

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

Meeting Date: March 14, 2023

Consent
 Workshop

Regular
 Public Hearing

Department: Facilities Development and Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

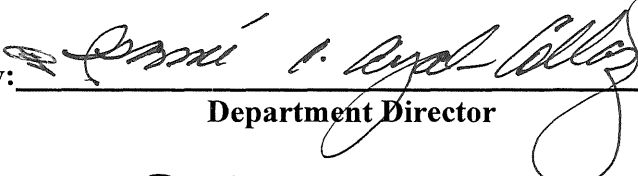
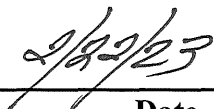
- A) An Amendment to the Infrastructure Sales Tax (IST) Project Plan approved by the Board of County Commissioners (Board) on April 4, 2017, as revised on January 4, 2022, to establish the budget in FY 2023 and increase the budget for the 810 Datura Building Replacement (Palm Beach County (County) 45th Street Complex) project;
- B) A Budget Transfer in the amount of \$2,600,000 in the IST Fund from the IST Reserves to increase the budget for the County’s 45th Street Complex project; and
- C) A contract with Alfonso Hernandez Architect, LLC (Consultant) in the amount of \$2,312,001.76 to provide professional architectural/engineering (A/E) design, master planning and site planning services, interior space planning, engineering, permitting and construction administration services for the County’s 45th Street Complex project.


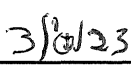
Summary: On August 31, 2021, the Board of County Commissioners (Board) directed Staff to pursue the development of the Urban Campus initiative with University of Florida (UF) and authorized Staff to return at a later date with a revised schedule, including appropriation of the required funding, for design and construction of the Community Services Department (CSD) building to be relocated at the County’s 45th Street Complex (southeast corner of 45th Street and Australian Avenue in the City of West Palm Beach). On February 8, 2022, the Board approved a conceptual Term Sheet with UF for the potential conveyance of approximately 5.03 acres of County-owned property in the City of West Palm Beach to UF for the purpose of the development of an Urban Campus, and also authorized County staff to initiate the due diligence and master planning process for the County’s 45th Street Complex property required in preparation for the potential relocation of the CSD. On August 23, 2022, the Board approved the Development and Conveyance Agreement (DCA) with UF which will require relocation of CSD to a new facility in order to allow for construction of the Urban Campus. CSD’s main building is currently located at 810 Datura Street, West Palm Beach. The replacement facility will be built at the County’s 45th Street Complex. Funding for the 810 Datura Building Replacement project is approved under the Infrastructure Sales Tax (IST) project plan starting in FY2025. To ensure timely development of the building replacement project, funding must be made available in FY2023. On November 17, 2022, the IST Independent Citizen Oversight Committee reviewed Staff’s request for an increase in the project’s budget and an allocation of \$2.6M from IST Reserves and recommended the same be approved. The CSD facility located at 810 Datura Street is no longer able to meet the growing needs of the community and its staff. **(Continued on Page 3)**

Background and Justification: (Continued on Page 3)

Attachments:

- 1. Location Map
- 2. Disclosure of Ownership Interests
- 3. Budget Availability Statement
- 4. Budget Transfer
- 5. Alfonso Hernandez Architect, LLC - Contract

Recommended by:  
Department Director **Date**

Approved by:  
County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	\$2,404,002	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>\$2,404,002</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:		Yes	<u>X</u>	No	_____
Does this item include use of federal funds?		Yes	_____	No	<u>X</u>

Budget Account No: Fund 3950 Dept 411 Unit Q018 Object 6505

Professional Services	\$2,312,001.76
Staff Cost	\$ <u>92,000.00</u>
Total	<u>\$2,404,001.76</u>

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

The funding source for this project is the Infrastructure Sales Tax (IST) fund. The Board committed the property at 810 Datura Street in West Palm Beach to the UF Foundation pursuant to a Development and Conveyance Agreement. This commitment created a need for the planned replacement of the Community Services Department facility to be accelerated and a Budget Transfer in the amount of \$2,600,000 from the IST Fund Reserves is required to fund this project. The Board previously approved \$5,000,000 in Fiscal Year (FY) 2025 and \$21,260,000 for a total of 26,260,000 from the IST fund for the project.

C. Departmental Fiscal Review: Colin Eric McEllen
#63m

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<u>Laura Monte</u> 2/27/2023	<u>Joe J. Jacobson</u> 3/2/23
OFMB <u>2/24</u>	Contract Development and Control <u>3/1/23</u>
<u>2-27-2023</u>	

B. Legal Sufficiency:

[Signature] 3/3/2023
Assistant County Attorney

C. Other Department Review:

Department Director

Summary: The new CSD facility will be approximately 60,000 square feet and will accommodate the current and future operational needs. This contract authorizes the professional services necessary for the new CSD facility to be located at the County's 45th Street Complex. Professional services include, but are not limited to, site planning services, site investigations and the preservation of potential historical unearthed artifacts, design, interior space planning, engineering, permitting and construction administration services for approximately 60,000 square feet of new office and support space, including all parking and site improvements, to serve the needs of the County's Community Services Department. In addition, professional services will include master planning and site plan approval services for all existing facilities and improvements on the property as well as approximately 350,000 square feet of future governmental office and support space in both, single and multi-story facilities, including all parking and site improvements required to support same. The project will include all related infrastructure and site work development required to support the new CSD facility without compromising the ability to retain all existing improvements in service and realize the future delivery of the approximately 350,000 square feet facility for government office and support space. Design services for the 350,000 square feet facility of government office and support space are not included in this contract. The services for the 350,000 square feet future government building included in this contract is limited to a space allocation on the master plan which will be prepared by the Consultant and submitted to the City of West Palm Beach's Planning and Zoning Division for review and approval in order to entitle the land accordingly as requested by the County. The solicitation for design professionals was advertised on May 22, 2022 according to the Equal Business Opportunity (EBO) Ordinance, with the final selection on September 6, 2022. The project was presented to the Goal Setting Committee on May 18, 2022. The Committee established Affirmative Procurement Initiatives (APIs) of a Minority Business Enterprise (MBE) participation evaluation preference for African American-owned firms and a minimum mandatory contract goal of 20% Small Business Enterprise (SBE) participation. The Consultant has committed to 82% SBE participation, of which 15% is MBE (African American) participation for this contract. SBE participation for the project is 60.65% of which 15.44% is MBE participation. The Consultant is a Certified SBE and local firm. **Funding for this project is from the Infrastructure Sales Tax (IST) Fund. (Capital Improvements Division) District 7 (MWJ)**

Background and Justification: Selection of the design professional was performed pursuant to the Consultants Competitive Negotiation Act (CCNA), Florida Statute 287.055 on September 6, 2022. The existing CSD facility, currently located at 810 Datura Street in West Palm Beach, is no longer able to meet the growing needs of the community and its staff. A replacement facility will be built at the County's 45th Street Complex and must be delivered in a timely manner as not to hinder the development schedule for the Urban Campus. Therefore, the planned replacement of the CSD facility needs to be accelerated and requires a Budget Transfer to increase the project funding and make same available in FY2023.