CITY OF FORT LAUDERDALE
City Commission Agenda Memo **#16-0419**
CONFERENCE MEETING

TO: Honorable Mayor & Members of the Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: April 5, 2016

TITLE: HDR Facility Analysis – Police Department

On September 1, 2015, the City Commission authorized HDR Architecture, Inc. (CAM 15-1034) to update their original multi-facility redevelopment plan completed in 2008 for Police Department functions.

HDR has met with representatives from City Hall and the Police Department to document the macro-level space program requirements; space required and critical adjacencies. A preliminary project cost estimate sheet is attached as Exhibit 1.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Internal Support Cylinder of Excellence, specifically advancing:

- Goal 12: Be a leading government organization, managing resources wisely and sustainably
- Objective 1: Ensure sound fiscal management
- Initiative 1: Achieve a structurally balanced budget through viable revenue sources, smart financial management, comprehensive financial forecasting, and results-oriented and efficient services

This item advances the *Fast Forward Fort Lauderdale 2035 Vision Plan: We Are Ready.*

Attachment

Exhibit 1 – Preliminary Project Cost Estimate
Exhibit 2 – Project Delivery Models
Exhibit 3 – FLPD Space List
Exhibit 4 – HDR Presentation

Prepared by: Carolyn Bean, Parks and Recreation

Department Director: Phil Thornburg, Parks and Recreation

City of Fort Lauderdale - Police Department

Preliminary Project Cost Estimate

Area Calculations:

168,398	Building Gross Square Feet
372,527	Parking Garage Gross Square Feet

Project BudgetBudget:

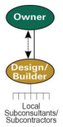
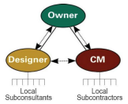
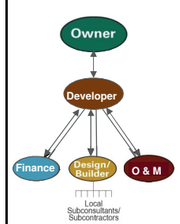
$75,000,000	Total
$445.37	per GSF

Building Construction Cost		Parking Deck Construction Cost		Total Project Cost:	
$57,428,984	Total	$17,313,000	Total	$80,814,905	Total
$341.03	per GSF	$46.47	per GSF	n/a	per GSF

Line	Account	Description Of Work	BP Budget	Notes
1		**Land**	$0	
2				
3				
4				
5		**Subtotal Land**	**$0**	
6		**Hard Costs**		
7		Site, Building Shell & Interior Fit-up	$51,428,984	
8		Parking Garage	$17,659,260	
9		Utility Connections		
10		Permits & Fees		
11		Testing & Inspection		
12		Security		
13		Signage		
14		Tools & building start-up		
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27		**Subtotal Hard Costs**	**$69,088,244**	
28		**Soft Costs**		
29		Building Design	$3,457,130	
30		Architecture		
31		Mechanical Engineering		
32		Electrical Engineering		
33		Plumbing/Fire Protection		
34		Structural		
35		Interior Design (colors & Finishes)		
36		Construction Contract Administration		
37		Civil Engineering	$150,000	
38		Design		
39		Construction Contract Administration		
40		Parking Garage Design	$605,955	
41		Reimbursable Expenses (Not-to-Exceed)	$210,654	
42		Supplemental Design/Consulting Services	TBD	
43		Masterplanning/Programming	TBD	
44		Furniture,Fixtures & Equipment	$518,570	
45		Low Voltage/IT/Telecom/Security	$172,857	
46		LEED/Sustainability	$92,265	
47		Commissioning	$134,718	
48		Energy Modeling/Audit	$75,906	
49		Geotechnical	$94,827	
50		Surveys	TBD	
51		Helipad Consulting	N/A	
52		Vertical Transportation	TBD	
53		Acoustics/Vibration	TBD	
54		Wind Wake Modeling	TBD	
55		Exhuast Re-Entrainment Review	TBD	
56		Lean/Operation Consulting	N/A	
57		A/V Consulting	TBD	
58		Facility Management - BIM	TBD	
59		Signage & Wayfinding	TBD	
60		Specialty Lighting	N/A	

Line	Account	Description Of Work	BP Budget	Notes
61		Threat Assessment (Blast)	$20,000	
62		Exhuast Re-Entrainment Review	TBD	
63		Landscape	$182,679	
64		LEED Registration	$11,100	
65		Fees & Permits		
66		Title Insurance		
67		Leasing Commissions		
68		Legal & Organization		
69		Fees		
70		Reimburseables		
71		Licenses/Permits		
72		Insurance		
73		Accounting		
74		Move-in Allowance		
75		Miscellaneous		
76		Marketing		
77		Events & adds		
78		Project/Site Sign		
79		Other Misc.		
80		Travel & Entertainment		
81		Office overhead		
82				
83				
84				
85				
86				
87				
88				
89				
90				
91		**Subtotal Soft Costs**	**$5,726,661**	**8.29%**
92		**Furniture & Equipment**	$6,000,000	
93		Modular Furniture		
94		Voice/Data Cabling		
95		Voice/Data Equipment		
96		Telephone Handsets & Switch		
97		Security		
98		Kitchen Equipment		
99		Conference Rooms/Special Furnishings		
100		Special Equipment		
101		Signage		
102		Emergency Generator		
103		Misc./ Other		
104		**Subtotal Furniture & Equipment**	**$6,000,000**	
105		**Financing**	By City	
106		Construction Period Interest	By City	
107		Construction Loan finance costs	By City	
108		Interest during lease up	By City	
109		Appraisals	By City	
110		Lender Inspector	By City	
111		Loan Fees	By City	
112		Title Insurance & Closing	By City	
113		Interest & Ground Rent	By City	
114		Tenant's Portion of Loan Costs	By City	
115		Interest Reserve	By City	
116		Carry Cost to Stabilize	By City	
117		Total Financing Costs	By City	
118		Income During Lease-Up	By City	
119		**Subtotal Financing**	**$0**	
120		**GRAND TOTAL**	**$80,814,905**	

PROJECT DELIVERY MODELS

	Delivery Model	Description	Advantages to Owner	Disadvantages to Owner	Investment by Owner	Bridging Consultant	Retained Risk / Design Control by Owner (Low-High)
Traditional	**Design-Bid-Build (DBB)** 	Traditional process used by all local governmental agencies. Designer is selected through a qualifications based process. Designer works with the Owner to define the requirements of the project using both prescriptive and performance criteria. Owner retains the risk of the accuracy of the bidding documents that are provided to the prospective contractors during the competitive bid phase.	1. Traditional process, extremely well know and used often. 2. Designer seen as Owner's advocate for the project. 3. Designer works closely with the Owner to define project requirements. 4. Pricing is competitively bid.	1. Project is awarded to the low bidder, low bidder may not be the most highly qualified. 2. Owner retains risk for design errors & omissions. 3. Longest procurement process due to linear sequencing. 4. Not able to take advantage of early constructability input or early market pricing.	Moderate	No	Highest
Alternative Delivery	**Progressive Design-Build (PDB)** 	Design-Build team selected through a qualifications based process, similar to traditional methods. Once selected the PDB team collaborates with the Owner on cost/schedule/scope items with the intent of entering into a LS or GMP. Owner has a single contract with both the Designer and the Contractor.	1. Simple / quick procurement process. 2. Increased participation / low proposal costs. 3. Flexibility to complete work based on available funding. 4.Owner can reject LS or GMP without significant project delays. 5. Better chance of designing to budget because of several costs estimates in the process.	1. Final costs of construction is not known at the time of contract signing. 2. Costs determined through both competitive and negotiated pricing. 3. Public education may be required related to construction cost negotiations.	Lowest	No	Low risk and high design control, because detailed project scope is defined later.
	Construction Manager At Risk (CMAR) 	Owner has separate contracts with the Designer and Contractor. Contractor is hired early in the process to take advantage of early market pricing and constructability input. Contract form can be a negotiated fee, LS, or GMP.	1. Allows Owner control of scope, features, and operational elements of the design. 2. Simple, inexpensive and quick procurement process. 3. Flexibility to complete work based on available funding. 4. Owner can reject LS or GMP without significant delays n the project. 5. Better chance of designing to budget due to multiple cost estimates in the process. 6. Potential for increased participation due to lower proposal preparation costs.	1. Loss of single-point of responsibility. 2. Owner retains the risk of design errors & omissions. 3. Cost of construction is not known at the time of initial contract signing. 4. Owner may need to facilitate collaboration between the design and construction firms. 5. Can require significantly more Owner involvement.	Low	No	Risk is still relatively high since Owner holds the designer contract separately from the construction contract.
Alternative Delivery	**Lump Sum Design-Build (DB)** 	Owner has a single contract with a Design and Construction entity. The Design / Builder can provide early constructability and cost estimating input during the design phases. Typically the Owner has to provide criteria documents to the proposers in order to define the scope, performance, and quality requirements of the project.	1. Owner responsibility for design is limited in performance based procurement. 2. Cost of design and construction is known at contract signing. 3. Schedule is fixed at contract signing. 4. Costs are determined through a competitive process. 5. Public acceptance is typically high with a LS award. 6. Suited for Owners who are focused on performance rather than design process or construction.	1. Procurement costs are high for all parties since significant design costs are incurred to respond to the proposal. 2. Procurement process takes substantially more time. 3. Owners may need to pay a stipend to unsuccessful teams. 4. Less efficient use of staff time because designs developed during proposal process are often not incorporated. 5. Potential for reduced participation due to high proposal costs. 6. Difficult to gauge pricing and escalation/inflation over a multi-year period.	High	Yes	Lower risk since design risk is transferred to the Design Builder.
	Public-Private Partnerships (P3) 	Delivery model where both the Public and Private sectors combine resources as part of the transaction to provide a new facility. The Owner can provide real estate, or a payment guarantee as part of its contribution to the deal structure. Owner has a single contract with a development entity which provides design, construction, private sector financing, and long-term operations and maintenance of the proposed facility. Similar to design build in that is has a single contract, but much more complex in terms of its contract and payment structures to support the financing and O&M elements. A new twist in payment structures is the introduction of Performance Based Infrastructure (PBI) contracts, where the monthly payment is enhanced or reduced based on meeting predetermined performance metrics. Performance metrics are monitored by a third party.	1. Owner responsibility for design is limited in performance based procurement. 2. Cost of design and construction is known at contract signing. 3. Schedule is fixed at contract signing. 4. Costs are determined through a competitive process. 5. Public acceptance is typically high with a LS award. 6. Suited for Owners who are focused on performance rather than design process or construction.	1. Procurement costs are high for all parties since significant design costs are incurred to respond to the proposal. 2. Procurement process takes substantially more time. 3. Owners may need to pay a stipend to unsuccessful teams. 4. Less efficient use of staff time because designs developed during proposal process are often not incorporated. 5. Potential for reduced participation due to high proposal costs. 6. Difficult to gauge pricing and escalation/inflation over a multi-year period.	Typically the highest Owner investment due to Bridging Consultant / Criteria Architect costs and the stipends typically paid to unsuccessful firms.	Yes	Typically the lowest retained risk by the Owner due to design and operations risks are transferred to the development team.

