

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: July 19, 2006



Proposed Plan Modification No. 70

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

**Schools/Projects:** Lake Worth Area High (03-000), Scripps/Gardens Area Elementary (04-A) and West Palm Beach Area Middle (04-00)

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification revising the opening date for the Lake Worth Area High (03-000) from 2011 to 2012, Scripps/Gardens Area Elementary (04-A) from 2011 to 2012 and West Palm Beach Area Middle (04-00) from 2009 to 2011.*

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

- This action revises the project opening dates.
- Proposed Plan Modification #69 addresses the budget impacts of this proposed change.

### **Reason for Modification:**

- The opening dates for new schools is primarily predicated upon the need for additional capacity as determined by a comparison of enrollment projections to the number of available seats as recorded in the Florida Inventory of School Houses (F.I.S.H.) as well as projected changes in F.I.S.H. due to other projects.
- Due to the decline in the rate of enrollment growth it was determined by District staff that the construction of these schools can be postponed without negatively impacting School Concurrency. This analysis was done using F.I.S.H. as adjusted for class size reduction.

### **Additional Considerations:**

- The state has not provided the School District adequate funding to fully achieve class size reduction as required by the state constitution. An analysis of the number of teacher stations that will be required to meet full implementation of class size reduction compared to the number of classrooms that are and will be available in 2010, the date of full implementation, may indicate a shortage of classroom space. Staff is currently working on this analysis. The opening dates for these schools may change once again should state funding become available to construct these schools earlier and the analysis support the need for these schools earlier in order to meet class size reduction.
- The opening dates for one or more schools may also change as a result of new development orders allowing increases in housing density as these are not factored into the current enrollment projections.

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.

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:

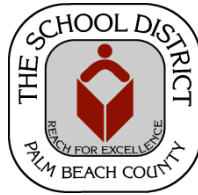
<b>Project</b>	<b>Schedule</b>	<b>Budget</b>	<b>Scope</b>
Riviera Beach Area High (02-MMM)	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Galaxy Elementary Modernization	Rescheduled due to budget reductions	Budget increased due to inflation	No change
Plumosa Elementary 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 & Modulares - 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 modulares, 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. 151

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

**Schools/Projects:** Lake Worth Area High (03-000), Scripps/Gardens Area Elem (04-A) and West Palm Beach Area Middle (04-00)

**Recommendation:** *I recommend the ISSOC approve the Proposed Plan Modification postponing Lake Worth Area High (03-000), Scripps/Gardens Area Elem (04-A) and West Palm Beach Area Middle (04-00) until such time as the District determines the need for the school with the understanding that they will likely occur after duration of the 2004 1/2-Cent Sales Tax Referendum and the term of the ISSOC.*

**Description of Proposed Modification:**

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

**Reason for Modification:**

1. Current demographic data indicates that these schools will not be required within the next five (5) years.
2. Continuing to show these projects as uncompleted on Referendum reports is misleading as it may give the impression that the District is not fulfilling its commitment when in fact it would be wasteful to build the schools without a demonstrated need for the additional capacity. In addition to the capital cost of building the schools the District would incur the additional expense of operating and maintaining the school.

**Additional Considerations:**

1. Projects listed on the Referendum List are funded by sales taxes as well as other revenue sources. Those other revenue sources, which include, but are not limited to, property taxes and impact fees, have been significantly reduced as a result of legislative changes and the current recession. As a result, there are not sufficient funds to build these schools if they were needed.
2. As indicated in the April 8, 2009 meeting ISSOC reiterates the importance of making it clear to the public that sales tax funds have only been used on Referendum projects, and any funds that are saved by not building Referendum projects such as 03-000, 04-A, and 04-00 should be prioritized for other Referendum projects.



No photos available due to project status.

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