• 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
<table>
<thead>
<tr>
<th>Facility</th>
<th>Year Available</th>
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<th>2019 and beyond</th>
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<td>OCVS</td>
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<td>West Orange 9th GC</td>
<td>Current</td>
<td>ESTEEM /Hospital Homebound</td>
<td>ESTEEM/Hospital Homebound</td>
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<td>Durrance ES</td>
<td>Current</td>
<td>Food and Nutritional Services</td>
<td>Food and Nutritional Services Southeast LC/Southwest LC</td>
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<td>Skyward</td>
<td>Swing site</td>
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<td>Maxey ES (former)</td>
<td>2018-19</td>
<td>ESE Transition Class/Special Hearts Farm</td>
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<td>2021-22</td>
<td>ESE School</td>
<td>Middle School Recovery Program</td>
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</table>
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
Planning New Schools

Advance Planning
- Determine Need
- Determine Location
- Determine Timing

Budget
- Align Timing with Funding

10 Year List of Schools
- Capital Plan (CIP)

Facilities Planning & Real Estate
- Acquire Site
- Entitle Site

Facilities Services
- Construct School

Student Enrollment
- Establish Attendance Zones

OPEN SCHOOL
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

- Enrollment Data Review
  - September - October

- Review/ Analyze District Data
  - November - February

- Draft CIP Recommendations List
  - March - April

- Senior Leadership Review
  - May

- Final Committee Review
  - June

- Budget Review/ Board Approval
  - June - September

- 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

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<tr>
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2018-19 10-Year CIP

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<td>20</td>
<td>47-E-W-4</td>
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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
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

<table>
<thead>
<tr>
<th>Facility Name/ID Num</th>
<th>Year Acquired</th>
<th>Acreage</th>
<th>Entitlements</th>
<th>School Yr Opening</th>
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<td>2014</td>
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<td>73-T-W-7</td>
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<td>Bay Lake ES</td>
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<td>Innovation MS</td>
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<td>Maxey ES</td>
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### 2018-19 10-Year CIP

<table>
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<th>Number</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Horizon West MS</td>
<td>2019</td>
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<tr>
<td>2</td>
<td>Castleview ES</td>
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## Facilities Use Management

### Fiscal Year 2017-2018 Scorecard

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<td>Jan-18</td>
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<td>2626</td>
<td>$504,550.39</td>
</tr>
<tr>
<td>Feb-18</td>
<td>252</td>
<td>3316</td>
<td>$464,832.20</td>
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<td>Mar-18</td>
<td>256</td>
<td>3113</td>
<td>$646,005.96</td>
</tr>
<tr>
<td>Apr-18</td>
<td>231</td>
<td>3778</td>
<td>$286,545.64</td>
</tr>
<tr>
<td>May-18</td>
<td>292</td>
<td>3093</td>
<td>$569,282.14</td>
</tr>
<tr>
<td>Jun-18</td>
<td>383</td>
<td>1395</td>
<td>$472,600.09</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>3700</strong></td>
<td><strong>32938</strong></td>
<td><strong>$4,988,258.39</strong></td>
</tr>
</tbody>
</table>
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
  • Castleview 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)        Pershing School (3)
    Boone HS Auditorium (3)      Pine Hills Transportation Center (6)
    Colonial HS Auditorium (2)

  • 4 Comprehensive Renovation = $65M
    (100) Corner Lake MS (1)     (116) Sunrise ES (2)
    (111) Lake George ES (3)    (118) Lake Gem ES (6)
Corner Lake Middle School

Anticipated
Substantial
Completion
Date:
July 26, 2019

1,200 student
capacity MS
comprehensive
renovation
Colonial High School Auditorium

Anticipated
Substantial
Completion
Date:
July 31, 2019

HS prototype
auditorium,
seating capacity
of 852
Anticipated Substantial Completion Date: October 15, 2019

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

Deerwood Elementary School
Sunrise Elementary School

Anticipated Substantial Completion Date: July 26, 2019

663 student capacity ES comprehensive renovation
Boone High School Auditorium

Anticipated Substantial Completion Date: June 24, 2019

HS prototype auditorium, seating capacity of 852
Lake George Elementary School

Anticipated Substantial Completion Date:
July 26, 2019

679 student capacity ES comprehensive renovation
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
Horizon West Middle School

Anticipated Substantial Completion Date: July 1, 2019

1,200 student capacity MS relief (similar to Innovation MS)
Water Spring Elementary School

Anticipated Substantial Completion Date:
June 24, 2019

830 student capacity ES relief (similar to Maxey ES and Ventura ES)
Lake Gem Elementary School

Anticipated Substantial Completion Date: August 1, 2019

830 student capacity ES comprehensive renovation and classroom addition
Pine Hills Transportation Center

Anticipated Substantial Completion Date: August 9, 2019
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)
Pinar Elementary School