Executive Summary - Fort Lauderdale Police Headquarters

Police Headquarters Background

The Police Headquarters was constructed in 1958 (58 years old) and is functionally obsolete. It has approximately 85,000 gross square feet (GSF). The building, because of its age and size limitations, often fails to meet current standards and will not meet future needs.

From a work environment point of view, staff productivity is negatively affected because of small and inadequate workstations, technology limitations, limited storage, and less than ideal physical adjacencies among sections. Moreover because of size limitations, the Bureau of Investigations which is an integral component of the Police Department is located two miles from the headquarters.

The physical plant of the building is old and much of the equipment is original. Many elevators do not meet current code and many of the restroom facilities do not comply with the Americans with Disability Act. Renovation and continued investment in the facility is not prudent.

Goals for a New Police Headquarters

Goals and objectives for a new police headquarters include:

- Enhanced delivery of government services
- Optimize relationships for work processes
- Provide flexibility for changing technologies and business practices

Population Forecasts

Fort Lauderdale Population forecast

2010	2015	2020	2025	2030	2035	2040
165,558	171,664	176,226	194,220	202,984	204,879	205,267
		2.7%	13.1%	18.2%	19.3%	

Prepared by Broward County Planning and Redevelopment Division; does not include annexations after January 1, 2011

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City of Fort Lauderdale

New Police Headquarters

HDR

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AGENDA

Existing Conditions

Current & Future Needs

Cost

EXISTING CONDITIONS

- Headquarters constructed in 1958 (58 years old)
- Functionally obsolete
  - Space needs exceed current 85,000 GSF
  - O&M is expensive
- Does not meet current standards & practice for police facilities
- Current conditions negatively affect staff work practice and efficiencies
- Physically the building is too old and equipment is original
  - Elevators do not meet current code
  - Bathrooms do not comply with ADA
- Renovation & Continued investment is not financially prudent.
- Current building does not allow for the department to meet future population growth needs
  - 19.3% growth by 2035

CURRENT VS. FUTURE NEEDS (BUILDING)

	Departmental Gross Square Feet			
Existing	Existing	Current Need	Future Need	
Office of the Chief		8,587	10,817	
Support Services		57,144	61,571	
Investigative Bureau		15,697	20,734	
Operations Bureau		16,166	19,992	
Building Support Spaces		36,675	39,988	
Sub Total	85,000	134,269	153,102	
Bldg Gross Factor		1.10	1.10	
TOTAL		147,696	168,412	
Note: Building Gross Factor includes space for circulation, partitions etc.				

CURRENT VS. FUTURE NEEDS (PARKING)

	Parking Needs (Sqaure Feet)			
		Current Need	Future Need	
Support Vehicles		26,606	29,184	
Specal Vehicles		26,272	35,342	
Passenger Vehicles		231,000	308,000	
Sub Total		283,878	372,526	
Bldg Gross Factor		1.05	1.05	
TOTAL		298,072	391,152	
Note: Building Gross Factor includes space for circulation, stairs , exterior envelope				

PRELIMINARY COST

Preliminary Cost Estimate			
Construction Cost		$ 69,088,244	
	Building		$ 51,428,984
Parking Structure			$ 17,659,260
Design Service Fee(8.3%)		$ 5,726,661	
Furniture, Fixtures & Equipment		$ 6,000,000	
		$ 80,814,905	

COMMENTS/QUESTIONS

- Slides beyond this point not used

ENFORCEMENT

We work to drive innovation that helps fulfill economic, environmental and social development.

