

Proposed Plan Modification No. <u>26</u>



1/2-CENT SALES TAX REFERENDUM RESOLUTION CAPITAL PLAN MODIFICATION

School/Project: Palm Beach Lakes High School Addition

Recommendation: I recommend the Independent Sales Surtax Oversight Committee

approve the Proposed Plan Modification revising the opening date for Palm Beach Lakes High School Addition Project from 2009 to 2008.

Description of Proposed Modification:

• This action moves up the completion of classroom addition project from 2009 to 2008.

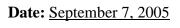
Reason for Modification:

Date: July 6, 2005

- Palm Beach Lakes HS is on a relatively small site (41 acres) with limited space for additional buildings. The school currently has twenty-seven (27) portable classrooms on campus which take up all of the developable space with the exception of the practice field, which the school needs to keep for football, band, cheerleader and soccer practice as well as other PE activities.
- The Five-Year Capital Plan also includes a project to construct a new career academy building at the campus. This project is scheduled to be completed in 2007.
- The only practical way to accommodate both projects on this campus is to construct both spaces (academy and classroom addition) in the same building. The shell for the classroom addition would be constructed with the shell for the career academy. The interior classroom addition space would then be built-out the following year.

Additional Considerations:

The School District is still currently in the process of updating the Five-Year Capital Plan. Based on the availability of funding the District may elect to include the interior classroom buildout with the career academy project thus realizing some economies by having one contractor complete both projects at the same time.





School/Project: Palm Beach Lakes High School Addition & Academy

Recommendation: I recommend the Independent Sales Surtax Oversight Committee

approve the Proposed Plan Modification revising the opening date for Palm Beach Lakes High School Addition Project from 2008 to 2007 and combine the project budget with the Palm Beach Lakes High School

Academy Project.

Description of Proposed Modification:

• This action moves up the completion of classroom addition project from 2008 to 2007.

 This action also combines the classroom addition project with the academy project at this school.

Reason for Modification:

- Palm Beach Lakes HS is on a relatively small site (41 acres) with limited space for additional buildings. The school currently has twenty-seven (27) portable classrooms on campus which take up all of the developable space with the exception of the practice field, which the school needs to keep for football, band, cheerleader and soccer practice as well as other PE activities.
- The Five-Year Capital Plan also includes a project to construct a new career academy building at the campus. This project is scheduled to be completed in 2007.
- The ISSOC previously approved moving up this project one year as we planned to only build the shell for addition in 2007 and the classrooms in 2008. With the increase in property tax revenues we are able to move up the completion of the classrooms and get the entire project built at one time, which will save on remobilization and one year of construction inflation.

Additional Considerations:

The new academy space as well as a new clinic and other program changes at the school are designed to attract more higher-performing students to the school. The completion of the classrooms one year earlier will make sure there is adequate classroom space available for these additional students. The academy spaces are expected to be laboratory spaces whereas the classroom addition will provide classrooms for additional students and to help meet the requirements for class size reduction.

Date: April 28, 2006 Proposed Plan Modification No. 61



1/2-CENT SALES TAX REFERENDUM RESOLUTION CAPITAL PLAN MODIFICATION

School/Project: Palm Beach Lakes High Academy

Recommendation: I recommend the Independent Sales Surtax Oversight Committee

approve the Proposed Plan Modification revising opening date for the

Palm Beach Lakes High Academy Project from 2007 to 2008.

Description of Proposed Modification:

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

Reason for Modification:

• This is a small (41 acres) site and staff has been working with the City of West Palm Beach on a plan to relocate some of the athletic fields onto a planned City park site across the street from the school. This would allow the new academy and classroom addition building to be built in a better location and save the District the cost of relocating prior to the start of construction.

- We have reached a conceptual agreement to relocate the baseball and softball fields on the City's park.
- The cost of rebuilding these fields in the City's park is not included in this project.



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:

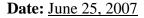
• This action revises the project budgets for various projects in accordance with the draft FY 2007-2011 Five-Year Capital Plan.

■ 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.

- 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.





School/Project: Palm Beach Lakes High Academy & Addition

Recommendation: I recommend the ISSOC approve the Proposed Plan Modification

revising the Opening Date for Palm Beach Lakes High Academy &

Addition from CY 2008 to CY 2009.

Description of Proposed Modification:

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

Reason for Modification:

■ There have been several redesigns in order to bring the project within budget. These redesigns (i.e. value engineering) have impacted the schedule.

Additional Considerations:

• This project is in design.



School/Project: Various Projects

Date: October 10, 2007

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.
- 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.

