



## Memorandum

**Memorandum No:** 21-087

**Date:** September 20, 2021

**To:** Honorable Mayor and Commissioners

**From:** Chris Lagerbloom, ICMA-CM, City Manager

**Re:** School Board of Broward County's Facility Planning for the Stranahan High School Cafeteria

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The purpose of this memorandum is to provide an update on the School Board of Broward County's (SBBC) facility planning for the Stranahan High School cafeteria.

On May 4, 2021, the Commission adopted Resolution No. 21-86 expressing support for the community's recommendation to replace the Stranahan High School cafeteria based on the need established through the replacement school analysis and public input. At the SBBC meeting on May 18, 2021, the Board voted with the community to reject renovation plans and directed SBBC staff to explore replacement options for the Stranahan High School cafeteria. A replacement option was presented to the community on July 21, 2021, which was well received by faculty and neighbors.

On September 8, 2021, the Stranahan High School cafeteria project was presented at the SBBC workshop for discussion. SBBC staff presented two options for the School Board's consideration: 1) the cafeteria replacement option which was previously presented to the community and 2) a renovation option. School Board members expressed unanimous support for replacing the cafeteria; however, did not reach consensus on the scope. At a future meeting, other replacement options and cost savings measures will be reviewed.

Following the SBBC Workshop on September 8, 2021, a SBBC meeting was held to approve the District Educational Facilities Plan (DEFP). The DEFP included an increase in the Stranahan High School cafeteria budget through future financing in the amount of \$10,810,000, bringing the total project budget to \$17,485,000. The SBBC approved the DEFP, with the increased budget for the Stranahan High School cafeteria but noted that actual replacement costs for the Stranahan High School cafeteria are under evaluation.

City of Fort Lauderdale staff will continue to engage in planning on the Stranahan High School cafeteria project in coordination with the school, community and Education Advisory Board and will relay updates as they become available.

**Attachments**

Exhibit 1 - Resolution No. 21-86 Stranahan High School

Exhibit 2 - SBBC Presentation of Stranahan High School Cafeteria Options

Exhibit 3 - SBBC District Educational Facilities Plan FY22 presentation

C: Tarlesha W. Smith, Esq., Assistant City Manager  
Greg Chavarria, Assistant City Manager  
Alain E. Boileau, City Attorney  
Jeffrey A. Modarelli, City Clerk  
John C. Herbst, City Auditor  
Department Directors  
CMO Managers

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

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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

RESOLUTION NO. 21-86

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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.

  
\_\_\_\_\_  
Mayor  
DEAN J. TRANTALIS

ATTEST:



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

21-86

# 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

2005



## Board Approval

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

2018



## Original Design

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

2019



## New Direction

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

2021

2020

## Reduced Scope

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



2021

## 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



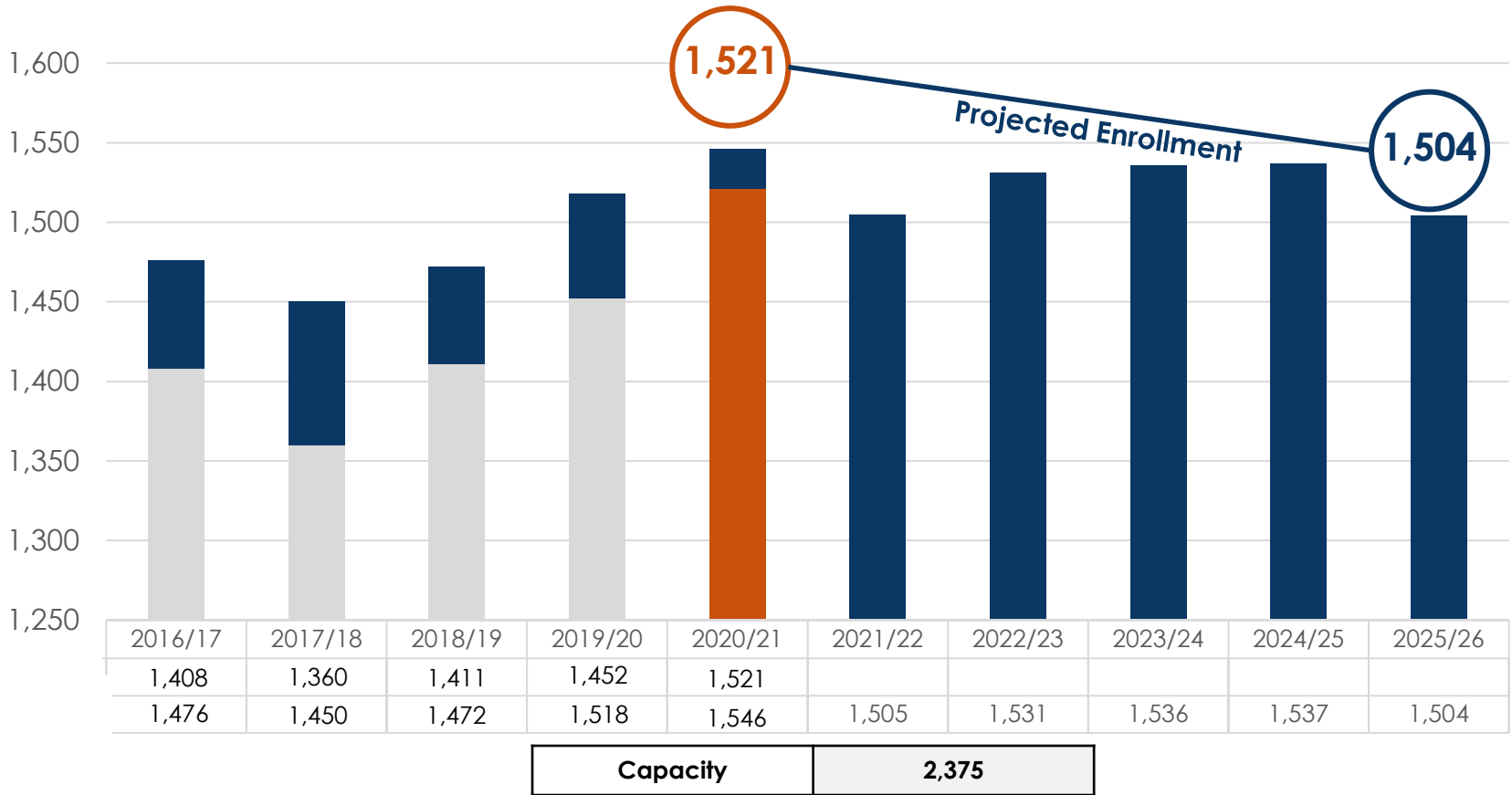


# Enrollment



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

2016/17	2017/18	2018/19	2019/20	64%	2021/22	2022/23	2023/24	2024/25	2025/26
59%	57%	59%	61%	64%	63%	65%	65%	65%	63%



