

Date: July 6, 2005



Proposed Plan Modification No. 21

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

School/Project: Riviera Beach Area High School (02-MMM)

Recommendation: *I recommend the Independent Sales Surtax Oversight Committee approve the Proposed Plan Modification revising the opening date for Riviera Beach Area High School (02-MMM) from 2008 to 2010.*

Description of Proposed Modification:

- This action modifies the opening date of the school from 2008 to 2010.

Reason for Modification:

- This change is being recommended to facilitate the construction of the new Riviera Beach Area HS (02-MMM), which will be built on the current Suncoast HS site according to the latest proposal approved by the Board on April 13, 2005.
- The proposal includes:
 1. reconstructing John F. Kennedy MS (already under construction),
 2. constructing the new Suncoast HS on a K-12 campus along side of Dr. Mary McLeod Bethune ES and John F. Kennedy MS,
 3. constructing the new Riviera Beach Area HS (02-MMM) on the campus of the existing Suncoast HS
- The new Suncoast HS would be completed in 2008 at which time construction of the new Riviera Beach Area HS (02-MMM) would start construction. Based on a two year construction duration, 02-MMM would open in August 2010

Additional Considerations:

- The Riviera Beach City Council has agreed to proceed with this plan, however, they are seeking additional information regarding the number of families that may be involuntarily displaced during the site acquisition process.
- The acquisition of the Boardmoor Apartments is key to being able to build the new Suncoast HS. This complex was funded by the U.S. Department of Housing and Urban Development and as such the acquisition of that property may delay the project by an additional year.

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 7th 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: September 7, 2005



Proposed Plan Modification No. 31

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

School/Project: Suncoast High School and Riviera Beach Area High School (02-MMM)

Recommendation: *I recommend the Independent Sales Surtax Oversight Committee approve the Proposed Plan Modification revising the opening date for Suncoast High School from 2008 to 2009 and Riviera Beach Area High School (02-MMM) from 2010 to 2011.*

Description of Proposed Modification:

- This action modifies the opening date of Suncoast HS from 2008 to 2009.
- This action modifies the opening date of Riviera Beach Area HS (02-MMM) from 2010 to 2011.

Reason for Modification:

- As indicated in PPM #21 the schedule for these projects could be delayed by the acquisition of the Broadmoor Apartments.
- Based on community input meetings it was determined that the new Suncoast HS should be built on land currently occupied by the apartments instead of where the current John F. Kennedy MS is located, which would have allowed us to start construction sooner.
- The construction of Riviera Beach Area HS (02-MMM) is dependent on Suncoast HS moving off the campus where 02-MMM will be built, therefore the schedules for both projects must be adjusted.

Additional Considerations:

- Site acquisition has begun.

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 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 25th 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: January 21, 2009



Proposed Plan Modification No. 139 142

**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 2009-2013 Five-Year Capital Plan.*

Description of Proposed Modification:

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

1. This action revises the project budgets, timing of funding and opening dates for various projects in accordance with the FY 2009-2013 Five-Year Capital Plan approved by the School Board on September 10, 2008.
2. The budgets included in the FY 2009-2013 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. Due to significant decreases in revenue over \$600 million in construction projects had to be rescheduled to be funded after the five year window of the FY 2009 – FY 2013 Capital Plan. These projects include:

Project	Previous Funding Year	Notes
Lake Worth Area High (03-000)	2013	Not currently required due to lower enrollment
Scripps/Gardens Elem (04-A)	2013	Not currently required due to lower enrollment
WPB Area Middle (04-00)	2013	Not currently required due to lower enrollment
Jupiter Middle Addition	2012	Considering replacing older portables with modulars
Crestwood Middle Addition	2012	Considering replacing older portables with modulars
North Palm Beach Elem Mod	2011	Candidate for additional sales tax funding

