

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.

Summary of Transfer Details:

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 4th and final phase rather than a 5th 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.

This Type 3 transfer will:

- Authorize transfer from IST Program Reserves to an Approved Project Budget.
- Authorize transfer from IST Program Reserves to a new Project Budget.
- Authorize transfer to Program Reserve from Departmental Reserve.
- Authorize transfer to Program Reserve from Approved Project Budget.

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*

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.

*Balance would be restored on October 1, 2025 subject to BCC approval of both this transfer and FDO 25-03.

PALM BEACH COUNTY Requested by Operating Dept.: By: <u>[Signature]</u> Title: <u>FDO Director</u> Date: <u>3/20/25</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: <u>[Signature]</u> Title: <u>Asst Budget Director</u> Date: <u>3/20/25</u>
PALM BEACH COUNTY Requested by Construction Dept.: By: <u>Same</u> Title: Date:	By: <u>Michael W. Jones</u> Title: <u>Legal Staff</u> Date: Digitally signed by Michael W. Jones DN: cn=org, dc=pbcbgov, ou=Enterprise, o=PALM BEACH COUNTY, ou=Users, cn=Michael W. Jones, email=MJones@pbcbgov Reason: I am the author of this document Location: Date: 2025.03.21 08:37:19-04'00' Foxit PDF Editor Version: 12.1.0	Recommended by IST Oversight Committee: By: <u>[Signature]</u> Title: <u>Chair</u> Date: <u>3/27/25</u>
	Recommended by Administration: By: <u>[Signature]</u> Title: <u>County Administration</u> Date: <u>3/25/25</u>	

25-0640

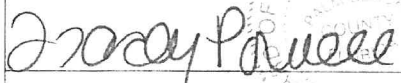
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
EXPENDITURE BUDGET TRANSFER

BGEX 032625-1097

FUND 3950 - Local Government One-Cent Infrastructure Surtax Fund

ACCOUNT NUMBER	ACCOUNT NAME	UNIT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED as of 3/31/2025	REMAINING BALANCE
EXPENDITURES									
411-Q019-4907	Building Improvements - Non-Capital	PBSO Detention Facilities R/R Phase 3-5	19,231,355	19,112,421	23,023,759	0	42,136,180	5,660,049	36,476,131
821-9900-9908	Reserve - New Projects	Reserves	116,183,870	105,507,471	0	23,023,759	82,483,712		82,483,712
	Total Expenditures				23,023,759	23,023,759			

SIGNATURES _____ DATES _____
 Initiating Department/Division 3/31/2025
 Administration/Budget Department Approval 3/31/2025
 OFMB Department - Posted 4/8/25

BY BOARD OF COUNTY COMMISSIONERS
 At Meeting of: 4/8/2025

 Deputy Clerk to the Board of County Commissioners

Expense Budget 29 (BGEX) ☆ Draft 📄 ⋮

✎ Edit ✔ Validate

Department: 411 | Unit: Q019 | Transaction ID: 0326250000000001097 | Version: 1

▶ 1 of 1: Transaction validated successfully

Grid Actions ▶

1 - 2 of 2 Records

View per Page - 20 50 100

Action	Event Type	Budget FY	Fund	Department	Appr Unit	Unit	Object	Dollar Amount	Incr	
<input type="checkbox"/> ▼	Modify	BG06	2025	3950	411	411Q019CA	Q019	4907	\$23,023,759.00	Incr
Fiscal Year	Period		Name				Budget Reference			
2025 ✓	7 ✓		-				25-0640			
Description			Contact				Contact Name			
4/1/2025 BCC Meeting; Transfer of funds needed for MDC West Tower			-				-			
Start Date	End Date									
-	-									
▶	Modify	BG06	2025	3950	821	8219900NG	9900	9908	\$23,023,759.00	Decr

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

MW/ SB 60
GW abs

R 2025 04 08

Meeting Date: April 8, 2025

| Consent

| Regular

| Workshop

| Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

- A) An Amendment to the Infrastructure Sales Tax (IST) Project Plan approved by the Board of County Commissioners (BCC) on April 4, 2017 to increase the budget for the Palm Beach Sheriff's Office (PBSO) Detention Facilities Phase 3-5 project from \$47,802,000 to \$70,825,759;
- B) A Budget Transfer of \$23,023,759 within the IST Fund from IST reserves to increase the budget for the PBSO Detention Facilities Phase 3-5 project; and
- C) Amendment No. 11 to the Construction Manager (CM) at Risk Services contract (R2016-0430) with Hedrick Brothers Construction Co., Inc. (Hedrick Brothers) establishing a Guaranteed Maximum Price (GMP) in the amount of \$39,789,934 for the Main Detention Center (MDC), West Tower-Phase IV project for a period of 1,462 calendar days from notice to proceed.

