



Youth Services Four Points Renovations

Infrastructure Sales Tax

PROJECT
17557



Locations:

- **Four Points**
 - 50 Military Trail, WPB
- **Highridge Family Center**
 - 4200 N. Australian Ave. WPB
- **South County Administrative Complex**
 - 345 S Congress Ave, Delray Beach, FL 33445
- **Airport Center 1**
 - 100 Australian Ave. WPB
- **Belle Glade**
 - 2976 State Rd. #15, Belle Glade



Mission Statement

Growing brighter futures by providing quality service, education and access to resources and opportunities.

Youth Services

The Youth Services Department (YSD) provides youth and families throughout Palm Beach County (PBC) some of the most effective programs and initiatives to ensure the healthy growth, development, education and transition of children and youth, to young adulthood and the workforce.

Most of their programs are geared to providing tools and resources for success to children between 0 to young adults, at-risk youth and families.

The YSD has bases in all corners of the County.

Divisions:

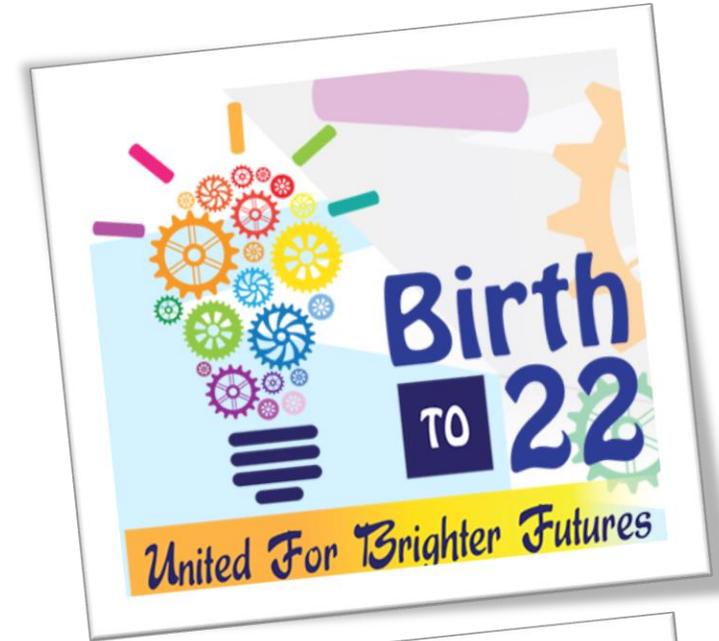
- Outreach and Community Programing
- Residential Treatment & Family Counseling
 - Education and Training
 - Youth and Family Counseling
- Finance, Contracting & Administrative Services



Youth Services

Outreach and Community Programming Division

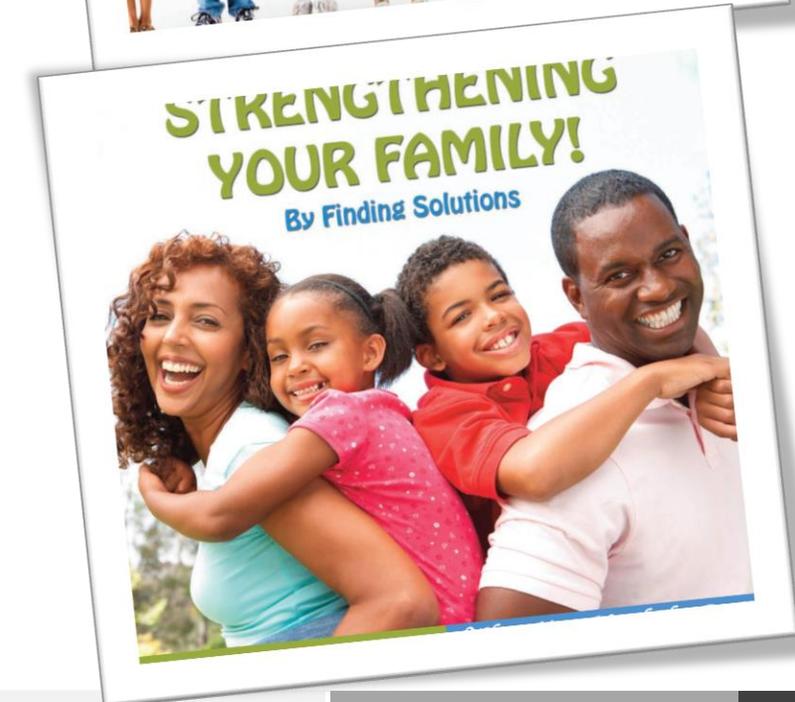
- The Outreach and Community Programming Division (OCP) coordinates internal and external youth programs and initiatives throughout Palm Beach County (PBC).
 - OCP focuses on kids ages birth to 22 and allocates resources to support evidence-based initiatives that promote healthy children, safe schools, reduction of youth violence and educational success.
 - OCP also focuses on transition points (entry into kindergarten, 6th, 9th, and post-high school) and builds more opportunities to reconnect disconnected youth to education, trades, training and employment opportunities.
- Examples of their programs OCP administers are:
 - **Summer Food**
 - **Summer Camp Scholarships**
 - Youth Empowerment Center
 - Birth to 22: United for Brighter Futures
 - My Brother's Keeper Network of Palm Beaches
 - Future Leaders United for Change



