

**Education Advisory Board Meeting**  
**Backup for Stranahan High School SMART Bond Update**

**October 27, 2021**

**Overview:**

On May 4, 2021, following an EAB Communication to Commission, the City of Fort Lauderdale Commission adopted a resolution expressing support for the community's recommendation to replace the Stranahan High School cafeteria.

At the SBBC meeting on May 18, 2021, the SBBC voted with the community to reject renovation plans and directed SBBC staff to explore replacement options for the Stranahan High School cafeteria. On September 8, 2021, a replacement option was presented at a School Board Workshop along with the renovation option. School Board members expressed unanimous support for replacing the cafeteria but did not reach consensus on the scope. Also, the SBBC adopted the District Education Facilities Plan that included an increased budget for the Stranahan High School Cafeteria through future financing and noted that the actual replacement costs are under evaluation. At an upcoming SBBC meeting, other replacement options and cost savings measures will be reviewed.

As of October 27, 2021, SBBC staff are continuing to review design solutions before presenting the final proposal for the School Board's review. The documents included herein are intended to provide a reference for the EAB's discussion on the school's priorities and the factors under consideration.

**Backup Items (recent development in chronological order)**

Previously Shared with EAB

- 5.4.2021 City Commission Resolution No. 21-86\_Stranahan High School
- 5.18.2021 SBBC Meeting Recap: Item JJ-32: [05-18-21 Regular Mtg Min \(browardschools.com\)](https://www.browardschools.com)
- 9.8.2021 SBBC School Board Workshop Presentation: Stranahan High School Cafeteria Options
- 9.8.2021 District Educational Facilities Plan Presentation

New Information for EAB

- 9.30.2021 Stranahan Community Construction Update: Reuse Option (presentation revised 10.26.21)
- 10.19.2021 LIVS Associates Memorandum: Stranahan High School Food Court
- 10.26.21 Overview of replacement options

RESOLUTION NO. 21-86

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, EXPRESSING SUPPORT FOR THE COMMUNITY'S RECOMMENDATION TO REPLACE THE CAFETERIA AND BATHROOMS AT STRANAHAN HIGH SCHOOL BASED ON THE NEED ESTABLISHED THROUGH THE REPLACEMENT SCHOOL ANALYSIS AND PUBLIC INPUT FROM THE COMMUNITY.

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, prioritizes education and has incorporated education within several goals adopted in the Press Play Fort Lauderdale 2024 five-year strategic plan; and

WHEREAS, Stranahan High School was built on land donated by Ivy Cromartie Stranahan and named after her husband, founding father Frank Stranahan, and, since 1957, has operated as a High School and the home of the Stranahan Mighty Dragons; and

WHEREAS, Stranahan High School has long served students, many of whom are residents of the City of Fort Lauderdale, through offering outstanding academic and nationally recognized Engineering Magnet, the Hospitality and Tourism Magnet, and the I Can Magnet programs, and has earned various athletic awards, including two-time State Basketball Championships in 2018-19 and 2019-20; and

WHEREAS, in 2005 Stranahan High School was evaluated in the "Replacement School Analysis: Stranahan High School" Castaldi report prepared by Brown and Brown Architects on behalf of the School Board of Broward County that recommended a new school, including a new cafeteria, which at the time was at 79% obsolescence and projected to be at 100% obsolescence in 2018, is the oldest high school cafeteria in Broward County with a capacity of 281, and has no air-conditioning in the kitchen; and

WHEREAS, the School Board of Broward County proceeded with creating plans for a new school and hired a contractor, but due to the recession, had to remove the project from the adopted District Education Facilities Plan; and

WHEREAS, in 2014 the School Board of Broward County asked the voters of Broward County to approve the General Obligation Bond Referendum for the Safety, Music, Art, Athletics, Renovations and Technology (SMART) and included Stranahan High School as an example of a facility that would benefit from its passage; and

WHEREAS, on November 4, 2014, Broward County voters approved the SMART General Obligation Bond Referendum to fund a capital improvement program to enhance the educational experience of Broward County Public Schools students; and

WHEREAS, the Edgewood Administrative Complex, a surplus property of the School Board of Broward County, Florida, located at 1300 SW 32<sup>nd</sup> Court in Fort Lauderdale, was disposed of in 2017; and

WHEREAS, the City Commission of the City of Fort Lauderdale adopted Resolution No. 17-09 on January 18, 2017, urging the School Board to improve the Stranahan High School cafeteria using the revenue generated from the sale of the Edgewood Administrative Complex; and

WHEREAS, the Stranahan High School Cafeteria is now included in Phase 2 of the SMART Investments Stranahan High School renovations and is proposed as a renovation of the existing facility resulting in an occupancy capacity of 790 with no proposed bathroom upgrades; and

WHEREAS, the City of Fort Lauderdale Education Advisory Board and Chief Education Officer collaborated with the School Board of Broward County and schools to capture residents' preferences for long-term facility and program enhancements for those SMART projects in the design phase; and

WHEREAS, the community presented questions and concerns to the City of Fort Lauderdale Education Advisory Board on April 22, 2021, regarding the proposed project scope for the Stranahan High School cafeteria project through the School Board of Broward County's SMART bond program; and

WHEREAS, the proposed project scope for the Stranahan High School cafeteria is a renovation as opposed to building replacement and does not include bathroom upgrades within the renovated building; and

WHEREAS, the City of Fort Lauderdale Education Advisory Board submitted a Communication to City Commission on May 4, 2021, to ask that the City Commission request that the School Board of Broward County ensure Stranahan High School receives the actual cafeteria construction it needs for current and future projected capacity and have the promised bathroom upgrades from 2018; and

WHEREAS, the City Commission reviewed and discussed the recommendation made by the Education Advisory Board at the City Commission Conference meeting held on May 4, 2021, and engaged in further discussion with representatives from the School Board of Broward County staff and community members; and

WHEREAS, the Mayor and City Commission of the City of Fort Lauderdale, Florida, expresses support for the community's recommendation to replace the cafeteria and bathrooms at Stranahan High School based on the need established through the Replacement School Analysis and public input from the community;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Commission of the City of Fort Lauderdale, Florida, hereby expresses support for the community's recommendation to replace the cafeteria and bathrooms at Stranahan High School based on the need established through the Replacement School Analysis and public input from the community.

SECTION 2. The City Clerk is directed to send a certified copy of this Resolution to the School Board of Broward County, Florida.

SECTION 3. This Resolution shall become effective upon its adoption.

ADOPTED this 4th day of May, 2021.

  
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Mayor  
DEAN J. TRANTALIS

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

# SMART PROGRAM

## Cafeteria Addition Options



Established 1915

# BROWARD

County Public Schools



# Stranahan High School

## Board Workshop September 8, 2021



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# SMART Background

# SMART Background



## Castaldi Analysis

Existing Cafeteria would be obsolete by 2018



## Board Approval

Board approval of an expanded scope and budget to renovate the cafeteria on March 6, 2018



## Original Design

Originally design included extensive repairs and upgrades to existing building and dining for 800



## New Direction

Extent of work required due to unforeseen conditions and complex construction phasing led to reconsider a new building.

2005

2018

2019

2020

2021

2021

## Scope Validation Report

The architect evaluated renovation vs. replacement but concentrated on renovation of existing cafeteria due to project FLCC

## Board Workshop

Presentation to Board on proposed revisions to cafeteria scope on February 18, 2018, Board Workshop



## Reduced Scope

Downsized dining capacity to 600 and eliminated serving lines due to further cut costs



## Food Court Redesigned on New Site

Based on community feedback we generated a design of a new cafeteria for 800 students on a different site for comparison



