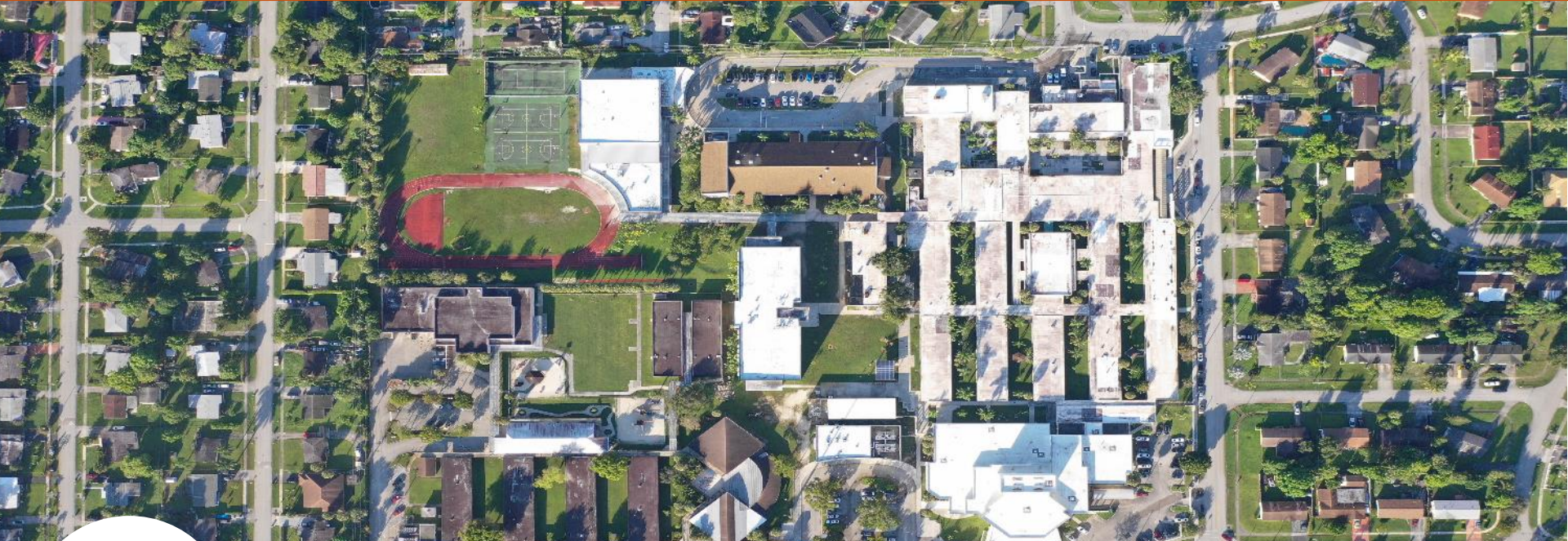


SMART Program Campus Alternatives



Established 1915
BROWARD
County Public Schools



PARKWAY MIDDLE SCHOOL

Board Workshop January 05, 2022



Goal & Approach

FINDING THE BEST OPTION FOR CURRENT CAMPUS NEEDS AT PARKWAY MIDDLE SCHOOL

OPPORTUNITIES



LAYOUT

Optimizing the # of structures



SECURITY

Widening proximity to road & limiting blind spots



MAINTENANCE

Consolidating property area



LIFESPAN

Several buildings with Castaldi Reports



FUNCTIONALITY

Spaces to serve specialized functions

WORKSHOP GOAL

School Board consensus on best path forward for the finalization of project scope for Phase 2



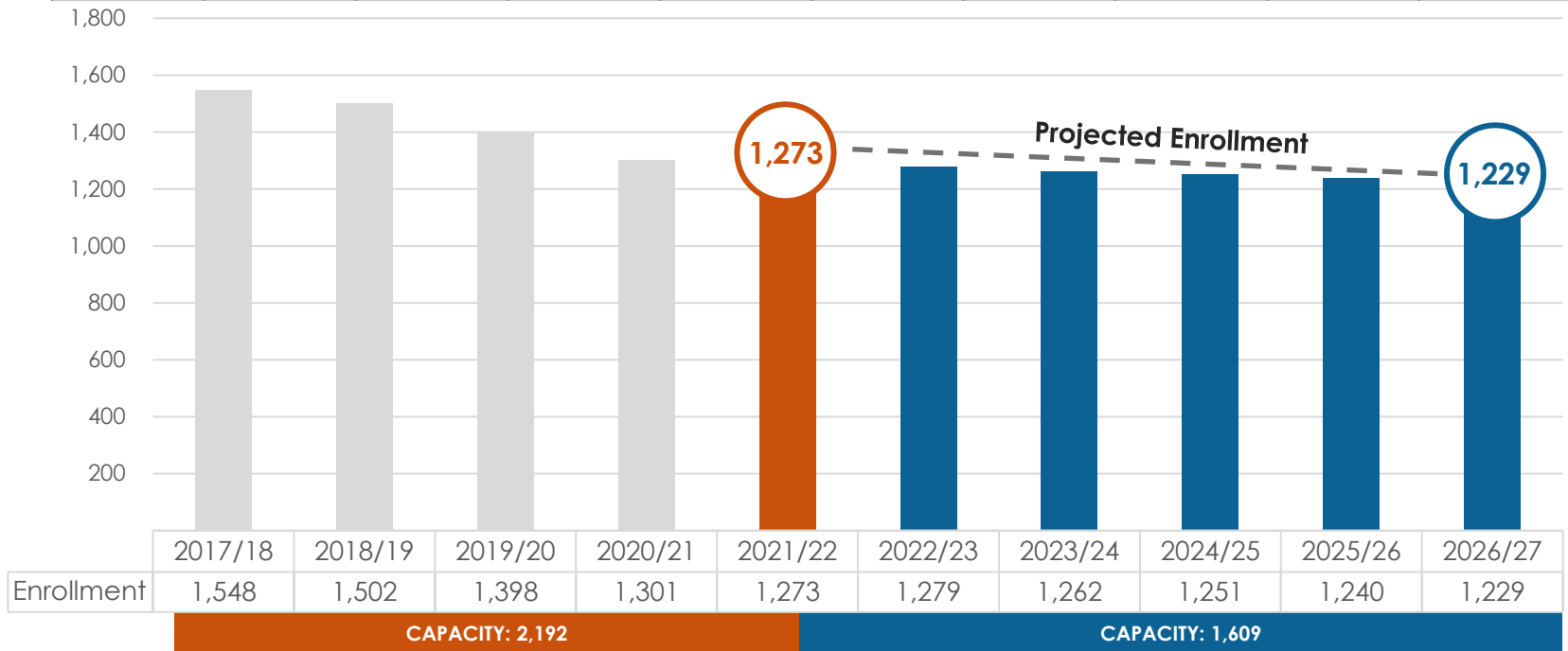


Parkway Middle School **Enrollment**

5-Year Enrollment (Historic & Projected)*

PERCENTAGE UTILIZATION OF PERMANENT CAPACITY**

2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
70.6%	68.5%	63.8%	59.4%	58.1%	79.5%	78.4%	77.8%	77.1%	76.4%



