



Date: September 7, 2005



Proposed Plan Modification No. 29

## ½-CENT SALES TAX REFERENDUM RESOLUTION CAPITAL PLAN MODIFICATION

**School/Project:** Various Projects

**Recommendation:** *I recommend the Independent Sales Surtax Oversight Committee approve the Proposed Plan Modification revising the Plan to match the FY 2006-2010 Five-Year Capital Plan.*

### Description of Proposed Modification:

- This action aligns the referendum project plan (“The Plan” as defined in the resolution authorizing the referendum) to match the proposed FY 2006-2010 Five-Year Capital Plan.

### Reason for Modification:

- Many of the projects in the Plan are funded by sources other than the ½-Cent Sales Surtax, however they are presented here because they are included in “The Plan”. **THERE HAS BEEN NO CHANGE TO THE USE OR AMOUNT OF THE ½-CENT SALES SURTAX; IT REMAINS AT \$560 MILLION AND THE PROJECTS ARE BEING FUNDED AND CONSTRUCTED AS PROPOSED.**
- Each year the School District is required to update the Five-Year Capital Plan. This exercise involves numerous steps including, but not limited to:
  - updating enrollment projections
  - identifying new schools needed to meet school concurrency
  - including additional schools to be modernized
  - adding projects required based on programmatic needs
  - updating project budgets
  - updating project status
  - receiving input from the public, municipalities, advisory committees, Board Members and others
- Previously approved budget and schedule amendments have been reflected, however, budget and schedule amendments have also been included for future projects not previously discussed in other ISSOC meetings, therefore, approval of this modification is required at this time.
- Construction price increases have been explained previously, however, a presentation will be made at the September 7<sup>th</sup> meeting to address this issue in more detail.
- The changes that affect these projects are global, therefore, all of the changes are being addressed in this Proposed Plan Modification.

### Additional Considerations:

- All changes are shown on the update of the August 23, 2005 Referendum Program Status Report and the FY 2006-2010 Five-Year Capital Plan.

Date: April 28, 2006



Proposed Plan Modification No. 58

## ½-CENT SALES TAX REFERENDUM RESOLUTION CAPITAL PLAN MODIFICATION

**Schools/Projects:** Boca Raton High Academy and Science Building

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the project budget for the Boca Raton High Academy and Science Building from \$14,503,406 to \$19,012,220.*

### Description of Proposed Modification:

- This action revises the project budget, but does not change the project opening date.

### Reason for Modification:

- This project will include the buildout of additional classrooms in lieu of the acquisition of the apartment complex to the south of the school. Funding from the site acquisition will also be used to make other improvements at the school in accordance with the request of the School Advisory Council as well as ISSOC and School Board approvals.
- A recently completed study by PBS&J which was commissioned by the Miami-Dade School District revealed that inflation in the Southeast Florida construction market increased an average of 46% between 2003 and 2005. We are still seeing annual inflation rates near or above the 20% mark between 2005 and 2006.
- According to the PBS&J report, factors contributing to these unprecedented inflation rates include, but are not limited to:
  - multiple hurricanes,
  - strong construction market,
  - large capital improvement programs (schools, airports, rail, etc.) in the area,
  - significant material price increases (ex. oil, cement, steel)
  - limited pool of qualified, bondable contractors and subcontractors,
  - limited pool of trade workers,
  - increased cost of insurance
- Contractors are also reporting that the implementation of the Jessica Lunsford Act is also driving up prices as several subcontractors have indicated that they either can not or will not bid on District projects due to the fingerprinting and screening requirements. We have had two projects where we have had to go with the second lowest bidder for a particular trade and in each case the price increased by nearly \$200,000.

### Additional Considerations:

- Staff is still value engineering and verifying the construction cost proposal.

Date: July 19, 2006



Proposed Plan Modification No. 69

## **½-CENT SALES TAX REFERENDUM RESOLUTION CAPITAL PLAN MODIFICATION**

**School/Project:** Various Projects

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the Project Budgets for various projects as indicated in the Project Status Report dated July 19, 2006.*

### **Description of Proposed Modification:**

- This action revises the project budgets for various projects in accordance with the draft FY 2007-2011 Five-Year Capital Plan.
- The budgets included in the draft FY 2007-2011 Five-Year Capital Plan reflect the most recently awarded projects of similar scope plus a 3% annual inflation rate; however, additional funds have been placed in Construction Contingency to account for a higher inflation rate.

