

**SAFETY
MUSIC & ART
ATHLETICS
RENOVATION
TECHNOLOGY**

**SMART INVESTMENTS
LEAD TO SMART STUDENTS.**



Established 1915
BROWARD
County Public Schools



GAP REPORT

UPDATE TO THE BOC REPORT

Bond Oversight Committee FY21 Q1

AS OF OCTOBER 31, 2020

PREFACE

This report includes updated data and key highlights that occurred between the end of the quarter and the Bond Oversight Committee meeting.

Highlights and data are as of October 31, 2020







The background is a solid orange color. On the left side, there is a faint, light-colored silhouette of a graduation cap with a tassel. In the center and right, there is a large, faint, light-colored graphic of a stylized plant with several leaves and a central stem. The text is centered over the plant graphic.

PRIMARY RENOVATIONS

HIGHLIGHTS

AS OF OCTOBER 31, 2020

Since the quarter ended on September 30, 2020, **five additional schools** have started the Construction Phase while **1 school achieved Construction Closeout**. This brings the total number of schools in **Active Construction** to 96 and the total in **Construction Closeout** to 19.

	 PROJECT PLANNING	 HIRE DESIGNER	 DESIGN PROJECT	 HIRE CONTRACTOR	 ACTIVE CONSTRUCTION	 CONSTRUCTION CLOSEOUT
OCT 31 GAP	✓ PHASE COMPLETE	✓ PHASE COMPLETE	57	65	96	19
SEPT 30 FY21 Q1	✓ PHASE COMPLETE	✓ PHASE COMPLETE	58	69	92	18

NOTEWORTHY HIGHLIGHTS:

5 SCHOOLS STARTED CONSTRUCTION

- Broadview Elementary School
- Coral Park Elementary School
- Floranda Elementary School
- J.P. Taravella High School
- Tradewinds Elementary School

1 SCHOOL REACHED SUBSTANTIAL COMPLETION

- Morrow Elementary School

BIG 3 UPDATE

Blanche Ely • Northeast • Stranahan

AS OF OCTOBER 31, 2020



BLANCHE ELY HIGH SCHOOL

PRIMARY RENOVATIONS: CONSTRUCTION 75%

COMPLETE ✓

BUILDING 1

Interior chilled water piping replaced
Air handling unit replacements
New ceilings installed in hallways

BUILDING 4

Replacement of chiller plant

BUILDING 14

ADA restroom improvements

BUILDING 15

HVAC duct heater upgrades

MEDIA CENTER

Installation of flooring, ceiling tiles, furniture, circulation desk and lighting

OUTDOOR DINING STRUCTURE

Roofing work and final paint touch ups
Dining tables and ceiling fans installed

IN PROGRESS

BUILDING 2

STEM lab construction | 85% complete
Weight room fire sprinkler & ceiling work | 80% complete
Restroom renovations | 40% complete
HVAC upgrades | 80% complete

BUILDING 14

Wheelchair lift construction | 90% complete
HVAC upgrades | 90% complete

BUILDING 18

STEM lab #815 construction | 90% complete

BUILDING 26

STEM lab construction | 90% complete



LOCKER ROOM RENOVATION



RELOCATION OF DRAIN LINE



WHEELCHAIR ADA RAMP

BIG 3 UPDATE

Blanche Ely • **Northeast** • Stranahan

AS OF OCTOBER 31, 2020



NORTHEAST HIGH SCHOOL

PRIMARY RENOVATIONS: CONSTRUCTION 4%

COMPLETE ✓

Contractor mobilization

IN PROGRESS

Weight room renovation | 90% complete

WALL INSULATION



NEW CLASSROOM ADDITION

PRIMARY RENOVATIONS (PHASE 2): DESIGN 96%

- ▶ The new addition to Northeast High School will include:
 - ▶ 17 classrooms
 - ▶ 5 business education labs
 - ▶ 2 art rooms
- ▶ Design drawings are being reviewed by the Building Department



BIG 3 UPDATE

Blanche Ely • Northeast • **Stranahan**

AS OF OCTOBER 31, 2020



STRANAHAN HIGH SCHOOL

PRIMARY RENOVATIONS: CONSTRUCTION 60%

COMPLETE ✓

BUILDING 1

HVAC upgrades on the first floor

BUILDING 4

HVAC unit ventilator installation

Media center demolition

Replacement of HVAC air handling units

BUILDING 5

Re-roofing work

HVAC replacements

Restroom renovations

New aluminum canopy and ramp

BUILDING 6 – PENDING FURNITURE

Re-roofing work

Aluminum canopy

Interior work for restroom renovations

BUILDING 6 (cont.) – PENDING FURNITURE

Replacement of HVAC air handling units

Business STEM lab renovations

BUILDING 7

Re-roofing work

Interior work for restroom upgrades, ceiling tiles, electrical system, and replacement of air handling units and ducts

BUILDING 9

Fire sprinkler upgrades

Restroom renovations

BUILDINGS 13&14

HVAC improvements

BUILDING 15 (GYMNASIUM)

Air handling units and piping installed



BIG 3 UPDATE

Blanche Ely • Northeast • **Stranahan**

AS OF OCTOBER 31, 2020



STRANAHAN HIGH SCHOOL (CONTD.)

