



Item: SP: A-1

Tuesday, April 20, 2021

STRATEGIC PLANNING COMMITTEE

SUBJECT: AD HENDERSON DEVELOPMENT RESEARCH SCHOOL – PLANT SURVEY

PROPOSED COMMITTEE ACTION

Approve the review and validation of the completed AD Henderson Development Research School – Educational Plant Survey

BACKGROUND INFORMATION

An Education Plant Survey (EPS) is required to be conducted once every five (5) years for all public educational entities. The survey for ADHUS Development Research School (DRS) was conducted by Department of Education staff on January 19, 2021. This survey recognizes ADHUS's new K-8 project, currently under design, and recommends on renovation, repairs, maintenance of existing facilities, as well as the need for a new STEM/Multipurpose facility.

A board approved survey recommendation is required for the release of PECO funds.

The EPS covers the period July 1, 2021 through June 30, 2026.

IMPLEMENTATION PLAN/DATE

Upon Board approval.

FISCAL IMPLICATIONS

N/A

Supporting Documentation: ADHUS DRS Educational Plant Survey Report

Presented by: Stacy Volnick, VP Administrative Affairs and Chief Administrative Officer

Phone: 561-297-6319

FIVE YEAR SURVEY

Recommendation Report

District Name: FLORIDA ATLANTIC UNIVERSITY SCHOOLS (FAU)
Survey: Number 4 - Version 1
Facility Name: ALEXANDER D HENDERSON UNIVERSITY SCHOOL/FAU HIGH SCHOOL
Address: 777 GLADES ROAD, BOCA RATON

| | Existing | Recommended |
|--------------------------------------|--|--|
| Capital Outlay Classification | 1 - SCHOOL RECOMMENDED FOR CONTINUED USE | 1 - SCHOOL RECOMMENDED FOR CONTINUED USE |
| Facility Use | COMBINATION | COMBINATION |
| Low Grade | KINDERGARTEN | KINDERGARTEN |
| High Grade | GRADE 12 | GRADE 12 |
| Comments | | |

| | Existing | Student Stations Added/Reduced(+ or -) | Recommended |
|---------------------------------|-----------------|---|--------------------|
| Perm. Stations | 740 | 42 | 782 |
| Reloc. Stations | 176 | -176 | 0 |
| Mod. Stations | 0 | 0 | 0 |
| Total Stations | 916 | -134 | 782 |
| Utilization Factor | 90% | | 90% |
| School Capacity | 824 | | 703 |
| COFTE Student Membership | 752 | | 763 |

| | |
|--------------------------|---|
| Survey Annotation | <p>Building 26, the main building (49,271 sq.ft.) at this school, had a Castaldi Analysis approved by DOE staff on September 22, 2014. FAU leadership is pursuing obtaining funding for a replacement building. In addition to replacing classrooms, administrative offices and the cafeteria in Bldg. 26, the new building will include a gym (or PE multipurpose room), auditorium, science and STEM labs, and additional classrooms to increase the capacity of the school. FAU's estimated cost for the new building is \$42 million. The new building will be built on FAU property adjacent to the current school site. Covered walkways – 200 lf of added canopies at 10' wide includes cost for the foundations. 2,000 sf at \$37 = \$74,000.</p> <p>Drainage - around Middle School only. \$50,000.</p> <p>Site Development – Costs associated with razing and clearing site for parking and fencing in and around the perimeter of entire school, including gates. \$82,000.</p> <p>Other – Roofing for high school building. Building envelope is compromised and needs shoring up. 15,500 sf at \$20 sf = \$310,000.</p> <p>Other – Security fencing around the perimeter of the entire school to include gates. 4,100 lf at \$20 = \$82,000.</p> <p>Other – New key system (hardware for 65 locks and doors) to tie in with existing. 65 at \$500 each = \$32,500.</p> <p>Other – Re-sod physical education fields. 110,000 sf at \$1.50 = \$165,000.</p> <p>Other - Pool replacement – to include bleachers, canopies, etc. Cost \$1,025,960.</p> <p>Other - New 8 lane track – Approximately 5500 sy. No lighting included. Cost 5,500 at \$75 sy = \$412,500.</p> <p>Districtwide – Backup generator for middle and high school buildings. Additional or replacement of equipment for existing school buildings and to correct deficiencies relating to safety to life, health and sanitation. \$150,000. Upon completion of the New Construction, Portable 3 will be returned to the lessor and modular Building #28 will be returned to the manufacturer per their agreement.</p> |
|--------------------------|---|

