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November 15, 2016

Via email: [jcatasus@broward.org](mailto:jcatasus@broward.org)

Mr. Juan Catasus, Project Manager  
**BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS**  
Construction Management Division  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Broward County Main Jail Windows Replacement  
RFP No Q1235706P1 / CMD Project No: CMD-5006-2014-00  
Evaluation of Cell Window Replacement  
ACAI No.: 15-040 G01

Dear Juan:

In response to our meeting on October 26, 2016, we have evaluated the option of using an alternate window type and have the following observations and recommendations. For that reason, the details on the plans were left as presented (not finalized) waiting for a decision from your office and Broward County Sheriff's office.

The Broward County Main Jail is a detention facility located in downtown Fort Lauderdale. The project is a total exterior window replacement. This type of high security facility in an urban locale makes it a unique type of detention facility. BSO advised that the existing cell windows, 45' cell (hereinafter "45") windows, prevent visual communication between the inmates and the surrounding community. The concept of replacing with the same type of windows satisfied the comfort level for BSO in replacing the existing windows. Therefore BSO requested the "in kind" replacement so the RFP and Project Program currently include "in kind" replacement.

After careful evaluation and review of budget and schedule constraints, it has been noted that there are issues with providing this "in kind" replacement; including but not limited to:

- The need to acquire a notice of acceptance approval (NOA)
- The time frame to get the approval accomplished
- Due to complexity of installation, the installation cost will require more labor and more time (i.e. be more expensive)

As a solution, we suggest that an alternate product be installed. The proposed product is a 90' cell window (hereinafter "90"). The points in favor of using this window:

- The 90 window already has approvals in place so there are vendors that are ready and able to price the project. This eliminates the current budget uncertainty and expedites the process.
- The additional cost factor of obtaining a one-time NOA is eliminated.
- The installation of this window type is much easier and faster, further reducing the project time and cost
- In response to concerns regarding "visual communication", the glazing on the 90 can be obscured to effectively control visual communication. Obscuring is accomplished within the laminated glass so it cannot be damaged by inmates. It still allows people inside the facility to see outside.

Mr. Jamil Jalloul, Project Manager  
**BROWARD COUNTY**  
Ravenswood Bus Maintenance Facility  
May 25, 2011

To assist in making the above evaluation, we made a site visit to a similar facility, the Palm Beach County Jail on November 2, 2016, to review their windows. Included in our visit to the PBSO jail facility were:

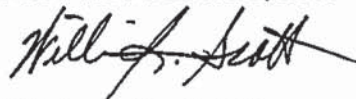
<b>ACAI</b>	<b>BC/CMD</b>	<b>BSO</b>	<b>DSC</b>	<b>PBSO</b>	<b>PBC</b>
W. Randy Scott Brian Spence	Juan Catusus Jeff Thompson	David Karlin Scott Small Frank Bulger	Chris Hardham Steve Carlstedt	Mark Baker	Bob Sessums

This facility utilizes 90 cell windows which are constructed from powder-coated steel frames that are painted. The glazing is tempered glass in some areas and Lexan in others. Some rectangular windows were oriented vertically and others horizontally. The glazing is held in place by an approximately 1"x1" steel angle around the perimeter of each window. The angles are held in place by pop-rivets approximately 6" on center. Some vertical windows had approximately 10" wide glazing with a steel bar in the middle of the window. The older windows, that were previously operable, have been welded shut and a grille has been welded over the interior frame of each window. There appeared to be very little damage or deterioration to the frames, as observed from both interior and exterior. The Lexan glazing was faded by exposure to sunlight, allowing light into the cell, but obscuring the view to the exterior. There was no observed deterioration to any tempered glass. To replace the glazing, the pop-rivets are drilled out and the angle and glazing removed. New rivets are installed flush with the window frame, and then painted. The glazing is replaced from the interior side of the windows. We saw no real evidence of vandalism or deterioration of the windows at this facility, only some stripped paint.

Our recommendation is to replace the 45 cell windows with 90's similar to those used at the Palm Beach County Jail. This should reduce both the time and cost of the Project. The sequencing of the work will remain as before, which requires that the schedule and budget presented by Broward County be adjusted.

If a decision to change the Program (i.e window type) is made, that will result in a change to our work product or scope, we will follow up with the necessary request for fee adjustment.

Sincerely,  
**ACAI ASSOCIATES, INC.**



W. Randy Scott, PM

RS/js

Cc: File/JS – ACAI Associates, Inc.

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