

Meeting Date
August 22, 2017



AGENDA	
Section	Unfinished Bus.
Item No.	V A

AGENDA REPORT
 BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS

SUBJECT:	Selection of site on which the future new Emergency Operations Center will be located.
DEPT/OFFICE:	Emergency Management / Central Services

Requested Action:
 It is requested that the Board of County Commissioners select from three proposed sites on which the replacement Emergency Operations Center will be located, so that design work can begin. The site alternatives are based on the 2012 Architects Design Group reports:
 A) Judge Fran Jamieson Way, Viera B) Huntington Lane, Rockledge C) N Wickham Road, Viera

Summary Explanation & Background:
HISTORY & CURRENT SITUATION: The Board of County Commissioners, in their meeting on July 11, 2017, granted Central Services/Purchasing and Emergency Management approval to solicit competitive RFQ's for architectural/engineering/design services for a replacement Emergency Operations Center; establish a selection/negotiation committee and award the contract to the best-ranked proposer; and authorize the County Manager to execute contracts and necessary documents, subject to approval by the County Attorney's Office & Risk Management. This design project is funded via a \$1.5 million budget appropriation from the State of Florida, and must be completed by May 2018 for reimbursement.

 The RFQ submittal period ended August 17, and the selection/negotiation committee is reviewing proposals. Before the selected proposer can begin the design work, a site for the replacement Emergency Operations Center must be selected.

- Site A is located in the 2600 block of Judge Fran Jamieson Way in Viera. It is a 3.65-acre property owned by Brevard County.
- Site B is located in the 1700 block of Huntington Lane in the City of Rockledge. It is a 4.93-acre property owned by the School Board of Brevard County and is leased to Brevard County for 99 years at the rate of \$1 per year for the purposes of constructing a new EOC, as approved by the BOCC on December 6, 2016.
- Site C is located in the 10000 block of North Wickham Road in Viera. This 38.68-acre property is owned by Brevard County and is the location of the Central Mainland Wastewater Treatment Plant.

Important additional details about each site are included in the attached PowerPoint presentation.

FISCAL IMPACT: There will be no additional cost to acquire any of the properties, and no fiscal impact until construction begins, for which funding has not yet been identified.

Clerk to the Board Instructions:

Attachment: PowerPoint presentation

Contract /Agreement (If attached): Reviewed by County Attorney Yes No PR

County Manager	Assistant County Manager	Department Director / Extension
Frank Abbate <i>FBA</i>	Assistant County Manager	



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August 23, 2017

MEMORANDUM

TO: Kimberly Prosser, Emergency Management Director

RE: Item V.A., Selection of Site Location for New Emergency Operations Center

The Board of County Commissioners, in regular session on August 22, 2017, selected Huntington Lane, Rockledge, as the site location for the new Emergency Operations Center.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
SCOTT ELLIS, CLERK

Tammy Rowe

Tammy Rowe, Deputy Clerk

/kp

cc: County Manager
Central Services
Finance
Budget



EOC Site Selection



History

- **2008:** State of Florida awards Brevard County \$175,000 grant for Spatial Needs Assessment, Site Selection and Conceptual Design.
- **2012:** Architects Design Group (ADG) provides 4 needs assessment/site selection and conceptual design reports based on current information about size of facility (including collocated/consolidated law enforcement & fire dispatch centers) and cost estimates for construction & land acquisition.



ADG Reports

- **April 2012** – Site selection analysis ranks #1 south of Moore Justice Center, #2 east of Viera Government Center, #3 adjacent to existing EOC.
- **June 2012** – Site south of Moore Justice Center is eliminated; designated for future courthouse expansion. Site selection ranks #1 east of Viera Government Center, #2 adjacent to existing EOC, #3 south of Viera wastewater plant.



