

# SMART PROGRAM

## Building Replacement Options



Established 1915

**BROWARD**  
County Public Schools



# Dania Elementary School

Special School Board Meeting January 27, 2020

**CBRE** | **HEERY** **ATKINS**

# Building Replacement Board Options

## Discussion Points

- 1 SMART Background
- 2 Building Evaluation
- 3 DES Building Alternatives
- 4 Alternatives Comparison
- 5 Board Direction





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# SMART Background

# SMART Background



## Building 2 Built

- Building 2 was constructed in 1958 as a one-story cafetorium building



## Design Professional Analysis

- **RGD (The Tamara Peacock Company – Architect)** hired to evaluate scope and develop design drawings to renovate or replace building 2



## Alternatives Considered for Building 2

- Financial considerations were taken into account to explore permanent relocation



## Community Feedback

- Engaged with community for feedback



## Original Evaluation of Building 2

- Replacement or renovation of building 2 was added to the ADEFP but it requires additional analysis



## Repair vs. Replacement

- Through an early evaluation process, the Design team identified several structural and cost related concerns with renovating building 2



## SMART Scope Change Considered

- Another assessment was conducted, and it was determined that the current conditions suggested replacement over renovation



## Board Direction Needed

- The board is being presented with an alternative scope for improvements.





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# Building Evaluation

# Evaluation

**Comprehensive evaluation of existing building conditions** was conducted to determine necessary adjustments and improvements.

- ✓ Originally planned SMART improvements will still be made to **all buildings not scheduled to be demolished and replaced.**
- ✓ Building 2 was assessed by our consulting architect and engineer and it was deemed that **it has reached the end of its useful life.**
- ✓ Per the evaluation **the HVAC system, building envelope, and entire structure are declining.**



# Evaluation Considerations

- ✓ Ensure **safety** and **site logistics** are addressed
- ✓ Follow all **new programming specifications** that have been **modeled after current design and construction criteria**
- ✓ Align improvements in **classroom space utilization and right sizing of the building**
- ✓ Provide the most viable options that are **least disruptive** to school operations





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Dania Elementary School  
**Building Alternatives**

# Original SMART Scope

## Renovation of Buildings 1-11



## Dania Elementary School

### Primary SMART Renovations Buildings 1-11

- Building Envelope Improvements
- Art Room Renovation and Equipment
- Media Center Improvements
- Electrical Improvements
- Safety/Security Upgrade
- Music Room Renovation
- Renovation or Replacement of Building 2 (Music Building)



# Alternative 1

## Replacement of Building 2



## Dania Elementary School Primary SMART Renovations

### Campus-wide

- Building Envelope Improvements
- Art Room Renovation and Equipment  
Media Center Improvements
- Electrical Improvements
- Safety/Security Upgrade
- Music Room Renovation
- Renovation or Replacement of Building 2 (Music Building)

### Building 2

- Demolition and replacement with right sized building and **like kind classrooms for program**
- Enhance curriculum (equipment)