| New Site Cost | Site Expansion | Site Development | Site Improvement | Remodeling Cost | Renovation Cost | New Construction Cost |
|-------------------------------------|----------------|------------------|------------------|-----------------|-----------------|-----------------------|
| \$0 | \$0 | \$50,000 | \$2,151,960 | \$9,515,702 | \$0 | \$17,043,090 |
| Estimated Total Project Cost | | | | | \$28,760,752 | |

| ALEXANDER D HENDERSON UNIVERSITY SCHOOL/FAU HIGH SCHOOL | Parcel | Building | Description | Total NSF | Change In Station Count | Calculated Cost | Cost Per NSF | Cost Per Station |
|---|--------|----------|--|-----------|-------------------------|-----------------|--------------|------------------|
| New Construction 2022 | | | New Construction: Adding 1 unit of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF), 1 unit of CLINIC (260 NSF), 1 unit of VAULT/STUDENT RECORDS (250 NSF), 1 unit of PRINCIPAL/DIRECTOR OFFICE (250 NSF), 1 unit of PRINCIPAL/DIRECTOR OFFICE (175 NSF), 1 unit of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF), 1 unit of STUDENT ACTIVITIES (430 NSF), 1 unit of COMPUTER AREA (130 NSF), 1 unit of ITINERANT OFFICE (125 NSF), 1 unit of TEACHER LOUNGE/DINING (350 NSF), 1 unit of KITCHEN & SERVING AREA (3800 NSF), 1 unit of PRODUCTION WORKROOM (350 NSF), 1 unit of E S E PART-TIME (975 NSF), 1 unit of P E DRESSING ROOM (MALE) (550 NSF), 1 unit of P E DRESSING ROOM (FEMALE) (550 NSF), 1 unit of RECEPTION AREA (700 NSF), 1 unit of GENERAL SCHOOL STORAGE (430 NSF), 1 unit of SCHOOL STORE (90 NSF), 1 unit of GYMNASIUM SEATING (2800 NSF), 1 unit of AUDITORIUM (3000 NSF), 5 units of INTERMEDIATE/MIDDLE CLASSROOM (4-8) (858 NSF), 1 | 69,150 | 478 | \$17,043,090 | \$246 | \$35,655 |

