



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: 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: June 25, 2007



Proposed Plan Modification No. 125

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

**School/Project:** Citrus Cove Elementary Addition

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the Project Budget for Citrus Cove Elementary Addition from \$12,584,556 to \$13,427,757.*

**Description of Proposed Modification:**

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

**Reason for Modification:**

- The Project Budget is being modified to reflect the negotiated GMP.
- In addition to the classroom addition, this project includes an extensive amount of work to repair the loose bricks on all of the buildings.

**Additional Considerations:**

- The District is also re-roofing this school as a result of damage suffered during Hurricane Wilma.

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: January 21, 2009



Proposed Plan Modification No. ~~143~~ 146

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

**School(s)/Project(s):** Citrus Cove Elementary Addition

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the project budget for Citrus Cove Elementary Addition from \$14,250,397 to \$14,289,747.*

**Description of Proposed Modification:**

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

**Reason for Modification:**

1. This change is to incorporate the final project modification for the project which was approved by the Board on August 20, 2008.
2. The change included the reworking the Lake Worth Drainage District (LWDD) canal adjacent to the school property as required by the LWDD.

**Additional Considerations:**

1. The change was reviewed and approved by the Construction Oversight and Review Committee (CORC) prior to being approved by the Board.



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

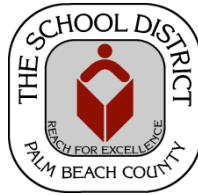


Cholee Lake Elementary Pre-K Addition	\$2,164,722	\$2,101,529
Citrus Cove Elementary Addition	\$14,289,747	\$14,022,535
Glades Central High Academy	\$9,577,320	\$8,995,217
Indian Pines Elementary Addition & Brick	\$13,424,520	\$12,472,269
Jerry Thomas Elementary Addition	\$15,611,674	\$15,533,464
Okeehewee 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.

Date: April 21, 2010



Proposed Plan Modification No. 156

**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 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)
<b>Totals:</b>	<b>\$231,985,421</b>	<b>\$230,652,010</b>	<b>(\$1,333,411)</b>

**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: January 19, 2011



Proposed Plan Modification No. 160

**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 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	Closeout Status
Marsh Pointe Elem (03-X)	\$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
Palm Beach Gardens Elementary Mod	\$27,238,962	\$27,150,309	Final
Palm Springs Middle Modernization	\$34,887,997	\$34,869,138	Partial
Rolling Green Elementary Modernization	\$25,612,605	\$25,588,917	Final
Westward Elementary Modernization	\$31,752,878	\$31,745,825	Partial
Benoist Farms Elementary Pre-K Addition	\$4,001,632	\$4,001,237	Partial
Boynton Beach High Academy	\$10,630,589	\$10,620,034	Partial
Citrus Cove Elementary Addition	\$14,018,201	\$13,935,580	Partial
Dr. MM Bethune Elem Pre-K Addition	\$66,410	\$60,375	Final
Indian Pines Elementary Pre-K Addition	\$2,225,091	\$2,224,990	Partial
Lake Worth Middle Addition	\$8,441,621	\$8,423,383	Final
Limestone Creek Elem Addition & Brick	\$13,201,645	\$13,201,612	Final
Palm Beach Lakes High Auditorium	\$11,427,512	\$11,422,512	Partial
Santalucas High Academy	\$8,985,505	\$8,171,162	Final
South Olive Elementary Pre-K Addition	\$73,029	\$57,577	Final
<b>Totals:</b>	\$302,721,827	\$300,583,526	
<b>Net Increase (Decrease):</b>		(\$1,138,301)	

**Additional Considerations:**

1. There will continue to be budget changes, some minor and some large, as projects are closed out.

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
<b>Totals:</b>	<b>\$636,074,244</b>	<b>\$621,539,262</b>	
<b>Net Increase (Decrease):</b>		(\$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.