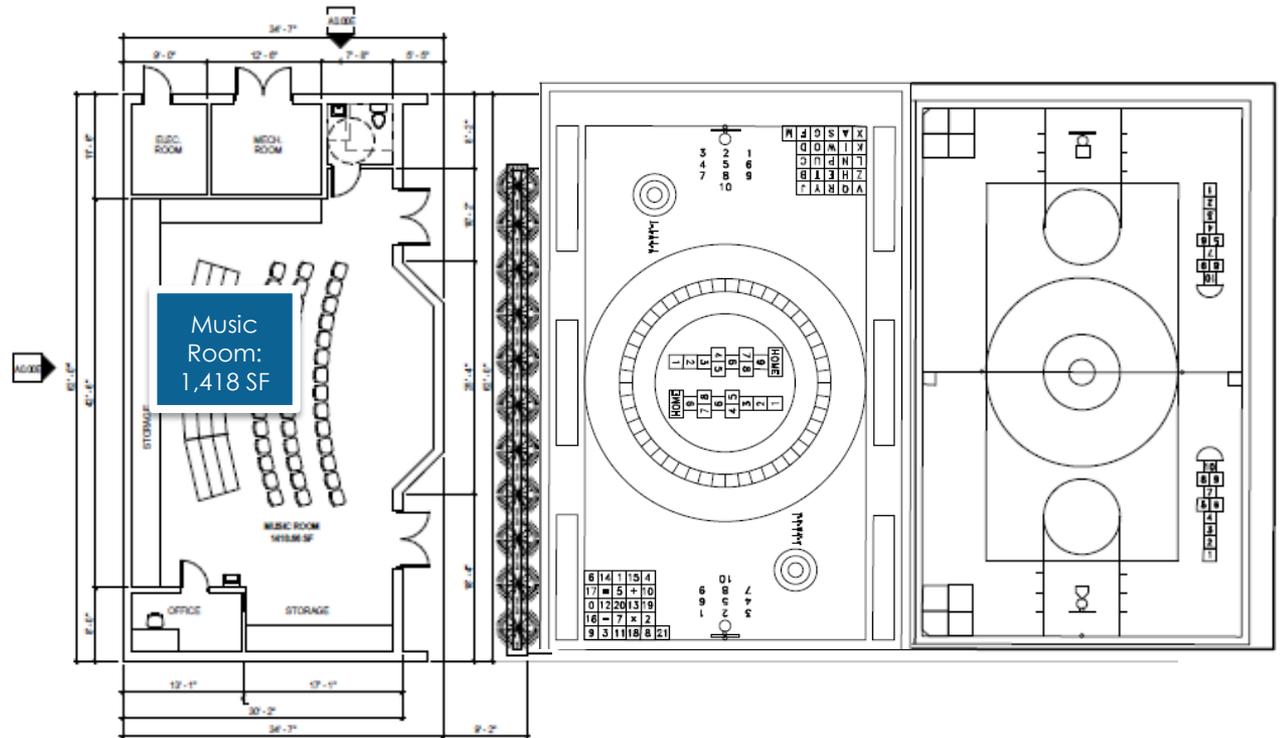
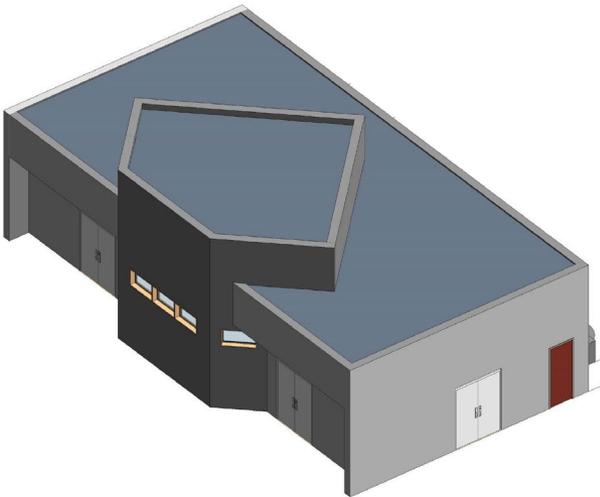
### New Music Building

- Music Room
- Teacher Planning Room
- Restroom
- Mechanical Room
- Electrical Room



