

SMART PROGRAM

Building Replacement Options

EXHIBIT 1



Established 1915

BROWARD
County Public Schools



McArthur
High School



Margate
Elementary School



Plantation
High School



Board Workshop May 14, 2019

CBRE | HEERY ATKINS

Building Replacement Board Options



Discussion Points

SMART Background

Building Evaluation

McArthur High School

Margate Elementary School

Plantation High School

Board Direction





SMART Background

SMART Background



Historical

- Several buildings on the Margate Elementary, McArthur High, and Plantation High campuses were recommended for demolition (*Castaldi reports*)



Repair vs. Replacement

- The Design team identified several structural concerns that would cause renovation costs to exceed or be comparable to construction of a new building



Board Direction

- Board recommended to include the following in alternative considerations:
 - ✓ Lower Cost
 - ✓ Capacity vs. Enrollment
 - ✓ Community feedback

Today

- Presentation of feedback from the school communities and Board direction for establishing a path forward



Design Professional Analysis

- **Design firms** were hired to evaluate scope and develop design drawings for renovation



Alternatives Considered

- Financial considerations were brought to the Board. New proposed budget estimate for renovation was identified as a “not-to-exceed” threshold for any potential alternative



Community Feedback

- Community meetings held for McArthur High (*March 6*), Margate Elementary (*March 15*) and Plantation High (*May 7*) to gather feedback from the impacted stakeholders



Board Direction Received

Further evaluation was conducted based on the feedback and direction received at the January 22, 2019 workshop meeting.

- ✓ Maintain lower costs for the proposed replacements than the extensive renovations would require.
- ✓ Account for current and projected enrollment and capacities for all alternatives.
- ✓ Receive community input regarding the alternative options at each school.





Building Evaluation

Evaluation Considerations

Considerations

- ✓ **Further review of the original scope** of work for each campus revealed **unforeseen conditions** in several buildings.
- ✓ All **new addition** programming specifications have been modeled after the new addition projects at Cypress Bay High, Northeast High and Charles W. Flanagan, etc.
- ✓ Improvements in **classroom space utilization**.
- ✓ **McArthur High:** School reassignment and capacity needs.
- ✓ **Margate Elementary:** Enrollment projections and site logistics.
- ✓ **Plantation High:** Program expansion and relocation opportunities.



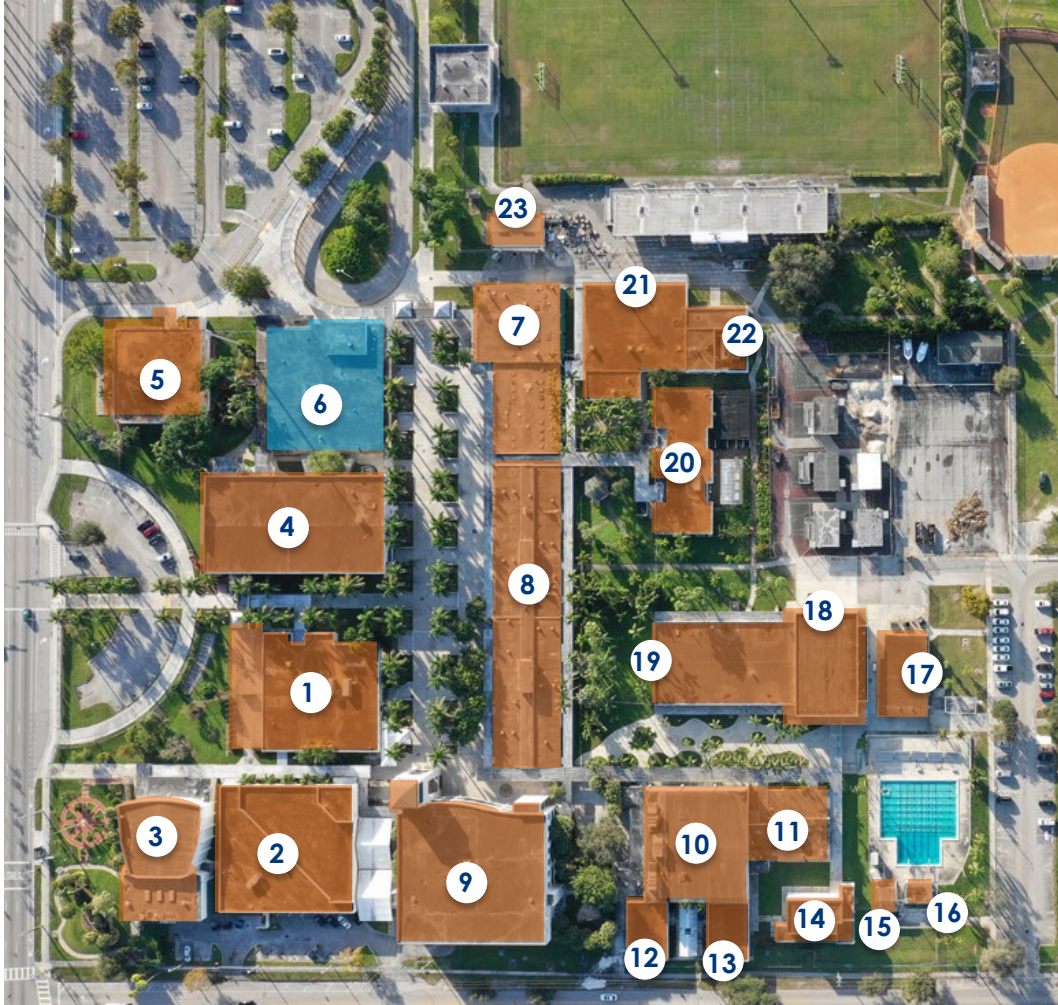


McArthur High School

Building Alternatives

Original SMART Scope

Replace Building 6 with 8-Classrooms plus TV Lab



McArthur High School

Primary SMART Renovations Buildings 1-5, 9-29 & 31-32

- Safety/Security Upgrades
- Fire Sprinklers
- STEM Lab Improvements
- Improvements to Bldg. 1
- Media Center Improvements
- HVAC Improvements
- Electrical Improvements
- Building Envelope Improvements

