



# DETENTION CENTER FACILITIES R/R (PHASES 3-5)

IST UNIT Q019

INFRASTRUCTURE SURTAX INDEPENDENT CITIZEN OVERSIGHT COMMITTEE

PBC FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT

MARCH 27, 2025

# IST DETENTION CENTER FACILITIES R/R OVERVIEW

## October 20, 2015 BCC Agenda Item 3H-2 Summary

**Summary:** The County's Five Year Capital Improvement Program (CIP) includes renewal/replacement projects at the detention facilities. The series of projects consist of renewal/replacements, renovations, modifications, and/or additions for infrastructure and various facilities systems such as HVAC, mechanical, fire protection, plumbing, boilers, electrical, low voltage electronic systems (including fire alarm, intercom, security and CCTV) and structural, roofing and weatherproofing. The oldest detention facilities involved in these projects have been in operation on a 24/7 basis for over 30 years and the newest for 20 years; all without any renewal/replacement projects having been completed. End of life issues including reliability, have already increased maintenance costs and will impact ability to maintain operations if the replacements are not completed in the next 3-5 years. The projects are planned to be implemented over the 3-5 year period in order to maintain operations without materially increasing staffing costs. The purpose of this contract is to have a single consultant provide planning and design services to reduce the time and cost associated with familiarizing various consultants with the facility conditions, operating procedures and constraints and the County asset standards. This contract will be for five (5) years and consultant fees will be negotiated on an individual basis for the identified projects. Leo A Daly is a national firm with a Palm Beach County Office and will be using Palm Beach County subconsultants for a majority of the work. This contract includes a SBE goal of 15% which can be met through the use of either M/WBE or SBE firms. Funding for the work will come from the Public Building Improvement Fund. **(Capital Improvements Division) Countywide(ME)**

## Excerpt from April 4, 2017 Project Plan Summary File

Project	District	Description	Expected Life Cycle	Current Age	Est. Cost
Detention Center Facilities R/R (Phases 3-5)	CW/2	Replaces infrastructure at the Main Detention Center and in a portion of West Detention Center both of which has been continuously occupied for over 22-35 years. This includes the replacement of all building systems including HVAC, certain structural steel, plumbing, lighting, back-up power and site infrastructure. The project also includes improvements to increase compliance with current detention center standards. The project has been phased to maximize the work area without inmates present to; 1) reduce the duration and the costs of the project, 2) maximize the size of the work space that is not inmate accessible at the time of work, and 3) while maintaining the security of the detention center.	20 years	33 years	\$33,000,000

# IST DETENTION CENTER FACILITIES R/R OVERVIEW (CONT.)

- Phase 1: Main Detention Center (MDC) Chiller Water Line Replacement **Completed**
  - \$3,797,889 Construction (Ad Valorem)
- Phase 2: MDC South Tower Electronics **Ongoing**
  - Replace analog cameras w/ IP, Install infrastructure for future cameras, Replace nurse's call system, Replace Fire Alarm
  - \$9,842,526 Construction to date (IST B594)
- Phase 2A: West Detention Center (WDC) Pods A & B **Completed**
  - HVAC, MEP, Fire Protection, Roofing, Weather Proofing, Generators, Lift Station
  - \$7,302,432 Construction (IST Q019)
- Phase 3: MDC South and East Tower **Close-Out**
  - Same scope of work as MDC West Tower
  - \$23,899,750 Construction to date (IST Q019)
- Phase 4: MDC West Tower **Approaching**

# MDC OVERVIEW

- Construction completed and placed into operations in 1983
- East and West Towers are each 27,150 square foot, 6 story structures
  - East Tower = 466 beds
  - West Tower = 404 beds
- South Tower was completed in 1995, and consists of a 502,000 square foot, 13 story structure containing 1,212 beds



