

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: August 20, 2024

Consent
 Ordinance

Regular
 Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

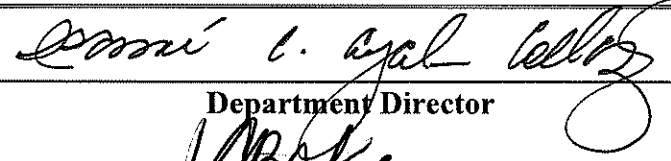
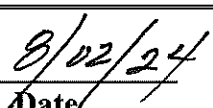
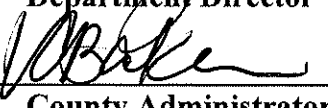
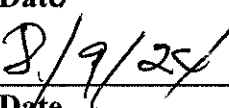
Motion and Title: Staff requests Board direction: Regarding implementation of the Medical Examiner’s Office (MEO) Expansion project.

Summary: The existing MEO building is located at 3126 Gun Club Road in unincorporated West Palm Beach and is part of the Criminal Justice Complex (CJC). The existing morgue building was constructed in the 1980s and subsequently expanded, and the existing administrative building was constructed in the early 2000s. At present the administrative building comprises approximately 5,851 sq.ft. and the morgue building approximately 8,241 sq.ft. Through the years, the facility has undergone multiple renovation efforts aimed at providing the necessary operational accommodations, while simultaneously ensuring ongoing compliance with regulatory requirements. The most recent renovation effort was funded by the Board of County Commissioners (BCC) as part of the approved FY2021 Capital Improvements Program (CIP) and provided for interior renovations to accommodate continued growth of case volume and personnel complement, but no capacity for future growth due to space constraints. Concurrently with the FY2021 renovation project, staff included as part of the FY2021 CIP a project to expand the MEO facility by approximately 10,000 sq.ft. and to provide for a parking structure to accommodate the required parking spaces (estimated at the time to be 100). Funding for the MEO expansion project was planned in the outer years; the project itself was premised on reutilizing the existing structure. In June 2023, the County issued bonds in the amount of \$14.2M, which combined with other sources, provided total funding for project development in the amount of \$15.3M with an additional \$2.46M toward reutilizing the existing structure scheduled in the CIP for approaching years. In alignment with BCC’s approval of the CIP, staff retained design services (Netta Architects) and, per typical protocol, requested a full assessment of the existing facility. In May 2024, Netta Architects provided staff a *Validity Assessment for Reuse of Existing Buildings Report* which in summary states that, although the facility could be renovated and expanded to meet the operational requirements, the resulting product would most likely fall short of meeting the standards set by the National Association of Medical Examiners (NAME). NAME is the entity that accredits the operation of the County’s MEO. Netta Architects’ report, as subscribed by MWL Architects (sub consultant firm which specializes in the design of forensic sciences facilities), further stated that only new construction would ensure full compliance with NAME accreditation requirements, which is a fundamental objective for all facility investments. Five conceptual design options were considered, with four entailing renovation and one entailing new construction. Building a new MEO facility and a 100-spaces parking deck carries an estimated project cost of \$47M. This is an early conceptual estimate without: 1) the benefit of full design, 2) the input from a construction manager at risk (i.e., the selection process is still underway), nor 3) rightsizing of parking needs (i.e., a parking study is underway for the entire CJC). The MEO is a critical operation which cannot function without NAME accreditation and the capital facilities required by same. Therefore, staff recommends that it be authorized to continue design efforts with existing funding, in order to return to the BCC at a later time with fully developed construction drawings, an updated project estimate and a recommendation for closing the budget gap. **FDO Admin (Countywide/District 3) (MWJ)**

Background & Policy Issues: Staff requires direction if to proceed with design of a new facility as recommended by the design firm in order to ensure compliance with accreditation requirements.

Attachments:

1. Location Map
2. FY2024 Approved CIP – Capital Project Proposal
3. Validity Assessment for Reuse of Existing Buildings Report
4. Design Concept “D” – New MEO Building and Parking deck

Recommended By:	 Department Director	 Date
Approved By:	 County Administrator	 Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028			
Capital Expenditures	_____	_____	<u>\$220,000</u>	<u>\$2.24M</u>	_____			
Operating Costs	_____	_____	_____	_____	_____			
External Revenues	_____	_____	_____	_____	_____			
Program Income (County)	_____	_____	_____	_____	_____			
In-Kind Match (County)	_____	_____	_____	_____	_____			
NET FISCAL IMPACT	<u>N/A</u>	_____	<u>\$220,000</u>	<u>\$2.24M</u>	<u>N/A</u>			
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>			
Is Item Included in Current Budget:		Yes	<u>X</u>	No				
Is this item using Federal Funds?		Yes	_____	No	<u>X</u>			
Is this item using State Funds?		Yes	_____	No	<u>X</u>			
Budget Account No:	Fund	<u>3804/3083</u>	Dept.	<u>411</u>	Unit	<u>B736</u>	Object	<u>Various</u>

B. Recommended Sources of Funds/Summary of Fiscal Impact:

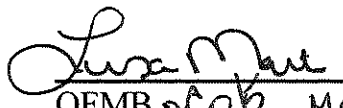
The funding for this project consists of prior year funding of \$1.1M Ad Valorem funds and \$14.2 bond funds. Additional funding of \$2.46M will be requested in future years for a total project funding of \$17.76M. Depending on BCC direction to be provided, additional funding will be required to allow for construction of a new facility.