### **Reason for Modification:**

- Despite a recent decline in the residential construction market, the overall construction market continues to be very active as various projects currently underway are continuing. As reported at the April 28, 2006 ISSOC Meeting, a study by PBS&J reports construction cost escalation over the past few years has averaged approximately 23% per year.
- The continuation of this trend is supported by a June 16, 2006 press release by Turner Construction and a July 3, 2006 report by SKANSKA. These sources cite issues such as increased global demand for cement, aluminum, copper, and asphalt as well as rising oil prices exacerbated by global unrest which is driving up the costs for nearly all other construction materials and services that are either mined or delivered. They also note that the market is still very busy which is resulting in shortages of skilled labor and subcontractors.

### **Additional Considerations:**

- The budgets for the Pre-K Centers at various schools are essentially unchanged, however, staff is in the middle of evaluating the various sites and we expect to have better budget information prior to finalizing the FY 2007-2011 5-Year Capital Plan. The Board has asked staff to add scope to these Pre-K Center projects if the budgets allow.
- Since the FY 2007-2011 5-Year Capital Plan is still in the development stage these budgets may be revised prior to the September 13, 2006 adoption. If they are revised they will be brought back to the ISSOC for review and approval.

Date: October 11, 2006



Proposed Plan Modification No. 80

**½-CENT SALES TAX REFERENDUM RESOLUTION  
CAPITAL PLAN MODIFICATION**

**School/Project:** Boca Raton High School Academy & Science Building

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the Project Budget for Boca Raton High School Academy & Science Building from \$18,399,997 to \$20,424,926.*

**Description of Proposed Modification:**

- This action revises the project budget, but does not affect the opening date.

**Reason for Modification:**

- Despite the recent slow down in the residential sales market, the ongoing construction level of construction projects continues to put a strain on market resources including both labor and materials. The Guaranteed Maximum Price for this project was received by staff and thoroughly scrutinized to verify adequate subcontractor bids were received. Value engineering was also employed reduce project costs as much as possible without sacrificing programmatic needs or quality.

**Additional Considerations:**

- Adequate funding is available through sources other than the ½-Cent Sales Surtax in order to cover the additional cost.

Date: January 10, 2007



Proposed Plan Modification No. 93

**½-CENT SALES TAX REFERENDUM RESOLUTION  
CAPITAL PLAN MODIFICATION**

**School/Project:** Boca Raton High Academy and Science Building

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the Project Budget for Boca Raton High School Academy & Science Building from \$20,424,926 to \$20,633,731.*

**Description of Proposed Modification:**

- This action revises the project budget, but does not affect the opening date.

**Reason for Modification:**

- Despite the recent slow down in the residential sales market, the ongoing construction level of construction projects continues to put a strain on market resources including both labor and materials. The Guaranteed Maximum Price for this project was received by staff and thoroughly scrutinized to verify adequate subcontractor bids were received. Value engineering was also employed reduce project costs as much as possible without sacrificing programmatic needs or quality.

**Additional Considerations:**

- Adequate funding is available through sources other than the ½-Cent Sales Surtax in order to cover the additional cost.

Date: April 18, 2007



Proposed Plan Modification No. 105

**½-CENT SALES TAX REFERENDUM RESOLUTION  
CAPITAL PLAN MODIFICATION**

**School/Project:** Boca Raton High Academy and Science Building

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the Project Budget for Boca Raton High School Academy & Science Building from \$20,633,731 to \$20,758,160.*

**Description of Proposed Modification:**

Revisions	Yes	No
Opening Date		✓
Timing of Funding		✓
Project Budget	✓	

**Reason for Modification:**

- The Project Budget is being revised to add the cost of the new technology standards for the classrooms including sound field enhancement and LCD projectors.

**Additional Considerations:**

- This project is currently in construction.