ADG Reports

- **September 2012** – Includes spatial needs analysis and conceptual design draft for 58,487 sqft facility.
- **November 2012** – Includes detailed cost estimate for 61,943 sqft facility. Site rankings based on cost to develop: #1 east of Viera Government Center, #2 adjacent to existing EOC, #3 south of Viera wastewater plant.



History

- **2016:** School Board of Brevard County leases Rockledge property to Brevard County for 99 years at \$1/year for purposes of constructing EOC, eliminating site acquisition cost factor.
- **2017:** Because collocated/consolidated dispatch has not been discussed by County and municipal Boards, it is eliminated from funding request submitted to Florida Legislature for 40,000 sqft facility.



History

- **2017:** New guidance on funding requests to Florida Legislature is conveyed: at least a 50% match must be provided.
- **2017:** Subsequently, funding request for \$1.5 million for EOC design is submitted, with proposed match of \$300K in value of land, \$60K in site development assistance, and \$833K in FEMA hazard mitigation grant.



History

- **2017:** State of Florida provides Brevard County \$1.5 million for EOC design. Reimbursable costs include architectural and engineering services/fees; site survey and soil testing; regulatory review and permit fees; peer reviews; and costs associated with Leadership in Energy and Environmental Design (LEED) certification. Specifics include 11,900 sqft EOC Operations Floor and limitation of 39% of space to non-EM public safety usage.



2012 Site Comparison

East of Gov't Center (Viera)	Adjacent to EOC (Rockledge)	At Wastewater Plant (Viera)
County-owned property	Land acquisition required	County-owned property
Infrastructure available	Infrastructure available	Extension of utilities required
Additional RF tower required (\$150,000)	RF tower in place	Additional RF tower required (\$150,000)
Central location	Central location	Low land requires additional fill
Other County/Sheriff functions nearby		Threatened <i>crested caracara</i> on site, wetlands, other environmental concerns



What has changed since 2012?

- Cost of RF tower at Viera sites increased by \$50,000
- Lease of School Board property decreased Rockledge site cost by \$257,988
- In-kind site development assistance decreased Rockledge site cost by \$60,000
- Deed restrictions at Viera government center site require architectural review/approval of RF tower and facility by The Viera Company
- Proposed size of facility decreased by 21,943 sqft

EOC design/site selection guidelines



- International Code Council's *Standard for the Design and Construction of Storm Shelters*
- FEMA 426 *Reference Manual to Mitigate Potential Terrorist Attacks Against Buildings*
- *Crime Prevention Through Environmental Design* guidelines