* Enrollment numbers as of the annual benchmark enrollment reporting date

** The change in permanent capacity from 2,192 to 1,609 reflects the demolition of buildings during Phase 1, which is currently anticipated to begin in January 2022. This differs from the estimated demolition date listed in the Planning Tool for School Enrollment and Capacity, which projects the removal of these building to occur by 2024.



Parkway Middle School Enrollment



ENROLLMENT TOTALS

Enrollment 2021/22	1,273
Perm FISH	2,192
% Perm FISH 2021/22	58.1%
Out of Boundary Students 2021/22	457
% Out of Boundary Students 2021/22	35.9%
OOB Magnet Total	257
CITY (Gifted) Program Total	144
CITY (Gifted) Program 3-5	53
In Boundary Students Attending	816
% who are In Boundary Students	64.1%
Total Assigned	1,422
% Assigned Attending	57.4%

NOTE

* As of benchmark enrollment day, September 13, 2021



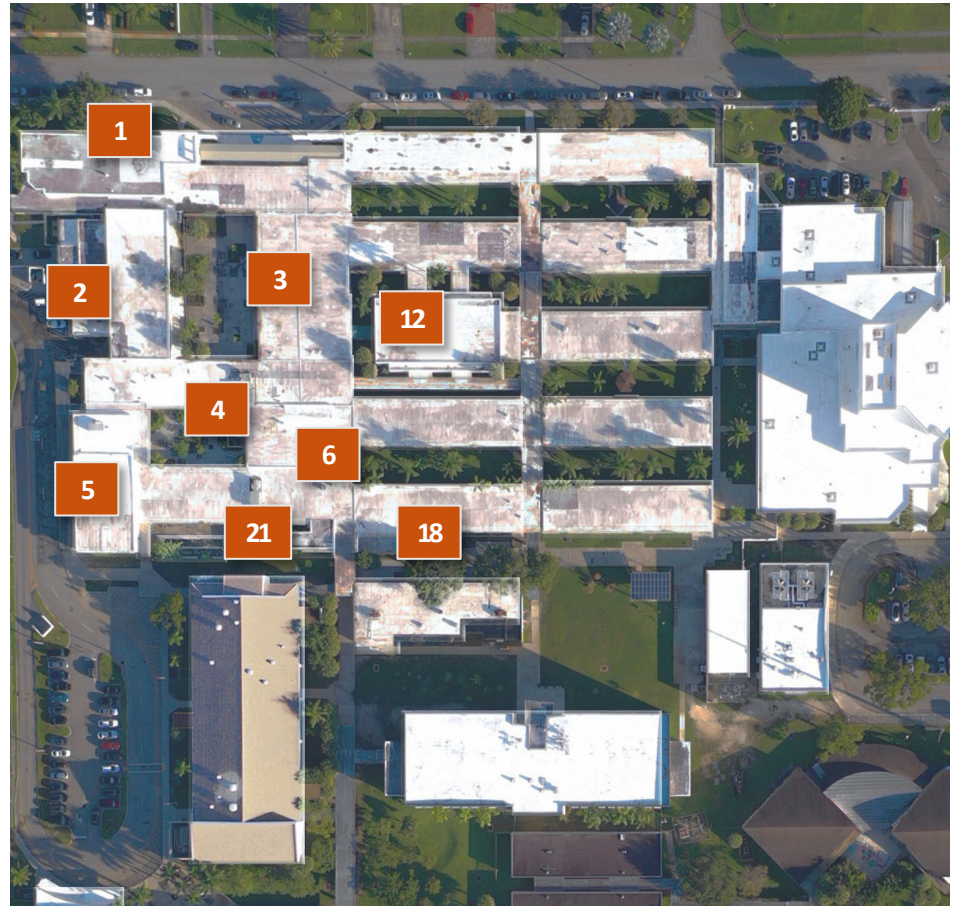


Campus Evaluation & Castaldi Analysis

Campus Evaluation

All buildings listed have a Castaldi report except 12 which is currently being reviewed by the State Education Board

Building	Current Use
1	Administration Building
2	Cafeteria
3	Media Center
4	Home Economics/Vocational
5	Music/Dance
6	Technology Lab/Art Room
12	ESE Part-time
18	Electrical Room
21	Hazardous Storage



Campus Evaluation – Phase 2

After an in-depth evaluation of buildings 1-6, 12, and 21, the District and staff in collaboration with school stakeholders, evaluated several options for the remaining building such as renovation only, partial renovation and replacement, or demolition and replacement.

Consideration was based on the following:






- Extending life of existing buildings vs cost to renovate and make code compliant
- Partial site demolition and GOB remaining buildings with code upgrades
- Site demolition 1-19 and new smaller structure, less programs
- Site demolition 1-19, except 12 and new structure
- Site demolition 1-19, obtain Castaldi on 12, new structure (maintain same programs)
- Community and stakeholder's input

Based on this evaluation, the multiple options were narrowed to 2 Alternatives.