PRIMARY RENOVATIONS: CONSTRUCTION 60%

IN PROGRESS

BUILDINGS 2 & 3

Roofing lightweight and installation | 50% complete
Electrical panel and transformer replacement | 100% complete
Replacement of HVAC air handling units

BUILDING 4

Roof replacement | 80% complete

BUILDINGS 13 & 14

Re-roofing work | 80% complete

BUILDING 15

Roofing – demolition and temp layer | 98% complete

BUILDING 17 – RENOVATIONS ONGOING

FIRE ALARM IMPROVEMENTS ONGOING ACROSS CAMPUS



CAFETERIA ADDITION / RENOVATIONS: DESIGN 85%

- Design drawings are being reviewed by the Building Department

The background is a solid orange color. In the upper left, there is a faint, light-colored silhouette of a graduation cap (mortarboard) with a tassel hanging down. In the center and lower right, there is a faint, light-colored silhouette of a stylized plant with large, rounded leaves and a central stem with a small flower-like shape at the top.

**SCHOOL CHOICE
ENHANCEMENT
PROGRAM
(SCEP)**

SCHOOL CHOICE ENHANCEMENT PROJECTS

AS OF OCTOBER 31, 2020




Since the end of the reporting period, **2 schools have completed all enhancements**, bringing the total amount of schools with completed SCEP initiatives to **143**.

COMPLETED SCHOOLS

1. **Banyan** Elementary School
2. **Boulevard Heights** Elementary School

143 schools have completed their SCEP enhancements

1,245 items delivered and installed at schools districtwide

	PREVIOUS QUARTER ENDING SEPTEMBER 30, 2020	CURRENT DATA THROUGH OCTOBER 31, 2020
 <p>1 Planning/ Design</p>	19	18
 <p>2 Implement Improvements</p>	70	69
 <p>3 Improvements Complete</p>	141	143
TOTAL	230	230



HARD AND SOFT COSTS

UPDATE ON TRACKING OF HARD AND SOFT COSTS

Submitted to the Board December 2020

A communication given to the Board several years ago stated that budgeted soft costs were in the range of 30-35% of the total cost of a project. The soft costs included were: Design, Program Management, Contingencies, FF&E and IT. The costs for FF&E and IT were miscategorized as soft costs when in fact industry standard is to include them as hard costs.

The actual data on the first 11 completed projects shows that the actual soft costs at completion are averaging closer to 15-20%. This is, in large part, due to two reasons: 1) the hard costs for construction have been, on average, much higher than originally budgeted in MAPPs, and 2) at the end of a project, prior to calculating the hard and soft percentages in the following table, the contingency line items have been zeroed out since it is now known that those dollars will not be spent. This has the effect of reducing the soft costs.

In summary, the discrepancy between the 30-35% and the 15-20% is simply the difference between budgets and actuals as well as the FF&E and IT being included in hard costs.

The table below includes FF&E and IT with the hard costs, and the BOC, starting with the November 2020 GAP Report, will also track hard and soft costs in the same way.

Hard and Soft Costs - Running Total of Completed Primary Projects			
P#	Project Name	Hard %	Soft %
1847	Charles Flanagan HS - SMART Program Renovations	86%	14%
1413	Coconut Creek ES - SMART Program Renovations	81%	19%
1412	Cypress ES - SMART Program Renovations	85%	15%
1662	Dr. MLK Montessori Academy - SMART Program Renovations	81%	19%
1748	Indian Ridge MS - GOB Renovations	81%	19%
1759	Manatee Bay ES - SMART Program Renovations	84%	16%
1941	McNicol MS - SMART Program Renovations	80%	20%
1727	Miramar ES - SMART Program Renovations	82%	18%
1885	Palm Cove ES - SMART Program Renovations	80%	20%
2009	Silver Lakes ES - SMART Program Renovations	85%	15%
1906	Silver Shores ES - SMART Program Renovations	81%	19%
Note: subject to change after warranty period is complete			

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