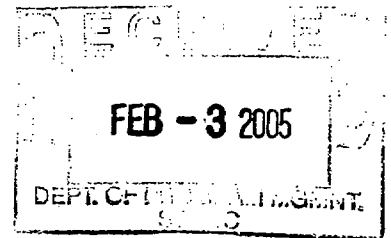


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EXHIBIT "A"

January 20, 2005

Mr. Warren Haan  
Assistant Director, Program Management  
School District of Palm Beach County  
3320 Forest Hill Boulevard, Suite C-331  
West Palm Beach, Florida 33406



RE: Castaldi for Westward Elementary  
S+A Project No. 04157

Dear Mr. Haan:

The following is a Castaldi analysis for the above referenced facility which combines all the various buildings into a single all encompassing facility analysis to determine if the entire facility justifies replacement or not as a single entity.

The conclusion of the following analysis is that if the entire facility is treated as one entity, replacement is justified:

2005	Base Year
	Total Cost of educational
CE	improvement
	Total cost for improvements in health fitness (physical, aesthetic and
CH	psychological)
1.2	CS Total cost for improvements in safety
0.75	IA Estimated index educational adequacy (numerical base = ortho 1)
	LM estimated useful life of modernized school
	R Cost for replacement of school considered for modernization
	Estimated life of new
65	LR building
0.27	Circulation Factor

### Adjusted Year for Single Facility Analysis

Building	Year Built	Net S.F.	Adjustment	Factor	
1	1961	12,612	0.241618	473.814	
2	1961	11,759	0.225277	441.768	
3	1961	3,185	0.061018	119.656	
4	1967	4,079	0.078145	153.711	
5	1961	6,090	0.116671	228.792	
6	1961	1,940	0.037166	72.8829	
7	1995	9,196	0.176175	351.47	
8	1995	3,337	0.06393	127.54	
		52,198		1969.63	Adjusted Year

### Song + Associates, Inc.

Architecture • Planning • Interior Design  
AA0003165 / IB0001095

400 Australian Avenue South, Sixth Floor  
West Palm Beach, Florida 33401  
telephone: 561.655.2423 fax: 561.655.1482

American Institute of Architects / NCARB

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Bldg No.	Year Const	Net S.F.	Program N.S.F.	Renov S.F.	Remod S.F.	Addition S.F.	G.S.F.	Total Cost	Net S.F.	Program G.S.F.	Total Cost
1	1961	12,612	12,605	0	12612	0	0	\$599,070	12,605	16968.85	\$1,612,041
2	1961	11,759	11,668	0	11,759	0	0	\$558,553	11,668	15707.46	\$1,492,209
3	1961	3,185	3,163	0	3,185	0	0	\$151,288	3,163	4258.03	\$404,513
4	1967	4,079	5,846	0	4,079	1,767	2379	\$419,732	5,846	7869.89	\$747,639
5	1961	6,090	12,337	0	6,090	6,247	8410	\$1,088,198	12,337	16608.07	\$1,577,767
6	1961	1,940	7,146	0	1,940	5,206	7008	\$757,940	7,146	9619.95	\$913,895
7	1995	9,196	9,190	0	9,196	0	0	\$436,810	9,190	12371.58	\$1,175,300
8	1995	3,337	3,337	3,337	0	0	0	\$79,254	3,337	4492.27	\$426,766
<b>Total Existing</b>	<b>1969.63</b>	<b>52,198</b>	<b>65,292</b>	<b>3,337</b>	<b>48,861</b>	<b>13,220</b>	<b>17,797</b>	<b>\$4,090,844</b>	<b>65,292</b>	<b>87,896</b>	<b>\$8,350,129</b>

Total Existing For Single Facility Built in 1969.63

Comparison: Modernization vs. Replacement

\$4,090,844 x 1.2                    ≥            \$95.00/sq.ft. x 87,896

280,270                                    ≥            128,464

The total net S.F. listed in the summary is the existing N.S.F. at the facility and additional S.F. would need to be added to the facility in the form of additions or new buildings and this additional S.F. was not utilized in the summary analysis.

Sincerely,

Song + Associates, Inc.



Ray Manning  
Vice President

RM/ds

cc: Young Song, S+A

## EXHIBIT "B"

### School District of Palm Beach County Charter School District Proposal

#### Waiver # 4 - Castaldi Analysis

**1. List state regulation to be waived, with specific language in statute to be addressed.**

Florida Statute 1013.03(10)(a) (formerly 235.014(10)(a)) states the functions of the Department of Education include:

"Review and validate surveys proposed or amended by boards and recommend to the Commissioner of Education, for approval, surveys that meet the requirements of this chapter. 1. The term "validate" as applied to surveys by school districts means to review inventory data as submitted to the department by district school boards; provide for review and inspection, where required, of student stations and aggregate square feet of inventory changed from satisfactory to unsatisfactory or changed from unsatisfactory to satisfactory; and compare new school inventory to allocation limits provided by this chapter".

