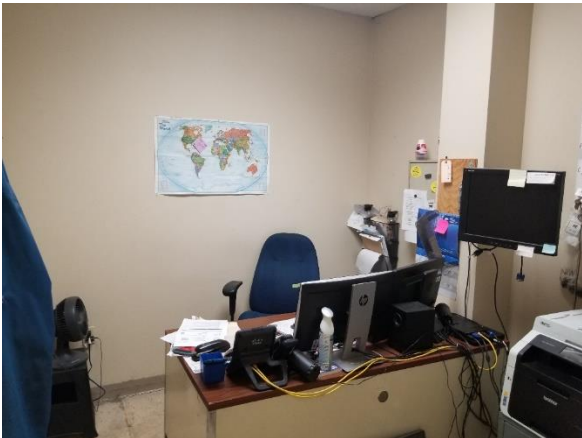
The site analysis by the design team addressed only one site option. The existing operations building has space that can be more efficiently utilized for both office space and vehicle processing. This report recommends using Bay 1 to increase the administrative area of the building and creating a mezzanine above for storage of materials and supplies. The image below is the front of existing build built in 1990.



APPENDIX A – TECHNICAL SPECIFICATIONS
RFP 099-20 FLEET SERVICES OPERATIONS BUILDING RENOVATIONS

Justification

Our primary concerns at this facility is the lack of office spaces required to have all staff of this group located at one location. The building is 30 years old and has never been updated to meet current operational needs. The building renovations proposed will maximize use of current space more efficiently to meet the demands of the Fleet service Group. These changes will optimize both daily and emergency operational needs.



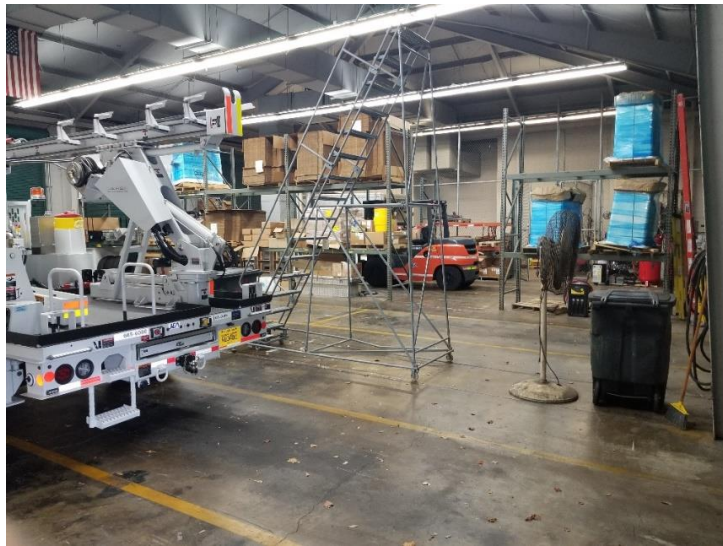
Current areas being used for offices spaces. Top left is in open area. Top right actually has a pass door to hallway to the electrical room and breakroom. Better office design is available with the space available in current building

The Break Room will be updated. The Electrical room will be updated and a new area for IT / communications will be established to meet current building codes.

