



Public Safety Facility Study
Space Needs Assessment

April 26, 2016

Venice Police Department
Venice, Florida



Architects Design Group
DALLAS, TX • WINTER PARK, FL



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AAC001197

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Rob Goodson
Detective, City of Venice Police Department

Re: City of Venice Police Department
Spatial Needs Assessment and Concept Site Planning Study
ADG Project No. 949-15

Dear Detective Goodson,

Architects Design Group (ADG) is pleased to submit this Report for the Public Safety Facility Study. The report provides the City a Spatial Needs Assessment and Conceptual Site Planning for the proposed new City of Venice Police Department. This Study analyzes the facility needs for the Police Station and an Emergency Operations Center; including a budget/cost analysis for the project.

This report presents a detailed assessment of the Department's current operations, program requirements for a new station, and site area requirements. Consideration has also been given to the future needs of the department and Police Station in terms of space requirements. It is noted that the current sites being considered for selection will be developed within the Venetian Urban Design District. Additionally the new facility will be constructed to meet Florida Building Code requirements for essential facilities. The code requires enhanced wind and debris impact resistance. The result is continuity of operations for this vital facility, during times of extreme events and natural disasters.

We wish to thank all of those individuals who participated and provided input for this study. ADG looks forward to assisting the Department and the City in designing and developing this project. Should you have questions, please do not hesitate to contact me.

Sincerely,

Ian Reeves, AIA
President

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PUBLIC SAFETY FACILITY STUDY

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Space Needs Assessment

Program / Spatial Needs Assessment

Executive Summary

Venice Police Department
 Venice, Florida
 ADG Project Number: 949-15

General Notes

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
1.0	Public Access Areas	2,261	2,261	2,261
2.0	Administration	2,366	2,990	3,757
3.0	Detectives Bureau	2,669	3,043	3,761
4.0	Records	1,447	1,665	1,899
5.0	Patrol Division	5,106	6,099	6,515
6.0	Property and Evidence	3,275	3,600	4,010
7.0	Specialty Units	1,534	1,534	2,111
8.0	Training	1,128	2,112	2,112
9.0	Emergency Operations Center	2,313	2,313	2,663
10.0	Facility Services	1,747	2,873	3,341
11.0	Facility Support Areas	1,487	2,891	3,333

Program / Spatial Needs Assessment

Executive Summary

Venice Police Department
Venice, Florida
ADG Project Number: 949-15

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
		Total	25,333	31,381	35,763

Program / Spatial Needs Assessment

1.0 Public Access Areas

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	1.0	Public Access Areas			
	1.1	Public Entrance Lobby	360	---	---
	1.2	Information Kiosk	24	---	---
1.3: Restrooms to be ADA compliant.	1.3	Public Restroom @ 70 SF each	(2) 140	---	---
	1.4	Community Meeting / Training	1,100	---	---
	1.5	Meeting Room Storage & A/V Equipment	120	---	---
1.6: This space will also be used for property exchange.	1.6	Witness / Interview Room	120	---	---
	1.7	Medication / "Sharpes" Drop	20		
1.7: Provide a "mail slot" on the Public Access side with collection box on the PD secure side of Lobby.	1.8	Subtotal	1,884	---	---
	1.9	Efficiency Factor @ 20%	377	---	---
1.9: General allowance for space utilized for corridors, wall thickness, etc. Recognizes limited corridors required.	1.10	Total	2,261	---	---
	1.11	Cumulative Total		2,261	2,261

Program / Spatial Needs Assessment

2.0 Administration

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	2.0	Administration			
	2.1	Waiting / Reception	200	---	---
	2.2	Administrative Assistant	120	120	---
	2.3	Receptionist / Clerk	110	---	110
	2.4	Copy / File / Storage	100	---	60
	2.5	Deputy Chief of Police	---	---	200
	2.5.1	Office Storage	---	---	20
	2.6	Captain Office @ 180 SF each	180	180	---
	2.6.1	Office Storage	20	20	---
	2.7	Accreditation Coordinator	180	---	---
	2.7.1	Office Storage	20	---	---
	2.8	Lieutenant's Room	---	---	180
	2.8.1	Office Storage	---	---	20
	2.9	Community Relations Coordinator	---	140	---
	2.9.1	Office Storage	---	20	---
	2.10	Conference Room	280	---	---
2.8: Current Lt. assignment with Bureaus.					

Program / Spatial Needs Assessment

2.0 Administration

Venice Police Department
 Venice, Florida
 ADG Project Number: 949-15

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
2.16: General allowance for space utilized for corridors, wall thickness, etc.	2.11	Office of the Chief	260	---	---
	2.11.1	Chief's Storage	40	---	---
	2.12	Restroom with Shower	120	---	---
	2.13	Administrative Workroom (Copy / Mail)	150	---	---
	2.14	Break Alcove	40	---	---
	2.15	Subtotal	1,820	480	590
	2.16	Efficiency Factor @ 30%	546	144	177
	2.17	Total	2,366	624	767
	2.18	Cumulative Total		2,990	3,757

Program / Spatial Needs Assessment

3.0 Detectives Bureau

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
3.6: Includes space for SRO's.	3.0	Detectives Bureau			
	3.1	Waiting / Reception	100	---	---
	3.2	Administrative Assistant	80	---	80
	3.3	Interview Rooms @ 80 SF each	(2) 160	---	80
	3.4	Secure Interview Waiting	60	---	---
	3.5	Juvenile (Soft) Interview Room	100	---	---
	3.6	Detective Open Office Workstation @ 64 SF each	(6) 384	(2) 128	(3) 192
	3.7	Lieutenant	180	---	---
	3.7.1	Office Storage	20	---	---
	3.8	Sergeant	140	140	---
	3.8.1	Office Storage	20	20	---
	3.9	Secure (Detainee) Restroom	64	---	---
	3.10	Conference / Workroom	240	---	---
	3.11	Interview Observation Recording	120	---	---
3.12	Copy / Supply Alcove	85	---	---	

Program / Spatial Needs Assessment

3.0 Detectives Bureau

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
3.18: General allowance for space utilized for corridors, wall thickness, etc.	3.13	Outside Agency Work Area	160	---	---
	3.14	Secure Storage / Files	80	---	60
	3.15	Narcotics Office	---	---	140
	3.16	Coffee / Break Alcove	60	---	---
	3.17	Subtotal	2,053	288	552
	3.18	Efficiency Factor @ 30%	616	86	166
	3.19	Total	2,669	374	718
	3.20	Cumulative Total		3,043	3,761

Program / Spatial Needs Assessment

4.0 Records

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
4.15: General allowance for space utilized for corridors, wall thickness, etc.	4.14	Subtotal	1,113	168	180
	4.15	Efficiency Factor @ 30%	334	50	54
	4.16	Total	1,447	218	234
	4.17	Cumulative Total		1,665	1,899

Program / Spatial Needs Assessment

5.0 Patrol Division

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	5.0	Patrol Division			
	5.1	Business Hub / Report Writing	180	---	---
	5.2	Division Captain	*	*	*
	5.3	Lieutenant (Shift) Office - (4-person)	320	---	---
	5.4	Sergeant (Shift) Office - (4-person)	260	---	---
	5.5	Muster / Briefing	480	---	---
	5.6	Briefing Storage	60	---	60
	5.7	Secure Equipment Storage	100	---	100
	5.8	Interview Room	120	---	---
	5.9	Armory	200	---	---
	5.10	Weapons Cleaning	120	---	---
	5.11	Volunteer Workroom	---	---	160
	5.12	Male Locker Room	(42) 500	(20) 240	---
	5.13	Female Locker Room	(24) 288	(12) 144	---
	5.14	Male Restroom / Showers	440	220	---
5.2: Located with Administration (see Item 2.6).					
5.9-5.10: Consider locating with Shooting Range / Training (Section 8.0)					

Program / Spatial Needs Assessment

5.0 Patrol Division

Venice Police Department
 Venice, Florida
 ADG Project Number: 949-15

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
5.18: General allowance for space utilized for corridors, wall thickness, etc.	5.15	Female Restroom / Showers	220	160	---
	5.16	Physical Agility / Work Out Room	640	---	---
	5.17	Subtotal	3,928	764	320
	5.18	Efficiency Factor @ 30%	1,178	229	96
	5.19	Total	5,106	993	416
	5.20	Cumulative Total		6,099	6,515

Program / Spatial Needs Assessment

7.0 Property and Evidence

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
6.2: Refrigerated lockers at Drop Off Area.	6.0	Property and Evidence			
	6.1	Evidence "Drop-off" and Preparation Area	120	---	---
	6.2	Evidence Drop Lockers	60	---	---
	6.3	Evidence Intake / Custodial Work Area	80	---	48
	6.4	Evidence Processing	60	40	---
	6.5	Crime Scene Specialist (Criminalistics)	(2) 240	---	---
	6.6	Crime Scene Lab	180	---	---
	6.7	Technician Work Areas @ 80 SF each	(3) 240	---	---
	6.8	Supervisor's Office	---	120	---
	6.9	Bulk Evidence Storage	500	---	160
	6.10	Vault - Cash & Valuables	40	---	---
	6.11	Vault - Weapons	100	---	60
	6.12	Vault - Narcotics	160	60	---
	6.13	Bio-Hazard Evidence Storage	60	---	60

Program / Spatial Needs Assessment

7.0 Specialty Units

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	7.0	Specialty Units			
	7.1	Communications Manager	140	---	---
	7.1.1	Office Storage	20	---	---
	7.2	Back-up PSAP Console @ 100 SF each	---	---	(2) 200
	7.3	Quartermaster	120	---	---
	7.4	Quartermaster Storage	200	---	100
	7.5	Changing Room	60	---	---
	7.6	Honor Guard Equipment Storage	60	---	---
	7.7	Traffic Unit Work Area	180	---	64
	7.8	K-9 Kennels	180	---	---
	7.9	K-9 Storage	60	---	---
	7.10	Marine Patrol	*	*	*
	7.11	Specialty Units Flexible Work Area	160	---	80
7.10: Located at Marina off-site.	7.12	Subtotal	1,180	---	444
7.13: General allowance for space utilized for corridors, wall thickness, etc.	7.13	Efficiency Factor @ 30%	354	---	133

Program / Spatial Needs Assessment

7.0 Specialty Units

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	7.18	Total	1,534	---	577
	7.19	Cumulative Total		1,534	2,111

Program / Spatial Needs Assessment

8.0 Training

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	8.0	Training			
	8.1	Training Sergeant	140	---	---
	8.1.1	Office Storage	20	---	---
	8.2	Training Office	---	120	---
8.3: Classroom type seating for thirty (30) people at 20 SF each.	8.3	Training Classroom	600	---	---
	8.4	Training Storage	80	---	---
	8.5	Defensive Tactics Lab	---	600	---
	8.6	Defensive Tactics Storage	---	100	---
8.7: Exterior "hybrid" 25-yard with ten (10) lanes. Not included in total.	8.7	Shooting Range (50' x 100')	(5,000)	---	---
	8.8	Shooting Range Storage	100	---	---
	8.9	Subtotal	940	820	---
8.10: General allowance for space utilized for corridors, wall thickness, etc. Factor recognized limited corridors required.	8.10	Efficiency Factor @ 20%	188	164	---
	8.11	Total	1,128	984	---
	8.12	Cumulative Total		2,112	2,112

Program / Spatial Needs Assessment

9.0 Emergency Operations Center

General Notes
9.1: Area for 25-50 person assembly.
9.5: Provided with Facility Services.
9.6: Provided as a joint-use with Public Access Areas (Items 1.4 and 1.6).
9.7: Provided with Patrol (Item 5.1).
9.9: General allowance for space utilized for corridors, wall thickness, etc. Recognized the large area dedicated to the ICC.

Space Designation		Space Requirements (square feet)		
No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
9.0	Emergency Operations Center			
9.1	Incident Command Center (ICC)	1,250	---	---
9.2	EOC Break-Out Rooms @ 180 SF each	(2) 360	---	---
9.3	EOC Equipment	160	---	---
9.4	EOC Pantry and Supply	80	---	---
9.5	Kitchen / Dining	*	*	*
9.6	Media / Press Area	*	*	280
9.7	Copy / Print	*	180	---
9.8	Subtotal	1,850	---	280
9.9	Efficiency Factor @ 25%	463	---	70
9.10	Total	2,313	---	350
9.11	Cumulative Total		2,313	2,663

Program / Spatial Needs Assessment

10.0 Facility Services

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	10.0	Facility Services			
10.2: Provided to support EOC. Locate near locker rooms.	10.1	Staff Restrooms @ 180 SF each	(2) 360	---	(2) 360
10.3: Provides full-service kitchen and dining to support EOC.	10.2	Laundry / Washer - Dryer	---	96	---
10.5: Accommodate two (2) cars. Non-air conditioned space. Calculated at 50% of area.	10.3	Employee Central Breakroom	400	---	---
10.7: Non-air conditioned. Calculated at 50% of area.	10.4	IT / Data Room	160	---	---
	10.5	Vehicle Sallyport (24' x 32')	384	---	---
	10.6	Decon / Wash Down Area	40	---	---
	10.7	Covered Command Vehicle / Rolling Asset Storage	---	450	---
	10.8	Secured (SWAT) Storage	---	320	---
	10.9	Subtotal	1,344	866	360
10.1 General allowance for space utilized for corridors, wall thickness, etc.	10.10	Efficiency Factor @ 30%	403	260	108
	10.11	Total	1,747	1,126	468
	10.12	Cumulative Total		2,873	3,341

Program / Spatial Needs Assessment

11.0 Facility Support Areas

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
<p>11.0: Assumes single-storey facility. Multi-storey requires additional support, including elevator (add 25% to area).</p> <p>11.5-11.6: Calculated at 1/2 required area (440 SF).</p> <p>11.11: General allowance for space utilized for corridors, wall thickness, etc.</p>	11.0	Facility Support Areas			
	11.1	HVAC Equipment Room	360	---	180
	11.2	Electrical Equipment Room	180	---	80
	11.3	Telephone / Fiber Demark	64	---	---
	11.4	Data Center	---	800	---
	11.4.1	IT Tech @ 80 SF each	---	(2) 160	---
	11.4.2	Shop Area	---	120	---
	11.5	Emergency Generator Enclosure	180	---	---
	11.6	Emergency Generator Equipment and Supply	40	---	---
	11.7	Facility Maintenance Supply and Workroom	160	---	---
	11.8	Janitor's Closet @ 40 SF each	(2) 80	---	40
	11.9	Telecom Hub @ 40 SF each	(2) 80	---	40
	11.10	Subtotal	1,144	1,080	340
11.11	Efficiency Factor @ 30%	343	324	102	

Program / Spatial Needs Assessment

11.0 Facility Support Areas

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	11.12	Total	1,487	1,404	442
	11.13	Cumulative Total		2,891	3,333

Program / Spatial Needs Assessment

12.0 Site Facilities

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
	12.0	Site Facilities			
12.1- 12.3: Figures shown indicate number of spaces.	12.1	Public / Non-Secure Parking	40	20	---
	12.2	Police / Secure Parking	60	20	---
12.3 Included with project cost at 1/3 area	12.3	Patrol / Covered Parking (10' x 20' Spaces)	20	14	---
12.4: Flexible, multi-purposed remote building. Six (6) bays total (72' x 30').	12.4	Garage: Maintenance / Storage / Parking <ul style="list-style-type: none"> • Vehicle Repair / Maintenance (2) Bays @ 12' x 30' each • Bike and Motorcycles (1) Bays @ 12' x 30' each • Package Receiving Shop / Office (1) Bays @ 12' x 30' each; air conditioned • Mobile Command Post (1) Bays @ 12' x 30' each • Criminalistics Van (1) Bays @ 12' x 30' each 	2,160	---	---
	12.5	Impound Lot	4,500	1,500	---
	12.6	Wash Pad (12' x 30')	360	---	---
	12.7	Wash Pad Supply Shed	144	---	---
12.8: Locate near public entrance.	12.8	Public Safety Providers Memorial (12' x 20')	240	---	---

Program / Spatial Needs Assessment

12.0 Site Facilities

General Notes	Space Designation		Space Requirements (square feet)		
	No.	Space Function	YEAR: 2016	YEAR: 2025	YEAR: 2035
12.9: Locate adjacent to Interior Central Break Area.	12.9	Exterior Break Area (20' x 20')	400	---	---
	12.10	K-9 Training Area (1/2 acre)	21,780	---	---

Estimated Development Cost

April 5, 2016

**Venice Police Department
Public Safety Facility Study**
ADG Project No. 949-15

Estimated Development Costs

1.	Police Facility for the Year 2025 Need		
1.1.	Operations Facility 28,229 SF @ \$260/SF	\$	7,339,540
1.2.	Training Facility 2,112 SF + Enclosed Shooting Range (Lump Sum Allowance).....	\$	2,538,215
1.3.	Garage: Maintenance / Storage / Parking 3,490 SF @ \$180/SF.....	\$	628,200
1.4.	Site Development 10 acres @ \$140,000/acre	\$	1,400,000
1.5.	City Data Center 1,040 SF @ \$290/SF.....	\$	301,600
1.6.	Subtotal: Buildings and Site	\$	12,207,555
1.7.	Technology Systems		
1.7.1.	Telecom / Structured Cabling 31,381 SF @ \$7.50/SF	\$	235,358
1.7.2.	Audio / Visual Systems (includes EOC) Lump Sum Allowance	\$	269,836
1.7.3.	Security (CCTV, Access Control) Lump Sum Allowance	\$	236,835
1.8.	Subtotal: Technology Systems	\$	742,029
1.9.	Furnishings and Equipment 31,381 SF @ \$14/SF.....	\$	439,334
1.10.	Additional City Equipment Items		
1.10.1.	EOC Equipment.....	\$	250,000
1.10.2.	Data Center Equipment.....	\$	501,437
1.10.3.	HAM Radio Repeater	\$	3,000
1.10.4.	Communications Tower.....	\$	30,000
1.11.	Subtotal: Furniture and Equipment Costs.....	\$	1,223,771