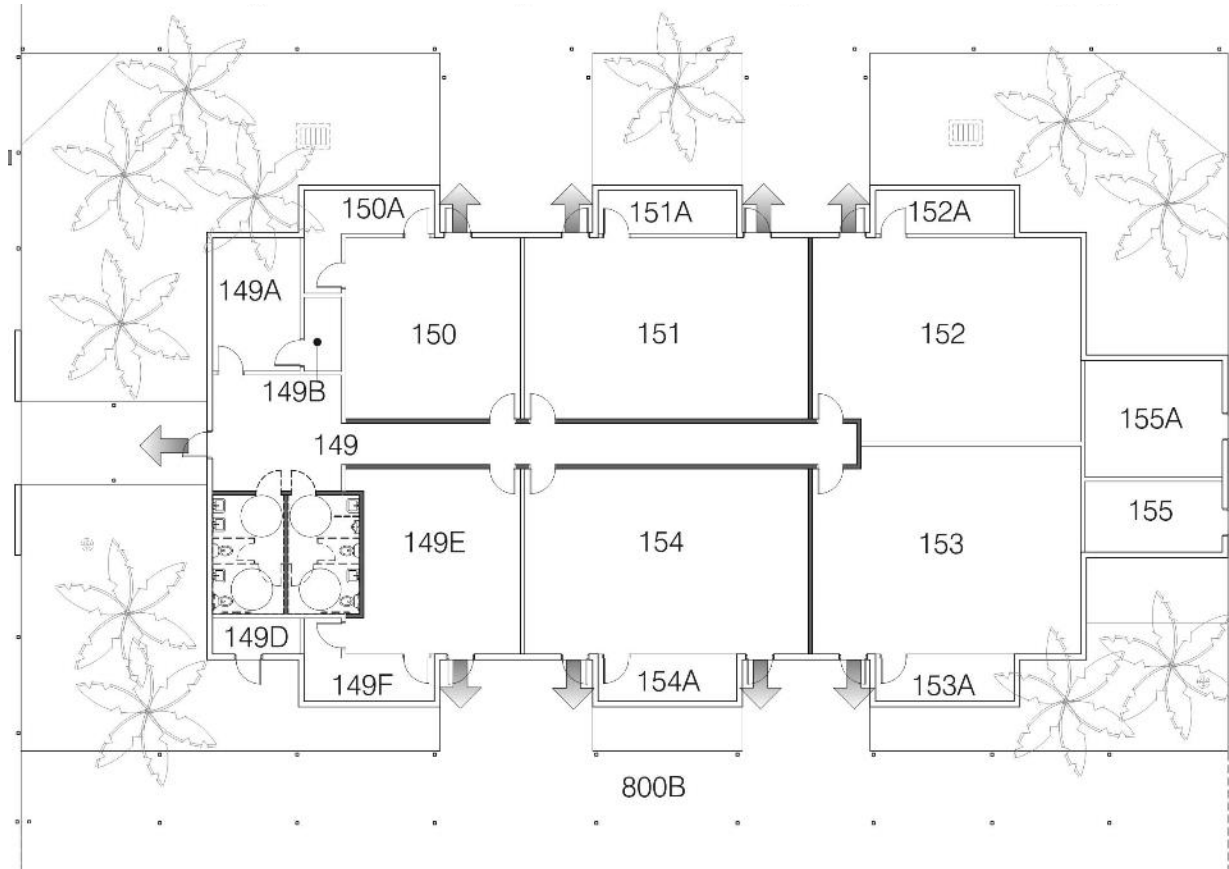
Campus Evaluation



-  Wind Criteria design of existing building is 50% of current code requirements
-  Exterior walls are unreinforced
-  Columns and foundations do not resist roof uplift requirements
-  Structural roof elements (steel joists and steel beams) do not comply with maximum wind pressure roof design
-  Impacts all buildings being discussed 1-6, 12, 18, & 21



Castaldi Analysis - Building 12



Proposed New Floorplan

Deficiencies

- ADA restrooms and water fountains
- HVAC
- Roof
- Roof structure
- Columns/Foundations
- Exterior Walls
- Natural light/ventilation
- Interior Walls
- General interior finishes
- Lighting
- Direct emergency egress
- SREF compliance



Castaldi Analysis - Building 12

Castaldi Formula

CASTALDI ANALYSIS (MODERNIZATION VS REPLACEMENT) BASED ON D.O.E ALLOWALE COST

BLDG. NO	BLDG. AREA (SQ FT.)	OBSOLESCENCE YEAR	YEAR BUILT	AGE OF STRUCTURE	REPLACEMENT COST AS PART OF NEW BUILDING	RENOVATION COST OF BUILDING 12 / SQ FT
12	6440	2057	1992	30	\$300	\$469
RESULTING COST:					\$1,932,000	\$3,021,933

CASTALDI ANALYSIS

CASTALDI RESULTS	Lr	Lm	la	Lm X la	ESTIMATED COST PER YEAR	COST COMPARISON (M VS R) PER YEAR	RECOMMENDATION
MODERNIZE (M)	65	35	.75	25.26	\$87,508	\$87,508 > \$29,723	REPLACEMENT
REPLACEMENT (R)	65	65			\$29,723		

LEGEND

Oc = Other costs
 Ce = Cost of Educational Improvements
 Ch = Cost of Healthfulness Improvements
 Cs = Cost of Safety Improvements
 Lm = Life of Modernized School
 La = Educational Adequacy (.75)
 R = Replacement cost of New Building
 M = Modernize Cost
 Lr = Life of New Building (65 years)

CASTALDI FORMULA

Modernization (Ce + Ch + Cs) (Lm)(la)	>	Replacement R Lr
Modernization Cost (Remaining Life)(.75)	>	New Construction Cost 65 Years

When : M > R Replacement is justified

The Castaldi Analysis determines financially if modernization or replacement is the better option

MODERNIZATION COST

Cost of Deficiencies / [(65 years) (.75)]

REPLACEMENT COST

New Construction Cost / 65 years

If the modernization cost is greater than replacement cost, building replacement is economically justified





Evaluation Considerations

Existing Site Considerations

- Improve safety and site logistics
- Upgrade facility technology and systems for improved efficiency
- Maintain school operations during the construction phases
- Reduce energy consumption and maintenance expenses
- Modernize the learning environment
- Improving educational program and functional needs



Campus Milestones



A fire occurred and destroyed building 12



Buildings 1 - 10, 13 - 19, 21, 27, and 28 obtained Castaldi approval from the State of Florida



Evaluation of Phase 2 Options

The board made the decision to "re-scope" the project for demolition and new structure as part of a two-phase approach



New Building alternative recommended for replacement of remaining buildings in Phase 2

1988

1992

2004

2016

2019-2020

2021

2022

As a result of the fire, the building was replaced and connected to the existing 1968 infrastructure