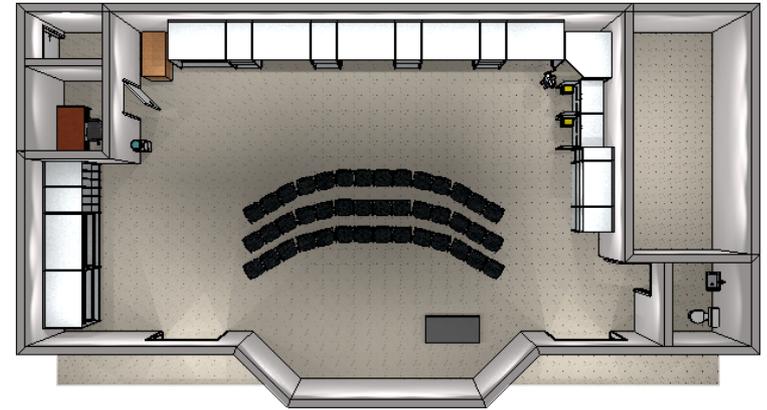
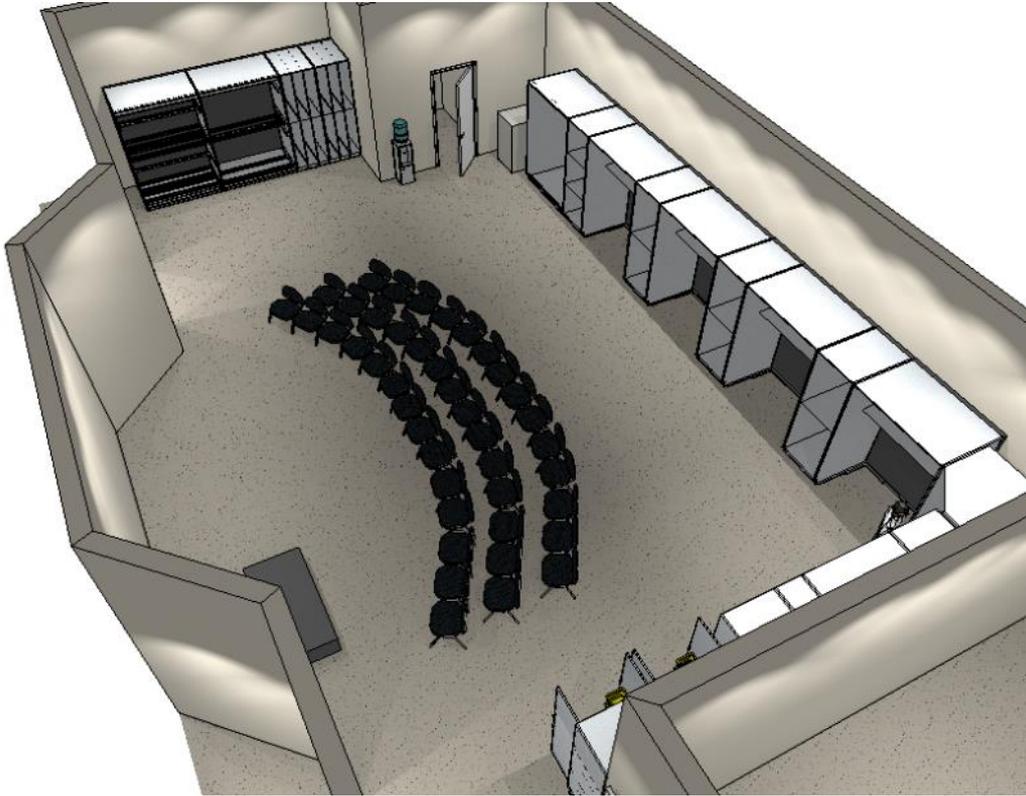
# Music Building

## Building 2



# Alternative 1

Enhance music curriculum



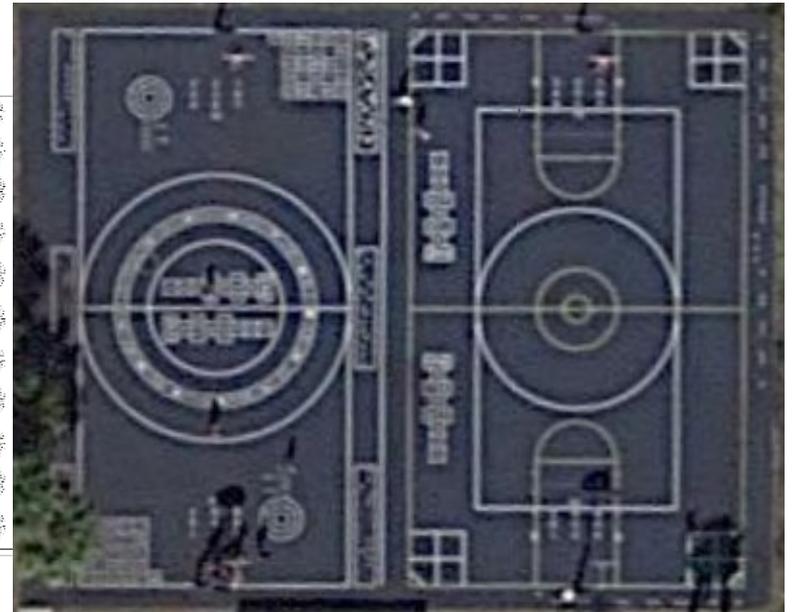
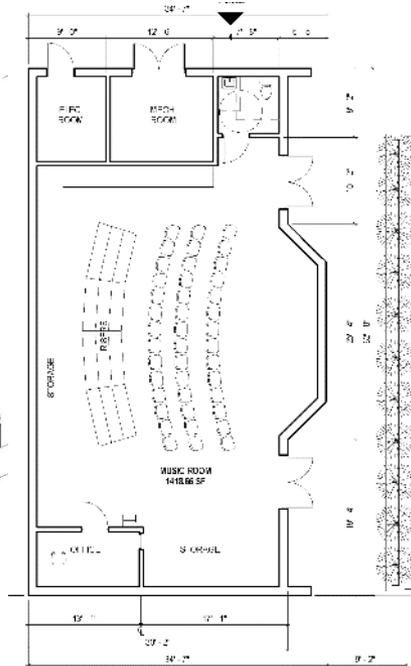
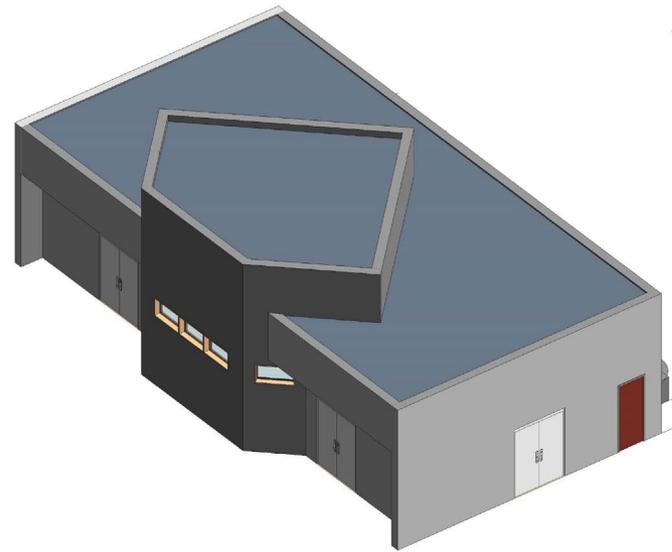
- Storage Cabinets
- Equipment Shelving for music program