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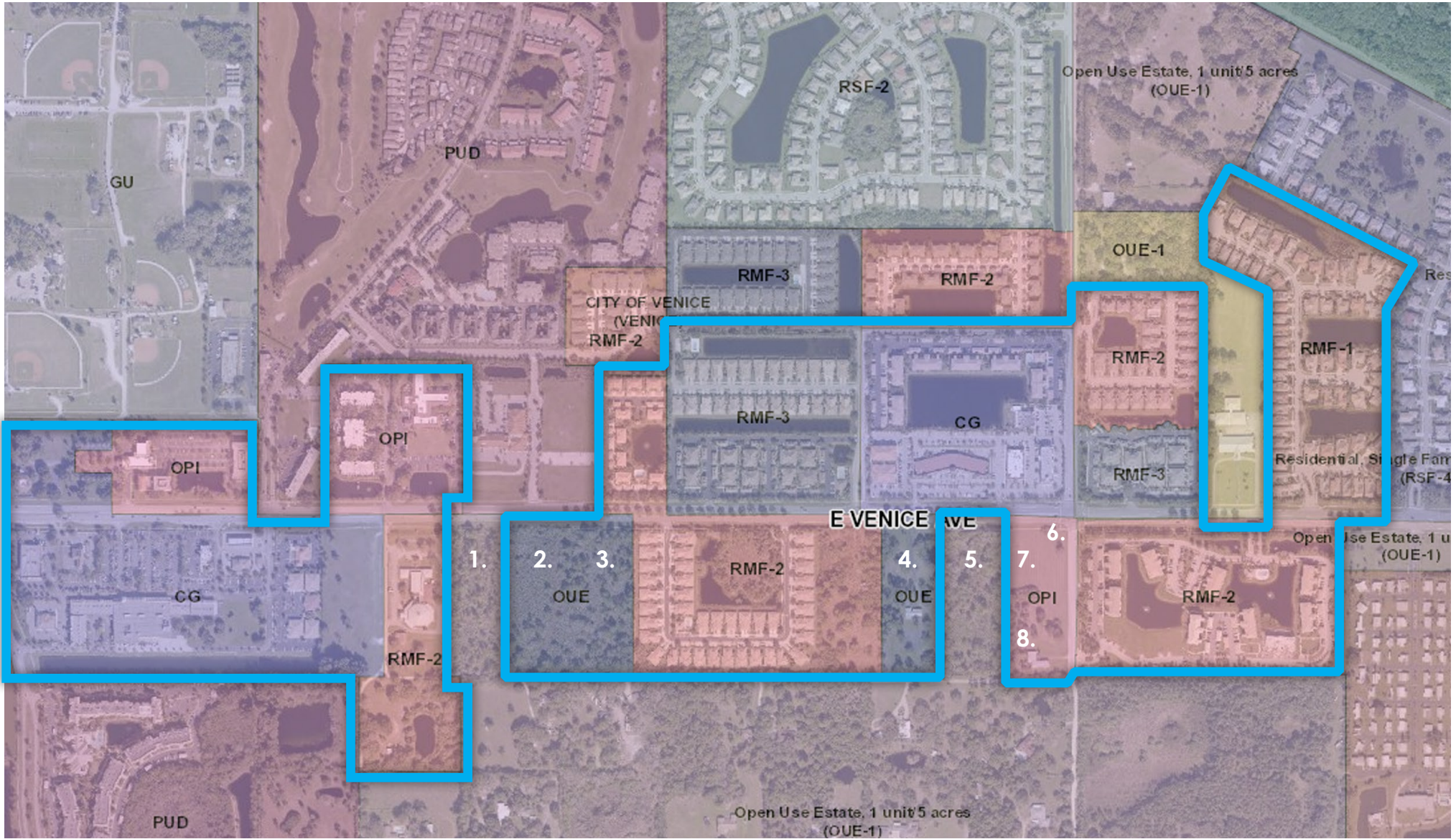
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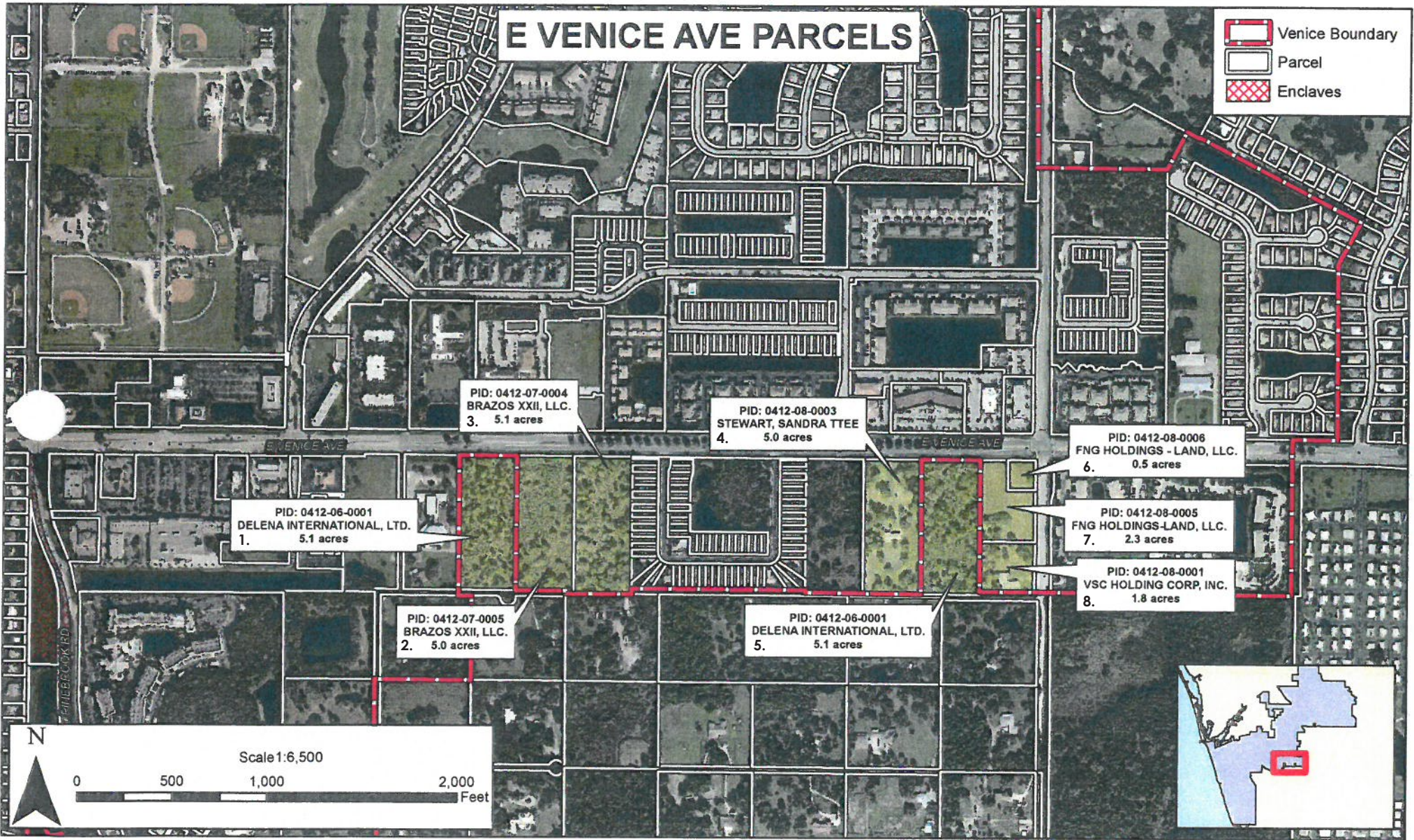
email: adg@adgusa.org
adgusa.org

1.12.	Subtotal: All Facility and Site Costs	\$ 14,143,355
1.13.	Professional Design Fees, Miscellaneous “Soft” Costs and Contingency (Includes site survey, permitting, geotechnical evaluations, testing) \$14,143,355 @ 12%	\$ 1,697,203
1.14.	Additional City Cost Items	
	1.14.1. Site Acquisition	\$ 2,500,000
	1.14.2. Road/Median.....	\$ 500,000
	1.14.3. Lift Station.....	\$ 250,000
	1.14.4. Well System.....	\$ 20,000
	1.14.5. Extension of Fiber Optic Cable	\$ 20,000
	1.14.6. Reuse of Existing Police Facility for Public Works	<u>\$ 4,600,000</u>
1.15.	Subtotal: Additional City Cost Items.....	\$ 7,890,000
1.16.	Total Estimated Project Development Cost	\$ 23,760,558



 VENETIAN GATEWAY
OVERLAY DESIGN DISTRICT

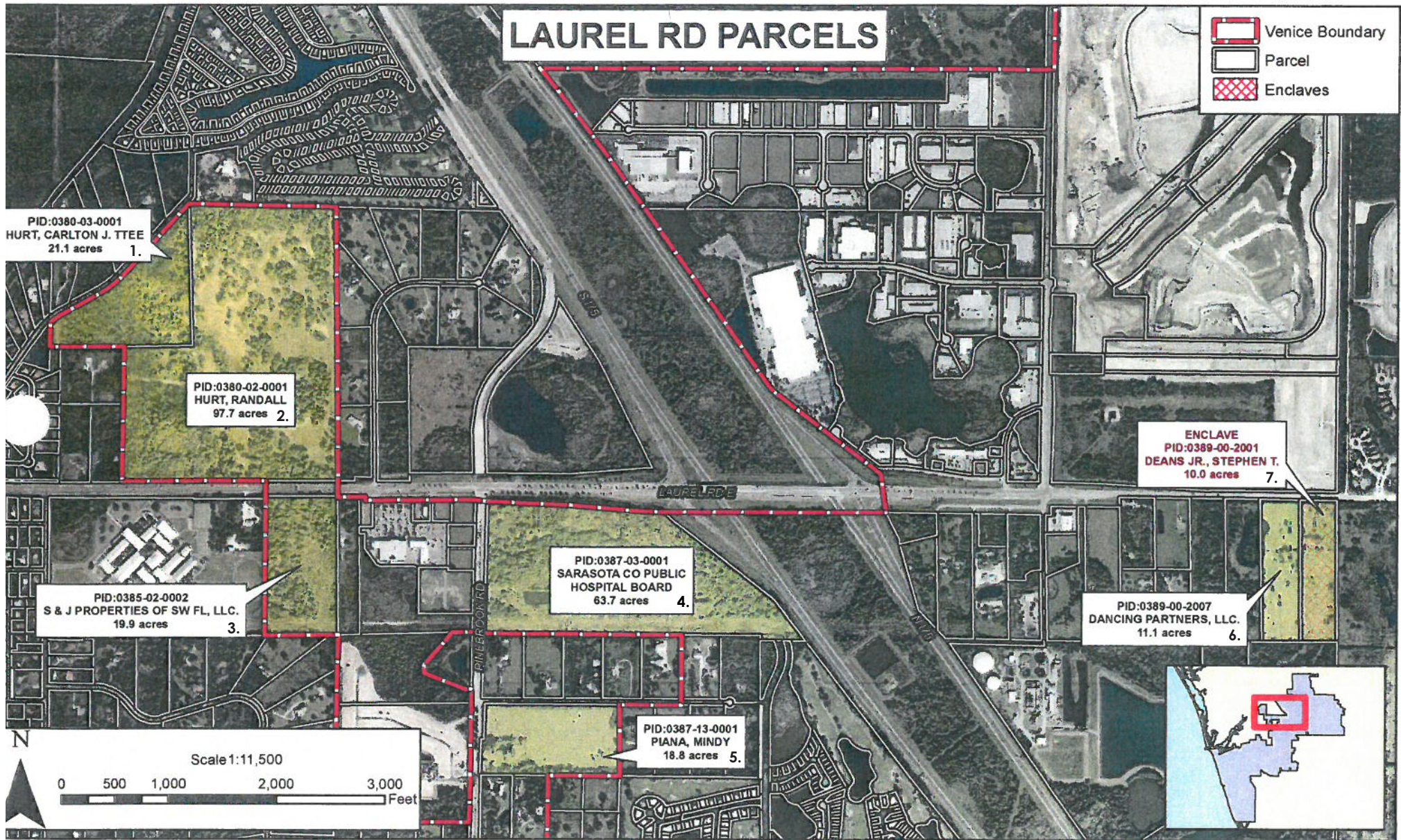




Venice Ave. Parcels

1. PID:0412-06-0001
Owner: Delena International, LTD.
Size: 5.1 Acres
Zoning: Sarasota County - OUE (Open Use, Estate) -
Rezoning Required
Venetian Gateway Overlay District
2. PID:0412-07-0005
Owner: Brazos XXII, LLC.
Size: 5.0 Acres
Zoning: Venice - OUE (Open Use, Estate) - Rezoning
Required
Venetian Gateway Overlay District
3. PID:0412-07-0004
Owner: Brazos XXII, LLC.
Size: 5.0 Acres
Zoning: Venice - OUE (Open Use, Estate) - Rezoning
Required
Venetian Gateway Overlay District
4. PID:0412-08-0003
Owner: Stewart, Sandra TTEE
Size: 5.0 Acres
Zoning: Venice - OUE (Open Use, Estate) - Rezoning
Required
Venetian Gateway Overlay District
5. PID:0412-06-0001
Owner: Delena International, LTD.
Size: 5.1 Acres
Zoning: Sarasota County - OUE (Open Use, Estate) -
Rezoning Required

6. PID:0412-08-0006
Owner: FNG Holdings - Land, LLC.
Size: 0.5 Acres
Zoning: Venice - OPI (Office, Professional & Institutional) -
Rezoning Required
Venetian Gateway Overlay District
 7. PID:0412-08-0005
Owner: FNG Holdings - Land, LLC.
Size: 2.3 Acres
Zoning: Venice - OPI (Office, Professional & Institutional) -
Rezoning Required
Venetian Gateway Overlay District
 8. PID:0412-08-0001
Owner: VSC Holding Corp., INC.
Size: 1.8 Acres
Zoning: Venice - OPI (Office, Professional &
Institutional) - Rezoning Required
Venetian Gateway Overlay District
- Sites 6,7, and 8 need to be combined to form a possible site
 - The parcels selected on Venice Avenue fall under the Venetian Gateway Overlay District Design Guidelines
 - All parcels to be re-zoned under OPI zoning district
Setbacks include:
Front Yard: 20 Feet
Rear Yard: 15 Feet
Side Yard: 10 Feet

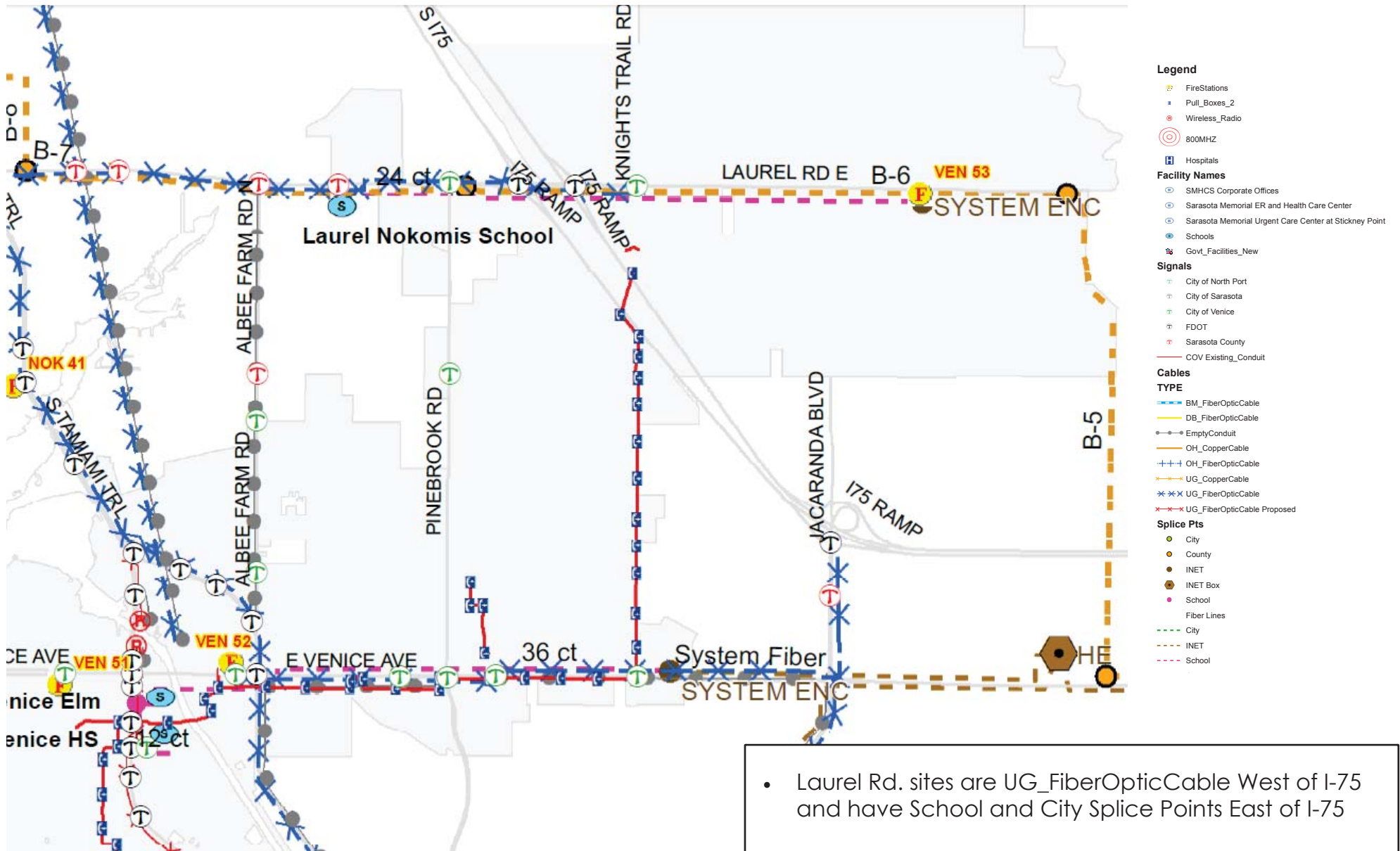


Laurel Rd. Parcels

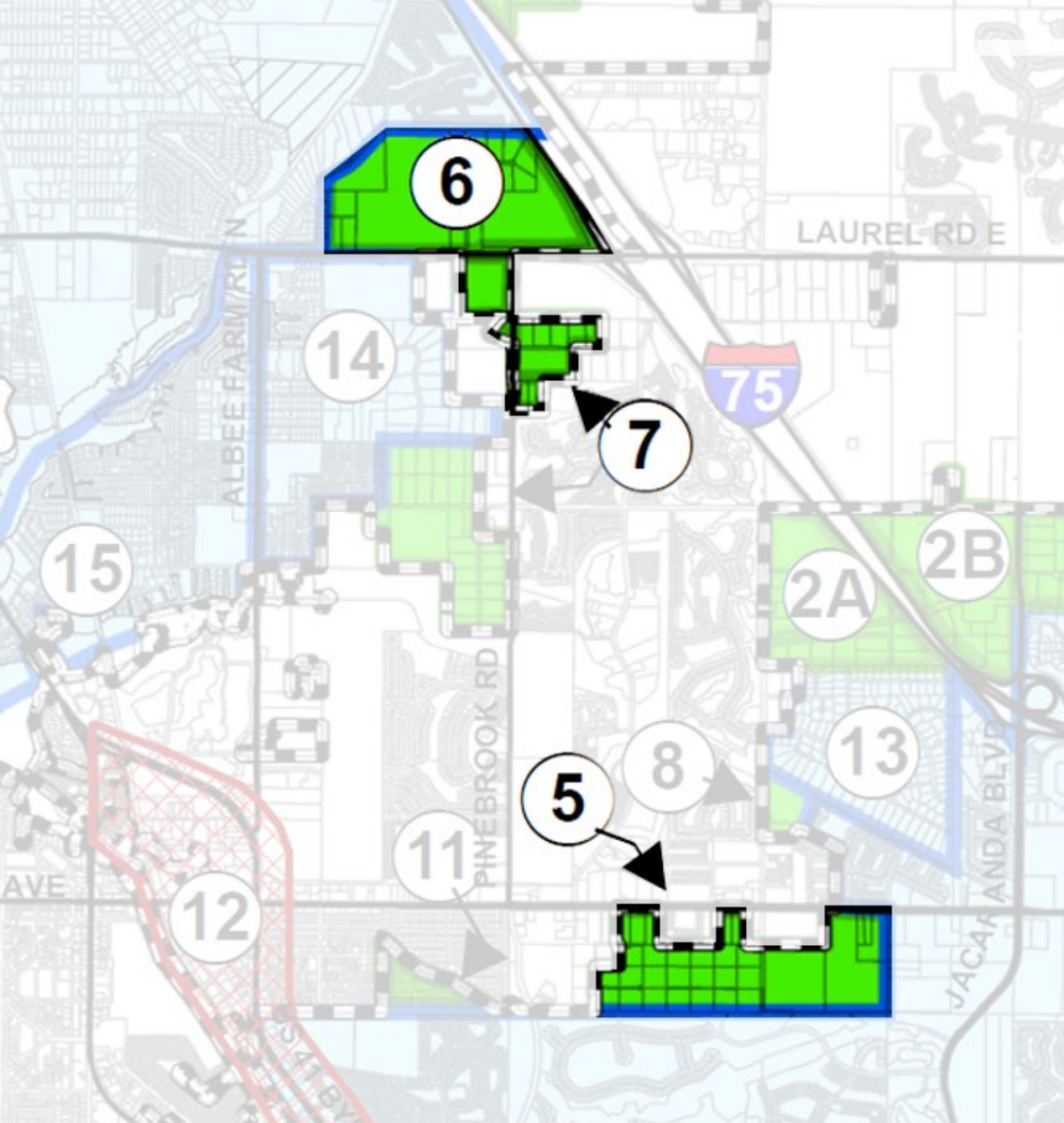
1. PID:0380-03-0001
Owner: Hurt, Carlton J. TTEE
Size: 21.1 Acres
Zoning: Venice - OUE (Open Use, Estate)
- Rezoning Required
2. PID:0380-02-0001
Owner: Hurt, Randall
Size: 97.7 Acres
Zoning: Venice - OUE (Open Use, Estate)
- Rezoning Required
3. PID:0385-02-0002
Owner: S & J Properties of SW FL, LLC.
Size: 19.9 Acres
Zoning: Venice - RMF-3 (Residential Multi-Family) - Rezoning Required
4. PID:0387-13-0001
Owner: Sarasota Co. Public Hospital Board
Size: 63.7 Acres
Zoning: Venice - PCD (Planned Commercial Development) - Rezoning Required

5. PID:0387-13-0001
Owner: Piana, Mindy
Size: 18.8 Acres
Zoning: Sarasota County - OUE (Open Use, Estate) - Rezoning Required
6. PID:0389-00-2007
Owner: Dancing Partners, LLC.
Size: 11.1 Acres
7. PID:0389-00-2001
Owner: Deans Jr., Stephen T.
Size: 10 Acres
Zoning: Venice - Enclave- Rezoning Required

- All parcels to be re-zoned under OPI zoning district
Setbacks include:
Front Yard: 20 Feet
Rear Yard: 15 Feet
Side Yard: 10 Feet



- Laurel Rd. sites are UG_FiberOpticCable West of I-75 and have School and City Splice Points East of I-75
- Venice Ave. sites are UG_FiberOpticCable West of Jacaranda Blvd. and have INET Splice Points East of Jacaranda Blvd.



JOINT PLANNING AREA

Legend

- EXPECTED POTENTIAL VOLUNTARY ANNEXATION
- POTENTIAL COORDINATION/COOPERATION AREA (NO ANNEXATION)
- ▨ EXISTING JOINT PLANNING STUDY
- ESLPP_PROTECTION PRIORITY SITE

EXHIBIT A

PREPARED BY SARASOTA COUNTY
PLANNING AND DEVELOPMENT SERVICES
PLANNING SERVICES - US
DECEMBER 2015

SCGIS

Area 5– South Venice Avenue Corridor: The land uses to be evaluated are mid-range intensity residential, conservation and mixed uses. Development shall be served by City water and sewer. The Party with jurisdiction over the development application shall require necessary transportation improvements including a neighborhood roadway interconnection to Hatchett Creek Boulevard to be provided by the developer.

Area 6 – Laurel Road: The land uses to be evaluated are mixed uses and conservation. The Party with jurisdiction over the development application shall require that transportation improvements shall be consistent with the proposed Pinebrook/ Honore Road Extension alignment as depicted on the County thoroughfare plan and be constructed with appropriate contributions from the developer consistent with the County's land development regulations.