The GOB scope of work was developed and awarded to consultant



A Castaldi for building 12 was submitted to the State of Florida. Approval is pending





Proposed Alternatives

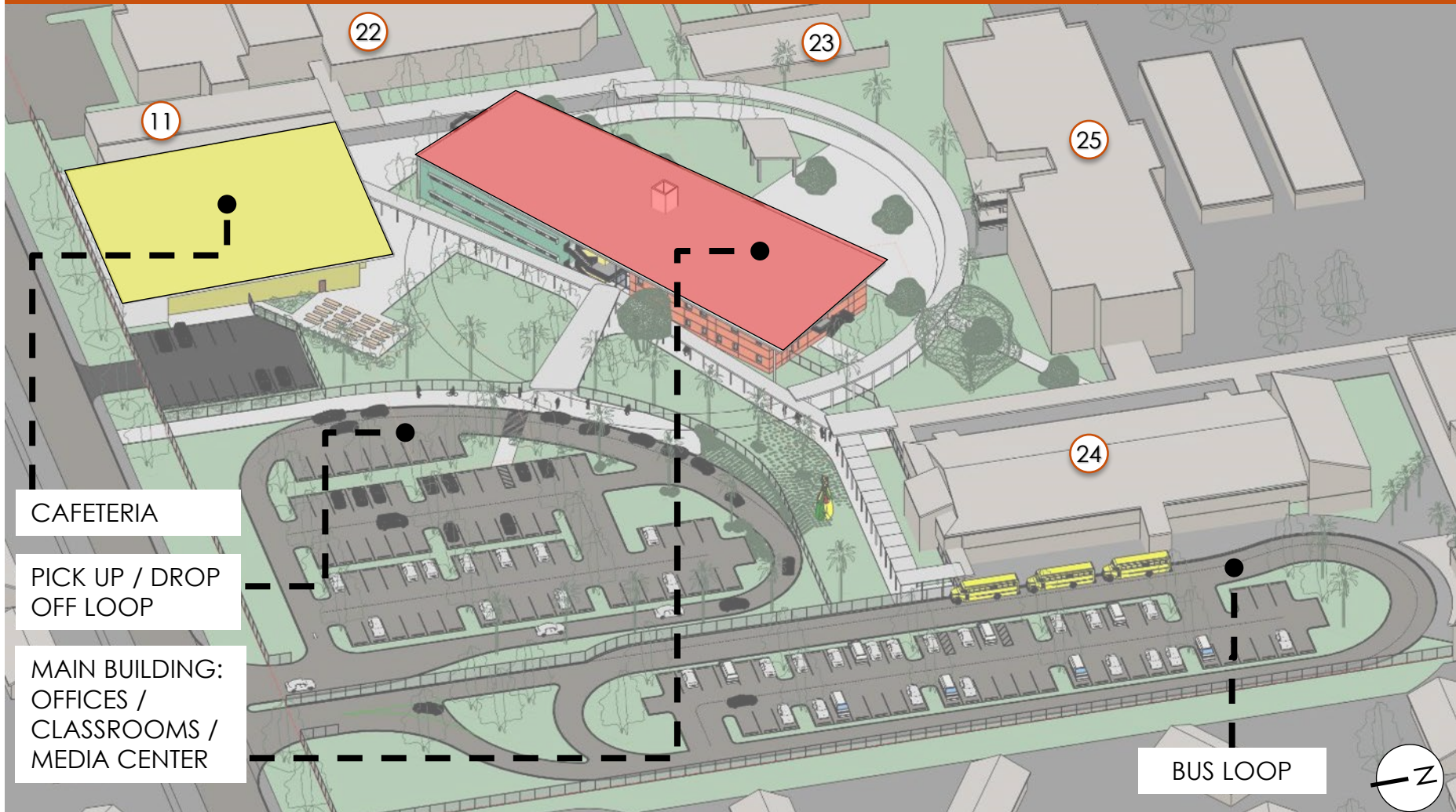


Alternative #1

New Main Building & Cafeteria

Alternative #1 Partial Site Plan

**SAFETY
MUSIC & ART
ATHLETICS
RENOVATION
TECHNOLOGY**





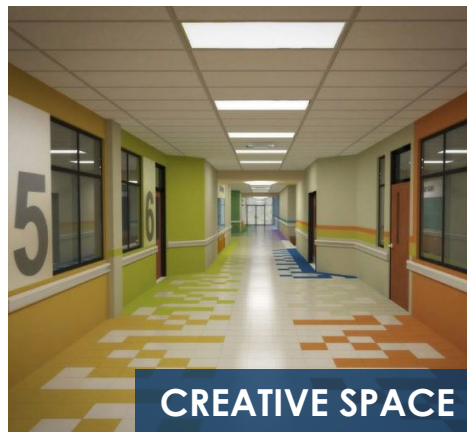
Alternative #2