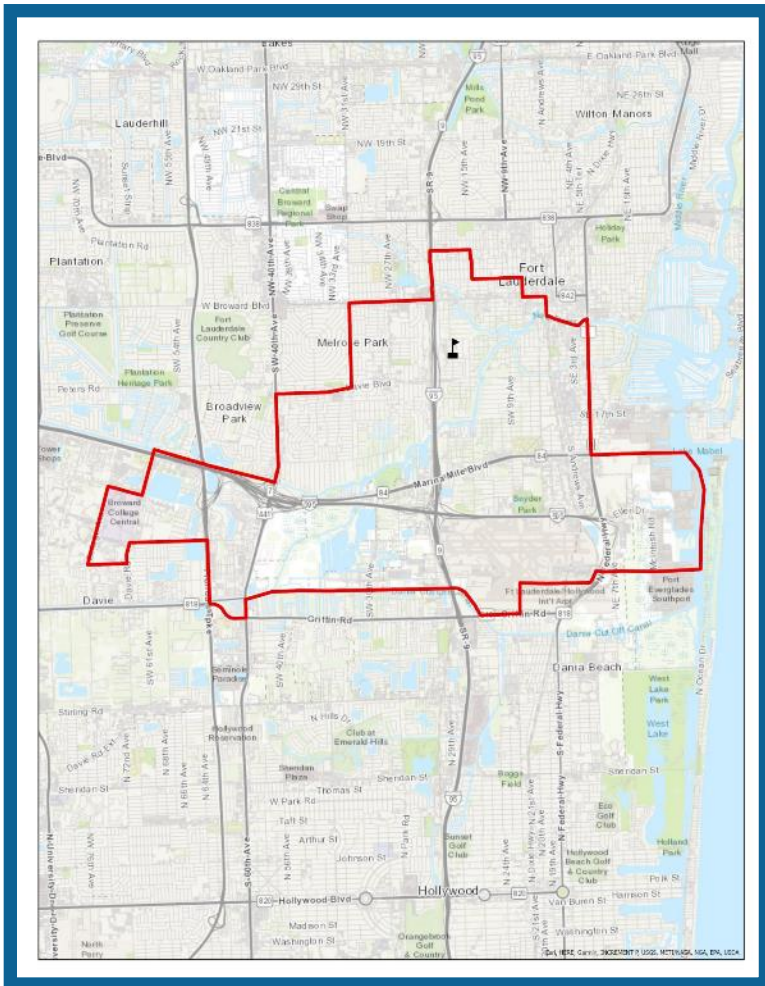
## ENROLLMENT TOTALS

### 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.





# 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

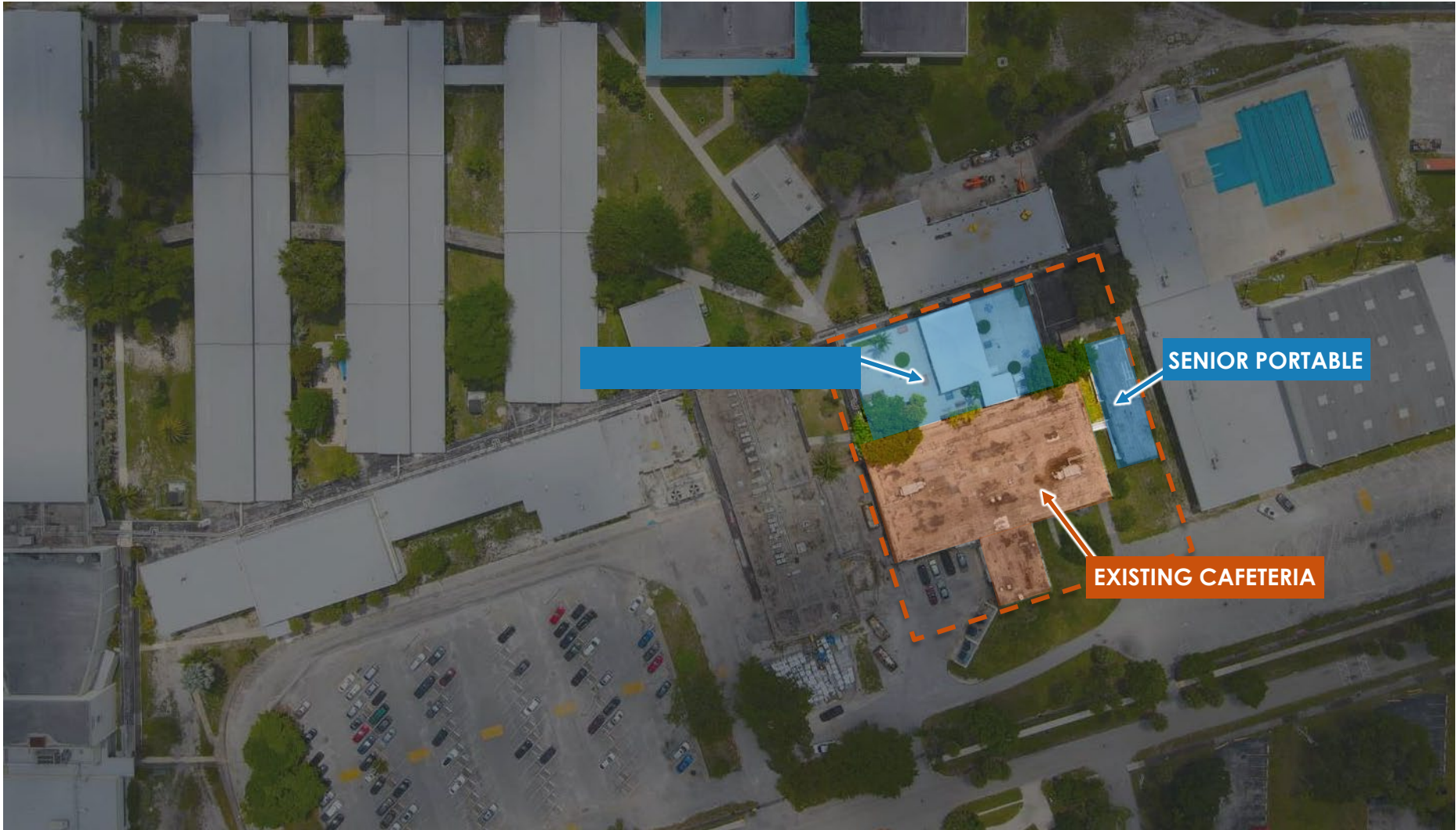
**Decide the best course of action to provide a new cafeteria space for the students of Stranahan High School.**