Area 7 – Pinebrook Road Area: The land uses to be evaluated are low and mid-range intensity residential. The Party with jurisdiction over the development application shall require dedication of right of way for future four-laning of Pinebrook Road if the City and County agree that such an improvement is necessary. The improvement shall be constructed, with appropriate contributions from the developer, consistent with the standards in the County land development regulations.

Site Selection:

The City of Venice is evaluating several potential site locations that could accommodate the new proposed Police Complex. The majority of the sites identified for consideration are east of the historic downtown area and the existing Police facilities. The proposed sites are located to provide effective service to the all areas of the City, particularly the areas that are likely to see the greatest concentration of future development. ADG recommends utilizing the following Site Selection Matrix that provides the City with an objective tool to analyze and rank the proposed sites.

Site Selection Criterion:

1.1 Appropriate Surrounding Land Use:

An evaluation is conducted of the land use adjacent to a proposed site and an assessment of its compatibility to the intended function of a Law Enforcement / Public Safety Facility. Factors such as adjacent commercial utilization, as an example, would be considered favorable; while single-family detached housing usage would be less favorable due to the potential of adverse impact upon the Residential Community.

1.2 Proximity to other City Facilities / Functions:

Is the proposed site in proximity to existing City Facilities to the extent that access is not jeopardized and that the interrelationship of Municipal functions is considered?

1.3 Site Size / Ease of Expansion:

Is the proposed site of sufficient size to accommodate, economically, both current and future spatial needs without utilizing costly construction techniques or systems?

1.4 Zoning:

Is the site currently appropriately zoned for the proposed use, or if not, is the desired zoning acceptable in the context of adjacent properties?

1.5 Site Development Considerations:

Does the site have any characteristics that require special attention such as existing structures that need to be demolished and disposed of; are there any environmental issues that will need to be remediated, or other potential issues that may result in higher than average development costs?

1.6 Access: Vehicular/Pedestrian/Public Transportation:

Does Public Transportation currently serve the site or provide access within a reasonable radius? Is the property located on arterial roadways, which have a service level appropriate to the proposed facility needs?

Site Selection Criteria

Page 2

1.7 Impact on Downtown Redevelopment:

Does the site, because of its proximity to the Downtown core, have the potential of serving as a positive force on redevelopment?

1.8 Proximity to Potential Hazards:

Are there factors or physical elements that are located in proximity to the site that can potentially affect the site, including roadways, and/or railroads, which are utilized to transport hazardous materials? Is the site located adjacent to or within the impact zone of a facility; which stores or utilizes materials that could result in a hazardous event?

1.9 Ease of Acquisition:

Does the Municipality already own the property, or can the property be obtained by purchase or trade from a willing landowner(s); or will it potentially result in delay of acquisition as the result of a "non-motivated" seller?

1.10 Adequacy of Infrastructure:

Is the site currently served by utility systems, such as water, sewer, power, gas and storm water drainage systems, which have sufficient capacity to accommodate anticipated need?

distribution:

Site Selection Matrix

Site Selection Matrix							
No.	EVALUATION CRITERIA	Criteria Value	Site "1"	Site "2"	Site "3"	Site "4"	Site "5"
1.	Appropriate Surrounding Land Use	7					
2.	Proximity to other City Facilities / Functions	6					
3.	Site Size: Ease of Future Expansion	10					
4.	Zoning	6					
5.	Site Development: Relocation/Demolition/etc.	9					
6.	Access: Vehicular/Pedestrian/Public Transportation	8					
7.	Impact on Redevelopment	6					
8.	Proximity to Potential Hazards	9					
9.	Ease of Land Acquisition	7					
10.	Adequacy of Infrastructure	8					
Total							
		RANK					

Name of Person Completing Form

Position/Title

Date

Site Options:

Site "1":

Site "2":

Site "3":

Site "4":

Site "5":

© Architects Design Group, Inc. 2011

Criteria Value:

Each of the ten criteria were then assigned a value, ranging from 1 (low) to 10 (high). The specific values for each criteria are noted below. It is important to indicate that the values noted are subjective in nature, but are those that are generally utilized on projects types of a similar nature.

Appropriate Surrounding Land Use	7
Proximity to Secondary City Functions	8
Site Size: Ease of Expansion.....	10
Land Use/Acquisition	10
Zoning	7
Access: Vehicular/Pedestrian/Public	8
Impact on Downtown Redevelopment.....	7
Proximity to Potential Hazards	9
Ease of Acquisition	10
Adequacy of Infrastructure	7

Facility Design Concept



DEVELOPMENT DATA

SQUARE FOOTAGE CALCULATION
 POLICE STATION 31,381 SF

SITE AREA 10 ACRES

SETBACKS
 FRONT (100' Designed) 30' (Required)
 BACK (438' Designed) 15' (Required)
 SIDES (50' Designed) 10' (Required)

PARKING COUNT
 SECURED 114
 PUBLIC 60
 TOTAL 174

- Venetian Gateway District YES
- Maximum Allowable Lot Coverage 30%
- Allowable Impervious Surface 45%
 (Water Retention Required After 45% Impervious Surface)





NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



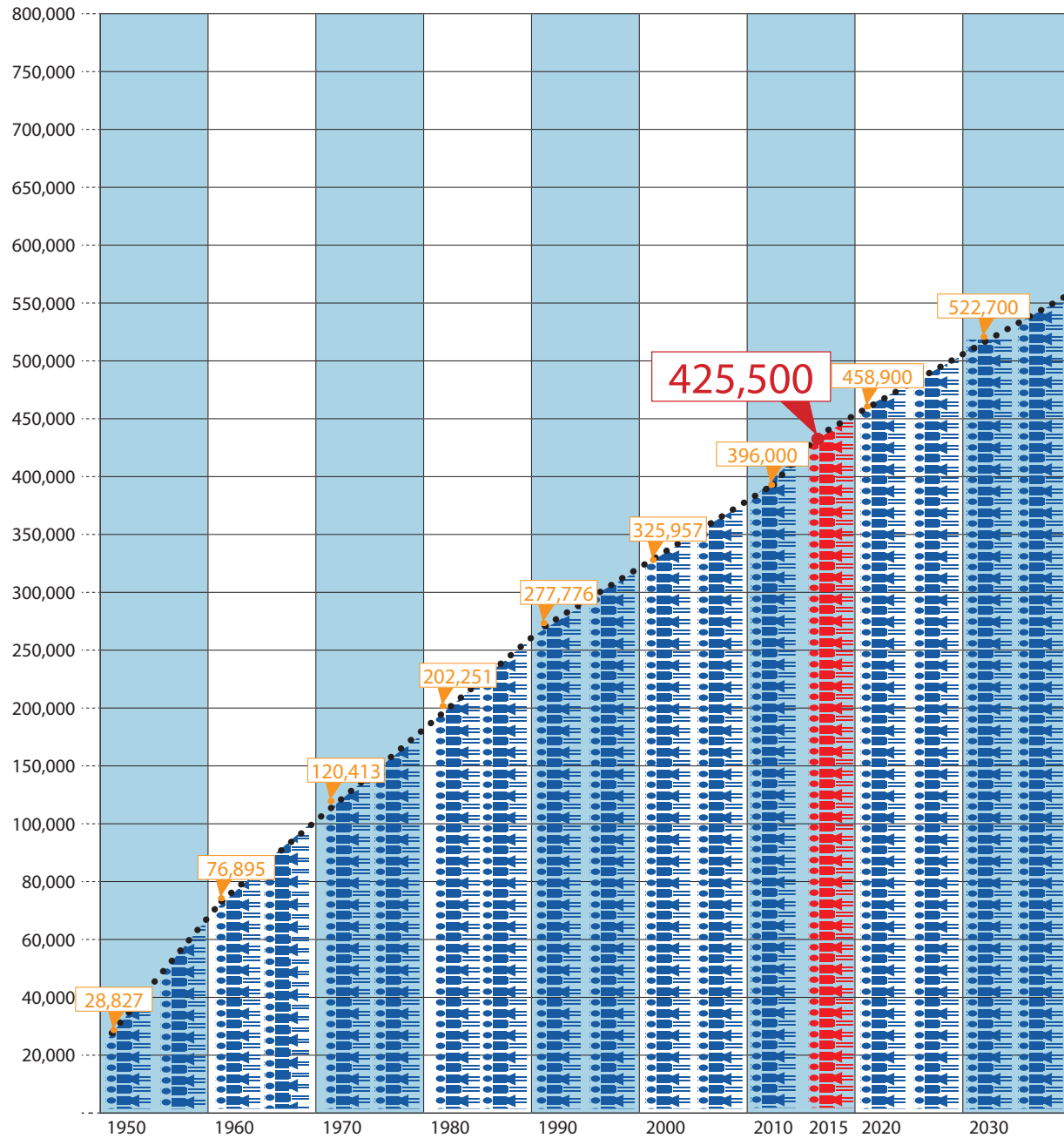
WEST ELEVATION



SOUTH ELEVATION

Number of
People

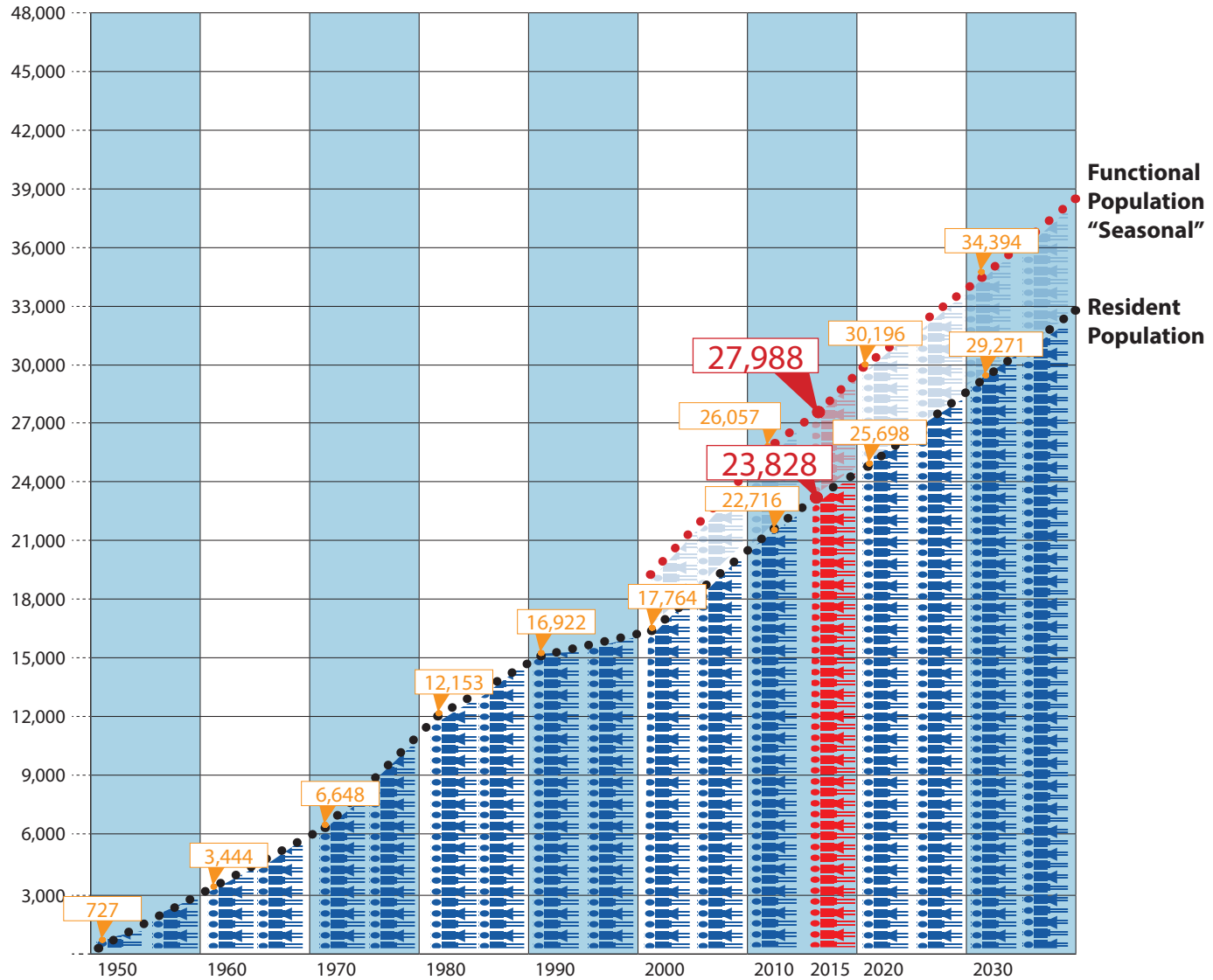
Sarasota County Population



Source: Projections of Florida Population by County, University of Florida Bureau of Economic and Business Research (BEBR), November 2009

Number of
People

City of Venice Population



Source: Projections of Florida Population by County, University of Florida Bureau of Economic and Business Research (BEBR), November 2009



Action Target Inc. Box 636, Provo, UT 84603-0636 801-377-8033 FAX: 801-377-8096

Venice Police Department

Quotation: 90108 By: Jeremy Hebdon Printed: 2015-Oct-19

Included Items:

- 1 **DTAPS Targetry Package to include:** 39,050.00
 - 10 DTAPS Turning Target System with the 180 degree "good guy" and "bad guy" turning capability -- High speed turning
 - Stands w/ C-Rod or Inverted w/ Drop-down Rod
 - Jaw Clamp Target Holder
 - Protective Raceway behind the keewall for air lines and wires
 - Air Compressor with Aftercooler and Drain
 - Air Dryer System for air lines
 - Laptop Computer and SmartRange Control Software
 - Air Command ULTRA hand held wireless remote
 - Target Control Module (TCM)
 - Installation materials

- 1 **50' long Total Containment Trap (TCT) System to include:** 147,425.00
 - TCT 4 and 4/4 design -- Rated for Rifle use
 - All ballistic Plates, Joint Strips, Chambers
 - Legs, Supports and hardware under trap (concrete pad provided by others)

- 1 **Screw Conveyor System** 36,850.00

- 1 **Dust Collection System** 71,325.00

- 1 **Boom and Roof for TCT** 93,325.00

- 1 **Wide Span "Tactical" Baffle Package** 272,800.00
 - 52' Wide Widespan Baffles
 - Tactical Design to cover from the 25 yard line into the bullet trap
 - Includes all steel plates, joint strips, hanging brackets, wood fascia
 - Rated for .223/.308 rifle use

NOTE: This does not include the Concrete sidewalls, footings, support columns, box trusses, or concrete walls to support the weight of the Ballistic steel baffles. The provider of these items need to coordinate with Action Target to assure they are designed and installed properly.

1	Shipping	25,000.00
1	Full Factory Installation	110,000.00
	Total	<u>795,775.00</u>

Payment Terms:

Schedule of Values

Shipping Terms:

Delivered

Installation Terms:

ATI Full Factory Installation

Terms and Conditions:

You must reference the Order Number above on your purchase order to secure best price. Price will be honored for 60 days from the quotation date if no other date is specified herein. Action Target reserves the right to adjust installation costs based upon the actual site conditions encountered. Unless explicitly itemized, price does not include taxes, bonds, fees, assessments, licenses, mandatory wage requirements or other regulatory costs which may be applicable to the job site.

Comments:

This is a very Rough Order of Magnitude quote for range equipment for Venice PD's "hybrid" type range.

Quote is based off the following:

Range will have 10 lanes/shooting positions with a 25 yard shooting distance. Each lane will be 5' wide and have 1 turning target each. Bullet Trap and Baffles will be rated to handle rifle rounds up to and including .223 and .308.

Quote does not include the following. Owner or contractor to provide. It is the owners responsibility to relay this info on to the contractor if they are responsible for providing it:

- 1) Off-loading of all equipment at the job-site.
- 2) All dirt work (grading, leveling, drainage, etc).
- 3) Dirt berms behind the targetry, and also side berms/walls.
- 4) Any concrete walls, roofs, pads, sidewalks, etc.
- 5) Any electrical outlets and junction boxes. (ATI will provide drawings showing what is needed.)
- 6) A protective kneewall (unless specifically noted in quote).
- 7) Any conduit lines and pull strings. (ATI will provide drawings showing what is needed.)
- 8) A Control/Storage shed (or Range Tower) for the air compressor and controls. Needs to be 8' x 10' with louver vents for good ventilation inside the shed. Shed needs to be in direct line of site to the targetry.

- 9) Any covered areas or structures where shooters are shooting from.
- 10) Any special licenses, union wages, special bonds, permits, acoustical products, special insurance requirements, or any other special fee's.
- 11) Engineered or stamped drawings.
- 12) Any light fixtures and lighting, if needed.
- 13) Dumpster or Disposal costs (Dumpster provided by others).
- 14) Removal and disposal of any existing equipment.
- 15) Trusses, Columns or any support structure to hang the baffle system from.

Items above must be provided prior to arrival of ATI installer(s) to avoid any delays in the installation and any re-mobilization fees.

A final review of plans and scope is required before accepting any order.

This (Proposal/Submittal/Document) and all drawings, specifications and other design documents contain proprietary information and is submitted for evaluation purposes, and shall not be disclosed, duplicated or reproduced, in whole or in part, without prior writ



June 2, 2014

TLC ENGINEERING FOR ARCHITECTURE
255 South Orange Avenue, Suite 1600
Orlando, FL 32801

Attn: Marwan Rashid
(407) 487-1407

Dear Mr. Rashid:

Per your recent request, please find following our quotation 15-0991-CJP for a 90' Sabre Monopole.

If you have any questions or require further information, please feel free to contact me at (800) 369-6690, ext. 11612.

Sincerely,
SABRE COMMUNICATIONS

A handwritten signature in black ink, appearing to read "Chad Peters".

Chad Peters
Southeast Sales Manager

Enclosure: Per Above

CJP: kl

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - 712.258.6690 - Fax 712.279.0814



PROPOSAL

Prepared for: **TLC ENGINEERING FOR ARCHITECTURE** Proposal No.: **15-0991-CJP** Page **1** of **4**
255 South Orange Avenue, Suite 1600 Date: **6/2/2014**
Orlando, FL 32801 Reference: **90' Monopole/City of Dover, NH**
Attn: Marwan Rashid Freight: **Origin** Payment Terms: **TBD**

SABRE MONOPOLE

Quantity of one (1) Sabre Monopole. The monopole has an overall height of 90'. The overall height of this monopole includes the foundation projection.

The monopole will be eighteen-sided and tapered in design with a top diameter of 16" and a base diameter of 28.85".

The monopole will be designed for a basic wind speed of 95 mph with 0" of radial ice, and 40 mph with 1" of radial ice, in accordance with ANSI/TIA-222-G.

Revision G Parameters:

- Structure Class III
- Exposure Category C
- Topographic Category 1

****Refer to Notes section for definitions of Revision G parameters.**

The monopole will be designed to support the following equipment:

	ANTENNA MODEL NUMBER (QTY)	RADOME		ELEVATION C.O.R.	TX. LINE SIZE & TYPE	FREQUENCY	AZIMUTH TO NORTH	ANTENNA MOUNT	MOUNT PROVIDED	
		YES	NO						YES	NO
1	(3) ANT150F6		X	90' @ Base	(3) LDF5-50A	N/A	Unknown	Three (3) 6' Sidearms with Collar Mount		X
2	(1) PTP 600 Series (Connectorized)		X	89'	(1) Cat 5	N/A	60°	Tri-Collar Mount		X
3	(3) ANT150F6		X	65' @ Base	(3) LDF5-50A	N/A	Unknown	Three (3) 6' Sidearms with Collar Mount		X

ITEM I MONOPOLE MATERIALS.....\$ 15,404.00

Materials to be provided include:

- Complete monopole steel and hardware
- Anchor bolts and templates, (4) bolts 84" long
- Step Bolts
- Seven (7) 6" x 12" access ports with J hooks (see notes)
- Three (3) 10.5" x 25.5" access ports (see notes)
- DBI 100' Safety Climb without harness
- One (1) 10' x 3/4" lightning rod copper clad and stiffener
- One (1) 2-7/8" x 15' lightning rod ext.
- TIA standard grounding kit
- P.E. certified profile drawings (see notes)
- P.E. certified foundation design (see notes)
- Final erection drawings

MONOPOLE FREIGHT TO STRAFFORD COUNTY, NH.....\$ 5,433.00

ANCHOR BOLT FREIGHT TO STRAFFORD COUNTY, NH.....\$ 448.00



PROPOSAL

Prepared for: TLC ENGINEERING FOR ARCHITECTURE
255 South Orange Avenue, Suite 1600
Orlando, FL 32801
Attn: Marwan Rashid
Proposal No.: 15-0991-CJP
Date: 6/2/2014
Reference: 90' Monopole/City of Dover, NH
Freight: Origin
Page 2 of 4
Payment Terms: TBD

Table with 2 columns: Description and Price. Includes items like 'Three (3) 6' Sidearms with Collar Mount @ the 90' elevation' for \$1,326.00.

* With the purchase of options additional freight charges may be incurred.

NOTES: Terms will be finalized upon credit approval.

Classification of Structure:

- Class Three
Structures used primarily for essential communications such as: civil or national defense, emergency, rescue or other disaster operations, military and navigation facilities.

Exposure Category:

- Exposure C
Open terrain with scattered obstructions having heights generally less than 30 feet. This category includes flat, open country, grasslands and shorelines in hurricane prone regions. Exposure C is the standard default for exposure categories.

