

Facilities Services Board Update

John Morris, Chief Facilities Officer

April 16, 2019



**Orange County
Public Schools**

Agenda

- **Chief Facilities Officer, John Morris**
 - Introduction – Departments
 - Construction Planning
 - Real Estate Management
 - Facility Planning
 - Construction/Design
 - Capital Renewal
 - Asset Protection
 - Districtwide/Digital Curriculum/Portable Operations
 - Maintenance
 - Custodial
 - Program Management
 - Repurposed Future Use

Facilities

- **Director, Construction Planning, Jessma Lambert**
 - Statutory Requirements
 - Planning Tools
 - Advance Planning
- **Attorney/Planning and Real Estate, Laura Kelly**
 - Prototype Reuse
 - Real Estate Management
 - Facilities Planning
- **Senior Facilities Executive Director, Jeff Hart**
 - Master Schedule
 - 2019, 2020 and Beyond
 - Rebates
 - Owner Direct Purchase Program – Sales Tax Savings

Agenda

- **Senior Director, Construction, Craig Jackson**
 - Capital Renewal Program
- **Senior Facilities Director, K. Michael Winter**
 - Asset Protection
 - Districtwide Program
 - Portables
 - Maintenance
 - Custodial

Agenda

- **Senior Manager, Communications, Lauren Roth**
 - Curb Appeal Program
 - Communications
- **Program Management Team Manager, Basem Ghneim**
 - Solar Energy
 - Capital Program Elements
 - Accelerated Capital Projects
 - Facilities Condition Assessment Refresh
 - Capital Program Timeline and Budget Update

Repurposed Future Use

Facility	Year Available	Current Use	2019 and beyond
Silver Star Center	Current	OCVS	Testing Center/OCVS
West Orange 9 th GC	Current	ESTEEM /Hospital Homebound	ESTEEM/Hospital Homebound
Durrance ES	Current	Food and Nutritional Services	Food and Nutritional Services Southeast LC/Southwest LC
Clarcona ES	2018-19	Skyward	Swing site
Maxey ES (former)	2018-19	ESE Transition Class/Special Hearts Farm	Facilities Maintenance / ESE Transition Class/Special Hearts Farm
Kaley ES	2018-19	Audiology Program, Professional Development Center	Audiology Program, Professional Development Center
Pine Castle ES	2019-20	Elementary School	Student Information Team Training Site/ Pre-K Center 2020
Cherokee School	2021-22	ESE School	Potential Gifted Secondary School
Gateway School	2021-22	ESE School	Middle School Recovery Program

Facilities Construction Planning Overview

- Statutory Requirements for Planning
- Planning Tools
- Advance Planning – How We Plan Schools

Jessma Lambert

Director, Facilities Construction Planning

Statutory Requirements

- Annual Florida Inventory of School Houses (FISH) Certification
- Five-Year Work Plan
- Five-Year Plant Survey
- Florida Department of Education (FDOE) Cost of Construction Report

Annual Florida Inventory of School Houses (FISH) Certification

- Chapter 1013.31(1)(d) of Florida Statutes
- Basis of data for Educational Facilities Planning
- Data utilized for FTE (Full Time Equivalent) reporting
- Certification indicates inventory is current and accurate
- *Yearly validation of all new and renovated facilities*
- ***Due April 1 of each year***

Five Year Work Plan

- Chapter 1013.35 of Florida Statutes
- The first year of the work program is the district's capital outlay budget
- Reflects a balanced Capital Outlay plan that is financially feasible based on Board approved budget
- ***Due first week of October each year***

Five Year Educational Plant Survey

- Florida Statutes Sections 1013.03 and 1013.64
 - State Requirements for Educational Facilities (SREF), Section 3.1, Florida Administrative Code (FAC)
- Required for the expenditure of capital millage funds, Public Education Capital Outlay (PECO) funds, and Capital Outlay and Debt Service (CO&DS) funds
- Utilizes the State's Capital Outlay Full Time Equivalent (COFTE) projections
- Required every five years
- Basis for Board Policy *FA Educational Plant Survey*
- ***Last approved December 2017, due June 2022***

FDOE Cost of Construction Report

- Chapter 1013.64 of Florida Statutes – *Funds for comprehensive educational plant needs; construction cost maximums for school district capital projects*
- Maximums measured using Cost per Student Station
- Includes all costs necessary to build a school
- On July 1, 2017, legislation requiring that ALL construction projects must meet “cost per student station” became effective along with punitive damages if not met
- ***Due March 1 of each year or date specified by Florida Department of Education (FDOE)***

Planning Tools

- State Requirements for Educational Facilities (SREF)
- Florida Inventory of School Houses (FISH)
- Facilities List based on prototype standards
 - Elementary
 - Middle
 - K8
 - High
 - Technical

Advance Planning - Planning for Schools

- How Does OCPS Plan for Schools?
- How Does OCPS Decide Which Schools are Built First?

Prototype School Sizes

Background and Rationale

- Based on the board approved educational Framework established in 2003
- Capacity based on Class Size Amendment and Federal/State law for exceptional education students
- Consistent school size allows the district to be consistent and efficient with resources needed to build, maintain and operate the school

Prototype Student Capacities

- Elementary – 830
- Middle – 1,215
- K8 – similar capacity to middle school, approximately 1,200
- High – 2,776
- Technical – capacity driven by programs offered

Advance Planning Committee

- Purpose – to gather representatives from key stakeholder departments of OCPS to research, review and analyze data to assess future student capacity and facility needs
- Goal – to analyze pertinent data and recommend to the Capital Program Steering Committee (CPSC) the 10-year Capital Improvement Plan (CIP)

Attending Departments

Facilities Construction Planning
District General Counsel
Student Enrollment
Facilities Planning
Real Estate Management
Teaching and Learning
Facilities Program Management Team
Orange County Government and other Municipalities (as needed)
Other departments including Transportation and Operations

CIP Development Schedule



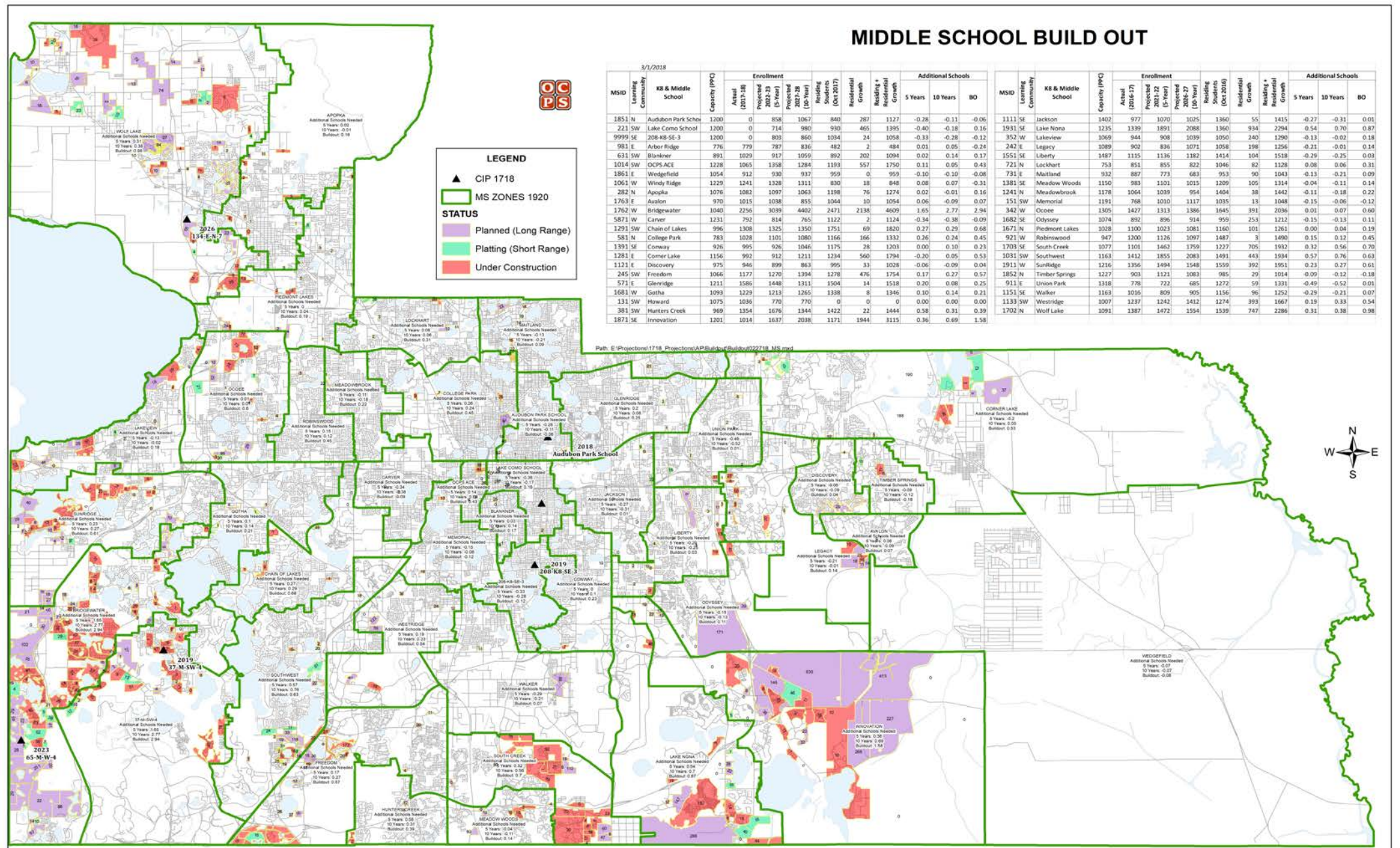
- Current and projected enrollment
- Current capacity & future capacity needs
- Student and Population growth
- Infrastructure requirements – roads, utilities, etc.
- Site availability

CIP Development Process

Determining needs

- Analyze growth and developmental data
- Demographics (Birth data/residential construction)
- Assess capacity (existing and new)
- Define projects
- Prioritize projects
- Allocate funding and resources