Building 6

- Demolish and Replace with **8 Classrooms + TV Lab**

Buildings 7-8

- Building Envelope Improvements
- HVAC Improvements
- Fire Sprinklers
- Electrical Improvements
- Safety/Security Upgrades



Alternative 1

Replace Buildings 6, 7, & 8 with **18-Classrooms plus TV Lab**



McArthur High School Primary SMART Renovations

Buildings 1-5, 9-29, & 31-32

- Safety/Security Upgrades
- STEM Lab Improvements
- Improvements to Bldg. 1
- Media Center Improvements
- Building Envelope Improvements
- Electrical Improvements
- Fire Sprinklers
- HVAC Improvements

Buildings 6, 7, & 8

- Demolish and Replacement with **18-new classrooms + TV Lab**

18-Classrooms plus TV Lab Replacement:

- 4 Business Ed/Computer Classrooms
- 8 General/Science Classrooms
- 1 Robotics Lab(s)
- 1 Digital Media Lab(s)
- 2 Resource Centers
- 1 Nursing Lab
- 1 Skills Lab
- 1 TV Lab
- Restrooms
- Mechanical/Circulation



Alternative 2

Replace Buildings 6, 7, & 8 with **20-Classrooms plus TV Lab**



McArthur High School Primary SMART Renovations

Buildings 1-5, 9-29, & 31-32

- Safety/Security Upgrades
- STEM Lab Improvements
- Improvements to Bldg. 1
- Media Center Improvements
- Building Envelope Improvements
- Electrical Improvements
- Fire Sprinklers
- HVAC Improvements

Buildings 6, 7 & 8

- Demolish and replacement with **20-new classrooms + TV Lab**

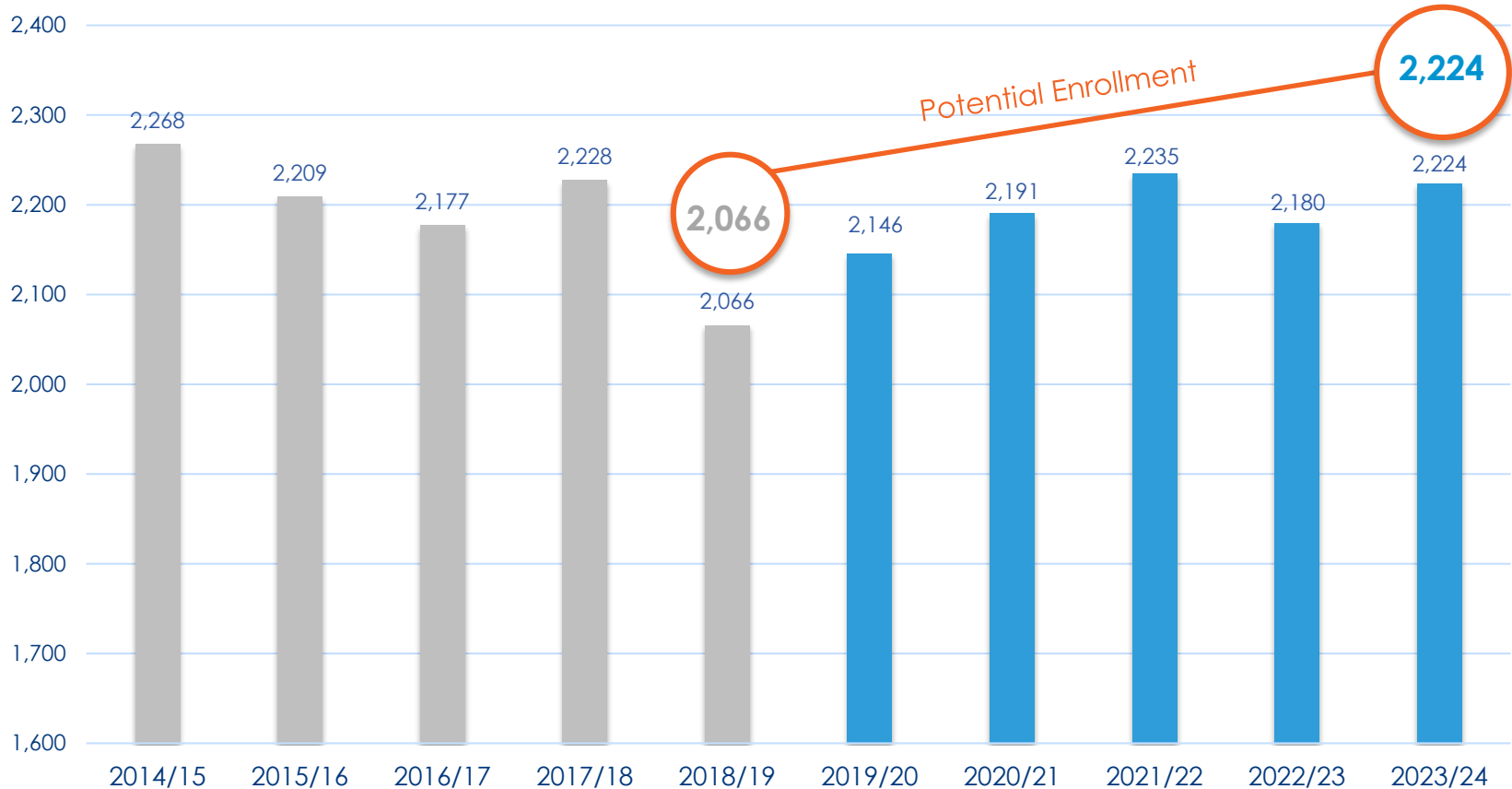
20-Classrooms plus TV Lab Replacement:

- 4 Business Ed/Computer Classrooms
- 8 General/Science Classrooms
- 1 Robotics Lab(s)
- 1 Digital Media Lab(s)
- 2 Resource Centers
- 1 Nursing Lab
- 1 Skills Lab
- 2 Senior Classrooms
- TV Lab
- Restrooms
- Mechanical/Circulation



McArthur Enrollment

5-Year Historic Enrollment & 5-Year Projected Enrollment



McArthur High School

Cost Comparison

	Original SMART Scope	Alternative 1	Alternative 2
Total Projected Budget	\$32.50 Million +/-	\$29.86 Million +/-	\$30.73 Million +/-
Replacement Building Capacity	8 classrooms plus TV Lab	18 classrooms plus TV Lab	20 classrooms plus TV Lab
	Renovation of Building 1-5, 9-29, & 31-32		
Programming	<ul style="list-style-type: none"> • Demolition and Replacement of Building 6 + TV Lab • Renovation of Building 7-8 	Demolition and replacement of Building 6-8	
		<ul style="list-style-type: none"> • 4 Business Ed/Computer Classrooms • 8 General/Science Classrooms • 1 Robotics Lab(s) • 1 Digital Media Lab(s) • 2 Resource Centers • 1 Nursing Lab • 1 Skills Lab • TV Lab • Restrooms • Mechanical/Circulation 	<ul style="list-style-type: none"> • 4 Business Ed/Computer Classrooms • 8 General/Science Classrooms • 1 Robotics Lab(s) • 1 Digital Media Lab(s) • 2 Resource Centers • 1 Nursing Lab • 1 Skills Lab • 2 Senior Classrooms • TV Lab • Restrooms • Mechanical/Circulation
Additional Funding Needed*	\$16.69 M	\$14.05 M	\$14.92 M
Permanent Capacity	2,452	2,402	2,452
Current Enrollment (2018/2019)	2,066	2,066	2,066
Projected Enrollment (2023/2024)	2,224	2,224	2,224



*Financial numbers are based on estimates, not bids received.

Detailed Cost Comparison

	Original SMART Scope	Alternative 1	Alternative 2
Demo Building 6 Current Classrooms	\$160,000	\$160,000	\$160,000
Demo Buildings 7 & 8 Current Classrooms, Labs, Resource Centers		\$380,000	\$380,000
New 8 Classroom + TV Lab Replacement	\$4,160,000		
New 18 Classroom + TV Lab Replacement 12 Classrooms, 4 Labs, 2, Resource Centers Restrooms		\$10,070,000	
New 20 Classroom + TV Lab Replacement 14 Classrooms, 4 Labs, 2 Resource Centers, Restrooms			\$10,810,000
SMART Bond Improvements Buildings 1-5, 7-29 & 31-32	\$22,030,000		
SMART Bond Improvements Buildings 1-5, 9-29 & 31-32		\$12,420,000	\$12,420,000
Current Estimated Construction	\$26.35 M	\$23.03 M	\$23.77 M
Current Estimated Soft Cost	\$6.15 M	\$6.83 M	\$6.96 M
Estimated Grand Total Funding	\$32.50 M	\$29.86 M	\$30.73 M
Additional Funding Required	\$16.69 M	\$14.05 M	\$14.92 M



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Community Feedback

Community Meeting was held on **March 06, 2019**

137 out of **137** participants
completed the **survey**



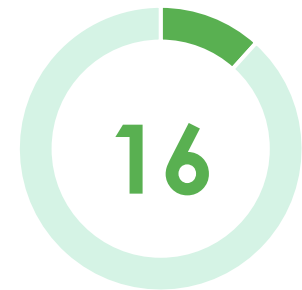
Alternative 2

[20 new classrooms plus TV Lab]



Original SMART Scope

[8 classrooms plus TV Lab]



Alternative 1

[18 new classrooms plus TV Lab]





Margate Elementary School

Building Alternatives

Original SMART Scope

Renovation of Buildings 1-18



Margate Elementary School Primary SMART Renovations Buildings 1-18

- Building Envelope Improvements
- Conversion of Existing Space to Music and/or Art Lab(s)
- HVAC Improvements
- Music Room Renovation
- SPE Improvements



Alternative 1

Demolition of Buildings 2, 4, 6 & 8



Margate Elementary School

Primary SMART Renovations

Buildings 1, 3, 5, 7 & 9-18

- Building Envelope Improvements
- Conversion of Existing Space to Music and/or Art Lab(s)
- HVAC Improvements
- Music Room Renovation
- SPE Improvements