C. Departmental Fiscal Review:



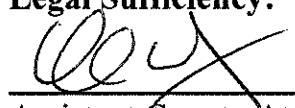
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development & Control Comments:

 8/5/2024
OFMB pcgb M6 8/5

 8/1/24
Contract Development and Control
7/1 8/6/24

B. Legal Sufficiency:

 8/8/24
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

ATTACHMENT 1

Location Map



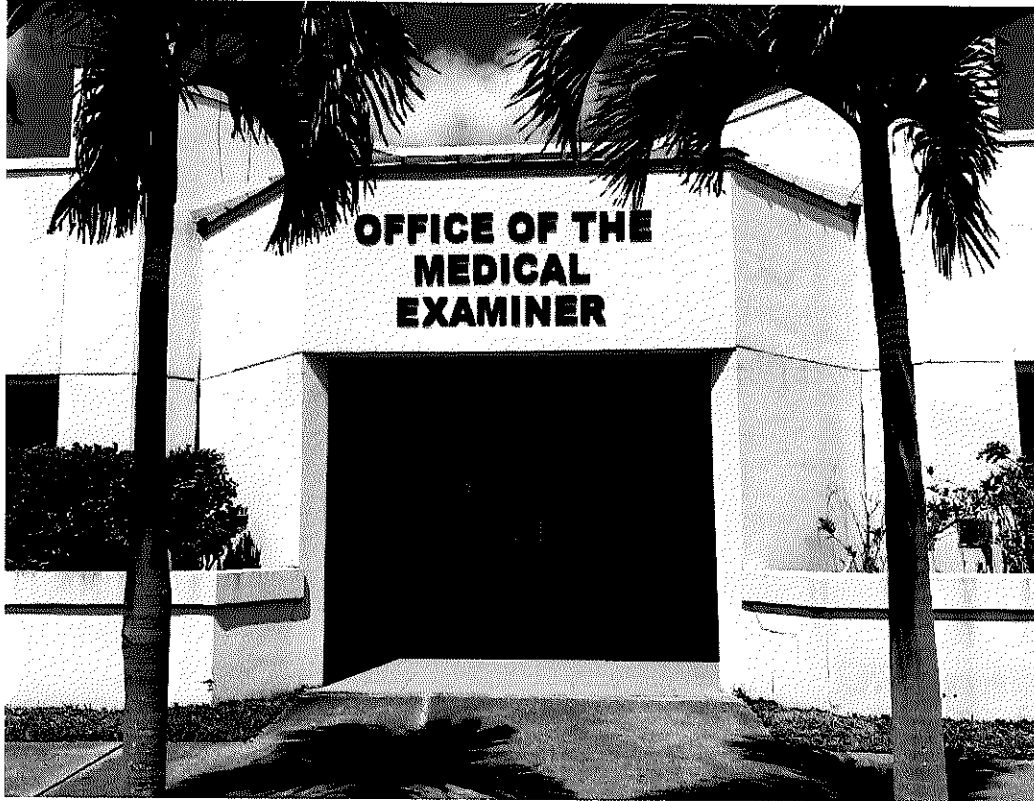
ATTACHMENT 2
FY2024 Approved CIP – Capital Project Proposal