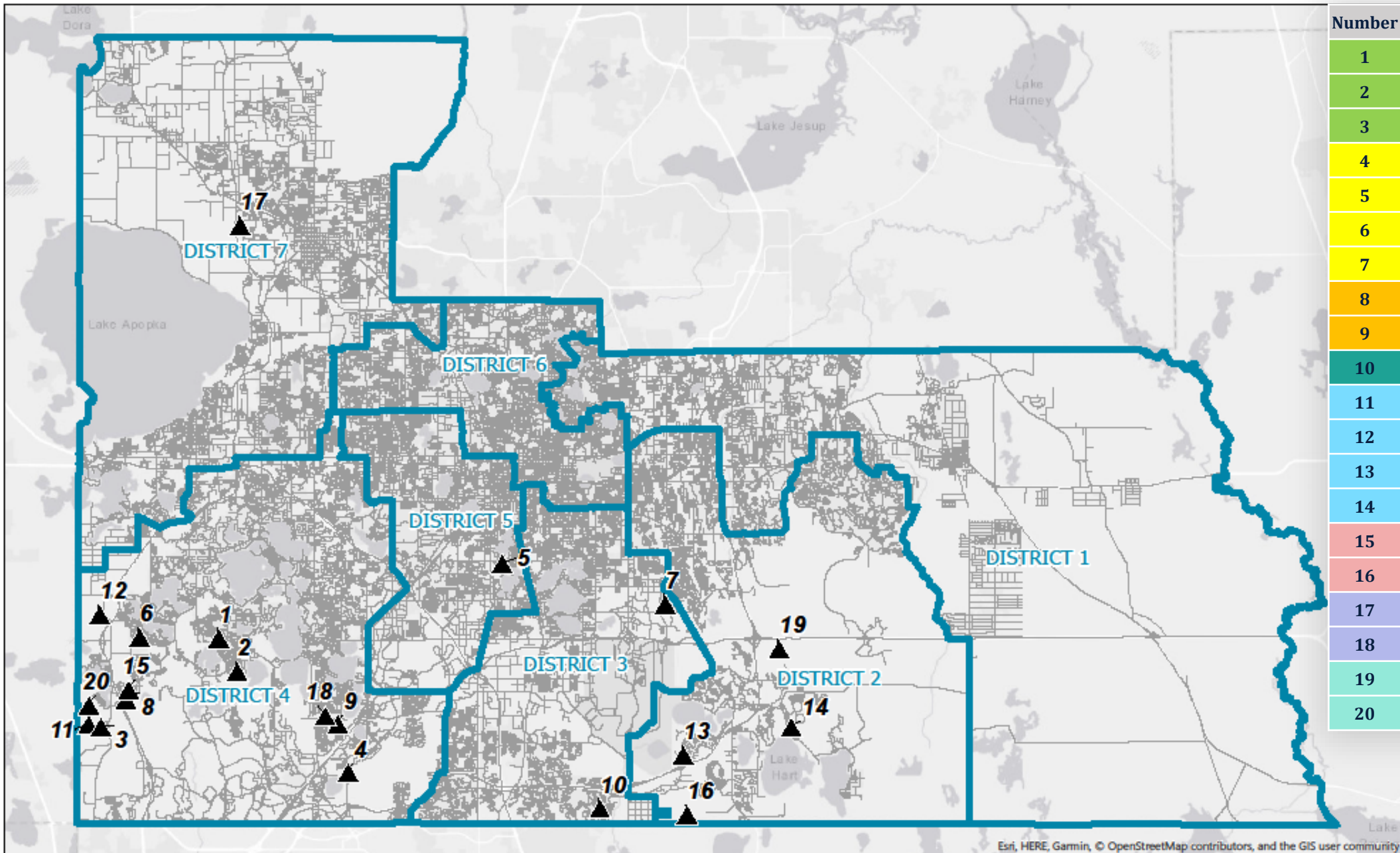
Determine Needs using Residential Buildout Analysis



Timing Tool – Student Enrollment Projections

(A) New Schools	(B) Relieving Elementary School(s)		(C) Existing Conditions			(D) Projected Enrollment									
Real Estate ID	Location-Number	Name	Permanent Program Capacity	Enrollment 2017- 18	Difference	1		2		3		4		5	
						FY 2018-19	Difference	FY 2019-20	Difference	FY 2020-21	Difference	FY 2021-22	Difference	FY 2022-23	Difference
85-E-W-4	1482	Independence	786	1,034	248	1,357	571	1,133	347	1,154	368	1,060	274	1,179	393
	1791	Keene's Crossing	812	1,260	448	1,465	653	1,023	211	1,072	260	1,105	293	1,133	321
	1012	Castleview	791					779	(12)	845	54	876	85	919	128
	1024	Water Spring	791					933	142	1,300	509	1,460	669	1,745	954
Total										4,371	1,191				

2018-19 10-Year CIP



Number	New School	Opening
1	Horizon West MS	2019
2	Castlevie ES	2019
3	Water Spring ES	2019
4	20-E-SW-4	2020
5	118-E-SW-5	2020
6	85-E-W-4	2020
7	83-E-SE-3	2020
8	113-H-W-4	2021
9	80-H-SW-4	2021
10	30-E-SE-3	2022
11	65-M-W-4	2023
12	89-E-W-4	2023
13	43-E-SE-2	2023
14	68-E-SE-2	2023
15	114-E-W-4	2024
16	129-M-SE-2	2024
17	134-E-N-7	2026
18	48-M-SW-4	2026
19	50-H-SE-2	2027
20	47-E-W-4	2027

Real Estate and Facilities Planning

- **Prototype Reuse**
- **Real Estate Management**
 - Acquisitions
 - Facility Use Management
 - Long Term Agreements
- **Facilities Planning**
 - Entitlements
 - CEA's/CMA's

Laura Kelly
Staff Attorney III/Planning and
Real Estate

Prototype Reuse

- **Section 1013.45, Florida Statutes**

(4) A district school board shall reuse existing construction documents or design criteria packages if such reuse is feasible and practical. If a school district's 5-year educational facilities work plan includes the construction of two or more new schools for students in the same grade group and program, such as elementary, middle, or high school, the district school board shall require that prototype design and construction be used for the construction of these schools. Notwithstanding s. 287.055, a board may purchase the architectural services for the design of educational or ancillary facilities under an existing contract agreement for professional services held by a district school board in the State of Florida, provided that the purchase is to the economic advantage of the purchasing board, the services conform to the standards prescribed by rules of the State Board of Education, and such reuse is not without notice to, and permission from, the architect of record whose plans or design criteria are being reused.

Prototype Reuse

- **Section 287.55, Florida Statutes**

(10) REUSE OF EXISTING PLANS.—Notwithstanding any other provision of this section, there shall be no public notice requirement or utilization of the selection process as provided in this section for projects in which the agency is able to reuse existing plans from a prior project of the agency, or, in the case of a board as defined in s. 1013.01, a prior project of that or any other board. Except for plans of a board as defined in s. 1013.01, public notice for any plans that are intended to be reused at some future time must contain a statement that provides that the plans are subject to reuse in accordance with the provisions of this subsection.

Prototype Reuse

- **Section 4.3, State Requirements for Educational Facilities**
Educational facilities contracting and construction techniques

(9) Reuse or Prototype Projects. The facilities list and construction documents shall be updated, highlighting any changes from the original, to adapt to the new site and to comply with SREF and other current rules or codes in effect relating to lifesafety, health and sanitation, physical disabilities and any laws in effect at the time of the building permit application. Construction documents permitted shall comply with the Florida Building Code and the Florida Fire Prevention Code. FEEC and LCCA documents shall also be updated to evaluate energy use and energy efficient designs. An analysis shall be included that evaluates building materials and systems, and compares life cycle costs for maintenance, custodial, operating and life expectancy against initial costs, as described in section 1013.37(1)(e), F.S.

Prototype Reuse

- **School Board Policy DJB**
 - Subsection (8)(b) of Policy DJB specifically permits the “utilization of other contract sources such as consortiums, piggyback contracts, and any other existing contracts may be used to maximize the competitive process.”
- **School Board Policy FEA**
 - Section I of Policy FEA requires the District “employ school prototype designs where practicable for all new public schools to reduce the time and cost of developing new facilities,” subject to “some degree of site adaptation” and “alignment with District design and technical standards and as program needs change.”

Our Reality

- Limited funding requires relief be prioritized
- Limited available real estate of sufficient size
- Irregular configuration of site
- Unwilling sellers
- Insufficient capacity for roadways and utilities
- Federal, state and local approvals necessary for use as a school site
- Endangered species, sinkholes, and contamination
- Neighborhood opposition



BEFORE

AFTER



Site Selection vs. Site Identification Process

Site Identification outside Horizon West

- Identify site in target area
- Review available sites
- Acquire site through:
 - Market purchase
 - Conveyance for mitigation or impact fees
 - Land swap
 - Eminent domain

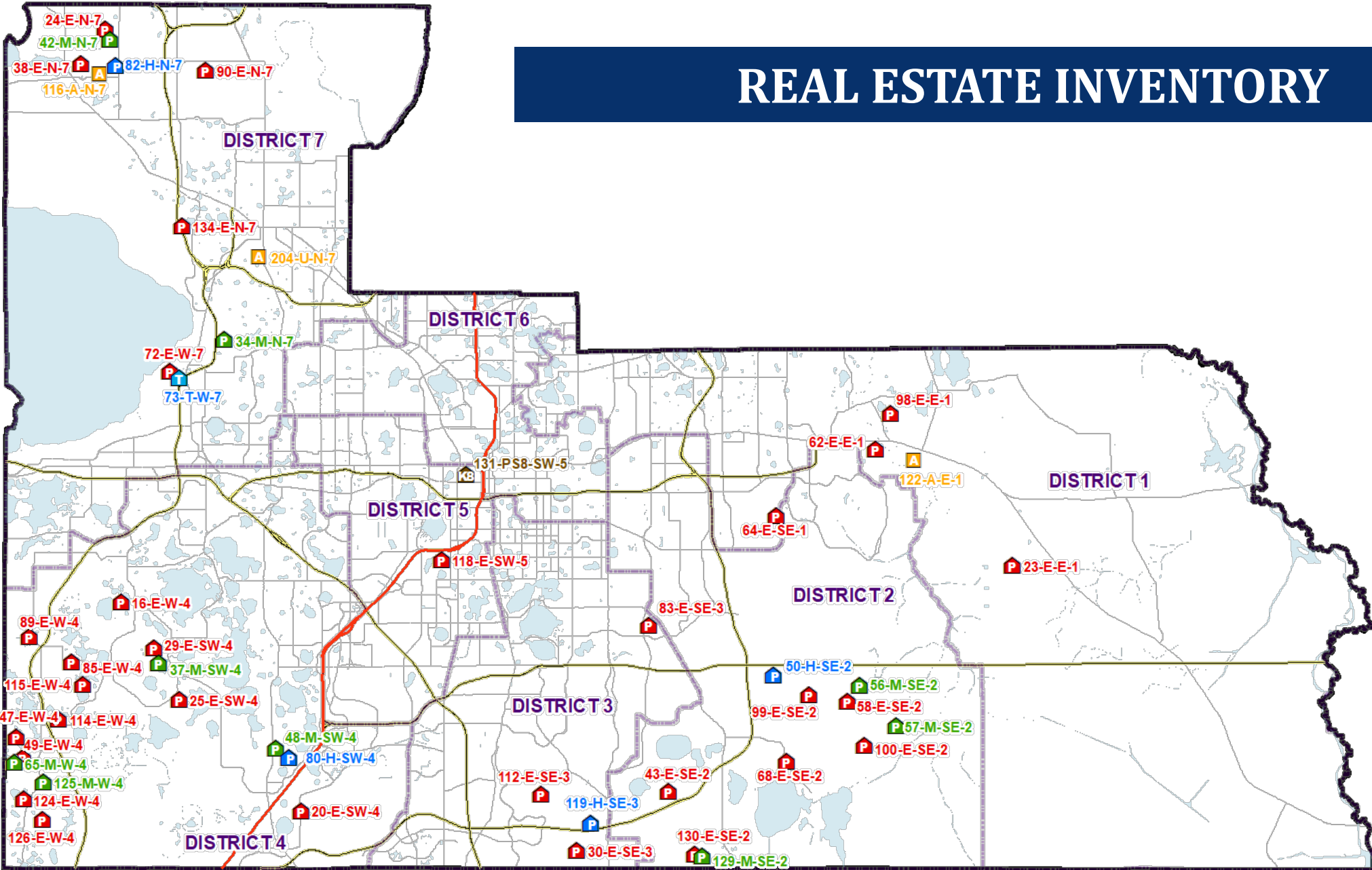
Site Selection in Horizon West

- Predetermined locations in master planned community
- Timing based on developer's schedule
- Provide sites in exchange for impact fee credits