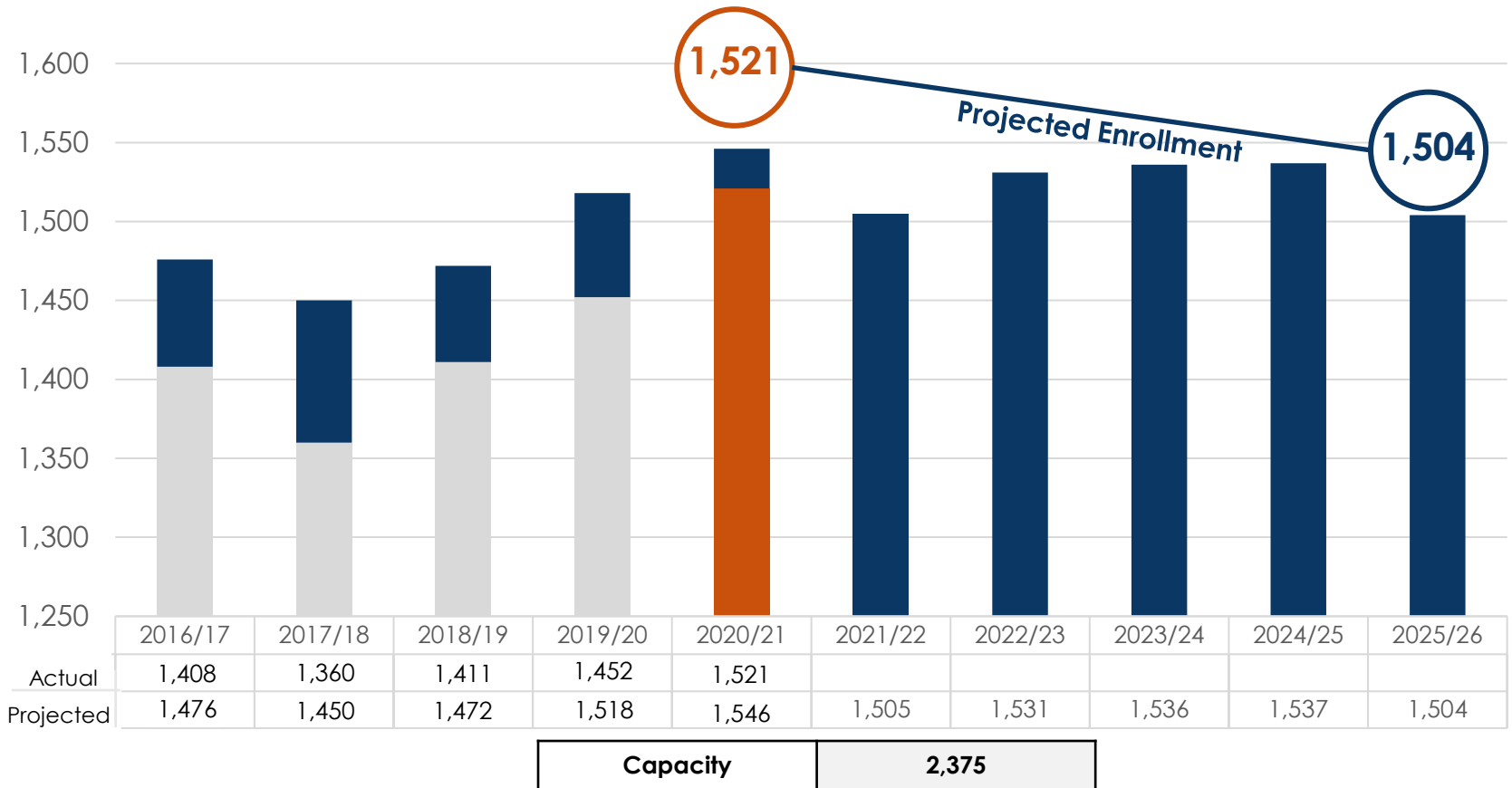


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# Enrollment

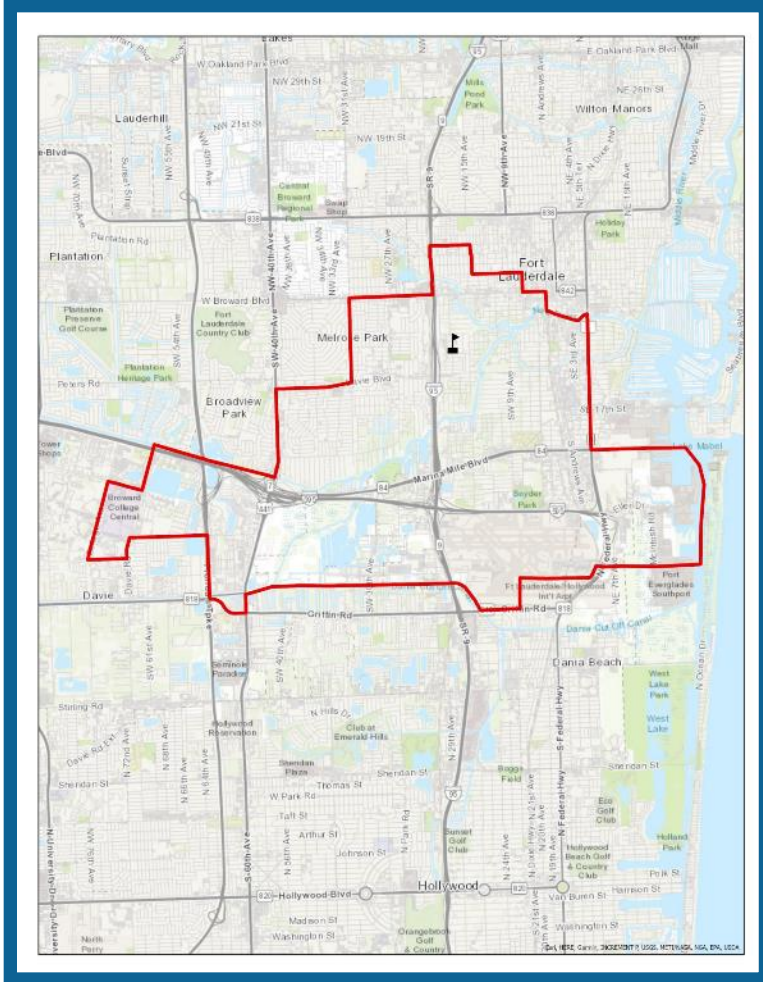
# 5-Year Enrollment (Actual & Projected)\*

PERCENTAGE OF UTILIZATION OF PERMANENT CAPACITY									
2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
59%	57%	59%	61%	64%	63%	65%	65%	65%	63%



\*Enrollment and projected capacity number as of September 14, 2020

# Stranahan High School Enrollment



## ENROLLMENT TOTALS

	Stranahan High School
<b>Enrollment 2020/21</b>	<b>1,521</b>
<b>Perm FISH</b>	<b>2,375</b>
<b>% Perm 2020/21</b>	<b>64.0%</b>
<b>Over/(Under) Perm 2020/21</b>	<b>(854)</b>
<b>Out-of-Boundary Students Attending 2020/21</b>	<b>535</b>
<b>% Students Attending from Out-of-Boundary 2020/21</b>	<b>35.2%</b>
<b>Out-of-Boundary ESE</b>	<b>29</b>
<b>In-Boundary Students Attending 2020/21</b>	<b>986</b>
<b>% Students Attending from within the Boundary 2020/21</b>	<b>64.8%</b>
<b>Total Assigned (Living in Boundary)</b>	<b>1,726</b>
<b>% Assigned Attending</b>	<b>57.1%</b>

### Capacity

Some classrooms have fewer students in them to better assist students' specific needs. Four self-contained classrooms are used to accommodate children's various exceptionalities. Additionally, there is an Off Campus Learning Center program on campus that uses one classroom that is counted in the permanent capacity for Stranahan High but cannot be used by the school.





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# Purpose & Goals

# Purpose & Goals

## Demonstrate the options between renovation and replacement of the Cafeteria

### Review with Board:

- Existing building conditions
- Current scope of renovation
- Construction phasing options
- Cost analysis

**Decide the best course of action to provide a new cafeteria space for the students of **Stranahan High School**.**

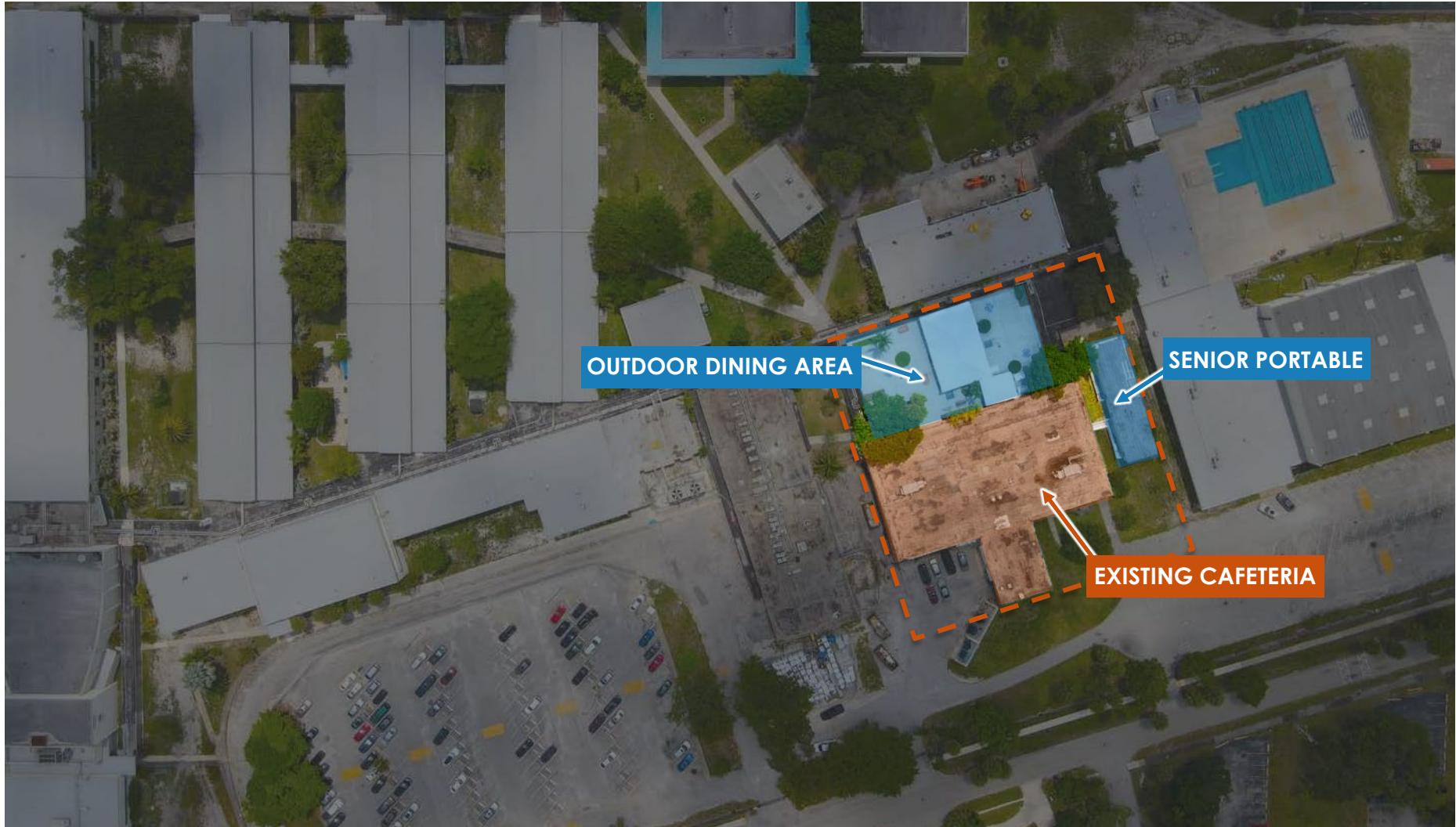




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# Existing Conditions

# Stranahan High School Campus



# Objectives

## Stranahan High Cafeteria Improvement Goals

- ✓ Incorporate food court concept
- ✓ Optimize efficiencies of dining operations
- ✓ Enhance capacity
- ✓ Address security concerns
- ✓ Modernize dining space
- ✓ Refine outside dining
- ✓ Increase meal participation