Topographic Category:

- Category 1
No abrupt changes in general topography, e.g. flat or rolling, no wind speed-up consideration shall be required. Category one is the standard default for the topographic categories.

This quotation is based on ANSI/TIA-222-G and Customer provided specifications. Any information not provided by ANSI/TIA-222-G or the Customer has not been considered.

Foundation and anchor bolt designs are based strictly on ANSI/TIA-222-G. Any additional requirements may result in increased foundation size and price increases.

Dimensional information is preliminary only; it may change based on final engineering.

All Sabre mounts are designed in accordance with antenna specifications. If different pipe size is required at time of order, additional costs may be incurred.

Cable type safety climbing device provided does not include harness.

Sabre's standard access port size is 6" x 12". If access ports other than as specified in this proposal are required, additional costs may be incurred.

Three (3) access ports will be provided. Elevations and azimuths must be specified at the time of order.



PROPOSAL

Prepared for: TLC ENGINEERING FOR ARCHITECTURE Proposal No.: 15-0991-CJP Page 3 of 4
255 South Orange Avenue, Suite 1600 Date: 6/2/2014
Orlando, FL 32801 Reference: 90° Monopole/City of Dover, NH
Attn: Marwan Rashid Freight: Origin Payment Terms: TBD

Freight charges quoted are for provided materials only. Additional freight charges may be incurred with the order of additional items.

All antennas, transmission lines, jumpers, ground kits, hangers, and hardware are to be provided and installed by others.

All monopole materials will be hot dip galvanized as outlined in ASTM A-123.

This proposal does not include any sales, use, excise, contractors or any other taxes not specifically detailed in this proposal.

Optional items do not include installation prices.

The permit package includes a profile drawing of the structure with member sizes; descriptive notes; structural calculations; a table of supported antennas, mounts and feedlines; and a foundation sketch and calculations (if applicable).

Storage charges of \$350.00 per month may apply starting sixty (60) days after original scheduled ship date.

Due to material price fluctuations, Sabre reserves the right to review all material pricing prior to accepting any order. Any structure order placed on hold is subject to a price review at the time of its release from hold status.

Due to freight price fluctuations, Sabre reserves the right to review all freight pricing prior to accepting any order.

Pricing is subject to review at the time of order. Additional costs may be applied at that time.

Title, ownership, risk of loss, risk of material obsolescence and risk of material market value decline shall pass to the Customer upon invoicing or shipment to Customer, whichever occurs earlier in time.



PROPOSAL


Prepared for:	TLC ENGINEERING FOR ARCHITECTURE	Proposal No.:	15-0991-CJP	Page	4	of	4
	255 South Orange Avenue, Suite 1600	Date:	6/2/2014	Reference:	90' Monopole/City of Dover, NH		
	Orlando, FL 32801	Freight:	Origin	Payment Terms:	TBD		
	Attn: Marwan Rashid						

Delivery will be approximately 4 to 6 weeks after receipt of required information and contingent upon backlog at the time of order.

This proposal is based on the terms and conditions proposed above including the attached standard terms and conditions and is subject to our review and final acceptance of your order. No other terms are valid unless signed by an authorized officer of Sabre Communications.

Submitted By: Sabre Communications Corporation

Acceptance of Customer:


 Chad Peters
 Southeast Sales Manager

Please enter our order for the above items in accordance with this proposal.

Signature _____

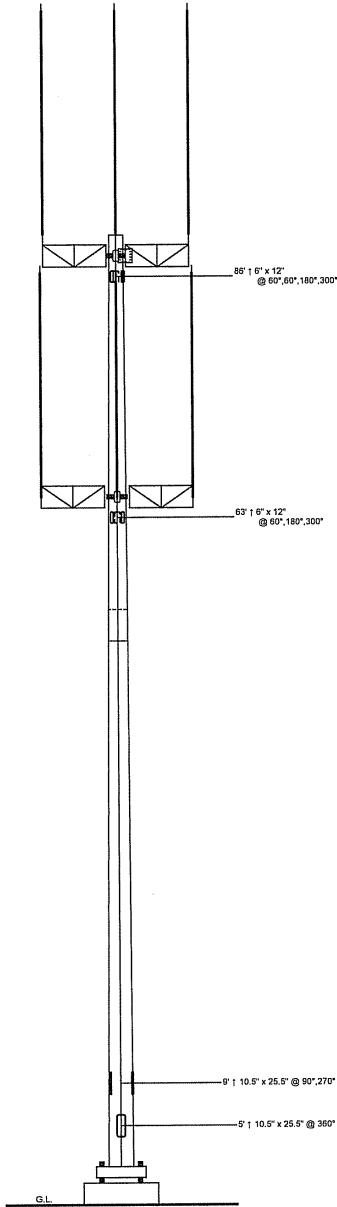
Name (print) _____

Title _____ Date _____

Purchase Order No. _____

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN

Section	1	2
Length (ft)	36'-5"	53'-3"
Number of Sides	18	
Lap Splice (ft)	3'-0"	
Top Diameter (ft)	16"	20.88"
Bottom Diameter (ft)	21.81"	28.95"
Taper (in/ft)		0.15
Grade		A472-65
Weight (lbs)	2235	4365



Designed Appurtenance Loading

Elev	Description	Tx-Line
100.67	(3) ANT150F6s	(3) LDF5-50A
90	(3) 6ft Sidearms	
88	Flush Mount (Monopole Only)	
88	(1) PTP 600 Series (Connectorized)	(1) Cat 5
75.67	(3) ANT150F6s	(3) LDF5-50A
65	(3) 6ft Sidearms	

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	9.3	9.7	585	4.1	4.24
3s Gusted Wind 0.9 Dead	7	9.7	580	4.1	4.2
3s Gusted Wind&Ice	20.8	2.2	145	1.1	1.08
Service Loads	7.6	1.9	113	0.8	0.82

Base Plate Dimensions

Shape	Width	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Square	32.5"	1.75"	34.5"	4	2.25"

Notes

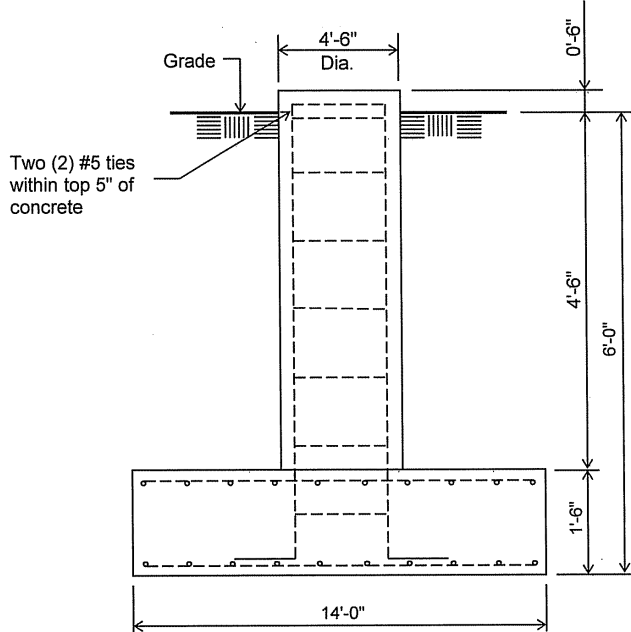
- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) The Monopole was designed for a basic wind speed of 95 mph with 0" of radial ice, and 40 mph with 1" of radial ice, in accordance with ANSI/TIA-222 -G-2 (2009), Structure Class III, Exposure Category C, Topographic Category 1.
- 5) Full Height Step Bolts

	Sabre Communications Corporation 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 278-6690 Fax: (712) 278-2814	Quote:	15-0991-CJP
	<small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small>	Customer:	TLC ENGINEERING FOR ARCHITECTURE
	Site Name:	City of Dover, NH	
	Description:	90' Monopole	
	Date:	6/2/2014	By: TRJ Page: 1

Customer: TLC ENGINEERING FOR ARCHITECTURE
Site: City of Dover, NH

90' Monopole at
95 mph Wind with no ice and 40 mph Wind with 1 in. Ice per ANSI/TIA-222-G.

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(13.83 Cu. Yds. each)
(1 REQUIRED; NOT TO SCALE)

Notes:

- 1). Concrete shall have a minimum 28-day compressive strength of 4000 PSI, in accordance with ACI 318-05
- 2). Rebar to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation design is based on the geotechnical report by Ransom Consulting, Project No. 131.05059, dated March 10, 2014.
- 6). See the geotechnical report for compaction requirements, if specified.

- 7). The foundation is based on the following factored loads:
Moment (kip-ft) = 584.75
Axial (kips) = 9.28
Shear (kips) = 9.69

Rebar Schedule per Pad and Pier	
Pier	(20) #7 vertical rebar w/hooks at bottom w/#5 ties, two within top 5" of top of pier then 12" C/C
Pad	(16) #8 horizontal rebar evenly spaced each way top and bottom (64 Total)

- 8). This is a design drawing only. Please see final construction drawings for all installation details.

Information contained herein is the sole property of Sabre Towers & Poles, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Towers & Poles.

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

19. **PHOTOGRAPHS:** Sabre at all times reserves the right to take pictures of any or all of its Products after installation for advertising purposes, except those which are under classified government control.

20. **SABRE'S EMPLOYEES:** Sabre reserves the right to determine which of its employees will be assigned to a particular project, to replace or reassign such employees and/or subcontract to qualified third persons part or all of the performance of any Services requested hereunder. Customer may request the removal or reassignment of Sabre's employees on a nondiscriminatory basis at any time and Sabre will promptly provide a suitable replacement. Sabre's employees will comply with all generally applicable work and security rules of Customer.

21. **INDEPENDENT CONTRACTORS:** The parties' relationship during the term of this Agreement shall be that of independent contractors. Neither party shall have, nor shall represent that it has, any power, right or authority to bind the other, or to assume or create any obligation or responsibility, express or implied, on behalf of the other or in such other party's name, except as herein expressly provided. Nothing stated in this Agreement shall be construed as constituting a partnership, joint venture or as creating the relationships of employer/employee or principal/agent between the parties.

22. **NOTICES:** All notices, requests, demands, claims and other communications hereunder will be in writing. Any notice, request, demand, claim or other communication hereunder will be deemed duly given if it is received and/or sent by facsimile, receipted delivery or certified mail, return receipt requested, postage prepaid, and addressed to the intended recipient at the address set forth in the Proposal. Either party may change the address to which notices, requests, demands, claims, and other communications hereunder are to be delivered by giving the other party notice in the manner herein set forth. Each party agrees to promptly provide written notice of any suspected breach of this Agreement, the specifics of any claim of breach or for damages and to provide the other with a reasonable opportunity to investigate and cure any curable matter. In order to bring an action against Sabre for damages, Customer must give notice to Sabre of any claim for damages within six (6) months of the date the claim arises. No claim of breach of this Agreement shall be made by Customer unless and until all uncontested amounts are paid to Sabre.

23. **WAIVER:** Any waiver of any breach of this Agreement shall not be effective unless set forth in a writing signed by an officer of the waiving party.

24. **SURVIVAL:** The termination of this Agreement shall not affect the obligations of either party to the other that arises under the terms and conditions of this Agreement, rights arising from this Agreement, or causes of action which have accrued prior to the date of the termination.

25. **DISPUTES:** The parties agree that any controversy or claim (whether such controversy or claim is based upon statute, contract, tort or otherwise) arising out of or relating to this Agreement, any performance or dealings between the parties, or any dispute arising out of the interpretation or application of this Agreement or any dealings between the parties and/or their respective directors, managers, partners, officers, employees or agents ("**Dispute**"), which the parties are not able to resolve, shall be resolved as follows:

a. The parties will endeavor to settle the Dispute through mediation under the Construction Industry Mediation Rules of the American Arbitration Association ("**AAA**") before recourse to arbitration. Any action for breach of warranty must be commenced within one (1) year after the cause of action accrues. Once one party files a request for mediation with the other party and with the AAA, the parties agree to conclude the mediation within thirty (30) days of filing the request. The mediation shall be conducted in the city where the party commencing the mediation is located. The parties agree to share the fees and expenses of mediation equally.

b. Any Dispute not resolved by mediation, shall be decided by a single arbitrator pursuant to the Construction Industry Arbitration Rules of the AAA then in effect and shall be conducted in the city where the party commences the arbitration. The arbitrator will have the authority to grant injunctive relief in a form similar to that which a court of law would otherwise grant. Judgment upon the award rendered by the arbitrator shall be entered in any court having jurisdiction thereof. The arbitrator will be mutually chosen from a panel of licensed attorneys familiar with the subject matter of this Agreement having at least fifteen (15) years of professional experience and will be appointed within thirty (30) days of the date the demand for arbitration was sent to the other party. Discovery will be permitted in accordance with the Federal Rules of Civil Procedure of the United States of America. If an arbitration proceeding is brought pursuant to this Agreement, the prevailing party will be entitled to recover reasonable attorneys' fees, costs and necessary disbursements incurred in addition to any other relief to which such party may be entitled except that, by the express agreement of the parties, the arbitrator shall not have the power to award incidental, consequential, special, indirect, punitive or exemplary damages. Neither the parties nor the arbitrator may disclose the existence, content or results of the arbitration, except as necessary to enforce award or to comply with legal or regulatory requirements. Before making any such disclosure, the party intending to make the disclosure shall give the other party written notice of such intention and shall afford the other party a reasonable opportunity to protect its interests, which such period shall not be less than twenty (20) days from the non-disclosing party's receipt of the aforementioned written notice. The parties agree that all parties necessary to resolve the claim shall be the parties to the same arbitration proceedings. Appropriate provisions shall be included in all other contracts relating to the work to provide for the consolidation of arbitrations. If Sabre continues to perform, Customer shall continue to make payments in accordance with this Agreement. Nothing herein shall prohibit Sabre from filing a mechanics lien against the real estate or the real estate interest on which any Services are performed. This agreement to arbitrate shall be governed by the Federal Arbitration Act.

26. **SEVERABILITY:** If any provision of this Agreement is held to be illegal, invalid, or unenforceable under present or future laws during the term hereof, such provision shall be fully severable. This Agreement shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof, and the remaining provisions hereof shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance herefrom. Furthermore, in lieu of such illegal, invalid, or unenforceable provision there shall be added automatically as a part of this Agreement a legal, valid, and enforceable provision as similar in terms to the illegal, invalid, or unenforceable provision as may be possible.

27. **GOVERNING LAW:** This Agreement shall be governed by the laws of the State of Iowa. Jurisdiction to enforce the mediation and arbitration provisions of this Agreement is agreed to be in the Federal and/or State District Courts located in Woodbury County, Iowa.

28. **ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between the parties and may only be modified by a written instrument executed by an authorized officer of both parties. All negotiations and representations (if any) made prior, and with reference to the subject matter of this Agreement, are merged herein. Neither Sabre nor Customer shall be bound by any oral agreement or representation, irrespective of when made. Sabre and Customer agree that Customer's preprinted forms, including Customer's Purchase Order, are for convenience only and all terms and conditions stated thereon which are inconsistent with these Standard Terms and Conditions are void and of no effect and are hereby expressly rejected by Sabre.

Program / Interior Space Needs Analysis

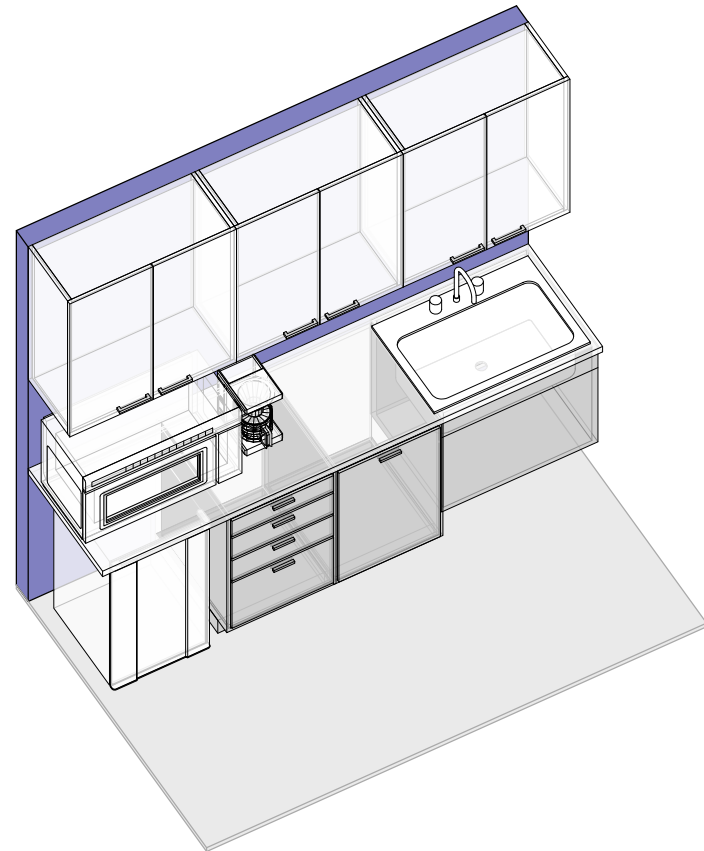
Break Area / Coffee Bar

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

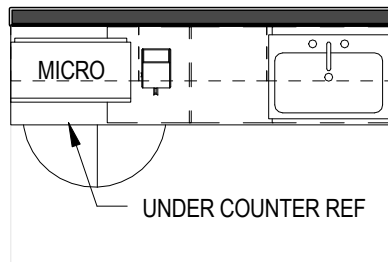
Area Standards:

Area:	40 S.F.
Dimensions:	Approximately 8'-0" x 5'-0"
Description:	Coffee Bar
Components:	Options: Under Counter Refrigerator Microwave Coffee Pot
Comments:	

Isometric View



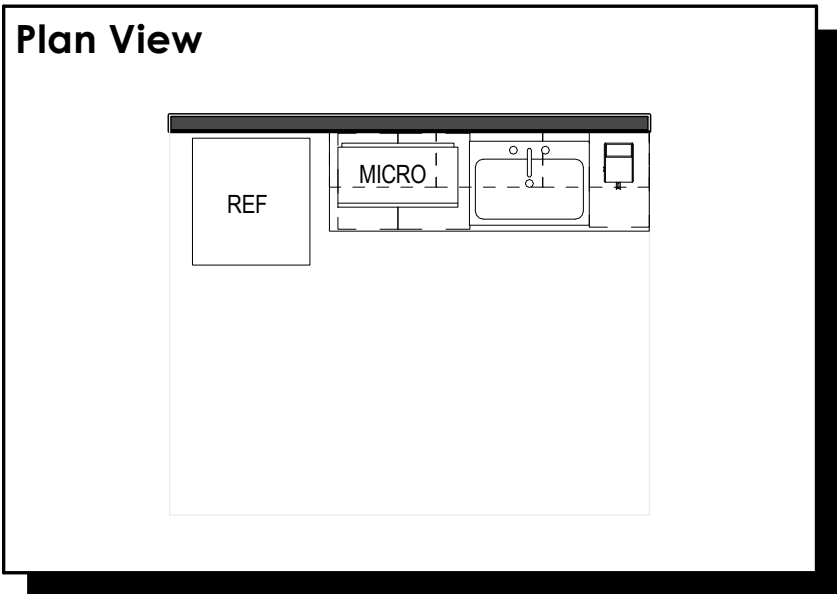
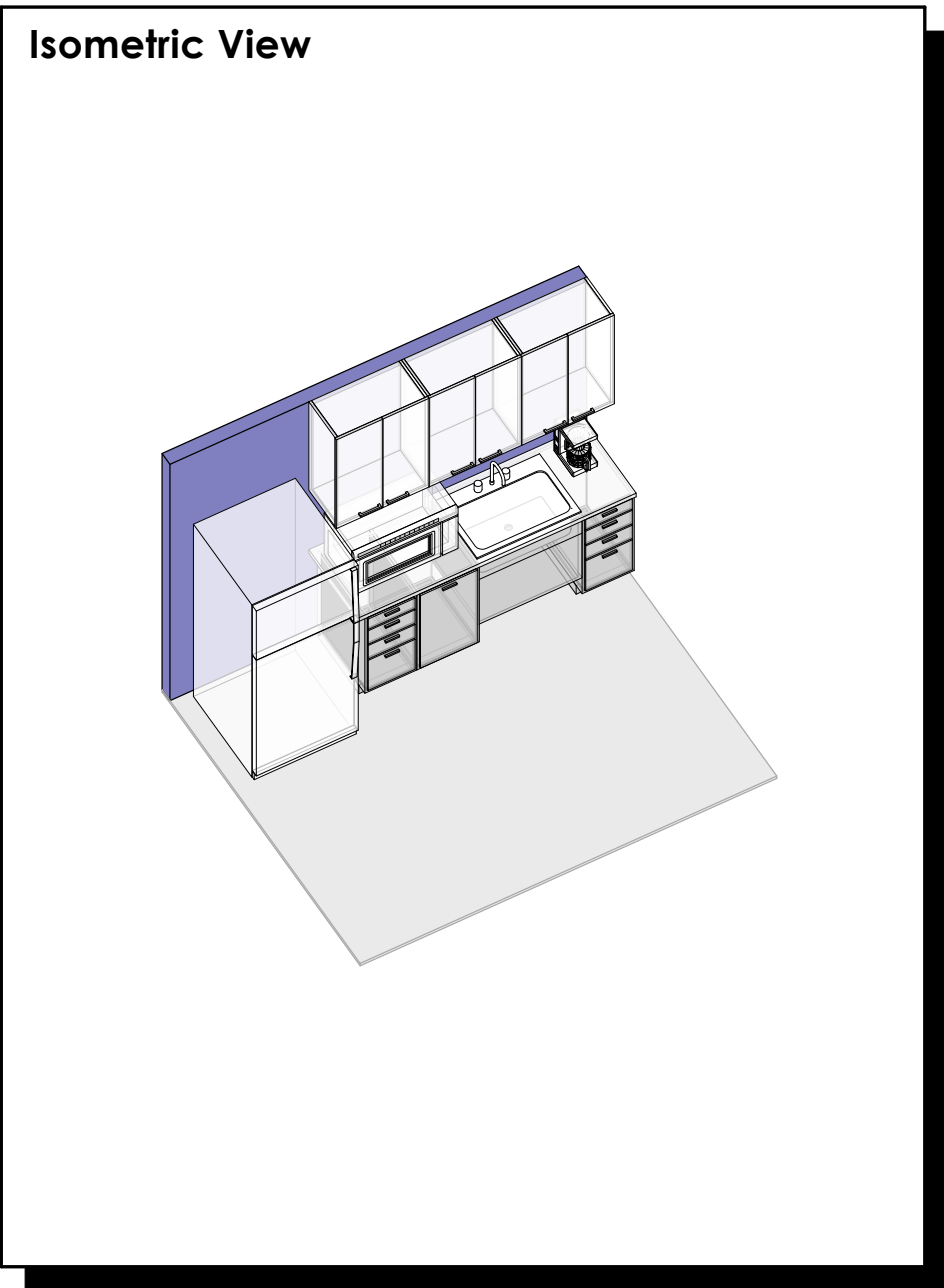
Plan View