- 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.



School(s)/Project(s): Elbridge Gale ES (02-U), Marsh Pointe ES (03-X), Emerald Cove ES (02-

JJ), Sunset Palms ES (03-Z), Allamanda ES, Berkshire ES, Congress MS Modernization, Indian Ridge School Modernization, John F. Kennedy MS Modernization, Palm Beach Gardens ES Modernization, Palm Springs MS Modernization, Bak MSOA Auditorium, Boca Raton HS Stadium, Boynton Beach HS Academy, Indian Pines ES Addition & Brick Replacement, Indian Pines ES Pre-K Addition, Limestone Creek ES Addition & Brick Replacement, Pahokee HS Stadium, Palm Beach Lakes High Academy & Addition, Santaluces HS Academy, Spanish River HS Auditorium, Wellington Elementary Addition, and Wellington HS Auditorium.

Recommendation:

Date: July 15, 2009

I recommend the ISSOC approve the Proposed Plan Modification revising the project budgets for Elbridge Gale ES (02-U), Marsh Pointe ES (03-X), Emerald Cove ES (02-JJ), Sunset Palms ES (03-Z), Allamanda ES, Berkshire ES, Congress MS Modernization, Indian Ridge School Modernization, John F. Kennedy MS Modernization, Palm Beach Gardens ES Modernization, Palm Springs MS Modernization, Bak MSOA Auditorium, Boca Raton HS Stadium, Boynton Beach HS Academy, Indian Pines ES Addition & Brick Replacement, Indian Pines ES Pre-K Addition, Limestone Creek ES Addition & Brick Replacement, Pahokee HS Stadium, Palm Beach Lakes High Academy & Addition, Santaluces HS Academy, Spanish River HS Auditorium, Wellington Elementary Addition, and Wellington HS Auditorium.

Description of Proposed Modification:

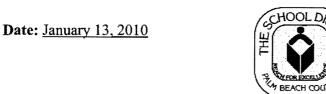
Revisions	Yes	No
Opening Date		✓
Timing of Funding		✓
Project Budget	✓	
Scope Change		✓

Reason for Modification:

1. These projects have been completed or are nearing completion, and they have excess funds which can be returned to the District. There may be additional small amounts of funds coming back to the District after this approval as we complete the closeout process for these and other projects.

Project	Current	Proposed
•	Budget	Budget
Elbridge Gale Elem (02-U)	\$18,646,212	\$18,631,765
Marsh Pointe ES (03-X)	\$21,937,817	\$21,413,071
Emerald Cove Middle (02-JJ)	\$34,634,593	\$33,939,695
Sunset Palms ES (03-Z)	\$30,065,316	\$29,334,204
Allamanda ES Modernization	\$28,978,930	\$28,323,202
Berkshire ES Modernization	\$28,602,807	\$28,256,135
Congress Middle Modernization	\$31,752,521	\$31,367,517
Indian Ridge School Modernization	\$15,574,917	\$15,563,026
John F. Kennedy MS Modernization	\$33,750,090	\$32,603,144
Palm Beach Gardens ES Modernization	\$28,675,511	\$28,114,256
Palm Springs Middle (Jefferson Davis) Mod	\$35,442,787	\$34,887,997
Bak MSOA Auditorium	\$5,000,000	\$4,993,477
Boca Raton HS Stadium	\$11,190,467	\$10,499,246
Boynton Beach HS Academy	\$10,715,000	\$9,923,889
Indian Pines ES Addition & Brick Replacement	\$13,440,520	\$13,424,520
Indian Pines ES Pre-K Addition	\$2,211,221	\$2,145,091
Limestone Creek Elem Addition & Brick	\$13,632,916	\$13,201,645
Pahokee HS Stadium	\$13,223,423	\$12,796,110
Palm Beach Lakes High Academy & Addition	\$15,621,191	\$14,334,615
Santaluces HS Academy	\$9,202,034	\$9,184,723
Spanish River High Auditorium	\$9,743,663	\$9,273,233
Wellington Elementary Addition	\$21,805,230	\$21,620,777
Wellington HS Auditorium	\$13,650,889	\$10,857,249
Totals:	\$447,498,055	\$434,688,587
Net Increase (Decrease):		(\$12,809,468)

- 1. Staff recommends that the returned funds be used to complete other projects on the Referendum List and other School Board priorities. This will be accomplished through the 5-Year Capital Plan process.
- 2. There was no reduction of the scope of these projects in order to achieve these savings.