# Existing Conditions

# Stranahan High School Campus



# Objectives





# Current SMART Scope

# Cafeteria – SMART Scope Breakdown

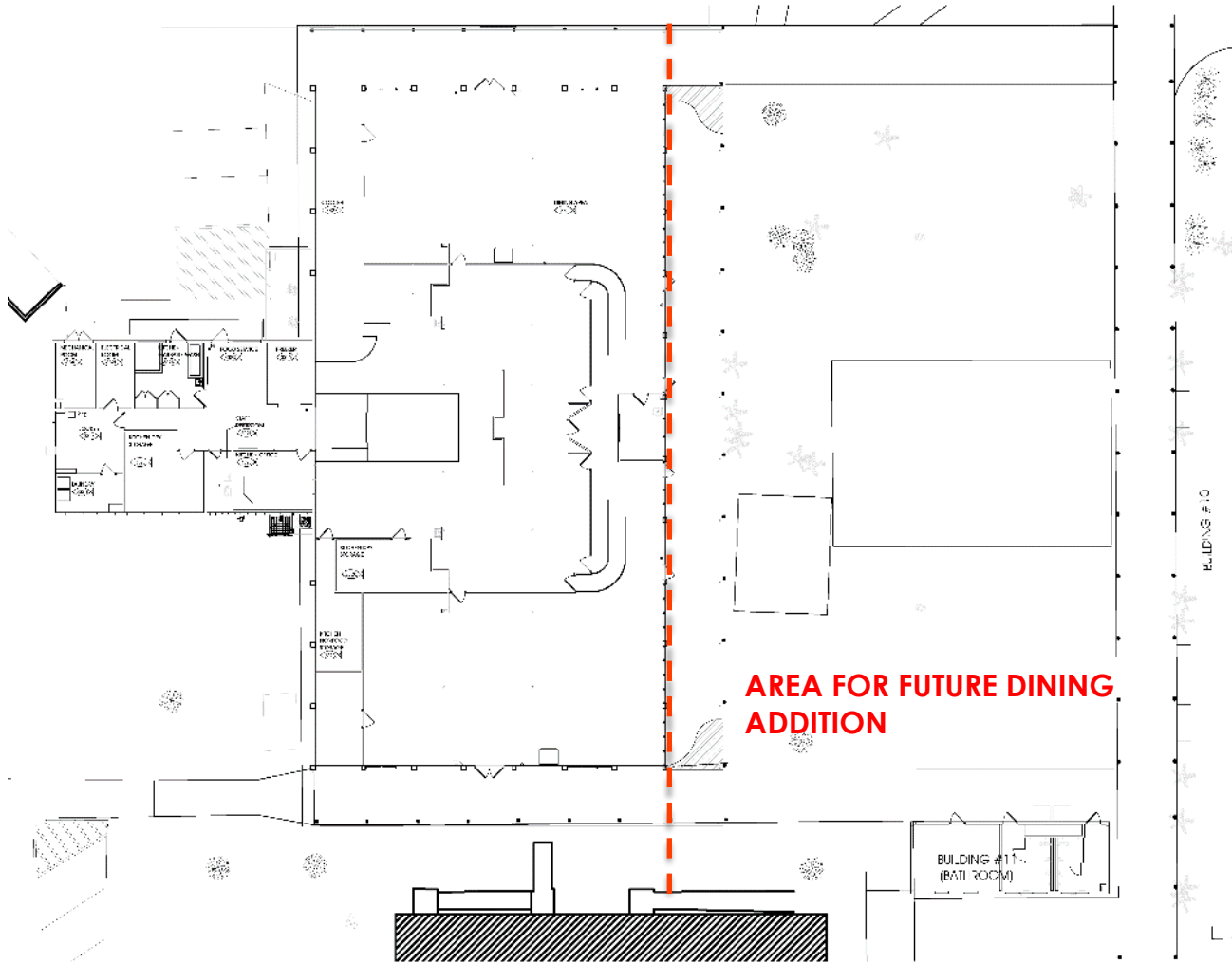
## CAFETERIA RENOVATION & DINING ADDITION



