



FLORIDA ATLANTIC UNIVERSITY  

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Board of Trustees

Item: SP: A-3

**Tuesday, June 16, 2026**

**SUBJECT: APPROVAL OF 2026 – EDUCATIONAL PLANT SURVEY  
VALIDATION - AD HENDERSON**

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**PROPOSED ACTION**

Approve the review and validation of the completed AD Henderson Developmental Research School – Educational Plant Survey

**BACKGROUND INFORMATION**

An Educational Plant Survey (EPS) is required to be conducted once every five (5) years for all public educational entities. The survey for ADHUS Developmental Research School (DRS) was conducted by Department of Education staff on March 3, 2026. This survey recognizes ADHUS's newly completed complex and incorporates buildings 45 and 45A (or 46 in DOE records) in the facility inventory to allow for renovation, repairs, and maintenance of the existing facilities in accordance with statutory guidelines.

A board approved survey recommendation is required for the release of PECO funds.

The EPS covers the period July 1, 2026 through June 30, 2031.

**IMPLEMENTATION PLAN/DATE**

Upon Board approval.

**FISCAL IMPLICATIONS**

N/A

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**Supporting Documentation: ADHUS DRS Educational Plant Survey Report**

**Presented by: Stacy Volnick, Executive VP Administrative Affairs and Chief Operating Officer  
Phone: 561-297-3450**

# FIVE YEAR SURVEY

## Recommendation Report

**District Name:** FLORIDA ATLANTIC UNIVERSITY SCHOOLS (FAU)  
**Survey:** Number 5 - Version 1  
**Facility Name:** ALEXANDER D HENDERSON UNIVERSITY SCHOOL/FAU HIGH SCHOOL  
**Address:** 777 GLADES ROAD, BOCA RATON

	Existing	Recommended
<b>Capital Outlay Classification</b>	1 - SCHOOL RECOMMENDED FOR CONTINUED USE	1 - SCHOOL RECOMMENDED FOR CONTINUED USE
<b>Facility Use</b>	COMBINATION	COMBINATION
<b>Low Grade</b>	KINDERGARTEN	KINDERGARTEN
<b>High Grade</b>	GRADE 12	GRADE 12
<b>Comments</b>		

	Existing	Student Stations Added/Reduced(+ or -)	Recommended
<b>Perm. Stations</b>	1,192	0	1192
<b>Reloc. Stations</b>	0	0	0
<b>Mod. Stations</b>	0	0	0
<b>Total Stations</b>	1,192	0	1192
<b>Utilization Factor</b>	90%		90%
<b>School Capacity</b>	1,072		1072
<b>COFTE Student Membership</b>	804		779
<b>Survey Annotation</b>			

New Site Cost	Site Expansion	Site Development	Site Improvement	Remodeling Cost	Renovation Cost	New Construction Cost
\$0	\$0	\$0	\$10,000	\$187,200	\$21,703,656	\$0
			<b>Estimated Total Project Cost</b>		\$21,900,856	

ALEXANDER D HENDERSON UNIVERSITY SCHOOL/FAU HIGH SCHOOL	Parcel	Building	Description	Total NSF	Change In Station Count	Calculated Cost	Cost Per NSF	Cost Per Station
Remodeling 2027	1	29	Removed NSF (800), Added NSF (800), Difference NSF (0), Percent (0%), Removed Stations (25), Added Stations (25) Remodeling: Adding 1 unit of SENIOR HIGH CLASSROOM (9-12) (800 NSF) and Removing Room 9102 (800 NSF)	800	0	\$187,200	\$234	\$0