Youth Services

Residential Treatment and Family Counseling Division

- To provide educational, outreach, and residential services (Highridge Family Treatment Facility) to the youth and families.
- Primary services include prevention programs aimed at diverting "at-risk" youth from the juvenile justice system; psychological and therapeutic services in the form of family therapy, psychological testing, residential care, and psycho-educational groups for parents and youth.
- Youth and Family Counseling
 - This is a 3 month community based program that provides therapeutic services to residents of PBC ages 0-22 years. Include family therapy, group therapy, individual and parent education.
- Education and Training
 - This section of RTFC provides psychological and psychotherapeutic services to the families of PBC in addition to education and training of students, staff and community providers.



Youth Services

Finance, Contracting & Administrative Services Division

- To provide timely, accurate, clear and complete information with regard to the financial, contractual and administrative needs of the Youth Services Department, including the provision of a centralized support system responsible for the coordination and management of personnel, payroll, budget, procurement, contracts, grants, agenda items, fixed asset management, records management, emergency management, information technology issues and other administrative support.



Project History

How the project initiated

- In 2015 the PBC Head Start Program was delegated to Lutheran Family Services, a 501(3)c non-profit organization. As a result the program administration is now performed elsewhere and the space they occupied at Four Points became available for County programming to meet the growing needs of the newly established Youth Services Department (YSD).
- Space programming efforts also begun in 2015 between FDO and the YSD; the purpose was to consolidate the YSD from scattered locations and leased spaces into one centralized location at Four Points. The space would be renovated to better respond their operational needs.
- The programming exercise looked at their 10 year growth projections for staffing, space type needs, type of operation of all three divisions and sub-sections, necessary adjacencies, security, parking, confidentiality needs, etc.
- Test Fits where developed to verify that the complete YSD program could be accommodated onto Four Points.
- Based on the test fits budget estimates were also generated.

Project History

The other Users in the Mix

OEBO

- The Consolidation at Four Points also included relocating the Education and Training Section that operates out of APC-1. they would go into the space now occupied by the Office of Equal Business Opportunity (OEBO) on NE side of the building. OEBO would then relocate to the vacated space in APC-1.
- While space at APC-1 can accommodate the current program of the Office of Equal Business Opportunity (OEBO) with minor renovations needed; it does not provide sufficient space for their projected growth.
- Program test fits determined that with minimum renovations, OEBO growth projections can be accommodated within their current space without increasing their square footage; it was then determined that OEBO would remain at Four Points.

PBSO AISU

- In addition, the PBSO's Alternative Intervention System Unit was also considered for co-location on the second floor of Four Points due to their related mission to that of some of the YSD programs.
- However, over the years their mission has changed to one that deals more with Truancy Interdiction, Juvenile First Offender (JFO), Runaways and Youth Intervention. They do not offer treatment or provide behavioral services; this made them more suitable for the PBSO Headquarters program which is also seeks to consolidate user groups. Ultimately AISU vacated their originally occupied leased space and now operate out of HQ.