Although there is no specific statute that requires a Castaldi analysis to validate the Educational Plant Survey or an amendment of the survey, the Castaldi analysis is the method used by the Department of Education. The Castaldi analysis is a mathematical computation used to determine if it is more cost effective to build a new educational facility or remodel, add to, or upgrade the existing facility. The analysis takes into consideration the age of the facility and the replacement value of that facility.

**2. Describe current practice required by statute.**

The Castaldi analysis, which may either be completed by the Department of Education or the school district, is used to determine if the school district should be allowed to replace a building rather than renovate the building. If the Department of Education determines that it is more cost effective to renovate or otherwise upgrade the building as opposed to replace the building, the Department of Education will not validate the School District's survey amendment as required by 1013.03(10)(a).

**3. Describe alternative practice to be implemented with criteria that will be used.**

**a. Alternative practice**

In lieu of using only the Castaldi analysis, the School District will consider additional criteria beyond the age of the building and its estimated

replacement cost to determine if a building should or should not be replaced. This waiver would only be exercised if one or more of the criterion applies. The decision of whether or not to replace a building will also be reviewed by the District's citizen-based Construction Oversight Review Committee for approval.

If the results of a standard Castaldi analysis indicate that the District should renovate a building rather than replace it, the District may apply additional criterion to determine whether to renovate or replace the building. If the District decides to replace the building, local funds will be used to pay for the cost of the replacement.

#### **b. Criteria**

- 1) Additional Costs to Work Around Building – A building or buildings may be located in the middle of an older campus requiring a more expensive custom design when a more efficient site plan could have been used at a lower design and construction cost if the building were demolished. Not demolishing the building has the affect of increasing the cost per student station.
- 2) Small Site – Small sites pose another problem because the District does not have the flexibility to build new facilities on other parts of the campus. Removing the building may allow the small site to be used more efficiently.
- 3) High Operating and Maintenance Costs – Older buildings typically have higher operating and maintenance costs in terms of repairs, utilities and, in some instances staffing. In many cases the building that is required to remain at the time the rest of the campus is being replaced, may need to be replaced in just a few more years.
- 4) Security – Older buildings that cannot be incorporated into the design of a replacement school campus being designed in accordance with Crime Prevention Through Environmental Design (CPTED) guidelines, pose a threat to the safety of students and staff.
- 5) Local Funding Available for Replacement – This waiver will only be exercised if funds are available locally either through Certificates of Participation, impact fees, private donations or other local sources.

#### **c. Examples**

The School Board of Palm Beach County is aggressively replacing outdated campuses at the same time they are building new schools in high growth

areas. By replacing the older, mostly inner city schools, the District is providing equitable facilities for all of its students.

As these older campuses have developed over the years, with some schools being up to 80 years old, more recent buildings have been added on these campuses in locations that make it difficult to incorporate the newer building into the design of the new campuses.

Several examples of the above situations are listed below to illustrate the need for this waiver:

- 1) Palm Beach Public School opened in 1929 and sits on just 1.4 acres of land on its east campus which will be substantially rebuilt within the next two years. Using the Castaldi analysis approach, the District is not able to replace a media center located in the middle of this campus built in the early 1990's. This results in the new school using more recreational green space that the District shares with the Town of Palm Beach.

Citizens were willing to donate necessary funding for the replacement facility through private donations to maintain the recreational green space.

- 2) Boca Raton High School, which opened in 1963, is undergoing a major replacement of its facilities. This school has an aging science building that the District is not able to replace even though the building cannot be included within the secured courtyard of the new campus. This school replacement project is financed through local funds.

- 3) Jupiter Elementary School opened its doors in 1926 and is also being replaced with the exception of a media center that cannot be demolished. In addition to causing the prototype design to be changed, the building sits below the floodplain and the Department of Education suggested that the District jack up the building at a substantial cost. This stand-alone building is also outside of the secure single structure that houses the rest of the school's facilities and has one main entrance point. It would be more efficient and cost effective to replace the media center.

#### **4. Describe impact of waiver to students.**

Approval of this waiver will allow the district to build more efficient, safer schools, and utilize prototype designs more efficiently. As a result of this waiver, the District will realize savings to both the capital and operating budgets, freeing up

funds to provide additional facilities and increased support for instructional programs.