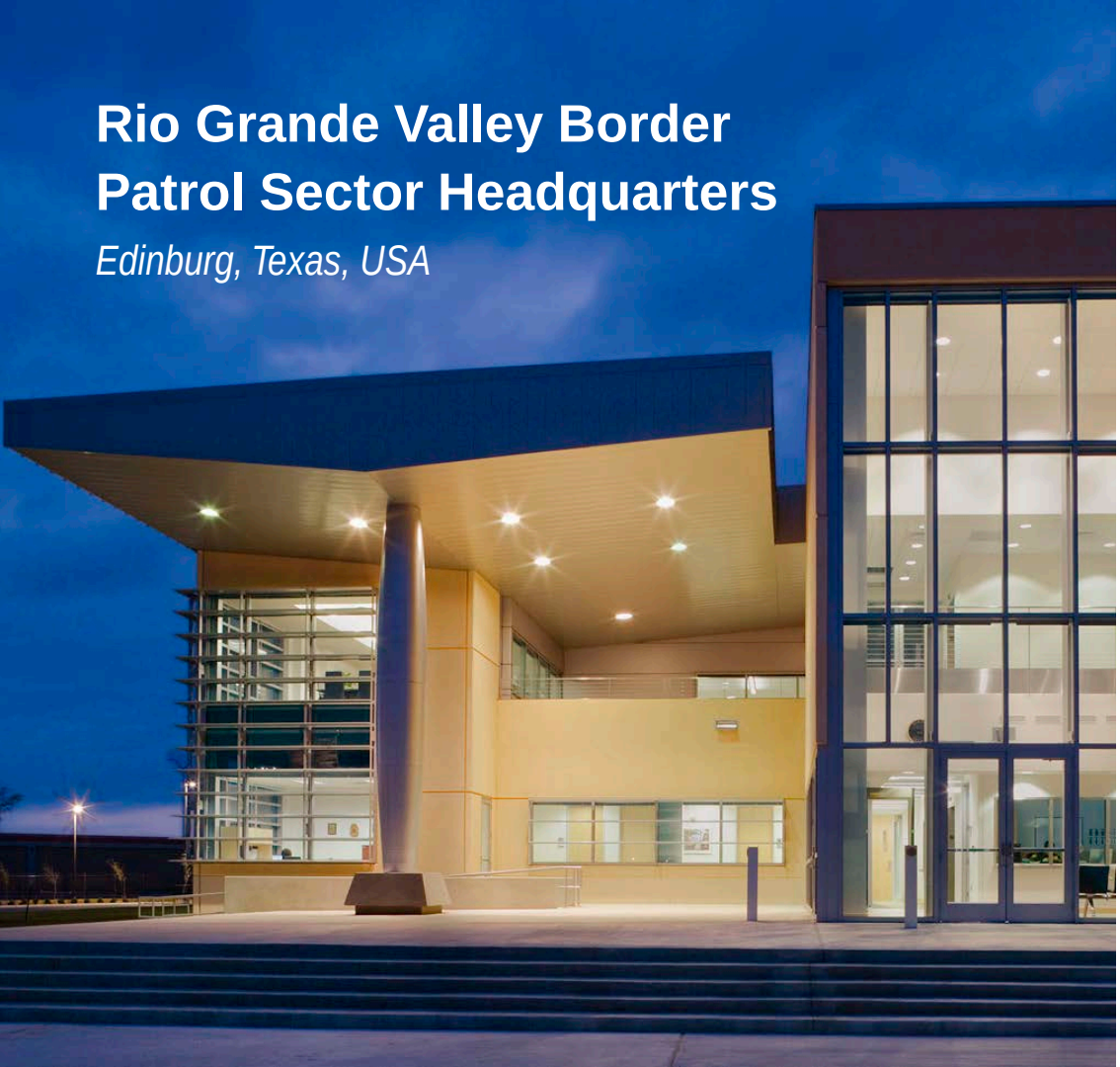
LEE COUNTY

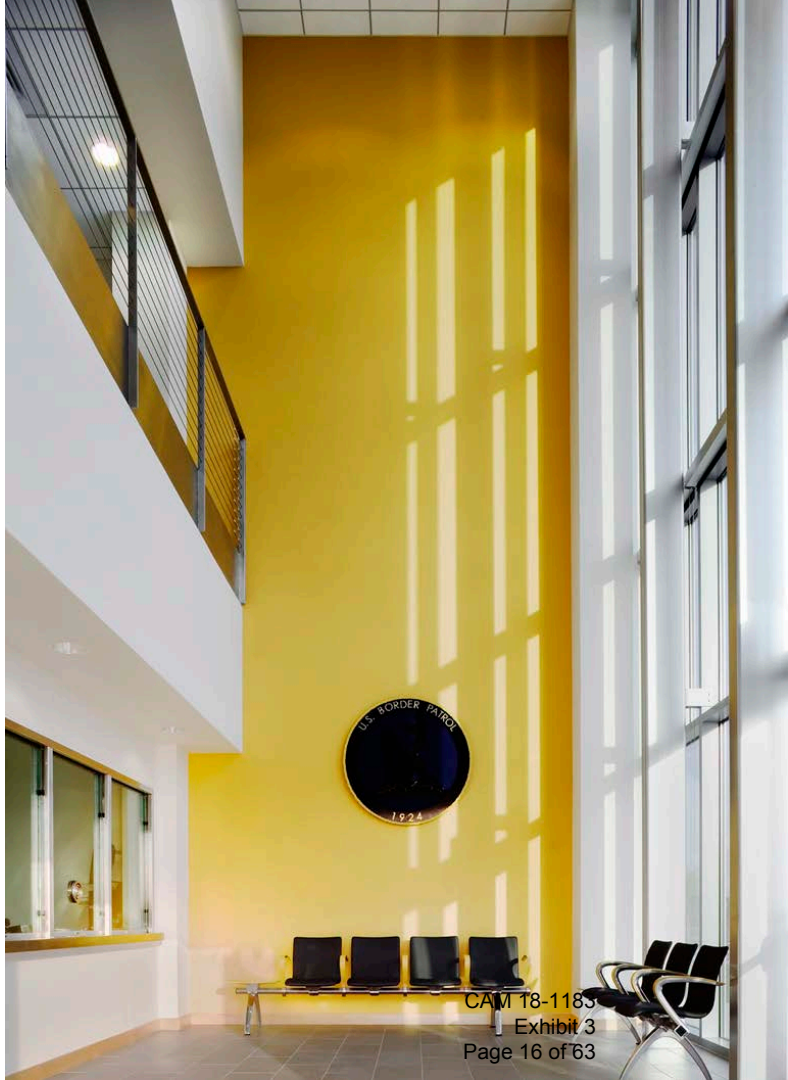
T.K. Davis Detention Center Expansion

Opelika, Alabama, USA

Rio Grande Valley Border Patrol Sector Headquarters

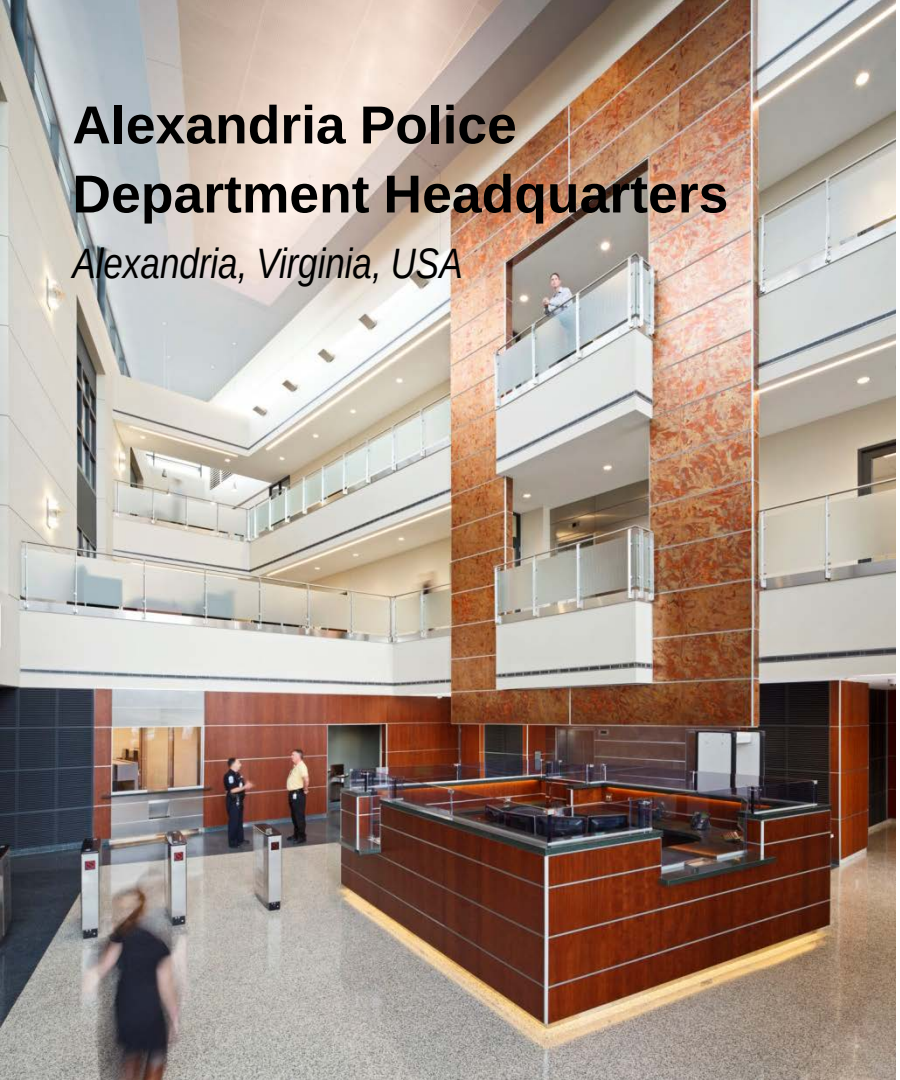
Edinburg, Texas, USA





Alexandria Police Department Headquarters

Alexandria, Virginia, USA



Palm Desert Sheriff's Station

Riverside, California, USA

Ajo Border Patrol Station

Why, Arizona, USA

SECURITY & INTELLIGENCE

The art of creating a safe and secure facility begins by examining and identifying tiers or layers of security.

Communications Security Establishment Canada (CSEC) Long-Term Accommodation Project

Ottawa, Ontario, Canada

Tucson Border Patrol Sector Headquarters

Intelligence and Operations Coordination Center

Tucson, Arizona, USA

USSTRATCOM Command and Control Facility

Offutt AFB, Omaha, Nebraska, USA

DEPARTMENT OF DEFENSE

Pentagon Military Command Centers

Arlington, Virginia, USA

Eagle Pass Border Patrol Station

Eagle Pass, Texas, USA

SPACE LISTS - Headquarters Building

SUMMARY (DRAFT)

Ft Lauderdale Police Department

3/1/2016

			Current DGSF Need	2030 DGSF Need
Office of the Chief				
C	1	Office of the Chief	4,162	4,292
	2	Public Information Office	673	789
	3	Legal Unit	1,316	2,218
	4	Grants	268	455
	5	Staff Inspections/Accreditation	989	1,385
	6	FOP Representation	1,179	1,678
Support Services				
S	1	Finance Services	1,967	2,188
	2	Supply	6,624	6,624
	3	Records and Teletype	3,507	3,632
	4	Court Liasion	365	573
	5	Photo Lab	1,067	1,067
	6	Field Training	390	477
	7	Recruiting	2,304	2,542
	8	Evidence Unit	7,375	7,375
	9	Lab	4,584	4,989
	10	Training	5,711	6,044
	11	Range	12,441	12,441
	12	Real Time Crime Center	1,954	1,954
	13	E-911 Communications Center	8,855	11,655
Investigative Bureau				
I	1	Federal Corruption	532	532
	2	Street Crimes	5,543	8,180
	3	Criminal Investigations Division	3,931	4,763
	4	Criminal Investigation Division	3,036	3,868
	5	SWAT	1,901	2,221
	6	Support Spaces	754	1,170
Operations Bureau				
O	1	Patrol Division	8,717	11,284
	2	Community Support	2,037	2,703
	3	Special Operations	5,412	6,005
Building Support Spaces				
B	1	Staff Facilities	9,743	10,176
	2	Booking Area	9,926	11,226
	3	Lobby	5,549	5,657
	4	Maintenance	1,460	1,620
	5	Information Technology (IT)	2,497	3,309
	6	Mechanical	7,500	8,000
			134,268	**153,089**
		Building Gross Factor - Circulation, Stairs, Exterior Envelope	**1.10**	**1.10**
			147,695	**168,398**
			TOTAL G.S.F.	**TOTAL G.S.F.**

DGSF - Departmental Gross Square Feet includes space requirements for circulation and partitions within a department

Note: Current Headquarters building has approximately 85,000 gross square feet

SPACE LISTS - Parking Deck

SUMMARY (DRAFT)

Ft Lauderdale Police Department

Parking	Current DGSF	2030 DGSF
1 Support	26,606	29,184
2 Special Vehicles	26,272	35,342
3 Passenger Vehicles	231,000	308,000
	283,879	**372,525**
Building Gross Factor - Circulation, Stairs, Exterior Envelope	**1.05**	**1.05**
	298,073	**372,527**
	TOTAL G.S.F.	**TOTAL G.S.F.**