**ALEXANDER D  
HENDERSON  
UNIVERSITY  
SCHOOL/FAU HIGH  
SCHOOL**

	<b>Parcel</b>	<b>Building</b>	<b>Description</b>	<b>Total NSF</b>	<b>Change In Station Count</b>	<b>Calculated Cost</b>	<b>Cost Per NSF</b>	<b>Cost Per Station</b>
Renovation 2027	1	26	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100 (219 NSF), Room 101 (980 NSF), Room 102 (657 NSF), Room 103 (123 NSF), Room 104 (121 NSF), Room 105 (242 NSF), Room 106 (328 NSF), Room 106A (362 NSF), Room 106B (58 NSF), Room 106C (73 NSF), Room 107 (115 NSF), Room 108 (115 NSF), Room 109 (115 NSF), Room 110 (115 NSF), Room 111 (115 NSF), Room 112 (115 NSF), Room 113 (210 NSF), Room 114 (118 NSF), Room 115 (118 NSF), Room 116 (148 NSF), Room 117 (148 NSF), Room 118 (110 NSF), Room 190 (199 NSF), Room 191 (95 NSF)	4,999	0	\$779,844	\$156	\$0
Renovation 2027	1	27	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100 (1362 NSF), Room 101 (956 NSF), Room 102 (961 NSF), Room 103 (956 NSF), Room 104 (952 NSF), Room 105 (509 NSF), Room 105A (116 NSF), Room 105B (142 NSF), Room 105C (141 NSF), Room 105D (143 NSF), Room 105E (154 NSF), Room 106 (177 NSF), Room 106A (37 NSF), Room 107 (168 NSF), Room 108 (50 NSF), Room 109 (50 NSF), Room 110 (50 NSF), Room 111 (50 NSF), Room 112 (50 NSF), Room 113 (49 NSF), Room 190 (216 NSF), Room 191 (24 NSF), Room 192 (47 NSF), Room 193 (26 NSF)	7,386	0	\$1,152,216	\$156	\$0
Renovation 2027	1	30	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100A (3369 NSF), Room 100B (1026 NSF), Room 100C (3297 NSF), Room 101 (321 NSF), Room 101A (104 NSF), Room 101B (44 NSF), Room 101C (180 NSF), Room 102 (115 NSF), Room 103 (148 NSF), Room 104 (148 NSF), Room 105 (100 NSF), Room 106 (148 NSF), Room 106A (18 NSF), Room 107 (75 NSF), Room 108 (205 NSF), Room 108A (44 NSF), Room 109 (236 NSF), Room 110 (45 NSF), Room 111 (45 NSF), Room 112 (198 NSF), Room 113 (116 NSF), Room 113A (64 NSF), Room 114 (163 NSF), Room 115 (279 NSF), Room 116 (252 NSF), Room 117 (91 NSF), Room 118 (1197 NSF), Room 118A (245 NSF), Room 118B (98 NSF), Room 119 (957 NSF), Room 119A (96 NSF), Room 120 (44 NSF), Room 121 (44 NSF), Room 122 (3218 NSF), Room 122A (305 NSF), Room 122B (952 NSF), Room 122C (78 NSF), Room 122D (66 NSF), Room 122E (66	78,960	0	\$12,317,760	\$156	\$0