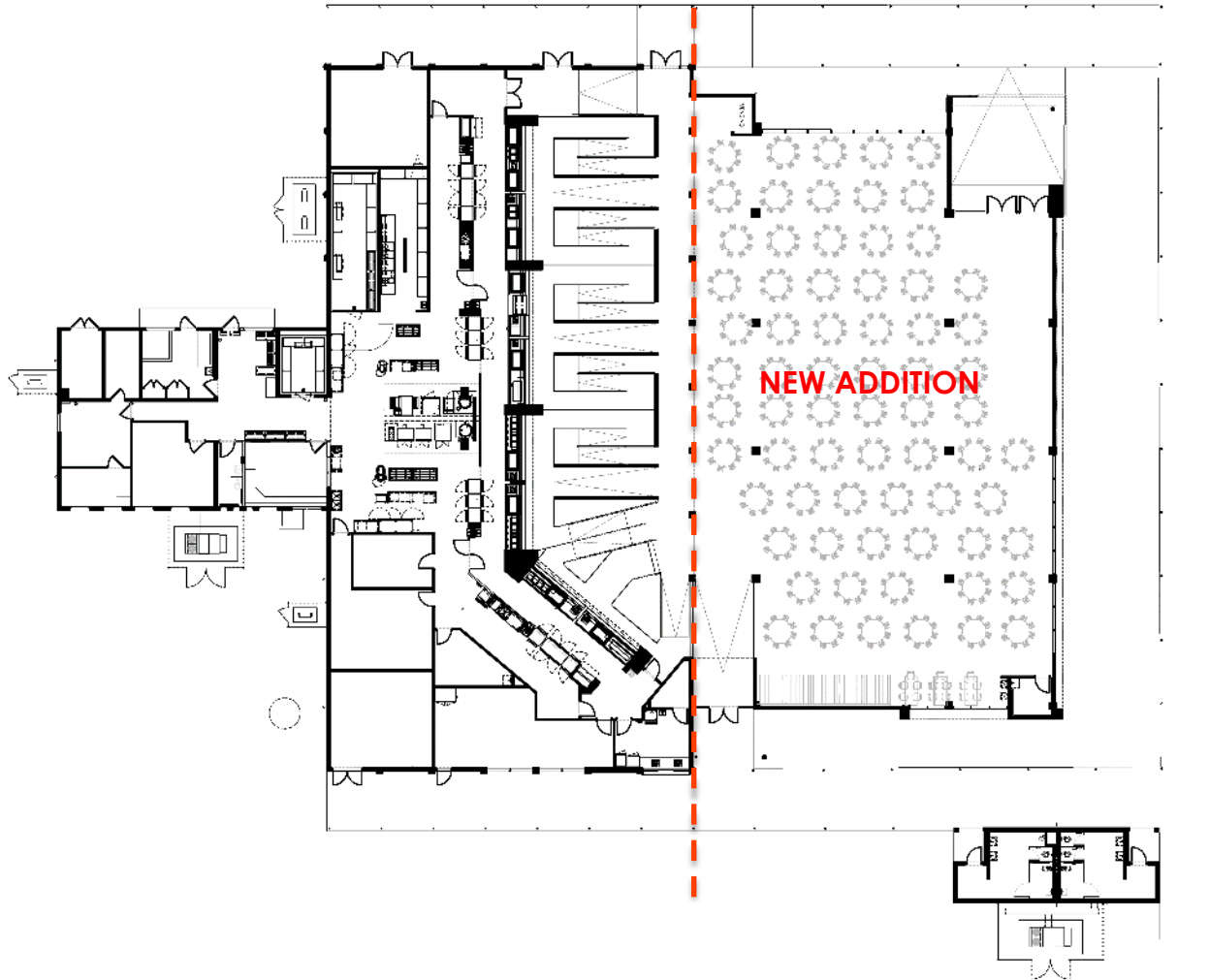


# Cafeteria Renovation & Addition – Option 1

# Original Renovation