SPACE LIST
Ft Lauderdale Police Department

Office of the Chief

Office of the Chief

C 1

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks KEY ADJACENCIES:
Office of the Chief						VISITORS: Most meetings with the media will be in the Community Room at the Lobby.
Chief (p)	(300)	1	300	1	300	
- Toilet	(50)	1	50	1	50	
Executive Officer of the Chief (p)	(150)	1	150	1	150	
Assistant Chief (p)	(200)	3	600	3	600	
Administrative Assistants (o)	(64)	4	256	4	256	8' x 8' L-shaped workstations.
Majors (p)	(150)	3	450	3	450	
Support Spaces						
- Conference Room	(1,000)	1	1000	1	1000	50-person Conference Room
- Files	(16)	2	32	4	128	
- Fax/Copier/Printer/Shreder	(25)	1	25	1	25	
- Supplies	(120)	1	120	1	120	
- Waiting Area	(100)	1	100	1	100	Seating for 10 persons
SUB - TOTALS:			**3,083** **Total NSF** **Current Need**		**3,179** **Total NSF** **Future Need**	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		**1.35**		**1.35**	
			4,162 **Total DGSF**		**4,292** **Total DGSF**	

SPACE LIST
Ft Lauderdale Police Department

Office of the Chief
Public Information Office

C
2

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Public Information Office - Information requests & press releases. Meet with media						KEY ADJACENCIES: Chief, Records VISITORS: Meet public at conference rooms at the Lobby
Open Office Plan						
- Sworn Officer (o)	(64)	2	128	2	128	8' x 8' L-shaped workstations.
- Civilian (o)	(64)	0	0	1	64	Growth is an additional civilan staff person
Support Spaces						
- Small Conference Room	(80)	1	80	1	80	Quiet room for using phone
- Worktable	(140)	1	140	1	140	6-Person table
- Fax/Copier/Printer	(25)	1	25	1	25	
- File Storage	(25)	1	25	2	50	
- A/V Equipment Room	(120)	1	120	1	120	
- Community Room			See Lobby Spacelist			Media press conferences will take place in the Community Room
SUB - TOTALS:			**518** **Total NSF** **Current Need**		**607** **Total NSF** **Future Need**	(p) = Private Office (o) = Open office workstation
		Departmental Gross Factor:	**1.3**		**1.3**	
			673 **Total DGSF**		**789** **Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Office of the Chief
Legal Unit

C
3

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Chief, Asst. Chiefs, Grants, Accreditation, Records
Legal Unit						VISITORS: Process servers need access. Meet public at conference rooms at the Lobby
Legal Advisor (p)	(150)	1	150	1	150	Small conference area, files, and direct access to conference room.
Attorney (p)	(120)	0	0	1	120	Future position
Forfieture Coordinator (p)	(100)	1	100	1	100	
Paralegal (p)	(100)	1	100	2	200	
- Assistant Secretary (o)	(64)	1	64	2	128	8' x 8' L-shaped workstations. Growth of 1 Assistant
- Clerk (o)	(64)	1	64	6	384	8' x 8' L-shaped workstations. Growth in staff due to future implementation of body cameras.
Support Spaces						
- Conference Room	(200)	1	200	1	200	10-person Conference Room
- Files	(16)	2	32	3	96	20 LF (2-4' lateral files). Assumed growth at 50%.
- Fax/Copier/Printer/Shreder	(25)	1	25	1	25	
- Supplies	(120)	1	120	1	120	Safe in Supply Room
- A/V Equipment Room	(120)	1	120	1	120	
SUB - TOTALS:			**975**		**1,643**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
		Departmental Gross Factor:	**1.35**		**1.35**	
			1,316		**2,218**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Office of the Chief
Grants

C
4

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Grants						KEY ADJACENCIES: Budget, Legal Unit, Senior Staff
						VISITORS: Conference Meetings from time to time
Grant's Coordinator	(100)	1	100	1	100	
Workstation (o)	(64)	0	0	2	128	8' x 8' L-shaped workstations. Growth of 2 Staff
Support Spaces						
- Worktable	(140)	1	140	1	140	6-Person table
- Files	(16)	1	16	2	32	10 LF (1-4' lateral files). Assumed growth at 100%.
- Fax/Copier/Printer/Shreder	(25)	1	25	1	25	
- Supplies	(25)	1	25	1	25	
SUB - TOTALS:			**206**		**350**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
		Departmental Gross Factor:	**1.3**		**1.3**	
			268		**455**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Office of the Chief
Staff Inspections & Accreditation

C
5

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks KEY ADJACENCIES: Chief, Asst. Chiefs, Legal Unit
Staff Inspections & Accreditation						VISITORS: No Public Contact
Open Office Plan						
- Sworn Supervisor (o)	(80)	1	80	1	80	8' x 10' U-shaped workstations. Low partitions between workstations
- Sworn Manager (o)	(80)	1	80	1	80	
- Civilian Manager (o)	(80)	1	80	2	160	Grpwth will be 1 additional manager
- Spare Workstations (o)	(64)	2	128	2	256	8' x 8' workstations. Low partitions between workstations
Support Spaces						
- Work table	(160)	1	160	1	160	Seating for 8 persons
- Supply Cabinet	(8)	1	8	1	8	
- Fax/Copier/Printer	(25)	1	25	1	25	
- Bookcases	(48)	1	48	1	48	3 book cases
- File Storage	(16)	2	32	4	128	20 LF (2 lateral files). Growth in Files will be an additional 2 lateral files.
Archive Room File Storage	(120)	1	120	1	120	File Cabinets
SUB - TOTALS:			**761** **Total NSF Current Need**		**1,065** **Total NSF Future Need**	(p) = Private Office (o) = Open office workstation
		Departmental Gross Factor:	**1.3**		**1.3**	
			989 **Total DGSF**		**1,385** **Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Office of the Chief
FOP Office

C
6

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
FOP Office - In-house Union Representation/Administer Health Plan/Counsel members						KEY ADJACENCIES: Keep away from Administration
						VISITORS: 2x per week
President Office (p)	(120)	1	120	1	120	
Health Insurance Adminstrator (p)	(120)	1	120	1	120	Include space for 3 - 4' wide file cabinets
Workstations (o)	(64)	3	192	3	576	8' x 8' workstations. High partitions between workstations
Support Spaces						
- Supply Storage	(80)	1	80	1	80	
- Fax/Copier/Printer	(25)	1	25	1	25	
- Large Conference Room	(320)	1	320	1	320	15-persons.
- Visitor Waiting Area	(50)	1	50	1	50	Seating for 5.
				No Growth Anticipated		
SUB - TOTALS:			**907**		**1,291**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
		Departmental Gross Factor:	**1.3**		**1.3**	
			1,179		**1,678**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Support Services
Finance Unit

Includes Finance, Payroll, Alarms, and Telestaff

S 1

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Financial Unit						KEY ADJACENCIES: Administration
						VISITORS: No Public Visitors. Numerous visits from staff
Budget Coordinator (p)	(150)	1	150	1	150	Workstation, small conference table, 2 bookcases, 2 credenzas
Senior Account Clerk Office (p)	(120)	1	120	1	120	L-shape workstation, 1 side chair, 2 file cabinets
Payroll Supervisor Office (p)	(120)	1	120	1	120	L-shape workstation, 1 side chair, 2 file cabinets, printer
Alarm Office (p)	(120)	1	120	1	120	Desk, 1 side chair, printer
Scheduling Coordinator (p)	(100)	1	100	1		10'x10' office
Workstations (o)	(64)	4	256	6	384	8' x 8' workstations.
Receptionist (o)	(64)	1	64	1	64	8' x 8' workstation with with window and counter
Support Spaces						
- Payroll file room	(16)	2	32	4	128	40 LF currently. Assume 5-high wall units (4' long). Assume 100% growth.
- Finance file room		1	80	1	120	27 LF currently. Assume 5-high wall units (4' long). Assume 100% growth. Work counter.
- Equipment/Mail Room	(100)	1	100	1	100	Includes Fax/Copier/Printer, safe, workcounter, mail slots
- Work Room	(240)	1	240	1	240	12-persons.
- Visitor Waiting Area	(50)	1	50	1	50	Seating for 5.
- File Reading Area	(25)	1	25	1	25	
SUB - TOTALS:			**1,457**		**1,621**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
		Departmental Gross Factor:	**1.35**		**1.35**	
			1,967		**2,188**	
			Total DGSF		**Total DGSF**	

SPACE LIST
Ft Lauderdale Police Department

Support Services
Supply

S 2

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Supplies						KEY ADJACENCIES: Near Patrol
						VISITORS: Staff Only
Supervisor Office (p)	(120)	1	120	1	120	
Storekeeper Workstations (o)	(64)	3	192	3	192	8' x 8' L-shape workstation
Support Spaces						
- Counter	(15)	3	45	3	45	3 stations
- General Storage	(16)	60	4000	60	4000	5-high wall units (4' long) providing 20LF each. 1,000 LF assumed
- Breakout Room	(16)	10	160	10	160	5-high wall units (4' long) providing 20LF each. 200 LF assumed.
- Loading Dock/Pallet Breakdown	(240)	1	240	1	240	Loading dock sized for Semi trucks
- Mail Sorting	(120)	1	120	1	120	Separate Room
- Key watch	(30)	1	30	1	30	10 LF of wall space
SUB - TOTALS:			**4,907**		**4,907**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
	Departmental Gross Factor:		**1.35**		**1.35**	
			6,624		**6,624**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Support Services
Records and Teletype