Program / Interior Space Needs Analysis

Break Area

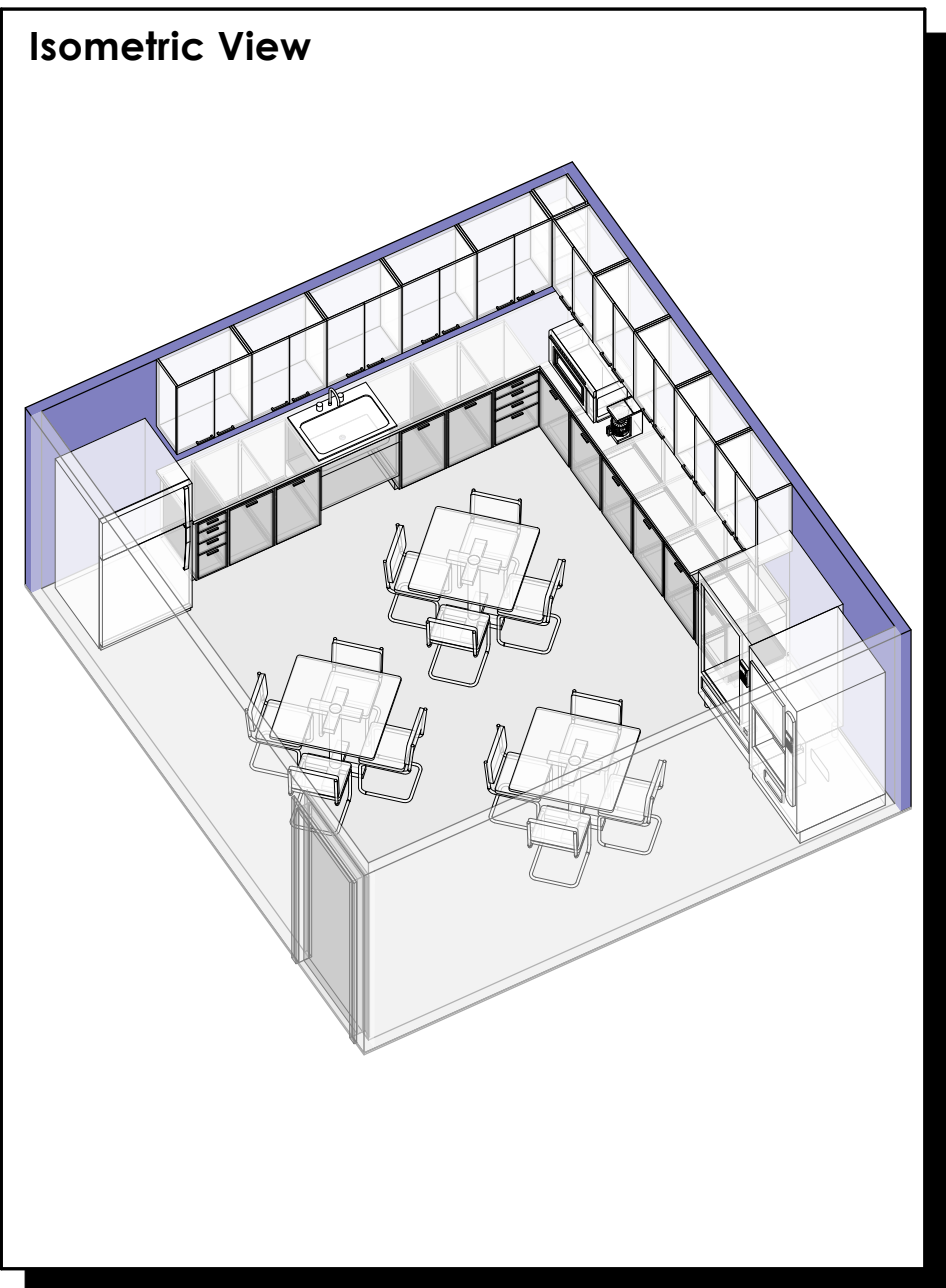
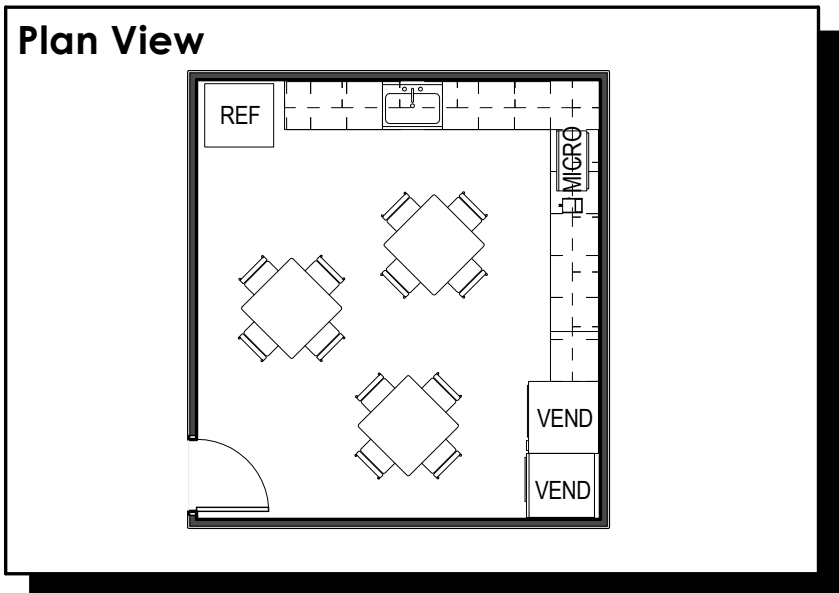
Area Standards:	
Area:	80 - 100 S.F.
Dimensions:	Approximately 10'-0" x 8'-0"
Description:	Break Area with Coffee Bar
Components:	Options: Refrigerator Microwave Coffee Pot
Comments:	



Program / Interior Space Needs Analysis

Break Area

Area Standards:	
Area:	400 S.F.
Dimensions:	18'-0" x 22'-0"
Description:	Break Area with Seating
Components:	Tables (3) 3'-0" x 3'-0" Chairs (12) Options: Refrigerator Microwave Coffee Pot Vending Machines
Comments:	



Program / Interior Space Needs Analysis

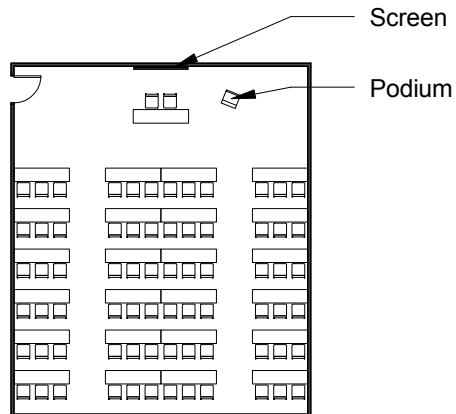
Community Meeting Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

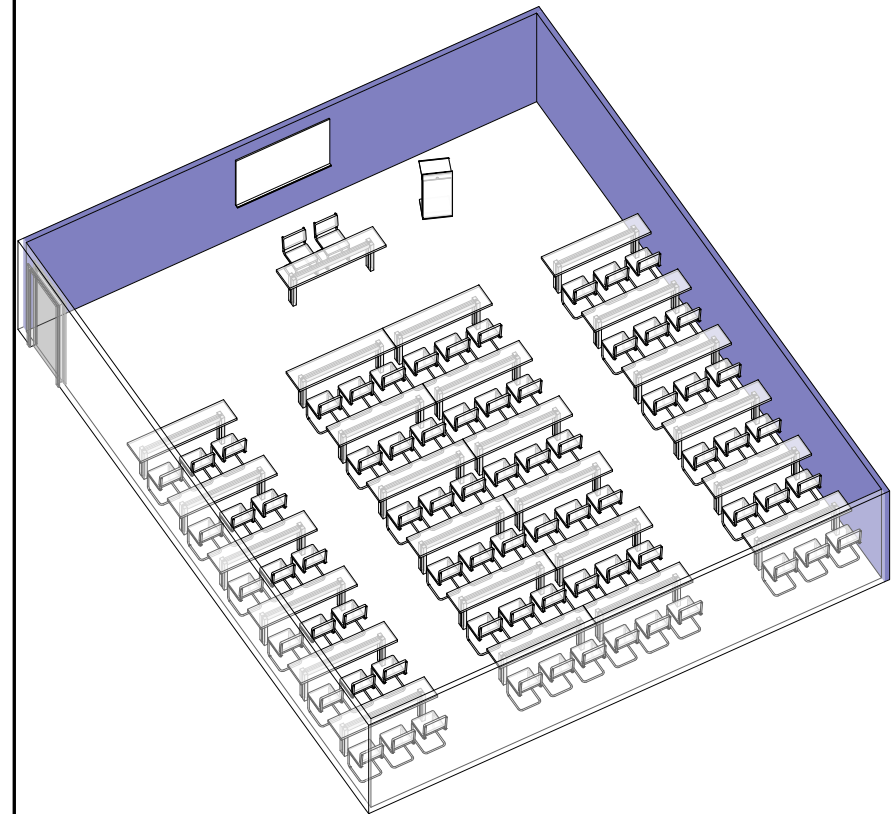
Area Standards:

Area:	1100 S.F.
Dimensions:	Approximately 30'-0" x 38'-0"
Description:	Community Meeting Room
Components:	Tables (25) Pull-Up Chairs (74) Podium Screen
Comments:	Acoustically Treated Walls

Plan View



Isometric View



Program / Interior Space Needs Analysis

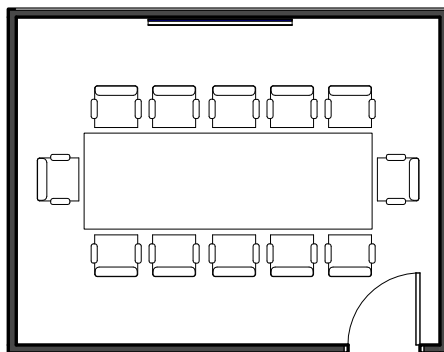
Conference Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

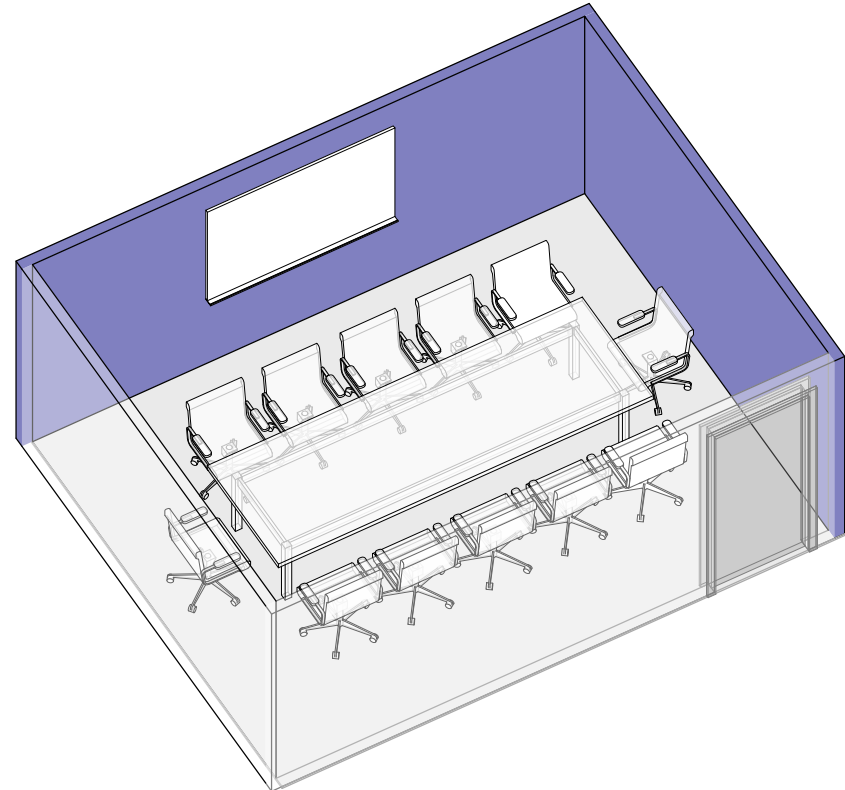
Area Standards:

Area:	240 - 280 S.F.
Dimensions:	Approximately 18'-0" x 14'-0"
Description:	Meeting Room
Components:	Conference Table 12'-0" x 4'-0" Task Chairs (8-12) Whiteboard/Media Board
Comments:	Acoustically Treated Walls

Plan View



Isometric View



Program / Interior Space Needs Analysis

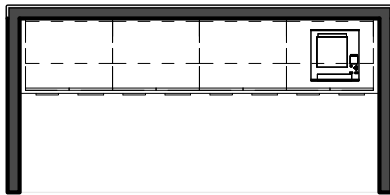
Copy / Fax / Office Supply Alcove

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

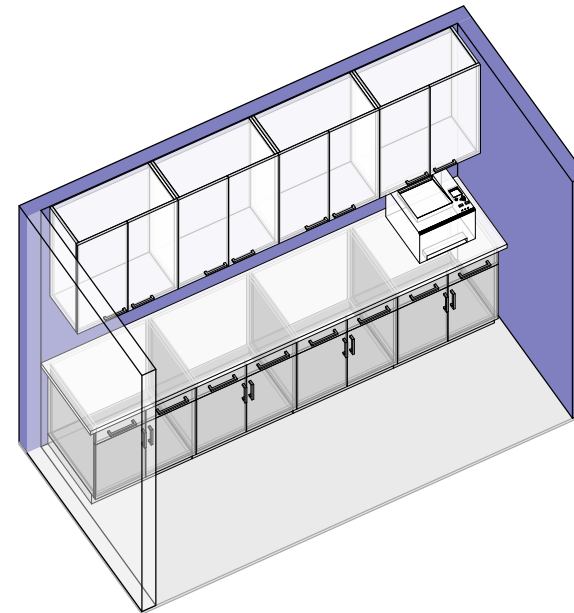
Area Standards:

Area:	80 S.F. - 120 S.F.
Dimensions:	Approximately 8'-0" x 10'-0"
Description:	Small Work Area
Components:	Copy Machine Fax Machine Printer Waste Receptacle / Recycling
Comments:	

Plan View



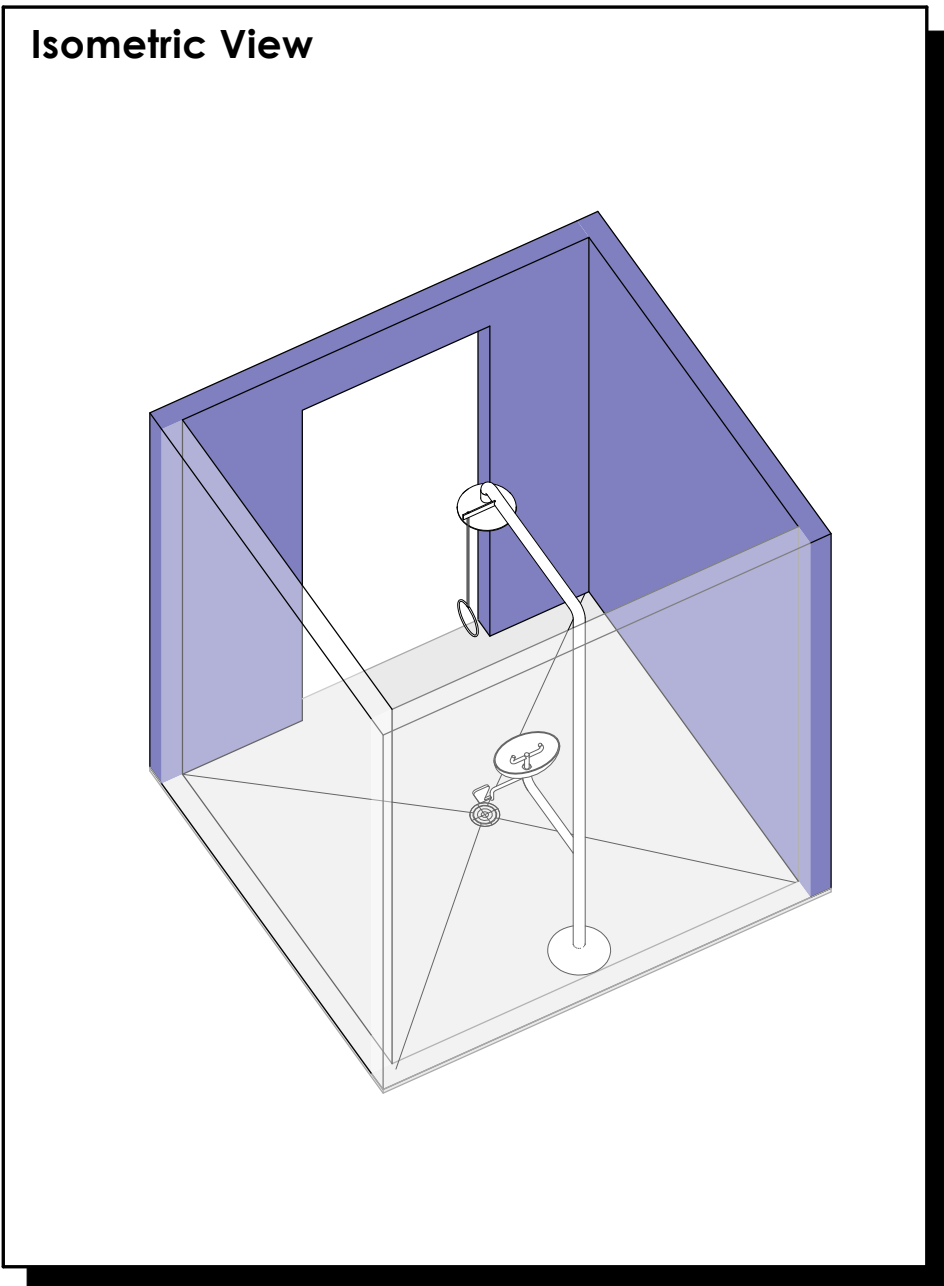
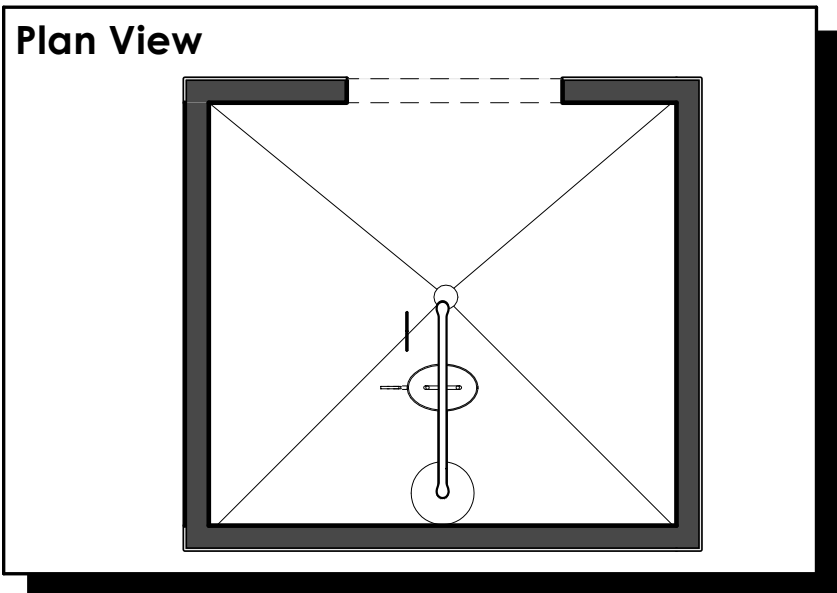
Isometric View