Buildings 2, 4, 6 & 8

- Demolition
- **NEW** Site Restoration
- **NEW** PE Covered Play Area



Alternative 2

Replacement of Buildings 2-6 & 8 with **6-Classroom Replacement**



Margate Elementary School

Primary SMART Renovations

Buildings 1, 7, 9-18

- Building Envelope Improvements
- Conversion of Existing Space to Music and/or Art Lab(s)
- HVAC Improvements
- Music Room Renovation
- SPE Improvements

Buildings 2, 3, 4, 5, 6 & 8

- Demolition and Replacement with **6-new classrooms**
- **NEW** PE Covered Play Area
- **NEW** Site Restoration

6-Classroom Replacement:

- **4** ESE classrooms
- **2** VPK classrooms



Alternative 3

Replacement of Buildings 2-6 & 8 with 8-Classroom Replacement



Margate Elementary School

Primary SMART Renovations

Buildings 1, 7, 9-18

- Building Envelope Improvements
- Conversion of Existing Space to Music and/or Art Lab(s)
- HVAC Improvements
- Music Room Renovation
- SPE Improvements

Buildings 2, 3, 4, 5, 6 & 8

- Demolition and Replacement with **8-new classroom**
- **NEW** PE Covered Play Area
- **NEW** Site Restoration

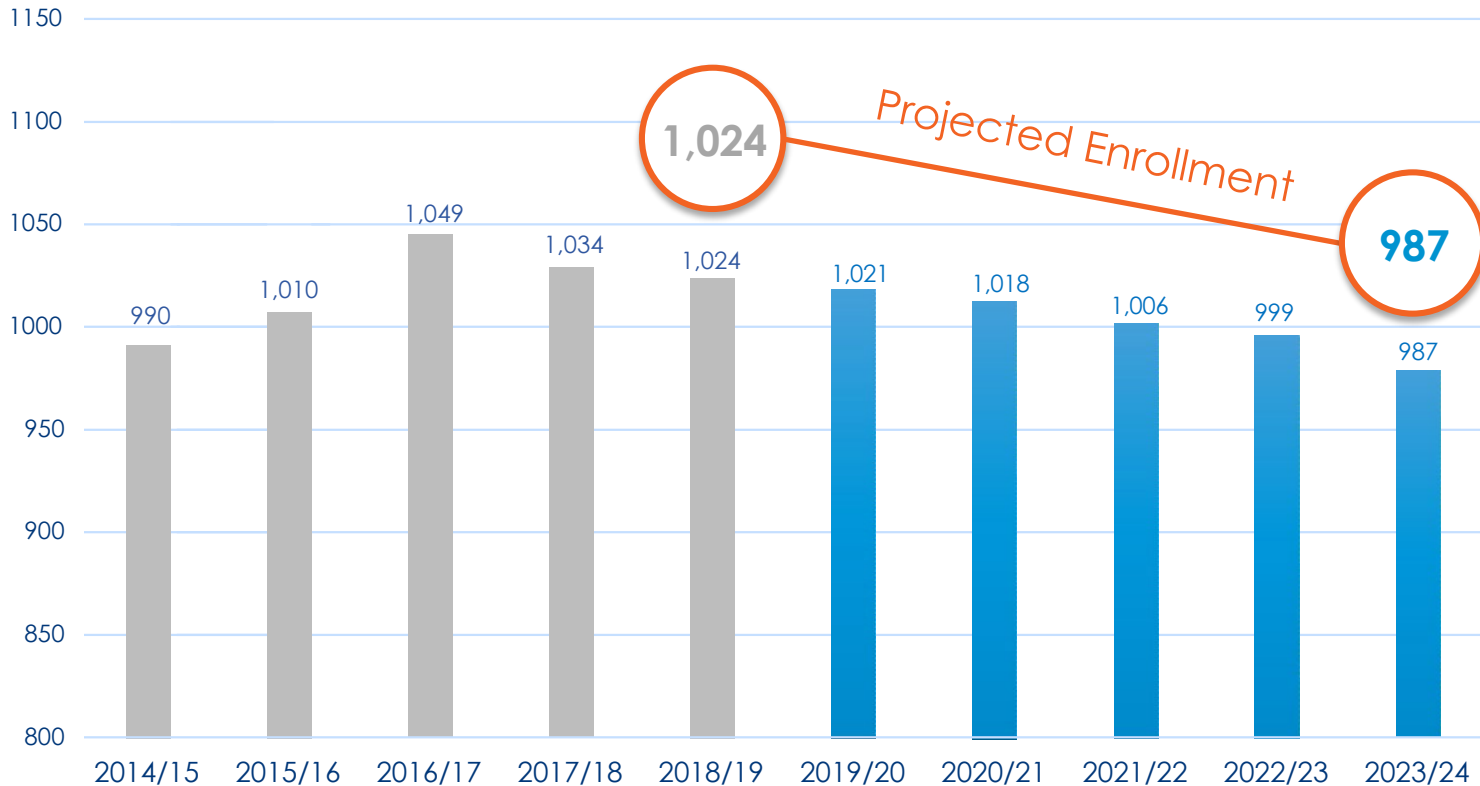
8-Classroom Replacement:

- 4 ESE classrooms
- 2 VPK classrooms
- 2 classrooms



Margate Enrollment

5-Year Historic Enrollment & 5-Year Projected Enrollment



Margate Elementary School

Cost Comparison

	Original SMART Scope	Alternative 1	Alternative 2	Alternative 3
Total Projected Budget	\$12 Million +/-	\$7.72 Million +/-	\$9.72 Million +/-	\$10.78 Million +/-
Replacement Building Capacity	Not Applicable	Not Applicable	6 Classrooms	8 Classrooms
Programming	<ul style="list-style-type: none"> Renovation of Buildings 1-18 	<ul style="list-style-type: none"> Renovation of Buildings 1, 3, 5, 7 & 9-18 Demolition to Buildings 2, 4, 6 & 8 with Site Restoration NEW PE Covered Play area 	<ul style="list-style-type: none"> Renovation of Buildings 1, 7, 9-18 	<ul style="list-style-type: none"> Renovation of Buildings 1, 7, 9-18
			Demolition and replacement of Buildings 2-6 & 8	
Additional Funding Needed*	\$7.38 M	\$3.10 M	\$5.10 M	\$6.16 M
Permanent Capacity	1,305	1,079	1,079	1,119
Current Enrollment (2018/2019)	1,024	1,024	1,024	1,024
Projected Enrollment (2023/2024)	987	987	987	987



*Financial numbers are based on estimates, not bids received.

Detailed Cost Comparison

	Original SMART Scope	Alternative 1	Alternative 2	Alternative 3
Demo Building 2 Old Cafetorium, PE Space		\$82,000	\$82,000	\$82,000
Demo Buildings 3 & 5 Current Pre-K, ESE Programs			\$95,500	\$95,500
Demo Buildings 4 & 6 After Care Space Only		\$115,000	\$115,000	\$115,000
Demo Building 8 Current Computer Lab Space		\$59,000	\$59,000	\$59,000
New PE Shelter Covered PE Area, Restrooms, Lockers		\$550,000	\$550,000	\$550,000
New 6 Classroom Replacement 6 Classrooms, Restrooms, Pre-K Space			\$2,600,000	
New 8 Classroom Replacement 8 Classrooms, Restrooms, Pre-K Space				\$3,500,000
SMART Bond Improvements Site	\$24,000	\$24,000	\$24,000	\$24,000
SMART Bond Improvements Buildings 7, 9-18	\$2,580,000	\$2,580,000	\$2,580,000	\$2,580,000
SMART Bond Improvements Buildings 1-6, & 8	\$6,922,000			
SMART Bond Improvements Buildings 1, 3, & 5		\$1,824,000		
SMART Bond Improvements Building 1			\$763,000	\$763,000
Current Estimated Construction	\$9.53 M	\$5.23 M	\$6.87 M	\$7.77 M
Current Estimated Soft Cost	\$2.47 M	\$2.49 M	\$2.85 M	\$3.01 M
Estimated Grand Total Funding	\$12.00 M	\$7.72 M	\$9.72 M	\$10.78 M
Additional Funding Required	\$7.38 M	\$3.10 M	\$5.10 M	\$6.16 M

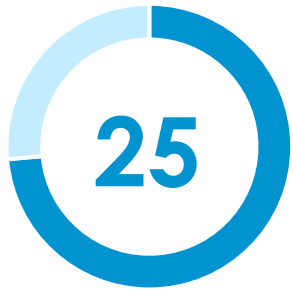


*Financial numbers are based on estimates, not bids received.

Community Feedback

Community Meeting was held on **March 15, 2019**

32 out of **44** participants
completed the **survey**



Alternative 3
[8 new classroom building]



Original SMART Scope
[Buildings 1-18 renovated]



Alternative 2
[6 new classroom building]



Alternative 1
[Renovation of Buildings 1, 3, 5, 7 & 9-18 and Demolition of Buildings 2, 4, 6 & 8]



