



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: April 18, 2007



Proposed Plan Modification No. 113

**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 date of funding the various projects indicated below.*

**Description of Proposed Modification:**

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

Project	Previous Funding Date (FY)	Proposed Funding Date (FY)
Lake Worth Area High (03-000)	2009	2011
Royal Palm Beach Areas Elementary (03-W)	2007	2008
West Palm Beach Area Middle (04-00)	2008	2010
Allamanda Elementary Modernization	2007	2008
Forest Park Elementary Modernization	2007	2008
North Palm Beach Elementary Modernization	2009	2010
Northboro Elementary Modernization	2010	2009
Banyan Creek Elementary Addition	2007	2008
Crestwood Middle Addition	2007	2008
Jupiter Middle Addition	2008	2009
Manatee Elementary Addition	2008	2009
Seminole Ridge Elementary Addition	2008	2009
Village Academy High School Addition	2006	2008

**Reason for Modification:**

- These funding revisions were made and approved by the School Board in the FY 2007-2011 5-Year Capital Plan, however, the changes were not reflected in the ISSOC Report. This modification simply catches up to previously reviewed changes which were made to align the funding with the project schedules and the District's revenue projections.

**Additional Considerations:**

- These revisions are not expected to impact the approved schedules for these projects, however, if there are any impacts they will be highlighted to ISSOC separately.

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: October 10, 2007



Proposed Plan Modification No. 131

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

**Schools/Projects:** Banyan Creek ES, Carver MS, Crestwood MS, Lake Worth MS and Whispering Pines ES Core Additions

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification adding the Core Additions at Banyan Creek ES, Carver MS, Crestwood MS, Lake Worth MS and Whispering Pines ES to the Plan.*

**Description of Proposed Modification:**

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

**Reason for Modification:**

1. The FY 2005-2009 5-Year Capital Plan was the basis for Referendum. This 5-Year Capital Plan included wording that committed the Board to complete work associated with the core spaces at these five (5) schools. These core space improvements were inadvertently omitted from the scope of the awarded contracts; therefore new projects have been added to the FY 2008-2012 5-Year Capital Plan to correct the oversight.

**Additional Considerations:**

1. Staff has reviewed the scope of work for each project with the principals and prepared estimates based on the proposed work.

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:

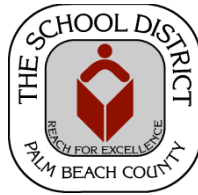
<b>Project</b>	<b>Schedule</b>	<b>Budget</b>	<b>Scope</b>
Riviera Beach Area High (02-MMM)	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Galaxy Elementary Modernization	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Plumosa Elementary 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: September 7, 2011



Proposed Plan Modification No. 168

**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.*

**Description of Proposed Modification:**

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

**Reason for Modification:**

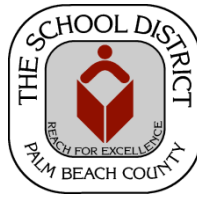
1. With the reduced number of projects the District's overhead as a percentage of the project costs has increased. The District used to allocate 5% of the project costs to cover expenses related to project management, purchasing, accounting, and other overhead costs to administer the projects. With decline 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 worn 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
<b>Totals:</b>	<b>\$44,896,041</b>	<b>\$46,706,837</b>
<b>Net Increase (Decrease):</b>		<b>\$1,810,796</b>

**Additional Considerations:**

1. 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.

Date: March 4, 2016



Proposed Plan Modification No. 169

**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 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 Budget	Proposed Budget	Closeout 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 Addition	\$9,052,536	\$8,978,232	Final
<b>Totals:</b>	<b>\$729,294,876</b>	<b>\$713,812,262</b>	
<b>Net Increase (Decrease):</b>		<b>(\$15,482,614)</b>	