# Current SMART Scope

# Cafeteria – SMART Scope Breakdown

## CAFETERIA RENOVATION & DINING ADDITION



### Scope of Work:

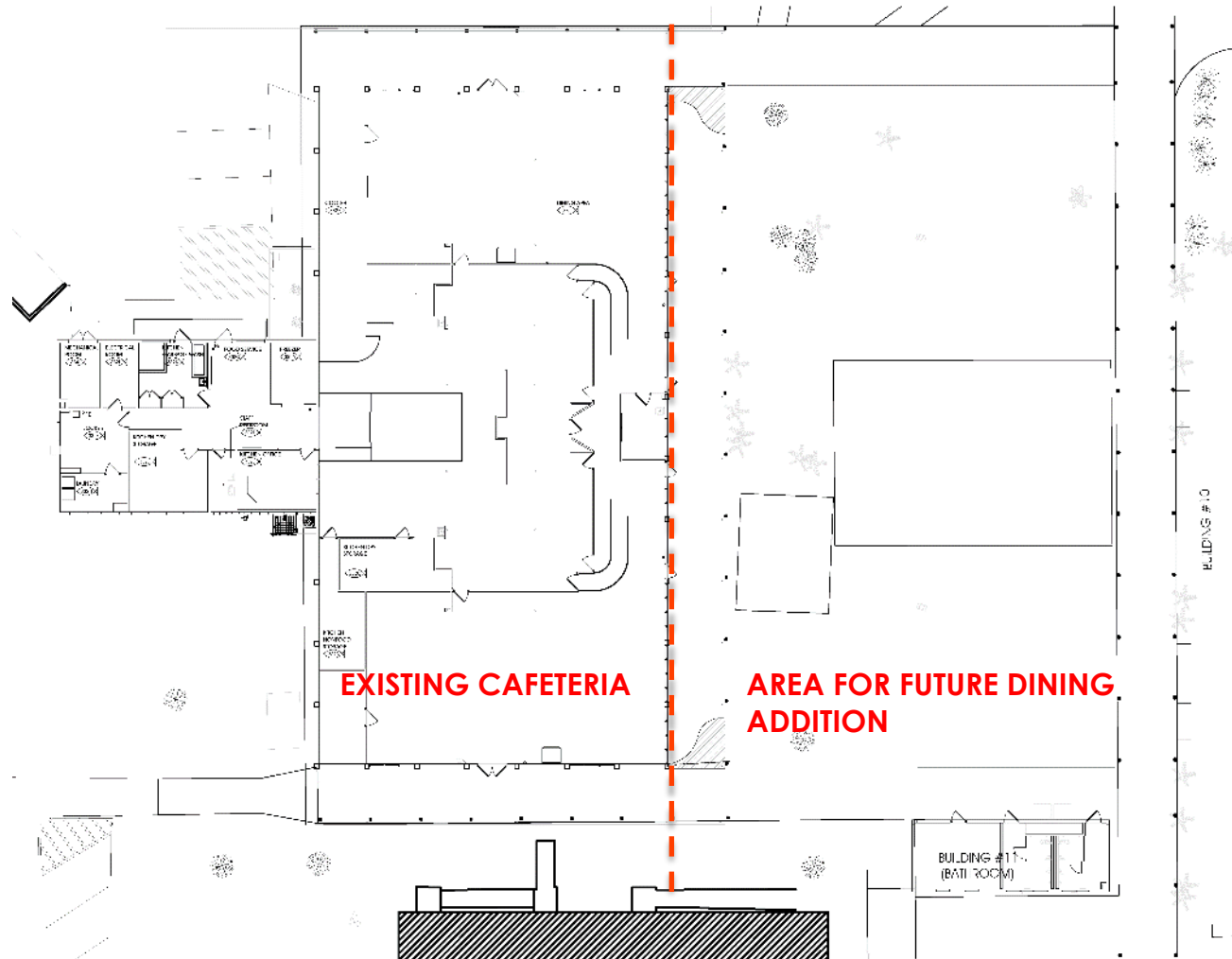
- **Renovation** of existing building 12 to ensure code compliancy
- **Renovation** of existing building 11 restrooms
- **Partial renovation** of existing kitchen
- New **8 venue food court layout**
- Cafeteria dining addition to accommodate **571 student capacity**
  - ▲ **New dining hall to meet current base flood elevation requirements**
- Electrical **improvements**
- Fire alarm **replacement**
- HVAC **replacement**
- Roof and loggias **replacement**
- Fire line **extension**



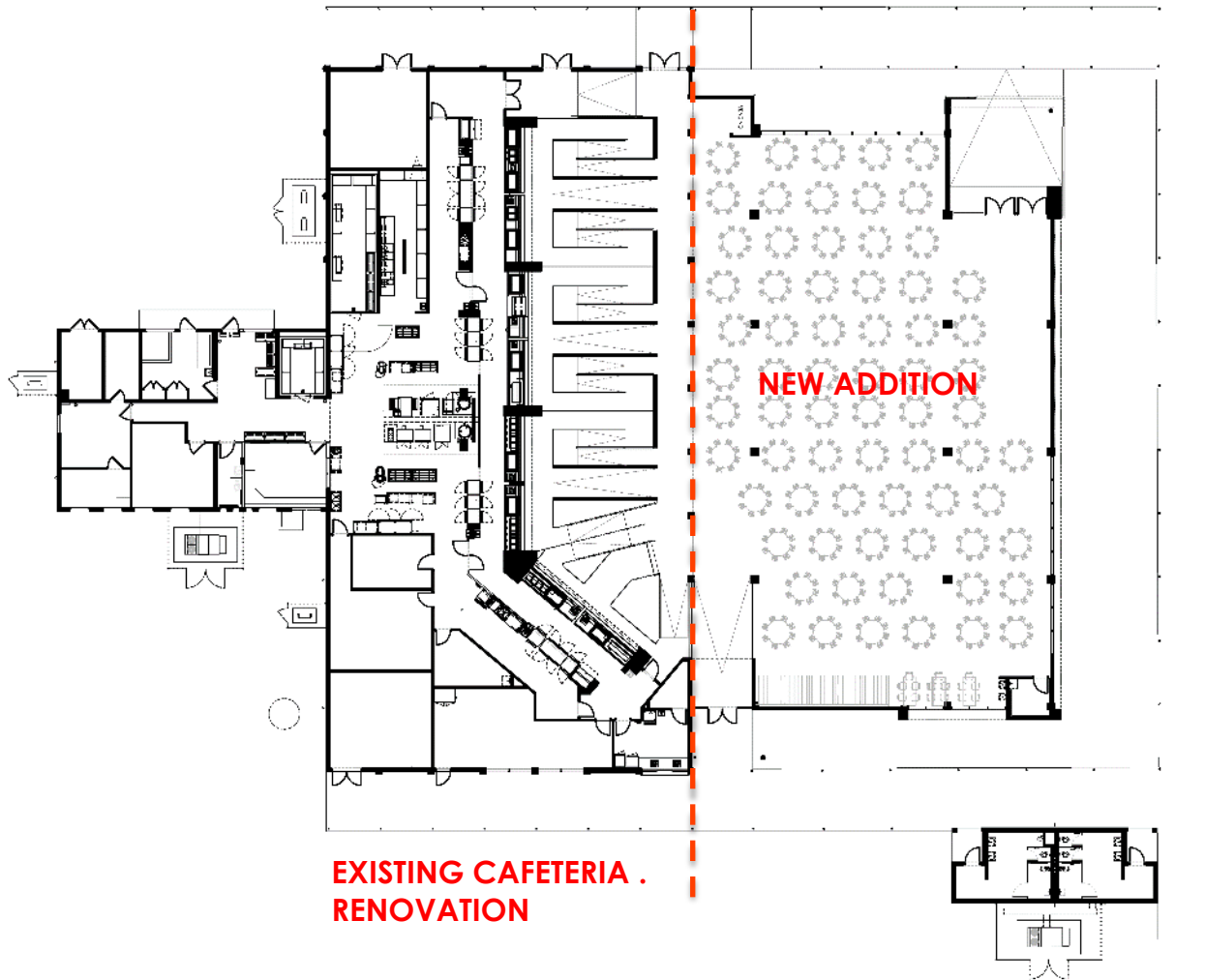


# Cafeteria Renovation & Addition – Option 1

# Original Renovation Existing Conditions



# Original Renovation Proposed Design



## Design Features

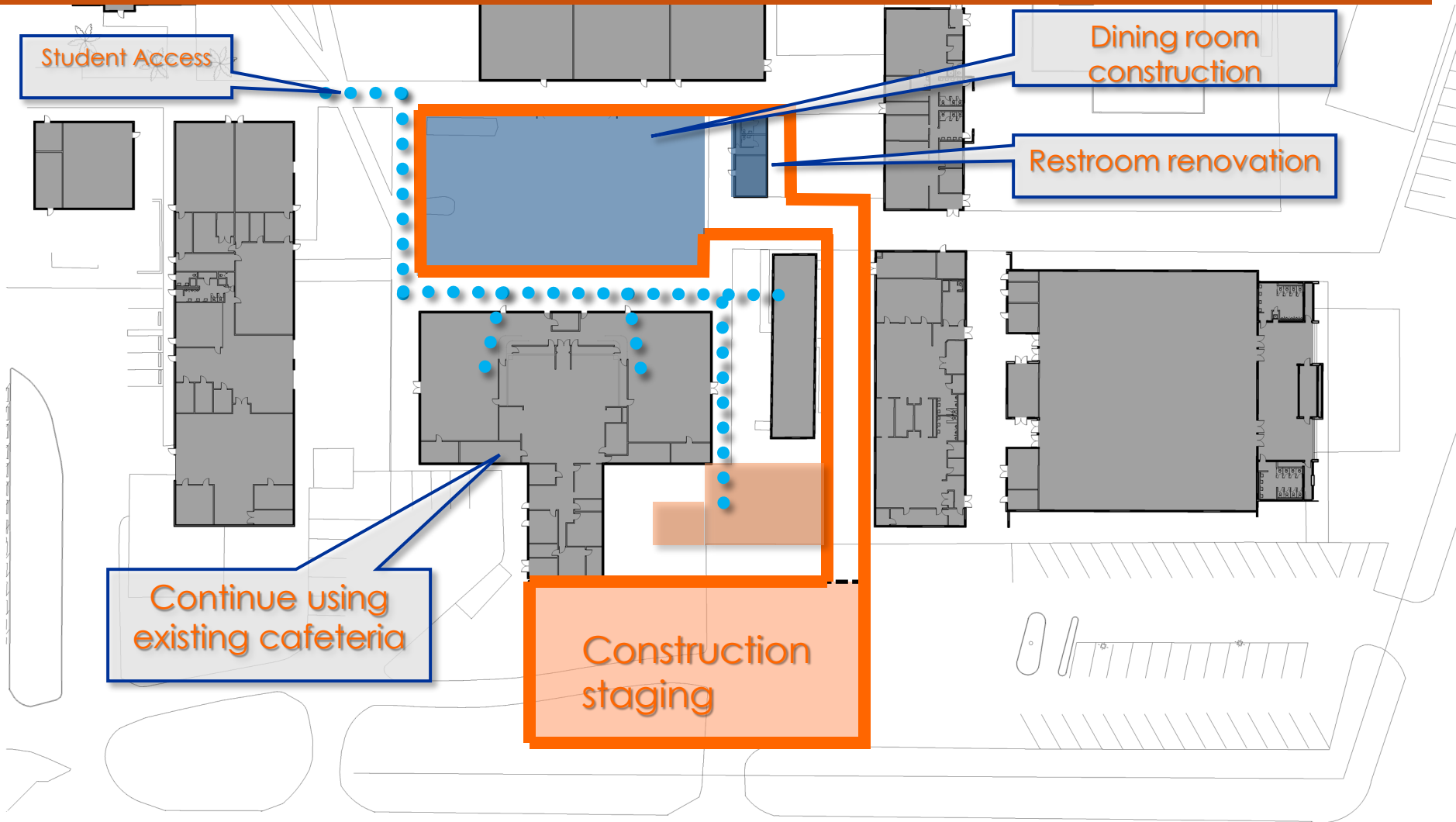
- 571 seating capacity all indoor dining.
- 8 food court venues