Existing Conditions



# Original Renovation Proposed Design



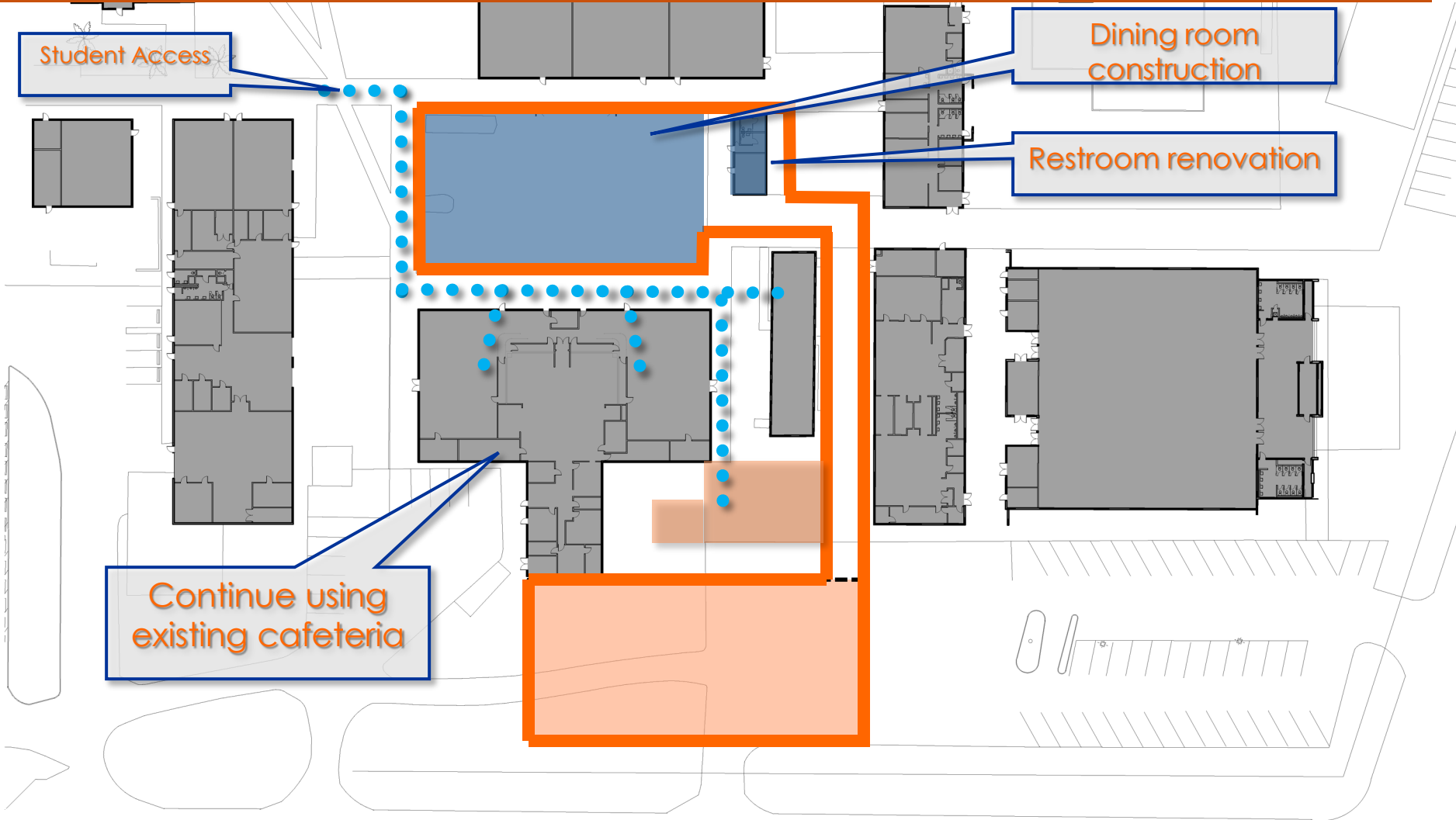