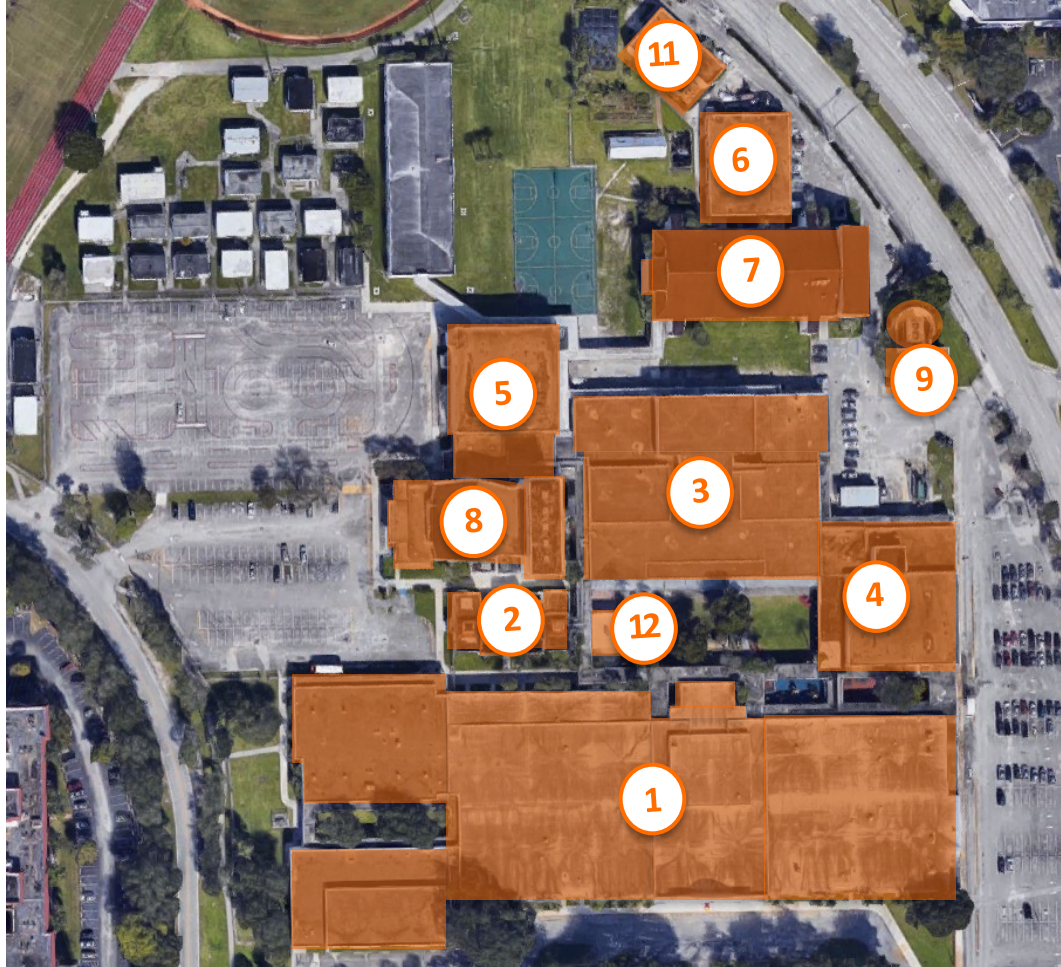


Plantation High School

Building Alternatives

Original SMART Scope

Renovation of Buildings 1-9 & 11-12



Plantation High School

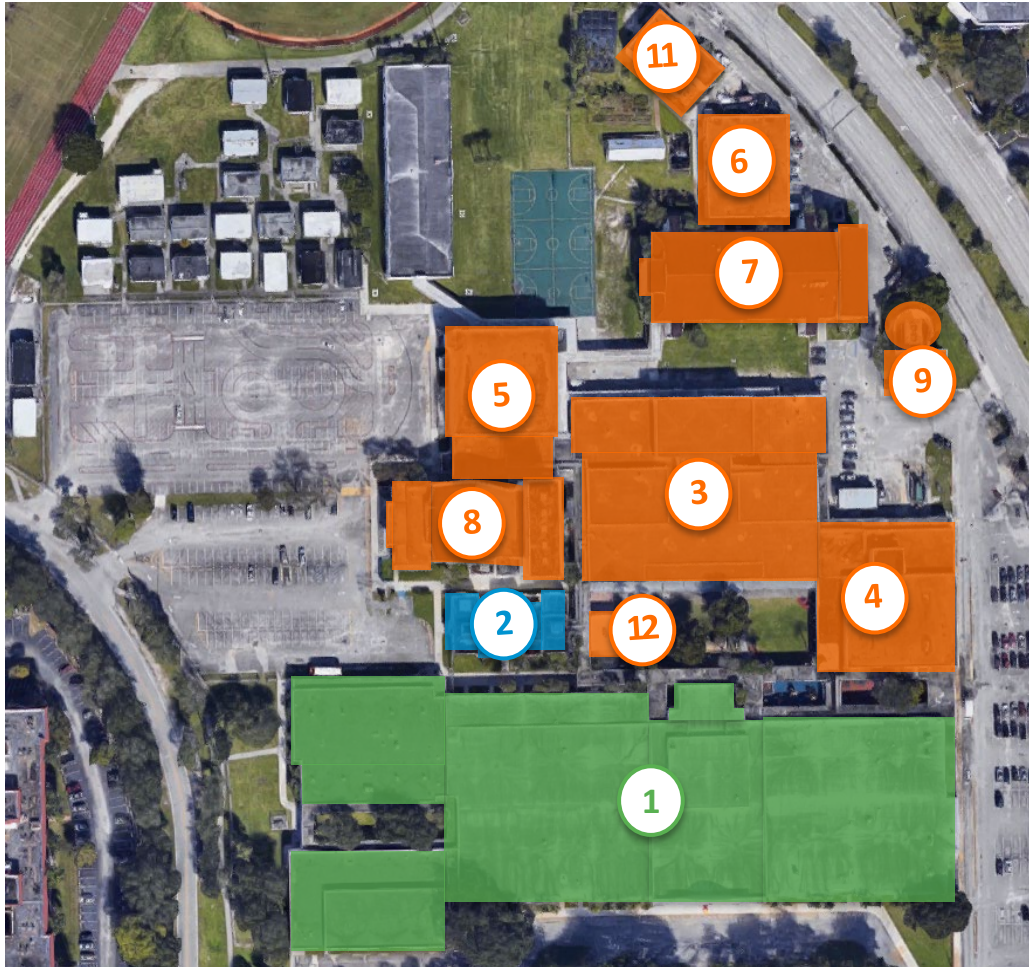
Primary SMART Renovations Buildings 1-9 & 11-12

- Aluminum Covered Walkway Repairs
- Re-Roofing
- HVAC Renovations
- Fire Sprinklers
- Media Center Improvements
- Stem Lab Improvements
- Window and Door Replacement
- Emergency/Exit Signage
- Renovation or Replacement of Building 2 (Art Building)



Alternative 1

Demolition and Relocation of Building 2 to Building 1



Plantation High School Primary SMART Renovations

Campus Wide

- Aluminum covered walkways repairs

Buildings 1, 3-9 & 11-12

- Re-roofing
- HVAC Renovations
- Fire Sprinklers
- Media Center Improvements
- Stem Lab Improvements
- Window and Door Replacement
- Emergency/Exit Signage