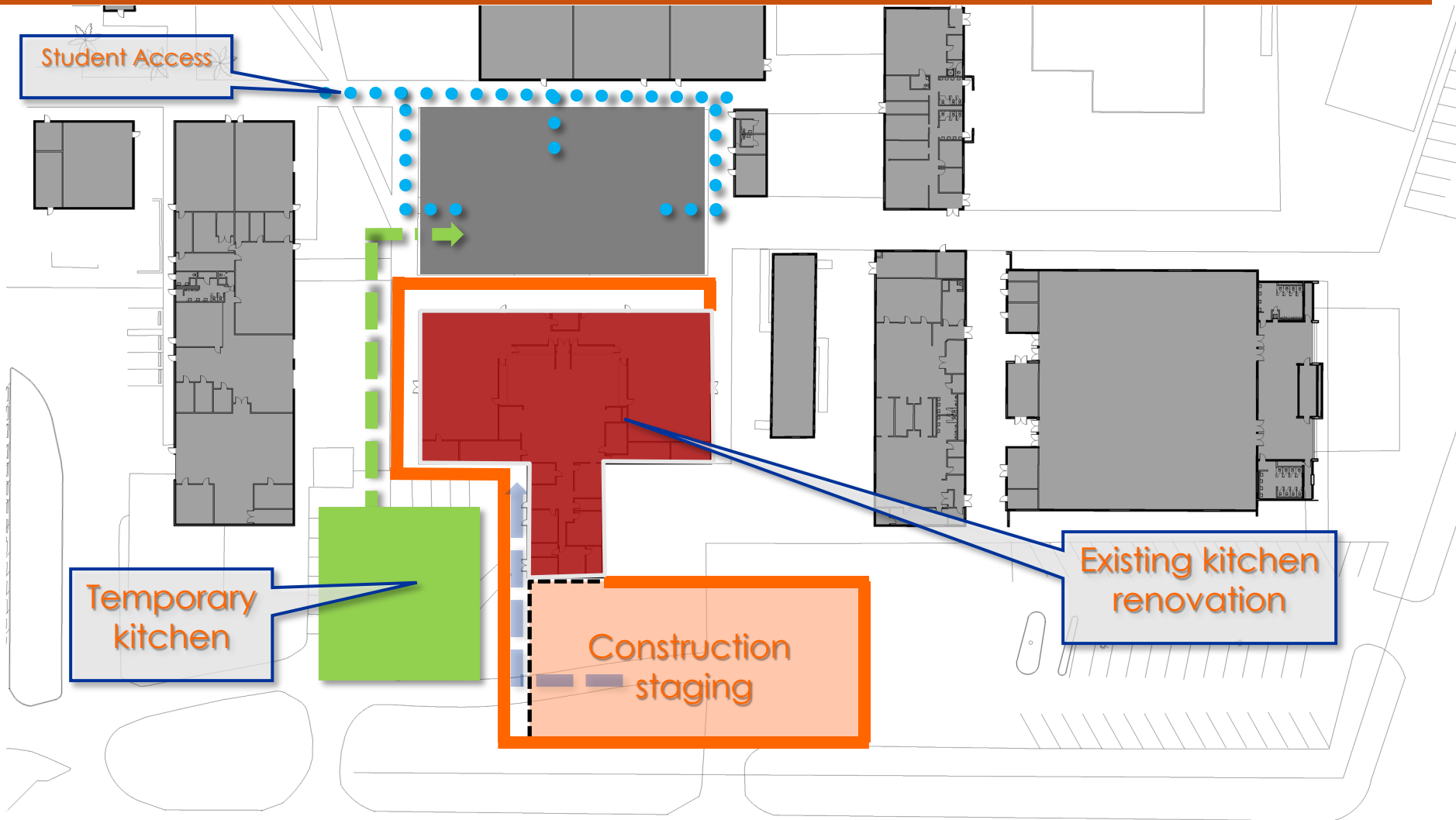
# Original Renovation Design



# Phasing Plan– Occupied Spaces



# Phasing Plan– Occupied Spaces





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# Cafeteria Replacement Food Court New Design & Location – Option 2

# New Food Court Design | site plan



# New Food Court Design | floor plan



## NEW LOCATION



- **800** total capacity
- **600** indoor seating
- **200** outdoor seating
- **Additional** outdoor seating options



# New Food Court Design | view north



# New Food Court Design | view south



# New Food Court Design | concession area



# New Food Court Design | covered dining





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# Schedule

# Options 1 & 2 Schedules

## Option 1 - Renovation

**~23 Months**

Jan 2022 – December 2023

Design	0 Months
Permitting, Procurement (Under CMAR)	7 Months
Construction (Including Phasing)	16 Months

## Option 2 - Replacement

**~33 Months**

Jan 2022 – October 2024

Design	8 Months
Permitting, Procurement (Under CMAR)	9 Months
Construction (Including demolition of existing Cafeteria)	16 Months





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# Cost Comparison

# Detailed Cost Comparison

	Renovation of Existing Cafeteria	Replacement and Relocation of Cafeteria
<b>CURRENT ESTIMATED CONSTRUCTION</b>	<b>\$7.90 M</b>	<b>\$11.90 M</b>
<b>CURRENT ESTIMATED SOFT COST</b>	<b>\$5.17 M</b>	<b>\$5.58 M</b>
<b>ESTIMATED GRAND TOTAL FUNDING</b>	<b>\$13.07 M</b>	<b>\$17.48 M</b>
<b>ADDITIONAL FUNDING REQUIRED*</b>	<b>\$6.40 M</b>	<b>\$10.81 M</b>


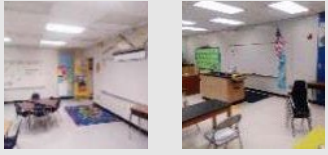


\*Financial numbers are based on estimates, not bids received.



# Evaluation Considerations

# Cafeteria Considerations

	<b>OPTION 1</b> <b>Renovation</b> of Existing Bldg. with New Expanded Dining Addition	<b>OPTION 2</b> <b>Replacement</b> Food Court New Design New Location
		
<b>PROS</b>	<ul style="list-style-type: none"> <li>• Repurpose existing building.</li> <li>• Extend building lifespan beyond Castaldi Report.</li> <li>• Will gain additional seating capacity.</li> <li>• Secure sightlines.</li> </ul>	<ul style="list-style-type: none"> <li>• New Building with a 60-year lifespan</li> <li>• 800 total seating capacity</li> <li>• Indoor &amp; Outdoor covered seating options</li> <li>• Secure sight lines.</li> <li>• Interior restrooms sized to dining capacity.</li> <li>• Designed with community input.</li> <li>• New efficient state-of-the-art kitchen</li> <li>• New circulation spine, more efficient campus layout.</li> <li>• Outdoor concession area</li> <li>• Increased assembly and gathering space.</li> </ul>
<b>CONS</b>	<ul style="list-style-type: none"> <li>• \$2M over budget due to repair of existing infrastructure and unforeseen conditions.</li> <li>• Kitchen and serving lines would remain below FEMA base flood elevation.</li> <li>• Existing restrooms renovations excludes increase to meet new dining capacity.</li> <li>• No outdoor seating available due to the constrained site.</li> <li>• Additional costs would be incurred due to a phased construction (i.e.: temporary dining and food preparation)</li> <li>• Outdated kitchen equipment.</li> </ul>	<ul style="list-style-type: none"> <li>• Greater construction cost.</li> <li>• Longer construction time.</li> </ul>





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# Community Feedback

# Community Feedback

Community Meetings have been ongoing to capture stakeholder input

## KEY TAKEAWAYS

- It is essential that Stranahan High students have equitable spaces to other High school students in the District
- The community wants the District to be accountable for the promises made to them
- Maintain original proposed capacity
- Keep two lunch schedule
- Need access to restrooms
- The cafeteria is an important gathering point for students
- Provide covered outdoor dining area



## STAKEHOLDERS

- **School Administration**
- **Students**
- **Faculty**
- **Parents**
- **Local Residents**
- **Elected Officials**
- **Local Business Owners**
- **Community Partners**
- **HOA Leadership**





# Q&A



A hand is holding a white tablet computer. The tablet screen is orange and displays the text "Questions & Answers" in white. The tablet is on a wooden desk. Surrounding the tablet are various office supplies: a black keyboard to the right, a green mug of coffee at the top right, a black stapler to the left, a blue pen on a white notepad to the left, a green apple at the bottom left, and several paper clips and a black pen scattered on the desk. A spiral notebook is also visible at the top right.