NSF), Room 123 (95 NSF), Room 123A (95 NSF), Room 124 (613 NSF), Room 125 (953 NSF), Room 125A (106 NSF), Room 125B (100 NSF), Room 125C (77 NSF), Room 126 (170 NSF), Room 126A (148 NSF), Room 126B (128 NSF), Room 127 (121 NSF), Room 128 (166 NSF), Room 129 (300 NSF), Room 129A (110 NSF), Room 129B (237 NSF), Room 129C (103 NSF), Room 129D (66 NSF), Room 129E (43 NSF), Room 130 (114 NSF), Room 131 (420 NSF), Room 131A (106 NSF), Room 131B (108 NSF), Room 131C (108 NSF), Room 131D (108 NSF), Room 131E (110 NSF), Room 131F (108 NSF), Room 132 (541 NSF), Room 132A (49 NSF), Room 133 (315 NSF), Room 134 (788 NSF), Room 134A (43 NSF), Room 135 (663 NSF), Room 135A (79 NSF), Room 136 (797 NSF), Room 136A (43 NSF), Room 137 (795 NSF), Room 137A (43 NSF), Room 138 (787 NSF), Room 138A (43 NSF), Room 139 (795 NSF), Room 139A (43 NSF), Room 140 (728 NSF), Room 140A (44 NSF), Room 141 (797 NSF), Room 141A (44 NSF), Room 142 (805 NSF), Room 142A (43 NSF), Room 143 (777 NSF), Room 143A (44 NSF), Room 144 (793 NSF), Room 144A (44 NSF), Room 145 (790 NSF), Room 145A (44 NSF), Room 146 (315 NSF), Room 147 (796 NSF), Room 147A (44 NSF), Room 148 (340 NSF), Room 149 (799 NSF), Room 149A (44 NSF), Room 150 (783 NSF), Room 150A (44 NSF), Room 151 (216 NSF), Room 151A (83 NSF), Room 151B (42 NSF), Room 151C (62 NSF), Room 152 (102 NSF), Room 153 (284 NSF), Room 195 (73 NSF), Room 197A (330 NSF), Room 197B (430 NSF), Room 197C (478 NSF), Room 197D (470 NSF), Room 198 (254 NSF), Room 198A (182 NSF), Room 199A (1707 NSF), Room 199B (1225 NSF), Room 199C (1194 NSF), Room 199D (118 NSF), Room 200A (1255 NSF), Room 200B (1038 NSF), Room 200C (778 NSF), Room 200D (3297 NSF), Room 201 (177 NSF), Room 201A (81 NSF), Room 202 (469 NSF), Room 203 (45 NSF), Room 204 (801 NSF), Room 204A (52 NSF), Room 204B (51 NSF), Room 205 (487 NSF), Room 206 (114 NSF), Room 207 (763 NSF), Room 208 (48 NSF), Room 208A (44 NSF), Room 208B (44 NSF), Room 209 (791 NSF), Room 210 (791 NSF), Room 211 (48 NSF), Room 211A (44 NSF), Room 211B (45 NSF), Room 212 (785 NSF), Room 213 (46 NSF), Room 214 (788 NSF), Room 214A (46 NSF), Room 214B (45 NSF), Room 215 (763 NSF), Room 216 (2030 NSF), Room 216A (683 NSF), Room 216B (240 NSF), Room 216C (183 NSF), Room 216D (45 NSF), Room 216E (100 NSF), Room 217 (117 NSF), Room 217A (45 NSF), Room 217B (45 NSF), Room 218 (332 NSF), Room 219 (280 NSF), Room 220 (771 NSF), Room 221 (46 NSF),

			Room 222 (122 NSF), Room 223 (131 NSF), Room 224 (134 NSF), Room 225 (122 NSF), Room 226 (46 NSF), Room 227 (994 NSF), Room 227A (100 NSF), Room 228 (790 NSF), Room 229 (106 NSF), Room 229A (80 NSF), Room 230 (542 NSF), Room 230A (123 NSF), Room 231 (795 NSF), Room 232 (45 NSF), Room 233 (790 NSF), Room 234 (45 NSF), Room 235 (67 NSF), Room 236 (731 NSF), Room 237 (795 NSF), Room 238 (790 NSF), Room 239 (803 NSF), Room 240 (788 NSF), Room 241 (1012 NSF), Room 241A (208 NSF), Room 242 (1028 NSF), Room 242A (203 NSF), Room 243 (148 NSF), Room 243A (56 NSF), Room 244 (45 NSF), Room 245 (45 NSF), Room 246 (45 NSF), Room 247 (45 NSF), Room 248 (795 NSF), Room 249 (360 NSF), Room 250 (796 NSF), Room 251 (796 NSF), Room 252 (792 NSF), Room 254 (792 NSF)					
Renovation 2027	1	31	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 101 (1948 NSF), Room 101A (101 NSF), Room 102 (297 NSF), Room 104 (290 NSF), Room 105 (8422 NSF), Room 105A (244 NSF), Room 105B (236 NSF), Room 105C (195 NSF), Room 106 (1082 NSF), Room 107 (572 NSF), Room 107A (215 NSF), Room 107B (104 NSF), Room 108 (564 NSF), Room 108A (213 NSF), Room 108B (105 NSF), Room 109 (104 NSF), Room 110 (315 NSF), Room 111 (78 NSF), Room 112 (45 NSF), Room 198 (278 NSF), Room 198A (94 NSF)	15,502	0	\$2,418,312	\$156	\$0
Renovation 2027	1	32	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100 (1221 NSF), Room 100A (42 NSF), Room 101 (4604 NSF), Room 102 (62 NSF), Room 103 (42 NSF), Room 104 (168 NSF), Room 105 (126 NSF), Room 119 (335 NSF), Room 120 (339 NSF), Room 120A (24 NSF), Room 121 (168 NSF), Room 121A (161 NSF), Room 190 (181 NSF), Room 191 (101 NSF)	7,574	0	\$1,181,544	\$156	\$0