S
3

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Near Front Entrance
Records						VISITORS: Public and Staff
Supervisor Office (p)	(120)	1	120	1	120	
Clerk Workstations (o)	(64)	12	768	12	768	8 'x 8' workstation (21 Clerks+3 PT clerks share across shifts)
Shift Supervisor Workstations (o)	(80)	3	240	3	240	8 'x 10' workstation
Support Spaces						
- Counter	(15)	3	45	3	45	3 stations. Balistic Resistant.
- Fax/Copier/Printer	(25)	2	50	2	50	
- Central Records Storage						3-D secure envelope around records storage
Worktable	(80)	1	80	1	80	
Fax/Copier/Printer	(25)	1	25	1	25	Loading dock sized for Semi trucks
Storage	(16)	6	96	12	192	5-high wall units (4' long) providing 20LF each. 120LF currently. 100% growth.
Workstation	(64)	1	64	1	64	8 'x 8' workstation
Microfilm Reader	(25)	1	25	1	25	
- Breakroom w/kitchenette	(240)	1	240	1	240	
- Toilets	(50)	2	100	2	100	
- Juvenile Records Storage	(80)	1	80	1	80	
Teletype						Within Records but separate room.
Terminal Agency Coordinator (TAC) (p	(120)	1	120	1	120	Open and clear walls of office
Supervisor (p)	(120)	1	120	1	120	Open and clear walls of office
Workstations (o)	(100)	5	500	5	500	10' x 10' Watson-style workstations. Wall space for monitors (building security).
- Fax/Copier/Printer	(25)	1	25	1	25	
SUB - TOTALS:			**2,698**		**2,794**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
		Departmental Gross Factor:	**1.3**		**1.3**	
			3,507		**3,632**	
			Total DGSF		**Total DGSF**	

SPACE LIST
Ft Lauderdale Police Department

Support Services
Court Liason

S
4

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Court Liason - Subpoena distribution, court scheduling for staff						KEY ADJACENCIES: Road Patrol
						VISITORS: Staff and public access for process servers
Supervisor Office (p)	(120)	1	120	1	120	
Workstations (o)	(64)	1	64	3	192	8' x 8' workstations.
Support Spaces						
- File Storage	(16)	4	64	6	96	Growth in Files will be an additional 2 lateral files.
- Fax/Copier/Printer	(25)	1	25	1	25	
- Supply Cabinet	(8)	1	8	1	8	20 LF (2 lateral files). Growth in Files will be an additional 2 lateral files.
SUB - TOTALS:			**281**		**441**	
			Total NSF Current Need		**Total NSF Future Need**	
	Departmental Gross Factor:		**1.3**		**1.3**	
			365		**573**	
			Total DGSF		**Total DGSF**	

(p) = Private Office
(o) = Open office workstation

SPACE LIST
Ft Lauderdale Police Department

Support Services
Photo Lab

S
5

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks KEY ADJACENCIES:
Photo Lab - Photos for staff, courts, forensics, ID's, portraits						VISITORS: Staff
Reception						
- Workstation	(64)	1	64	1	64	
- Counter	(10)	1	10	1	10	
- Light table	(24)	1	24	1	24	
- Small table	(10)	1	10	1	10	
- Waiting Area	(60)	1	60	1	60	Seating for 2
- Fax/Copier/Printer	(25)	1	25	1	25	
Lab						Requires drain and direct exhaust
- Workstations	(64)	2	128	2	128	8' x 8' workstations.
- Large Printer	(5)	1	5	1	5	
- Large Format Printer	(16)	1	16	1	16	
- 2 Basin Sink and Counter	(16)	1	16	1	16	Assume base and wall cabinets for storage
- Work Island	(64)	1	64	1	64	
- Storage Cabinet	(8)	1	8	1	8	20 LF (2 lateral files). Growth in Files will be an additional 2 lateral files.
Portrait Studio	(280)	1	280	1	280	Group photos of 12-15 people. Includes storage for photo equipment. Green screen.
Secure Storage	(80)	1	80	1	80	Storage of old prints, negatives, and DVD's. 75 LF of storage
SUB - TOTALS:			**790** **Total NSF Current Need**		**790** **Total NSF Future Need**	(p) = Private Office (o) = Open office workstation
		Departmental Gross Factor:	**1.35**		**1.35**	
			1,067 **Total DGSF**		**1,067** **Total DGSF**	

SPACE LIST
Ft Lauderdale Police Department

Support Services
Field Training Officer

S
6

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Will remain with main headquarters building
Field Training Officer						VISITORS:
Supervisor Office (p)	(120)	1	120	1	120	
Open Office w/ 2 workstations	(64)	1	64	2	128	Includes seats for 2 visitors
Support Spaces						
- Secure Storage (training files)	(80)	1	80	1	80	60 LF (3 - 5-high file shelves, 4 feet long)
- Fax/Copier/Printer	(25)	1	25	1	25	
SUB - TOTALS:			**289**		**353**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
		Departmental Gross Factor:	**1.35**		**1.35**	
			390		**477**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Support Services
Background and Recruiting

S
7

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Background and Recruiting - Screening for sworn and civilian hires						KEY ADJACENCIES: Lobby and Administration
						VISITORS: 6x per day
Supervisor Office (p)	(120)	1	120	1	120	
Recruiting Offices (p)	(100)	2	200	2	200	
Workstations (o)	(64)	11	704	11	704	8' x 8' workstations. High partitions between workstations. Outsourcing background staff a
Support Spaces						
- Interview Rooms	(80)	2	160	2	320	
- Supply Storage	(120)	1	120	1	120	Includes storage for promotional materials
- Fax/Copier/Printer	(25)	1	25	1	25	Secure Room
- Large Conference Room	(280)	1	280	1	280	12-persons. Review applications with command staff and hiring committees
- Oral Boards		See Lobby Spacelist				Located close to Lobby. Seating for 6
- Files	(48)	1	48	1	64	Secure Room. 35 LF. Assumes 3 high by 4' wide lateral files. File growth at 50%.
- Visitor Waiting Area	(50)	1	50	1	50	Seating for 5.
SUB - TOTALS:			**1,707**		**1,883**	(p) = Private Office
			Total NSF		**Total NSF**	(o) = Open office workstation
nental Gross Factor			**Current Need**		**Future Need**	
		Departmental Gross Factor:	**1.35**		**1.35**	
			2,304		**2,542**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Support Services
Evidence Unit

S
8

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES:
						VISITORS: Need public counter for release of property
Property Work Area						
Supervisor Office (p)	(120)	1	120	1	120	
Workstations (o)	(64)	5	320	5	320	8 'x 8' workstation
Fax/Copier/Printer	(25)	1	25	1	25	
Money counter and scales	(25)	1	25	1	25	
Public Counter	(10)	1	10	1	10	
Security Vestibule	(64)	1	64	1	64	
Viewing Area	(120)	1	120	1	120	Adjacent to security vestibule. Used primarily for viewing by State's Attorney and Public De
Processing Area						
Work Area and Work Bench	(400)	1	400	1	400	Officer Counter, Sinks, Hand Sink, Pass-thru lockers to Report Writing Area
Property/Evidence Storage						
General Storage	(3,200)	1	3200	1	3200	High-density shelving storage. Officer Counter
Narcotics Storage	(450)	1	450	1	450	
Fire Arms Storage	(225)	1	225	1	225	
Currency and Jewelry Vault	(150)	1	150	1	150	
Bulk Storage - See Sheet P-1						
Security Vestibule	(64)	1	64	1	64	
Report Writing						
Work Area	(300)	1	300	1	300	8 workcounter stations with CPUs, base and wall cabinets for processing supplies. Hand si
Pass-thru Lockers	(100)	1	100	1	100	Pass thru lockers of various sizes. Include refrigerated pass-thru locker
Drying Room	(100)	1	100	1	100	
SUB - TOTALS:			**5,673** Total NSF Current Need		**5,673** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
		Departmental Gross Factor:	1.3		1.3	
			7,375 Total DGSF		**7,375** Total DGSF	

SPACE LIST
Ft Lauderdale Police Department

Support Services
Lab

S
9

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks KEY ADJACENCIES: VISITORS:
Process Labs						
Labs	(280)	4	1120	4	1,120	Fume hood, stainless steel counters, drying chamber, photo station
Vestibule	(160)	1	160	1	160	Serves all 4 labs
Support Spaces						
Evidence Storage Lockers	(100)	1	100	1	100	Located within a secure room
Crime scene Workstations	(64)	10	640	12	768	
Storage Room	(100)	1	100	1	100	
Supervisor Office (p)	(120)	1	120	2	240	
Small Conference Room	(150)	1	150	1	150	
Fingerprint techs	(64)	4	256	5	320	
Computer Lab						
Workroom	(400)	1	400	1	400	3 workstations and common work table
Tech Labs	(120)	4	480	4	480	
SUB - TOTALS:			**3,526** **Total NSF** **Current Need**		**3,838** **Total NSF** **Future Need**	(p) = Private Office (o) = Open office workstation
		Departmental Gross Factor:	**1.3**		**1.3**	
			4,584 **Total DGSF**		**4,989** **Total DGSF**	

