

**PALM BEACH COUNTY**

**INFRASTRUCTURE SALES TAX TYPE 3 TRANSFER**

PROJECT: Detention Facilities R/R (Phase 6) – Repurpose MDC Admissions/Court

CATEGORY: Sheriff - FDO

PROJECT NO. Q020

DISTRICT NO.: 3/CW

CONSTRUCTION DEPARTMENT: Facilities Dev. & Ops.

DEPT. TRANSFER #: 25-03

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 \$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.

**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: \$44,100,000  
 Amount to be increased/decreased: -\$23,023,759  
 Project Budget after this Transfer: \$21,076,241  
 Reserve Balance Before this Transfer: \$78,953,712  
 Reserve Balance After this Transfer \$101,977,471\*

Description of Timing Impacts to an Approved Project as a Result of this Transfer: This transfer has no impact on project timing.

\*Balance would be restored on October 1, 2025 subject to BCC approval of both this transfer and FDO 25-02.

PALM BEACH COUNTY Requested by Operating Dept.: By: <u>Zen Linn</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>3/26/25</u>
PALM BEACH COUNTY Requested by Construction Dept.: By: <u>Same</u> Title: _____ Date: _____	Recommended by Administration: By: <u>[Signature]</u> Title: <u>County Administration</u> Date: <u>3/25/25</u>	Recommended by IST Oversight Committee: By: <u>[Signature]</u> Title: <u>Chair</u> Date: <u>3/27/25</u>

25-0640

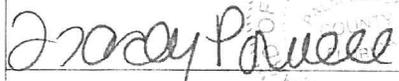
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
EXPENDITURE BUDGET TRANSFER

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
<b>EXPENDITURES</b>									
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
	<b>Total Expenditures</b>				<b>23,023,759</b>	<b>23,023,759</b>			

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"/> <span style="border: 1px solid white; padding: 2px;">▼</span> Modify	BG06	2025	3950	411	411Q019CA	Q019	4907	\$23,023,759.00	Incr
<b>Fiscal Year</b> 2025 ✓	<b>Period</b> 7 ✓		<b>Name</b> -				<b>Budget Reference</b> 25-0640		
<b>Description</b> 4/1/2025 BCC Meeting; Transfer of funds needed for MDC West Tower			<b>Contact</b> -				<b>Contact Name</b> -		
<b>Start Date</b> -	<b>End Date</b> -								
<span style="color: blue;">▶</span> Modify	BG06	2025	3950	821	8219900NG	9900	9908	\$23,023,759.00	Decr



**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)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<b>\$39,789,934</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
# 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

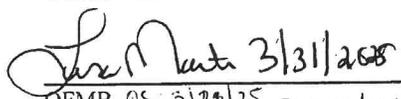
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

**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.