# Play Court Option

Preliminary rendering

\* Example Double Court (Not Actual)



## Full play court options

Asphalt Double Court (10,000 SF)

**\$100,000**





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# Alternatives Comparison

# Dania Elementary School

## Alternative Comparison

	Original SMART Scope	Alternative 1
Programming	<ul style="list-style-type: none"> <li>• Renovations to Building 1, 3-11</li> <li>• Renovation of Building 2</li> </ul>	<ul style="list-style-type: none"> <li>• Renovations to Building 1, 3-11</li> <li>• Demolition &amp; Replacement of Building 2</li> </ul>
Building 2	<b>Renovation or Replacement</b>	<b>Demo &amp; Replacement</b>
		<b>New Music Room Replacement</b>
		<ul style="list-style-type: none"> <li>• Music Room (1,418 SF)</li> <li>• Teacher planning room</li> <li>• Restroom</li> <li>• Mechanical Room</li> <li>• Electrical Room</li> </ul>
		<b>Full play court options</b>
		Asphalt Double Court (10,000 SF)
		<b>\$100,000</b>



# Detailed Cost Comparison

	Original SMART Scope	Alternative 1
<b>DEMO BUILDING 2</b> Music Program		\$120,000
<b>REPLACEMENT OF BUILDING 2 (MUSIC PROGRAM)</b> Music room, teacher planning room		\$1,025,000
<b>RENOVATION OF BUILDING 2 (MUSIC PROGRAM)</b> Music room, teacher planning room,	\$2,090,000	
<b>SMART BOND IMPROVEMENTS</b> Buildings 1, 3-11	\$1,250,000	\$1,250,000
<b>CURRENT ESTIMATED CONSTRUCTION</b>	\$3.34 M	\$2.40 M
<b>CURRENT ESTIMATED SOFT COST</b>	\$1.06 M	\$0.96 M
<b>ESTIMATED GRAND TOTAL FUNDING</b>	\$4.40 M	\$3.36 M
<b>ADDITIONAL FUNDING REQUIRED*</b>	\$1.90 M	\$0.86 M

**ADDITIONAL CONSIDERATIONS:** \*\*Add \$100,000 to provide Double Play Court



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

# Community Feedback

Community Meeting was held on December 11, 2019

**21** participants completed the survey  
(via SAC Meeting and online survey)



**Original SMART Scope**  
[Repair or Replacement of Building 2]



**Alternative 1**  
[Demo & Replacement Building 2]





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# Board Direction Needed

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Robin Bartleman  
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