Building 2

- Demolition and Relocation to **Building 1**

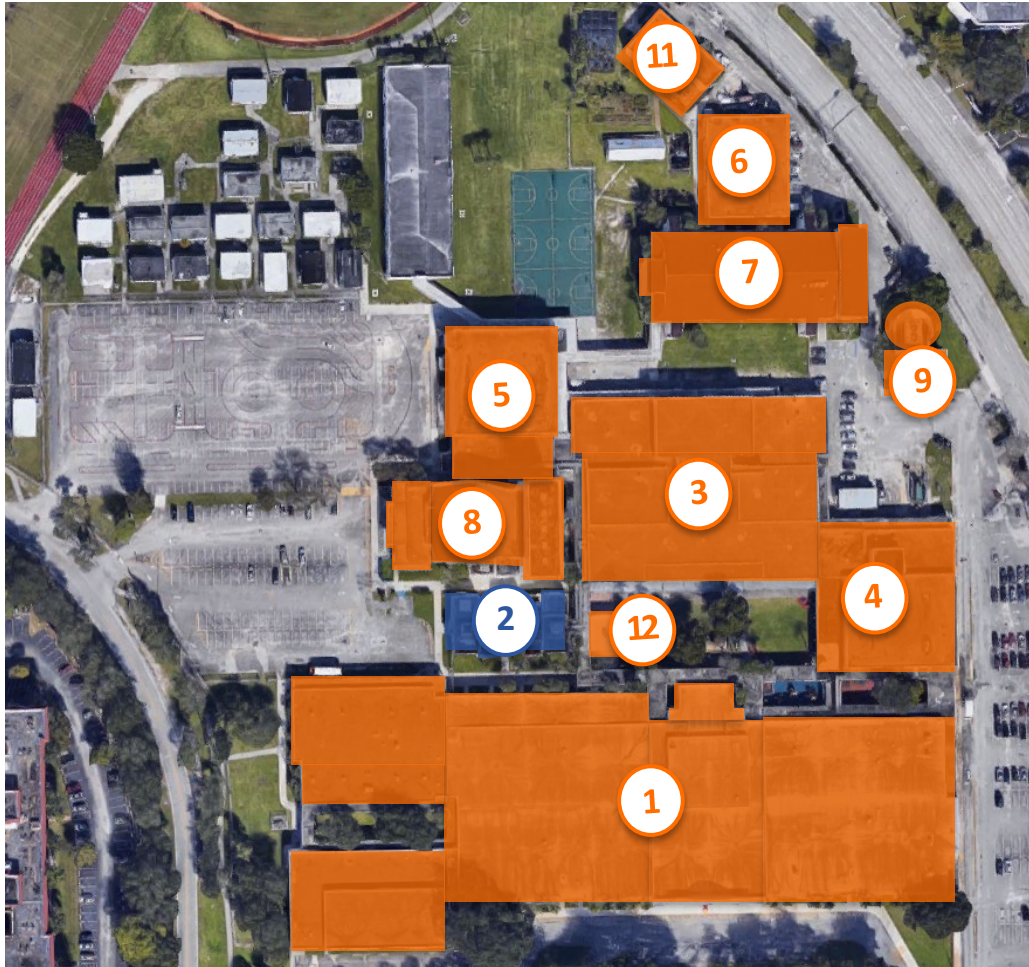
Relocation of Art Program:

- 1 2D Art Lab
- 1 3D Art Lab
- 1 Multimedia/Digital Art Lab
- Teacher Planning
- Covered Art Patio



Alternative 2

Replacement of Building 2



Plantation High School Primary SMART Renovations

Campus Wide

- Aluminum Covered Walkways Repairs

Buildings 1, 3-9 & 11-12

- Re-Roofing
- HVAC Renovations
- Fire Sprinklers
- Media Center Improvements
- Stem Lab Improvements
- Window and Door Replacement
- Emergency/Exit Signage