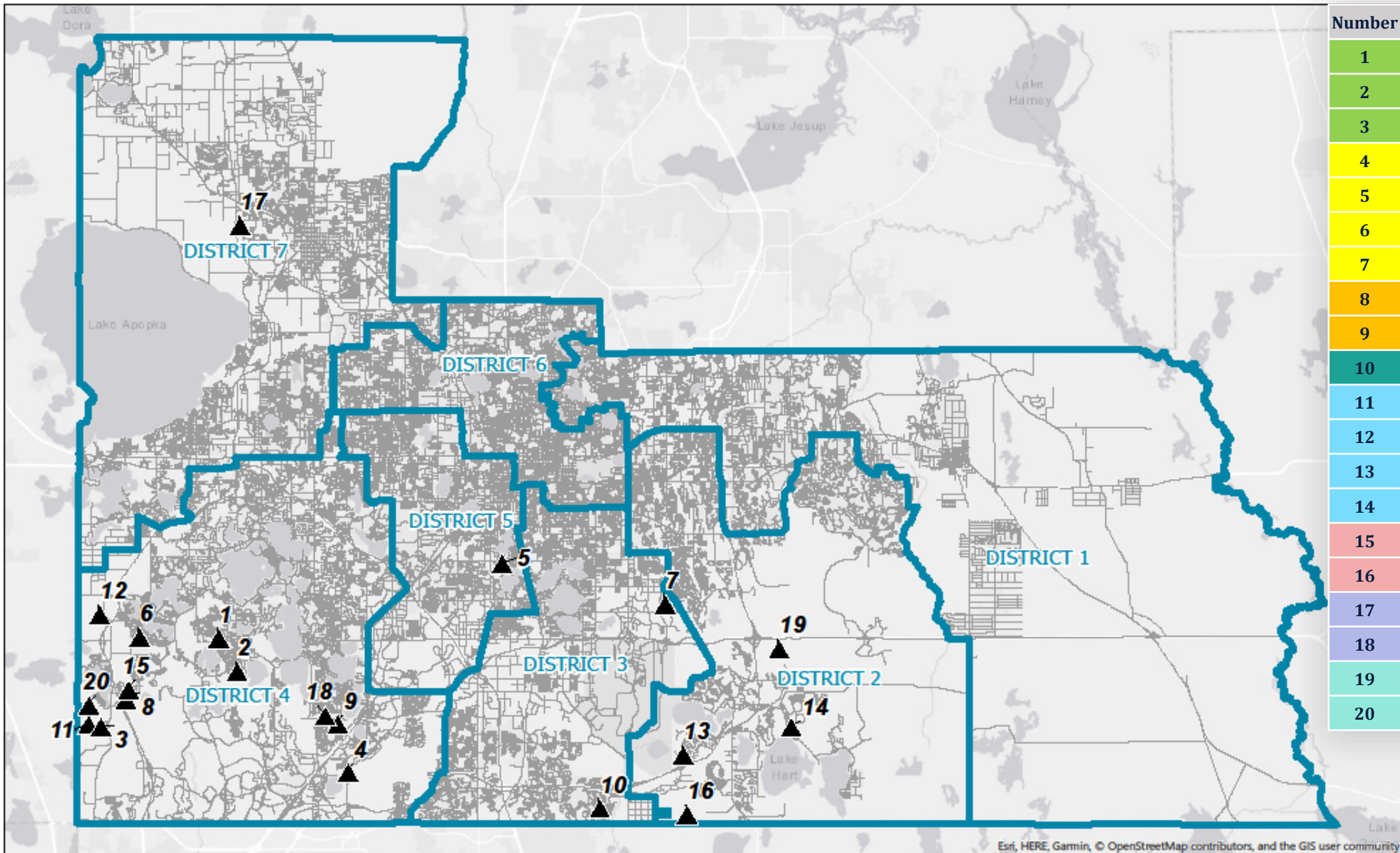
Site Acquisition Activity

5 YR PURCHASE				
Facility Name/ID Num	Year Acquired	Acreage	Entitlements	School Yr Opening
Eagle Creek ES	2014	13.63		2015
Millennia Gardens ES	2014	12		2015
OCPS ACE	2015	12.9		2017
Timber Springs MS	2015	11.4	X	2017
73-T-W-7	2015	37.5	X	2022
Bay Lake ES	2015	15.8	X	2017
Horizon West MS	2015	25.6	X	2019
Innovation MS	2016	26	X	2017
Laureate Park ES	2016	13.1	X	2017
85-E-SW-4	2016	13.5	X	2020
204-E-N-7	2016	0.21	X	2021
72-E-W-7	2016	13.5	X	2025
80-H-SW-4	2016	50	X	2021
Maxey ES	2016/2017	9.3	X	2018
Rolling Hills ES	2017	4		2020
Pershing School	2017	4	X	2019
20-E-SW-4	2017/2018	18	X	2020
OCPS ACE	2017/2018	0.1		Expansion of Existing Site
90-E-N-7	2018	15	X	Outside 10 year CIP
43-E-SE-2	2018	18	X	2023
Water Spring ES	2018	15	X	2019
119-H-SE-3	2018	55	X	Outside 10 year CIP
OCPS ACE	2019	0.1		Expansion of Existing Site
East River HS	2019	15	X	Expansion of Existing Site
114-E-W-4	2019	13.5	X	2024
83-E-SE-3	2019	16.2	X	2021
OCPS ACE	2019	0.1		Expansion of Existing Site

REAL ESTATE INVENTORY



2018-19 10-Year CIP



Number	New School	Opening
1	Horizon West MS	2019
2	Castlevew ES	2019
3	Water Spring ES	2019
4	20-E-SW-4	2020
5	118-E-SW-5	2020
6	85-E-W-4	2020
7	83-E-SE-3	2020
8	113-H-W-4	2021
9	80-H-SW-4	2021
10	30-E-SE-3	2022
11	65-M-W-4	2023
12	89-E-W-4	2023
13	43-E-SE-2	2023
14	68-E-SE-2	2023
15	114-E-W-4	2024
16	129-M-SE-2	2024
17	134-E-N-7	2026
18	48-M-SW-4	2026
19	50-H-SE-2	2027
20	47-E-W-4	2027

Facilities Use Management

Fiscal Year 2017-2018 Scorecard

Month	Schedules Created	Number of Events	Payments Received
Jul-17	390	837	\$ 265,902.13
Aug-17	557	1275	\$ 343,046.59
Sep-17	204	3098	\$ 198,671.69
Oct-17	323	4320	\$ 465,428.07
Nov-17	205	3509	\$ 458,367.35
Dec-17	220	2578	\$ 313,026.14
Jan-18	387	2626	\$ 504,550.39
Feb-18	252	3316	\$ 464,832.20
Mar-18	256	3113	\$ 646,005.96
Apr-18	231	3778	\$ 286,545.64
May-18	292	3093	\$ 569,282.14
Jun-18	383	1395	\$ 472,600.09
TOTALS	3700	32938	\$ 4,988,258.39

Inventory of Long Term Agreements

- **Types of Long Term Agreements**
 - Joint Use Agreements
 - Facility Use Agreements
 - Leases
 - Easements
- **Community Partners include**
 - Orange County
 - City of Orlando
 - City of Winter Park
 - City of Apopka
 - Third Parties



2017/ 2018 Entitlements

- **Future Land Use and Zoning Approvals**
 - FLU and PD for Site 82-H-N-7 by Orange County
 - FLU and PD for East River Practice Field by Orange County
 - PD for Site 119-H-SE-3 by Orange County
 - FLU and PD for Site 83-E-SE-3 by City of Orlando
 - PD for Sites 129-M/130-E-SE-2 by City of Orlando: In process
 - FLU for Site 204-A-N-7 by Orange County: In process
 - PD amendment for Site 73-T-W-7 by City of Ocoee: In process
- **Conditional Use Permit**
 - Boys & Girls Club located at Orange Center ES by City of Orlando: In process
- **Development Plan/Site Plan Approvals**
 - Castlevue ES DP
 - Water Spring ES DP
 - Pershing School DP
 - Site 20-E-SW-4 DP: In process
 - Site 85-E-SW-4 DP: In process

CEA/CMA's in FY 2017-18

- Entered into 30 Capacity Enhancement Agreements and Concurrency Mitigation Agreements resulting in:
 - \$8,841,070 in pledged mitigation payments
 - \$57,855,386 in prepaid impact fees
- Collected \$3,957,536 in mitigation payments
- Collected \$29,592,118 in prepaid impact fees

Facilities Design & Construction

- Master Schedule
 - 2019
 - 2020 Vision and Beyond
- Rebates
- Owner Direct Purchase Program – Sales Tax Savings

Jeff Hart

Senior Facilities Executive Director

2019 Openings

- **6 Elementary, 1 K-8, 2 Middle, 2 High School Auditoriums and 1 Transportation Facility = \$ 272.8M**

- **3 Relief = \$85.2M**

Castleview ES ⁽⁴⁾

Horizon West MS ⁽⁴⁾

Water Spring ES ⁽⁴⁾

- **5 Replacements = \$122.6M**

(119) Deerwood ES ⁽²⁾

Boone HS Auditorium ⁽³⁾

Colonial HS Auditorium ⁽²⁾

Pershing School ⁽³⁾

Pine Hills Transportation Center ⁽⁶⁾

- **4 Comprehensive Renovation = \$65M**

(100) Corner Lake MS ⁽¹⁾

(111) Lake George ES ⁽³⁾

(116) Sunrise ES ⁽²⁾

(118) Lake Gem ES ⁽⁶⁾



**Anticipated
Substantial
Completion
Date:**
July 26, 2019

1,200 student
capacity MS
comprehensive
renovation

Corner Lake Middle School



**Anticipated
Substantial
Completion
Date:**
July 31, 2019

HS prototype
auditorium,
seating capacity
of 852

Colonial High School Auditorium



**Anticipated
Substantial
Completion
Date:**
October 15, 2019

633 student
capacity ES
replacement
(similar to Maxey
ES and Ventura
ES)

