

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Department of Juvenile Justice Lease Space Renovation

**DEPARTMENT:** Administrative Services **DIVISION:** Support Services

**AUTHORIZED BY:** Jamie Croteau **CONTACT:** Meloney Lung **EXT.** 5256

<b>Agenda Date</b> <u>4/22/03</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/> <b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>
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**MOTION/RECOMMENDATION:** Approve and Authorize Chairman to execute Consent to Alterations and Improvements to the Juvenile Regional Detention Center lease.

**BACKGROUND:**

On March 7, 2002 the Board of County Commissioners entered into the second lease with the State of Florida, Department of Juvenile Justice. The term of the lease is ten years with two (2) ten (10) year renewals. The lease property is located at 190 Bush Blvd., Sanford.

Section 10 of the lease indicates that the Tenant is responsible for all repairs, maintenance and improvements to the site. The Department of Juvenile Justice has requested authorization to begin a renovation project to enhance security. Funds are available from the State provided the project is completed prior to June 15, 2003.

Attached is a copy of the scope of work for this project, provided by the Department of Juvenile Justice.

District 5, Commissioner McLain

<b>Reviewed by:</b>
Co Atty: _____
DFS: _____
Other: _____
DCM: <u>[Signature]</u>
CM: <u>[Signature]</u>
<b>File No.</b> <u>ASSS03</u>

**CONSENT TO ALTERATIONS AND IMPROVEMENTS TO  
JUVENILE REGIONAL DETENTION CENTER**

**THIS CONSENT** To Alterations And Improvements To Juvenile Regional Detention Center is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called the "County".

**WHEREAS**, on March 7, 2002 the County entered into a Lease Agreement with the State of Florida whereby the State leased from the County that premises known as the Juvenile Regional Detention Center of Seminole County; and

**WHEREAS**, paragraph 10 of that Lease requires that the State obtain the express written consent of the County prior to making any alterations, improvements, or additions to the premises; and

**WHEREAS**, the State of Florida wishes to make to the premises those alterations and improvements as described in Exhibit "A," attached hereto; and

**WHEREAS**, the County deems those alterations and improvements to the Juvenile Regional Detention Center to be in the best interest of the County,

**NOW, THEREFORE**, The County hereby expressly consents to the State of Florida's construction and installation of those alterations and improvements to the Juvenile Regional Detention Center as described in Exhibit "A," attached hereto.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
DARYL G. MCLAIN, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.  
Approved as to form and  
legal sufficiency.

As authorized for execution by  
the Board of County Commissioners  
at their \_\_\_\_\_, 20\_\_\_\_,  
regular meeting.

\_\_\_\_\_  
County Attorney  
AC/lpk  
4/10/03  
consent to alter jjc

Attachment:  
Exhibit "A" - Scope of Services

## EXHIBIT "A"

# Seminole RJDC, Sally port and Security Renovations

### Scope of work

#### Fencing

- 1) Install a new 16' x 30' vehicular sally port. Fence and concertina wire to match existing with the exception of three brace rods.
- 2) Install a 14' gate with operator. Operator to have remote control with control key switch at operator.
- 3) Install a walkway chute between existing fence and new sally port to match existing with exception of three brace rods.
- 4) Install gate between walkway chute and sally port.
- 5) Install new fence between existing fence and corner of girls mod to help form walkway.

#### Concrete

- 1) Form and pour concrete inside of walkway chute from sally port to classroom. Demo opening for new door.

#### Demo openings (masonry walls)

- 1) Demo 40" x 86" opening in existing block wall to make opening for new entry way from sally port.
- 2) Demo half high block wall for door opening between new entry and hallway by conference room.

#### Masonry walls

- 1) Build new wall at back of holding cell approximately 8'.
- 2) Build new wall between holding cell and entryway.
- 3) Fill in existing half wall where glass will be removed.
- 4) Construct bench in holding area.

#### Doors and hardware

Install new door & hardware at the following locations:

- 1) Entry way of vehicular sally port
  - 2) Holding cell
  - 3) Between entry way and hallway of conference room
  - 4) Door for new conference room
- 5) Doors 1,2, & 4 will have 6" x 30 1/2" tempered glass. Door # 3 will not have glass because of shower.

- 6) Doors and hardware to match existing. No magnetic locks.

#### Electrical

- 1) Several duplex outlets will be removed.
- 2) One bank of switches will have to be relocated.
- 3) Removal of 8' fluorescent light fixtures.
- 4) Install new light fixture in holding cell with switch.
- 5) Install new light fixtures in new entry with switch.
- 6) Install new light fixtures in conference room with switch.
- 7) Relocate light fixtures in new hallways.
- 8) Install duplex outlets in conference room.

#### Plumbing

- 1) Remove existing sink.
- 2) Install 3' fiberglass shower.
- 3) Install new sink.

#### Cabinets

- 1) Remove existing cabinets from computer room at new entry location.

#### Air Conditioning

- 1) Relocate control box.
- 2) Remove duct cover in holding cell and replace with grate.

#### Glass

- 1) Remove glass from ½ wall between entry way and hallway of conference room.

#### Fire Alarm

- 1) Fire alarm in holding cell will have to be relocated.

#### Security Cameras

- 1) Install four new cameras in the following locations:
  - A) Holding cell
  - B) Entry way
  - C) Sally port
  - D) Walkway chute
- 2) Relocate camera next to control room.

#### Flooring

- 1) Remove carpet from holding cell and replace with tile.
- 2) Remove carpet from entryway and replace with tile.
- 3) Remove carpet from exercise equipment and replace with tile.
  
- 4) Wax new tile

Construct conference room approximately 16' x 20':

- 1) Framing 3 5/8" metal stud walls.
- 2) Exterior finish – Abuse rated drywall.
- 3) Interior finish – 5/8" drywall.

#### Painting

- 1) Conference room walls.
- 2) New masonry walls.
- 3) New doors and jambs.
- 4) Touch up exterior wall at new door location.

#### Drainage

- 1) Reroute existing A.C. drain at new entry.
- 2) Reroute existing downspout drains.

#### Roofing

- 1) Install metal roof between classroom and girls mod.
- 2) Install gutter at entrance of metal roof.

#### Tower

- 1) Remove existing tower at back of girls mod.

#### Permits

- 1) Obtain permits from county building department.
- 2) Fire marshal approvals.
- 3) Cad drawings.