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January 7, 2016

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EXECUTIVE SUMMARY

MAIN DETENTION CENTER-EAST, WEST and SOUTH TOWER STUDY WEST COUNTY DETENTION CENTER A & 8 POD STUDY

LEO A DALY and its consultant TLC Engineering were commissioned to perform a limited visual condition assessment of the existing East, West and South Towers of the Main Detention Center Facility (MDC) located at 3228 Gun Club Road in West Palm Beach Florida and the West County Detention Center POD A & B Inmate Housing units located at 38840 State Road 80, Belle Glade Florida. In order to validate the MDC facilities current condition as described in the Track B Final Report dated December 16, 2005 (Completed by Pulitzer/Bogard & Associates, LLC/Spillis Candela DMJM) a visual walkthrough was completed by the Project Team in conjunction with members from PBSO and Palm Beach Counties Facilities Department. The review of the East, West and South Towers and POD A & B was limited to a visual assessment to determine the general physical condition and future viability and did not involve the review or assessment of existing mathematical calculations, life safety or deconstruction.

MAIN DETENTION CENTER- EAST, WEST and SOUTH TOWER STUDY

Our assessment for the Main Detention Center East and West Tower concluded that the interior finishes (including damaged officer workstation millwork), mechanical systems, plumbing accessories, select electrical panels, lighting, detention accessories and sprinkler systems will all require replacement due to age and high use. The Project Team additionally noted that the security and fire alarm systems are in need of replacement as the technology is antiquated and spare parts are no longer available or very hard to obtain. The structural components of the building appear to be in good condition with no evidence of deterioration or structural damage. This conclusion is consistent with the 2006 Track B Report findings that the East and West Tower will require a major investment in replacing existing equipment which has reached its end of service.

The existing electronic security system at the Main Detention Center is antiquated and spare parts are no longer available or very hard to obtain. Additional improvements will be necessary in the next few years to maintain the reliability and dependability of the detention center security. Due to the critical function of the facility, investment in the security infrastructure will be necessary to maintain the expected reliability and security. The following systems were included in this study:

- a. Control touch screen for inmate cell doors and PLC's
- b. Duress buttons integration thru Fire Alarm System.
- c. Intercom Systems
- d. Paging
- e. Fire Alarm System
- f. CCTV Surveillance & NVRs storage
- g. Card Access System
- h. Master Control Clock System

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Main Detention Center - East, West and South Tower Study

West County Detention Center-A & B Pod Study

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Most of the above systems are the original systems from the 1980's or were modified over the past years and have reached end of life. The systems identified above are considered the "major building systems" requiring replacement. Sub-systems including required re-mapping and integration with related systems will additionally be required concurrently with the replacement of the above in order to create complete operational systems.

The South Tower is generally in good condition with the building requiring only minor renewal/replacement activities other than the replacement of all electronic systems including one subsystem which is currently non-functioning.

Please refer to the written assessment for a more detailed description of findings.

WEST COUNTY DETENTION CENTER A&B POD STUDY (PHASE 3)

Our assessment of the West County Detention Center concluded that general repairs appear to have occurred periodically, with only minor deterioration witnessed due to age and high use. POD A and B are generally in good condition with repair and replacement of finishes and select mechanical systems required as a result of high use and age.

Our assessment concluded that replacement of interior finishes including general painting, damaged officer workstation millwork, plumbing fixtures, water heaters, the fire booster pump and flooring are required as a result of high use and the systems reaching their end of life cycle.

At the exterior of the facility weatherproofing is required at select door/door frame locations where rusting was noted and replacement of deteriorated sealant at select door and window locations is additionally required. The roofing system over the A&B POD areas are an SBS Modified Bitumen system. Curbs are utilized to support mechanical equipment and raised rubberized supports are used to isolate the electrical conduit and water lines which are on the roof. The existing roof appears in poor condition and should be replaced along with select mechanical units on the roof which are at the end of their life cycle.

After the field investigation and meeting/interviewing of PBC staff, the Project Teams recommendations related to the Electrical and Low Voltage Systems in POD A & B are as follows:

- i. Replace all existing light fixtures with LED type.
- j. Replace the emergency generator system.
- k. Replace electrical panels in Pod C.
- l. Repair Pod A & B door control systems to correct door control issues.
- m. Fire Alarm Control Panel (FACP) - Requires complete separation of fire and door/duress alarms. Upgrade/ update to current EST3 software & firmware versions are required.
- n. All existing systems must remain in full operation and/or run in parallel with new systems if POD A&B is required to remain operational during the renovation/replacement project. Additional costs related to duplicative

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infrastructure will be incurred if this option is selected.

If the facility population permits, the second and preferred option would be the relocation of inmates and closure of POD A&B during the renovation/replacement project.

Please refer to written assessment for a more detailed description of findings.

Since the majority of the renewal/replacement project takes place in inmate occupied areas, it is essential that the work be scheduled, and the schedule maintained. For reasons of maintaining security within the detention facilities, limit introduction of contraband into the jail, reduce the duration of renewal/replacement phase and hence reduce the costs of the overall project, PBSO Corrections and County facilities have developed a six (6) phase renewal/replacement plan running from 2016-2020. This plan assumes that the inmate population will roughly stay at the current day level, and sequences the work in a manner that; 1) allows the relocation of the inmates from the work area during the duration of the phase and 2) uses existing security barriers to minimize temporary construction. Three projects (for budget purposes) entitles "Detention Facilities R/R - Phase 3-5", "Detention Facilities R/R - Phase 6" and "Main Detention Center - Electronic System Replacement" have been scheduled into six phases.

Phase 1 (FY 2016): MDC East Tower R/R Immediate Repairs

Phase 2 (FY 2016): MDC Electronic Systems Replacement - Programming and Design

Phase 3 (FY 2017): WDC A/B Buildings
WDC Electronic Repairs
MDC Electronics System Design

Phase 4 (FY 2018): MDC Central Plant and East Tower R/R
MDC Electronics Systems Replacement Install - All PLCs & head-end equipment and East Tower Infrastructure

Phase 5 (FY 2019): MDC West Tower R/R
MDC Electronics Systems Replacement Install - All remaining infrastructure and equipment installation
MDC Repurpose Admissions/Courts - Design

Phase 6 (FY 2020): MDC Repurpose Admissions/Courts - Construction

End of Overview

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