Program / Interior Space Needs Analysis

Decontamination

Area Standards:	
Area:	40-50 S.F.
Dimensions:	6'-0" x 7'-0"
Description:	Decontamination Room
Components:	Options: Emergency Eyewash / Shower
Comments:	

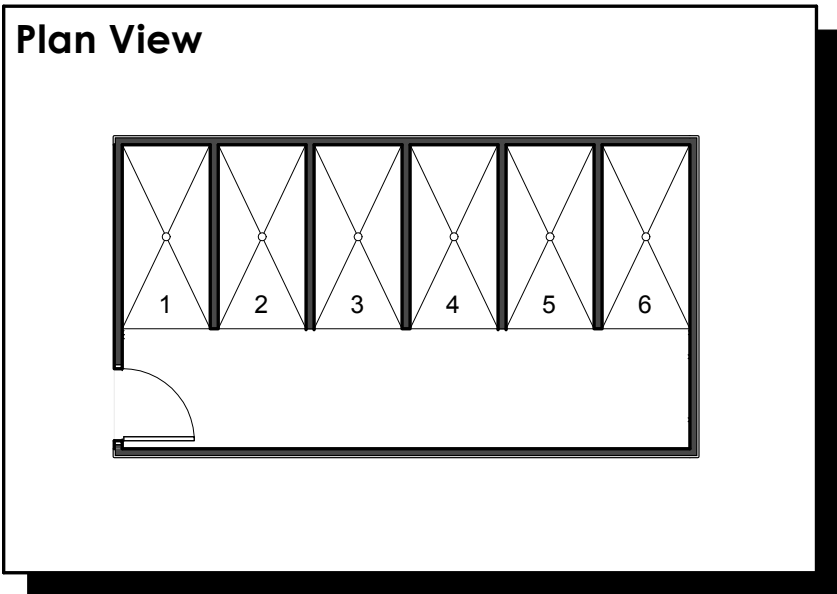
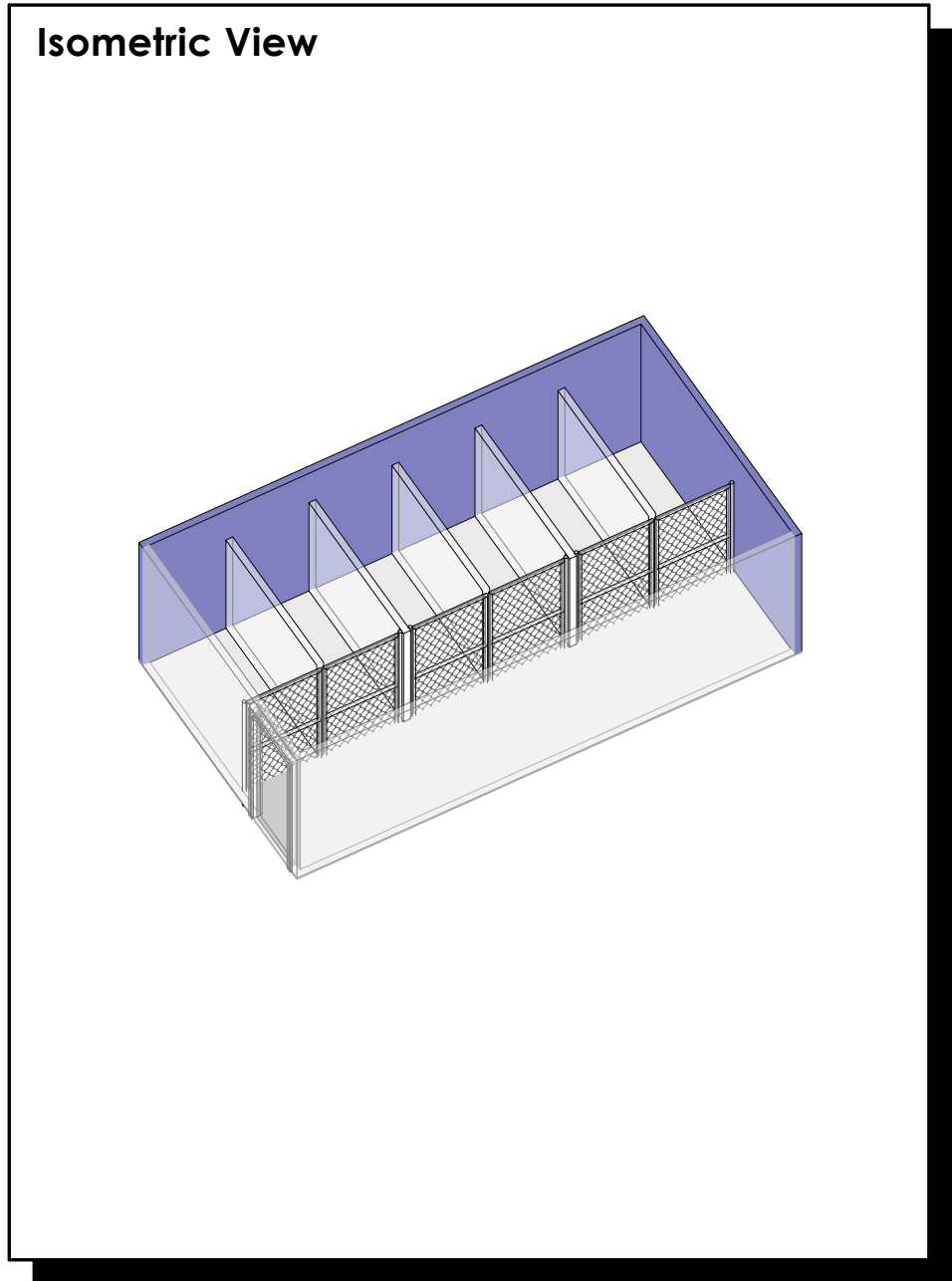


Program / Interior Space Needs Analysis

Dog Kennels

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

Area Standards:	
Area:	180 - 200 S. F. plus circulation
Dimensions:	Approximately 8'-0" x 4'-0" each
Description:	Dog Kennels
Components:	Dog Kennels (6) Partial Height Walls Chain Link Doors Floor Drains
Comments:	



Program / Interior Space Needs Analysis

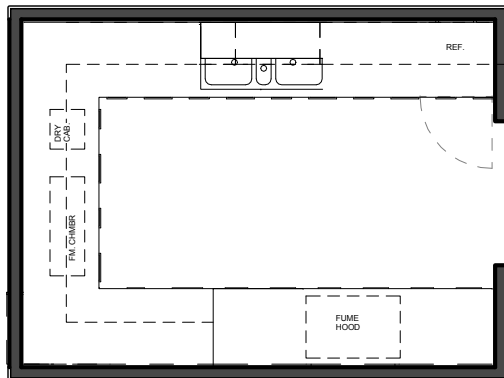
Evidence Processing Lab

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

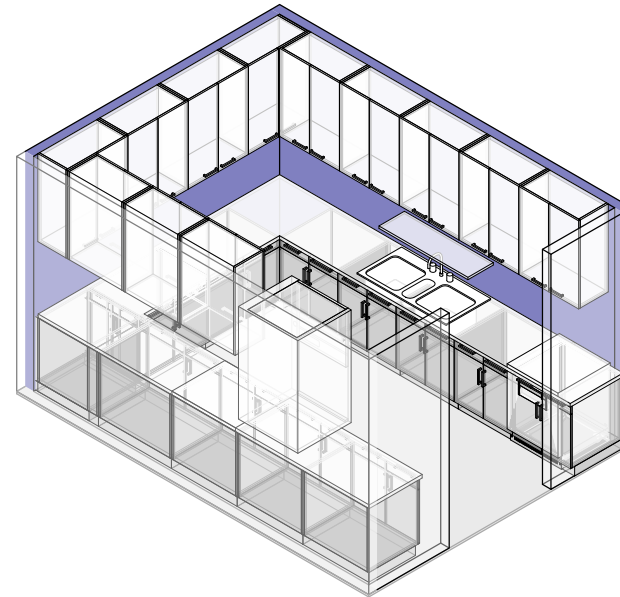
Area Standards:

Area:	60 S.F. - 100 S.F.
Dimensions:	Approximately 6'-0" x 10'-0"
Description:	Evidence Processing and Decon.
Components:	Extra Wide, Deep Sink with Utility Shelf Under Counter Refrigerator Low Counter for Fume Hood Upper Cabinet Storage Base Cabinet Storage
Equipment:	Fume Hood, Fuming Chamber, Drying Cabinet

Plan View



Isometric View



Program / Interior Space Needs Analysis

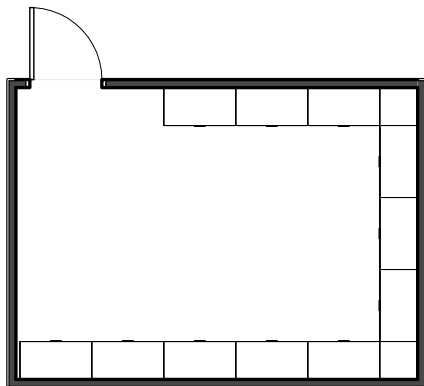
File Storage Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

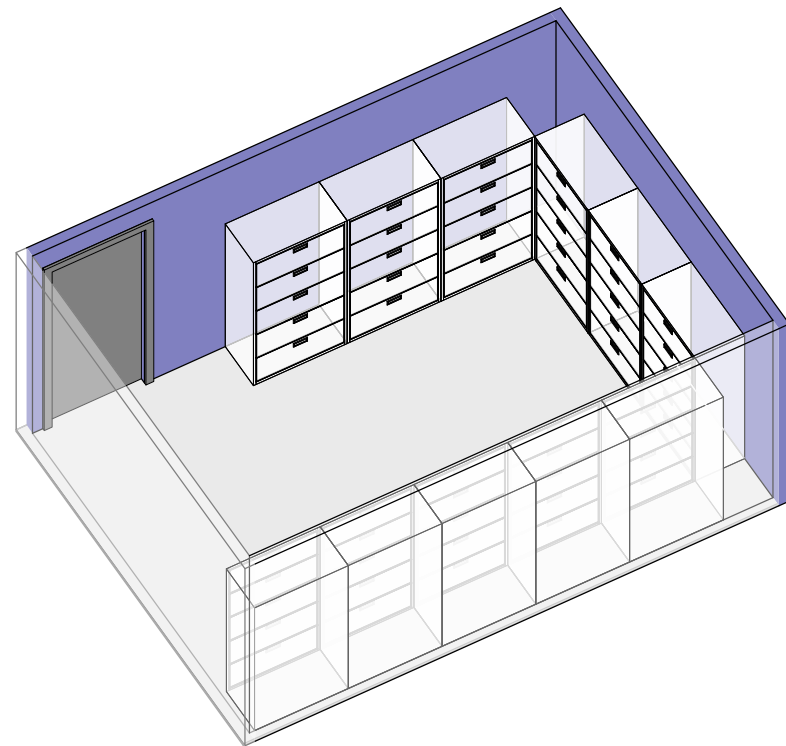
Area Standards:

Area:	120 - 175 S. F.
Dimensions:	Approximately 15'-0" x 10'-0"
Description:	File Storage
Components:	Lateral Files (11) 3'-0" x 1'-7"
Equipment:	

Plan View



Isometric View



Program / Interior Space Needs Analysis

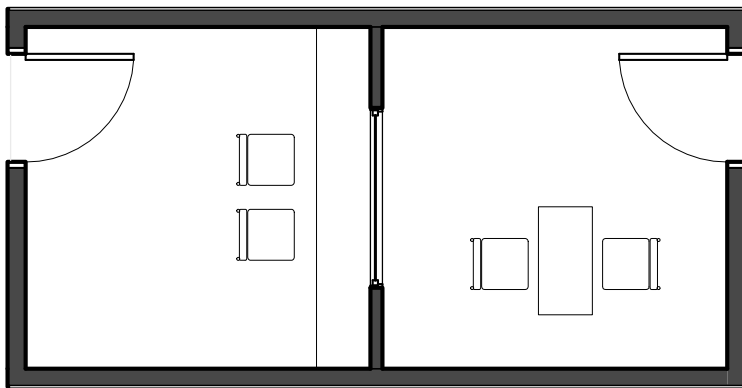
Interview Room w/ Observation Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

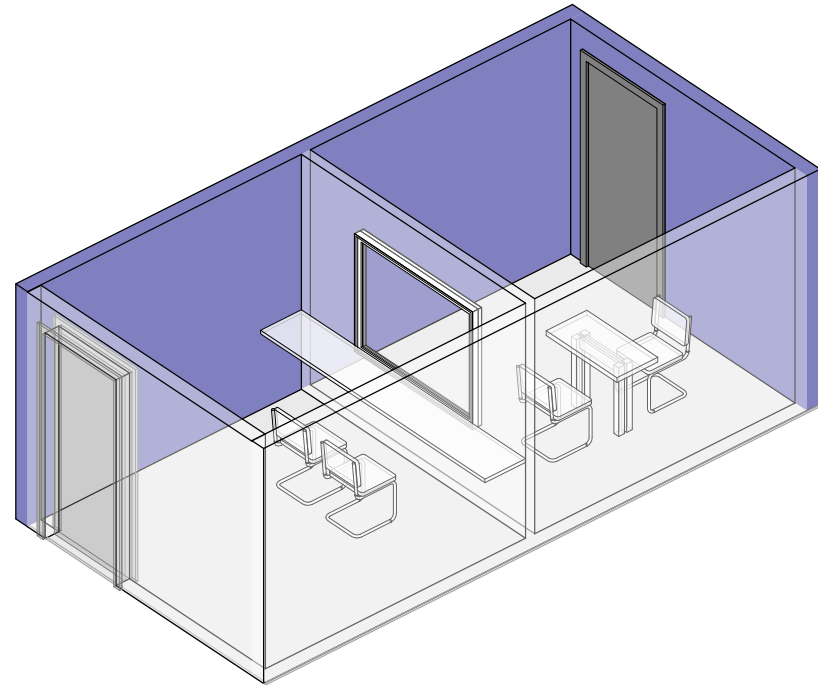
Area Standards:

Area:	100 - 200 S. F.
Dimensions:	Approximately 10'-0" x 10'-0" (2)
Description:	Interview room with observation room
Components:	Table (1) Per Room 4'-0" x 2'-0" Chairs (2) per room Double Insulated Walls (Higher STC Rating) Options: Built-in Counter in Observation
Comments:	Darker paint in observation room

Plan View



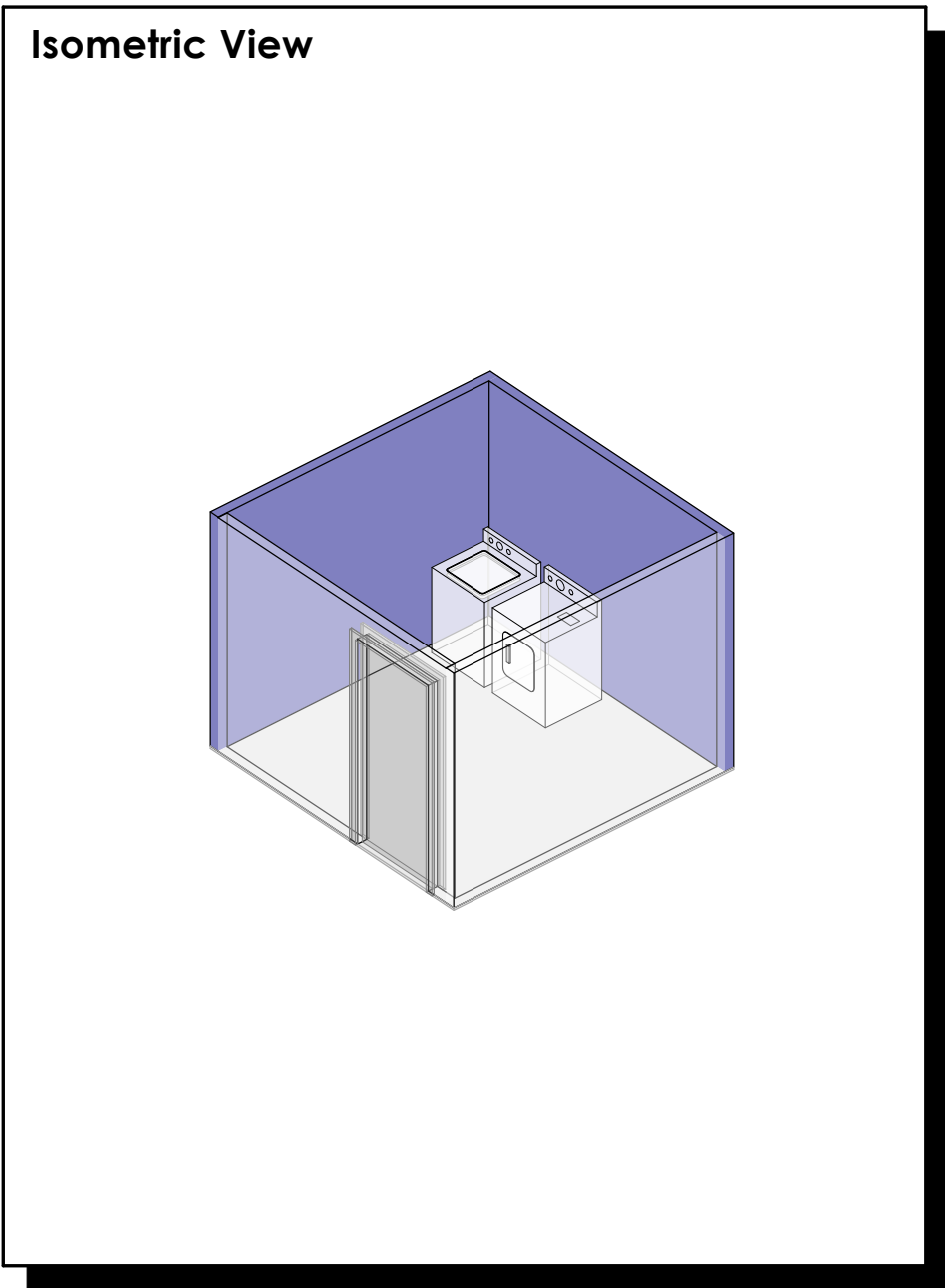
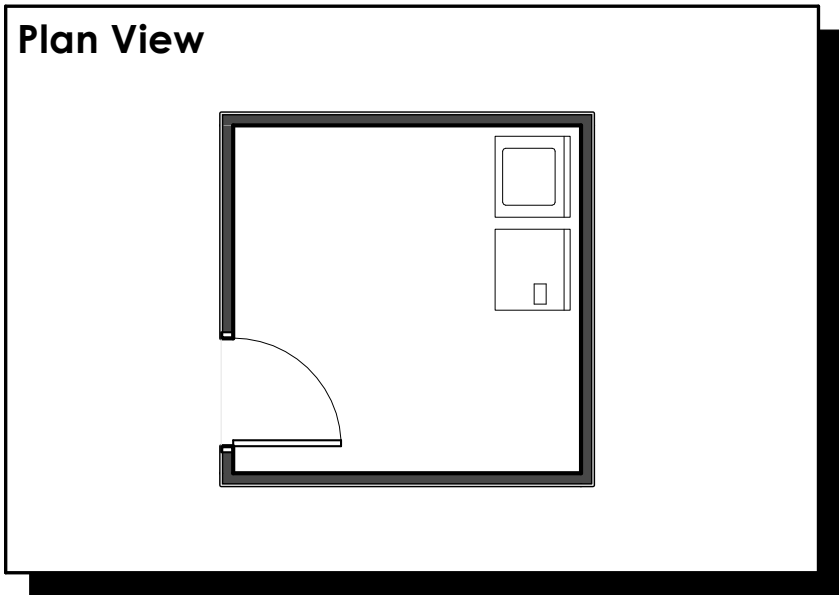
Isometric View



Program / Interior Space Needs Analysis

Laundry Room

Area Standards:	
Area:	80 S.F. - 100 S. F.
Dimensions:	Approximately 10'-0" x 10'-0"
Description:	Laundry Room
Components:	Washing Machine (1) 2'-3" x 2'-3" Drying Machine (1) 2'-3" x 2'-3"
Comments:	



Program / Interior Space Needs Analysis

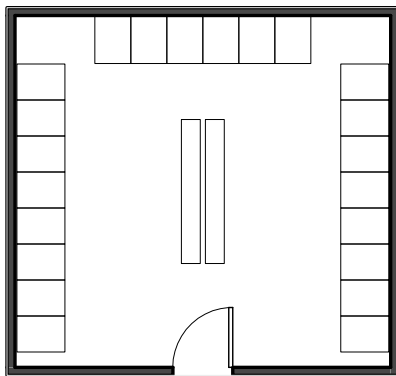
Locker Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