# Questions & Answers

# The School Board of Broward County, FL

Dr. Rosalind Osgood, Chair  
Laurie Rich Levinson, Vice Chair

Lori Alhadeff  
Patricia Good  
Debra Hixon  
Donna P. Korn  
Sarah Leonardi  
Ann Murray  
Nora Rupert

Dr. Vickie L. Cartwright  
Interim Superintendent of Schools

The School Board of Broward County, Florida, prohibits any policy or procedure which results in discrimination on the basis of age, color, disability, gender identity, gender expression, genetic information, marital status, national origin, race, religion, sex or sexual orientation. The School Board also provides equal access to the Boy Scouts and other designated youth groups. Individuals who wish to file a discrimination and/or harassment complaint may call the Director, Equal Educational Opportunities/ADA Compliance Department & District's Equity Coordinator/Title IX Coordinator at 754-321-2150 or Teletype Machine (TTY) 754-321-2158.

Individuals with disabilities requesting accommodations under the Americans with Disabilities Act Amendments Act of 2008 (ADAAA), may call Equal Educational Opportunities/ADA Compliance Department at 754-321-2150 or Teletype Machine (TTY) 754-321-2158





**Special School Board Meeting – Sept. 8, 2021**

# **District Educational Facilities Plan Fiscal Years 2021-22 to 2025-26**

Prepared by Financial Management



# District Educational Facilities Plan FY22

## **Main Focus:**

Focuses on aligning SMART Program construction funding while balancing other capital outlay needs

Incorporates the new funding items reviewed during Budget Workshops and Tentative DEFP meeting on July 27, 2021

## **Other Considerations:**

Maintains funding for other annual capital costs such as: debt service, maintenance, capital-funded salaries and the leases approved in last year's Adopted DEFP for the technology refresh program and to replace school bus and white fleet vehicles



# Capital Funding Update - Revenues

- Year End Closing resulted in a favorable increase to capital funds. The net **increase of \$18.8 million** has been included in the unallocated capital reserve.
- Broward Property Appraiser's July 1<sup>st</sup> taxable value estimates were in line with the amounts from the Budget Workshop #4.
  - This results in an increase for the capital millage of approximately **\$36 million over 5 years** above the FY21 ADEFP.
- State Budget fully funds charter school capital outlay
  - **\$16.7 million** previously set aside for charter schools become available for FY22
- State budget includes "School Hardening" Security Grant Funds
  - **\$3.1 million - District schools**
  - **\$0.7 million - charter schools**



# Changes Since Tentative DEFP

on July 27, 2021

## New Projects and Funding

\$990,250	Rickards MS – Building 2 & 5 renovations
\$8,820,000	Rickards MS – Temporary modular
\$70,000,000	Rickards MS – Building 1 replacement *
\$29,100,000	Markham ES – Building 1 replacement *
\$10,810,000	Stranahan HS – New cafeteria *
\$1,250,000	Blanche Ely HS – Bus loop canopy *
\$1,400,000	Western HS – Covered walkway for portables
\$439,500	FY22 Portable demolitions
\$3,500,000	Long-Range Master Plan funding
\$2,538,137	HB149 Cameras



\* Included in future financing (COPs): Rickards MS Bldg 1, Markham ES Bldg 1, Stranahan HS Cafeteria & Blanche Ely HS Bus Loop Canopy

# Capital Budget Revenue & Financing Sources

(in millions)

	Carryover FY21	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
<b>Revenue &amp; Financing Sources</b>							
Local Capital Millage	\$	\$341.7	\$353.8	\$369.0	\$385.3	\$402.5	\$1,852.3
Future Financing (COPs) <i>includes: Rickards MS Bldg 1 \$70.0, Markham ES Bldg 1 \$29.1M, Stranahan HS Cafeteria \$10.8M, &amp; Blanche Ely HS Bus Loop Canopy \$1.3M</i>		111.2					111.2
Local Revenue (land, impact fees, misc.)		14.2	21.7	11.2	10.2	10.2	67.5
Technology Refresh Lease Proceeds		16.5	16.5	16.6	16.5	16.5	82.6
Technology Student Information System Lease Proceeds		5.0	7.0	10.0	10.0		32.0
New/Replacement Bus & White Fleet Lease Proceeds		15.7	16.0	16.3	16.6	16.9	81.5
General Obligation Bond *		14.3					14.3
State Safety (School Hardening Grant)		3.9					3.9
State PECO Charter Schools (flow-thru)		25.0	15.0	14.4	14.4	14.4	83.2
State Capital Outlay & Debt Service (CO&DS - motor vehicle license revenue)		9.0	9.0	9.0	9.0	9.0	45.0
<b>Sub-Total (New Revenue)</b>	<b>0.0</b>	<b>556.5</b>	<b>439.0</b>	<b>446.5</b>	<b>462.0</b>	<b>469.5</b>	<b>2,373.5</b>
<b>Carryover Sources</b>							
Carryover Allocated to Capital Project & Programs	799.7						799.7
Unallocated Carryover	65.7						65.7
<b>Sub-Total (New Revenue)</b>	<b>865.4</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>865.4</b>
<b>Total Revenue</b>	<b>\$865.4</b>	<b>\$556.5</b>	<b>\$439.0</b>	<b>\$446.5</b>	<b>\$462.0</b>	<b>\$469.5</b>	<b>\$3,238.9</b>



\* Note: General obligation bond revenues are aligned to support projects in the fiscal year they were approved by the Board. Issuance of the GOB series varies based on actual expenditures and financial market conditions.

# Capital Budget Appropriations

(in millions)

	Carryover FY21	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
<b>Appropriations</b>							
COPs Debt	\$	\$157.2	\$164.5	\$164.5	\$162.5	\$162.5	\$811.2
Equipment & Building Leases		29.8	36.0	41.9	45.9	42.4	196.0
Technology Refresh	2.7	16.5	16.5	16.6	16.5	16.5	85.3
Student Information System - ERP	2.7	5.0	7.0	10.0	10.0		34.7
Buses & White Fleet	14.4	15.7	16.0	16.3	16.6	16.9	95.9
Facilities Capital Salaries & Quality Assurance		17.8	17.8	17.8	17.8	17.9	89.1
Capital Transfer to General Fund (Maintenance / Property Insurance)		100.6	100.6	100.6	100.6	100.6	503.0
Facilities Projects	16.2	104.1*	5.4	4.4	4.4	4.4	138.9
SMART Program Projects	649.0	43.4**					692.4
SMART Program Reserve	83.7	21.7	21.5	25.0	21.0		172.9
New Video Surveillance Cameras		3.0	3.0	3.0	3.0	3.0	15.0
Security Equipment Lease	14.4						14.4
State Grant District Schools	7.3	3.2					10.5
State Grant Charter Schools	0.7	0.7					1.4
Charter School - State PECO		25.0	14.4	14.4	14.4	14.4	82.6
Charter Schools - Local Millage			20.4	24.1	26.3	28.6	99.4
IT Projects	8.6	3.5	0.9				13.0
Equipment		0.8	0.8	0.8	0.8	0.8	4.0
BECON		0.7	0.7				1.4
Unallocated Reserve	65.7	7.8	13.5	7.1	22.2	61.5	177.8
<b>Total Appropriations</b>	<b>\$865.4</b>	<b>\$556.5</b>	<b>\$439.0</b>	<b>\$446.5</b>	<b>\$462.0</b>	<b>\$469.5</b>	<b>\$3,238.9</b>



\* Includes Rickards MS Bldg 1, Stranahan HS Cafeteria & Blanche Ely HS Bus Loop Canopy

\*\* Includes Markham ES Bldg 1

# Capital Budget Reserve Update FY22

(in thousands)

Description	FY21		FY22	Projected Total at FY22 Budget Adoption (Current Balance + FY22)
	Beginning Balance	Current Balance *		
SMART Program Reserve	\$155,405	\$83,686	\$21,715	\$105,401
Unallocated Reserve	55,350	65,678	7,812	73,490
<b>Total Capital Budget Reserves</b>	<b>\$210,755</b>	<b>\$149,364</b>	<b>\$29,527</b>	<b>\$178,891 **</b>

\* The current reserve balances are as of fiscal year end and have been updated to reflect final revenues and the capital budget savings associated with the final capital transfers to general fund and the debt service fund.

\*\* The Reserve Activity appendix in the DEFP includes the impact of approved Board items from the July and August Board Meetings

Note:

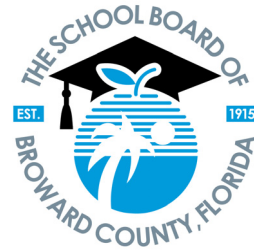
- 1) Over the next 4-years (FY23-FY26) there is an estimated \$99.4 million set aside for charter school millage sharing; if the State fully funds charter school capital outlay, these dollars will move to the capital reserves
- 2) In the outer years of the DEFP (FY23-FY26), there is an estimated additional \$104.3 million projected available unallocated reserves



# Budget Adoption Timeline FY 2021-22

Date	Event
<b>March 16, 2021</b>	1 <sup>st</sup> Budget Workshop
<b>April 13, 2021</b>	2 <sup>nd</sup> Budget Workshop
<b>May 13, 2021</b>	3 <sup>rd</sup> Budget Workshop
<b>May 25, 2021</b>	ESSER II Funds Workshop
<b>June 22, 2021</b>	4 <sup>th</sup> Budget Workshop
<b>July 20 &amp; 29, 2021</b>	Advertisement of Tentative FY22 District Budget
<b>July 27, 2021</b>	Tentative DEFP #1 at School Board Meeting
<b>August 3, 2021</b>	1 <sup>st</sup> Public Budget Hearing, after 5:00 p.m.
<b>September 8, 2021</b>	Final DEFP #2 Adoption at School Board Meeting, after 5:00 p.m.
<b>September 14, 2021</b>	Final Public Budget Hearing, after 5:00 p.m.