SPACE LIST
Ft Lauderdale Police Department

Support Services
Training

S 10

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Other training spaces
						VISITORS:
Training Room	(1,800)	1	1800	1	1,800	Divisible into 3 - 600 s.f. classrooms (30' x 20')
Conference Rooms	(400)	2	800	2	800	
Computer Classroom	(400)	1	400	1	400	20 people
Office						
- Supervisor Office (p)	(120)	1	120	1	120	
- Workstations (o)	(64)	7	448	11	704	8' x 8' workstations
- Fax/Copier/Printer	(25)	1	25	1	25	
Storage	(120)	3	360	3	360	
Men's Toilet	(220)	1	220	1	220	2 sinks, 3 urinals, 3 water closets
Women's Toilet	(220)	1	220	1	220	2 sinks and 6 water closets
Lobby	(400)					Add Lobby if Range is a stand alone facility.
SUB - TOTALS:			**4,393** Total NSF Current Need		**4,649** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		1.3		1.3	
			5,711 Total DGSF		**6,044** Total DGSF	

SPACE LIST
Ft Lauderdale Police Department

Support Services
Firing Range

S 11

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Other training spaces
						VISITORS:
Range	(7,200)	1	7200	1	7,200	12 - 4' wide lanes. 50 yards long. Includes backstop
Bullet Trap	(1,000)	1	1000	1	1,000	
Range Master Office (p)	(120)	1	120	1	120	
Target Storage	(120)	1	120	1	120	
Ammo/Weapons Storage	(200)	1	200	1	200	
Weapons Cleaning	(150)	1	150	1	150	Located within a secure room. Ballistic rated walls.
Classroom	(400)	1	400	1	400	
Men's Restroom	(115)	1	115	1	115	Sink, urinal, water closet
Women's Restroom	(115)	1	115	1	115	Sink and 2 water closets
Recycle Room	(150)	1	150	1	150	
Lobby	(400)					Add Lobby if Range is a stand alone facility.
SUB - TOTALS:			**9,570** Total NSF Current Need		**9,570** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		1.3		1.3	
			12,441 Total DGSF		**12,441** Total DGSF	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Support Services
Real Time Crime Center

S
12

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Emergency Operations Center
Real Time Crime Center - Monitors cameras throughout the City						VISITORS: No public visitors
Operations Center	(1,088)	1	1088	1	1,088	32' x 34' space Curved video display wall
- Workstations						Included within Operational Center is 12 workstations (5' Long x 3' Deep)
- Supervisor Area						168 s.f. included within Operations Center. Elevated.
A/V Equipment Room	(300)	1	300	1	300	
Breakout Room	(240)	1	240	1	240	Conference space for 12 people
SUB - TOTALS:			**1,628**		**1,628**	
			Total NSF		**Total NSF**	
nental Gross Factor			**Current Need**		**Future Need**	
		Departmental Gross Factor:	**1.2**		**1.2**	
			1,954		**1,954**	
			Total DGSF		**Total DGSF**	

(p) = Private Office
(o) = Open office workstation

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Support Services
E-911 Communications Center

S
13

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES:
						VISITORS: No public visitors
E-911 Dispatch						Raised flooring. All stations face Audio/Visual Wall
Duty Officer	(100)	3	300	3	300	
Teletype	(100)	3	300	3	300	
Call Taker	(100)	10	1000	20	2,000	Will incorporate 311
Dispatcher	(100)	6	600	10	1,000	
Spare Station	(100)	1	100	2	200	
Training Station	(100)	2	200	4	400	
Communication Specialist (Fire)	(100)	4	400	6	600	
Support Spaces						
- PSAP Site Manager (p)	(120)	2	240	2	240	
- Training/QA Coordinator (p)	(100)	1	100	1	100	
- Comm Operator 3/Comm Custodian	(100)	1	100	2	200	
- Spare Office (p)	(100)	1	100	1	100	
- Conference Room/Emergency Mgmt	(500)	1	500	1	500	
- Quiet Room	(100)	1	100	1	100	
- Storage	(80)	1	80	1	80	
- Locker Area	(1.5)	90	135	90	135	90 half-high lockers (12" w x 18" d)
- Male Toilet	(50)	1	50	1	50	
- Female Toilet	(50)	1	50	1	50	
- Unisex Toilet with Shower	(70)	1	70	1	70	
- Break Room	(300)	1	300	1	300	Full size refrigerator and microwave. Sink. Kitchen base cabinets and wall cabinets.
						Seating for 8 persons
- Communications Equipment	(1,200)	1	1200	1	1,200	
- UPS Equipment	(400)	1	400	1	400	
SUB - TOTALS:			**6,325**		**8,325**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
	Departmental Gross Factor:		**1.4**		**1.4**	
			8,855		**11,655**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Investigative Bureau
Federal Corruption Unit

I
1

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks KEY ADJACENCIES:
Federal Corruption Unit						VISITORS:
Workstations (o)	(64)	5	320	5	320	8' x 8' workstations.
Support Spaces						
- Worktable	(64)	1	64	1	64	
- Fax/Copier/Printer	(25)	1	25	1	25	
SUB - TOTALS:			**409** **Total NSF** **Current Need**		**409** **Total NSF** **Future Need**	(p) = Private Office (o) = Open office workstation
		Departmental Gross Factor:	**1.3**		**1.3**	
			532 **Total DGSF**		**532** **Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Investigative Bureau
Street Crime Division

All units Grouped Together

I
2

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Road Patrol
						VISITORS:
Street Crime Division Captain Office	(120)	1	120	120	120	
Rapid Offender Control Unit (ROC)						
Supervisor Office (p)	(120)	1	120	1	120	
Workstations (o)						
- Detectives	(64)	21	1,344	31	1,984	8' x 8' workstations
- Sgts (p)	(100)	4	400	5	500	
- Secretary	(64)	1	64	1	64	8' x 8' workstations
- Analyst (part time)	(64)	1	64	1	64	8' x 8' workstations
Support Spaces						
- Equipment Room	(180)	1	180	1	180	Includes Plotters and worktable. Enclosed because of noise.
Intelligence Led Policing Unit (ILP)						Moving to other units
Crime Analysis Unit (CAU)						
Supervisor Office (p)	(120)	1	120	1	120	Clear walls to work areas
Workstations (o)	(64)	5	320	7	448	8' x 8' workstations. U-Shaped workstations
Equipment Room	(180)	1	180	1	180	Includes Plotters and worktable. Enclosed because of noise.
Latent Detective Unit (LDU)						
Workstations (o)						
- Detectives	(64)	15	960	30	1,920	8' x 8' workstations
- Sgts (p)	(100)	2	200	4	400	
- Public Safety Aide	(64)	2	128	2	128	8' x 8' workstations
- Clerk Typist	(64)	1	64	1	64	8' x 8' workstations
Storage	(120)	1	120	1	120	
Files	(120)	1	120	1	120	
SUB - TOTALS:			**4,264** Total NSF Current Need		**6,292** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
		Departmental Gross Factor:	1.3		1.3	
			5,543 Total DGSF		**8,180** Total DGSF	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Investigative Bureau
Criminal Investigations Division

Each unit will have a separate space

I
3

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: CID, Street Crimes, Crimes Intelligence.
Homicide Unit						VISITORS:
Sgt Office (p)	(100)	1	100	1	100	
- Detectives (o)	(64)	6	384	8	512	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Missing Persons Unit						
- Detectives (o)	(64)	1	64	3	192	
- Civilian (o)	(64)	1	64	1	64	8' x 8' workstations
- Victim Advocates (o)	(64)	2	128	2	128	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Violent Crimes Unit						
Sgt Office (p)	(100)	1	100	1	100	
- Detectives (o)	(64)	10	640	12	768	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Special Victims Unit						
Sgt Office (p)	(100)	1	100	1	100	
- Detectives (o)	(64)	10	640	12	768	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Career Criminal Unit						
Sgt Office (p)	(100)	1	100	1	100	
- Detectives (o)	(64)	6	384	8	512	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer						
SUB - TOTALS:			**3,024** Total NSF Current Need		**3,664** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		1.3		1.3	
			3,931 Total DGSF		**4,763** Total DGSF	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Investigative Bureau
Criminal Investigations Division

Each unit will have a separate space

I
4

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: CID, Street Crimes, Crimes Intelligence.
Economic Crimes						VISITORS:
Sgt Office (p)	(100)	1	100	2	200	
- Detectives (o)	(64)	7	448	11	704	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Crime Scene						Adjacent to Garage and Evidence Storage
Sgt Office (p)	(100)	1	100	2	200	
- Detectives (o)	(64)	7	448	11	704	8' x 8' workstations
- Civilian (o)	(64)	3	192	1	192	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Latent						
- Civilans (o)	(64)	5	320	7	448	8' x 8' workstations
- Secretary (o)	(64)	1	64	1	64	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Other						
Case Manager	(120)	1	120	1	120	
Reception Area/Waiting	(100)	1	100	1	100	Seating for 10 people
Storage	(120)	1	120	1	120	
Files	(120)	1	120	1	120	
SUB - TOTALS:			**2,335**		**2,975**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
	Departmental Gross Factor:		**1.3**		**1.3**	
			3,036		**3,868**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Investigative Bureau
SWAT