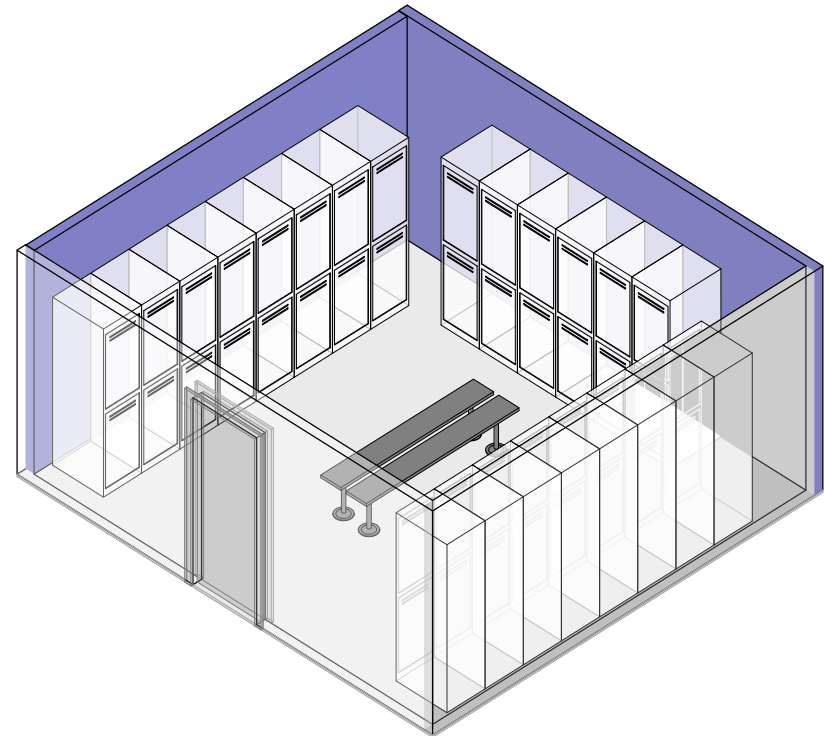
Area Standards:

Area:	220 S.F. - 260 S.F.	
Dimensions:	Approximately 15'-0" x 16'-0"	
Description:	Locker Room for 20-26	
Components:	Lockers (22)	1'-6" x 2'-0" x 6'-0"
	Bench (1)	6'-0" x 1'-9"
Comments:		

Plan View



Isometric View



Program / Interior Space Needs Analysis

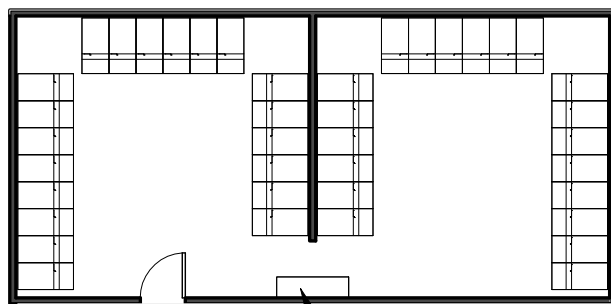
Locker Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

Area Standards:

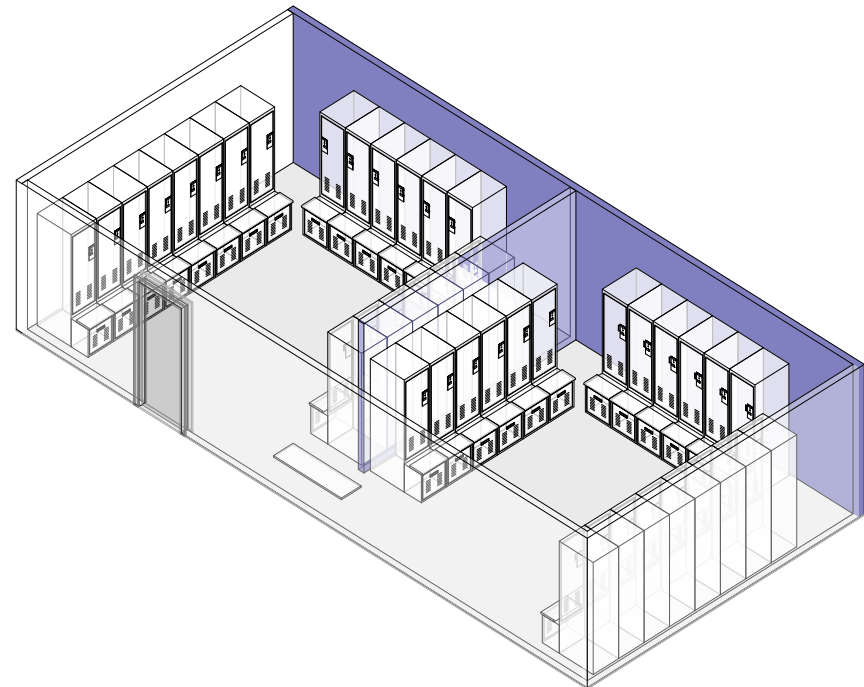
Area:	500-600 S. F.
Dimensions:	Approximately 33'-0" x 16'-0"
Description:	Locker Room for 40-50
Components:	Lockers (40-50) 1'-6" x 2'-0" x 6'-0" Benches (Integrated) ADA Bench (Wall-Mounted, Folding)
Comments:	

Plan View



FOLDING WALL-MTD
ADA BENCH

Isometric View

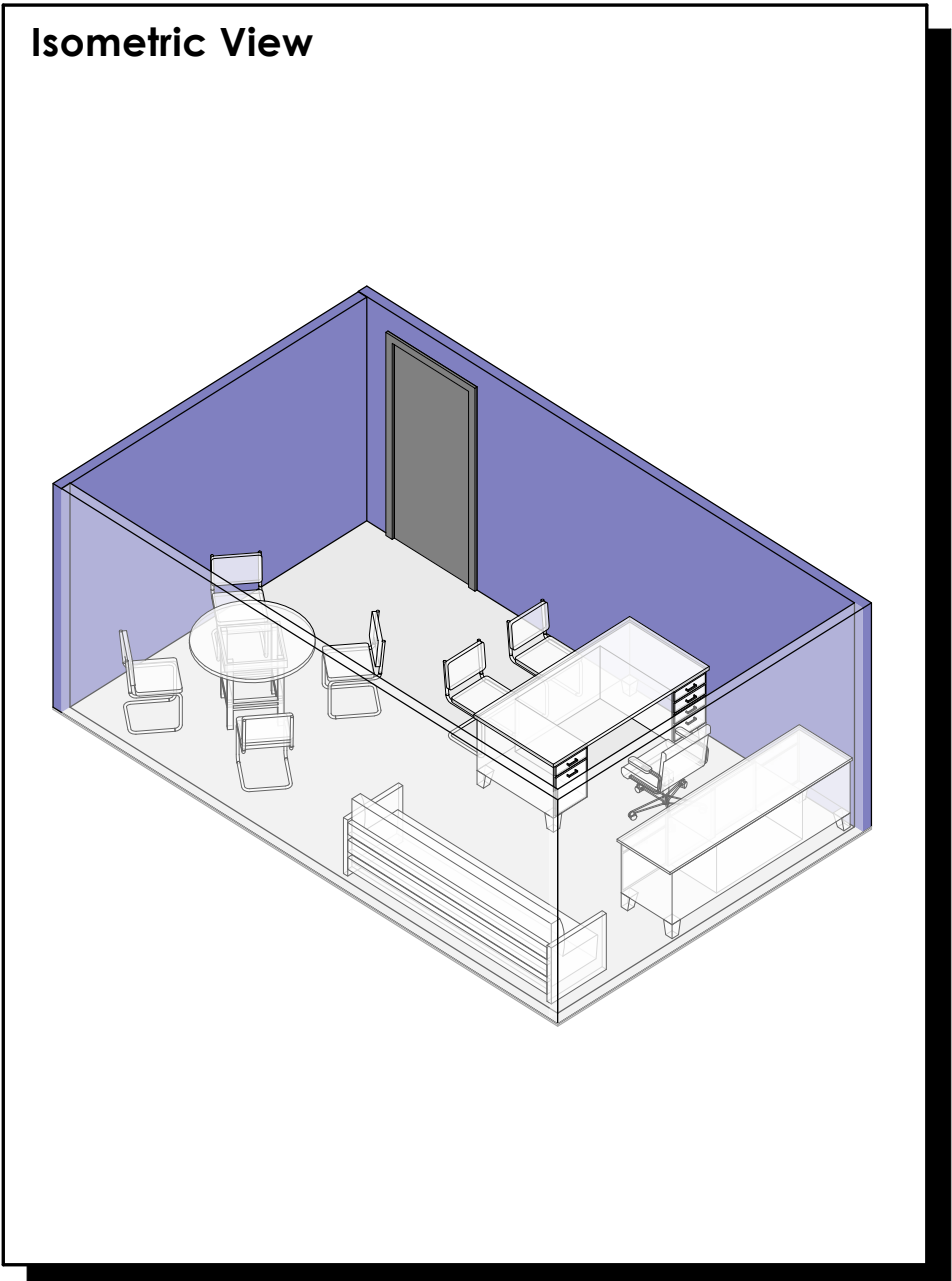
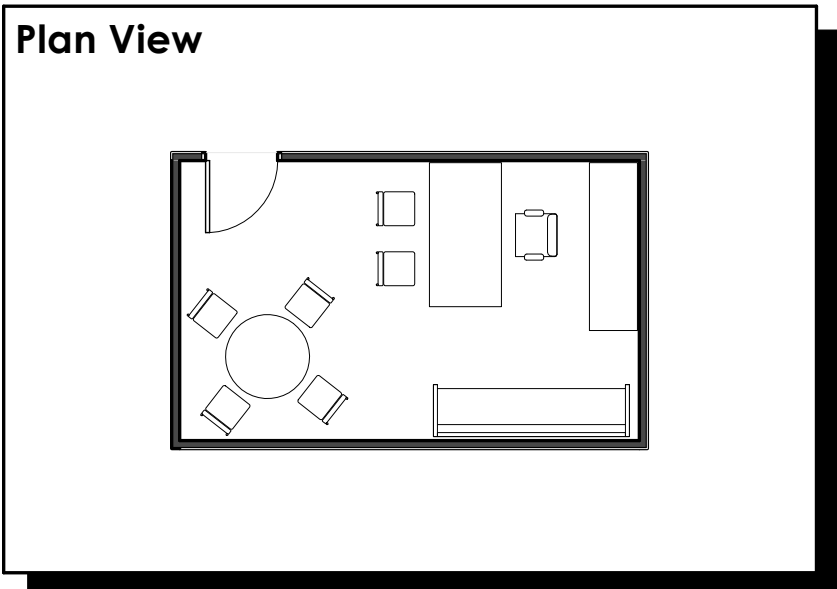


Program / Interior Space Needs Analysis

Executive Office

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

Area Standards:	
Area:	200 S.F. - 240 S.F.
Dimensions:	Approximately 12'-0" x 19'-0"
Description:	Enclosed Office
Components:	Desk 36" x 72" Credenza w/Hutch 24" x 84" Manager's Chair Guest Chair (6) Work Table 42" diameter Sofa 97.75" x 31"
Comments:	

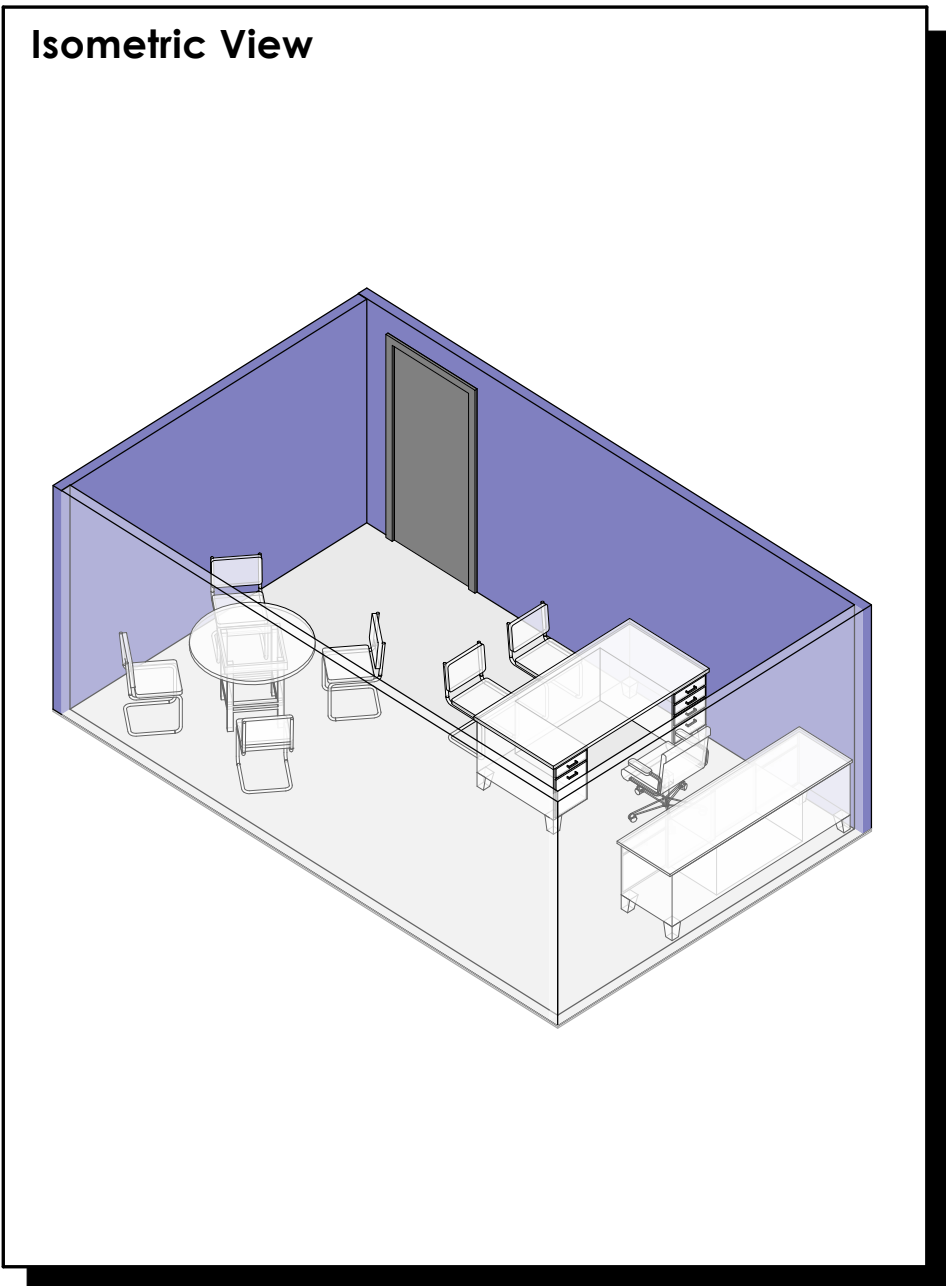
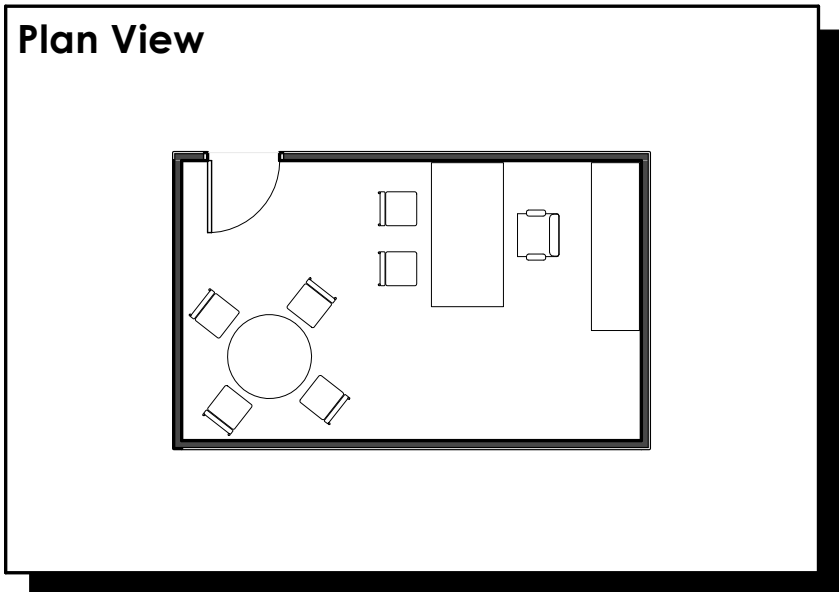


Program / Interior Space Needs Analysis

Director's Office

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

Area Standards:	
Area:	200 S.F. - 240 S.F.
Dimensions:	Approximately 12'-0" x 19'-0"
Description:	Enclosed Office
Components:	Desk 36" x 72" Credenza w/Hutch 24" x 84" Manager's Chair Guest Chair (6) Work Table 42" diameter
Comments:	



Program / Interior Space Needs Analysis

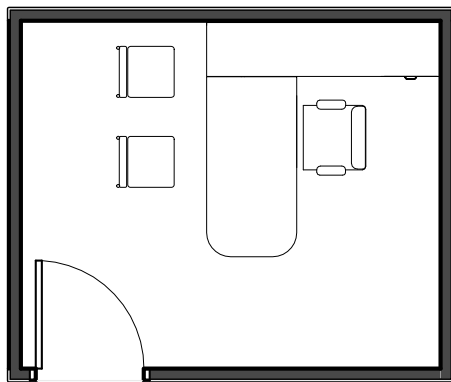
Management Office

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

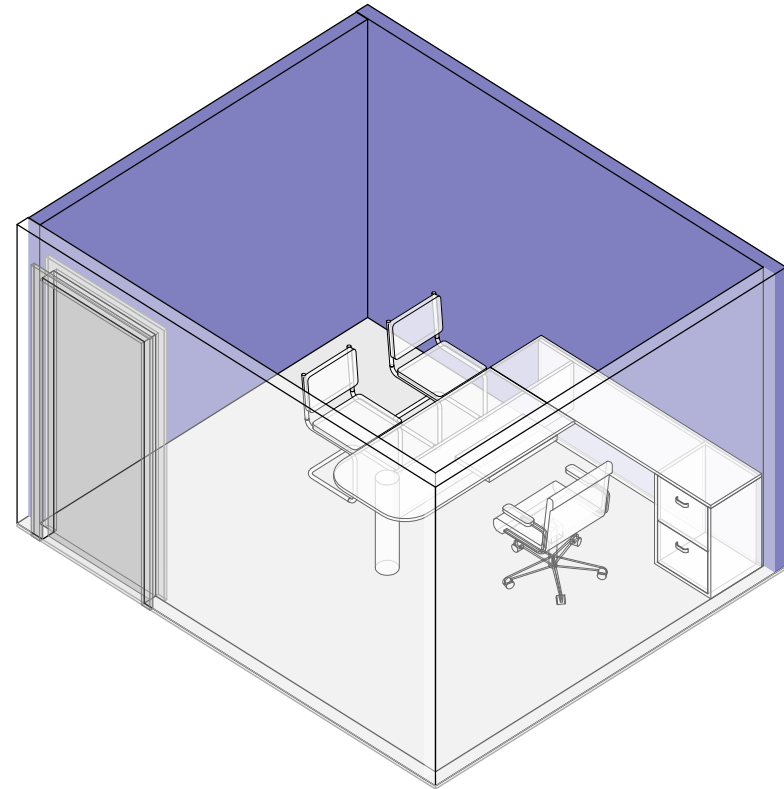
Area Standards:

Area:	120 S.F. - 160 S.F.
Dimensions:	10'-0" x 12'-0"
Description:	Enclosed Office
Components:	Desk 30" x 60" Return 18" x 78" Manager's Chair Guest Chair (2)
Comments:	

Plan View



Isometric View



Program / Interior Space Needs Analysis

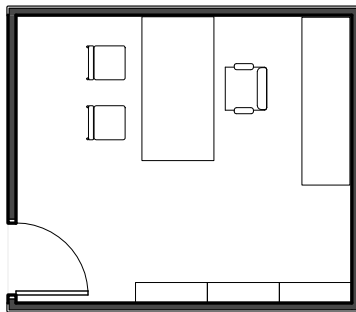
Management Office

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

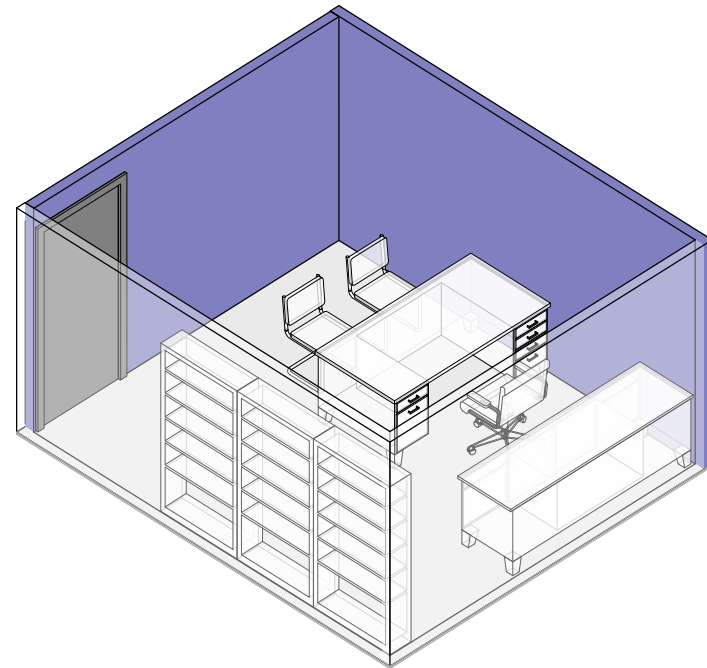
Area Standards:

Area:	160 S.F. - 200 S.F.	
Dimensions:	12'-0" x 14'-0"	
Description:	Enclosed Office	
Components:	Desk	36" x 72"
	Credenza w/Hutch	24" x 84"
	Manager's Chair	
	Guest Chair (2)	
	Book Shelf (3)	
Comments:		