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		✓

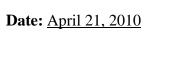
Reason for Modification:

1. The budgets were revised to match the Board approved FY 2009-2013 Five-Year Capital Plan.

Project	Current Budget	Proposed Budget	Comment
Pahokee Area Middle (03-MM)	\$37,296,556	\$37,296,467	Corrected data entry error
West Central Communities (03-W)	\$39,407,793	\$27,378,116	Based on GMP
North Palm Beach Elementary Modernization	\$34,373,381	\$2,850,452	Postponed project beyond 5-Year Plan
Boynton Beach High Academy	\$9,923,889	\$10,630,589	Based on revised final estimated cost
Manatee Elementary Addition	\$36,162,850	\$15,809,357	Corrected formula error
Pahokee High Stadium	\$12,796,110	\$13,223,423	Based on revised final estimated cost
Palm Beach Lakes High Academy & Addition	\$14,334,615	\$14,521,190	Based on revised final estimated cost
Spanish River High Auditorium	\$9,273,233	\$9,446,909	Based on revised final estimated cost
Wellington Elementary Addition	\$21,849,777	\$22,205,230	Based on revised final estimated cost
Wellington High Auditorium	\$10,857,249	\$13,190,889	Based on revised final estimated cost
Totals:	\$226,275,453	\$166,552,622	
Net Increase (Decrease):		(\$59,722,831)	

Additional Considerations:

1. These budgets include only changes reviewed by the Construction Oversight and Review Committee and approved by the Board. Approval of these budgets will not authorize scope changes or additional expenditures beyond the 5-Year Capital Plan budgets approved by the Board on September 9, 2009.





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. One issue that is delaying the final closeout of several projects is the final accounting on the Master Controlled Insurance Program (MCIP).

Project	Current Budget	Proposed Budget	Net
Berkshire Elementary Modernization	\$28,256,136	\$28,230,105	(\$26,031)
Forest Park Elementary Modernization	\$30,283,760	\$30,282,454	(\$1,306)
John I. Leonard High Modernization	\$69,565,558	\$69,181,685	(\$383,873)
Rolling Green Elementary Modernization	\$25,654,724	\$25,612,605	(\$42,119)
Westward Elementary Modernization	\$31,992,878	\$31,752,878	(\$240,000)
Citrus Cove Elementary Addition	\$14,022,535	\$14,018,201	(\$4,334)
Glades Central High Academy	\$8,995,217	\$9,036,270	\$41,053
Lake Worth Middle Addition	\$8,693,423	\$8,441,621	(\$251,802)
Palm Beach Lakes High Academy & Addition	\$14,521,190	\$14,096,191	(\$424,999)
Totals:	\$231,985,421	\$230,652,010	(\$1,333,411)

Additional Considerations:

1. Additional funds were needed to settle the MCIP accounting for the Glades Central High Academy project.

2.	There is an outstanding loss fund of approximately \$6 million for the MCIP. Assuming there are minimal claims against this fund we expect a significant amount of this money to be returned to the District.

Date: April 20, 2011



Proposed Plan Modification No. 163

%-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 Palm Beach Lakes High Academy Addition from \$14,096,191 to

\$13,821,650.

Description of Proposed Modification:

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

Reason for Modification:

1. This project has been completed and unused funds are being deducted from the project budget.

Project	Current Budget	Proposed Budget	Closeout Status
Palm Beach Lakes High Academy Addition	\$14,096,191	\$13,821,650	Partial
Totals:	\$14,096,191	\$13,821,650	
Net Increase (Decrease):		(\$274,541)	

Additional Considerations:

1. Staff continues to close out projects and returning funds to the Capital Budget.



Schools/Projects: Various Projects

Date: September 7, 2011

Recommendation: I recommend the ISSOC approve the Proposed Plan Modification revising the Project

Budget for Various Projects as indicated below.

Description of Proposed Modification:

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

Reason for Modification:

- 1. With the reduced number of projects the District's overhead as a percentage of the project costs has increased. The District used to allocate 5% of the project costs to cover expenses related to project management, purchasing, accounting, and other overhead costs to administer the projects. With decline in workload the overhead costs have increased as a percentage of the project costs, therefore the project budgets had to be increased. The District significantly reduced staff in various construction-related departments over the past year thus reducing the overhead costs.
- 2. In addition to adding funds for overhead costs, staff is recommending adding additional funds approximately \$400k to the Crestwood MS Addition project to cover the cost of unforeseen above ceiling wall penetrations which need to be corrected. Approximately \$113k is also be requested to replace warn out furniture in selected locations.