I
5

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
SWAT						KEY ADJACENCIES: Garage and Special SWAT Vehicles
						VISITORS: No Public Visitors
Briefing Area	(1,000)	1	1000	1	1,000	Seating for 50. Classroom style. Also used for training.
Offices (p)	(120)	2	240	2	240	
Supplies	(300)	1	300	1	300	
Weapons Armory	(300)	1	300	1	300	Ballistic walls
Hostage Negotiators						
Conference Room	(300)	1	300	1	300	
Tech Services						Located adjacent to Equipment Installation Bays
Supervisor Office	(100)	1	100	1	100	
Workstations						
- Detectives	(64)	4	256	8	512	8' x 8' workstations
- Fax/Copier/Printer	(25)	1	25	1	25	
Equipment Installation - See Sheet P-1						
SUB - TOTALS:			**1,521**		**1,777**	
			Total NSF Current Need		**Total NSF Future Need**	
	Departmental Gross Factor:		**1.25**		**1.25**	
			1,901		**2,221**	
			Total DGSF		**Total DGSF**	

(p) = Private Office
(o) = Open office workstation

SPACE LIST
Ft Lauderdale Police Department

Investigative Bureau
Support Spaces

I
6

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Interrogation Rooms	(80)	4	320	4	320	Share with Rapid Offender Control (ROC)
Victim/Witness Rooms	(80)	2	160	6	480	Table and chairs. Share with ROC
Soft Interview Rooms	(120)	1	120	1	120	For 4 persons. Adjacent to Special Victims and adjacent to Lobby (See sheet B-3)
Conference Room	(300)	1	300	1	300	Large conference room for the Investigations Bureau
SUB - TOTALS:			**580**		**900**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
	Departmental Gross Factor:		**1.3**		**1.3**	
			754		**1,170**	
			Total DGSF		**Total DGSF**	

SPACE LIST
Ft Lauderdale Police Department

Operations Bureau

Patrol Division

O 1

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks KEY ADJACENCIES: VISITORS:
District 1						
Captain Office (p)	(140)	1	140	1	140	
- Patrol Secretary Office (p)	(100)	1	100	1	100	Adjacent to Captain's Office
Lieutenant Office (p)	(120)	3	360	3	360	
Sargeant Office (s)	(340)	3	1020	3	1,020	4 - 10' x 8' workstations. 6 lateral files for each workstation Includes 100 s.f. for conference
Conference Room	(300)	1	300	1	300	
Storage Room	(150)	1	150	1	150	
Fax/Copier/Printer	(25)	1	25	1	25	
District 2						
Captain Office (p)	(140)	1	140	1	140	
- Patrol Secretary Office (p)	(100)	1	100	1	100	Adjacent to Captain's Office
Lieutenant Office (p)	(120)	3	360	3	360	
Sargeant Office (s)	(300)	3	900	3	900	4 - 8' x 8' workstations. Includes 100 s.f. for conference area
Conference Room	(300)	1	300	1	300	
Storage Room	(150)	1	150	1	150	
Fax/Copier/Printer	(25)	1	25	1	25	
District 3						
Captain Office (p)	(140)	1	140	1	140	
- Patrol Secretary Office (p)	(100)	1	100	1	100	Adjacent to Captain's Office
Lieutenant Office (p)	(120)	3	360	3	360	
Sargeant Office (s)	(300)	3	900	3	900	4 - 8' x 8' workstations. Includes 100 s.f. for conference area
Conference Room	(300)	1	300	1	300	
Storage Room	(150)	1	150	1	150	
Fax/Copier/Printer	(25)	1	25	1	25	
District 4						
Captain Office (p)	(140)	0	0	1	140	
- Patrol Secretary Office (p)	(100)	0	0	1	100	Adjacent to Captain's Office
Lieutenant Office (p)	(120)	0	0	3	360	
Sargeant Office (s)	(300)	0	0	3	900	4 - 8' x 8' workstations. Includes 100 s.f. for conference area
Conference Room	(300)	0	0	1	300	
Storage Room	(150)	0	0	1	150	
Fax/Copier/Printer	(25)	0	0	1	25	
Neighborhood Action Team (NAT)						
Workroom	(460)	1	460	1	460	6 - 8' x 8' workstations
Reserves - work out of Booking Area						
School Resource Officers						
Sargeant Office	(200)	1	200	1	200	Office with conference space
SUB - TOTALS:			**6,705** **Total NSF** **Current Need**		**8,680** **Total NSF** **Future Need**	(p) = Private Office (o) = Open office workstation (s) = Shared Office
	Departmental Gross Factor:		**1.3**		**1.3**	
			8,717 **Total DGSF**		**11,284** **Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Operations Bureau
Community Support

O
2

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Patrol Division
						VISITORS:
Division Leadership						
Captain Office (p)	(120)	1	120	1	120	
Sargeant Office (p)	(100)	1	100	1	100	
Mounted Unit - Located offsite						
Homeless Outreach Unit						
Open Office	(64)	2	128	4	256	8' x 8' workstations
Supplies	(40)	1	40	1	40	
Fax/Copier/Printer	(25)	1	25	1	25	
Crime Prevention Unit						50 officer bicycles - See Garage
Open Office	(64)	2	128	4	256	8' x 8' workstations
Supplies	(40)	1	40	1	40	
Fax/Copier/Printer	(25)	1	25	1	25	
Community Resource Unit						
Captain Office (p)	(120)	1	120	1	120	
Sargeant Office (p)	(100)	1	100	1	100	
Open Office	(64)	4	256	8	512	8' x 8' workstations
Supplies	(40)	1	40	1	40	
Fax/Copier/Printer	(25)	1	25	1	25	
Support Spaces						
Honor Guard Storage	(300)	1	300	1	300	
Explorer Program Storage	(120)	1	120	1	120	
SUB - TOTALS:			**1,567**		**2,079**	
			Total NSF Current Need		**Total NSF Future Need**	
	Departmental Gross Factor:		**1.3**		**1.3**	
			2,037		**2,703**	
			Total DGSF		**Total DGSF**	

(p) = Private Office
(o) = Open office workstation
(s) = Shared Office

SPACE LIST
Ft Lauderdale Police Department

Operations Bureau
Special Operations

O 3

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Patrol Division
						VISITORS: No public visitors
Marine - Off Site						
Motor Unit						Group with Traffic Homicide. Locate adjacent to garage and patrol
Sargeant (p)	(100)	2	200	2	200	
Open Office	(25)	10	250	10	250	5' x 5' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Motorcycles - See Sheet P-3						
Traffice Homicide Investigation (THI)						Group with Motor Unit. Locate adjacent to garage and patrol
Sargeant (p)	(100)	1	100	2	200	
Open Office - Investigators	(64)	6	384	10	640	8' x 8' workstations
Fax/Copier/Printer	(25)	1	25	1	25	
Canine Unit						
Sargeant	(100)	1	100	2	200	18 dogs. Growth to 30 dogs. No Kennel.
Storage	(300)	1	300	1	300	
Fax/Copier/Printer	(25)	1	25	1	25	
Dive Team (Auxiliary)						
Suit Storage	(300)	1	300	1	300	
Workshop	(150)	1	150	1	150	
Open Office	(64)	2	128	2	128	8' x 8' workstations
Boats and Trailer Storage - Sheet P-3						
Bomb Team (Auxiliary)						
Supervisor Offices (p)	(100)	2	200	2	200	
Workshop and Equipment Storage	(600)	1	600	1	600	
Training/Conference Room	(400)	1	400	1	400	20 People
Special Events (Auxiliary)						
Supervisor Office (p)	(120)	1	120	1	120	
Open Office	(64)	4	256	4	256	
Conference Room	(300)	1	300	1	300	15 People
Equipment Storage	(300)	1	300	1	300	Includes flat file storage
Vehicles - Sheet P-3						
SUB - TOTALS:			**4,163** Total NSF Current Need		**4,619** Total NSF Future Need	(p) = Private Office (o) = Open office workstation (s) = Shared Office
	Departmental Gross Factor:		1.3		1.3	
			5,412 Total DGSF		**6,005** Total DGSF	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Building Support
Staff Facilities

B 1

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Male Locker Room						
Locker Area	(4)	495	1,856	525	1,969	Assume 20% growth overall and a 85/15 gender ratio for current needs and 75/25 in the futu
Shower Area	(144)	1	144	1	144	6 shower stalls
Toilet Area	(190)	1	190	1	190	2 urinals and 3 water closets and3 lavs.
Modesty Vestibules	(40)	2	80	2	80	1 from corridor and 1 to physical fitness gym
Sleeping Bay	(70)	2	140	2	140	Contains two bunk beds each
Janitor Closet	(25)	1	25	1	25	For locker rooms and physical fitness room
Female Locker Room						
Locker Area	(4)	116	435	175	656	Assume 20% growth overall and a 85/15 gender ratio for current needs and 75/25 in the futu
Shower Area	(144)	1	144	1	144	6 shower stalls
Toilet Area	(190)	1	190	1	190	5 water closets and 3 lavatories
Modesty Vestibules	(40)	2	80	2	80	1 from corridor and 1 to physical fitness gym
Breastfeeding Lounge	(70)	1	70	1	70	Private room
Sleeping Bay	(70)	2	140	2	140	Contains two bunk beds each
Physical Fitness Room						12' minimum ceiling clearance. Adjacent to outdoor courtyard.
Free Wieghts Area	(960)	1	960	1	960	
Exercise Stations	(960)	1	960	1	960	Includes circuit training
Aerobic Machines	(1,200)	1	1,200	1	1,200	Includes treadmills and eliptical machines
Defensive Tactics Room						12' minimum ceiling clearance. Adjacent to outdoor courtyard.
Mat Area	(800)	1	800	1	800	Use for defense tactics
Storage Room	(80)	1	80	1	80	
SUB - TOTALS:			**7,494** Total NSF Current Need		**7,828** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		1.3		1.3	
			9,743 Total DGSF		**10,176** Total DGSF	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Building Support
Booking