Deerwood Elementary School



**Anticipated
Substantial
Completion
Date:**
July 26, 2019

663 student
capacity ES
comprehensive
renovation

Sunrise Elementary School



**Anticipated
Substantial
Completion
Date:**
June 24, 2019

HS prototype
auditorium,
seating
capacity of 852

Boone High School Auditorium



**Anticipated
Substantial
Completion
Date:**
July 26, 2019

679 student
capacity ES
comprehensive
renovation

Lake George Elementary School



**Anticipated
Substantial
Completion
Date:**
May 15, 2019

1,200 student
capacity K-8
replacement
(initial use of
this prototype)

Pershing School



**Anticipated
Substantial
Completion
Date:**
May 3, 2019

830 student
capacity ES
relief (similar
to Pine Hills ES
and Frangus
ES)

Castleview Elementary School



**Anticipated
Substantial
Completion
Date:**
July 1, 2019

1,200 student
capacity MS
relief (similar
to Innovation
MS)

Horizon West Middle School



**Anticipated
Substantial
Completion
Date:**
June 24, 2019

830 student
capacity ES
relief (similar
to Maxey ES
and Ventura
ES)

Water Spring Elementary School



**Anticipated
Substantial
Completion
Date:**
August 1, 2019

830 student
capacity ES
comprehensive
renovation and
classroom
addition

Lake Gem Elementary School



**Anticipated
Substantial
Completion
Date:**
August 9, 2019

Pine Hills Transportation Center

2020 Openings

- **6 Elementary, 1 Middle, 1 High School Gymnasium, 1 ESE Facility and 1 Alternative Ed. Facility = \$209.7M**

- **3 Relief = \$72.9M**

Site 20-E-SW-4 (South I-Drive area) ⁽⁴⁾

Site 83-E-SE-3 (SE Orlando/Lee Vista area) ⁽³⁾

Site 85-E-W-4 (Horizon West/Bridgewater Village So.) ⁽⁴⁾

- **5 Replacements = \$97.6M**

(113) Magnolia School ⁽⁵⁾

(121) Rolling Hills ES ⁽⁶⁾

(125) Winegard ES ⁽³⁾

(128) Pinar ES ⁽²⁾

Boone HS Gymnasium ⁽³⁾

- **2 Comprehensive Renovation = \$39.2M**

(65) Acceleration West ⁽⁶⁾

(108) Southwest MS ⁽⁴⁾



**Anticipated
NTP Date:**
May 24, 2019

**Anticipated
Substantial
Completion
Date:**
November 18,
2020

500 student
capacity ES
replacement/
comprehensive
renovation

Pinar Elementary School



**Anticipated
NTP Date:**
July 9, 2019

**Anticipated
Substantial
Completion
Date:**
June 30, 2020

High School
prototype
gymnasium
replacement

Boone High School Gymnasium



**Anticipated
NTP Date:**
June 27, 2019

**Anticipated
Substantial
Completion
Date:**
May 28, 2020

837 student
capacity ES
(similar to
Mollie Ray ES
and Dover
Shores ES)

Site 83-E-SE-3 (SE Orlando/Lee Vista area)



**Anticipated
NTP Date:**
May 31, 2019

**Anticipated
Substantial
Completion
Date:**
November 25,
2020

837 student
capacity ES
replacement/
comprehensive
renovation

Winegard Elementary School



**Anticipated
NTP Date:**
April 26, 2019

**Anticipated
Substantial
Completion
Date:**
April 6, 2020

837 student
capacity ES
(similar to
Mollie Ray ES
and Dover
Shores ES)

Site 20-E-SW-4 (South I-Drive area)



**Anticipated
NTP Date:**
June 25, 2019

**Anticipated
Substantial
Completion
Date:**
May 22, 2020

837 student
capacity ES
(similar to
Mollie Ray ES
and Dover
Shores ES)

Site 85-E-W-4 (Horizon West/Bridgewater Village So.)



**Anticipated
NTP Date:**
February 15,
2019

**Anticipated
Substantial
Completion
Date:**
July 23, 2020

1,200 student
capacity MS
comprehensive
renovation

Southwest Middle School



**Anticipated
NTP Date:**
June 6, 2019

**Anticipated
Substantial
Completion
Date:**
June 1, 2020

160 student
capacity MS/HS
ESE facility
replacement

Magnolia School



**Anticipated
NTP Date:**
September 20,
2019

**Anticipated
Substantial
Completion
Date:**
July 31, 2020

280 student
capacity
MS/HS
alternative ed.
facility
comprehensive
renovation

Acceleration West



**Anticipated
NTP Date:**
June 7, 2019

**Anticipated
Substantial
Completion
Date:**
May 29, 2020

650 student
capacity ES
replacement/
comprehensive
renovation

Rolling Hills Elementary School

2021 Openings

- **1 Elementary, 1 Middle, 2 High Schools, 1 HS Cafeteria/Kitchen and 1 Alternative Ed. Facility = \$302.1M**

- **3 Relief = \$254.4M**

Site 80-H-SW-4 (Dr. Phillips area) ⁽⁴⁾

Site 113-H-W-4 (Horizon West/Village F) ⁽⁴⁾

Site 118-E-SW-5 (Holden Ave./Oak Ridge Rd. area) ⁽⁵⁾

- **1 Replacement = \$22.5M**

Behavior Center (Cherokee/Gateway) ⁽⁵⁾

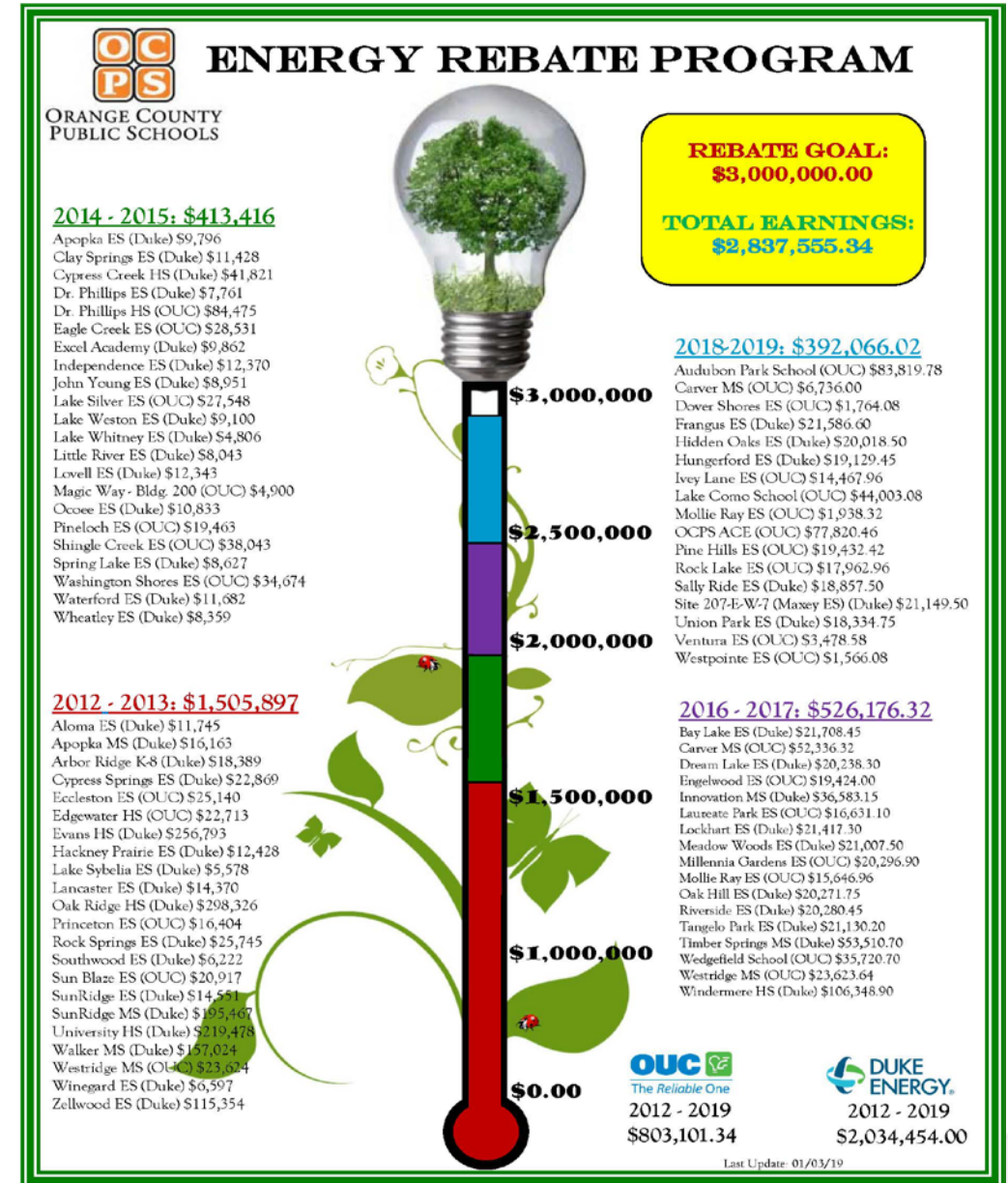
- **2 Comprehensive Renovations = \$25.2M**