Dr. Rosalind Osgood, Chair  
Laurie Rich Levinson, Vice Chair

Lori Alhadeff  
Patricia Good  
Debra Hixon  
Donna P. Korn  
Sarah Leonardi  
Ann Murray  
Nora Rupert

Dr. Vickie L. Cartwright  
Interim Superintendent of Schools

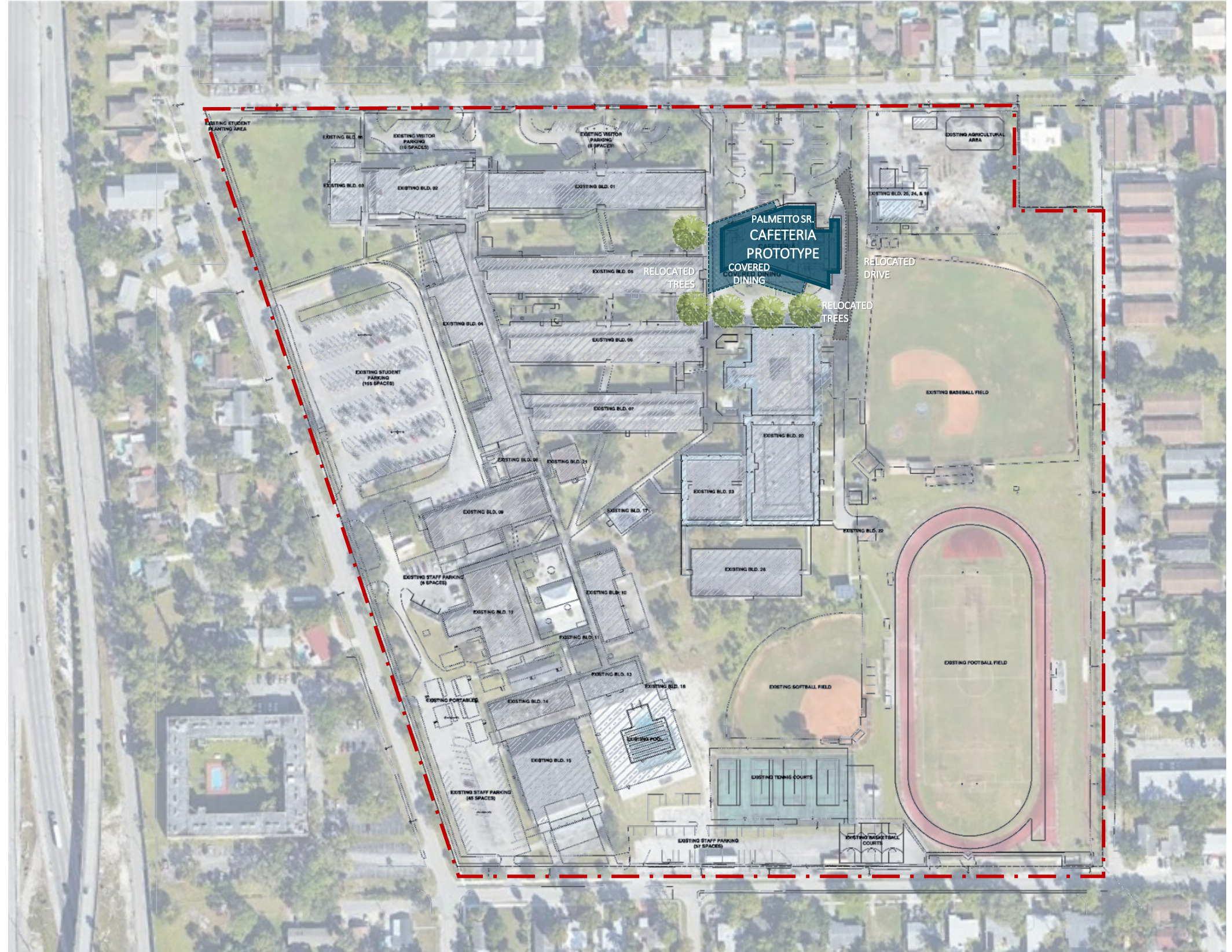
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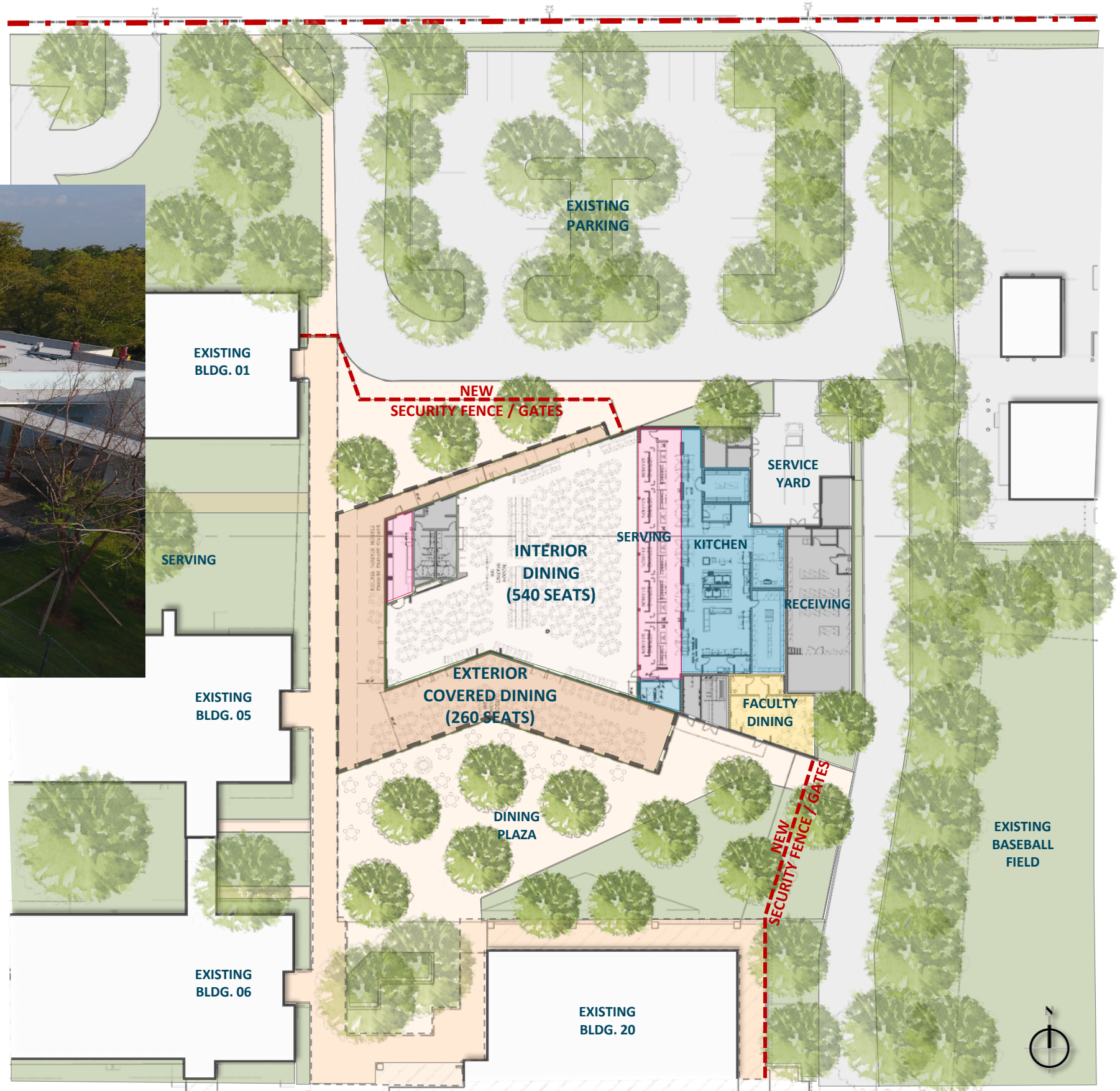
[browardschools.com](http://browardschools.com)



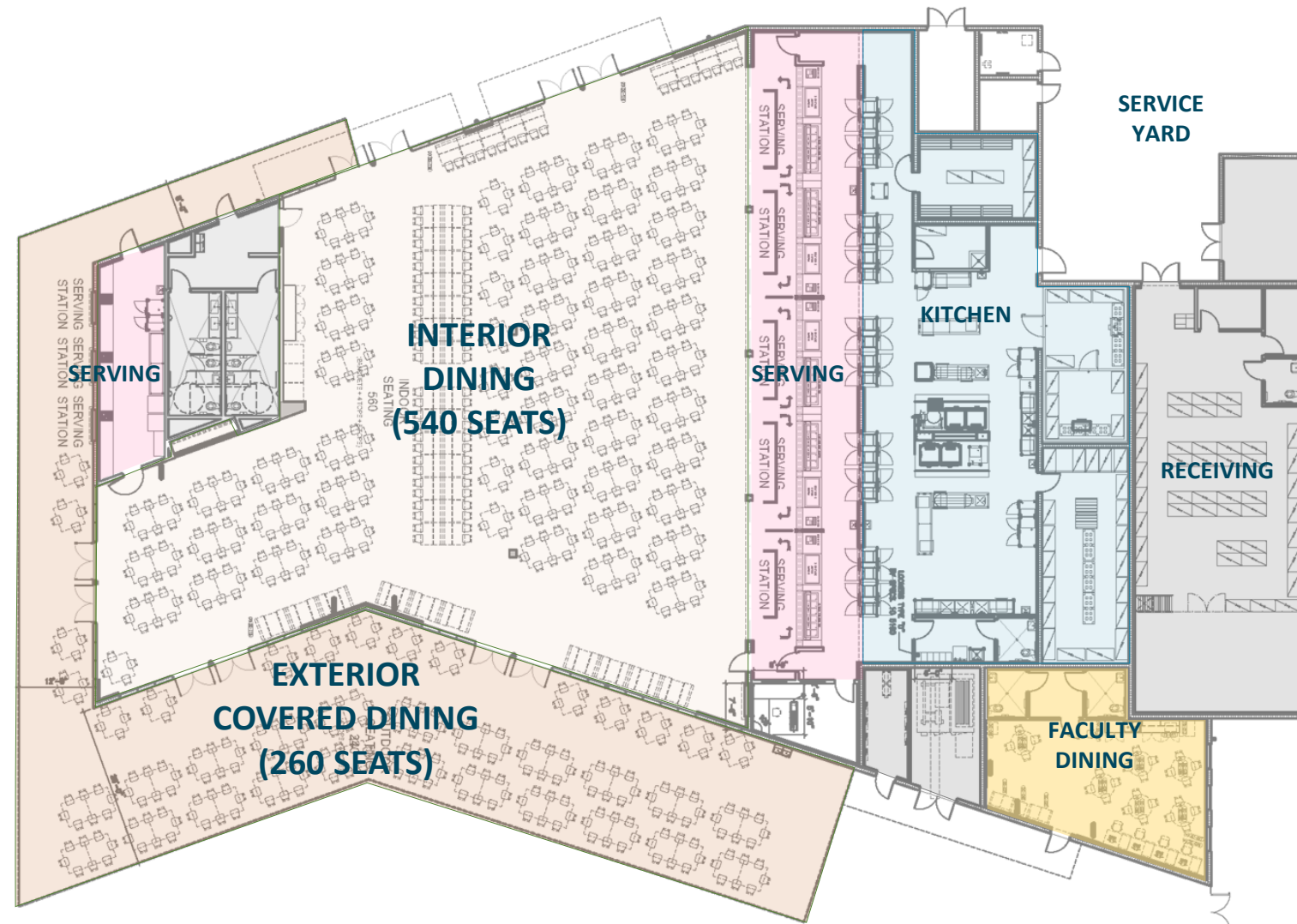
# PALMETTO SENIOR HIGH SCHOOL CAFETERIA PROTOTYPE (M-DCPS)