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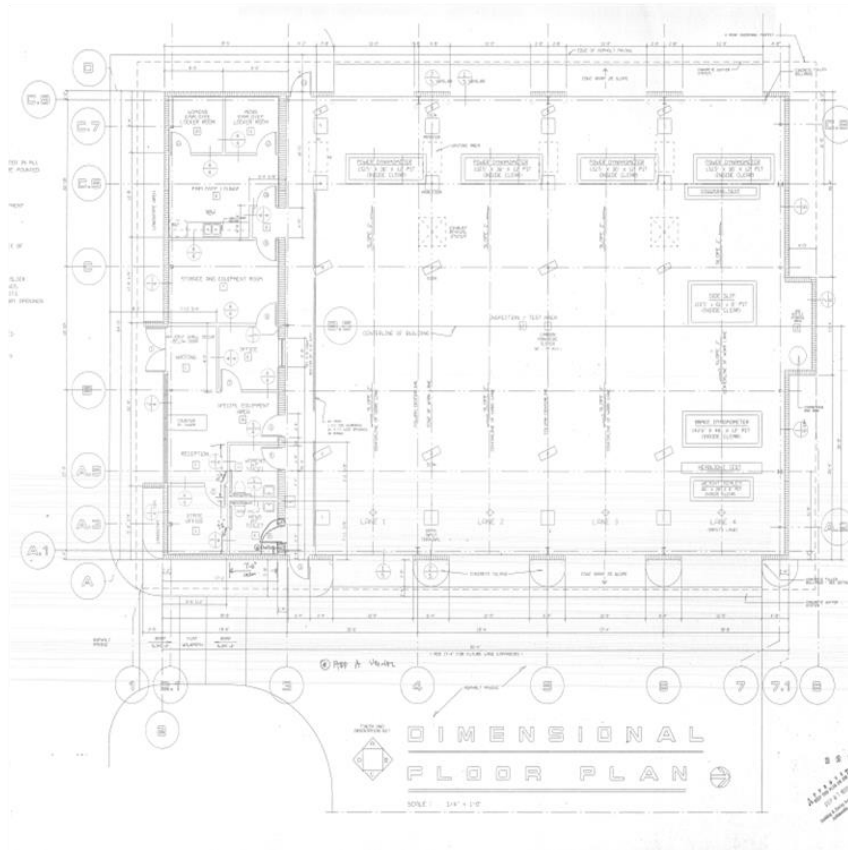


The use of available space in the shop and maintenance area will maximize efficiency. The current storage area is not efficient and is not as efficient as it could be. A proposed mezzanine will allow all materials to be stored above the new proposed conference room and office areas.



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Below is the current and original floor plan built in 1990 by the City of Jacksonville as a Testing Facility.



Scope of Work

JEA is soliciting proposals for design services at District II Water Reclamation Facility (WRF) for a new warehouse and site improvements. The contract shall furnish engineering design at 30%, 60% 90% and 100% for JEA review and approval. Project will include complete renovation of existing office areas. Move IT/Communications room, update breakroom, renovate restrooms to ADA standards and one ADA Shower. Use bay 1 for new administrative area and Mezzanine storage area. New Conference Room, Hotel work stations, one new office and hallway between new and existing administrative areas. New open Mezzanine area for storage and new HVAC. Include Shop sinks and Janitorial area as per the 10% conceptual drawings. Engineered drawings shall meet all the requirements of JEA Standards, state and local building codes.

Project administration is not required for this project. We will handle this in-house. The designer only needs to provide design, COJ permit design review, and construction administration. The design will be broken up into 30%, 60% and 90% reviews with stakeholders, four sets of prints and manuals should be provided at each phase for a total of sixteen sets of prints plus what is provided to COJ permit design review.

1. Current Office Areas: Complete renovation of office areas. The requirements for a renovation are noted below.

- Renovate bathrooms to meet ADA and COJ building codes
- Construct one ADA Shower area to be shared by staff
- Construct one office area in existing space along with new IT / Communications room.

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- Renovate existing break room.

2. **New Office Areas:** Use bay 1 for new administrative area and Mezzanine storage area. The requirements for a new Administrative area are noted below:

- Administrative area constructed in Maintenance Bay 1
- One new office
- Two cubicles and 2 Hotel workstations.
- New Conference Room for 12 staff members
- Hallway established between old and new admin areas.
- Janitorial closet established under Mezzanine stairway.
- Installation of Shop sinks and new eye wash station

3. **Mezzanine:** New open storage area above the new office area.

- Construct new medium duty flooring system
- Designated area for new HVAC system to accommodate new office spaces.
- OSHA approved handrail system to allow access for material handling by forklift.
- Miscellaneous concrete paving to be removed based on layout of new drives and the building footprint.