5. The following is a summary of discussion of the impacts on the other projects:

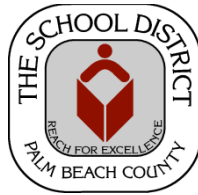
Project	Schedule	Budget	Scope
Riviera Beach Area High (02-MMM)	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Galaxy Elementary Modernization	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Plumosa Elementary Modernization	Rescheduled due to budget reductions	No change	No change
Suncoast High Modernization	Postponed move in until after FCATs	No change	No change
Banyan Creek Elem Core Addition	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Belle Glade Elementary Addition & Pre-K	Rescheduled due to budget reductions	Budget increased due to inflation & add Pre-K	Added Pre-K here instead of Gove Elem
Boca Raton High Swimming Pool	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Carver Middle Core Addition	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Lake Worth Middle Core Addition	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Manatee Elementary Addition	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Relocatables & Modulars - Replacement	No change – Projects completed	Budget lowered based on less revenue	Locations were not initially defined
Pahokee High Stadium	Revised due to extensive demucking	No change	No change
Seminole Trails Elementary Addition	Rescheduled due to budget deliberations	No change	No change
West Tech Ed Center Modifications	Rescheduled due to budget reductions and program changes	Budget increased due to inflation and code requirements	Design changes requested by academic team
Whispering Pines Elem Core Addition	Rescheduled due to budget reductions	Budget increased due to inflation and scope	Added SF instead of minor renovation

6. Staff implemented a prioritization process which was thoroughly feted amongst the School Board Members at several public meetings.
7. These changes are essentially the same as those presented to the ISSOC at the September 3, 2008 Special ISSOC Meeting.

Additional Considerations:

1. No project that was included in Referendum Plan has been eliminated 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 Concurrence, 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.

Date: September 2, 2009



Proposed Plan Modification No. 152

**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 2010-2014 Five-Year Capital Plan.*

Description of Proposed Modification:

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

Reason for Modification:

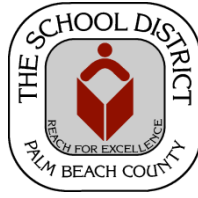
1. This action revises the project budgets, timing of funding and opening dates for various projects in accordance with the FY 2010-2014 Five-Year Capital Plan to be approved by the School Board on September 9, 2009.
2. Significant changes were required in order to balance the budget due to reduced revenues from property taxes, impact fees and certificates of participation. This year's 5-Year Capital Plan is \$250 million less than the previous plan.
3. If this Plan is approved and barring any significant changes, all but two Referendum Projects will be funded (Riviera Beach Area HS (02-MMM) and North Palm Beach ES Modernization).
4. The budgets included in the FY 2010-2014 Five-Year Capital Plan account for 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.
5. 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.
6. Most of the budget for the Riviera Beach Area HS (02-MMM) is being shifted to the 6-10 year time frame.
7. The only scope changes are for:
 - o Jupiter Middle Addition - The addition and interior renovations have been divided into two projects. The addition was completed with a modular building during the summer of 2010. The interior renovations will be completed as a separate project.

- West Tech Education Center Modifications – The modifications will be limited to renovations required in order to relocate the West Area Office, Exceptional Student Education and Migrant Services.
 - Whispering Pines ES Classroom and Core Addition – This project combines the previous core addition with a new classroom addition which replaced the construction of a new elementary school (see PPM #142).
8. The opening dates were revised for several projects as follows:
- Riviera Beach Area HS (02-MMM) – Opening postponed from 2014 to 2016 due to a lack of funding.
 - North Palm Beach ES Modernization – Opening postponed from 2014 to 2015 due a lack of funding.
 - Banyan Creek ES Core Addition – Opening moved up from 2013 to 2012 as result of savings from closing out projects.
 - Crestwood MS Addition - Opening moved up from 2015 to 2011 as result of savings from closing out other projects and lower construction costs.
 - Jupiter MS Addition - Opening moved up from 2015 to 2009 as result of savings from closing out other projects and lower construction costs.
 - Manatee ES Addition - Opening moved up from 2012 to 2011 as result of savings from closing out other projects and lower construction costs.
 - West Tech Ed Center Modifications - Opening moved up from 2012 to 2011 as reducing the scope of work.
 - Whispering Pines Classroom Addition and Core - Opening moved up from 2014 to 2012 as result of savings from closing out other projects and lower construction costs.
9. These changes are essentially the same as those presented to the ISSOC at the July 15, 2009 ISSOC Meeting. All of the changes are disclosed above and the Referendum Project Status Report of September 2, 2009.