Boone HS Cafeteria/Kitchen ⁽³⁾

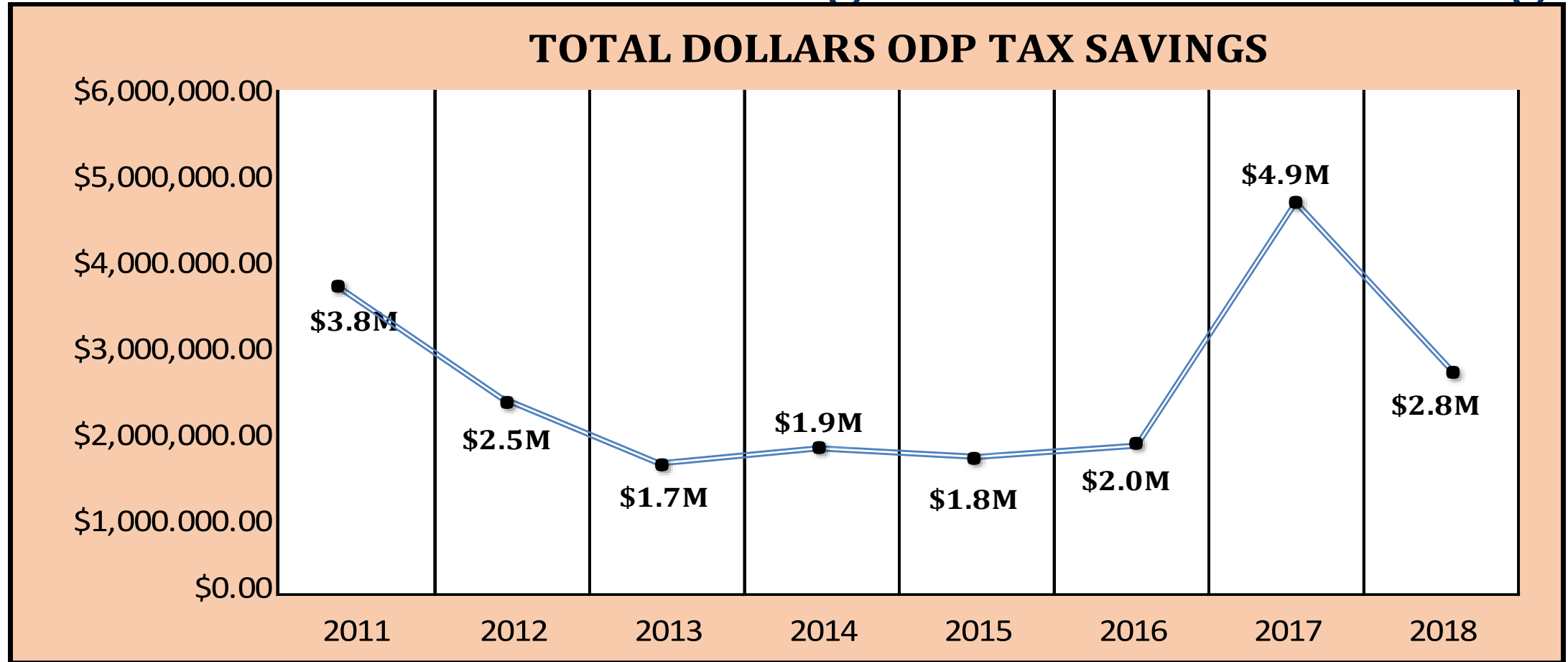
Meadow Woods MS ⁽³⁾

Items Subject to Receiving Rebate \$

- HVAC Elements
- Roofing
- Ceiling Insulation
- Lighting
- Water Heaters



Owner Direct Purchase Program – Sales Tax Savings



TOTAL ODP SAVINGS FROM 2011-2018 = \$21.4M

Firm Utilization

Number of firms that have worked with us or are working on our projects, within the past year:

- **10 A/E firms**
 - **43 different sub-consultants**
 - **19 certified MWBE/LDB/VBE**
- **15 CM firms**
 - **276 different sub-contractors**
 - **129 certified MWBE/LDB/VBE**

Jobs

From a capital projects perspective alone, we anticipate the need for over 18,000 direct and indirect jobs associated with our projects:

- 2019 – 7,400 jobs created
- 2020 – 5,100 jobs created
- 2021 – 6,000 jobs created



Facilities Capital Renewal

Craig Jackson
Sr. Director Construction

Capital Renewal Program

- The planned replacement of major building systems and components
- Preserve the efficient operation of the school facilities
- Project elements greater than \$50,000



Capital Renewal Project Elements

Currently 46 Active Projects with a total of 153 elements

- Site work (11)
- Roofing (16)
- Structural (0)
- Exterior Envelope (14)
- Interior (5)
- Mechanical (38)
- Electrical (22)
- Plumbing (10)
- Life Safety (20)
- Technology (10)
- Specialties (6)
- Conveyances (1)



Capital Renewal Project Types

- Large Projects
 - Select Architect & Construction Management Firms using Consultants Competitive Negotiation Act (CCNA) process
 - Construction costs over \$2 million
 - Replace major systems/multiple elements
- Intermediate Projects
 - Continuing service contracts with Architect & Construction Management Firms
 - Construction costs between \$280,000 and \$2 million
 - Replace major systems/limited project elements
- Small Projects
 - General Contractors and Term Service Vendors
 - Construction costs under \$280,000
 - Replace individual system/single project element

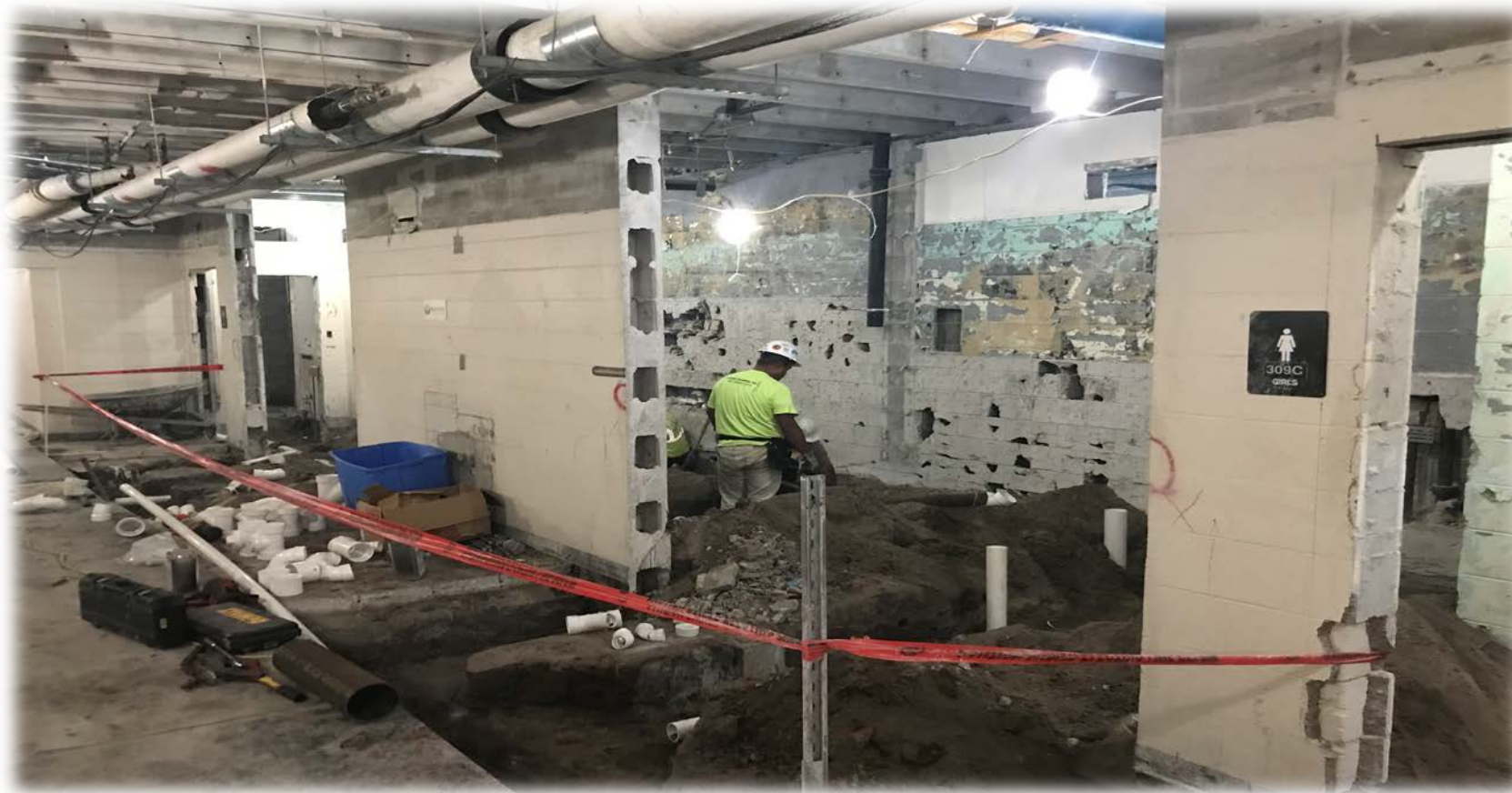


Capital Renewal Project



Timber Creek High School Roof Replacement

Capital Renewal Project



Boone High School Building 300 Bathroom Upgrades

Capital Renewal Project



Colonial High School Track Resurface

Capital Renewal Projects thru FY 2020 ⁽¹⁾

<u>Phase</u>	<u>#Projects</u>	<u>Budget</u>
• Planning	15 ⁽²⁾	\$ 52,700,000
• Design/Pre-Con	19	\$ 72,071,000
• Construction	12	\$ 77,456,774
<u>Total Active Projects</u>	<u>46</u>	<u>\$202,227,774</u>
• Close-Out	17	\$ 28,885,001
• Complete	134	\$ 41,656,931
<u>Total Complete</u>	<u>151</u>	<u>\$ 70,541,932</u>
Grand Total	197	\$ 272,769,706



(1) As of 3/21/19

(2) Excludes 64 unplanned small projects through FY20 with estimated costs of \$ 9,600,000

Facilities Programs

- Asset Protection
- District Wide Program
- Digital Curriculum
- Portables
- Maintenance
- Custodial

Michael Winter
Senior Facilities Director

Asset Protection

- Multiple security measures are in place
- District continues to assess school safety
- Hardening schools in a variety of ways
- Coordinate with School Resource Officers and OCPS District Police

Districtwide Project Overview

FY 2018 Completed Projects

Business Cases (Project requests)	140
New Work Requests (School requested projects)	849
Portable Requests (Installations & removals)	78
Safety/Health (Safety funded projects)	52
Total	1,119

FY 2019 Completed Through January 31, 2019

Business Cases (Project requests)	54
New Work Requests (School requested projects)	461
Portable Requests (Installations & removals)	64
Safety/Health (Safety funded projects)	98
Total	677

Digital Curriculum Program

Cohort	Year	ES	K8	MS	HS	Other
1	2013	3	-	3	1	-
2	2015	-	-	2	9 ⁽¹⁾	-
3	2016	1	1	-	12 ⁽²⁾	-
4	2017	-	1	7	1	3 ⁽³⁾
5	2018	-	5 ⁽⁴⁾	25	-	2 ⁽⁵⁾
6	2019	38	7 ⁽⁶⁾	-	-	1 ⁽⁷⁾

- 1) Count includes 9th Grade Centers at Colonial and West Orange
- 2) Count includes 9th Grade Center at Winter Park
- 3) Other includes Acceleration East, Acceleration West, and ESTEEM Academy
- 4) Count includes only grades 6-8
- 5) Other includes Magnolia and Gateway schools
- 6) Count includes only grades K-5
- 7) Other includes Hospital Homebound