Date: October 10, 2007



Proposed Plan Modification No. 130

**½-CENT SALES TAX REFERENDUM RESOLUTION  
CAPITAL PLAN MODIFICATION**

**School/Project:** Various Projects

**Recommendation:** *I recommend the Independent Sales Surtax Oversight Committee approve the Proposed Plan Modification revising the Plan to match the FY 2008-2012 Five-Year Capital Plan.*

**Description of Proposed Modification:**

Revisions	Yes	No
Opening Date	✓	
Timing of Funding	✓	
Project Budget	✓	
Scope Change	✓	

**Reason for Modification:**

1. This action revises the project budgets, timing of funding and opening dates for various projects in accordance with the FY 2008-2012 Five-Year Capital Plan approved by the School Board on September 5, 2008.
2. The budgets included in the FY 2008-2012 Five-Year Capital Plan reflect the most recently awarded projects of similar scope plus a reasonable annual inflation rate. Additional funds have been placed in Construction Contingency for unanticipated increases.
3. Budget changes are typically for one of the following reasons: (1) reflect latest design phase (Schematic Design, Design Development or Construction Documents) estimate or negotiated Guaranteed Maximum Price, (2) reflect negotiated change orders, or (3) reflect revised inflation assumptions.
4. The only scope changes are: (1) reduction of the new Riviera Beach HS (03-MMM) from a 1,800 to 1,500 student capacity, and (2) increase planned capacity of Manatee ES Addition from 970 to 1,200 students.
5. The opening dates were revised for projects were revised due to issues associated with site acquisition in addition to funding. This is the case with the Pahokee Stadium, Pahokee Area MS (03-MM), and Royal Palm Beach Area ES (03-W).
6. The changes proposed are in large part the result of the need to cut approximately \$212 million from the 5-Year Capital Plan due to actual and projected decreases in funding as well and lower enrollment projections. Property tax, impact fees and Class Size Reduction revenues for FY 2008 were all lower than previously projected.
7. Staff implemented a prioritization process which was thoroughly feted amongst the School Board Members at several public meetings.
8. These changes are essentially the same as those presented to the ISSOC at the June 25, 2007 ISSOC Meeting. There have been no changes to the opening dates of any projects since that meeting, however, project budgets and some funding dates have been updated.

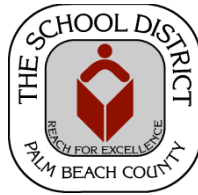


A report comparing the differences between the June 25<sup>th</sup> information and the current information is provided for reference.

**Additional Considerations:**

1. No project that was included in Referendum Plan has been deleted as a result of this action. Some projects have been rescheduled due to lower enrollment projections and/or funding.
2. No changes were made which would cause the District to violate School Concurrency, however, it is possible that some modulars, which are counted towards permanent capacity, may be needed at a few schools in order to meet the required Level of Service.
3. Most projects are funded in two fiscal years. The first fiscal year funding typically covers the cost of pre-construction activities including planning and design, and the second fiscal year of funding covers construction and furnishings.

Date: April 8, 2009



Proposed Plan Modification No. 149

**½-CENT SALES TAX REFERENDUM RESOLUTION  
CAPITAL PLAN MODIFICATION**

**School(s)/Project(s):** Elbridge Gale ES (02-U), Emerald Cove ES (02-JJ), Congress MS Modernization, Forest Park ES Modernization, Indian Ridge School Modernization, Palm Springs MS Modernization, Rolling Green ES Modernization, Boca Raton HS Academy & Science Bldg., Lake Worth MS Addition, Limestone Creek ES Addition, Palm Beach Lakes High Auditorium

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the project budgets for Elbridge Gale ES (02-U), Emerald Cove ES (02-JJ), Congress MS Modernization, Forest Park ES Modernization, Indian Ridge School Modernization, Palm Springs MS Modernization, Rolling Green ES Modernization, Boca Raton HS Academy & Science Bldg., Lake Worth MS Addition, Limestone Creek ES Addition, and Palm Beach Lakes High Auditorium.*

**Description of Proposed Modification:**

Revisions	Yes	No
Opening Date		✓
Timing of Funding		✓
Project Budget	✓	
Scope Change		✓

**Reason for Modification:**

1. These projects have been completed and are being closed out with excess funds being returned to the District. There may be additional small amounts of funds to come back to the District after this approval this is because we typically do not take all of the money out of the project until we are certain there are not any other unresolved issues.