Project	Current Budget	Proposed Budget
	* * * * * * * * * *	
Banyan Creek Elementary Core Addition	\$5,304,965	\$5,454,964
Boca Raton High Swimming Pool	\$3,311,548	\$3,391,548
Crestwood Middle Addition (includes Core)	\$14,047,942	\$14,697,942
Palm Beach Lakes High Academy & Addition	\$13,821,650	\$14,109,847
Whispering Pines Elem Class and Core Addition	\$8,409,936	\$9,052,536
Totals:	\$44,896,041	\$46,706,837
Net Increase (Decrease):		\$1,810,796

Additional Considerations:

 The Boca Raton HS Swimming Pool and Palm Beach Lakes HS projects have been completed. Banyan Creek ES and Whispering Pines ES are still under construction. The contract work was completed at Crestwood MS in time for school to open this past August, however, the change order work to correct the above ceiling penetrations is pending approval of this budget increase and Board approval.

Proposed Plan Modification No. 169



1/2-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:

Date: March 4, 2016

1. These projects have been completed and unused funds are being deducted from the project budgets. Remaining sales tax revenues were directed to Restricted Reserve. Other remaining dollars from other funding sources were redirected within the capital budget.

Project	Current	Proposed	Closeout
7	Budget	Budget	Status
Pahokee Area Mid (03-MM)	\$37,296,467	\$36,118,974	Final
Everglades Elementary School (03-W)	\$25,778,116	\$24,166,637	Final
Berkshire Elementary Modernization	\$28,218,325	\$28,221,597	Final
Boca Raton Middle Modernization	\$35,501,423	\$35,489,779	Final
Galaxy Elementary Modernization	\$29,650,055	\$29,358,579	Final
John I. Leonard High Modernization	\$69,181,685	\$69,172,992	Final
North Palm Beach Elementary Modernization	\$29,000,000	\$26,059,867	Final
Northboro Elementary Modernization	\$33,409,133	\$31,492,559	Final
Palm Beach Gardens High Modernization	\$105,372,737	\$104,494,490	Final
Palm Springs Middle (Jefferson Davis) Mod	\$34,869,138	\$34,784,912	Final
Plumosa School of the Arts Modernization	\$30,794,289	\$30,384,456	Final
Royal Palm School Modernization	\$40,642,282	\$40,291,402	Final
Suncoast High Modernization	\$88,541,495	\$86,825,282	Final
Westward Elementary Modernization	\$31,745,826	\$31,691,976	Final
Academies at Existing Schools	\$7,923,356	\$5,586,394	Final
Belle Glade Elementary Addition & Pre-K	\$7,527,638	\$7,330,599	Final
Benoist Farms Elementary Pre-K Addition	\$4,001,227	\$3,874,445	Final
Boca Raton High Swimming Pool	\$3,391,548	\$3,272,895	Final
Boynton Beach High Academy	\$10,620,034	\$10,247,253	Final
Carver Middle Addition	\$10,096,859	\$10,060,175	Final
Carver Middle Core Addition	\$300,000	\$194,380	Final
Cholee Lake Elementary Pre-K Addition	\$2,101,529	\$1,963,776	Final
Crestwood Middle Addition (includes Core)	\$14,697,942	\$14,416,613	Final
Dr. MM Bethune Elementary Pre-K Addition	\$60,375	\$61,036	Final
Indian Pines Elementary Addition & Brick	\$12,458,237	\$12,458,232	Final
Indian Pines Elementary Pre-K Addition	\$2,224,990	\$2,117,728	Final

Lake Worth Middle Core Addition	\$1,100,000	\$993,515	Final
Manatee Elementary Addition	\$14,484,357	\$13,408,292	Final
Pahokee High Stadium	\$13,223,362	\$12,496,981	Final
Palm Beach Lakes High Academy & Addition	\$14,109,847	\$13,664,411	Final
Santaluces High Academy	\$8,162,279	\$8,162,274	Final
Seminole Trails Elementary Addition	\$13,964,011	\$12,866,219	Final
Village Academy - High School Addition (buildout)	\$1,026,264	\$1,026,249	Final
Wellington Elementary Addition	\$21,952,000	\$21,649,669	Final
West Tech Ed Center Modifications	\$1,914,043	\$1,350,452	Final
Whispering Pines Elementary Addition	\$4,518,105	\$4,418,415	Final
Whispering Pines Elementary Classroom and Core	\$9,052,536	\$8,978,232	Final
Addition			
Totals:	\$729,294,876	\$713,812,262	
Net Increase (Decrease):		(\$15,482,614)	