# DETENTION FACILITIES R/R PROJECT TEAM

- Design (A/E) – Leo A. Daly Company  
(October 20, 2015 and December 8, 2020)
- Construction (CMAR) – Hedrick Brothers  
Construction Company, Inc. (April 5, 2016)
  - Cooper Construction Management and  
Consulting, Inc.
  - Randolph Construction Group, Inc.
- CMAR Commitments: 94.11% SBE and 11.96%  
African American (AA) or Hispanic American  
(HA)
- CMAR Cumulative Attainment: 48.87% SBE and  
2.55% AA/HA



# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK

### ➤ HVAC

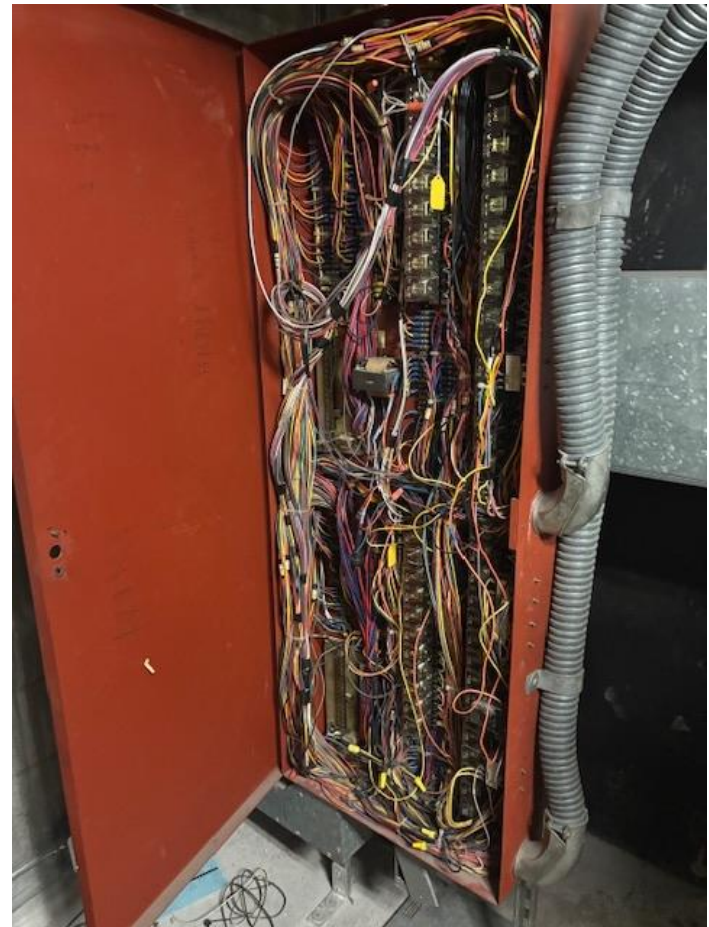




# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

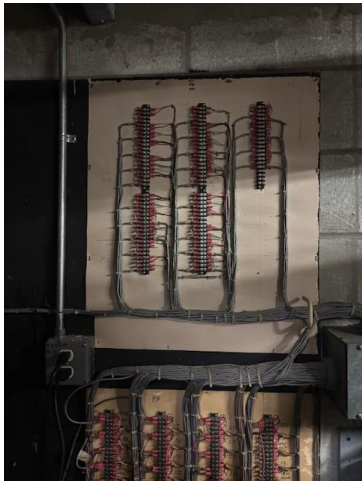
### ➤ Electrical



# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

- Low voltage systems





# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

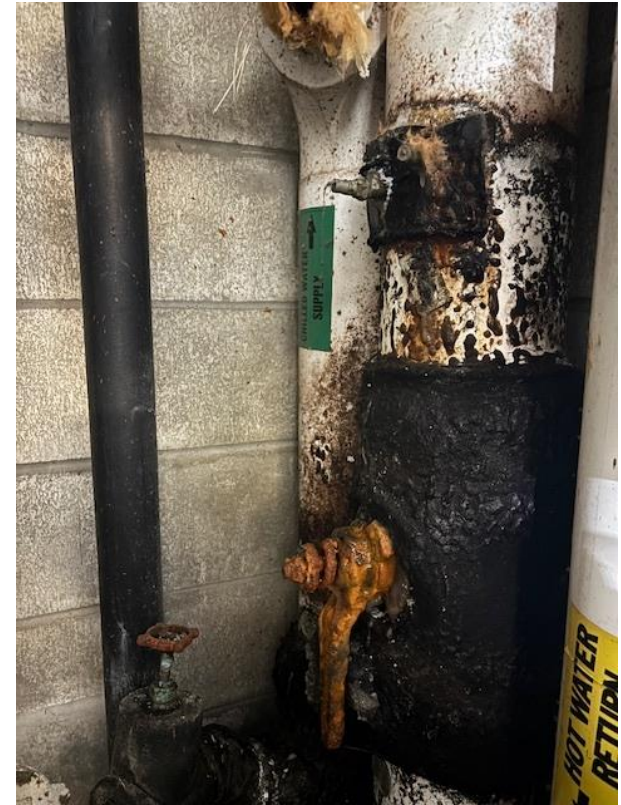
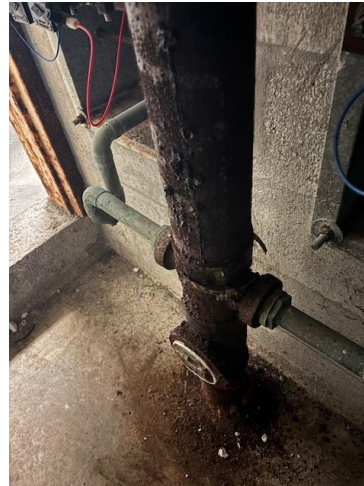
- Detention controls



# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

### ➤ Plumbing



# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

- Fire protection system





# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

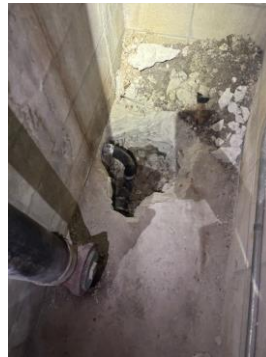
- Doors, frames and hardware



# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

- Concrete, masonry, stucco and drywall repairs

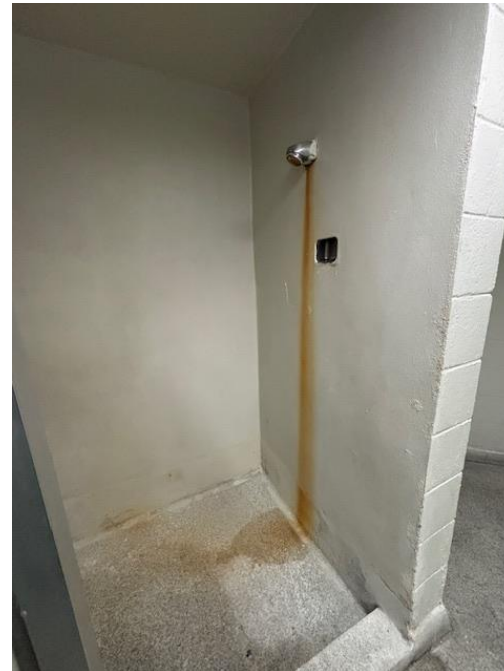




# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

### ➤ Flooring



# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

- Roof replacement



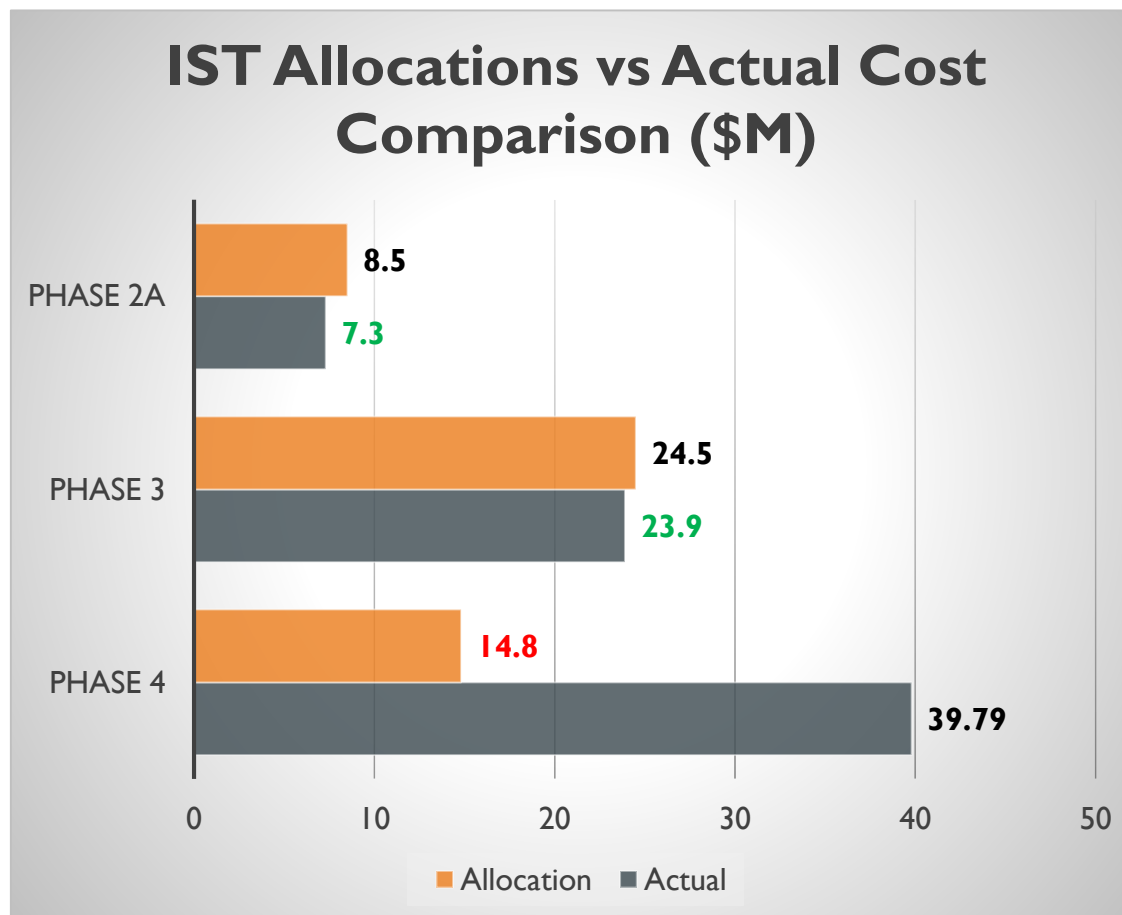
# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## SCOPE OF WORK (Cont.)

- Painting
- Sanitary and storm water pipe lining
- And more...