Anticipated NTP Date: May 24, 2019

Anticipated Substantial Completion Date: November 18, 2020

500 student capacity ES replacement/comprehensive renovation
Boone High School Gymnasium

Anticipated NTP Date: July 9, 2019

Anticipated Substantial Completion Date: June 30, 2020

High School prototype gymnasium replacement
Site 83-E-SE-3 (SE Orlando/Lee Vista area)

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)
Winegard Elementary School

Anticipated NTP Date: May 31, 2019

Anticipated Substantial Completion Date: November 25, 2020

837 student capacity ES replacement/comprehensive renovation
Site 20-E-SW-4 (South I-Drive area)

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

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

Anticipated NTP Date: February 15, 2019

Anticipated Substantial Completion Date: July 23, 2020

1,200 student capacity MS comprehensive renovation
Anticipated NTP Date:  
June 6, 2019

Anticipated Substantial Completion Date:  
June 1, 2020

160 student capacity MS/HS ESE facility replacement

Magnolia School
Acceleration West

Anticipated NTP Date:
September 20, 2019

Anticipated Substantial Completion Date:
July 31, 2020

280 student capacity
MS/HS alternative ed. facility
comprehensive renovation
Rolling Hills Elementary School

Anticipated NTP Date: June 7, 2019

Anticipated Substantial Completion Date: May 29, 2020

650 student capacity ES replacement/comprehensive renovation
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 DOLLARS ODP 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)

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

(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

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Cases (Project requests)</td>
<td>140</td>
</tr>
<tr>
<td>New Work Requests (School requested projects)</td>
<td>849</td>
</tr>
<tr>
<td>Portable Requests (Installations &amp; removals)</td>
<td>78</td>
</tr>
<tr>
<td>Safety/Health (Safety funded projects)</td>
<td>52</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,119</strong></td>
</tr>
</tbody>
</table>

### FY 2019 Completed Through January 31, 2019

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Cases (Project requests)</td>
<td>54</td>
</tr>
<tr>
<td>New Work Requests (School requested projects)</td>
<td>461</td>
</tr>
<tr>
<td>Portable Requests (Installations &amp; removals)</td>
<td>64</td>
</tr>
<tr>
<td>Safety/Health (Safety funded projects)</td>
<td>98</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>677</strong></td>
</tr>
</tbody>
</table>
### Digital Curriculum Program

<table>
<thead>
<tr>
<th>Cohort</th>
<th>Year</th>
<th>ES</th>
<th>K8</th>
<th>MS</th>
<th>HS</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2013</td>
<td>3</td>
<td>-</td>
<td>3</td>
<td>1</td>
<td>-</td>
</tr>
<tr>
<td>2</td>
<td>2015</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>9(^1)</td>
<td>-</td>
</tr>
<tr>
<td>3</td>
<td>2016</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>12(^2)</td>
<td>-</td>
</tr>
<tr>
<td>4</td>
<td>2017</td>
<td>-</td>
<td>1</td>
<td>7</td>
<td>1</td>
<td>3(^3)</td>
</tr>
<tr>
<td>5</td>
<td>2018</td>
<td>-</td>
<td>5(^4)</td>
<td>25</td>
<td>-</td>
<td>2(^5)</td>
</tr>
<tr>
<td>6</td>
<td>2019</td>
<td>38</td>
<td>7(^6)</td>
<td>-</td>
<td>-</td>
<td>1(^7)</td>
</tr>
</tbody>
</table>

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

Calendar Year

Leased
Owned
Total

Number of Portables

Portable Inventory History

Leased
Owned
Total

Calendar Year

Number of Portables
### Portable Operations Recycling Program (cumulative from FY07)

<table>
<thead>
<tr>
<th>Monies received for Copper</th>
<th>Monies received for Aluminum</th>
<th>Monies received for Steel</th>
<th>Total Monies Received</th>
<th>Total Pounds Recycled</th>
</tr>
</thead>
<tbody>
<tr>
<td>$591,755</td>
<td>$250,792</td>
<td>$38,235</td>
<td>$880,783</td>
<td>784.3 Tons</td>
</tr>
</tbody>
</table>
Facilities Maintenance

Average days to repair routine work orders

- Northwest Area: 18 days
- Northeast Area: 21 days
- South Area: 18 days
- Grounds & Pest Control: 12 days
- Core Shops: 25 days
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**

<table>
<thead>
<tr>
<th>School Types</th>
<th>Average Annual Costs</th>
<th>Average Annual Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary Schools</td>
<td>$134,274</td>
<td>1,252,335 kWh</td>
</tr>
<tr>
<td>Middle Schools</td>
<td>$275,135</td>
<td>2,677,198 kWh</td>
</tr>
<tr>
<td>High Schools</td>
<td>$595,341</td>
<td>5,783,012 kWh</td>
</tr>
</tbody>
</table>

• **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

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”