## Design Features

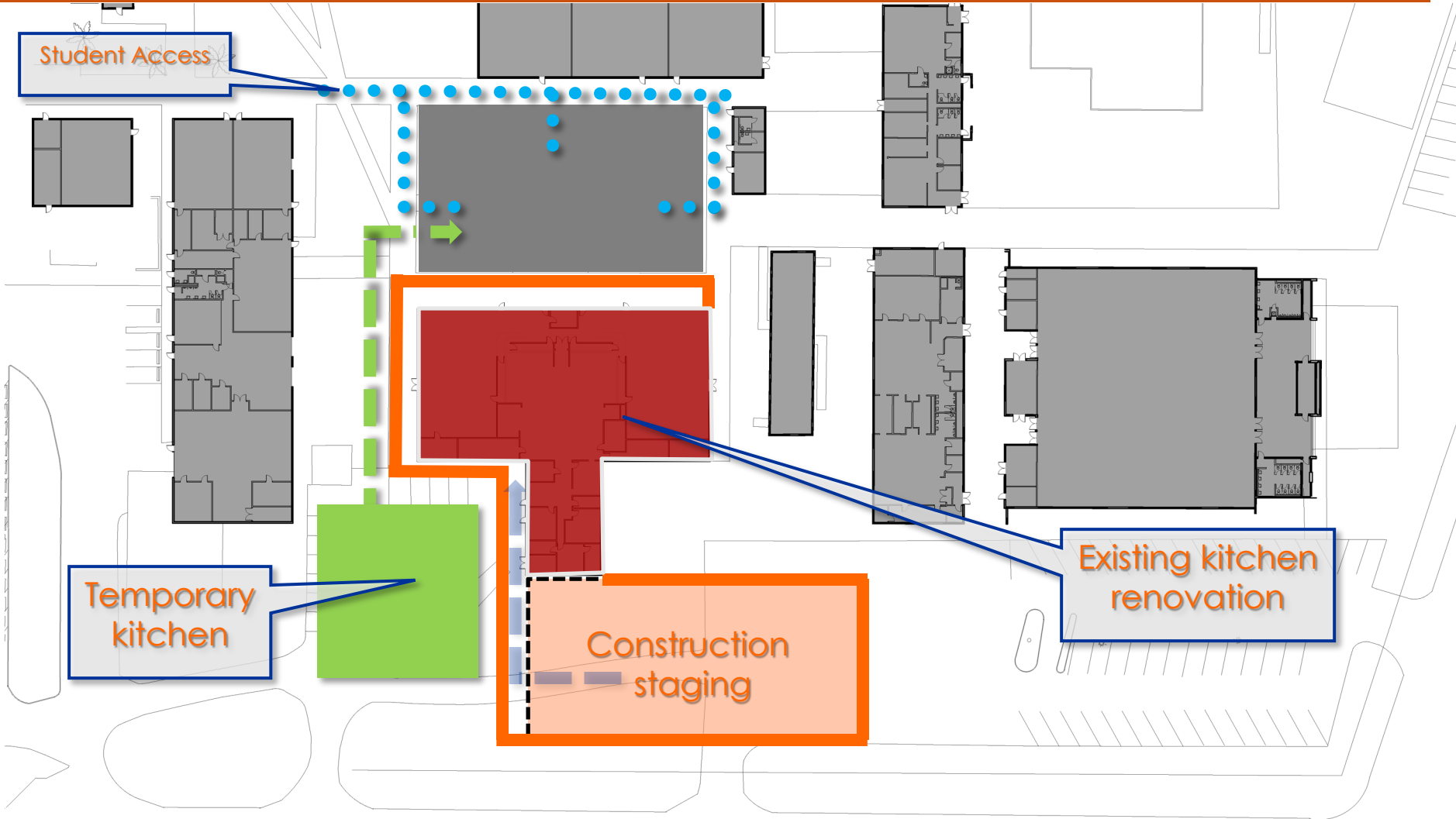
- 571 seating capacity all indoor dining.
- 8 food court venues