Building 2

- Demolition and Replacement with **like kind classrooms**

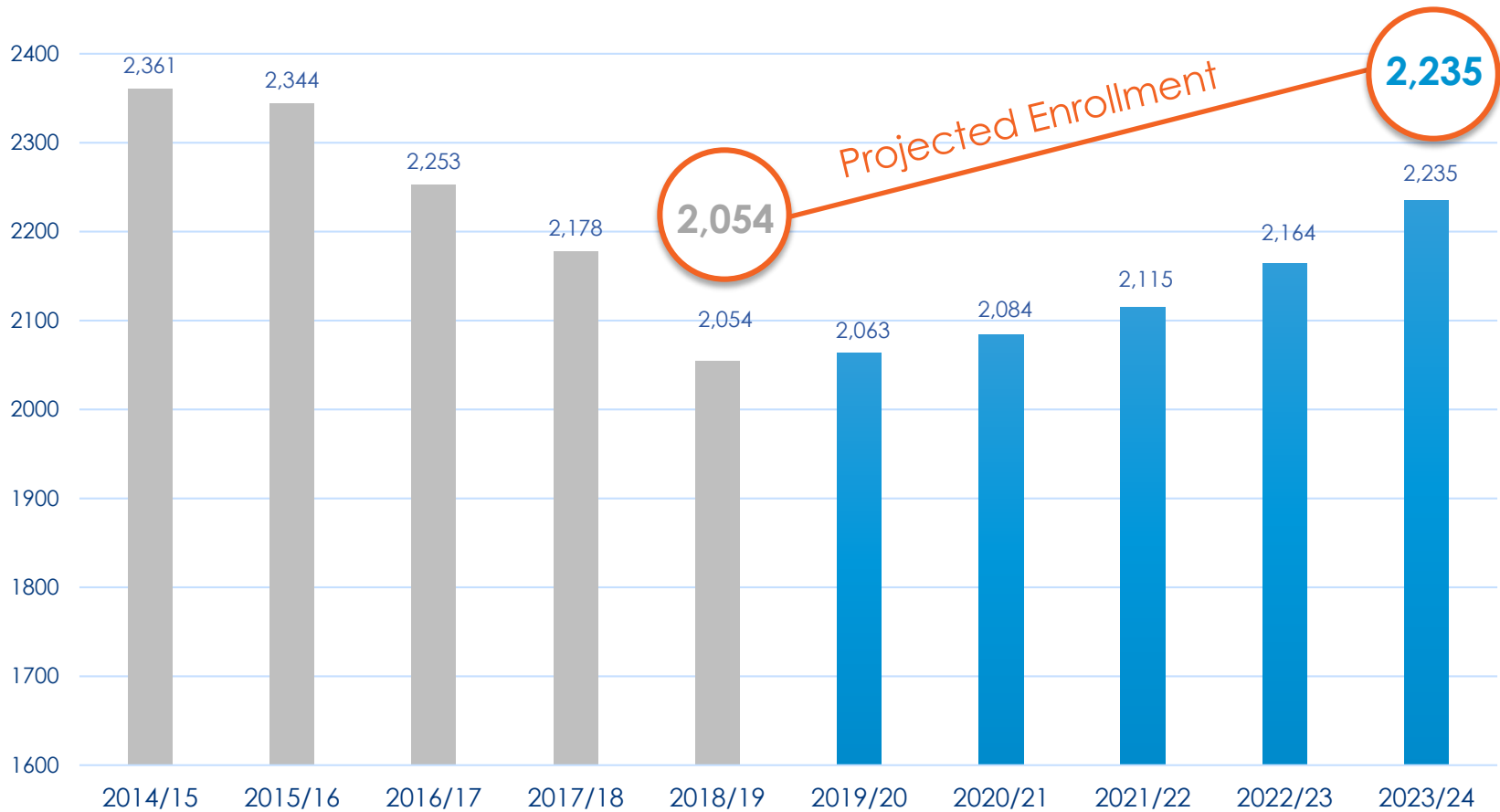
New Art Room Replacement:

- | | |
|--------------------------------|---------------------|
| • 1 2D Art Lab | • Covered Art Patio |
| • 1 3D Art Lab | • Mechanical Room |
| • 1 Multimedia/Digital Art Lab | • Electrical Room |
| • Teacher Planning | • Restrooms |



Plantation Enrollment

5-Year Historic Enrollment & 5-Year Projected Enrollment



Plantation High School

Cost Comparison

	Original SMART Scope	Alternative 1	Alternative 2
Total Projected Budget	\$19.10 Million +/-	\$18.26 Million +/-	\$19.74 Million +/-
Replacement Building Capacity	Not Applicable	Not Applicable	3 classrooms
Programming	<ul style="list-style-type: none"> • Renovations to Building 1, 3-9, 11-12 • Renovation of Building 2 	<ul style="list-style-type: none"> • Renovations to Building 1, 3-9, 11-12 • Demolition of Building 2 and relocation to Building 1 	<ul style="list-style-type: none"> • Renovations to Building 1, 3-9, 11-12 • Demolition & Replacement of Building 2
		Relocation of Bldg. 2 to Bldg. 1	New Art Room Replacement
		<ul style="list-style-type: none"> • 1 2D Art Lab • 1 3D Art Lab • 1 Multimedia/Digital Art Lab • Teacher Planning • Covered Art Patio 	<ul style="list-style-type: none"> • 1 2D Art Lab • 1 3D Art Lab • 1 Multimedia/Digital Art Lab • Teacher Planning • Covered Art Patio • Mechanical Room • Electrical Room • Restrooms
Additional Funding Needed*	\$4.15 M	\$3.31 M	\$4.79 M
Permanent Capacity	2,632	2,543	2,632
Current Enrollment (2018/2019)	2,054	2,054	2,054
Projected Enrollment (2023/2024)	2,235	2,235	2,235



*Financial numbers are based on estimates, not bids received.

Detailed Cost Comparison

	Original SMART Scope	Alternative 1	Alternative 2
Demo Building 2 Art Program		\$70,000	\$70,000
Relocation of Art Program 3 Art Labs and Covered Art Patio		\$850,000	
New Art Room Replacement 3 Art Labs, Restrooms, Covered Art Patio			\$2,230,000
SMART Bond Improvements Buildings 1-9 & 11-12	\$14,800,000		
SMART Bond Improvements Buildings 1, 3-9 & 11-12		\$13,040,000	\$13,040,000
Current Estimated Construction	\$14.80 M	\$13.96 M	\$15.34 M
Current Estimated Soft Cost	\$4.30 M	\$4.30 M	\$4.40 M
Estimated Grand Total Funding	\$19.10 M	\$18.26 M	\$19.74 M
Additional Funding Required	\$4.15 M	\$3.31 M	\$4.79 M



*Financial numbers are based on estimates, not bids received.

Community Feedback

Comment Card and Online Survey

**Community feedback anticipated
on May 7th, 2019 when the
Plantation High School Community
Meeting will be held**

**Slide will be updated for the May
14, 2019 Board Workshop**





Board Direction Needed

The School Board of Broward County, FL

Heather P. Brinkworth, Chair
Donna P. Korn, Vice Chair

Lori Alhadeff
Robin Bartleman
Patricia Good
Laurie Rich Levinson
Ann Murray
Dr. Rosalind Osgood
Nora Rupert

Robert W. Runcie, Superintendent of Schools

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