Space Needs

The program exercise and site analysis of YSD current location, Four Points showed that:

- Occupancy swells during the summer months due to the summer programs and internships;
- The majority of the staff is currently sitting in work stations, where confidential sessions cannot be carried out;
- The current space lacks hard wall offices that can serve as Therapy rooms;
- It also lacks flexible Space for multi-purpose use such as: training sessions, youth activities, community meetings;
- Work areas for various positions do not comply with County Space allocations standards;
- The space is not reflective nor conducive to the type of work they do or the public interaction that their many different programs demand.



Project Scope

The project will consist of approximately 13,000 square feet of interior renovations to the existing 2nd floor.

- The scope of the project includes the reconfiguration of the existing wall partitions to accommodate program requirements;
- Replacing interior finishes, walls, floor and ceiling finishes, new pass through window, lighting modifications;
- New identification room signage throughout renovated area, new electrical and data as required for new walls;
- Reconfiguration of existing mechanical ductwork and VAV boxes, relocation of existing fire sprinkler heads;
- New panic alarm system at proposed reception counter, new card access and AI Phone at south side corridor, new CCTV, and modifications of existing fire alarm system at renovated area.
- The renovation will require a Phased Construction approach to maintain continuity of operations for all user groups affected;
- Modifications to the existing furniture, supplemented by the procurement of new furniture to accommodate the revised layout and to support various operational functions;
- This project will also require Moving Services and Custodial during each of the construction phases;

Existing Space

IMAGE REDACTED PER FLORIDA STATUTES SEC. 119.071(3)(a)

Proposed Space

- Each Division is separated into individual suites. Card access allows staff to move in-between spaces.
- The proposed new lay-out responds to the need for:
 - Large training and conference center;
 - Dedicated flexible space for Summer Food interns;
 - Multi-function waiting area;
 - Therapy rooms for individual and family Therapy sessions;
 - Secured lobby for controlled public access;
 - Appropriately sized work spaces;
 - Confidentiality requirements.

IMAGE REDACTED PER
FLORIDA STATUTES
SEC. 119.071(3)(a)

Retention of Services

Design and Construction

- In 2018 Design Consultant Services were retained under FDO/CID Annual Consultant Services Contract No. R-2014-1916.
- Colome and Associates, Inc. was hired to provide professional design services, cost estimating, bidding documents and construction administration phase services.
- In 2019, after all the deliverables were submitted by the consultant; the change in scope to leave OEBO at their current location took place. This meant that the original reconfiguration had to be revised and changes implemented.
- Additional services were approved in 2020 to revise the 95% construction documents.
- In 2019 Construction Management at Risk (CMR) services were retained under FDO/CID Annual CM Services Contract No. R-2018-1162.
- The Contractor was to provide pre-construction services to include: design review, value analysis, scheduling services and cost estimating.
- As the contracted CMR All-Site Construction, Inc. provided a GMP.
- Following the GMP a Value Engineering and Trade Contractor Bid validation exercise was conducted.
- Currently a determination on additional funding is pending.