# IST DETENTION CENTER FACILITIES R/R OVERVIEW (CONT.)



# IST DETENTION CENTER FACILITIES R/R

## PHASE 4 – MDC WEST TOWER

PALM BEACH COUNTY INFRASTRUCTURE SALES TAX TYPE 3 TRANSFER		
PROJECT: Detention Center Facilities R/R (Phases 3-5)	CATEGORY: Sheriff - FDO	
PROJECT NO. Q019	DISTRICT NO.: 3/CW	
CONSTRUCTION DEPARTMENT: Facilities Dev. & Ops.	DEPT. TRANSFER #: 25-02	
OPERATING DEPARTMENT: Facilities Dev. & Ops.		
A Type 3 Transfer authorizes a transfer to and from the IST Program Reserves.		
<p><b>Summary of Transfer Details:</b></p> <p>The IST Project Plan allocates \$47,802,000 for the phased renewal/replacement (R/R) of major building systems at the Main Detention Center (MDC) on Gun Club Road in unincorporated West Palm Beach. Only the West Tower remains to be completed, which will be a 4<sup>th</sup> and final phase rather than a 5<sup>th</sup> phase remaining as a result of project evolution. A balance of \$14,469,236 in IST funds remains for this purpose, in addition to \$2,296,939 of ad valorem funds, for a total of \$16,766,175. The complete scope of work that is the subject of a Guaranteed Maximum Price (GMP) contract and ready for BCC approval totals \$39,789,934, creating a deficit of \$23,023,759. A transfer from the IST Program Reserve is needed as additional funds slated for the facility in the IST Project Plan (Q020, Detention Facilities R/R (Phase 6) – Repurpose MDC Admissions/Court) will not become available until October 1, 2025. Delaying this work in wait for that future funding availability risks increased costs given market conditions (e.g., potential tariffs, inflation) and contractor remobilization. A companion Type 3 Transfer (FDO 25-03) is proceeding concurrently that would reduce the budget amount of Q020 in FY2026 in the same amount as this transfer from the IST Program Reserve, such that there would be no net fiscal impact to the Program Reserve or IST Project Plan.</p> <p>This Type 3 transfer will:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Authorize transfer from IST Program Reserves to an Approved Project Budget.</li> <li><input type="checkbox"/> Authorize transfer from IST Program Reserves to a new Project Budget.</li> <li><input type="checkbox"/> Authorize transfer to Program Reserve from Departmental Reserve.</li> <li><input type="checkbox"/> Authorize transfer to Program Reserve from Approved Project Budget.</li> </ul> <p>Approved Project Budget: \$47,802,000  Amount to be increased/decreased: +\$23,023,759  Project Budget after this Transfer: \$70,825,759  Reserve Balance Before this Transfer: \$101,977,471  Reserve Balance After this Transfer: \$78,953,712*</p> <p>Description of Timing Impacts to an Approved Project as a Result of this Transfer: The related scope of work will become positioned for an immediate commencement subject to BCC approval of same and the GMP contract.</p> <p>*Balance would be restored on October 1, 2025 subject to BCC approval of both this transfer and FDO 25-03.</p>		
PALM BEACH COUNTY Requested by Operating Dept.: By: <u>[Signature]</u> Title: <u>FDO Director</u> Date: <u>3/10/25</u>	Recommended by Jacobs Project Management: By: <u>[Signature]</u> Title: <u>Project Manager</u> Date: <u>3/20/2025</u>	Recommended by OFMB: By: _____ Title: _____ Date: _____
PALM BEACH COUNTY Requested by Construction Dept.: By: <u>Same</u> Title: _____ Date: _____	By: <u>Michael W. Jones</u> Title: <u>Legal Services</u> Date: _____ <small>Digitally signed by Michael W. Jones  DN: cn=Michael W. Jones, o=PALM BEACH COUNTY, ou=Legal Services, email=m.w.jones@pbcgov.net, c=US  Date: 2025.03.21 16:57:16-0400  PDF PDF Editor Version: 12.1.0</small>	Recommended by IST Oversight Committee: By: _____ Title: _____ Date: _____
	Recommended by Administration: By: _____ Title: _____ Date: _____	



# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## APPROVED Project Plan

Detention Center Facilities R/R (Phases 3-5)	Unit	Est. Cost	2018	2019	2020	2022	2024	Total
	Q019	\$33M	\$8.5M	\$14.7M	\$9.8M	\$10M	\$4.802M	\$47.802M

## PROPOSED Project Plan (Subject of Type 3 Transfer)

Detention Center Facilities R/R (Phases 3-5)	Unit	Est. Cost	2025	Total
	Q019	\$47,802,000	+\$23,023,759*	\$70,825,759

