

CONSTRUCTION OVERSIGHT & REVIEW COMMITTEE
PALM BEACH COUNTY SCHOOL BOARD REPORT
SEPTEMBER 20 2006

The following reports on the Construction Oversight & Review Committee's ("CORC") Thursday, September 14, 2006 meeting. Fulfilling CORC's charge, this reviews certain construction related highlights and recommendations for additional efficiencies.

1. **LONG TERM TRENDS.** New demographic data indicates a reduction in the student attendance growth rate; however, this does not mean a reduction in the student population. This trend may shift project emphasis from new school construction to existing school modernizations which will require a reevaluation of priorities, allocation of resources and methods.

2. **CP 1: BANYAN CREEK E.S.** Globally, what is the role of the principal in construction design? Traditionally, the School Board adopts specifications; however, principals seek changes resulting in unintended, but significant, long term use and budget implications. CORC's concern over the years led to staff's coordination with principals earlier in the design process; however, that effort has not resolved the underlying policy issue.

Addressing the Banyan Creek expansion CORC is concerned because existing core areas, especially the "cafeterorium," will not be large enough to service the post-expansion student population. The proposed construction design will "lock in" core size. Understanding a principal's campus management role and a principal's desire to avoid construction disruptions, should a principal determine an insufficient core size based upon short term disruptions when long term impacts will continue for the schools life span, decades after the principal's anticipated assignment ends?

3. **PM 1. GENERIC SPECIFICATIONS.** There is concern over increased costs for career academy proposals which require non-traditional classroom spaces. Additional costs involve maintenance, updating and security. Some members believe that it was not necessary to remind the Board of the implications; however, the majority of CORC recognize that once something is built, unique operating expenses are frequently not anticipated. There was also concern over detail review, such as specifications for recreational facilities, especially baseball fields, such as baselines and coolers in dugouts.

4. **PM 7. J.F.K. M.S.** Who is responsible for protecting District materials when a storm approaches? CORC suggests that when there has not been a contract breach that contractors be reimbursed for the actual cost of repairing storm damage, but not be paid profit and overhead for storm damage repairs. Kudos were extended to Contractor Pirtle at Congress M.S. for double bracing which prevented damage. Staff stated that specifications will be updated to provide for double bracing.

5. **PM 8. LIMESTONE CREEK E.S.** Should a contractor which does not comply with the Jessica Lundsford Act be permitted to contract for any District work? CORC has moved PM 8 forward subject to the staff reporting: if contractors who do not comply with the Act should be allowed to contract for any other District work because of potential compliance with OSHA, worker's compensation and federal income taxation compliance; and, the impact of bidders who do not comply with worker protection laws if they compete with contractors who do not pay for

workers' compensation and withhold or report wages. The one dissenting vote was out of concern to additional cost for extending the ban to sites without children.

6. **PM 9 PANTHER RUN E.S.** There was concern expressed over the timeliness of change order submissions and the extent of items implicating issues of architect/engineer foresight.

7. **RE 1. NEW SUNCOAST H.S.** There was one member's objection, concern over acquisition costs.

8. **COST OF CONSTRUCTION.** A subcommittee chaired by Mr. Sam Shannon will coordinate recommendations for potential areas to reduce construction costs. Input to Mr. Shannon is solicited.

9. **CORC REVIEW PROCESS.** Staff expressed its commitment not to circumvent the CORC review process through special meetings unless absolutely necessary. CORC will be monitoring this commitment.

10. **PROCESS.** CORC appreciates the recent wave of appointments. It has been suggested that to conserve both volunteer and staff resources that the District produce an educational Sunshine Act video for new committee members, CORC and otherwise.

11. **IN MEMORY: ADMIRAL MORRIS.** We recognized the passing of Admiral Morris. When called by the citizens and leaders of the County, he stepped forward to organize CORC. The Admiral set high standards for all us.

Respectfully Submitted,

Michael J. Gelfand, for CORC

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