



PBSO HEADQUARTERS

RENEWAL, REPLACEMENT AND RENOVATION (R/R/R) – IST UNIT #B545

INFRASTRUCTURE SURTAX INDEPENDENT CITIZEN OVERSIGHT COMMITTEE

PBC FACILITIES DEVELOPMENT & OPERATIONS DEPARTMENT

FEBRUARY 18, 2021

PBSO HQs R/R PROJECT - HISTORY

- Original construction completed in 1983; 38 years old facility
- Building expansion/wrap-around completed in 1990s; Exterior Insulation and Finish System (EIFS)
- Existing building provides approximately 200,000 sf of office/institutional space housing multiple PBSO administrative and operational departments accounting for over 500 employees



PBSO HQs R/R PROJECT - HISTORY

- Planning for this project started in 2011, at the time scope was minor, mostly centered on space reconfigurations
- In 2014, WGI completed a structural assessment of the PBSO HQs building concluding that the existing exterior walls didn't provide adequate protection against hurricane winds
- In 2016, the project approach was redefined and Leo A. Daly Company, Inc. (LAD) was retained for the provision of A/E services for the design of the PBSO HQs R/R project
- In 2016, Kast Construction Company LLC (Kast) was retained to provide construction management at risk services for the project

PBSO HQs R/R PROJECT - HISTORY

- In March 2020, the Board of County Commissioners (Board) approved Amendment No.1 to the contract with Kast authorizing exterior hardening services however, it was terminated for convenience shortly thereafter
- The termination served the best interests, health, safety and welfare of the County and its Citizens due to the need to have the PBSO HQ site available as the County's response center during the COVID-19 emergency
- On March 9, 2021, FDO intends to present to the Board for its approval, Amendment No.3 to the contract with Kast; the amendment will provide for the interior and exterior work needed as part of the PBSO HQs R/R project

PBSO HQs R/R PROJECT - SCOPE

- The scope of work, to be implemented in a phased approach, includes but is not limited to:
 - Hardening of the existing exterior wall and window systems, including new cladding to be installed for hurricane protection
 - Adding new reinforced concrete walls
 - Replacement of the existing roofing system
 - Replacement and upgrades to the HVAC system
 - Renovation of the fire suppression and lighting system
 - Renovations to the interior of all three levels of the facility to accommodate additional offices, workstations and conference spaces
 - Indoor Air Quality monitoring

PBSO HQs R/R PROJECT - FUNDING

- Per the approved CIP, the project budget was established at \$42,071,000 of which \$32,702,000 is IST funded
- The project cost has increased due to
 - Scope and project approach changes
 - Delayed construction start and associated price escalation
 - Project management and temporary relocation costs not originally included
- Revised cost for project implementation is \$50,471,000
- 791 days required for construction



PBSO HQs R/R PROJECT

QUESTIONS