\*From Program Reserve

# IST DETENTION CENTER FACILITIES R/R PHASE 4 – MDC WEST TOWER

## Project Timeline

- ❑ IST Oversight Committee: March 27, 2025
- ❑ BCC contract award and budget amendment: April 1, 2025
- ❑ Notice to Proceed: April 2 – 21, 2025
- ❑ Construction duration: 1,462 calendar days (~4 years)

# IST DETENTION FACILITIES R/R PHASE 6 – REPURPOSE MDC ADMISSIONS/COURT (Q020)

Excerpts from Detention Facilities Master Plan Executive Summary dated February 3, 2016

The architects also tested the viability of renovating and expanding the existing Admissions and Release function at MDC, with the goal of that function remaining at MDC rather than being moved to CDC as was planned within Phase B of the JEP II. The construction manager estimated that renovation to cost \$40 million, which is just a fraction of the cost of constructing new at the CDC as was originally planned.

- Renovate and expand the Admissions and Release area at MDC to meet the operational and capacity needs of the County.
- Relocate the out-of-custody court proceedings from the MDC Courtrooms or expand the courts area to accommodate the needs of such proceedings.

Excerpt from April 4, 2017 IST Project Plan Summary File

Project	District	Description	Expected Life Cycle	Current Age	Est. Cost
Detention Facilities R/R (Phase 6) - Repurpose MDC Admissions/ Court	CW/2	Renovation/replacement of the existing intake, holding and court areas to more effectively handle the increased bookings and avoid new construction at a higher one time and recurring cost.	35 years	33 years	\$40,000,000

# IST DETENTION FACILITIES R/R PHASE 6 – REPURPOSE MDC ADMISSIONS/COURT (Q020, CONT.)

## CHANGED CONDITIONS & CIRCUMSTANCES

- I. Palm Beach County Judicial Facilities Master Plan approved by the BCC on June 7, 2022 (*over 5 years following the IST Project Plan planning horizon*)
  4. In projecting future litigation space needs, maximization of all existing spaces has been presumed. That is, **all existing litigation spaces would be used on a daily basis consistent with the needs of the Court.** The branch courts would continue to be used over time in managing case volume, supporting non-jury trial matters locally. Provision of additional litigation spaces beyond those identified in this Master Plan is not considered as the number of existing and proposed litigation spaces has been deemed sufficient based on the projections resulting from assumption number 1 above.
  5. **Gun Club courtrooms** would be used at an intensity, schedule and/or manner that accounts for impact upon other functions and operations at this location (i.e. on-site parking supply and demand, law enforcement and detention activities and their associated security demands, etc.) and the physical space constraints for all judicial support functions.

# **IST DETENTION FACILITIES R/R PHASE 6 – REPURPOSE MDC ADMISSIONS/COURT (Q020, CONT.)**

## **CHANGED CONDITIONS & CIRCUMSTANCES (Cont.)**

2. PBSO Department of Corrections not certain about optimal admission operational approach and physical space compared to 2017 position
3. R/R remains a high priority to sustain existing and future operations (i.e. asset preservation)
4. Scope of work and cost for R/R have escalated since 2017



