

Half-Cent,
Capital
Improvements
and
Five Year Plan
Updates





Permanent Building Net Square Feet

5,008,648

Portables

295,745 Square Feet (SF)

430 total (324 owned, 106 leased)





District Facilities

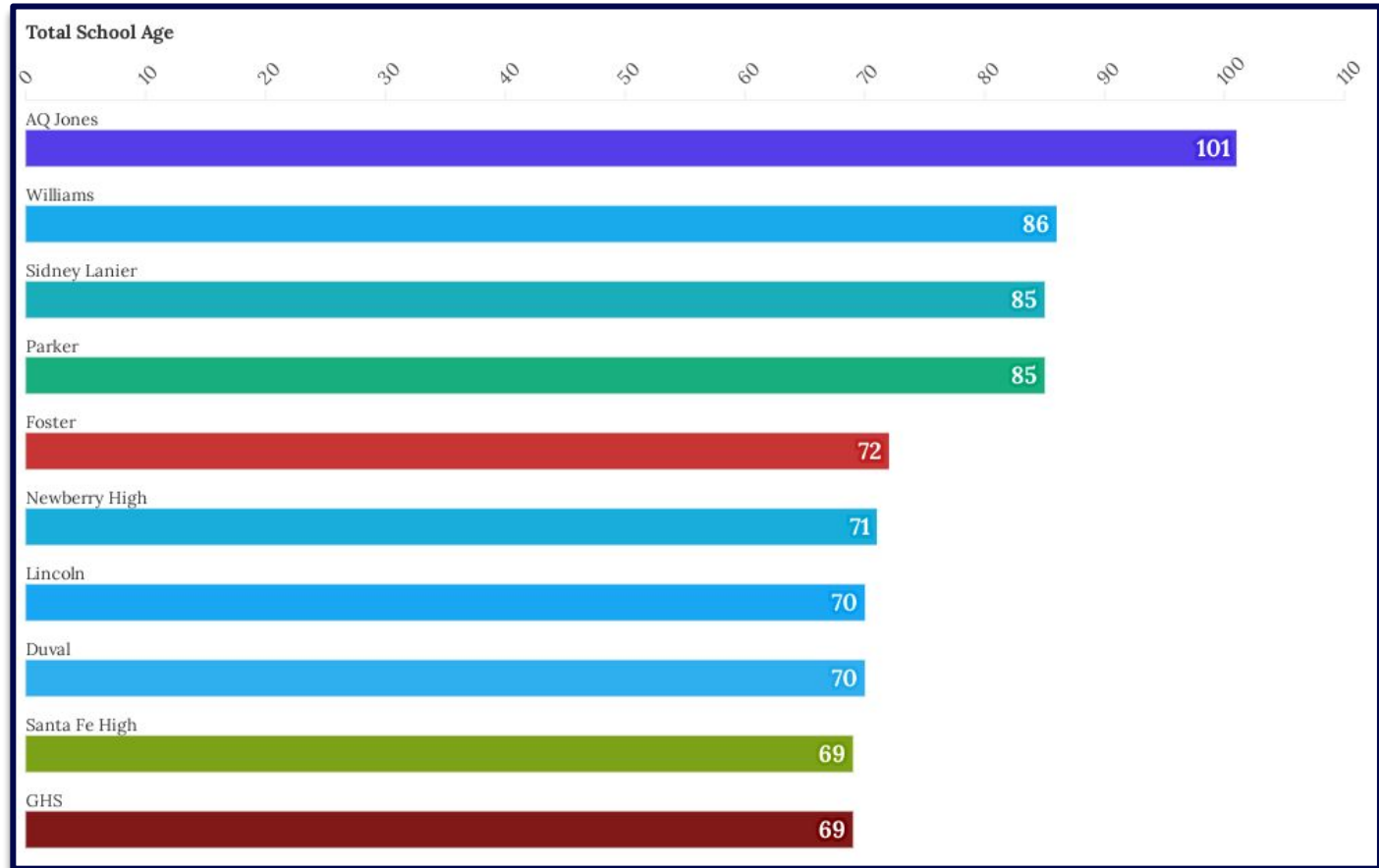
5.3M NSF

57 Sites

458 Buildings

1,463 Acres

Age of School Sites



Presentation and Data Includes:

- The entire *original* Half Cent Sales Tax Project List.
- Progress towards the completion of each project on *original* list, including *original* budgets versus actual expenditures spreadsheet.
- 5 year Facilities Capital Work Plan
- Spreadsheet of the *Completed and Current Projects (2017 to Present)* using all capital fund sources (not on the *original* list).
- Sharing process for future projects' master planning and prioritization.





Past

Timeline

- Early 2018 Original Half Cent Sales Tax Project List (12 year plan 2019-2030) was developed in 6-8 months for every school and center occupied by students.