New Main Building

SMART Program Scope

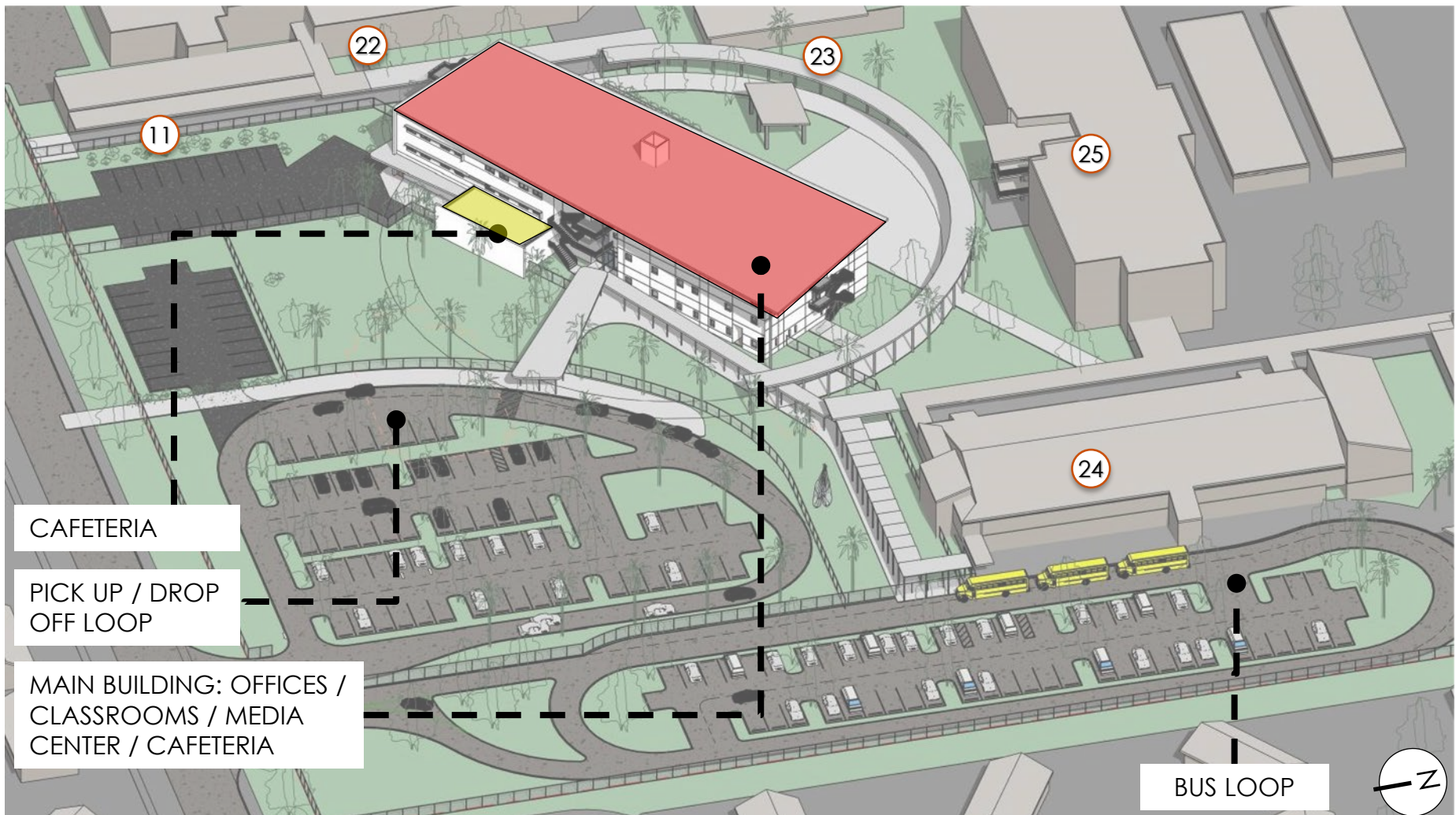
Relevant Trends and Concepts Considered for replacement of

Building	Current Use
1	Administration Building
2	Cafeteria
3	Media Center
4	Home Economics/Vocational
5	Music/Dance
6	Technology Lab/Art Room
12	ESE Part-time
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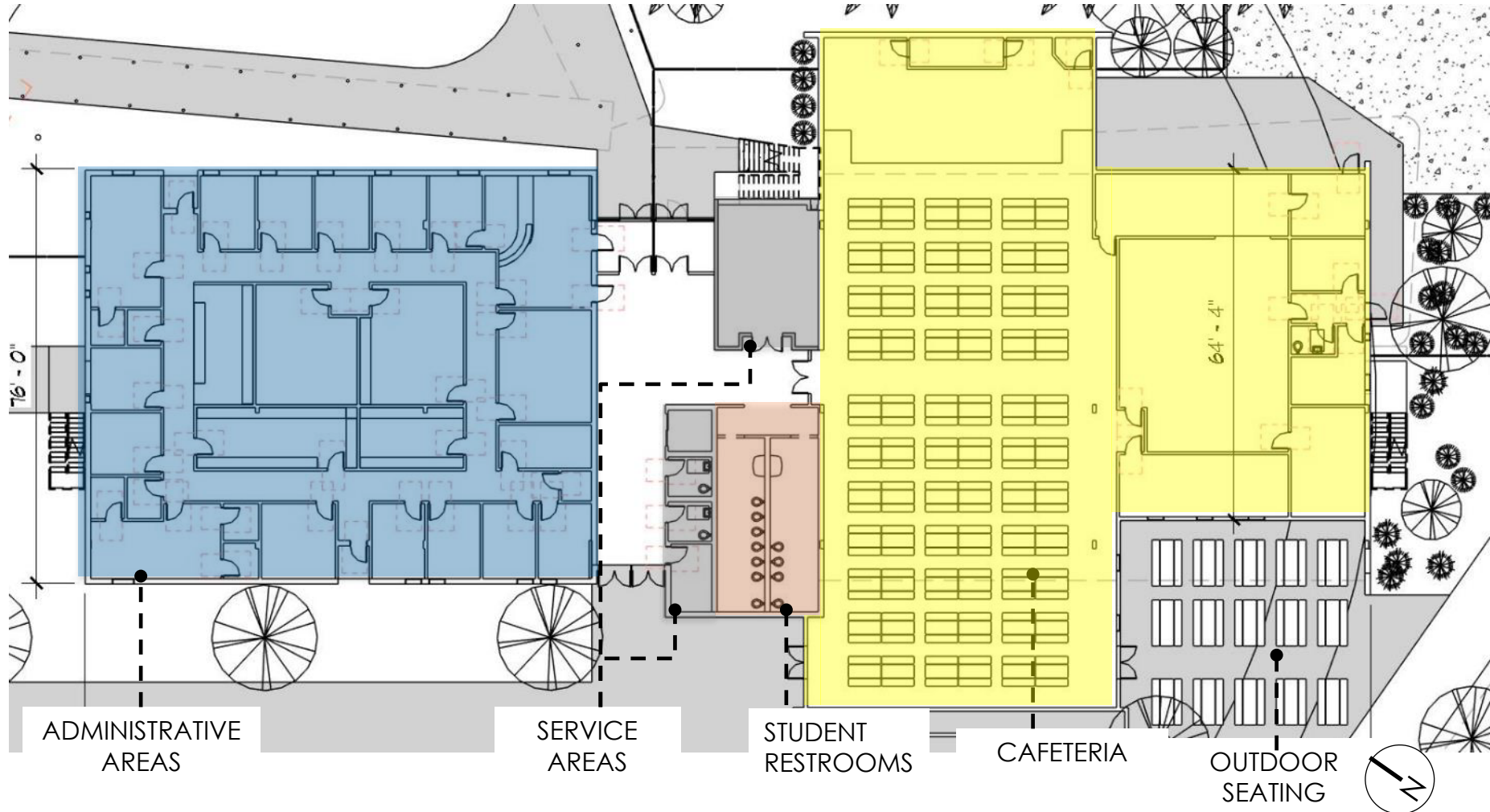
Alternative #2 Partial Site Plan