**Palm Beach County Capital Improvement Program
 FY 2024 - FY 2028 (\$ in 1,000)
 Capital Project Proposal**

Project Title : Medical Examiner Office Expansion			Fund #: 3804/3076			Unit #: B736						
Description : This project funds the expansion of the Medical Examiner's Office facility at the Central Justice Complex on Gun Club Road in West Palm Beach, which has exceeded the capacity of the existing buildings. Improvements include construction of a new +/-10,000 square foot administrative building, conversion of the existing 5,815 square foot administrative building into morgue space to address existing and projected operational demands, as well as a parking structure for approximately 100 vehicles to serve the expanded facility and replace surface parking lost within the footprint of the planned improvements.												
COST PROJECTIONS:					Comprehensive Plan							
Element	Spending Prior FY's	FY 2023 Current	FY 2024 Request	FY 2025	FY 2026	FY 2027	FY 2028	Beyond 2028	Total	Comp Plan Element	CIE	
Acquisition	0	0	0	0	0	0	0	0	0	Policy Number	1.7a	
Construction	0	13,980	0	0	0	2,240	0	0	16,220	Project Category	3	
Design	0	1,320	0	0	220	0	0	0	1,540	Project Location	2	
Other	0	0	0	0	0	0	0	0	0	Special Y/N	N	
Total	0	15,300	0	0	220	2,240	0	0	17,760	High Hazard Area Y/N	N	
FUNDING PROJECTIONS:			Funded	Unfunded					Operating Cost Projections			
Category	Funding Prior FY's	FY 2023 Current	FY 2024 Request	FY 2025	FY 2026	FY 2027	FY 2028	Beyond 2028	Total	F/Y	1st Year	Annual Ongoing
Ad Valorem	0	1,100	0	0	220	2,240	0	0	3,560	Staff	2025	0
Bonds	0	14,200	0	0	0	0	0	0	14,200		0	0
Grants	0	0	0	0	0	0	0	0	0	O & M	51	51
Impact Fees	0	0	0	0	0	0	0	0	0	Equipment	0	0
Operating	0	0	0	0	0	0	0	0	0	Other	0	0
Other	0	0	0	0	0	0	0	0	0	Total	51	51
Surtax	0	0	0	0	0	0	0	0	0	# of Positions	0	0
Total	0	15,300	0	0	220	2,240	0	0	17,760			

ATTACHMENT 3

Validity Assessment for Reuse of Existing Buildings Report



PALM BEACH COUNTY MEDICAL EXAMINER'S OFFICE

PBC #2023-009548

3126 GUN CLUB ROAD, WEST PALM BEACH, FL 33406

VALIDITY ASSESSMENT FOR REUSE OF EXISTING BUILDINGS

MAY 29, 2024

PREPARED BY: NETTA ARCHITECTS

DESIGN TEAM: JEZERINAC GROUP, MWL ARCHITECTS, GARTEK ENGINEERING CORPORATION

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1.0 EXECUTIVE SUMMARY

Netta Architects along with their Design Team was retained by Palm Beach County to prepare this "Validity Assessment for Reuse of Existing Buildings" Report. This Report evaluates findings found in the following Reports to determine the potential for reuse of the existing facilities:

- Existing Condition Report dated 12/06/2023 prepared by Netta Architects / Design Team
- Code Review Report dated 01/09/2024 prepared by Netta Architects / Design Team
- Palm Beach County MEO District 15 Space Program – Version 5 dated 02/23/2024 prepared by MWL Architects / Netta Architect, and
- Edited for Building only NAME Inspection and Accreditation Checklist edited on 01/10/2024 prepared by Netta Architects / MWL Architects

The purpose of this report is to assist Palm Beach County in determining the practicality for the reuse or repurpose of the existing buildings based on the condition of the existing buildings, the extent that the existing buildings comply with current code requirements, the ability for the existing buildings to provide the area and functions need as determined by 20-year or 30-year Program, and the ability for the existing buildings to obtain NAME Accreditation.

Palm Beach County (PBC) intends to expand and renovate the existing Palm Beach County Medical Examiner's Office. PBC anticipates the reuse of the existing buildings along with the incorporation of a new building or an addition to meet the requirements of the 20-year or 30-year Program. The existing buildings that were reviewed for reuse or repurpose are:

1. Administration Building
 - a. Approximately 5,851 gross square feet.
 - b. Masonry exterior, one-story sprinklered building, with recently installed roofing system over a bar joist roof structure.
2. Morgue Building
 - a. Approximately 8,241 gross square feet.
 - b. Masonry exterior, one story building, with passed its useful life roofing system over bar joist roof structure.
 - c. Building is not equipped throughout with an automatic sprinkler system.
3. Campus / Both Buildings
 - a. Partially covered exterior enclosed area between the two buildings.
 - b. Shared Information Technology systems.

Based on the Palm Beach County approved program, Netta Architects along with their Design Team prepared multiple concepts depicting options for moving forward with the project as part

of the conceptual design Phase. During the conceptual design phase, the Netta team evaluated the pros and cons, including a Rough Order of Magnitude (ROM) construction cost estimate, associated with each conceptual renovation / reuse of the existing buildings.

1.1 Administrative Building:

1.1.1 The administrative building and its systems have recently been updated and are in good to fair condition and is a prime candidate for reuse for administrative functions after the following has occurred;

1. Minor building repairs as noted in the Existing Building Condition Report.
2. Minor building modification as noted in the Code Review Report.
3. Rearrangement as required by Programmatic Requirements.
4. Replacement of exterior windows and aluminum/glass exterior doors with impact resistant glazing or shutters.
5. Upgrade of the existing analog fire alarm system to match the Morgue Building's system
6. Major update or replacement of the Information Technology System.
7. Replacement of AHU-1.

The extent of repair, renovation, etc. will be looked at further once a concept is chosen and Schematic Design of that concept is developed.

1.1.2 Repurposing of the Administrative building for Autopsy functions would require significant work including removal of the existing concrete floor slabs, new drains with new under slab drain lines, new mechanical systems and much more. The extent of the work involved and the associated cost can be looked at further once a concept is chosen and Schematic Design of that concept is developed.