Plan View



Isometric View



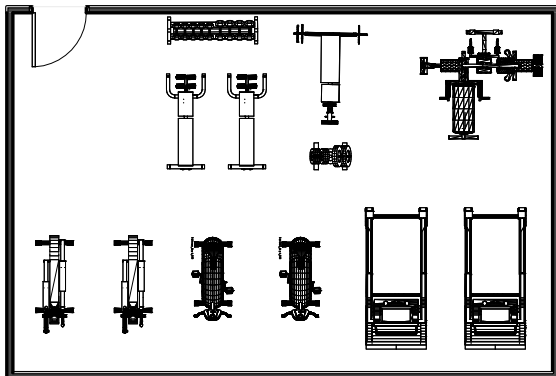
Program / Interior Space Needs Analysis

Physical Agility

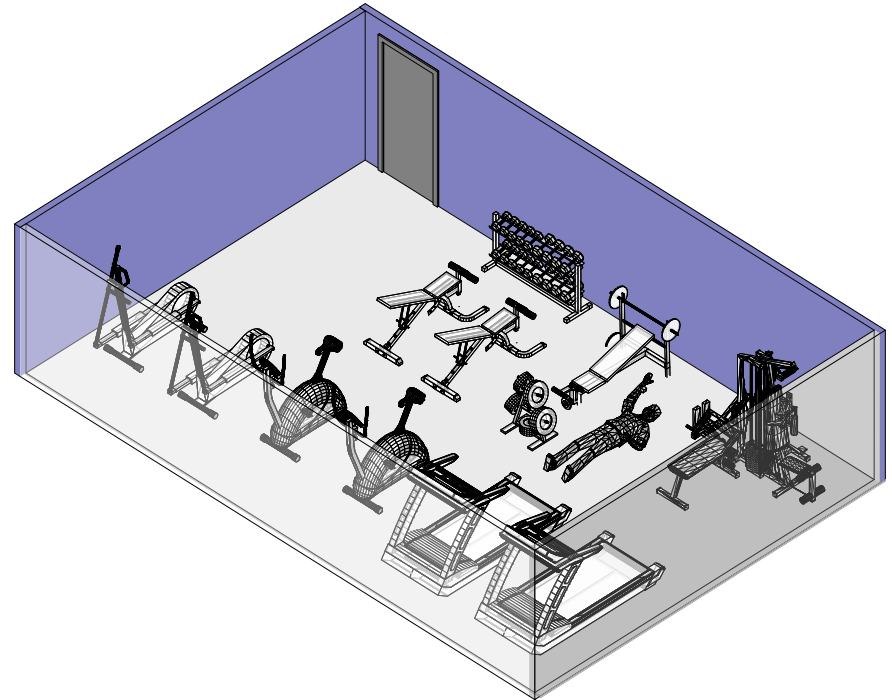
Area Standards:

Area:	500 S.F. - 800 S.F.
Dimensions:	Approximately 20'-0" x 30'-0"
Description:	Exercise Area
Components:	Exercise Bikes Ellipticals Treadmill Universal Weight Machine Universal Bench Bench Press
Comments:	

Plan View



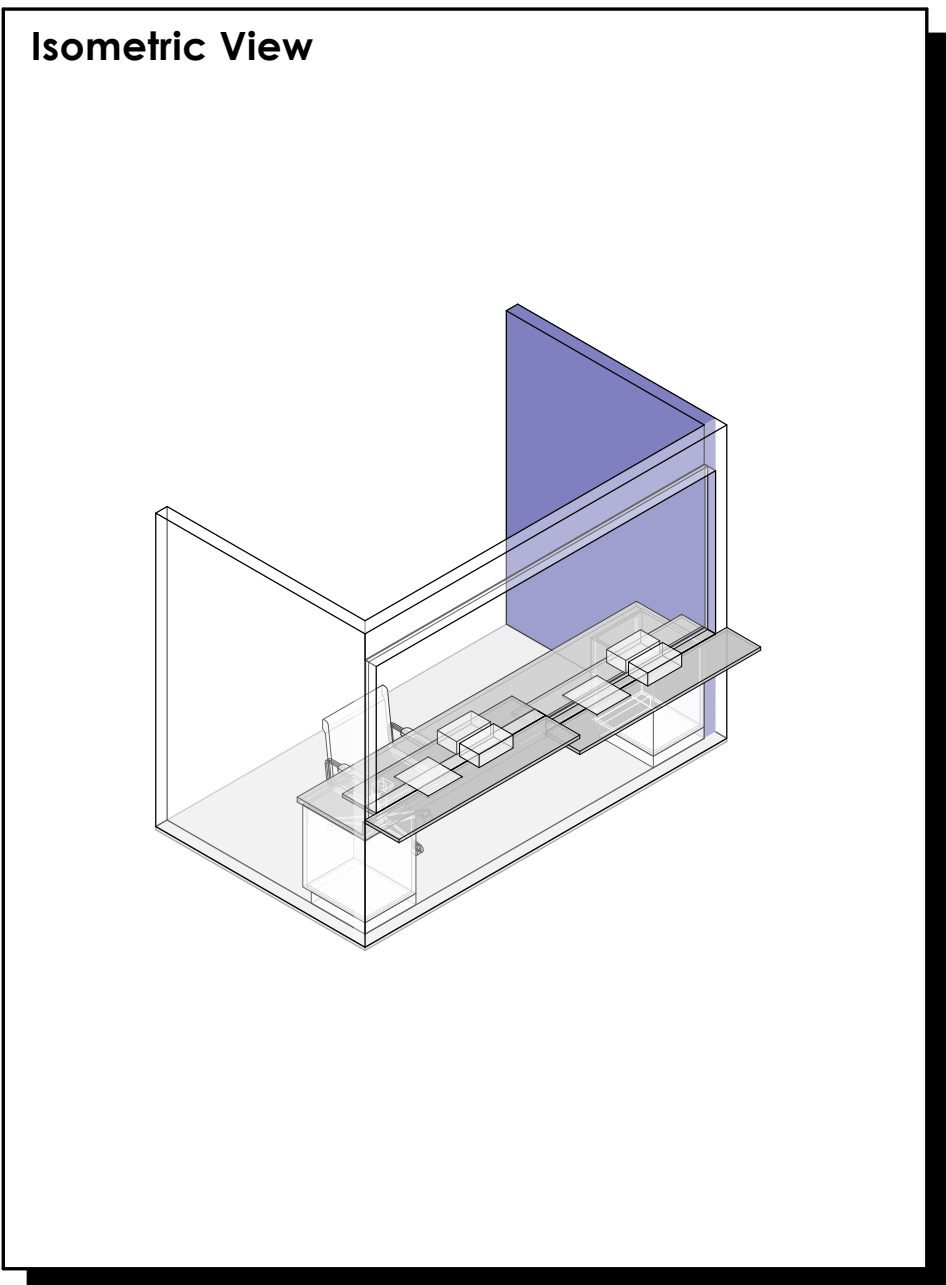
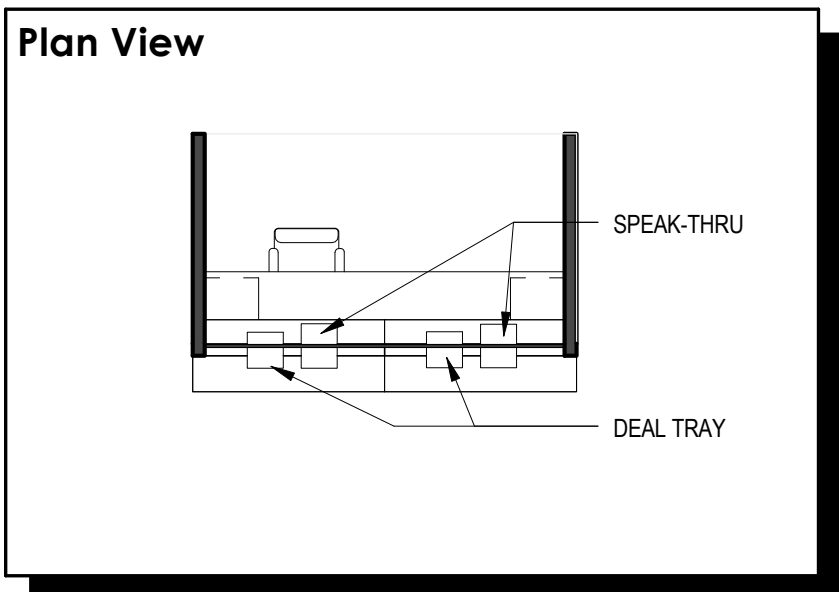
Isometric View



Program / Interior Space Needs Analysis

Public Access Counter

Area Standards:	
Area:	60 S.F. - 100 S.F.
Dimensions:	Approximately 6'-0" x 10'-0"
Description:	Counter w/ Safety Barrier
Components:	ADA Transaction Counter 34" High Transaction Counter 39" High Work Counter Chair Speak-Thru (2) Deal Tray (2)
Comments:	



Program / Interior Space Needs Analysis

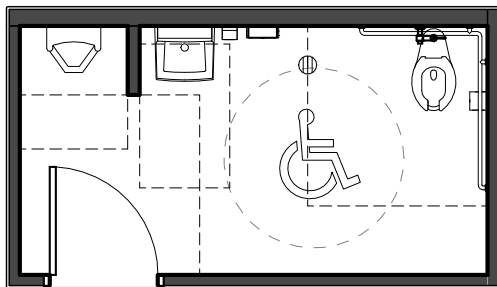
ADA Restroom and Shower

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

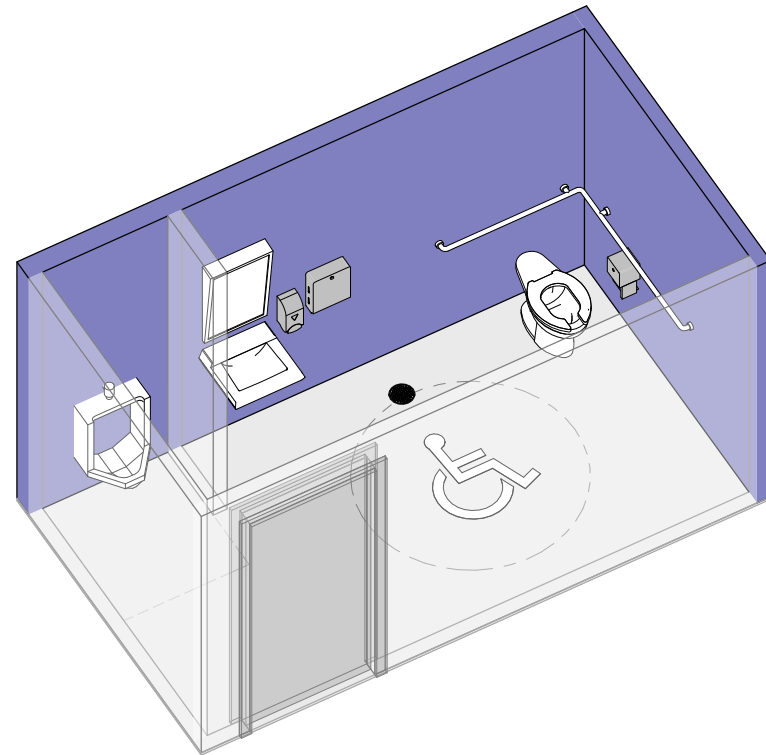
Area Standards:

Area:	80 - 100 S.F.
Dimensions:	Approximately 7'-0" x 13'-0"
Description:	ADA Restroom (Single)
Components:	Toilet w/ Grab Bar Urinal Floor Drains
Comments:	ADA Clearances Provided

Plan View



Isometric View



Program / Interior Space Needs Analysis

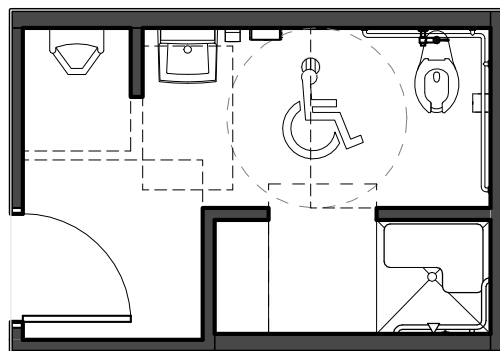
ADA Restroom and Shower

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

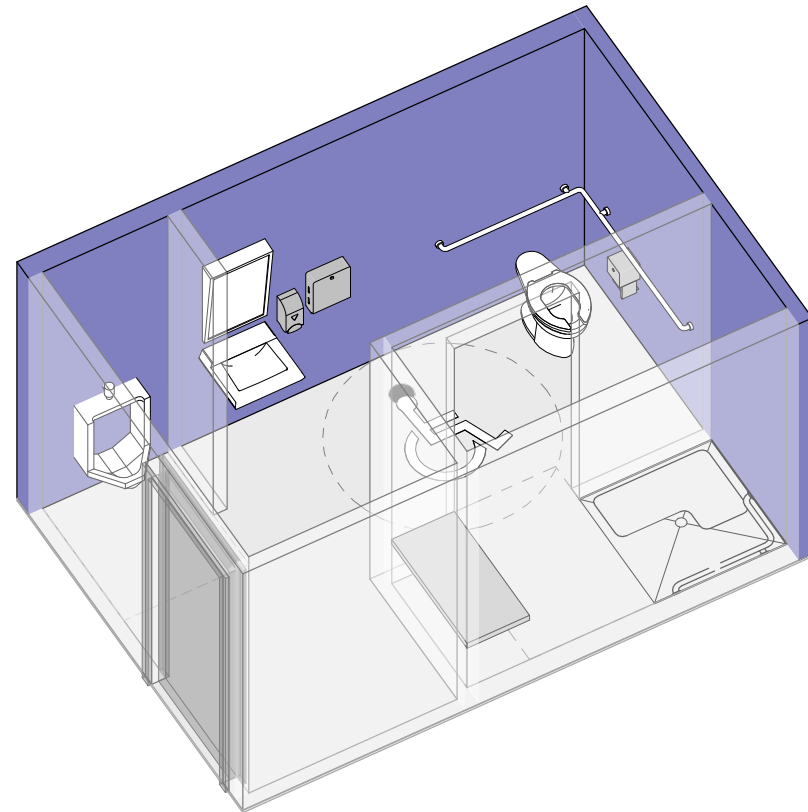
Area Standards:

Area:	100 S.F. - 140 S.F.
Dimensions:	Approximately 12'-0" x 10'-0"
Description:	ADA Restroom and Shower
Components:	Toilet w/ Grab Bar Urinal Changing Bench Large Shower w/ Seat and Grab Bar Floor Drains
Comments:	ADA Clearances Provided

Plan View



Isometric View



Program / Interior Space Needs Analysis

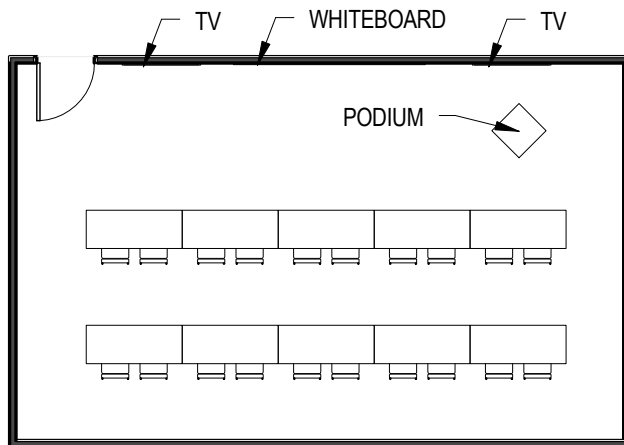
Training Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

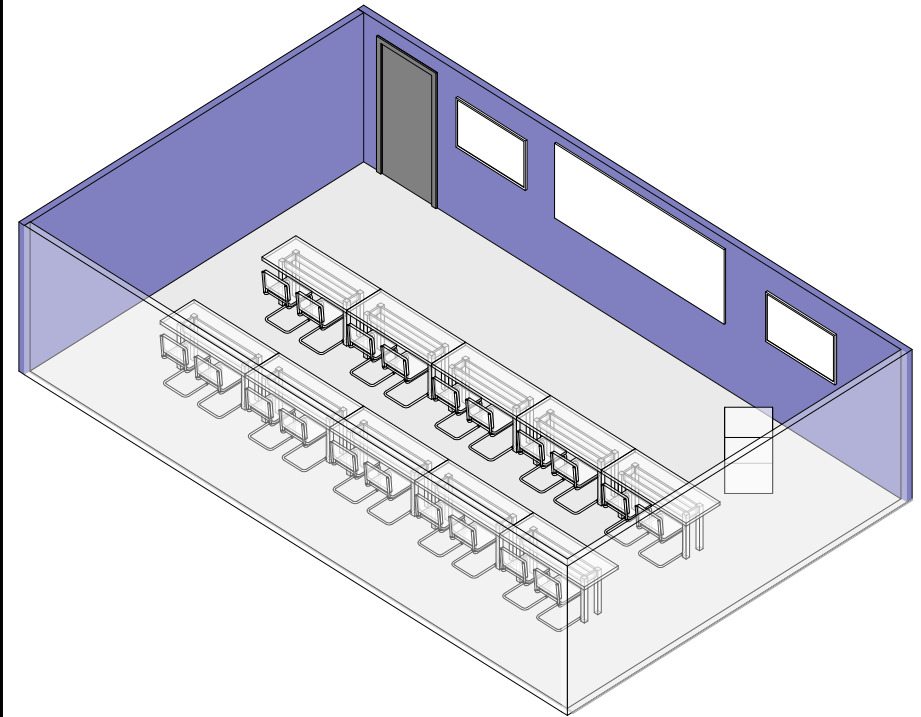
Area Standards:

Area:	600 S.F. - 800 S.F.
Dimensions:	Approximately 20'-0" x 32'-0"
Description:	Meeting and Training Room
Components:	Tables (10) 24" x 60" Chairs (20) Podium White Board
Comments:	

Plan View



Isometric View



Program / Interior Space Needs Analysis

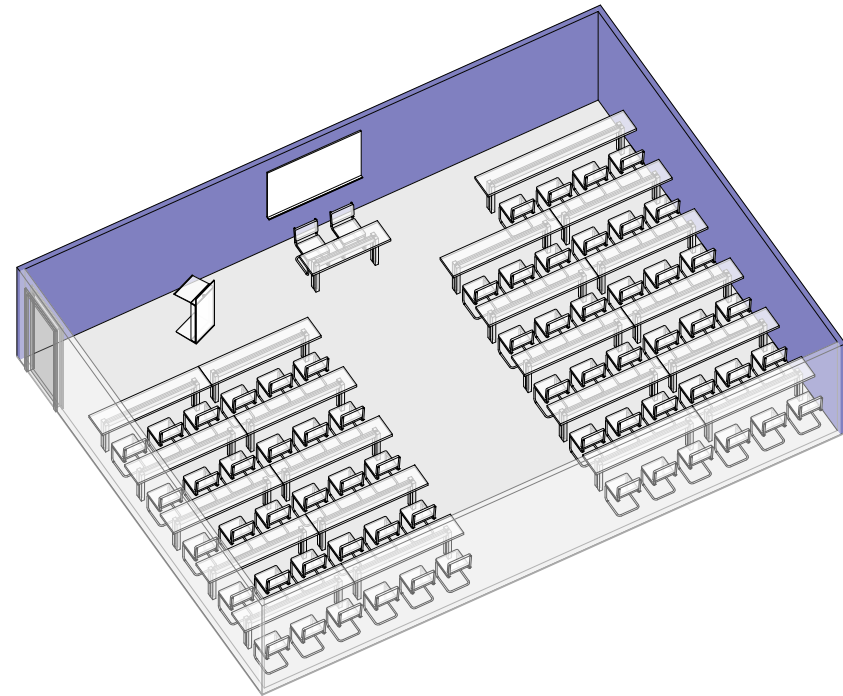
Training Room

Spatial Needs Assessment
Venice Police Department
ADG Project Number: 949-15

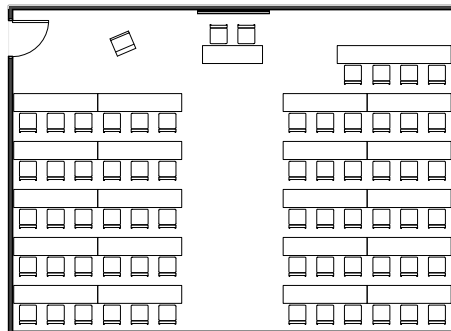
Area Standards:

Area:	1000 S.F. - 1200 S.F.
Dimensions:	Approximately 37'-0" x 27'-0"
Description:	Training/Meeting Room
Components:	Tables (22) 18" x 84" Stacking Chairs (66) Podium Whiteboard / Media Board Projection Screen
Comments:	Acoustically Treated Walls

Isometric View



Plan View



Program / Interior Space Needs Analysis

Vehicle Evidence Processing Bay

Area Standards:	
Area:	400 S.F. - 500 S.F.
Dimensions:	Approximately 16'-0" x 28'-0"
Description:	Vehicle Evidence Bay
Components:	Stainless Steel Counter w/ Sink Stainless Steel Tool Storage Board Vehicle Lift Trench Drain Coiling Door
Comments:	

