



3

PROPOSED SOLUTION

3 PROPOSED SOLUTION

PROJECT APPROACH

This project is estimated to be an approximately 50,000-square-foot ground up building with around 25,000-square-feet being allocated for administrative spaces and the remaining 25,000-square-feet being allocated for warehouse space. The overall completion of this project is slated for 2023, with the critical paths of the design and bidding phase being targeted to be completed within 12 months of the notice to proceed and approximately 14 months for the selected general contractor to complete the project from the notice to proceed.

From the design side, this project creates a unique blend of programming that presents significant understanding toward security. The security requirements stem well beyond employee and visitor access. Meeting the requirements for the Florida Supervisors of Elections, the Federal Election Commission, the Department of Homeland Security Advisors and the FBI Elections Security Personnel will also need to be integrated into the flow and functioning of the building and site design. Along with the standard site layout aspects of planning, utilities, grading, storm water, and others, a focus on parking for law enforcement, secure vehicle access, and two loading docks under a covered space will need to be considered in the final design and flow. Along the perimeter of the property, razor wire fencing and secure access vehicle gates will be integrating to control access. The facility's interior will include design consideration for offices, reception area, lobby, break room, restroom, locker rooms, different sized meeting/conference rooms as well as the warehouse space, while considering the secure separation of the public area, election staff, intake, staging, transporting and storage.

Programming and master planning as well as bubble diagrams and adjacency studies will be a critical aspect of this project. As such, the conceptual design phase, which includes these aspects of the project, will be the starting point. During the conceptual design phase, the civil and architectural team will simultaneously work through important aspects to ensure the building layout is defined based on the functioning program with in, which in turn will provide the civil engineer the overall footprint of the building to lay out the site and consider the controlled access strategy as well as a site oriented security surveillance system strategy. In this phase, the architect will also define the portion of the facility that will be strategically design for wind resistance up to 140 MPH with protected emergency communication integration. The overall team throughout this project with include architectural services, structural engineering, civil engineering, landscape architecture, environment and land survey, geotechnical, mechanical, plumbing, fire protection, security surveillance, electrical engineer, and access control. Many of these team members will be asked for initial input in the conceptual design phase to ensure all aspects of the project are being considered from the inception, rather than waiting and trying to force the integration into the project further into the design process.

As the conceptual design phase completes, the team will shift focus to the design development phase. In this phase a more focused approach to the finer details will take place. As in the conceptual design phase, which has a concerted focus on security, the design development phase will take a similar focus. In this phase a more fine-tuned approach to surveillance will be studied and designed. The detail outlining the security approach of voter ballots and instruments used to cast voted will be the highest priority. A focused design strategy for ensuring building stability during potential natural disasters so that voting can take place immediately after or during a hurricane will be outlined. The overall design development phase will also focus on the building elements such as a waterless fire suppression system that is capable of retarding a fire without damaging ballots, routing and networking cables, secured and monitored area for mail in ballots along with the unique circulation and flow requirements of this space will be determined. Locating and providing safe rooms, secure rooms for security systems and how they function within the overall office and administration spaces will be finalized. The goal at the completion of the design development phase will be to have the overall building and site design finalized including the integration of all programmatic, security, and circulation/flow fully integrated.

At the completion of the design development phase the entire team will shift gears and focus to hammering out the detail. Whereas the conceptual design phase has been set to provide the strategy, the design development phase is focused on finalizing the overall layout and major decisions of high priority function and spaces, the construction document phase is focused on bringing the detailing and ensuring that all of the space requirements function as outlined in the attached "Exhibit A" (providing in the RFQ). Although all team members with be integrated into each phase of this project, the construction document phase will be the phase where all parties collaboratively work together simultaneously. The entire project team will be utilizing BIM technology (specifically REVIT) to complete each phase of this project. By utilizing REVIT all parties will work and coordinate "live" within the same model as the project detail is added. Utilizing REVIT

3 PROPOSED SOLUTION

clash detection will ensure that each discipline can constantly monitor how changes in one discipline impacts another. This on demand and live environment permits real time decisions so issues are immediately discovered, and strategies can be deployed during the design phase in lieu of the construction phase, where changes can be more costly and time consuming.

Upon completion of the construction document phase, the project will be prepared and packaged for permit submission as well as bidding. It is understood that the A/E/C firm on this project will be working with a general contractor provided by the county for initial estimates and cost information throughout the project schedule. As such, upon entering the bidding phase, many of the most important cost intensive items will be surfaced and understood, and with the value engineering being integrated into the design work flow, unexpected escalations of prices should be minimized upon completion of the bid phase. Full control of pricing is not the responsibility of the A/E/C team, but by integrating a general contractor into the estimates and initial pricing, full consideration and shifts in design will be pursued to better align to the industry consideration that is provided. Once the project has been permitted and awarded to the general contractor, the A/E/C team will support the project through construction by being available to answers RFI's, visit the site, and review shop drawings.

The RFQ language states that LEED® Silver could potentially be pursued on this project. Not only does the LDG team include LEED® AP professionals that will be fully embedded into the design team, a team member, Eco-Build Strategies, focusing on this aspect of the project has also been included. LEED® Silver Certification for this project type seems readily achievable in reviewing the overall goals of this project. By bringing this team member onto the project along with SGM for the MEP and security aspects of the project an effective balance of responsibility can be achieved. This will ensure that all important aspects of the project are not only being handled by team members with significant experience in their areas of expertise, but also that the distribution of time required to successfully complete these aspects of the project is being invested.