Portable Inventory History

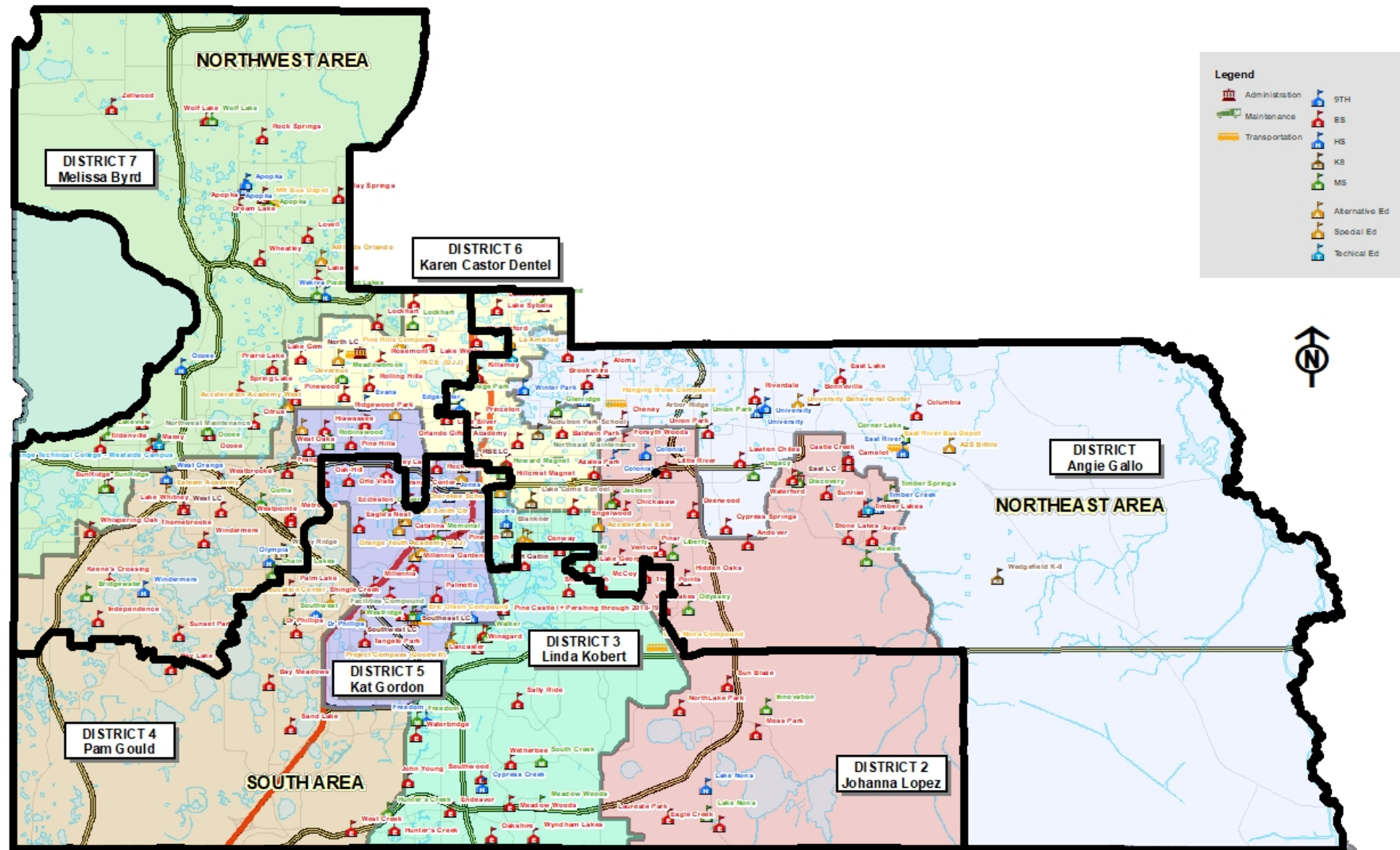
Leased Owned Total



Portable Operations Recycling Program (cumulative from FY07)

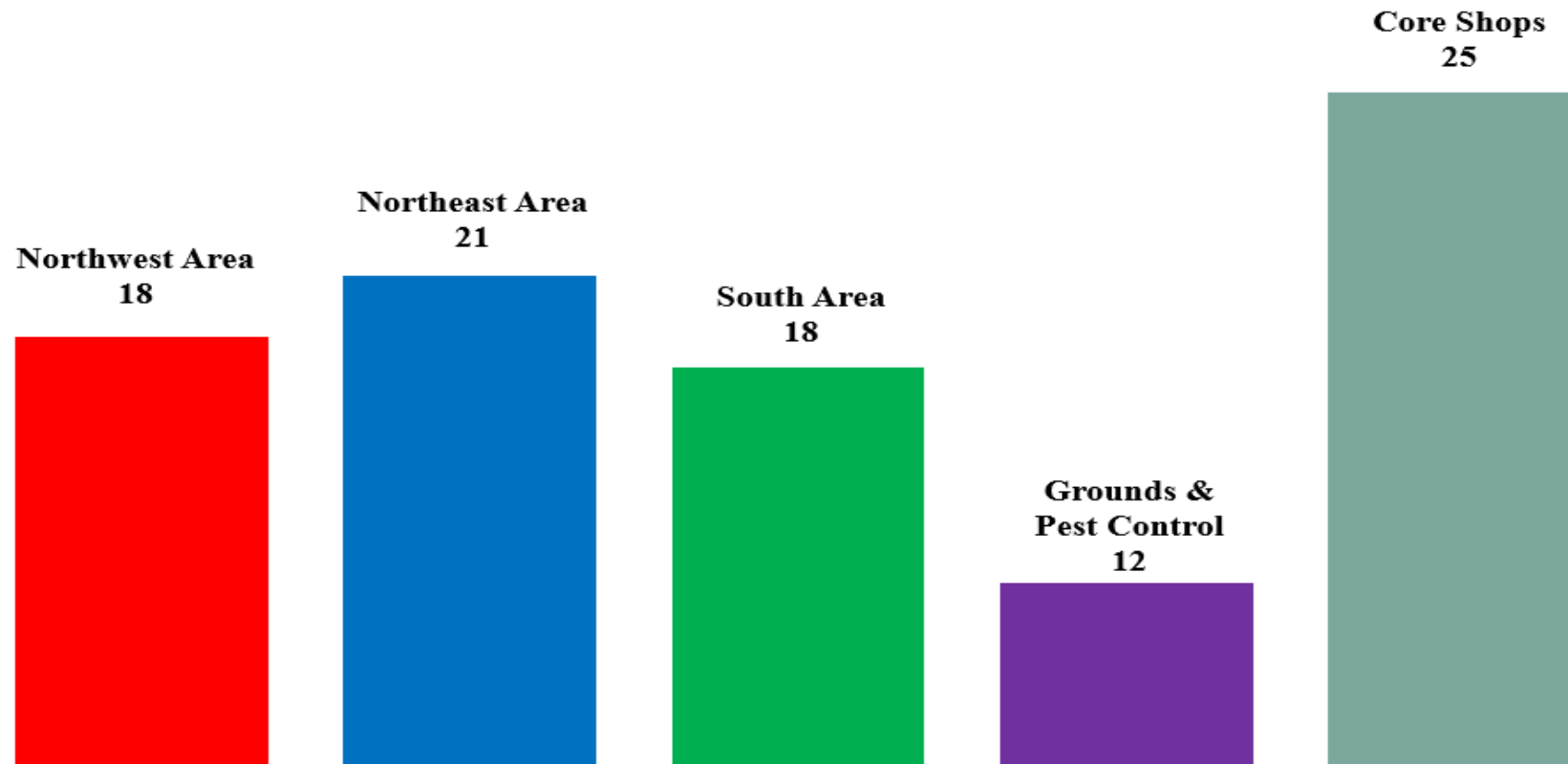
Monies received for Copper	Monies received for Aluminum	Monies received for Steel	Total Monies Received	Total Pounds Recycled
\$591,755	\$250,792	\$38,235	\$880,783	784.3 Tons





Facilities Maintenance

Average days to repair routine work orders



Facilities Maintenance

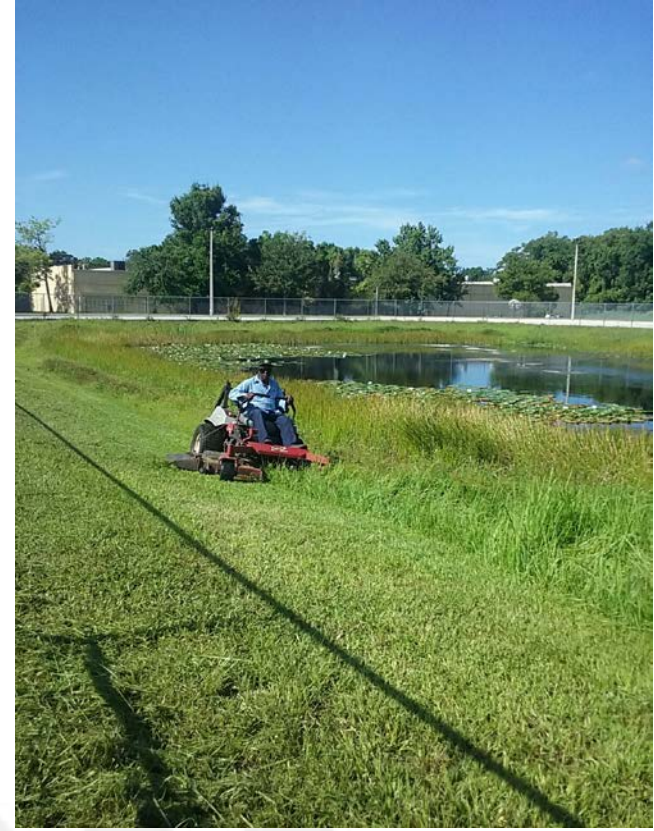
Facilities Maintenance provides the day-to-day maintenance needs for over **32 million square feet** of building space. In 2018:

- Completed over 85,000 work orders
- Processed and managed the completion of over 1000 warranty notifications
- On Call 24/7



Facilities Maintenance

Grounds, Landscaping & Pest Control care for over 4,800 acres of school grounds, providing service in lawn maintenance, athletic fields, irrigation, fire hydrants, backflow maintenance, pest control and stormwater retention.