1.2 Morgue Building:

Note that the structural engineer (Jezerinac's) report states that the morgue building structures are safe for continued use. The Morgue building systems, however, are in poor condition and require significant repair, replacement and upgrades to bring the building up to current code as a Morgue Facility. Therefore, the Morgue Building would NOT be a candidate for reuse for Morgue functions. However, after significant cost, the Morgue building may be a candidate for reuse for administrative functions. Note: The existing morgue building is not equipped throughout with an automatic sprinkler system.

1.2.1 Whether this building is reused as a Morgue Facility or is repurposed for administrative functions, at minimum, the building requires the following;

1. Addition of an automatic sprinkler system that matches the Administrative Building.

2. Full roof replacement.
3. Hardening of roof and walls.
4. Replacement of exterior windows and aluminum/glass exterior doors with impact resistant glazing or shutters.
5. Major update or replacement of the Information Technology System.
6. Replacement of under slab drain lines.

1.2.2 In addition, if the Morgue Building is reused as a Morgue Facility, at minimum, the building requires the following;

1. Building repairs as noted in the Existing Building Condition Report.
2. Building modification as noted in the Code Review Report.
3. Rearrangement as required by Programmatic Requirements.
4. Replacement of the Mechanical System.
5. Upgrade / replacement of the Electrical System.
6. Rehaul / replacement of the Plumbing System.
7. Replacement of interior finishes.

The extent of repair, renovation, etc. can be looked at further once a concept is chosen and Schematic Design of that concept is developed.

1.2.3 The Morgue Building, potentially, is a candidate for repurpose for administrative functions. If the Morgue building is repurposed as an Administrative building, then Items noted in 1.2.2 would NOT apply instead, at minimum, the building requires the following;

1. Building repairs as noted in the Existing Building Condition Report.
2. Building modification as noted in the Code Review Report.
3. Rearrangement as required by Programmatic Requirements.
4. Removal of the Coolers.
5. Upgrade of Mechanical and Electrical Systems.
6. Renovation of some Plumbing Systems.
7. Replacement of drainage system.
8. Replacement of interior finishes.

The extent of repair, renovation, etc. can be looked at further once a concept is chosen and Schematic Design of that concept is developed.

2.0 EXISTING CONDITION REPORT FINDING

Regarding **Replacement versus Renovation** of the existing buildings, below is a synopsis from the Existing Condition Report listing items of concern. See the Existing Condition Report for additional information.

2.1 Administrative Building:

The administrative building and its systems are in good to fair condition.

1. Structurally
 - a. The building will require the existing glazing at windows and doors to be replaced with impact resistant glazing or a shutter system.
 - b. We anticipate that the building may require minor hardening of roof and walls.
 - c. We know that the existing building was not designed for the current wind load requirements. The extent of hardening will be determined during Schematic Design development.
2. Fire Protection Backflow preventer installed in late 90s is in fair condition due to age.
3. Fire Alarm upgrade that occurred at the Morgue did not occur at the Administrative building. Current analog fire alarm system is recommended to be upgraded to match the new system at the Morgue.
4. Electric water heater is in fair condition with signs of rust.
5. Recommend camera scope inspection of underground the sanitary system that was built in the late 90's.
6. Trap primers were not observed. Add trap primers, if missing.
7. The existing AHU-1 is in fair condition and is recommended to be replaced.

2.2 Morgue Building:

The Morgue Building and its systems are in poor condition. Below are some of the report comments:

1. Structurally
 - a. The building will require the existing glazing at windows and doors to be replaced with impact resistant glazing or a shutter system; and may require hardening of roof and walls.
 - b. We know that the existing building was not designed for the current wind load requirements. The extent of hardening will be determined during Schematic Design.
2. The morgue building roof is well past its useful life, is leaking and causing damage to the interior of the building.

