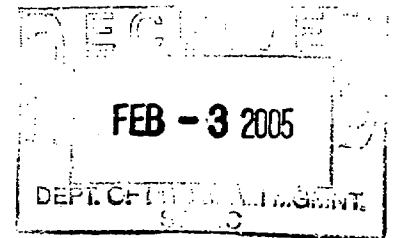


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EXHIBIT "A"

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
	improvement
	Total cost for improvements in health fitness (physical, aesthetic and
	psychological)
1.2	CH Total cost for improvements in safety
0.75	CS Estimated index educational adequacy (numerical base = ortho 1)
	IA estimated useful life of modernized school
	LM Cost for replacement of school considered for modernization
	R 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
Total Existing	1969.63	52,198	65,292	3,337	48,861	13,220	17,797	\$4,090,844	65,292	87,896	\$8,350,129

Total Existing For Single Facility Built in 1969.63

Comparison: Modernization vs. Replacement

$\$4,090,844 \times 1.2 \geq \$95.00/\text{sq. ft.} \times 87,896$

$280,270 \geq 128,464$

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
Totals	1,086	103,134
Mechanical @ 6%		6,188
Total Net Sq. Ft.		109,322
Circulation, Walls etc. @ 27%		29,517
Total Gross Sq. Ft.		138,839
Original Contract Gross Sq. Ft.		108,104
Gross Sq. Ft. beyond Original Contract		30,735

Facility space Summary

**Westward Elementary School
Modernization Project
PN: 0351-7509**

Current Budget For:	Retaining BLDG 7 & 8 As Classrooms	Replacing Bldg 7 & 8	Remodel Bldg 7 Retain Bldg 8
Design	Basic \$923,500 Contingency \$92,500 Reimbursables \$46,000	Basic \$1,163,600 Contingency \$92,500 Reimbursables \$46,000	Basic \$1,000,300 Contingency \$92,500 Reimbursables \$46,000
Total	\$1,062,000	\$1,302,100	\$1,138,800
Construction	\$17,343,552	Base \$18,028,420	Base \$18,259,232* Phasing \$500,000** Total \$18,759,232
Other	\$2,228,707	\$2,421,743	\$2,421,743
Fee	\$760,000	\$760,000	\$760,000
Facility Support	\$1,069,712	\$1,125,613	\$1,153,988
Total	\$22,463,971	\$23,637,876	\$24,233,763