**5. Describe how the impact of the waiver will be measured, monitored and reported to the School Board on regular basis. Use specific, measurable terms.**

The district will continue to provide the Castaldi analysis to the Department of Education, however the District will determine if a building(s) should be replaced when the Castaldi analysis does not justify replacement of the building(s). The District will report the other cost factors not currently considered by the Castaldi analysis, as well as the other criteria that factored into the District's decision. This information will also be reviewed by the District's citizen Construction Oversight and Review Committee, who will either recommend approval or denial for the replacement of the building(s) to the School Board prior to submitting the information to the Department of Education.



**SCHOOL DISTRICT OF PALM BEACH COUNTY**  
 Department of Program Management  
 3300 Forest Hill Blvd., Suite C-331  
 West Palm Beach, FL 33406  
 Phone: (561) 434-8866 Fax: (561) 434-8884

**ARCHITECT CONTRACT CONTINGENCY CHANGE AUTHORIZATION (ACCCA)**  
 Revised: 08/29/04

**PROJECT NAME:** WESTWARD ELEMENTARY SCHOOL MODERNIZATION  
**PROJECT NUMBER:** 0351-7509  
**ACCCA NUMBER:** 01  
**DATE OF ISSUANCE:** November 9, 2005

**FROM: MPA ARCHITECTS, INC.**  
**RICHARD J. LOGAN, AIA**  
**PRESIDENT**

**TO: ALFRED JONES**  
**SENIOR PROJECT ADMINISTRATOR**  
**SDPBC PROGRAM MANAGEMENT**

Authorization is requested to proceed with Additional Services as follows: **Revisions to the Educational Specifications and the decision to replace existing Buildings #7 (8 Classrooms) and 8 (Art & Music) has increased the scope of the project by an additional 30,735 square feet of new construction (See Attached Revised Facilities List). Increased probable cost of construction is \$4,000,000**

**PROPOSED ADJUSTMENTS**

The proposed basis of adjustment to the Architect's Contract Contingency is:  
**Lump Sum:**  Increase  Decrease of \$240,000.00

**Cause: (check one)**

- A = Architect Suggested     E = Design Error     P = Principal Request     U = Unforeseen Condition  
 C = Contractor Suggested     L = Liquidated Damages     S = School District Request     Z = Outside Agency  
 D = Design Omission     M = Mandatory

**Current Architect Contract Contingency:** \$ 92,500.00  
**Amount Adjusted per this ACCCA (+/-):** \$240,000.00  
**Adjusted Architect Contract Contingency:** (\$147,500.00)

**APPROVALS**

1 - Submitted:

**Richard J. Logan**  
 Date: \_\_\_\_\_  
 Architect

Digitally signed by Richard J. Logan  
 DN: cn = Richard J. Logan, o =  
 Florida Dept. of Education, ou =  
 Network  
 Reason: I am the author of the  
 document  
 Date: 2005.11.11 10:09:29 -0500

2 - Reviewed/Approved:

Date: \_\_\_\_\_  
**Project Coordinator / Field Rep.**  
**Program Management**

3 - Reviewed/Approved:

Date: \_\_\_\_\_  
**SPA, Program Management**

4 - Reviewed/Approved:

Date: \_\_\_\_\_  
**Program Estimator**  
**Program Management**

5 - Reviewed/Approved:

Date: \_\_\_\_\_  
**Director or Assistant Director**  
**Program Management**

ORIGINAL AIA G606 Amendment to the Professional Services Agreement form attached

**Facility Space Summary**  
**Westward Elementary**  
**Grades PreK-5**  
**Modernization**  
**Total CSR Student Stations: 1086**  
**Core Capacity: 964**  
**Program Capacity: 964**