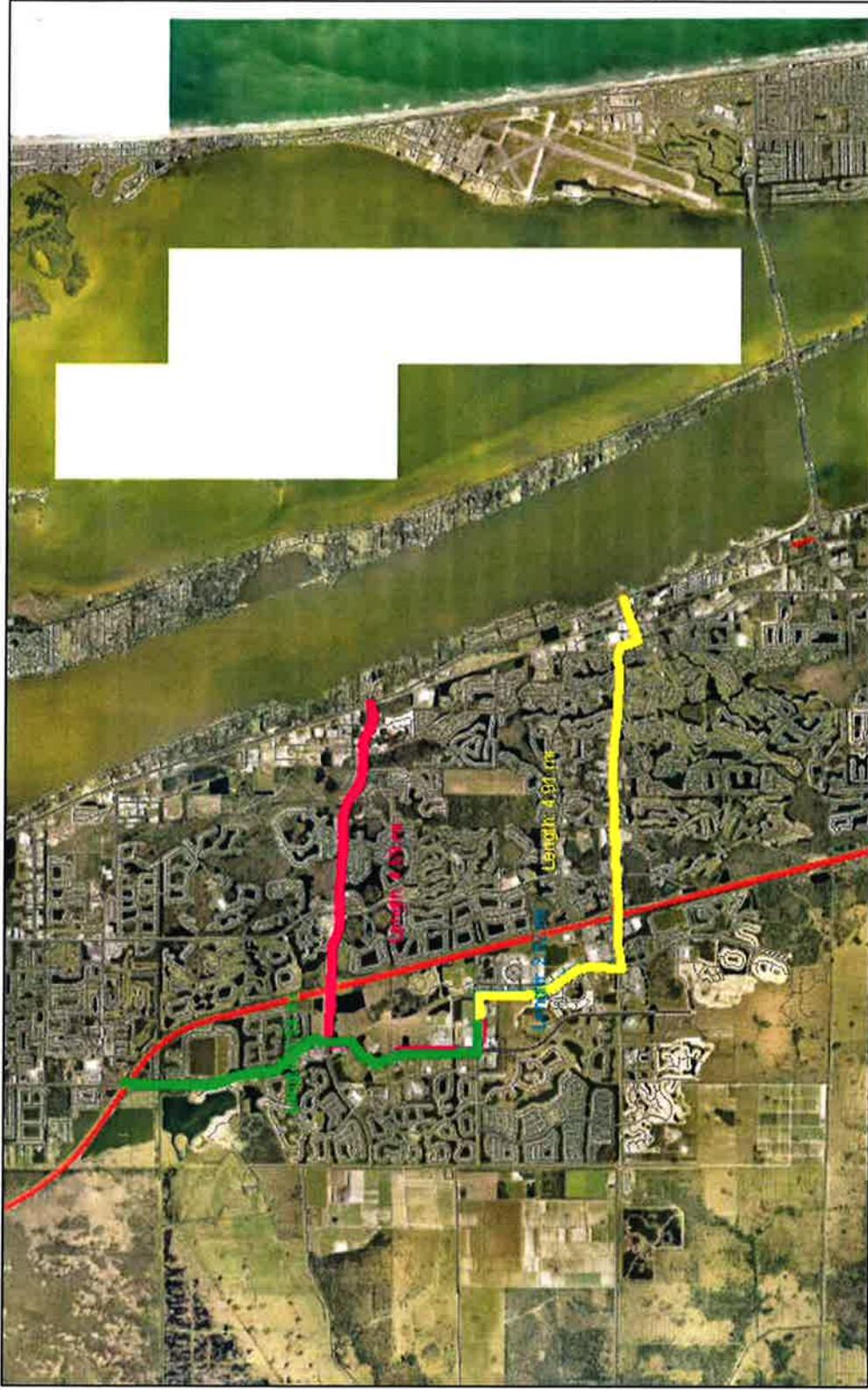


FEMA 426 site guidelines

- What critical infrastructure facilities are in the local area that impact transportation, utilities, and collateral damage in case of attack?
 - Government Center, Health Department, Courthouse, School Board facility (at Viera Gov't Center site)
- Does the terrain place the building in a depression or low area?
 - Wastewater Plant is in low area, other sites are not
- Where is the alternate EOC site?
 - Health Department, Viera
- Where is the backup file storage site?
 - Moore Justice Center, Viera



Viera Govt Center site distance



To I-95	2 mi
To I-95 @ Wickham	3.5 mi
To I-95 @ Fiske	4.7 mi
To US1 @ Viera	4.9 mi
To US1 @ Suntree	4.9 mi

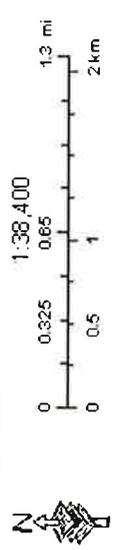
- Highway
- Roads
- Parkway
- Boulevard & Causeway