Facilities Maintenance

In FY 2018 the District provided funding for the certification, testing and inspection of **Recurring Services**:

- Athletic Field Services
- Backflow Test & Inspection
- Bleacher Inspections
- Chilled Water Treatment/Preventative
- Contract Mowing
- Elevator Inspections/State Licenses
- Fire Alarm Test & Inspection
- Fire Sprinkler Test & Inspection
- Generator Test & Inspection
- Grease Traps
- Kitchen Hood Inspections
- Lift Stations Test & Inspection
- Pest Control Contract
- Pool/Fountain Service
- Roof Anchor Inspection RBELC
- Smoke Evac Test & Inspection
- Waste Water Treatment

• **Total Annual Costs (FY2019) \$4,303,600**

Facilities Maintenance

In FY 2018 the District also initiated funding **Planned Maintenance**

- Athletic Field Lighting Repairs
- Athletic Tracks Restripe/Reseal
- Building Automation Controls
- Carpet Replacement
- Exterior Light Fixture Replacements
- Fire Alarm - Schedule Replacement of Detectors
- Gym Floors Refinishing
- Marquee Replacements/Upgrades
- Mulch Replacement
- Painting Projects
- Parking Lots Restripe/Reseal
- Pressure Washing

• **Total Annual Cost (FY2019)**

\$4,591,000

Energy Administration

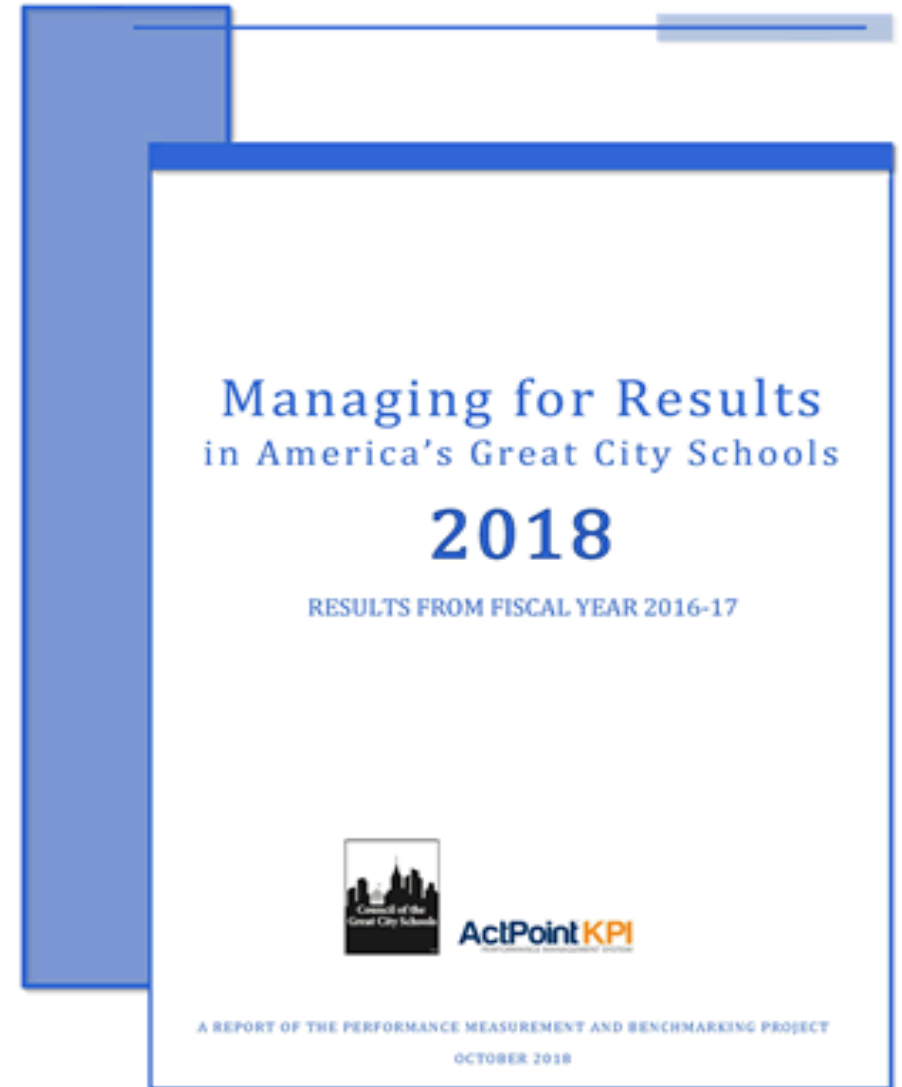
- Energy Auditing – 3 types
 - Level One Building Audit
 - Utility Consumption Audit
 - Electronic Energy Audit

Total Audit savings = \$6.5 million

- LED lighting retrofit program
- Solar (to be reviewed later in presentation)

Performance Measures

- Benchmarking Performance through the Council of the Great City Schools Annual Report “Managing for Results”



Custodial Services

- Centralized custodial department responsible for keeping schools clean and sanitized
- Staffing model consists of Master Crew Leaders, Crew Leaders, Residents, Custodians based on level
- Inspection Program – evaluates school cleanliness and shares reports
 - Inspections are conducted in accordance with national cleanliness standards Association of Physical Plant Administrators (APPA)
- Green Cleaning - programs and processes recognized on a national level



Communications Update

Curb Appeal
Public Relations and Media Relations

Lauren Roth
Senior Manager, Facilities
Communications

Curb Appeal

- 23 schools completed during 2017-18 school year
- 21 schools underway for the 2018-19 school year
- 19 schools scheduled for Curb Appeal during the 2019-20 school year
- Sites identified by board members
- Projects vary, but may include irrigation repairs and improvements, plantings and mulch
- School volunteers help spread mulch

Project Highlights



District 1 – Bonneville ES



District 2 – Pinar ES

Project Highlights



District 3 – Endeavor ES



District 4 – Gotha MS

Project Highlights



District 5 – Orange Center ES



District 6 – Ridgewood Park ES

Project Highlights



District 7 - Wolf Lake MS



Chair's Pick

2019-20 Curb Appeal Schools

These schools are scheduled for Curb Appeal during the 2019-20 school year:

- Bonneville Elementary School (1)
- Eccleston Elementary School (5)
- Endeavor Elementary School (3)
- Esteem Academy (Chair)
- Gateway School (Chair)
- Gotha Middle School (4)
- Killarney Elementary School (6)
- Lakeville Elementary School (7)
- McCoy Elementary School (3)
- Orange Center Elementary School (5)
- Orlo Vista Elementary School (5)
- Pinar Elementary School (2)
- Positive Pathways (Chair)
- Ridgewood Park Elementary School (6)
- RBELC (Chair)
- Rosemont Elementary School (6)
- Silver Star Center (Chair)
- Three Points Elementary School (2)
- Union Park Middle School (1)
- Whispering Oak Elementary School (4)
- Wolf Lake Middle School (7)

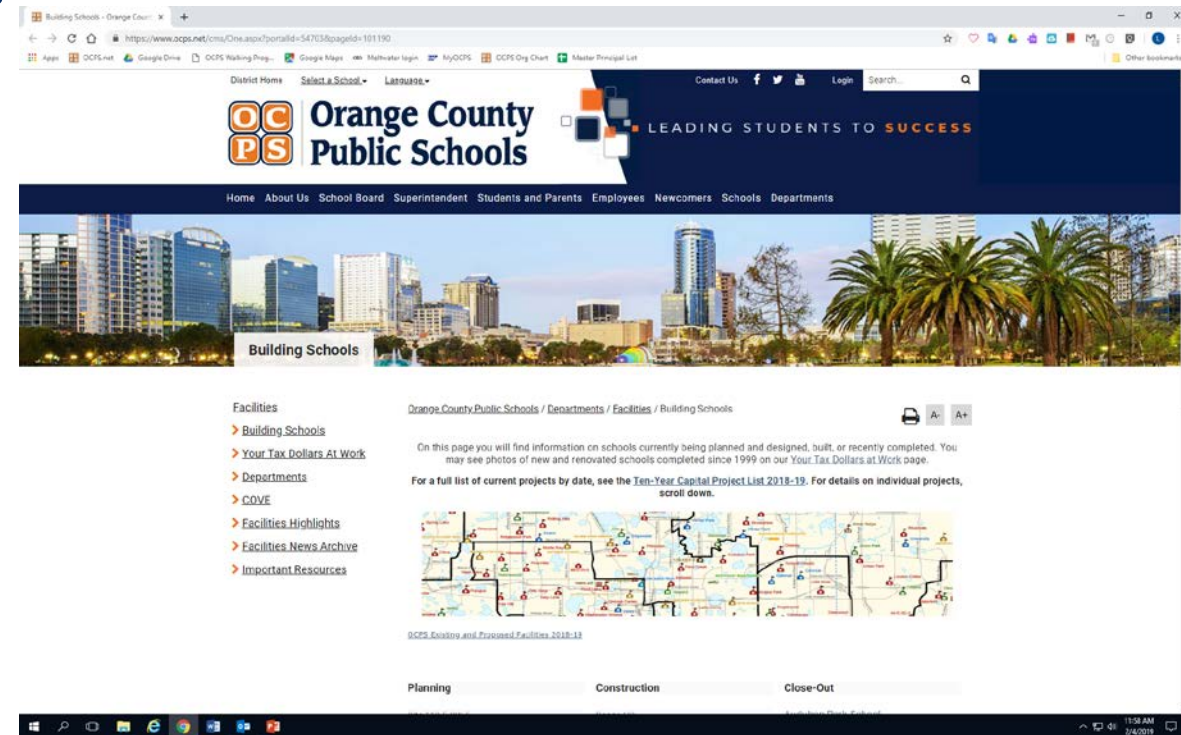
2019-20 Curb Appeal Schools

These schools are scheduled for Curb Appeal during the 2019-20 school year:

- Apopka High School (7)
- Apopka Middle School (7)
- Avalon Middle School (2)
- Boone High School (3)
- Camelot Elementary School (1)
- Castle Creek Elementary School (1)
- Cherokee School (Chair)
- College Park Middle School (3)
- Conway Middle School (3)
- Discovery Middle School (2)
- Howard Middle School (6)
- John Young Elementary School (3)
- Moss Park Elementary School (2)
- Ocoee High School (7)
- Palm Lake Elementary School (4)
- Pineloch Elementary School (5)
- University High School (1)
- West Creek Elementary School (4)
- Washington Shores PLC (5)
-

Facilities Communications

- Facilities.ocps.net is a repository of Facilities information, including fact sheets, 10-year construction plans and maps
- 80+ community meetings held per year
- Sneak Peeks
- Dedications
- Media inquiries



Capital Program Update

- Solar Energy
- Capital Program Elements
- Accelerated Capital Projects Update
- Facilities Condition Assessment Refresh
- Capital Program Timeline and Budget Update

Basem Ghneim
Program Manager

Why do organizations go solar?

