



P.O. Box 310
Boynton Beach, Florida 33425-0310
PUBLIC WORKS DEPARTMENT
Engineering Division
PHONE: (561) 742-6244
www.boynton-beach.org

SCOPE OF WORK for DESIGN/ BUILD CRITERIA PACKAGE:

Date: **February 11, 2026**

Project: **Boynton Beach Police Department – New Public Safety Training Center.**

Background:

The city of Boynton Beach Police Department is proposing to build a new Public Safety Center based on current/ future population growth, technological advances and changing policing training needs. The new facility complex is to consist of a shooting range and simulation/ training facility and is to be located on a site within the Golf View Harbour subdivision (PCN – 08-43-45-32-02-018-0020). The site is approximately 7.75 acres.



Aerial 1 – Proposed Site

The city is considering a design/ Build (D/B) approach for this proposed project. As such, the city is requesting a proposal for professional A/E services to provide a “Design -Build Criteria/ RFP Package” suitable for soliciting proposals from qualified Design-Build (D/B) firms for the construction of the New Police Department Public Safety Training Center.

Scope Of Work: Design-Build (DB) Criteria Package**Project Description and Overview:**

- **Project Name:** BBPD Public Safety Training Center
- **Project location:** Golf View Harbour subdivision (PCN – 08-43-45-32-02-018-0020), Boynton Beach, Florida
- **Objective:** To develop a comprehensive Design-Build Criteria Package that defines the functional, aesthetic, technical and quality requirements for the proposed new 46,000+/- SF Boynton Beach Police Department Public Safety Training Center.
- **Goal:** Provide enough detail (30% design completion) to ensure a “leveled playing field” for competing design-build firms.

Consultant Responsibilities & Tasks:

The consultant will provide the following technical and professional services:

1. **Existing Conditions Analysis:** Conduct site investigations, surveys, geotechnical reports, all utilities locations, site analysis, etc. to document all constraints, including bridge access. Review site data and identify necessary additional investigations, utility availability and environmental evaluations, including flood zones and access easement requirements.
2. **Programming & Requirements:** Identify user needs, including space, functionality, security and equipment requirements. Review owner-provided project requirements and conduct interviews with key stakeholders to define project goals, budget constraints, and schedule.
3. **Conceptual Design & Schematic Layouts:** Develop preliminary layouts, site plans, floor plans and building elevations/ 3D renderings that define the project scope.
4. **Performance Specifications:** Prepare detailed technical specifications that outline material quality standards, system requirements, (HVAC, Electrical, Plumbing, Fire Protection, Low voltage/ A/V/ security, site/ civil, landscaping, user requirements, etc. and performance criteria.
5. **Regulatory Compliance:** Identify all applicable local, state & federal laws, building codes, zoning regulations, and environmental regulations/ permitting requirements.
6. **Costs & Schedule Estimates:** Develop a class 3 cost estimate and a preliminary project schedule for the construction phase.
7. **Risk Identification:** Identify potential risks (e.g., environmental, structural, flood, unforeseen utilities, etc.
8. **Review & Refinement:** Update the package based on stakeholder input/ feedback (e.g. 30%, 60% & final reviews).

Deliverables Schedule:

<u>Deliverable</u>	<u>Description</u>	<u>Due Dates</u>
1. Project Initiation	Kick-off, interviews, site assessment	04/01/2026
2. Draft Concept	30% Prelim site / floor plans/ elevations	06/30/2026
3. Draft Criteria Package	60 % specs & drawings	08/19/2026
4. Final Criteria Package	Final package ready to be included in RFP	09/30/2026

Key performance Indicators:

1. Deliverables shall be in compliance with all local, state and federal regulations/ codes as applicable.
2. The design shall not exceed the established project budget.

3. The package must clearly distinguish between mandatory requirements and desired flexibility for the DB team.

Post Design Criteria Package Support: (Optional / Contingency)

Upon request the consultant may provide support during the D/B proposal phase, including:

1. Attending pre-proposal meeting with DB to answer technical questions
2. Reviewing proposal submissions for compliance with the criteria package.

Preliminary Project Programmatic Requirements:

The proposed programmatic requirements for this project include but are not limited to the following:

A. Firearms Training:

- Entrance/ Lobby area
- Firearms range (12 lanes x 50 yd) w/ side vehicle entrance
- Target/ Firearms cleaning area
- Range equipment storage
- Armory/ Weapons storage
- Ammunition Storage
- Mechanical Room
- Electrical Room
- Comm/ IT room
- Janitor's closet
- General Storage
- Control Room
- Dressing/ Prep Area
- Conference Room
- Open Office
- Copy/ Breakroom
- Restrooms (Male/ Female)
- Circulation

B. Reality based Training / Admin:

- Entrance/ Lobby
- Scenario Based Training Area (open area w/ high ceilings)
- Weapon Storage Area w/ lockers (prior to scenario/ DT/VR)
- Defensive Tactics Room – (w/ mats)
- DT Storage
- Virtual Reality Room (w/ mats)
- Classrooms (center partition)
- Men's Restrooms.
- Women's Restrooms
- Sargent's Office
- Training Admin. Office
- Trainer's Office
- Conference Room
- Breakroom
- Equipment Storage
- Storage Room

- Mechanical/ Electrical / IT Rooms
- Janitor's closet
- Circulation
- Staged Apt.

C. Vehicle Storage:

- Vehicle Storage Area

D. Site Elements/ Features:

- Parking
- Security Fencing
- Dumpster
- "Hook-up" outlet for a portable generator.