- a. The building needs a new roof.
 - b. The skylights need to be removed or replaced.
3. Morgue building lacks a fire protection system.
4. Fire alarm upgrades are included in a separate project.
 - a. Design team requests current set of FA plans.
5. Mechanical system support frames are rusted and corroded.
6. Electric water heater is in fair condition with signs of rust.
7. Floor drains do not function properly and back up into the interior of the space.
 - a. No trap primer devices were observed.
 - b. Evidence of backing up and clogging on the grate was observed.
 - c. Recommend camera scope inspection to verify pipe status and slope.
8. At autopsy tables, shut off valves above ceiling could not be verified for operability.
9. Local backflow preventer in water supply lines serving the autopsy tables were NOT observed.
10. The existing Mechanical system components, chillers, expansion tanks, AHU, and exhaust fans are recommended to be replaced.
11. The existing morgue AHU-3 is 100% outside air and may allow for cross-contamination of the airflows and reinsertion of smells into the space.
12. AHU-1 and 2 are constant volume with bypass and unit-level electric heating coil, which does NOT allow for good control of space temperature.
13. Recommend replacement of ductwork that have signs of rust and leaks.
14. Insulation at Chilled water pipes was not observed and pipes show some surface rust.
15. Rust / corrosion observed at Chilled water valves.
16. Design team request BMS information.
 - a. For terminal PC system set points.
 - b. If the TRANE Varitrac BMS is integrated into the SIEMENS campus wide BMS system.
17. Rust was observed at electrical receptacles.
18. Arc fault labels were NOT observed.
19. Replace Square D switch boards that are in poor condition.
 - a. There is an on-going project working on providing additional backup power from the central energy plant.
 - b. There is a separate generator enhancement project including adding a new ATS.
 - c. Design Team request project information for these projects.
20. The site does not have a central UPS backup to serve sensitive lab equipment.
21. The emergency backup chiller is in poor condition.
 - a. There is a separate project to replace this generator.
 - b. Design team request project information for this project.
22. There is no power in the existing building for a future CT scanner.
23. Some existing breakers trip during use.

24. The two existing exterior disconnect switches need to be updated to meet current code.
25. There is insufficient quantity of power outlets in the Morgue.
26. The cause of the sloped floor in the Morgue supervisor's office needs to be determined, the cause resolved and depending on the severity, the floor slab may need to be repaired or replaced.
27. Repair or replace interior roller shutter at Cooler 1 and at the Sally Port.
28. Repair or replace the steel columns in Cooler 1 due to heavy corrosion at the bottom of the columns.
29. Monitor and / or further investigate cracks at on-grade slabs between columns at the covered walk, Cooler 1 and the sally port entrance.
30. Rust staining along the top edge of the concrete curb into Cooler #1 may be due to corrosion of reinforcing bars. Further investigation is recommended.
31. Replacement of rusted exterior doors and frames.
32. Removal of surface corrosion at steel framing and columns for both Cooler #1 and #2.
33. Replace interior finishes once roof and drain issues are resolved.

2.3 Campus Information Technology (IT) at Both Buildings:

The campus IT systems are in fair to poor condition. Below are some of the report comments:

1. There is no IT room.
 - a. Without an IT room there is an increased risk of disorganization, vulnerability to security breaches, lack of streamlined process, all of which collectively impact the effectiveness of the IT infrastructure to both buildings.
2. Current CAT 5 data cable are outdated.
 - a. Leading to potential connectivity issues and reduced data transfer speeds.
 - b. Lower bandwidths.
 - c. Transmission speed bottlenecks.
 - d. Signal interference.
 - e. Lack of power over Ethernet capabilities.
3. The Wi-Fi Coverage is below optimal, with areas of limited or no connectivity.
 - a. Cellular strength is weak and MEO mentioned they had an emergency and could not call 911.
4. Existing access control system is inadequate, posing security risks.
5. Security system relies on outdated analog security cameras.
6. Audio-visual system is inadequate and outdated.
7. The buildings do not appear to have a Public Safety BDA system for first responders.

3.0 CODE REVIEW REPORT FINDINGS

Regarding **Replacement versus Renovation** of the existing buildings, below is a synopsis from the Code Review Report listing some items that do not comply with the latest building code. These items may have been in compliance at the time of construction, but will need to be brought up to current code standards if the existing building is to be reused. See the Code Review Report for additional information.

3.1 Administrative Building:

The Administrative building complies with the latest code, except for the following. Below are some of the report comments:

1. Architectural
 - a. The roof construction bar joists lack fire protection rating.
 - b. The building lacks appropriate quantity of Fire extinguishers.
 - c. Accessibility.
 - i. Exposed pipes under lavatories and sinks are not insulated.
2. Mechanical, Electrical, Plumbing and Fire Protection
 - a. Complies in most instances.
3. Structural
 - a. The original negative roof pressures are less than what is required by current code, however the difference is not substantial.
 - b. Little to no strengthening work required to perform to current code for a Risk Category IV Essential Facility structure.
 - c. The building lacks impact rated windows and doors and/or an impact resistant shutter system.
 - d. The building is not in the flood zone. The flood zone begins just outside the building perimeter. Therefore, the floor level of any proposed addition is required to be located above the base flood plane elevation.

3.2 Morgue Building:

The Morgue Building complies with the latest code, except for the following. Below are some of the report comments:

1. Architectural
 - a. The roof construction bar joists lack fire protection rating.
 - b. The building lacks appropriate quantity of fire extinguishers.