B 2

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks KEY ADJACENCIES: VISITORS: No public visitors
Vehicle Sallyport	(5,000)	1	5000	1	6000	Drive-through sallyport. 2 lanes. Parking for 6 vehicles. Large enough for a greyhound bu
Arresting Officer Vestibule						
Vestibule Area	(300)	1	300	1	300	
Property Counter	(20)	1	20	1	20	With printer
Open Seating	(100)	1	100	1	100	Seating for 10 people
Temporary Holding Cell	(180)	1	180	1	180	ADA accessible with separate detention-grade toilet and lavatory. Seating for 8.
Interview Frisk Room	(80)	1	80	1	80	Used for female intakes
Officer Toilet	(50)	1	50	1	50	
Booking						
Booking Counter	(400)	1	400	1	400	4 booking stations
Photo/Fingerprint area	(100)	1	100	1	100	Electronic fingerprint machine and camera with backdrop
Single-occupancy Holding Cell	(65)	2	130	2	130	Detention-grade comby unit
Group Holding Cell	(180)	3	540	3	540	For 8 individuals
Unisex officer toilet	(50)	1	50	1	50	
Kitchenette	(50)	1	50	1	50	
Fax/Copier/Printer	(25)	1	25	1	25	
Juvenile Area						Accessible from Vehicle Sallyport. Keep sight and sound separate from adult booking area
Booking Counter	(200)	1	200	1	200	
Photo/Fingerprint area	(100)	1	100	1	100	
Group Holding Cell	(150)	1	150	1	150	For 6 individuals
Interview Room	(80)	2	160	2	160	
SUB - TOTALS:			**7,635** **Total NSF** **Current Need**		**8,635** **Total NSF** **Future Need**	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		**1.3**		**1.3**	
			9,926 **Total DGSF**		**11,226** **Total DGSF**	

SPACE LIST

Ft Lauderdale Police Department

Building Support

Lobby

B 3

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES:
						VISITORS: Most meetings with the media will be in the Community Room at the Lobby.
Lobby						
Weather Vestibule	(140)	1	140	1	140	
Lobby	(1,600)	1	1600	1	1600	
- Reception Station	(200)	1	200	1	200	Two workstations. Ballastic protection.
Waiting Area	(10)	20	200	20	200	Seating for 20 people
Fingerprint Room	(120)	1	120	1	120	Contains live scan and fingerprint counter with sink
Men's Toilet	(135)	1	135	1	135	1 urinal, 1 water closet, 1 lavatory
Women's Toilet	(135)	1	135	1	135	2 water closets, 1 lavatory
Interview Rooms - Small	(80)	2	160	3	240	
Interview Room	(120)	1	120	1	120	
Soft Interview Room	(120)	1	120	1	120	
Conference Room	(300)	1	300	1	300	For oral boards
Community Room						
Community Room	(900)	1	900	1	900	Divisible into two rooms with movable partition
- Storage Room	(120)	1	120	1	120	
SUB - TOTALS:			**4,110**		**4,190**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
	Departmental Gross Factor:		**1.35**		**1.35**	
			5,549		**5,657**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Building Support Maintenance

B 4

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Dock	(0)					Outdoor space. Sized for semi-truck with ramp.
Receiving Area/Pallet Breakdown	(240)	1	240	1	240	Pedestrian and overhead door
Maintenance Office (o)	(64)	2	128	4	256	
Housekeeping Storage	(200)	1	200	1	200	Buffers, ladders, lifts, cleaning fluids, spare mops/buckets, etc.
Central Storage	(200)	1	200	1	200	Paper goods and supplies
Workshop Area	(200)	1	200	1	200	
Toilet	(50)	1	50	1	50	
IT Storage	(150)	1	150	1	150	
SUB - TOTALS:			**1,168** Total NSF Current Need		**1,296** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		1.25		1.25	
			1,460 Total DGSF		**1,620** Total DGSF	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Building Support
Information Technology

B 5

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
						KEY ADJACENCIES: Crime Analysts
						VISITORS: Vendors
Manager Office	(120)	2	240	4	480	
Open Office	(64)	12	768	18	1,152	8' x 8' workstations
- Spare Workstations for vendors	(64)	2	128	2	128	
Workroom/Work bench	(150)	1	150	1	150	
Storage	(150)	1	150	1	150	
Fax/Copier/Printer	(25)	1	25	1	25	
Storage at Dock (see sheet B-4)						
Conference Room	(300)	1	300	1	300	
Waiting area w/service desk	(160)	1	160	1	160	
SUB - TOTALS:			**1,921**		**2,545**	
			Total NSF Current Need		**Total NSF Future Need**	
	Departmental Gross Factor:		**1.3**		**1.3**	
			2,497		**3,309**	
			Total DGSF		**Total DGSF**	

(p) = Private Office
(o) = Open office workstation
(s) = Shared Office

SPACE LIST
Ft Lauderdale Police Department

Parking Deck
Support

P 1

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Special Investigations - Tech Services						
Equipment Installation Bays	(450)	2	900	2	900	Air Conditioned and Work Bench
Equipment Storage	(480)	1	480	1	480	20' x 24'
Office						
- Supervisor Office (p)	(100)	1	100	1	100	
- Workstations	(64)	4	256	8	512	8' x 8' workstations
- Fax/Copier/Printer	(25)	1	25	1	25	
Work Shop	(50)	6	300	6	300	6 Workbenches. Sink and counter.
Toilet	(50)	1	50	1	50	
Investigations - Vehicle Evidence Processing						
Processing Bays with Lifts	(450)	6	2,700	6	2,700	Isolate 1 bay for fume chamber
Evidence Work Area	(400)	1	400	1	400	
Drying Room	(150)	1	150	1	150	
Toilet	(50)	1	50	1	50	
Vehicle/Bulk Evidence Storage						
Autos	(325)	25	8,125	30	9,750	
Bikes	(8)	120	960	140	1,120	
Other (ATV's, Mobile chairs, Bulk)	(1,000)	1	1,000	1	1,000	
Found and Confisicated Property						
Bikes	(8)	300	2400	300	2,400	
Trailers	(325)	2	650	2	650	
Boats	(720)	2	1440	2	1,440	
Campers	(720)	2	1440	2	1,440	
Jet Skis	(80)	2	160	2	160	
IT						
Mobile Install	(675)	2	1350	2	1,350	Includes Storage
Office	(200)	1	200	2	400	2 persons and storage
SUB - TOTALS:			**23,136**		**25,377**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
	Departmental Gross Factor:		**1.15**		**1.15**	
			26,606		**29,184**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Parking Deck
Special Vehicles

P 2

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Motorcycles						
Motorcycle Parking	(80)	30	2,400	30	2,400	5' x 10' stalls and circulation
Wash Area	(144)	1	144	1	144	
Tactical Vehicle Storage						
Mobile Command Vehicle	(1,000)	1	1000	2	2,000	Stalls at 15' x 45' and circulation
Trailers	(675)	17	11475	20	13,500	Stalls at 15' x 30' and circulation
Peace Makers	(675)	3	2025	4	2,700	Stalls at 15' x 30' and circulation
Bears	(675)	1	675	2	1,350	Stalls at 15' x 30' and circulation
SWAT Trucks	(675)	2	1350	3	2,025	Stalls at 15' x 30' and circulation
Wi/Fi Camera Truck	(675)	0	0	1	675	Stalls at 15' x 30' and circulation
Bomb Truck	(675)	1	675	2	1,350	Stalls at 15' x 30' and circulation
Special Event Trucks	(675)	2	1350	3	2,025	Stalls at 15' x 30' and circulation
SWAT Hummers	(450)	3	1350	4	1,800	Stalls at 15' x 20' and circulation
Other Vehicles						
ATVs	(80)	8	640	10	800	5' x 10' stalls and circulation
Side by Side	(80)	2	160	3	240	5' x 10' stalls and circulation
Golf Carts	(80)	3	240	4	320	5' x 10' stalls and circulation
Community Resource Unit						
Bicycles	(8)	50	400	100	800	
SUB - TOTALS:			**23,884**		**32,129**	(p) = Private Office
			Total NSF Current Need		**Total NSF Future Need**	(o) = Open office workstation
	Departmental Gross Factor:		**1.1**		**1.1**	
			26,272		**35,342**	
			Total DGSF		**Total DGSF**	

3/1/2016

SPACE LIST
Ft Lauderdale Police Department

Parking Deck
Passenger Vehicles

P 3

SPACE/AREA NAME:	Area Sq. Ft.	NUMBER OF SPACES	CURRENT NET S.F.	FUTURE SPACES	FUTURE NET S.F.	Remarks
Passenger Vehicles	(350)	600	210,000	800	280,000	Parking demand driven by huricanes.
SUB - TOTALS:			**210,000** Total NSF Current Need		**280,000** Total NSF Future Need	(p) = Private Office (o) = Open office workstation
	Departmental Gross Factor:		1.1		1.1	
			231,000 Total DGSF		**308,000** Total DGSF	

3/1/2016