<table>
<thead>
<tr>
<th>Pty</th>
<th>District</th>
<th>Campus</th>
<th>Type</th>
<th>Planned Opening Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>6</td>
<td>Acceleration West</td>
<td>Comprehensive</td>
<td>2020</td>
</tr>
<tr>
<td>108</td>
<td>4</td>
<td>Southwest MS</td>
<td>Comprehensive</td>
<td>2020</td>
</tr>
<tr>
<td>113</td>
<td>5</td>
<td>Magnolia School</td>
<td>Replacement</td>
<td>2020</td>
</tr>
<tr>
<td>121</td>
<td>6</td>
<td>Rolling Hills ES</td>
<td>Replacement/Comprehensive</td>
<td>2020</td>
</tr>
<tr>
<td>125</td>
<td>3</td>
<td>Winegard ES</td>
<td>Replacement/Comprehensive</td>
<td>2020</td>
</tr>
<tr>
<td>128</td>
<td>2</td>
<td>Pinar ES</td>
<td>Replacement/Comprehensive</td>
<td>2020</td>
</tr>
<tr>
<td>112 / 131</td>
<td>Behavior Center</td>
<td>Replacement</td>
<td>2021</td>
<td></td>
</tr>
<tr>
<td>132</td>
<td>3</td>
<td>Meadow Woods MS</td>
<td>Comprehensive</td>
<td>2021</td>
</tr>
<tr>
<td>133</td>
<td>5</td>
<td>OTC Mid-Florida Campus</td>
<td>Comprehensive</td>
<td>2024</td>
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<tr>
<td>134</td>
<td>7</td>
<td>OTC Westside Campus</td>
<td>Replacement</td>
<td>2022</td>
</tr>
<tr>
<td>135</td>
<td>6</td>
<td>OTC Winter Park Campus</td>
<td>Replacement</td>
<td>2023</td>
</tr>
<tr>
<td>136</td>
<td>5</td>
<td>OTC Orlando Campus</td>
<td>Comprehensive</td>
<td>2023</td>
</tr>
</tbody>
</table>
Accelerated Projects Update

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

- **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

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

<table>
<thead>
<tr>
<th>Priority</th>
<th>Areas of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority 1</td>
<td>Life Safety, Roofing, Air Conditioning, Security</td>
</tr>
<tr>
<td>Priority 4</td>
<td>Interior Specialties, Playground Equipment</td>
</tr>
<tr>
<td>Priority 5</td>
<td>Interior Finishes, Landscaping, Athletic Facilities</td>
</tr>
</tbody>
</table>
## Capital Program (FY 2020)

<table>
<thead>
<tr>
<th>Initiative</th>
<th>FY15</th>
<th>FY 2020 Update</th>
<th>FY20</th>
<th>FY25</th>
<th>FY30</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003 Sales Tax List</td>
<td>$824 M</td>
<td></td>
<td>$344 M</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital Renewal</td>
<td>$213 M</td>
<td></td>
<td></td>
<td>FY 2020 Update</td>
<td>$907 M</td>
</tr>
<tr>
<td>Technology Initiative</td>
<td>$118 M</td>
<td>$111 M</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Relief Schools</td>
<td>$418 M</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pre-2003 Sales Tax List</td>
<td>$48 M</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Functional Equity</td>
<td></td>
<td>$75 M</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repurposed Facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$81 M</td>
</tr>
</tbody>
</table>

- **FY2020 Update** indicates the update for FY 2020.
- **Funded** and **Actual** columns show the funded and actual amounts.
- **2015-25 Program Sunsets 12/31/25** indicates the end date for the program.

### Notes:
- FY 2020 Update amounts may include preliminary estimates or projections.
- Actual amounts are confirmed by fiscal year end.
- The 2015-25 Program will sunset on December 31, 2025.
<table>
<thead>
<tr>
<th>Need</th>
<th>Timeframe</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2003 Sales Tax “List”</td>
<td>$ 344 M</td>
<td>2020 – 2022</td>
</tr>
<tr>
<td>Capital Renewal</td>
<td>$ 1.195 B</td>
<td>2020 – 2029</td>
</tr>
<tr>
<td>Technology Initiative</td>
<td>$ 111 M</td>
<td>2020 – 2021</td>
</tr>
<tr>
<td>New Relief Schools</td>
<td>$ 1.034 B</td>
<td>2020 – 2029</td>
</tr>
<tr>
<td>Pre-2003 Sales Tax Facilities</td>
<td>$ 487 M</td>
<td>2022 – 2029</td>
</tr>
<tr>
<td>Functional Equity</td>
<td>$ 75 M</td>
<td>2020 – 2024</td>
</tr>
<tr>
<td>Repurposed Facilities</td>
<td>$ 81 M</td>
<td>2022 – 2029</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$ 3.327 Billion</strong></td>
<td></td>
</tr>
</tbody>
</table>

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