Summary: On April 5, 2016, the Board of County Commissioners (BCC) approved the CM at Risk Services contract (R2016-0430) with Hedrick Brothers for the Detention Facilities project. The Detention Facilities project includes renewal/replacement (R/R) of major building systems at the County's detention facilities including the MDC, the Western Detention Center and the Central Detention Center. The project includes the R/R of the following major building systems at these detention facilities: mechanical including heating ventilation and air conditioning (HVAC); fire protection; plumbing and boilers; electrical; low voltage including electronic security systems and fire alarm, security doors and hardware; roofing; weatherproofing and other similar improvements. Amendment No.11 establishes a GMP in the amount of \$39,789,934 for the construction management services necessary for the MDC West Tower-Phase IV project. Renovation work includes R/R of air conditioning components and air handlers, electrical repairs, pipe lining of sanitary and rainwater piping (actual lengths to be determined based on video scoping), roof replacement, detention controls, low voltage systems, fire protection system upgrades, doors/frames/hardware repairs and change-outs, cell door upgrades, concrete and masonry work, stucco repairs, drywall, painting, and resinous flooring repairs and improvements. Work is mainly focused in the West Tower; however, select minor work in the South Tower may be added. The CM will have 1,462 calendar days from notice to proceed to substantially complete the project. Liquidated damages for failure to achieve certification of substantial completion within the contract time or approved time extension thereof are \$2,880 per day. (Continued on Page 3)

Background and Justification: (Continued on Page 3)

Attachments:

1. Location Map
2. Budget Transfer
3. Budget Availability Statement
4. Amendment No. 11
5. CM at Risk Services History Sheet
6. Nongovernmental Entity Human Trafficking Affidavit

Recommended by: _____

Emmie P. Ayala Celis
Department Director

3/29/25
Date

Approved by: _____

Pat Fos
County Administrator

4/4/25
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	\$39,789,934	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	\$39,789,934	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes X No _____
 Is this item using Federal Funds? Yes _____ No X
 Is this item using State Funds? Yes _____ No X

Budget Account No: Fund 3950 Dept 411 Unit Q019 Object 4907

CONSTRUCTION	\$39,789,934.00
STAFF COSTS	\$ 0.00
CONTINGENCY	\$ 0.00
TOTAL	\$39,789,934.00

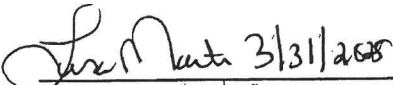
B. Recommended Sources of Funds/Summary of Fiscal Impact:

Funding for this project is from the IST Fund. A budget transfer of \$23,023,759 from the IST Fund Reserves is required to fund this amendment, concurrently with this transfer from Reserves, the Infrastructure Sales Tax Independent Citizens Oversight Committee approved a transfer from the IST budget for project Detention Facilities R/R Phase 6 – Repurpose MDC Admissions/Court of \$23,023,759 to the IST Program Reserve resulting in no net fiscal impact to the IST Program Reserve or the IST Project Plan.

C. Departmental Fiscal Review: 


III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 3/31/2025
 OFMB GS 3/31/25
 ESW 3-31-25 DAB/31

 4/1/25
 Contract Development and Control
 26, 4.1.25

B. Legal Sufficiency:

 4/4/25
 Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

Continued from page 1

Summary: This contract was awarded under the prior Small Business Enterprise (SBE) ordinance in place at the time, however GMPs initiated after January 1, 2019, are subject to the requirements of the Equal Business. Hedrick Brothers is not an SBE, but has partnered with two (2) Small Minority Business Enterprises (Cooper Construction Management and Consulting, Inc. and Randolph Construction Group, Inc.) for services no less than 15% of the CM services for this contract. On March 20, 2024, the Goal Setting Committee established an Affirmative Procurement Initiative of 20% SBE participation, of which 6% must be African American (AA) and/or Hispanic American (HA) for the project. The CM has committed to 94.11% SBE participation, of which 11.96% is AA and/or HA on this Amendment. The cumulative SBE participation on the contract is 48.87%, of which 2.55% is AA and/or HA. **Funding for this project is from the IST Fund. (Capital Improvements Division) District 3 (MWJ)**

Background and Justification: CM at Risk is a project delivery method in which the CM provides design phase assistance, evaluation of cost, schedule and implications of alternate designs, systems and materials, and serves as the general contractor bidding the subcontracts for construction. Amendment No. 11 authorizes the construction management services necessary for the MDC, West Tower-Phase IV project. The IST Project Plan allocates \$47,802,000 for the phased R/R of major building systems at the MDC on Gun Club Road in unincorporated West Palm Beach. Only the West Tower remains to be completed, which will be a 4th and final phase rather than a 5th phase remaining as a result of project evolution. 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 proceeded 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. On March 27, 2025, the required Type 3 transfer requests were presented to the IST Independent Citizens Oversight Committee and recommended for approval.