Funding

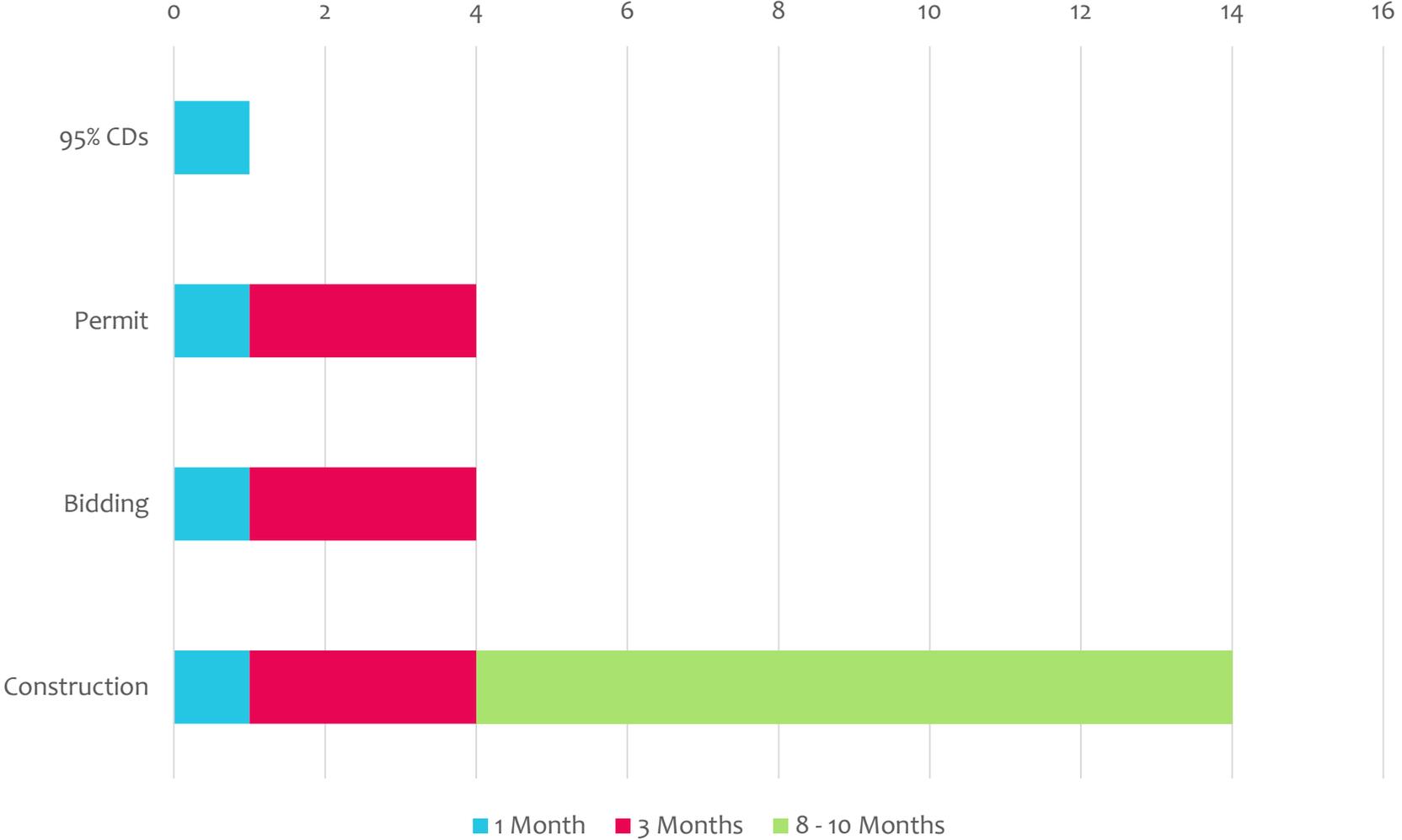
Encumbered expenses to date

| Funds | Encumbered | Vendor | Consultants | Contractor | Description |
|---------|-------------|--------------------------|---------------------------|------------------------|--|
| Non-IST | \$28,623.00 | | Colome & Associates, Inc. | | Additional Services to re-submit 95% CDs |
| IST | \$9,962.55 | | | All-Site Constr., Inc. | Pre-con services Task Order |
| Non-IST | \$72,871.00 | | Colome & Associates, Inc. | | Consultant Services Agreement for Design |
| Non-IST | \$137.00 | Perers Enterprises, Inc. | | | Furniture modifications |
| Non-IST | \$4,338.50 | Perers Enterprises, Inc. | | | Furniture modifications |

Historic/present funding includes \$375K Ad Valorem and \$450K IST

What's Next

YS Four Points Estimated Schedule





Thank You

Rosalyn Acosta

(561) 233-2051

racosta@pbcgov.org

Facilities Development &
Operations