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Huntington site

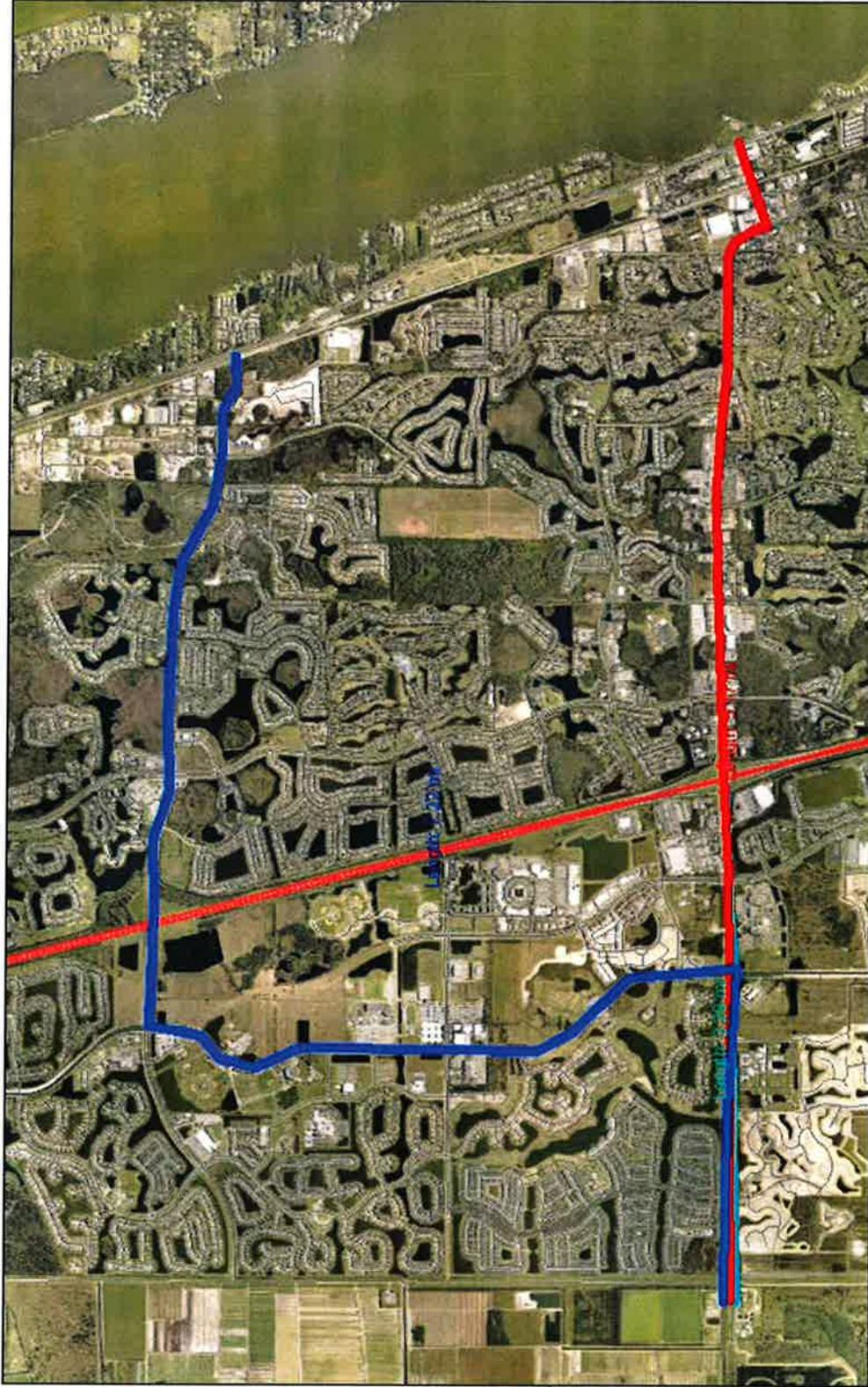
Distance to I-95 & US1



To US1 0.88 miles
To I-95 2.76 miles



WWTP site distance



- Highway
- Parkway
- Boulevard & Causeway
- Roads

- To I-95 @ Wickham 2.3 mi
- To US1 @ Suntree 5.2 mi
- To US1 @ Viera 7.2 mi