Timeline

- November 2018 - Half cent sales tax approved
- January 2019 - started collection of Half cent sales tax
- Bond received for \$110,756,959 to start 6 projects

Accomplishments to Date

- Bonded six major projects initially, pre-COVID at an excellent rate.
- Bonded projects completed prior to required timeline (<August 2024).
- Board's approval and construction of two transition schools.





Accomplishments to Date

- Built an entire Transition School at WMS property in less time than CoG completed minor park improvements.
- Multiple Castaldis completed.
- ACPS avoided over \$1.7M in sales tax paid through diligent and timely owner direct purchase and owner purchase processes.

Accomplishments to Date

- All projects listed on the two spreadsheets provided.
- Perpetual maintenance of 57 sites (encompassing 458 buildings/5.3M NSF of building area) and 1,463 acres.





Present

Board Approves Projects and Plans Throughout the Process

- 5 year Facilities Capital Work Plan
 - Bond repayment is approximately \$12M/yr.
 - Bond required to be fully expended by August 2024.
 - Total bond amount = \$110,756,959.
 - IT needs ~ \$45.37 M over 5 years (accounted for in the 5-Year Work Plan)
 - Total available estimated accumulated capital for “major projects” over the next 5 years = \$58.82 M



2023-2028 DOE Five Year District Facilities Work Plan

<u>Year:</u>	<u>Total Revenue:</u>	<u>Total Project Cost:</u>	<u>Difference:</u>
1. 2023-2024	\$62,409,109	\$62,409,109	\$0
2. 2024-2025	\$14,463,403	\$9,909,622	\$4,553,781
3. 2025-2026	\$15,538,610	\$0	\$15,538,610
4. 2026-2027	\$18,405,001	\$0	\$18,405,001
5. 2027-2028	<u>\$20,323,196</u>	<u>\$0</u>	<u>\$20,323,196</u>
Five Year Total:	\$131,139,319	\$72,318,731	\$58,820,588

Board Approves Projects and Plans Throughout the Process

- Design Services
- Construction Documents
- Bid (Task Orders /Hard Bid) or Guaranteed Maximum Price (GMP)
- Certificate of Final Inspection (CFI)





How Do Capital Projects Get Prioritized?

1. Needs Assessment

- *Original* Half-Cent Project List
- Replacement based on need and condition (roofs, HVAC, etc.)

How Do Capital Projects Get Prioritized?

2. Insufficiently Funded State Mandates

- Security
- Unisex Single-Use Restrooms





How Do Capital Projects Get Prioritized?

3. Board Approved/Initiated

- Transition Schools at Westwood and Prairie View
- Rubberization of High School Tracks

How Do Capital Projects Get Prioritized?

4. Superintendent Directed

- In 2018, Superintendent at the time, direction given to distribute \$50,000 of Half Cent Tax funds to every school (\$2 M total)



Capital Work in Progress

- *Westwood Middle School Redevelopment (PH 1 and PH 2): Opening August 2024.*
- *Littlewood Elementary School Redevelopment: Opening August 2025 (currently at 90% Design).*



Capital Work in Progress

- Projects listed on the *Completed and Current Projects (2017 to Present)* spreadsheet labeled as “In Process.”
- Perpetual maintenance of 57 sites (encompassing 458 buildings/5.3M NSF of building area) and 1,463 acres.



Circumstances that Have Impacted Available Capital Funds

1. Pandemic (COVID)/Natural Disasters (Hurricanes)

- Supply chain issues (e.g. very long lead times for equipment).
- High and volatile construction costs (e.g. New Terwilliger Elementary - instead of \$23M actual cost we would be paying \$35M (\$13M more) today if we did not bond and construct pre-pandemic).



Circumstances that Have Impacted Available Capital Funds

2. Legislative Changes:

- 2 Mill decreased → 1.5 Mill cap
- School Choice/Vouchers
- PECO funds to charter schools

Circumstances that Could Impact Available Capital Funds

3. Proposed Legislative Changes:

E.g Proposed Current HB109 (SB246):

- Enrollment decrease $\geq 1\%$ for two years, surplus property and buildings given to charter schools.
- Municipalities take over school(s) with 51% parent vote.

Future





Master Planning

- Project Available Funds:
 - Prioritization of major replacement projects: roof, plumbing, HVAC, security, IT.
 - Establish reserve for “emergencies”.
- Evaluate age and condition of schools/centers.

Master Planning

- Strategic Plan:
 - School programmatic needs.
- Rezoning:
 - Operational efficiency (school capacity and utilization).
 - Elimination of leased portables.
- Collaborative prioritization of major capital projects.





Questions/ Comments

**Thank you for
your time!**