# PALMETTO SENIOR HIGH SCHOOL CAFETERIA PROTOTYPE Site Plan



PALMETTO SENIOR HIGH SCHOOL  
CAFETERIA PROTOTYPE with SEATING

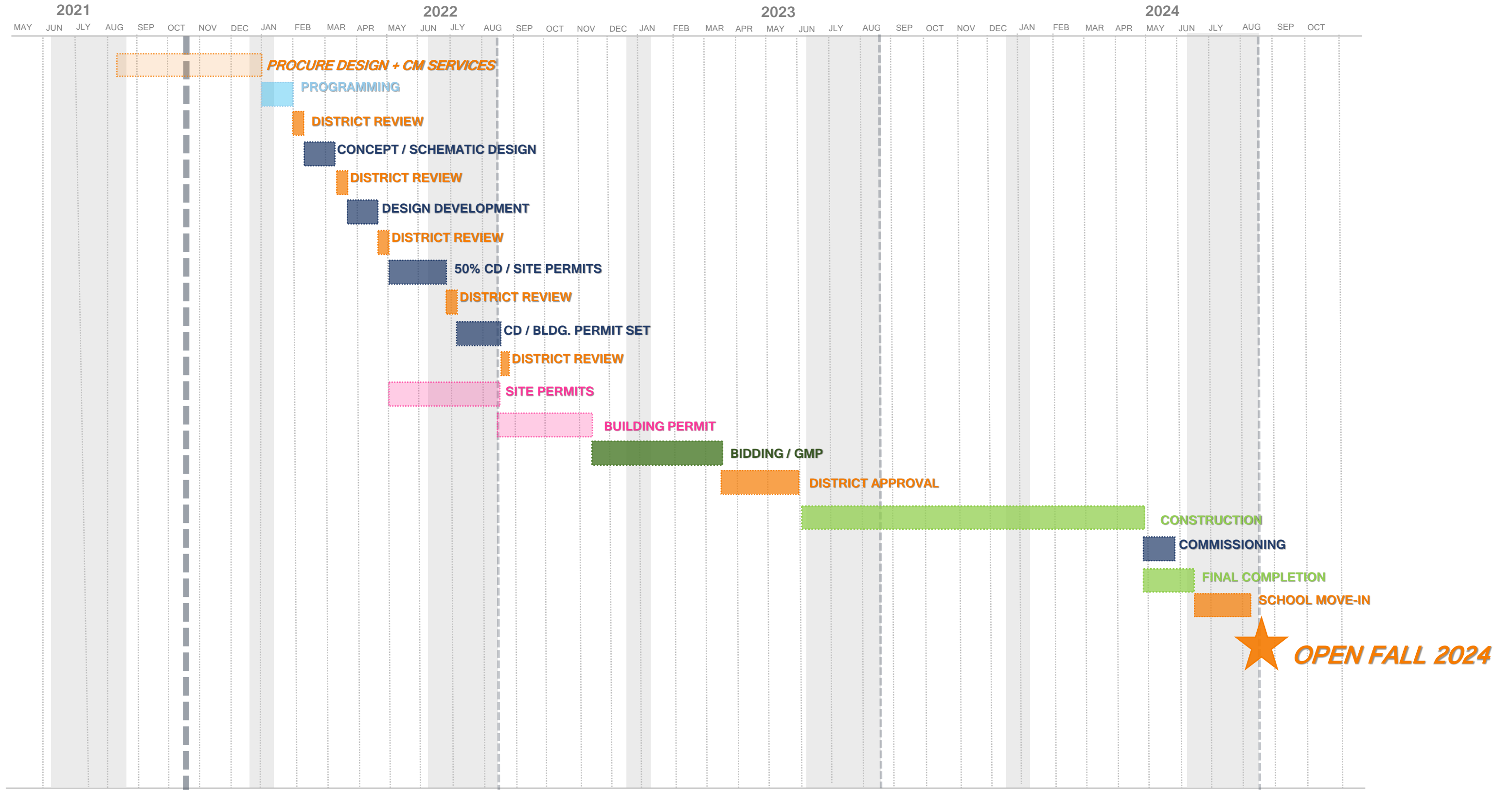


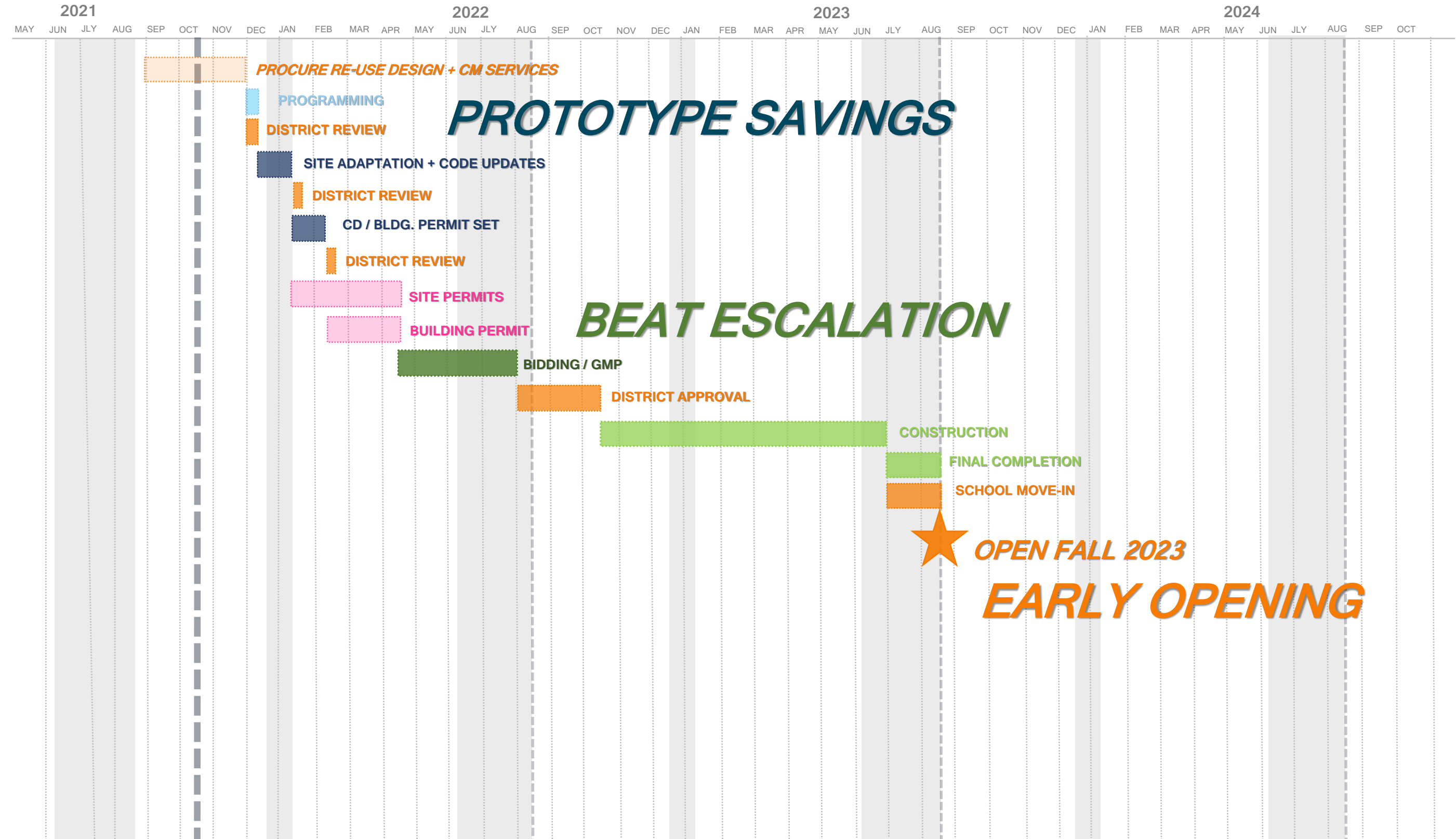
INTERIOR  
DINING  
560 SEATS  
(Banquet,  
4 Tops + 8  
Tops)



STRANAHAN HIGH SCHOOL  
SCHEDULE

# Conventional Schedule







# memorandum

1701 Ponce De Leon Boulevard, Suite 301 | Coral Gables, Florida 33134 | Phone 305-443-2933 | Fax 305-448-374

**DATE:** October 19, 2021

**TO:** Kathleen Langan, SMART Program Director, AECOM

**RE:** Stranahan High School Food Court

## Narrative

According to the 2005 Castaldi Report, the Stranahan High School Cafeteria reached the end of its useful life in 2018. From a long-term planning perspective, this means it is more economical to replace the building than it is to renovate it. Equity in educational adequacy is also accomplished by replacing the building as renovations cannot address every deficiency found in an outdated space.

The replacement option is a long-term investment with benefits spanning 50 plus years. Designing to a current enrollment of 1,500 students does not comply with State Requirements for Educational Facilities (SREF) recommendations. Through careful analysis, the options stated below represent a response to the current climate conditions that are having a direct impact on our society today; while also considering incremental population shifts that could impact the school's future capacity.

The food court should be designed to accommodate the total permanent capacity of 2,324. Design is in accordance with 2014 SREF guidelines (refer to table below), Florida Building Code (FBC) 2020, Broward County Public Schools Design Criteria and Material Standards, and other relevant codes.