4. **Additional parking and pond expansion** – Not required

5. **Architectural Design:**

- Conceptual Design by Rodriguez Architect
- Estimated Design Cost - \$49,169
- Estimated Construction Cost \$491,686
- Drawings to be submitted at 30%, 60%, 90% and 100%

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Implementation Schedule

Task/Time Frame	Fiscal Year- 2021 - 2022																										
	Months	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT		
10% Design Concept	Concept Design Team																										
-Completed	2020																										
Topo Survey & Underground Locates (2 months)																											
30,60,90,100% Construction Documents (5-6 months)																											
Permitting City of Jacksonville (3 months)																											
Procurement Bidding (Est. 4 mth)																											
Construction (3 months)																											
Closeout (1 month)																											

Project Management & Delivery

Stage	Project Definition	10% Schematic Design	30% Conceptual Design	90% Detail Design	100% Final Design	Bid	Construction
To Project Delivery	Facilities	Facilities	Facilities	Facilities	Facilities	Facilities	Facilities
	OPB Established		Trend		Trend		Trend

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Cost Estimate and Expenditure Forecast (Current \$)

CONCEPT ORDER OF MAGNITUDE COST ESTIMATE					sma-final
New Kings Rd - Fleet Services Renovations				DATE:	4/23/2020
				\$196	AREA: 3210 GSF
	DESCRIPTION		PERCENT	UNIT	COST
1	Break room Renovations		2.00%	325 SF	\$ 29,250
2	Remodel Administrative area and electrical Rm		20.00%	602 SF	\$ 120,400
3	New Mezzanine Area		38.00%	1083 SF	\$ 48,735
4	New Administrative Area		4.00%	1200 SF	\$ 228,000
					\$ -
					\$ -
SUBTOTAL BUILDING AND LOCAL SITE			64%		\$ 426,385
CONTINGENCY 5%+ concept design only					\$ 21,319
Overhead and Profit 10% and Bond					\$43,427
TOTAL BUILDING AND MINOR SITE WORK					\$ 491,132
	Engineering and design Services				\$ 49,722
	NOT USED				\$ -
CONSTRUCTION COSTS TOTAL					\$ 540,854
1 Prepared by: Rodriguez Architects based on historical numbers. This is not a take-off.					
2 TOTAL GROSS SQ FT 3210.					
3 Design, Permitting or application fees not included.					
4 Bridge crane not included. This will be an additive alternate. Structure and elec included Not Included in building cost					
5 Pond Expansion not required.					
6 Building permitting fees not included in this cost.					

Construction Forecast

New Kings Rd - Fleet Services									
PROJECTED EXPENDITURE FORECAST BY FISCAL YEAR (\$1,000's)									
ACTIVITY	FY21				FY22				TOTAL
QUARTER	1 ST	2 ND	3 RD	4 TH	1 ST	2 ND	3 RD	4 TH	
Contractor					\$194	\$194	\$82	\$0	\$470
Contingency					\$10	\$7	\$5		\$22
Engineering / Design	\$25	\$20	\$4						\$49
Construction Administration					\$5	\$5	\$5	\$5	\$20
Project Administration	\$1	\$1	\$1		\$2	\$2	\$2	\$2	\$11
TOTAL	\$26	\$21	\$5	\$0	\$211	\$208	\$94	\$7	\$572

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Expenditure Forecast

ACTIVITY/DESCRIPTION	SUB-TOTAL	TOTAL
Contractor Direct Cost	\$ 426,385.00	\$ 426,385.00
Contractor Indirect Cost		\$ 64,746.00
Overhead & Profit	\$ 43,427.00	
Contingency	\$ 21,319.00	
JEA Cost & Engineering		\$ 80,722.00
Engineering	\$ 49,722.00	
Project Management	\$ 11,000.00	
Construction Administration	\$ 20,000.00	
Services During Construction		
	\$ -	
TOTAL PROJECT COST		\$ 571,853.00

Risks

The following is a listing of the potential risks to the success of this project:

- Delivery of long lead items
- Permitting delays with City of Jacksonville
- Availability of the construction company to meet the desired deadlines.
- Availability of project approval and associated capital funding within the specified timeframe.
- Construction will be through Holiday Season

Revision History

Name	Date	Version	Revision Notes