# IST DETENTION FACILITIES R/R PHASE 6 – REPURPOSE MDC ADMISSIONS/COURT (Q020)

PALM BEACH COUNTY INFRASTRUCTURE SALES TAX TYPE 3 TRANSFER		
PROJECT: Detention Facilities R/R (Phase 6) – Repurpose MDC Admissions/Court		
PROJECT NO.	Q020	CATEGORY: Sheriff - FDO
CONSTRUCTION DEPARTMENT: Facilities Dev. & Ops.	DISTRICT NO.: 3/CW	
OPERATING DEPARTMENT: Facilities Dev. & Ops.	DEPT. TRANSFER #: 25-03	
A Type 3 Transfer authorizes a transfer to and from the IST Program Reserves.		
<p><b>Summary of Transfer Details:</b></p> <p>The IST Project Plan allocates \$44,100,000 for previously planned interior renovations at the Main Detention Center (MDC) on Gun Club Road in unincorporated West Palm Beach. Funding consists of \$27,000,000 in FY2026 and \$17,100,000 in FY2027. As a result of: 1) court facilities at MDC now being planned to remain unchanged in accordance with the Palm Beach County Judicial Facilities Master Plan approved by the BCC on June 7, 2022; 2) uncertainty regarding the optimal admission space and operational approach; and 3) assignment of higher priority to R/R work to sustain operations and preserve the integrity of the facility, a revised funding plan and scope of work is now appropriate. Specifically, a companion Type 3 Transfer (FDO 25-02) proposes to transfer \$23,023,759 from the IST Program Reserve to immediately advance planned R/R of the West Tower. This transfer would reduce the project budget amount in FY2026 in the same amount to replenish the IST Program Reserve, such that there would be no net fiscal impact to the Program Reserve or IST Project Plan. At the same time, this transfer proposes to rename Q020 as "Detention Facilities R/R and Improvements" to recognize the continuation of R/R work and other various improvements to be implemented for improved operations and safety using the remaining \$21,076,241 project balance.</p> <p>This Type 3 transfer will:</p> <p><input type="checkbox"/> Authorize transfer from IST Program Reserves to an Approved Project Budget.</p> <p><input type="checkbox"/> Authorize transfer from IST Program Reserves to a new Project Budget.</p> <p><input type="checkbox"/> Authorize transfer to Program Reserve from Departmental Reserve.</p> <p><input checked="" type="checkbox"/> Authorize transfer to Program Reserve from Approved Project Budget.</p> <p>Approved Project Budget: \$44,100,000</p> <p>Amount to be increased/decreased: -\$23,023,759</p> <p>Project Budget after this Transfer: \$21,076,241</p> <p>Reserve Balance Before this Transfer: \$78,953,712</p> <p>Reserve Balance After this Transfer: \$101,977,471*</p> <p>Description of Timing Impacts to an Approved Project as a Result of this Transfer: This transfer has no impact on project timing.</p> <p>*Balance would be restored on October 1, 2025 subject to BCC approval of both this transfer and FDO 25-02.</p>		
<p>PALM BEACH COUNTY</p> <p>Requested by Operating Dept.:</p> <p>By: <i>[Signature]</i></p> <p>Title: <i>FDO Director</i></p> <p>Date: <i>3/20/2025</i></p>	<p>Recommended by Jacobs Project Management:</p> <p>By: <i>[Signature]</i></p> <p>Title: Project Manager</p> <p>Date: 3/20/2025</p>	<p>Recommended by OFMB:</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
<p>PALM BEACH COUNTY</p> <p>Requested by Construction Dept.:</p> <p>By: <i>Same</i></p> <p>Title: _____</p> <p>Date: _____</p>	<p>By: <i>Michael W. Jones</i></p> <p>Title: _____</p> <p>Date: _____</p>	<p>Recommended by IST Oversight Committee:</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>
<p>Recommended by Administration:</p> <p>By: _____</p> <p>Title: _____</p> <p>Date: _____</p>		

# IST DETENTION FACILITIES R/R PHASE 6 – REPURPOSE MDC ADMISSIONS/COURT (Q020)

## APPROVED Project Plan

Detention Facilities R/R (Phase 6) – Repurpose MDC Admissions/Court	Unit	Est. Cost	2026	2027	Total
	Q020	\$44.1M	\$27M	\$17.1M	\$44.1M

## PROPOSED Project Plan (Subject of Type 3 Transfer)

Detention Facilities R/R and Improvements	Unit	Est. Cost	2026	2027	Total
	Q020	\$44.1M	\$3,976,241*	\$17.1M	\$21,076,241

\* \$23,023,759 balance to Program Reserve

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# DETENTION CENTER FACILITIES R/R (PHASES 3-5)

IST UNITS Q019 AND Q020

**QUESTIONS**