**SAFETY
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ATHLETICS
RENOVATION
TECHNOLOGY**

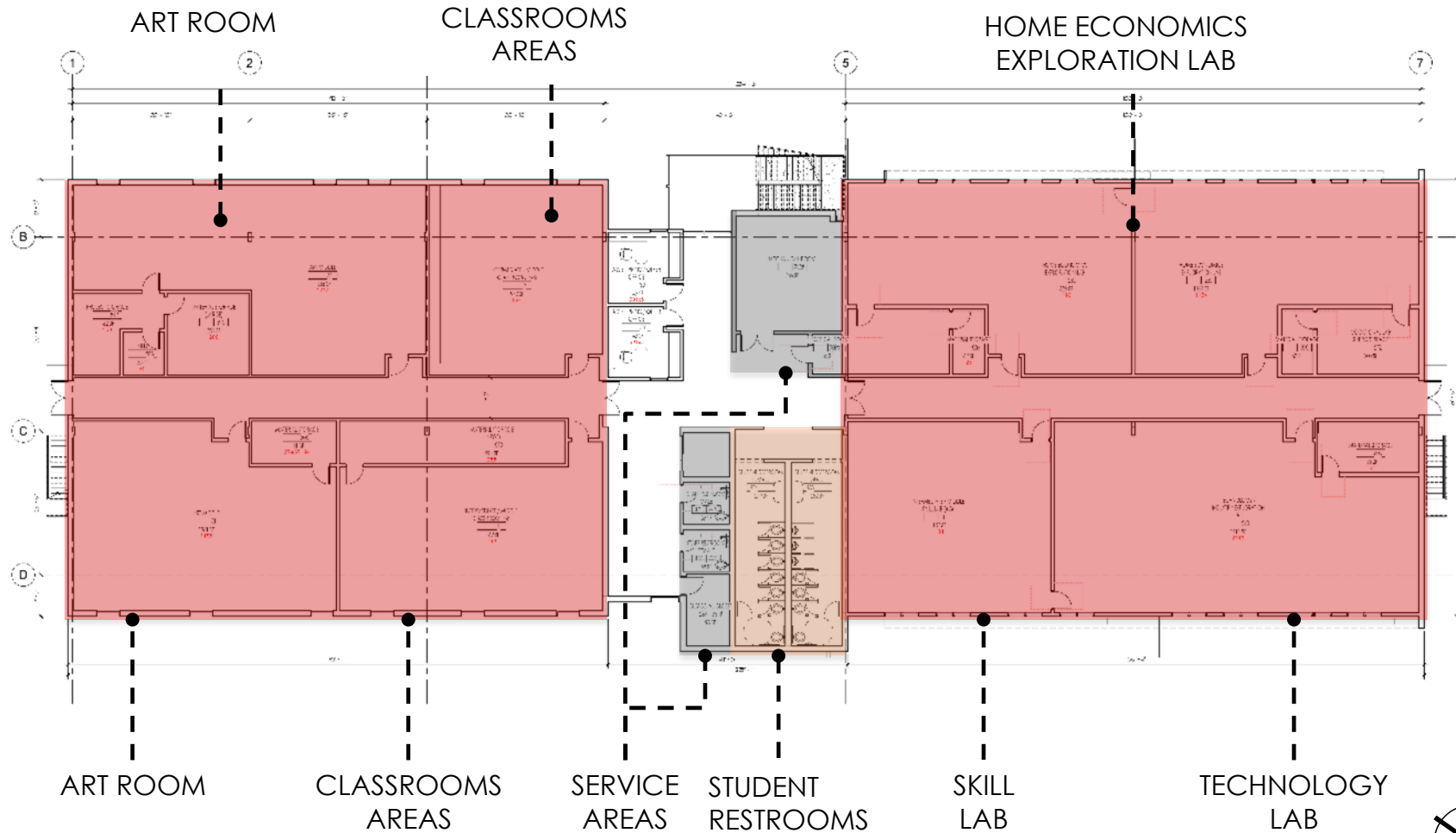


Alternative #2 Main Building Level 1

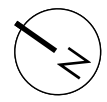
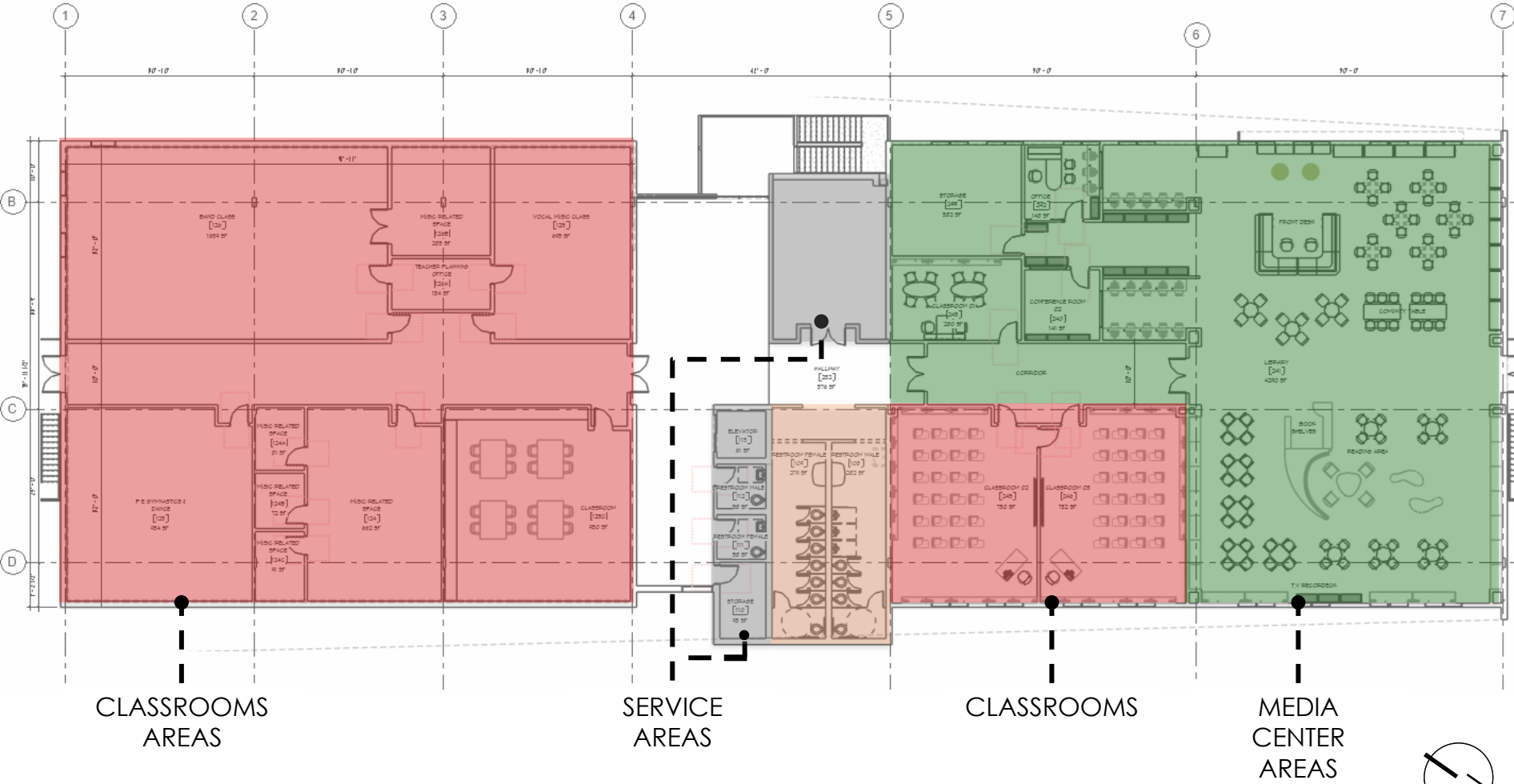
SAFETY
MUSIC & ART
ATHLETICS
RENOVATION
TECHNOLOGY



Alternative #2 Main Building Level 2



Alternative #2 Main Building Level 3

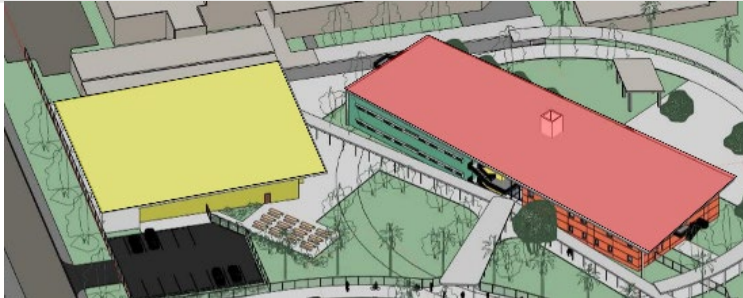




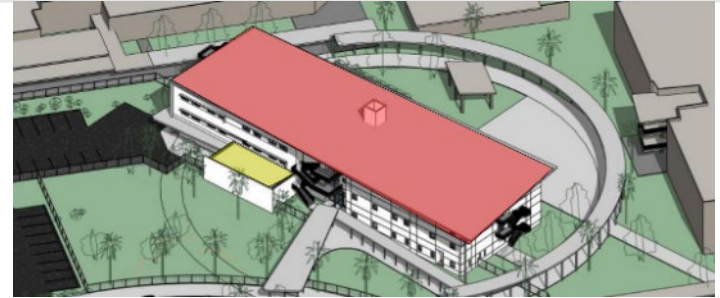
Alternatives Comparison

Alternative Pros & Cons

Alternative #1
Main Building & Cafeteria



Alternative #2
Main Building



PROS

- Single Point of Entry Effective
- State-of-the Art features (IT, CCTV)
- Maintenance (27,000 SF two buildings)
- Energy Savings (\$95,000 Annually)
- Access Control to Media Center
- Reduce traffic congestion at park drop-off

- Single Point of Entry Optimized
- State-of-the Art features (IT, CCTV)
- Maintenance (18,000 SF single building)
- Energy Savings (\$110,000 Annually)
- Elevated Media Center/Privacy
- Transition times between lunch periods
- Compartmentalized areas of refuge
- Reduce traffic congestion at park drop-off
- Centralized Admission and specialized programming

CONS

- Less square footage for instructional use
- Not as much Maintenance and Energy Savings

