

Exhibit "B"



THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FLORIDA

KRISTIN K. GARRISON
DIRECTOR

JOSEPH M. SANCHES
CHIEF OF SUPPORT OPERATIONS

PLANNING & REAL ESTATE SERVICES
3300 FOREST HILL BLVD., SUITE C-110
WEST PALM BEACH, FL 33406-5813
561-434-8020 Fax: 561-434-8815
www.PlanningandRealEstate.info

M

EMORANDUM

January 10, 2012

TO: Board Members

THROUGH: E. Wayne Gent, Superintendent

FROM: Joseph M. Sanches, Chief of Support Operations

SUBJECT: BURT REYNOLDS RANCH PROPERTY

Background

The School Board acquired the Burt Reynolds Ranch property, consisting of ± 153 acres, in September 1999 for \$3,850,000.

The property is located in west Jupiter on Jupiter Farms Road and has one tenant on a month to month lease who operates the "Town and Country Feed and Supply Store" located in the NE corner of the property with frontage on Jupiter Farms Road. The tenant pays the School District \$3,000.00 per month. The only other structures on the property are two remaining warehouse type structures. In addition, ten acres are being used by the Jupiter High School's agriculture program.

Staff ordered an appraisal for the market value of the ± 153 acres as of June 2011. The appraised value was \$4,025,000.00.

On December 16, 2011, the Budget Advisory Committee recommended that the District look into divesting the property. The original purpose for the property was to build a future middle school and hold the balance of the property as a land bank for future educational and/or ancillary use. The current five (5) to ten (10) year projections for the area do not show a need for a new middle school.

Next Step

Staff will prepare a Request for Proposal (RFP) to solicit, receive and negotiate all offers for the entire ± 153 acres; and/or retain a 40 acre site for a future school facility, divesting the balance of the property. Sub-dividing the property will require the development of a site plan in order to identify the location of the future school site, points of access, internal road infrastructure, water/sewer/drainage plans, etc.

Page 2 of 2

SUBJECT: BURT REYNOLDS RANCH PROPERTY

January 10, 2012

Future Board Action

Staff will present the RFP results to the Board for review and approval and, if appropriate at that time, a Resolution declaring the property surplus and unnecessary for educational purposes.

EWG:JMS:KKG:BP:PG:eos

cc: Mike Burke
Shirley Knox

PALM BEACH COUNTY SCHOOLS - RATED "A" BY THE FLORIDA DEPARTMENT OF EDUCATION 2005 – 2011

"Home of Florida's first LEED Gold Certified School"

www.palmbeachschools.org

The School District of Palm Beach County is an Equal Education Opportunity Provider and Employer

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA
Budget Advisory Committee
List of Budget Options for FY2012 and Beyond

#	Description			Estimated Savings	
1	Four Day School Week		<i>Transportation</i>	<i>Utilities</i>	<i>Total</i>
	All Schools	5,181,682	1,620,000	6,801,682	
	Middle/High Only	2,765,509	810,000	3,575,509	
	High Only	1,309,824	405,000	1,714,824	
2	Athletics/Sports				
	General Fund Expenditures (Supplements, Grounds, Buses, Insur., Utilities)			8,673,788	
	Capital Expenditures (Facilities Maint., Facility Replacement) (Excludes \$4.8 million in Athletic Fund Raising Rev/Exp.)			1,845,000	
3	Extracurricular Activities				
	General Fund (Activity Supplements)			4,046,502	
4	Health Insurance Program (Cost Savings must be directed to Self-Insurance Fund)				
	Increase Emp. Premium Contributions (Includes \$20 per month for single cov.)			5,059,680	
	Add Deductible on HMO (Add \$250 indiv/\$500 family)			4,840,421	
	Increase Deductible on EPO (By \$250 to \$750 indiv/\$500 family)			243,410	
	Eliminate Flex \$\$ for those that waive coverage or in single EPO			1,800,000	
	Part-time Employees (Charge \$100 mo. single cov.)			872,000	
	Part-time Employees (Charge 50% or \$250 mo. single cov.)			1,100,000	
	Part-time Employees (Charge 50% or \$400 mo. dependents)			1,080,000	
	Price Dependent Premium by # of children (Incr. premium \$50 per mo., per child)			3,700,000	
	Price Dependent Premium by # of children (Incr. premium \$75 per mo., per child)			5,500,000	
5	Furloughs (various scenarios, general fund impact)		Emp Count		G/F Savings*
	1 Day All Employees (incl'd tchrs (Shutdown, Non-Std Work Day)		16,559		4,970,997
	1 Day All 12 Month Employees (Summer Shutdown)		2,300		555,229
	4 Days all 12 mo. Employees		2,300		2,220,917
	4 Days all Employees (incl'd tchrs)		16,559		19,883,987
	* If all district facilities are closed, utility savings of \$45,000 per day can be added to financial impact.				
6	Small School Shared Support Staff				TBD
7	New Revenue Sources				
	Cell Towers				TBD
	Internet Advertisement				TBD
	School Bus Advertisement				TBD
	TEN (TV) Spectrum Leasing				TBD
	Facility Leasing				TBD
	Land Sales (i.e. Burt Reynolds property, other sites)				TBD

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FLORIDA
Budget Advisory Committee
List of Budget Options for FY2012 and Beyond

#	Description			Estimated Savings
8	Cost Recovery Programs - Increase Overhead Charge	<i>Current %</i>	<i>5% Increase</i>	<i>10% Increase</i>
	School Age Child Care/Summer Camps	10%	1,075,000	2,150,000
	Community Schools	0%	50,000	100,000
	Pre-school Academies	0%	25,000	50,000
9	Transportation			
	Add Bus Compounds (school sites or ancillary facilities)			TBD
10	Wireless Devices	Units	Total Cost	Less: E-rate (65%) Net Cost
	Air Card	130	64,880	42,172 22,708
	Cell Phone	77	38,429	24,979 13,450
	Blackberry	535	267,008	173,555 93,453
	Push-to-talk	34	7,956	5,171 2,785
	Power Source	483	113,022	73,464 39,558
	Power Source Standby	34	7,956	5,171 2,785
	Cellular Modem	1	234	152 82
	Standby	6	1,404	913 491
	Total	1,300	500,889	325,577 175,312
11	Contingency Reserve	(reduce to 3%)		TBD
12	In-County Travel Policy	(reduce rate to 0.445 per mi./state rate)		78,000
13	Postpone Traveling Board Meetings for FY2012	(Est. savings based on 10 mtgs)		29,128
14	Review Intra-local agreements to ensure District is recapturing all costs			TBD
15	Consider Retirement Incentive Programs for select employee groups			TBD
16	Consider addition of Grant Writers provided business case supports outlay			TBD
17	Consider permanent, more stringent hiring freeze on non-instructional positions			TBD
18	Review all software maintenance budgets, including PeopleSoft			TBD - Capital Bdgt Review
19	Review budget for opportunities to allocate costs to grants where possible			TBD
20	Review budget for opportunities to allocate costs to capital budget where possible			TBD
21	Consider reducing select positions to an 11 month contracts for new hires			TBD
22	Review District sick/vacation leave policy and compare to statutory requirements			TBD
23	Perform desk audit of all central office positions to identify additional efficiencies			TBD