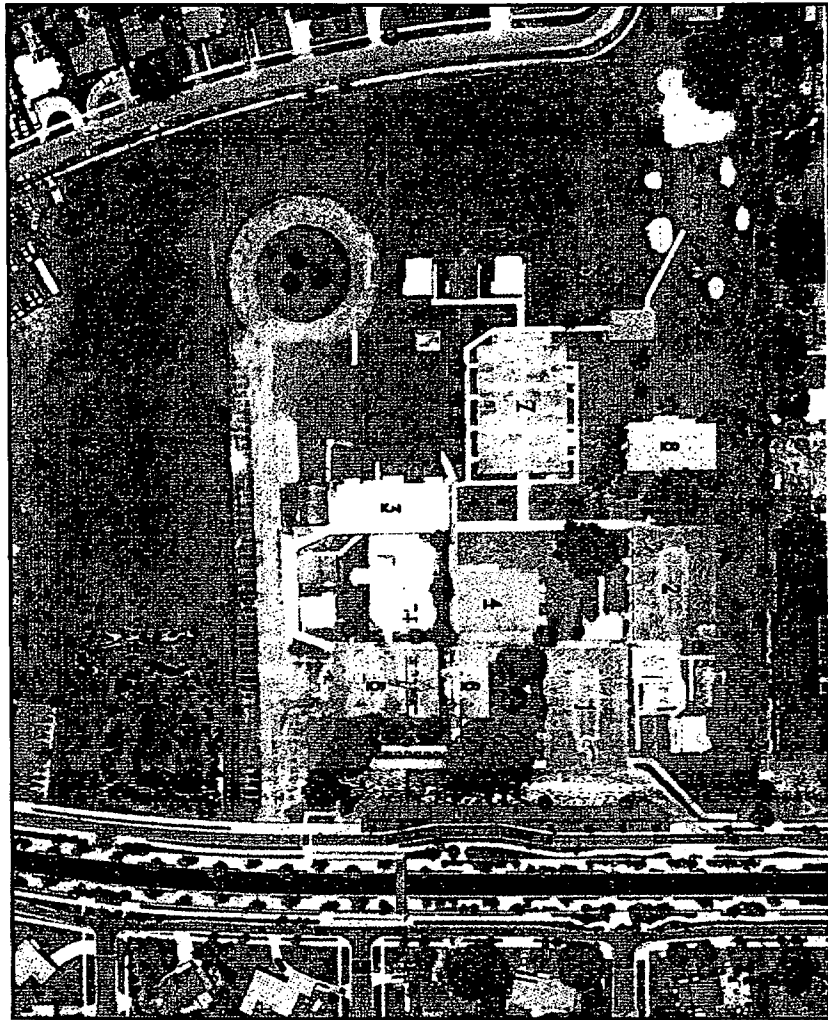
Facility Area	Proposed Student Stations	Proposed Sq. Feet (NASF)
Administrative/Student Services		5,347
Art		1,421
Classrooms		
Pre-Kindergarten	18	1,085
Kindergarten	144	8,280
Primary	396	20,570
Intermediate	352	14,400
Skills Laboratory	22	2,700
Custodial		1,713
Exceptional Student Education	154	18,792
Food Services		8,199
Media Center		5,739
Multipurpose Room		1,494
Music		1,781
Physical Education		3,315
Resource Rooms		3,420
Restrooms		2,024
Stage		1,954
Teacher Planning		900
<b>Totals</b>	<b>1,086</b>	<b>103,134</b>
Mechanical @ 6%		6,188
<b>Total Net Sq. Ft.</b>		<b>109,322</b>
Circulation, Walls etc. @ 27%		29,517
<b>Total Gross Sq. Ft.</b>		<b>138,839</b>
<b>Original Contract Gross Sq. Ft.</b>		<b>108,104</b>
<b>Gross Sq. Ft. beyond Original Contract</b>		<b>30,735</b>

Facility space Summary



**WESTWARD ELEMENTARY SCHOOL  
MODERNIZATION PROJECT  
PN 0351-7509**

<b><i>CURRENT BUDGET FOR:</i></b>	<b><i>RETAINING BLDG. 7 &amp; 8</i></b>	<b><i>REPLACING BLDG. 7 &amp; 8</i></b>
<b>DESIGN</b>	Basic \$923,500. Contingency \$92,500. Reimbursables \$46,000. \$1,062,000.	Basic \$1,163,600. Contingency \$92,500. Reimbursables \$46,000. \$1,302,000.
<b>CONSTRUCTION</b>	\$17,343,552.	Base \$17,343,552. Add Bldg. 7 & 8 \$4,302,900. \$21,646,452. Deduct for remodel of 7 & 8 <\$922,050.> \$20,724,402.
<b>OTHER</b>	\$2,228,707.	\$2,421,743.
<b>FFE</b>	\$760,000.	\$760,000.
<b>FACILITY SUPPORT</b>	\$1,069,712.	\$1,260,407.
<b>TOTAL</b>	\$22,403,972.	\$26,468,552.



EXISTING SITE PLAN SCALE: 1"=200'

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**Song + Associates**

Architecture • Planning • Interior Design  
AA-0003165 IB-0001095

WESTWARD ELEMENTARY

400 Australian Ave S. 6th Floor Telephone: 561/655-2423  
West Palm Beach, Florida 33401 Fax: 561/655-1482

Date: 01/31/04

Project No.:

Drawn By: RM

Checked By: RM

Revisions:

Sheet No.: 01