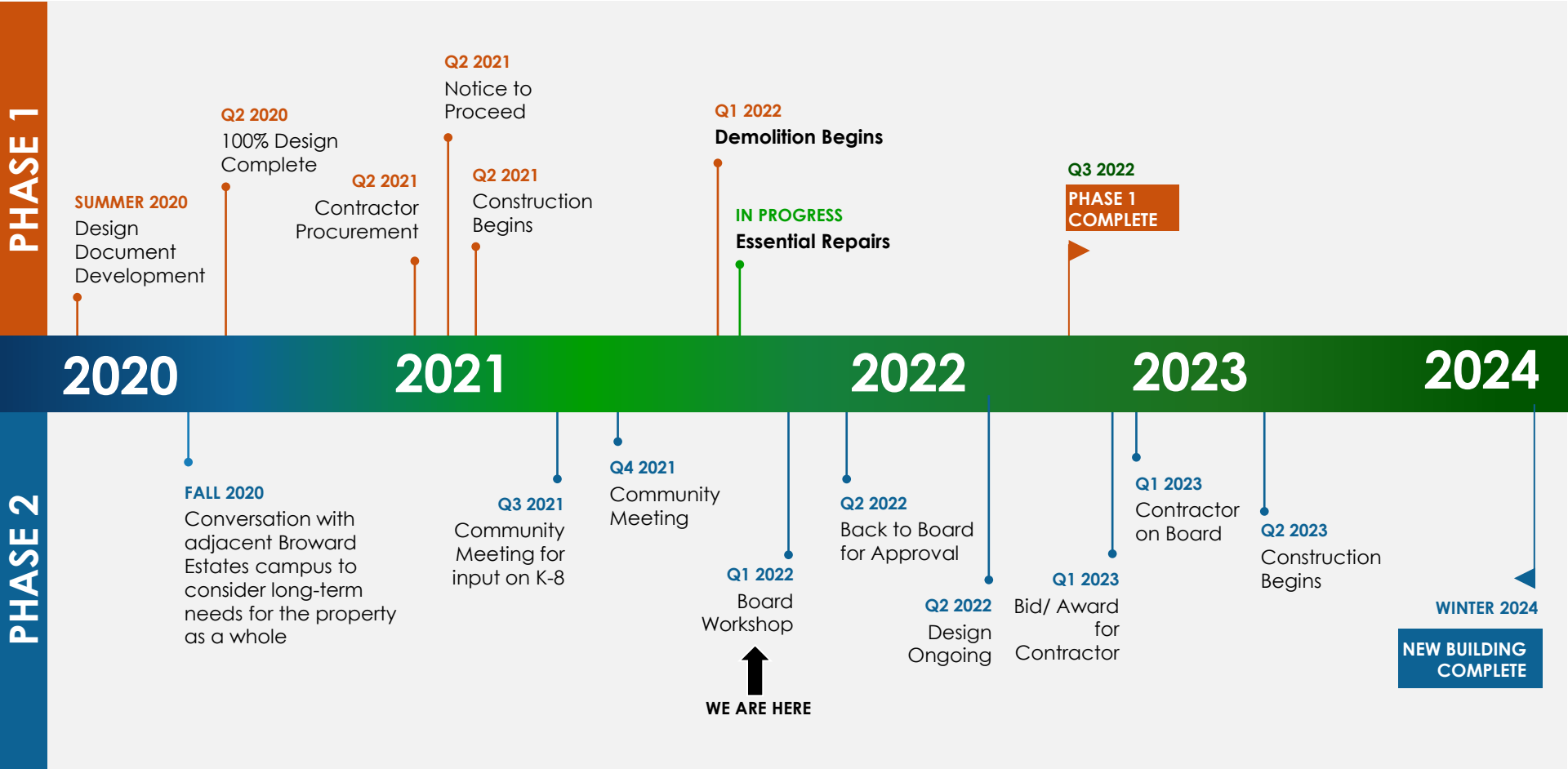
- Increased footprint





Schedule

Proposed Schedule





Budget



Cost Comparison

	Alternative 1 9 Structures	Alternative 2 8 Structures
SPE DISTANCE TO MAIN ROADWAY	> 200 feet	> 200 feet
USEFUL LIFE REMAINING	65 YEARS	65 YEARS
CURRENT ESTIMATED HARD COST	\$29.20 M	\$27.42 M
CURRENT ESTIMATED SOFT COST	\$10.22 M	\$9.95 M
ESTIMATED FUNDING REQUIRED*	\$ 39.42 Million	\$ 37.37 Million

ADDITIONAL CONSIDERATIONS:

Buildings 1 – 10, 13 – 19 have Castaldi Reports (2004)
Castaldi Building 12 submitted to the state



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



Next Steps

Next Steps

Recommendation by Project Team:

AECOM

ATKINS

**CRAIN
ATLANTIS**
ARCHITECTS - ENGINEERS

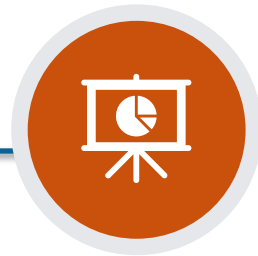
- PPO (Physical Plant Operations)
- Principal Angeline Flowers
- Demographics Department
- School Community
- Local stakeholders

Demolish buildings 1-6, 12, 18 & 21 and include classrooms in the New Building Alternative 2

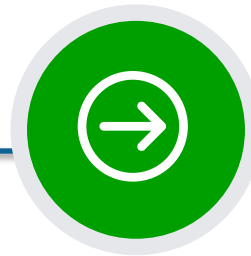
- Provide a building designed to promote educational excellence in a safe, healthy environment for the future of Parkway Middle School.



Continued commitment to community inclusion



**PRESENT
RECOMMENDATION
TO THE BOARD**



**BOARD
APPROVAL**



**REGULAR UPDATES
TO SCHOOL
COMMUNITY/SAC**



The School Board of Broward County, FL

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Back Pocket Slides

Alignment of Programming with BEES

**SAFETY
MUSIC & ART
ATHLETICS
RENOVATION
TECHNOLOGY**

During K-8 merger discussion, opportunities for alignment of programs between the two schools were studied:

- Enhancing educational opportunities, program continuity, sharing of resources
- Example: PK-8th grade gifted program
- Shift existing 3rd-5th grade program from Parkway to Broward Estates Elementary School (BEES)
- Implement PK-2nd grade gifted talent development to prepare students for 2nd grade universal screening. Rationale: giftedness diagnostics under-identify minority and lower socio-economic students.
- Developing gifted cluster at BEES increases enrollment and number of students matriculating to middle school gifted program, and then high school program at Plantation High
- Shifting lower grades to BEES opens up classroom space at Parkway.



Align programs for a more natural path from Elementary to Middle

+ STEAM

+ PERFORMING ARTS MAGNET

+ GIFTED

+ ELECTIVE ACCESS

More Continuity = Higher Attraction



Evaluation Considerations

MODERNIZATION

Considerations:

- A modernized of existing buildings will still not meet SREF standards.
- Cost and effort will be greater than benefit – low return on investment
- Surrounding buildings and infrastructure are being removed requires new utilities to be installed
- Longer construction timeframe
- Castaldi report does not support modernization
- Will need to renovate the entire interior to accommodate restrooms and ADA requirements

REPLACEMENT

Considerations:

- The student stations will be incorporated as part of the new building design
- Fully code compliant building and systems
- Increased return on investment
- Provide a better learning environment
- New energy efficient building
- Provide a fully SREF compliant building
- 2021 Castaldi Report supports replacement of Building 12



Cost Summary

Design	7% of FLCC*
Supplemental Services, Testing, Reimbursables, Miscellaneous Design, CMAR Pre-Construction fees, Design Contingency	\$570,000
Change Order Contingency	10%
Management Fees	10%
Miscellaneous Constructions/PPO/Outside Agency Permits	\$1.1 M
Hard Costs	
Hard Costs	\$26.2 M
FF&E* and IT	\$2 M

FLCC = Fixed Limited Construction Costs

FF&E = Furniture, Fixtures & Equipment

