



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: 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    |

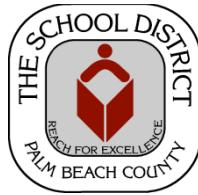
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|--|---------------|----------------|
| Cholee Lake Elementary Pre-K Addition    | \$2,164,722   | \$2,101,529    |
| Citrus Cove Elementary Addition          | \$14,289,747  | \$14,022,535   |
| Glades Central High Academy              | \$9,577,320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