Additional Considerations:

1. 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.
2. 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: January 19, 2011



Proposed Plan Modification No. 161

**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 Riviera Beach Area High (02-MMM) from \$3,000,000 to \$2,500,000 and North Palm Beach Elementary from \$2,850,452.*

Description of Proposed Modification:

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

Reason for Modification:

1. These projects are not moving forward at this time therefore funding that was planned is being removed.

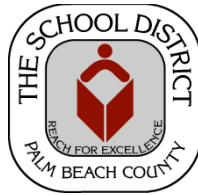
Project	Current Budget	Proposed Budget	Closeout Status
Riviera Beach Area High (02-MMM)	\$21,311,387	\$21,301,526	Final
Sunset Palms Elem (03-Z)	\$29,334,204	\$29,324,120	Partial
Berkshire Elementary Modernization	\$28,230,105	\$28,218,325	Final
Forest Park Elementary Modernization	\$30,282,454	\$30,266,904	Final
Indian Pines Elementary Addition & Brick	\$12,472,269	\$12,458,237	Final
Jerry Thomas Elementary Addition	\$15,533,464	\$15,521,278	Final
North Grade Elementary Pre-K Addition	\$16,007	\$15,857	Final
Palm Beach Lakes High Auditorium	\$11,811,377	\$11,427,512	Partial
Santaluces High Academy	\$9,184,723	\$8,985,505	Partial
South Olive Elementary Pre-K Addition	\$74,429	\$73,029	Final
Totals:	\$142,072,820	\$141,076,139	
Net Increase (Decrease):		(\$996,681)	

Additional Considerations:

2. With exception of the Pre-K Additions at Gove, North Grade and South Olive elementary schools, which were revised per PPM#122 and approved by ISSOC on June 25, 2007, there were no scope reductions on these projects in order to achieve these savings

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2. The District has not entered into any contracts on the North Palm Beach Elementary Modernization Project, and no funds have been expended.

Date: September 7, 2011



Proposed Plan Modification No. 164

**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 Budget for Various Projects as indicated below as part of the close-out process.*

Description of Proposed Modification:

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

Reason for Modification:

1. These projects have been or are very close to be completed and unused funds are being deducted from the project budgets.

Project	Current Budget	Proposed Budget	Closeout Status
Riviera Beach Area High (02-MMM)	\$2,500,000	\$49,816	Final
Everglades Elementary School (03-W)	\$27,378,116	\$25,778,116	Partial
Pine Jog Elem (03-Y)	\$37,367,546	\$36,271,087	Final
Sunset Palms Elem (03-Z)	\$29,324,120	\$29,234,887	Final
Allamanda Elementary Modernization	\$26,676,209	\$26,675,245	Final
Barton Elementary Modernization	\$32,190,210	\$32,120,210	Final
Boca Raton Middle Modernization	\$35,723,039	\$35,501,423	Final
J. F. Kennedy Middle Modernization	\$32,430,344	\$32,145,427	Final
Palm Beach Gardens High Modernization	\$105,522,848	\$105,372,737	Partial
Royal Palm School Modernization	\$42,092,283	\$40,642,282	Partial
Suncoast High Modernization	\$91,541,495	\$88,541,495	Partial
Alternative Schools Master Plan	\$75,000	\$0	Final
Banyan Creek Elementary Addition	\$11,758,451	\$11,716,748	Final
Belle Glade Elementary Addition & Pre-K	\$7,827,638	\$7,527,637	Partial
Benoist Farms Elementary Pre-K Addition	\$4,001,237	\$4,001,227	Partial
Boca Raton High Stadium	\$10,499,246	\$10,467,726	Final
Citrus Cove Elementary Addition	\$13,935,580	\$13,903,350	Final
Glades Central High Academy	\$9,036,270	\$9,027,280	Final
Jupiter Middle Addition	\$388,459	\$202,497	Final
Lake Worth Middle Core Addition	\$1,500,000	\$1,100,000	Partial
Manatee Elementary Addition	\$15,809,357	\$14,484,357	Partial
Okecheelee Middle Addition	\$9,319,111	\$9,313,940	Final
Pahokee High Stadium	\$13,223,422	\$13,223,362	Partial
Palm Beach Lakes High Auditorium	\$11,422,512	\$11,357,618	Final
Santaluces High Academy	\$8,171,162	\$8,162,279	Final
Village Academy - High School Addition (buildout)	\$1,700,000	\$1,019,658	Partial
Village Academy - Middle School Addition	\$18,421,242	\$18,384,099	Final

Wellington Elementary Addition	\$22,205,230	\$21,952,000	Partial
Wellington High Auditorium	\$13,190,890	\$12,624,905	Final
RAN	\$843,227	\$737,854	Final
Totals:	\$636,074,244	\$621,539,262	
Net Increase (Decrease):		(\$14,534,982)	

Additional Considerations:

1. The Alternative Education Master Plan was prepared by in-house staff at no additional cost to the District. (<http://www.palmbeachschools.org/planning/FYP2011/AlternativeEducationCover.asp>)
2. Staff continues to close out projects and returning funds to the Capital Budget.

No photos available due to project status.

Please refer to Project Details or Project Modifications for more information.