- **The Triple Bottom Line**

- Economic
- Social
- Environmental



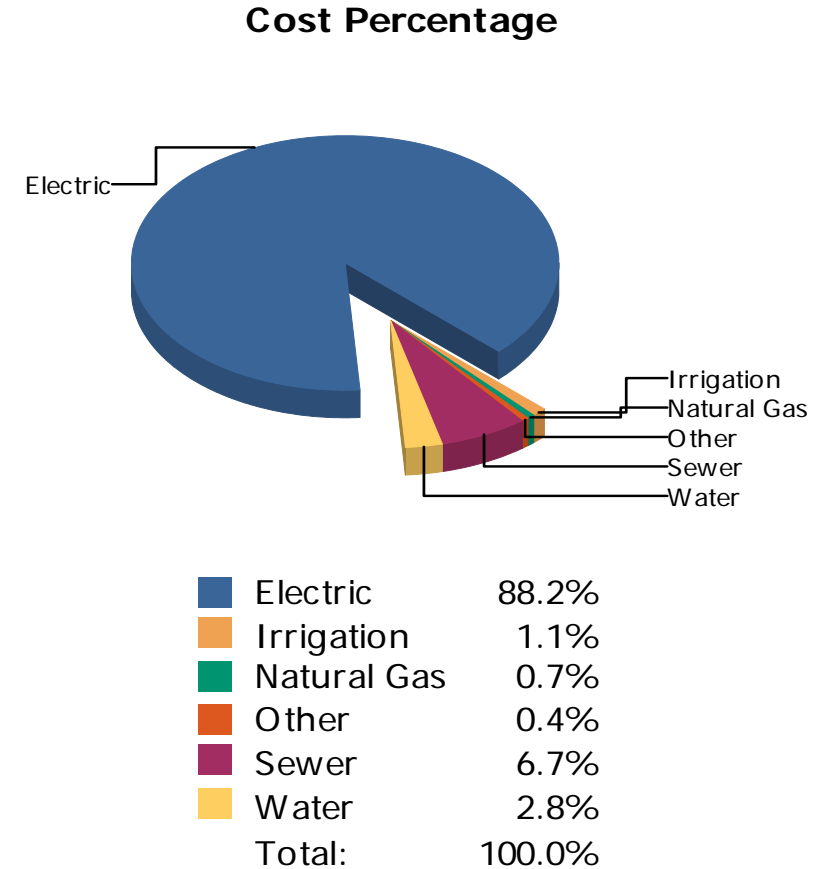
OCPS Utility Costs

- **Current Power Rate:**
 - 10.38 cents per kWh

- **Average annual electrical costs for 2018**

School Types	Average Annual Costs	Average Annual Use
• Elementary Schools	\$134,274	1,252,335 kWh
• Middle Schools	\$275,135	2,677,198 kWh
• High Schools	\$595,341	5,783,012 kWh

- **Total annual electric cost in 2018 was \$43.5 M**



Solar Photovoltaic Around OCPS

- Olympia HS
 - Funded through a Progress Energy/Florida Solar Energy Center solar energy grant program
 - Installed in 2008 and saves approximately \$275 per year in electric costs
- Waterford ES
 - Funded through a Progress Energy/Florida Solar Energy Center solar energy grant program
 - Installed in 2007 and saves approximately \$215 per year in electric costs
- Zellwood ES
 - Solar thermal system, for hot water, installed per the school's redesign
 - Saves approximately \$300 per year in electric costs

Solar Energy Options

The Net Zero Option

- Strategic building design to minimize energy consumption and maximize production and storage of renewable energy
- Total amount of energy used on an annual basis is roughly equal to the amount of renewable energy created on the site

Roof-mounted Solar Electric Systems

- Pros: Less expensive installation and less vulnerable to malicious mischief
- Cons: May hinder roofing integrity, repairs, and warranties

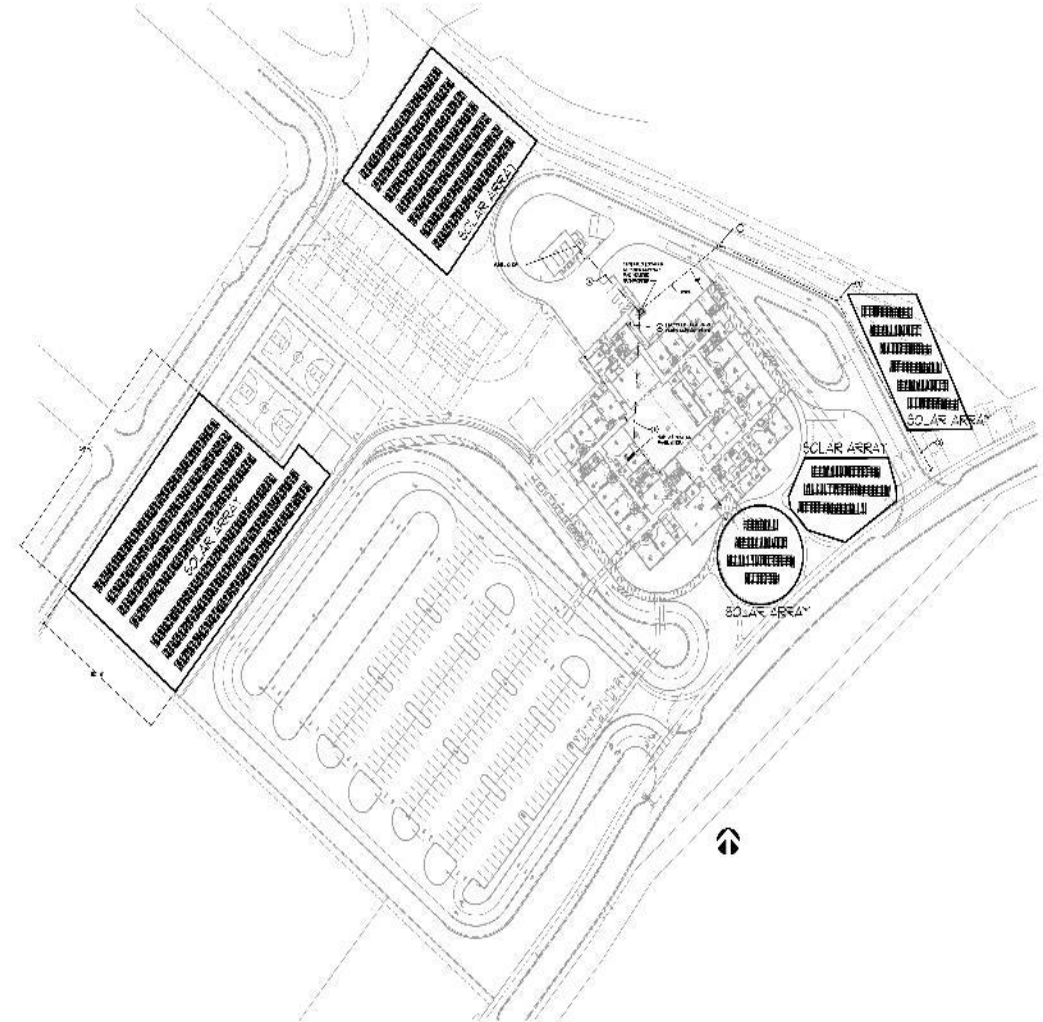
Ground-mounted Solar Electric Systems

- Pros: Easier to maintain and does not affect the building structure
- Cons: Requires more acreage, increased liability, higher installation and maintenance costs

Solar Energy Case Study

Elementary School

- 1000 KW system
- 2.5 acres of ground space to accommodate 2,640 solar panels
- \$2.0 million dollars at \$2 watt installed
- Estimated return on investment is 13 years



Solar Energy Options

The Community Solar Farm Option

- This array would be owned and operated by a utility company
- Participants would receive a 5-year rate lock

Next Steps

- Continue discussions with OUC, Duke and others to participate in a Community Solar Farm
- Additional presentation in August

Program Elements

1. Balance of the 2003 Sales Tax “List of 136”
2. Capital Renewal
3. Technology Initiative
4. New Relief Schools
5. Pre-2003 Sales Tax Facilities
6. Functional Equity
7. Repurposed Facilities

Remaining 2003 Sales Tax “List of 136”

Pty	District	Campus	Type	Planned Opening Year
Comprehensive / Replacement (Sales Tax List of 136)				
65	6	Acceleration West	Comprehensive	2020
108	4	Southwest MS	Comprehensive	2020
113	5	Magnolia School	Replacement	2020
121	6	Rolling Hills ES	Replacement/ Comprehensive	2020
125	3	Winegard ES	Replacement/ Comprehensive	2020
128	2	Pinar ES	Replacement/ Comprehensive	2020
112 / 131	5	Behavior Center	Replacement	2021
132	3	Meadow Woods MS	Comprehensive	2021
133	5	OTC Mid-Florida Campus	Comprehensive	2024
134	7	OTC Westside Campus	Replacement	2022
135	6	OTC Winter Park Campus	Replacement	2023
136	5	OTC Orlando Campus	Comprehensive	2023

Accelerated Projects Update

In 2014, four groups of capital projects were recommended for acceleration. Three groups have been approved.

Status

- | | |
|---|--|
| • 4 Modular Elementary Schools | construction completed in 2018 |
| • 6 Future Relief Schools | construction to be completed in 2019 |
| • 2 High Schools (Auditorium/Gym) | construction to be completed in 2019/ 2020 |
| • 8 Functional Equity Middle Schools | currently in advance planning |

Accelerated Projects Update

Functional Equity Middle Schools

- Chain of Lakes MS (n/a)
- College Park MS (22)
- Conway MS (28)
- Hunter's Creek MS (44)
- Lockhart MS (19)
- Piedmont Lakes MS (39)
- Robinswood MS (21)
- Westridge MS (50)

Facility Condition Assessment (FCA) Refresh

- Forecasts future renewal needs for a site and individual buildings, totaling tens of thousands of records in the database
- Forecast may include when to...
 - Reroof a building
 - Replace an air conditioning subsystem
- Some system and subsystem types are more critical than others to maintain safe and efficient school operations

FCA Priorities

To best utilize available resources and funds, systems and subsystems are assigned a priority to represent level of importance to the school

- Priority 1: Life Safety, Roofing, Air Conditioning, Security
- Priority 2: Exterior Doors/Windows, Elevators, Plumbing, Electrical Power, Technology, Perimeter Fencing/Gates, Interior Lighting
- Priority 3: Interior Partitions/Doors/Windows, Ceilings, Exterior Lighting, Exterior Finishes, Communications, Paving (Roads, Walkways, Parking)
- Priority 4: Interior Specialties, Playground Equipment
- Priority 5: Interior Finishes, Landscaping, Athletic Facilities

Capital Program (FY 2020)



	FY15	FY 2020 Update	FY20	FY25	FY30
2003 Sales Tax List	\$824 M		\$344 M		
Capital Renewal	\$213 M		Pty 1-3 \$907 M Pty 4-5 \$288 M	\$1.195 B	
Technology Initiative	\$118 M		\$111 M	\$TBD (Device Refresh)	
New Relief Schools	\$418 M			\$1.034 B	
Pre-2003 Sales Tax List		\$48M		\$487 M	
Functional Equity			\$75 M		
Repurposed Facilities				\$81 M	

← 2015-25 Program
Sunsets 12/31/25

Capital Program Projected Need (FY2020 – FY2029)

	<u>Need</u>	<u>Timeframe</u>
• 2003 Sales Tax “List”	\$ 344 M	2020 – 2022
• Capital Renewal	\$ 1.195 B	2020 – 2029
• Technology Initiative	\$ 111 M	2020 – 2021
• New Relief Schools	\$ 1.034 B	2020 – 2029
• Pre-2003 Sales Tax Facilities	\$ 487 M	2022 – 2029
• Functional Equity	\$ 75 M	2020 – 2024
• <u>Repurposed Facilities</u>	<u>\$ 81 M</u>	2022 – 2029
Total	\$ 3.327 Billion	

Projected Funding through Fiscal Year 2029 from Sales Tax, Impact Fees, and Capital Improvement Tax (CIT) sources will adequately offset the overall capital need.

Chief Facilities Officer, John Morris

Next Steps

- Respond to questions/comments from Board Members
- Track any new State Requirements for Educational Facilities (SREF) from Tallahassee
- Design and review new prototype Elementary schools
- Review and update design guidelines

Facilities

Superintendent's Comments
School Board Questions and Discussion