# Phasing Plan– Occupied Spaces







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



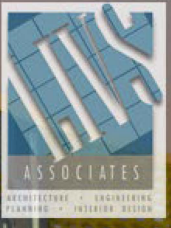


## NEW LOCATION



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

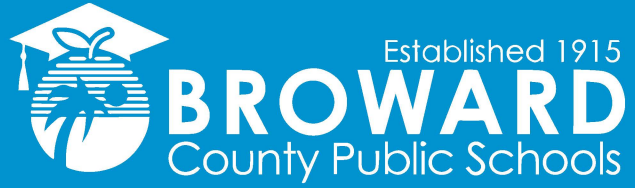












# Schedule



# Options 1 & 2 Schedules

## Option 1 - Renovation

**~23 Months**

Jan 2022 – December 2023

<b>Design</b>	<b>0 Months</b>
<b>Permitting, Procurement (Under CMAR)</b>	<b>7 Months</b>
<b>Construction (Including Phasing)</b>	<b>16 Months</b>

## Option 2 - Replacement

**~33 Months**

Jan 2022 – October 2024

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





# 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>




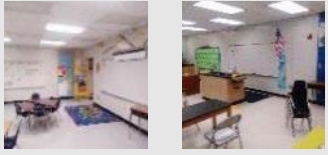
\*Financial numbers are based on estimates, not bids received.



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# 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

## 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





SAFETY & ART  
ATHLETICS  
TECHNOLOGY  
BY SHANNON UNIVERSITY OF THE SOUTH  
BY DARYL L. WARD

# 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

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Interim Superintendent of Schools

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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 ( <i>Current Balance + FY22</i> )
	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:

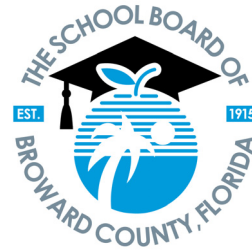
- 1) Over the next 4-years (FY23-FY26) there is an estimated \$99.4 million set aside for charter school millage sharing; if the State fully funds charter school capital outlay, these dollars will move to the capital reserves
- 2) In the outer years of the DEFP (FY23-FY26), there is an estimated additional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

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