- c. The common path of travel exceeds the maximum allowable for over 30 occupants.
 - d. The building lacks fire resistance rated corridor assemblies for buildings without an approved sprinkler system.
 - e. The dead-end corridor exceeds the maximum allowable distance for buildings without an approved sprinkler system.
 - f. Accessibility
 - i. Exposed pipes under lavatories and sinks are not insulated.
 - ii. Less than 36" wide entry into shower stalls.
 - iii. The location of the washer and dryer controls exceed the allowable height above finish floor.
2. Mechanical, Electrical, Plumbing and Fire Protection
- a. Fire Protection
 - i. Lack of fire protection system.
 - b. Plumbing
 - i. Lack of, age of, and/or deterioration of pipe insulation.
 - ii. Lack of backflow preventers.
 - iii. Lack of vent traps.
 - iv. Lack of interceptors for oil, solids, and grease.
 - c. Mechanical
 - i. Lack of odor and contamination control.
 - ii. Lack of temperature and relative humidity control.
 - iii. Lack of pressure differential control.
 - iv. Lack of air flow change rates.
 - v. Passed its useful life controls.
 - d. Electrical
 - i. Rust from previous or on-going water infiltration at power receptacles.
 - ii. See existing condition report finding for additional information.
3. Structural
- a. Requires strengthening work to perform to current code for a Risk Category IV Essential Facility structure. Further detailed analysis and review is required to determine the extent of strengthening work.
 - b. Lack of impact rated windows and door or Shutter systems.
 - c. The original negative roof wind pressures are less than what is required by the current code. This could result in:
 - a. An over load to roof decking.
 - b. Instability of steel roof beams and bar joists.
 - c. Inadequate sizing of foundations and connections of columns to foundations.

- d. The building is not within in the flood zone. The flood zone begins just outside the building perimeter, therefore, the floor level of any proposed addition is required to be located above the base flood plane elevation requirements.

3.3 Campus (CPTED) at Both Buildings:

The existing site has the following attributes that do not provide the following CPTED recommendations

1. Reduced sight lines
2. Adequate lighting
3. Concealed or entrapment areas
4. Natural surveillance
5. Adequate Signage

4.0 SPACE PROGRAM FINDINGS

Regarding **Replacement versus Renovation** of the existing buildings, below is a synopsis from the PBC MEO Space Program listing some items used in this evaluation. The information provided is a synopsis of the Palm Beach County MEO District 15 Space Program – Version 5 dated 02/23/2024 prepared by MWL Architects / Netta Architect. See the entire Space Program – Version 5 for detailed information as to existing, 20-year and 30-year projected space allocation information.

4.1 Administrative Building:

- 4.1.1 The Existing Administrative building area is approximately 5,851 gross square feet (gsf).
- 4.1.2 The projected 30-year programmatic need for the Administrative Building is 12,835 gsf.
- 4.1.3 Therefore, the existing Administrative Building is undersized by approximately 6,984 gsf.

4.2 Morgue Building:

- 4.2.1 The Existing Morgue Building area is approximately 8,241 gross square feet (gsf).
- 4.2.2 The projected 30-year programmatic need for the Morgue Building is 22,918 gsf.
- 4.2.3 Therefore, the existing Morgue Building is undersized by approximately 14,677 gsf.

4.3 Campus at Both Buildings:

- 4.3.1 Total existing Building(s) area is approximately 14,092 gsf.
- 4.3.2 Total projected 30-year programmatic need is 35,753 gsf.

- 4.3.3 Therefore, the Total existing building(s) are undersized by approximately 21,661 gsf.
- 4.3.4 The existing Vehicle Bay (VB) is undersized and lacks cueing. The VB provides access to only one vehicle at a time and requires that vehicle to back into the vehicle bay acting more like a garage than a Sally Port. The single access VB limits access by multiple vehicles during a mass disaster. Further, the lack of a drive-through VB is problematic for cueing vehicles during drop-off and pick-up. The program recommends a drive-through vehicle bay (Sally Port) and a clearly defined access drive for cueing vehicles. Further, to minimize disruption to Sally Port operations, additional overhead doors located at the side of the Sally Port is recommended for use during mass disasters and for routine deliveries.
- 4.3.5 The Medical Examiner’s Office currently requires 62 parking spaces, however, according to the Temporary Parking Plan 2 dated 10/29/2001 provided by PBC CID on 3/6/2024, only 50 parking spots are currently allocated to the MEO. Therefore, the quantity of allocated parking spaces is currently 12 spaces short of the MEO’s need. Based on anticipated growth, the anticipated parking spot allocation need for MEO may be 87. Based on the current striping pattern, the MEO will need an additional 37 allocated parking spots.

5.0 “NAME” ACCREDITATION FINDINGS

For accreditation a Medical Examiner Facility is allowed up to fifteen (15) Phase I deficiencies and zero (0) Phase II deficiencies. The following is a list of twelve (12) “NAME” criteria physical requirements and the potential deficiencies related to the building. See the “Edited for Building only NAME Inspection and Accreditation Checklist” for additional information.

Note:

1. This is not a completed “NAME” inspection and accreditation checklist.
2. The ability to mitigate / resolve the current “NAME” criteria physical deficiencies will be determined by the concept chosen to be developed during Schematic Design Phase.
3. The existing buildings may not comply with the following “NAME” accreditation criteria.