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	<b>Parcel</b>	<b>Building</b>	<b>Description</b>	<b>Total NSF</b>	<b>Change In Station Count</b>	<b>Calculated Cost</b>	<b>Cost Per NSF</b>	<b>Cost Per Station</b>
Renovation 2027	1	33	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100 (905 NSF), Room 100A (293 NSF), Room 100D (39 NSF), Room 101 (393 NSF), Room 101A (62 NSF), Room 101B (316 NSF), Room 101C (308 NSF), Room 102 (119 NSF), Room 103 (119 NSF), Room 104 (1099 NSF), Room 104A (96 NSF), Room 105 (1232 NSF), Room 106 (125 NSF), Room 107 (1230 NSF), Room 108 (900 NSF), Room 109 (119 NSF), Room 110 (119 NSF), Room 111 (308 NSF), Room 112 (4095 NSF), Room 112A (166 NSF), Room 112B (162 NSF), Room 113 (638 NSF), Room 114 (635 NSF), Room 115 (345 NSF), Room 116 (57 NSF), Room 117 (59 NSF), Room 118 (54 NSF), Room 119 (905 NSF), Room 120 (105 NSF), Room 121 (46 NSF), Room 122 (46 NSF), Room 123 (116 NSF), Room 124 (196 NSF), Room 125 (50 NSF), Room 126 (51 NSF), Room 190 (467 NSF), Room 190A (130 NSF), Room 190B (50 NSF)	16,155	0	\$2,520,180	\$156	\$0
Renovation 2027	1	45	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 100 (721 NSF), Room 101 (90 NSF), Room 102 (858 NSF), Room 102A (24 NSF), Room 103 (858 NSF), Room 103A (24 NSF), Room 104 (217 NSF), Room 105 (17 NSF), Room 106 (45 NSF), Room 107 (858 NSF), Room 107A (24 NSF), Room 108 (858 NSF), Room 108A (24 NSF), Room 109 (58 NSF), Room 111 (35 NSF), Room 112 (83 NSF), Room 113 (145 NSF), Room 114 (40 NSF), Room 115 (145 NSF), Room 117 (768 NSF), Room 117A (105 NSF), Room 117B (65 NSF), Room 119 (847 NSF), Room 198 (164 NSF), Room 198B (141 NSF)	7,214	0	\$1,125,384	\$156	\$0
Renovation 2027	1	46	Renovating: Apply Painting, Floor Cover, Electrical, Plumbing, Windows, Lighting, Restrooms, HVAC Systems, Bell/Fire Alarm Systems, Retrofit for Technology to Room 101 (67 NSF), Room 102 (942 NSF), Room 103 (41 NSF), Room 104 (68 NSF), Room 105 (45 NSF), Room 106 (107 NSF), Room 107 (44 NSF), Room 110 (22 NSF)	1,336	0	\$208,416	\$156	\$0