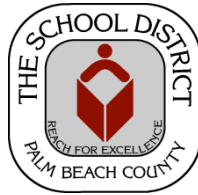
Project	Current Budget	Proposed Budget
Elbridge Gale Elem (02-U)	\$18,720,535	\$18,646,212
Emerald Cove Middle (02-JJ)	\$34,840,064	\$34,634,593
Congress Middle Modernization	\$33,733,046	\$31,752,521
Forest Park Elementary Modernization	\$31,655,184	\$30,870,768
Indian Ridge School Modernization	\$15,602,791	\$15,574,917
Palm Springs Middle (Jefferson Davis) Mod	\$35,692,663	\$35,442,787
Rolling Green Elementary Modernization	\$26,536,388	\$25,799,272
Boca Raton High Academy and Science	\$20,778,818	\$20,563,059
Lake Worth Middle Addition	\$8,847,127	\$8,693,423

Limestone Creek Elem Addition & Brick	\$14,051,313	\$13,632,916
Palm Beach Lakes High Auditorium	\$12,130,808	\$11,811,377
Spanish River High Auditorium	\$9,917,339	\$9,743,663

**Additional Considerations:**

1. Staff recommends that the returned funds be used to complete other projects on the Referendum List. This will be accomplished through the 5-Year Capital Plan process.

Date: September 2, 2009



Proposed Plan Modification No. 153

**½-CENT SALES TAX REFERENDUM RESOLUTION  
CAPITAL PLAN MODIFICATION**

**Schools/Projects:** Various Projects

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the Project Budgets for the projects indicated below.*

**Description of Proposed Modification:**

Revisions	Yes	No
Opening Date	✓	
Timing of Funding	✓	
Project Budget	✓	
Scope Change	✓	

**Reason for Modification:**

1. These projects have been completed and are being closed out with excess funds being returned to the District. There may be additional small amounts of funds to come back to the District after this approval. This is because we typically do not take all of the money out of the project until we are certain there are not any other unresolved issues.

Project	Current Budget	Proposed Budget
Allamanda Elementary Modernization	\$28,323,202	\$26,676,209
Barton Elementary Modernization	\$33,193,266	\$32,190,210
Boca Raton Middle Modernization	\$36,413,919	\$35,723,039
Congress Middle Modernization	\$31,367,517	\$31,195,971
Forest Park Elementary Modernization	\$30,870,768	\$30,283,761
J. F. Kennedy Middle Modernization	\$32,603,144	\$32,430,344
Palm Beach Gardens Elementary Mod	\$28,114,256	\$27,238,962
Palm Beach Gardens High Modernization	\$106,022,848	\$105,522,848
Rolling Green Elementary Modernization	\$25,799,272	\$25,654,724
Royal Palm School Modernization	\$44,267,281	\$43,192,283
Westward Elementary Modernization	\$32,342,879	\$31,992,878
Bak Middle School of the Arts Auditorium	\$4,993,477	\$4,876,705
Banyan Creek Elementary Addition	\$13,794,581	\$11,758,451
Benoist Farms Elementary Pre-K Addition	\$4,507,196	\$4,001,632
Boca Raton High Academy and Science	\$20,563,059	\$20,401,322
Carver Middle Addition	\$10,130,872	\$10,096,859

Cholee Lake Elementary Pre-K Addition	\$2,164,722	\$2,101,529
Citrus Cove Elementary Addition	\$14,289,747	\$14,022,535
Glades Central High Academy	\$9,577,320	\$8,995,217
Indian Pines Elementary Addition & Brick	\$13,424,520	\$12,472,269
Jerry Thomas Elementary Addition	\$15,611,674	\$15,533,464
Okeehewee Middle Addition	\$9,529,191	\$9,319,112
Relocatables & Modulares - Replacement	\$87,313,114	\$84,563,114
Village Academy - Middle School Addition	\$19,526,025	\$18,421,242
<b>Totals:</b>	\$654,743,850	\$638,664,680
<b>Net Increase (Decrease):</b>		(\$16,079,170)

**Additional Considerations:**

1. There was no reduction of the scope of these projects in order to achieve these savings.