5.1 Administrative Building:

- | | | |
|-------|-------------------------------------|------------------|
| 5.1.1 | Lack of Sufficient Space | (May not Comply) |
| 5.1.2 | Electrical Systems | (May not Comply) |
| 5.1.3 | Structural Stability | (Meets Criteria) |
| 5.1.4 | Body handling space and clearances | (Not Applicable) |
| 5.1.5 | Changing and showering availability | (May not Comply) |

- 5.1.6 Odor and fumes control (May not Comply)
- 5.1.7 Humidity and Temperature control (May not Comply)
- 5.1.8 Plumbing and drainage systems (May not Comply)
- 5.1.9 Autopsy cleaning capability (Not Applicable)
- 5.1.10 Capability to reduce biohazard risk (Not Applicable)
- 5.1.11 Laboratory space (May not Comply)
- 5.1.12 Contiguous working environment (May not Comply)

5.2 Morgue Building:

- 5.1.1 Lack of Sufficient Space (May not Comply)
- 5.1.2 Electrical Systems (May not Comply)
- 5.1.3 Structural Stability (May not Comply)
- 5.1.4 Body handling space and clearances (May not Comply)
- 5.1.5 Changing and showering availability (May not Comply)
- 5.1.6 Odor and fumes control (May not Comply)
- 5.1.7 Humidity and Temperature control (May not Comply)
- 5.1.8 Plumbing and drainage systems (May not Comply)
- 5.1.9 Autopsy cleaning capability (May not Comply)
- 5.1.10 Capability to reduce biohazard risk (May not Comply)
- 5.1.11 Laboratory space (May not Comply)
- 5.1.12 Contiguous working environment (May not Comply)

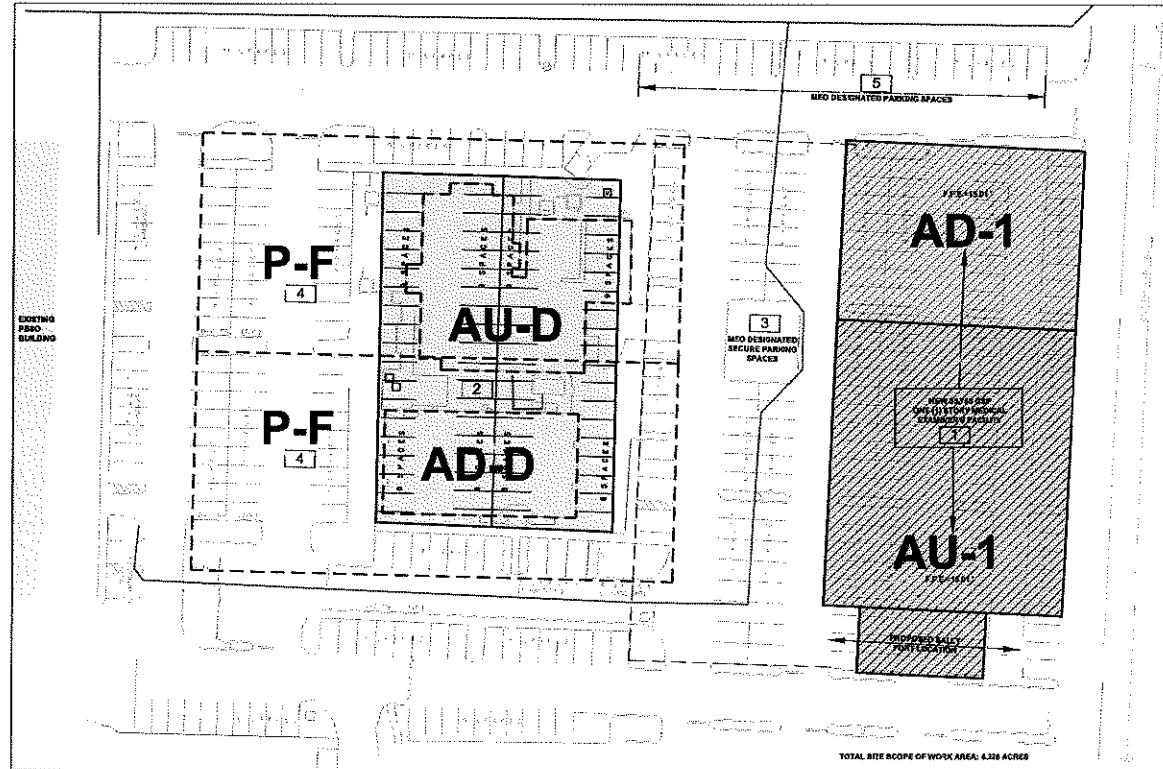
5.3 Campus at Both Buildings:

Not Applicable

ATTACHMENT 4

Design Concept “D” – New MEO Building and Parking deck

PBC MEDICAL EXAMINER'S OFFICE BUILDING EXPANSION AND RENOVATION # 2023-009548



KEY CONSTRUCTION ACTIVITIES:

- 1 CONSTRUCT NEW 35,753 GROSS SQ.FT (1) ONE-STORY MEDICAL EXAMINER'S (ME) FACILITY. ADMINISTRATIVE: AD-1 (12,835 GROSS SQ.FT.) AND AUTOPSY: AU-1 (22,918 GROSS SQ.FT.)
- 2 PROVIDE APPROXIMATELY 68 ADDITIONAL SURFACE PARKING SPACES AT DEMOLISHED BUILDINGS
- 3 DESIGNATE 88 "MEG ONLY" SURFACE PARKING SPACES NEAR NEW FACILITY, WITH APPROXIMATELY 68 SPACES IN A SECURE LOT.
- 4 TWO, FUTURE TWO-LEVEL ELEVATED, SECURE 150 SPACE PARKING STRUCTURE: P-F

PROGRAMMATIC SUMMARY:

1.1 NEW ADMIN/AUTOPSY FACILITY:	35,753 GROSS SQ.FT.
TOTAL AREA VERSUS PROGRAMMATIC NEED IS MET:	
1.2 DEMOLISH EXISTING ADMINISTRATIVE:	5,851 GROSS SQ.FT.
1.3 DEMOLISH EXISTING AUTOPSY:	8,241 GROSS SQ.FT.
1.4 TOTAL DEMO EXISTING AREAS:	14,092 GROSS SQ.FT.

FUTURE AREA REQUIRED TO MEET PROGRAMMATIC NEED:

- 2.1 ZERO / NONE:

PARKING SUMMARY:

3.1 NET DISPLACED PARKING SPACES W/ RE-STRIPING:	0 PARKING SPACES
3.2 FUTURE PARKING STRUCTURE (1) PARKING SPACES:	+150 PARKING SPACES
3.3 FUTURE PARKING STRUCTURE (2) PARKING SPACES:	+150 PARKING SPACES

BUDGET RANGE AND CONSTRUCTION TIMELINE:

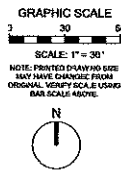
4.1 BUDGET with (+/-) 30% ROM Range:	\$28 M to \$36 M plus soft costs
4.2 CONSTRUCTION TIMELINE:	Between 2.0 and 2.5 years

SHELL OPTION

- 5.1 IF ONLY THE SHELL OF THE ADMINISTRATIVE PORTION OF NEW BUILDING IS CONSTRUCTED AT THIS TIME AND THE EXISTING ADMINISTRATIVE BUILDING IS USED IN THE INTERIM, THEN, WHEN FUNDS ARE AVAILABLE, THE EXISTING ADMINISTRATIVE BUILDING COULD BE DEMOLISHED AND THE NEW ADMINISTRATIVE SHELL COULD BE BUILT-OUT.
- 5.2 BUDGET RANGE FOR THE SHELL SCENARIO IS:
- 5.3 BUDGET with (+/-) 30% ROM Range: \$23 M to \$30 M

"NAME" ACCREDITATION PHYSICAL CRITERIA SCORE:

MAY NOT COMPLY	MEETS	=	TOTAL
0	12	=	12



LEGEND

- EXST'G BLDG: AU-E, AD-E
 - ▨ DEMO BLDG: AU-D, AD-D
 - ▨ NEW AUTOPSY: AU-1
 - ▨ NEW PARKING DECK: P-1
 - ▨ NEW ADMINISTRATIVE: AD-1
- UTILITY LINES:
WATER

POSITIVES

- 1.0 MEETS ALL OF THE REQUIREMENTS FOR A STATE OF THE ART FACILITY THROUGH 2056
- 2.0 MINIMIZES DISRUPTION TO AUTOPSY STAFF
- 3.0 SHORTEST CONSTRUCTION TIME LINE
- 4.0 ONLY ONE MOVE, NO FUTURE WORK
- 5.0 OPTIMUM STAFFING PROXIMITY
- 6.0 ELIMINATES NEED TO MAKE REPAIRS, CORRECT CODE ISSUES, OR UPDATE SYSTEMS AT THE EXISTING BUILDINGS
- 7.0 ELIMINATES NEED FOR PARKING STRUCTURE AND EXPANDS OPTION FOR LARGER FUTURE PARKING DECK
- 8.0 MINIMIZES PHASING
- 9.0 CONSTRUCTION OCCURS AT CURRENT (IN LIEU OF FUTURE) CONSTRUCTION DOLLARS

NEGATIVES

- 1.0 HIGHEST UP-FRONT COST CONCEPT

CONCEPT "D" (Programmatic Need in New Building)

Construct New Autopsy and Administrative Building AND Demolish Existing Autopsy and Administrative Buildings

NETTA ARCHITECTS

DIFFERENT BY DESIGN



05/28/2024