* Price includes \$180,000 for Security wall

**Phasing:

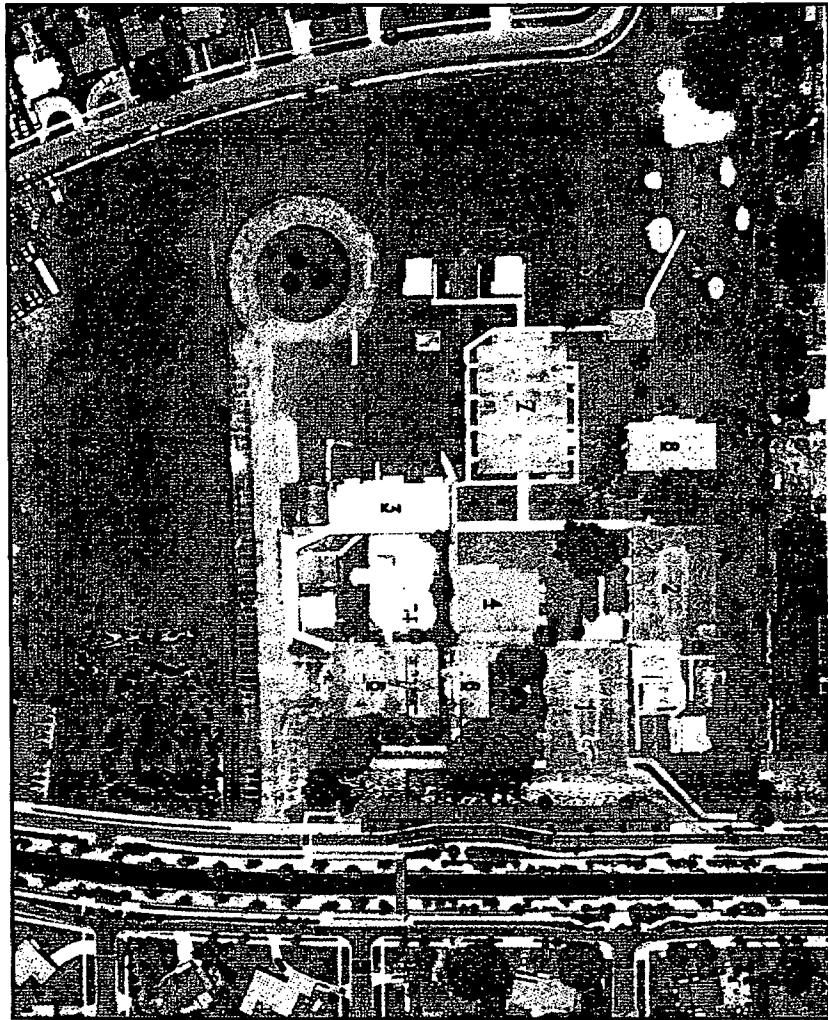
2 Concretables \$200,000

Install & Hook up \$60,000

Temporary Fire Alarm & Intercom \$140,000

Additional GC \$100,000

Total : \$500,000



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



BUILDING SECURITY OPTIONS FOR THE MODERNIZATION OF WESTWARD ELEMENTARY SCHOOL

DECEMBER 12, 2005

Overview:

The purpose of this report is to review various options, and the cost implications thereof, for providing enhanced security on the referenced project. The staff, SAC committee, and parents of the students at Westward Elementary have indicated that retaining 2 of the existing buildings on the campus pose security issues that would not be prevalent if the modernization project would be converted to all new construction under one roof.

There is no doubt that housing the school in 1 building would be a safer environment. The reason is that there would be less exposure to outside entry in terms of access doors and exits into and out of student occupied spaces. The 2 existing buildings have a total of 12 exterior access doors that allow entry into student occupied spaces.

Barrier Walls:

It has been suggested that a design that would include the 2 buildings could incorporate the use of security barrier walls to help prevent outside entry into the campus. While this option would help the situation it is not as desirable and has cost implications.

Totally Opaque security barrier walls are a hindrance to School Police because they do not allow for visual surveillance of the space behind the wall by school police during off hours. They are also against the principals of CPTED (Crime Prevention Through Environmental Design). There are ways for barrier walls to be less opaque including providing openings in them that have vertical grates which would allow for sight lines into the area behind them. This is a feature that increases the cost dramatically.

One other drawback is that a barrier wall totally enveloping the campus would create an enclosed courtyard which by code is required to have exit doors installed because the captured space is treated as an assembly area. This aspect would provide possible security breaches in the wall.

The design would require approximately 500 linear feet of 8 foot high barrier wall with non-opaque grating. This represents 4,000 square feet of wall. We calculate that the probable cost would be \$45 per square foot for total of \$180,000.00.



Conversion of the existing Classroom Building:

Another safety concern with keeping the existing 8 classroom building is that it would be located too close to the new parking/parent drop-off area. Again, access to and from the building could put young children in jeopardy. A possible solution has been suggested to convert this building into the new Administration area.

This is another costly alternative since it would require a total reconfiguration of the interior of the building from classroom to administrative functions. Additionally, the administrative area of an elementary school is the hub for most of the main support systems including Fire Alarm, Intercom and Data/Communications. Incorporating these systems would be an extensive effort. The worst drawback is that construction would have to be phased with provisions made for temporary housing of the administration area until the remodeling efforts are complete.

A total remodeling of this building for use as Administration could be as high as \$80 per square foot for 9,596 square feet of space for a total of \$767,680.00.

Prepared By:

MPA ARCHITECTS, INC.

Richard J. Logan, AIA
President

Westward Elementary – Site Option “A”



Westward Elementary – Site Option “B”