Chapter 6		State Requirements for Educational Facilities (2014)			Section 6.1	
FISH Code	Grade Group	Facility Space Name	Recommended Occupants - Stranahan Capacity	Teacher Stations	Net SF/ Occupant	Related Space Net Sq. Ft.
		c. Food Service	2,324			
340	N-PS	Dining Area - 10% capacity	232.4	40		9,296
341	N-PS	Kitchen and Serving Area - 10% Capacity	232.4	44		10,226
349	N-PS	Chair Storage - 5% Capacity	116.2	4		465
351	N-PS	Covered Patio - 10% Capacity	232.4	36		8,366
						28,353 Net Sq. Feet

The SREF recommended net square footage for the building is 28,352. This recommended building size can be met various ways (refer to chart below for breakdown of size options and cost comparisons):

Stranahan Food Court Cost Comparison – Based on SREF Recommendations														
Options	Inside Dining Sq. Footage / Capacity	Cost	Cost/SF	Outside Dining Sq. Footage / 150 Capacity	Cost	Cost/SF	Kitchen/Serving SF for Venues	Cost	Cost/SF	Sitework	FF&E	Total Area	Construction Cost/SF	
Option A - 775 Full Capacity/ 8 Venues	13,865	\$4,852,750	\$350	4,500	\$675,000	\$150	14,525	\$5,810,000	\$400	1,250,000	2,000,000	32,890	\$444	
	Construction Cost							\$14.6 M						
	Soft Cost							\$5.5 M						
	Total Cost							\$20.1 M						
Option B - 625 Reduced Indoor Capacity/ 8 Venues	11,100	\$3,885,000	\$350	4,500	\$675,000	\$150	14,525	\$5,810,000	\$400	1,240,000	1,800,000	30,125	\$445	
	Construction Cost							\$13.4 M						
	Soft Cost							\$5.1 M						
	Total Cost							\$18.5 M						
Option C - 625 Reduced Indoor Capacity/ 6 Venues	11,100	\$3,885,000	\$350	4,500	\$675,000	\$150	13,525	\$5,410,000	\$400	1,240,000	1,650,000	29,125	\$442	
	Construction Cost							\$12.9 M						
	Soft Cost							\$4.8 M						
	Total Cost							\$17.7 M						

Option D - SREF Standards 775 Capacity	Inside Dining Sq. Footage / 625 Capacity	Cost	Cost/SF	Outside Dining Sq. Footage / 150 Capacity	Cost	Cost/SF	Kitchen/Serving SF for 6 Venues	Cost	Cost/SF	Sitework	FF&E	Total Area	Construction Cost/SF	
	11,100	\$3,219,000	\$290	4,500	\$360,000	\$80	13,525	\$5,139,500	\$380	1,240,000	1,650,000	29,125	\$399	
	Construction Cost							\$11.6 M						
	Soft Cost							\$4.4 M						
	Total Cost							\$16 M						
Option E - Sept. 8 Workshop 800 Capacity	Inside Dining Sq. Footage / 600 Capacity	Cost	Cost/SF	Outside Dining Sq. Footage / 200 Capacity	Cost	Cost/SF	Kitchen/Serving SF for 8 Venues	Cost	Cost/SF	Sitework	FF&E	Total Area	Construction Cost/SF	
	12,200	\$4,270,000	\$350	6,200	\$930,000	\$150	14,525	\$5,810,000	\$400	1,250,000	2,000,000	32,925	\$433	
	Construction Cost							\$14.3 M						
	Soft Cost							\$5.4 M						
	Total Cost							\$19.7 M						

Option A: 32,890 sq. ft.

Full Capacity - 3 lunch periods | 925 students – 775 indoor capacity, 150 outdoor capacity | 8 venues  
No deviation from SREF recommended square footages.

Option B: 30,125 sq. ft.

Full Capacity – 3 lunch periods | 775 students – 625 indoor capacity, 150 outdoor capacity | 8 venues  
20% Reduction/recommended SREF square footage meets FBC requirements.

Option C: 29,125 sq. ft.

Full Capacity - 3 lunch periods | 775 students – 625 indoor capacity, 150 outdoor capacity | 6 venues\*  
20% Reduction/recommended SREF square footage meets FBC requirements.

Option D: 29,125 sq. ft.\*\*

Full Capacity - 3 lunch periods | 775 students – 600 indoor capacity, 150 outdoor capacity | 6 venues  
20% Reduction/recommended SREF square footage meets FBC requirements.

Option E: 32,925 sq. ft.\*\*\*

Full Capacity - 3 lunch periods | 800 students – 600 indoor capacity, 200 outdoor capacity | 8 venues  
20% Reduction/recommended SREF square footage meets FBC requirements.

FBC Section 453.8.2 – Space Standards, Table 1004.5 Maximum Floor Area Allowances per Occupant, Function of Space-Assembly 775 capacity \* 15 gross occupant load factor yields 11,625 sq. ft.

Note: All FF&E, kitchen equipment, demolition of the existing cafeteria and restoration of that site is carried in the construction costs. Soft cost includes design, management, IT and contingencies.

The original budget for the Cafeteria Renovation was \$6,675,000, including soft costs. Original Renovation design included ten (10) venues, 704 indoor dining, and 96 seats in an outside dining pavilion with two lunch periods. This was later value engineered to eight (8) venues and a reduced indoor seating capacity of 571 with no outdoor dining.

## RECOMMENDATIONS

1. Free Lunch Statistics – The cumulative percentage is 78.54%\*\*\*\*, this encompasses students receiving free lunches (74.78%) and reduced lunch (3.97%). This number represents the constant number of lunches being served, leaving a balance of 22% of a captive market. The percentage of kids eating lunches can be increased by providing a la carte offerings. The neighborhood needs this type of upgrade to increase morale and participation. The parents feel they are being left behind due to lack of comparable and modern facilities; these kids deserve better.

Five-year historic percentage. Current applications not reflective of trend  
2020 = 86.2%; 2019 = 89%; 2018 = 89.7%; 2017 = 86.4%; 2016 = 86.5%

2. While option B-1 does provide a cost savings, the throughput time becomes too long, not leaving enough time to eat.

3. The difference between reduced dining areas in Options A and B yield a cost savings of **\$1,177,750**.

4. Safety - The initial 2018 analysis occurred a day before the MSD tragedy, before safety was the necessary priority it has become today. At the most recent community meeting, the community expressed a need to be able to secure students during a lockdown.

Regarding safety and how the design of a lockdown can be achieved without adding an additional 1000 sq. ft. to the kitchen: the roll-down doors can be designed in a way to close in front of the serving line. This square footage can provide dual function during a lock down to house a greater number of people safely, whether it be for 925, 800, or 775.

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\* While reducing the number of food options provides a cost savings measure, it will greatly diminish the throughput time, thus reducing the overall efficiency. This in turn may create the need for a longer lunch period.

\*\* Option D represents the 2014 SREF minimum allowed size of a high school cafeteria with a student capacity of 2,324 students and provides both interior and exterior dining options. The \$399 cost was determined by comparing similar cafeterias built in South Florida public schools in the past few years and adjusted for recent price increases. It provides for 6 venues in a food court arrangement which kitchen consultants agree is the minimum quantity for the number of students being served and allows for only 3 lunch periods at full capacity or 2 at current enrollment. The reduced cost is also achieved by decreasing overall building volume and limiting exterior glazing to standard storefront windows and doors as well as incorporating standard design criteria finishes.

\*\*\* Option E is the result of many meetings and workshops with the Stranahan staff, community and parents. It represents a cafeteria which exceeds the SREF minimums to address a campus wide need for a public space for student participation and engagement. Couple this with exterior areas suited for after school activities by clubs and extended study. The interior dining is designed to safely house 800 students in the event of a lockdown and provides for seniors only dining, a feature currently provided in the existing school cafeteria. An outdoor/detached concession area was also incorporated and located for ease of access for athletes and all practice fields.

\*\*\*\*These percentages are based off applications submitted for the 20-21 school year for the first thirty days of the current school year. Updated statistics will be provided by November 2021.

## Stranahan High School: Overview of Cafeteria Replacement Options

Options	Inside Dining Sq. Footage / Capacity	Cost	Cost/SF	Outside Dining Sq. Footage / 150 Capacity	Cost	Cost/SF	Kitchen/Serving SF for Venues	Cost	Cost/SF	Sitework	FF&E	Total Area	Overall Cost/SF
Option A - 775 Full Capacity/ 8 Venues	13,865	\$4,852,750	\$350	4,500	\$675,000	\$150	14,525	\$5,810,000	\$400	1,250,000	2,000,000	32,890	\$444
	Construction Cost						\$14.6 M						
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Option B - 625 Reduced Indoor Capacity/ 8 Venues	11,100	\$3,885,000	\$350	4,500	\$675,000	\$150	14,525	\$5,810,000	\$400	1,240,000	1,800,000	30,125	\$445
	Construction Cost						\$13.4 M						
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	Construction Cost						\$12.9 M						
	Soft Cost						\$4.8 M						
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Option D - SREF Standards 775 Capacity	<i>Inside Dining Sq. Footage / 625 Capacity</i>						<i>Kitchen/Serving SF for 6 Venues</i>						
	11,100	\$3,219,000	\$290	4,500	\$360,000	\$80	13,525	\$5,139,500	\$380	1,240,000	1,650,000	29,125	\$399
	Construction Cost						\$11.6 M						
	Soft Cost						\$4.4 M						
	Total Cost						\$16 M						
Option E - Sept. 8 Workshop 800 Capacity	<i>Inside Dining Sq. Footage / 600 Capacity</i>			<i>Outside Dining Sq. Footage / 200 Capacity</i>			<i>Kitchen/Serving SF for 8 Venue</i>						
	12,200	\$4,270,000	\$350	6,200	\$930,000	\$150	14,525	\$5,810,000	\$400	1,250,000	2,000,000	32,925	\$433
	Construction Cost						\$14.3 M						
	Soft Cost						\$5.4 M						
	Total Cost						\$19.7 M						
Option Prototype 781 Cap., Inside=584, Outside=200?	9,690	\$3,391,500	\$350	3,500	\$525,000	\$150	9,000	\$3,600,000	\$400	1,250,000	1,800,000	22,190	\$476
	Construction Cost						\$10.6 M						
	Soft Cost						\$3.7 M						
	Total Cost						\$14.3 M						