| | | | | | | | | |
|-----------------|---|----|---|---------|------|-------------|-------|-----|
| | | | unit of ART - ELEMENTARY (1110 NSF), 1 unit of MUSIC - ELEMENTARY (1560 NSF), 1 unit of SENIOR HIGH SCIENCE LAB (9-12) (1275 NSF), 13 units of PRIMARY CLASSROOM (K-3) (882 NSF), 1 unit of PRIMARY SKILLS LAB (K-3) (882 NSF), 1 unit of INTERMEDIATE/MIDDLE SKILLS LAB (4-8) (858 NSF), 1 unit of INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8) (814 NSF), 1 unit of P E MULTIPURPOSE ROOM (MIDDLE-SR HIGH) (1050 NSF), 1 unit of SR HIGH GYMNASIUM (6500 NSF), 8 units of STUDENT RESTROOM (MALE) (300 NSF), 1 unit of STUDENT RESTROOM (FEMALE) (50 NSF), 1 unit of STAFF RESTROOM (BOTH SEXES) (50 NSF), 1 unit of STUDENT RESTROOM (MALE) (50 NSF), 8 units of STUDENT RESTROOM (FEMALE) (300 NSF), 9 units of STAFF RESTROOM (BOTH SEXES) (50 NSF), 1 unit of DINING AREA (3500 NSF), 1 unit of STAGE (990 NSF), 1 unit of STAGE STORAGE (430 NSF), 1 unit of STAGE DRESSING ROOM (MALE) (215 NSF), 1 unit of STAGE DRESSING ROOM (FEMALE) (215 NSF), 1 unit of TELEPHONE EQUIPMENT/COMMUNICATION CLOSET (100 NSF), 1 unit of P E SHOWER (FEMALE) (90 NSF), 1 unit of P E STORAGE (MIDDLE-SR HIGH) (400 NSF), 3 units of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF), 2 units of SECRETARIAL SPACE (158 NSF), 1 unit of CUSTODIAL RECEIVING (1300 NSF), 1 unit of CUSTODIAL SERVICE CLOSET (75 NSF), 1 unit of TEACHER PLANNING OFFICE (1700 NSF), 1 unit of KILN (100 NSF), 1 unit of PROJECT STORAGE (200 NSF), 1 unit of P E LOCKER ROOM (MALE) (90 NSF), 1 unit of P E LOCKER ROOM (FEMALE) (90 NSF), 1 unit of P E SHOWER (MALE) (90 NSF), 1 unit of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF), 2 units of CONFERENCE ROOM (300 NSF), 1 unit of CUSTODIAL WORK AREA (300 NSF), 1 unit of MUSIC RELATED SPACE (629 NSF), 1 unit of ASSISTANT PRINCIPAL/OTHER OFFICE (175 NSF), 1 unit of BOOKKEEPING OFFICE (125 NSF) | | | | | |
| Remodeling 2022 | 1 | 3 | Removed NSF (528), Added NSF (0), Difference NSF (528), Percent (100%), Removed Stations (0), Added Stations (0) Remodeling: Adding and Removing Room 001 (528 NSF) | -528 | 0 | \$0 | \$0 | \$0 |
| Remodeling 2022 | 1 | 26 | Removed NSF (45992), Added NSF (0), Difference NSF (45992), Percent (100%), Removed Stations (436), Added Stations (0) Remodeling: Adding and Removing Room 001 (7607 NSF), Room 002 (400 NSF), Room 003 (156 NSF), Room 004 (37 NSF), Room 005 (47 NSF), Room 006 (54 NSF), Room 007 (156 NSF), Room 008 (156 NSF), Room 009 (14 NSF), Room 010 (14 NSF), Room 011 (70 NSF), | -45,992 | -436 | \$8,186,576 | \$178 | \$0 |

Room 012 (51 NSF), Room 013 (120 NSF), Room 014 (150 NSF), Room 015 (105 NSF), Room 016 (16 NSF), Room 017 (63 NSF), Room 018 (16 NSF), Room 019 (60 NSF), Room 020 (170 NSF), Room 020A (77 NSF), Room 020B (12 NSF), Room 020C (16 NSF), Room 020D (16 NSF), Room 020E (15 NSF), Room 021 (251 NSF), Room 023A (6 NSF), Room 024 (1057 NSF), Room 025 (112 NSF), Room 026 (120 NSF), Room 027 (182 NSF), Room 028 (244 NSF), Room 029A (230 NSF), Room 029B (175 NSF), Room 030 (244 NSF), Room 031 (48 NSF), Room 032 (48 NSF), Room 033 (48 NSF), Room 034 (48 NSF), Room 035 (78 NSF), Room 036 (140 NSF), Room 036A (55 NSF), Room 037 (171 NSF), Room 038 (188 NSF), Room 039 (225 NSF), Room 040 (244 NSF), Room 041 (850 NSF), Room 042 (780 NSF), Room 042A (20 NSF), Room 042B (20 NSF), Room 043 (820 NSF), Room 044 (820 NSF), Room 045 (820 NSF), Room 046 (780 NSF), Room 047 (780 NSF), Room 048 (780 NSF), Room 049 (780 NSF), Room 050 (780 NSF), Room 051 (780 NSF), Room 052 (780 NSF), Room 053 (820 NSF), Room 054 (820 NSF), Room 055 (800 NSF), Room 055A (20 NSF), Room 056 (20 NSF), Room 057 (20 NSF), Room 058 (20 NSF), Room 059 (20 NSF), Room 060 (20 NSF), Room 061 (20 NSF), Room 062 (20 NSF), Room 063 (20 NSF), Room 064 (40 NSF), Room 065 (40 NSF), Room 066 (20 NSF), Room 067 (20 NSF), Room 068 (1151 NSF), Room 068A (28 NSF), Room 069 (15 NSF), Room 070 (15 NSF), Room 071 (70 NSF), Room 072 (1165 NSF), Room 073 (135 NSF), Room 074 (831 NSF), Room 075 (72 NSF), Room 076 (120 NSF), Room 077 (64 NSF), Room 078 (828 NSF), Room 078A (78 NSF), Room 079 (99 NSF), Room 080 (50 NSF), Room 081 (72 NSF), Room 082 (145 NSF), Room 083 (1793 NSF), Room 084 (647 NSF), Room 085 (280 NSF), Room 086 (40 NSF), Room 087 (20 NSF), Room 088 (20 NSF), Room 089 (40 NSF), Room 090 (144 NSF), Room 091 (127 NSF), Room 092 (257 NSF), Room 093 (91 NSF), Room 093A (50 NSF), Room 093B (50 NSF), Room 094 (300 NSF), Room 094A (342 NSF), Room 095 (178 NSF), Room 096 (32 NSF), Room 097 (34 NSF), Room 098 (19 NSF), Room 099 (131 NSF), Room 100 (182 NSF), Room 100A (47 NSF), Room 100B (43 NSF), Room 100L (214 NSF), Room 101 (88 NSF), Room 101L (204 NSF), Room 102 (110 NSF), Room 102L (165 NSF), Room 103 (338 NSF), Room 103L (186 NSF), Room 104L (216 NSF), Room 105L (265 NSF), Room 105LA (180 NSF), Room 106L (148 NSF), Room 107 (192 NSF), Room 107L (150 NSF), Room 108 (144 NSF), Room 108L (94 NSF), Room 109 (100 NSF), Room 109L (201 NSF), Room 110 (292 NSF), Room

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|-----------------|---|----|---|--------|------|-------------|-------|-----|
| | | | 110L (35 NSF), Room 111 (77 NSF), Room 111L (107 NSF), Room 112 (18 NSF), Room 112L (35 NSF), Room 113 (18 NSF), Room 113L (35 NSF), Room 114 (70 NSF), Room 114L (35 NSF), Room 115 (286 NSF), Room 115A (131 NSF), Room 115L (2819 NSF), Room 116 (109 NSF), Room 117 (72 NSF), Room 118 (25 NSF), Room 119 (6 NSF), Room 120 (9 NSF), Room 121 (55 NSF), Room 122 (160 NSF), Room 140 (866 NSF), Room 140A (120 NSF), Room 140B (24 NSF), Room 141 (941 NSF), Room 141A (120 NSF), Room 141B (24 NSF), Room 142 (172 NSF), Room 143 (17 NSF), Room 144 (128 NSF), Room 145 (544 NSF) | | | | | |
| Remodeling 2022 | 1 | 28 | Removed NSF (7467), Added NSF (0), Difference NSF (7467), Percent (100%), Removed Stations (176), Added Stations (0) Remodeling: Adding and Removing Room 151 (822 NSF), Room 152 (822 NSF), Room 153 (822 NSF), Room 154 (822 NSF), Room 155 (822 NSF), Room 156 (822 NSF), Room 157 (864 NSF), Room 158 (864 NSF), Room 159 (243 NSF), Room 159A (138 NSF), Room 159B (60 NSF), Room 159C (208 NSF), Room 159D (158 NSF) | -7,467 | -176 | \$1,329,126 | \$178 | \$0 |

