

Academic Facilities Oversight Committee Overview of Duties

ARKANSAS DIVISION OF PUBLIC SCHOOL ACADEMIC FACILITIES AND TRANSPORTATION

January 23, 2018

Commission for Arkansas Public School Academic Facilities and Transportation



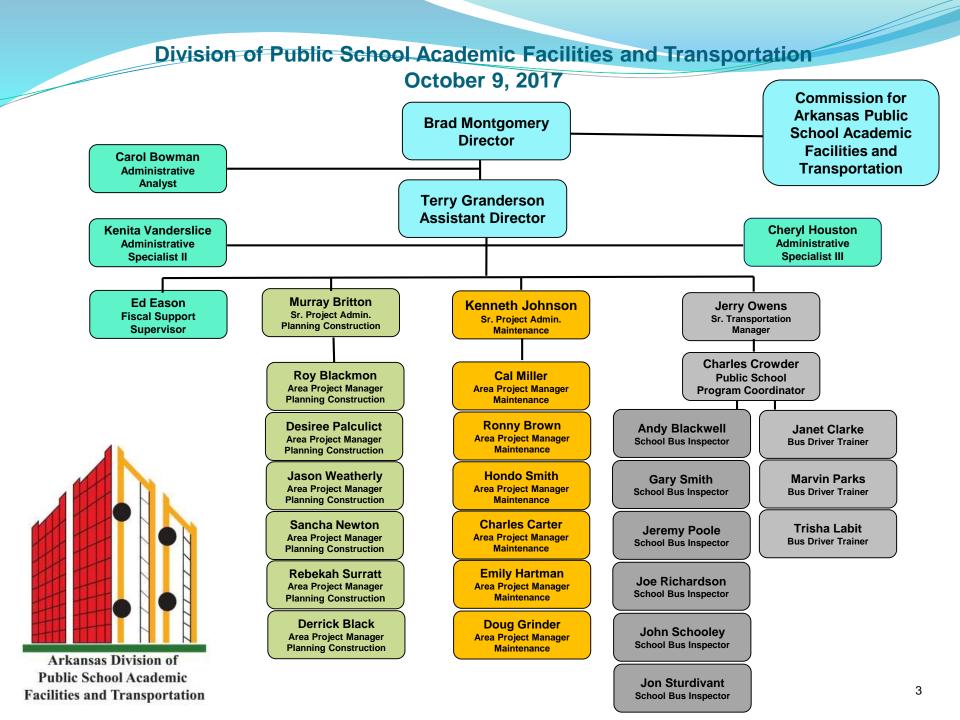
Commissioner of Education Johnny Key, Chairman



President, Arkansas Development Finance Authority Aaron Burkes



Director, Department of Finance & Administration Larry Walther



Division Areas of Responsibility for Cooperatives



Area & Cooperative				
1 Northwest 1 Ozarks Unlimited 4 Dawson 4 South Central 4 Southeast				
2 Crowley's Ridge2 Northcentral2 Northeast	5 Arkansas River5 4 SDs Pulaski Co.			
3 De Queen/Mena3 Southwest3 Guy Fenter	6 Arch Ford6 Great Rivers6 Wilbur Mills			



	Murray Britton Sr. Project Administrator	Kenneth Johnson Sr. Project Administrator
	Planning	
Area	Construction	Maintenance
1	Roy Blackmon	Cal Miller
2	Desiree Palculict	Ronny Brown
3	Jason Weatherly	Hondo Smith
4	Sancha Newton	Charles Carter
5	Rebekah Surratt	Emily Hartman
6	Derrick Black	Doug Grinder



One Cepitol Mall Suite 4D-200 Little Rock, AR 72201 (601) 682-4261 www.arkansasfacilities arkansas.gov

Statewide State of Condition of Academic Facilities

For the Governor, the House Committee on Education, the Senate Committee on Education, and the Academic Facilities Oversight Committee

October 1, 2017



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Academic Facilities Master Plan Program - State Plan

For the Governor, the House Committee on Education, the Senate Committee on Education, and the Academic Facilities Oversight Committee

October 1, 2016

Master Plan Program

- 6-Year Plan
- Due Each Feb 1 Even-Numbered Year
- Approved by Sept 1 Even-Numbered Year
- Update Due Each Feb 1 Odd-Numbered Year
- Master Plan Consultation Meetings Summer of Odd-Numbered Year



Academic Facilities Distress Program

- If millage fails, Facilities Distress rules apply
- Material Failures
 - Fire, health, or safety codes
 - Maintain facilities
 - Submit Master Plan
 - Comply with bid laws
 - Default on any debt obligation
 - Progress on Division objectives and District Master Plan
- Early Indicators of Facilities Distress
 - Non-material violations Two or more in one year
 - Require notice by August 31 by Division or District
 - Within 30 days of determination, Division notice describing indicators and identifying support

Academic Facilities Wealth Index

- School district share of project
- Complex computation of value of one mill per student
- Each district compared to the 95th percentile district
- Wealth Index goes up (becomes wealthier) if district loses students or gains assessment
- Wealth Index goes down (becomes poorer) if district gains students or loses assessment

WEALTH INDEX

Partnership Program Funding Prioritization Process

	_	2015-2017, 2017-2019	2019-2021
	Project Type:	WARM, SAFE, DRY (System Replacement)	SPACE (Growth, Suitability)
		\$10M per Year	
FIRST PRIORITY	Ranking Factors:	Wealth Index District Student Enrollment (3rd Quarter ADM)	10-Year Enrollment Growth %

SECOND PRIORITY	Project Type:	SPACE (Growth, Suitability)	WARM, SAFE, DRY (Space Replacement or Total Renovation)
	Ranking Factors:		Campus Value Ranking
			Wealth Index
	_	10-Year Enrollment Growth %	

	Project Type:	WARM, SAFE, DRY (Space Replacement or Total Renovation)	WARM, SAFE, DRY (System Replacement)
THIRD PRIORITY	Donking Footows	Campus Value Ranking	Wealth Index
	Ranking Factors:	Wealth Index	District Student Enrollment (3rd Quarter ADM)

Construction Approval

- State law requires all new construction above \$20,000 to be approved by Division
- Includes self-funded projects
- Includes new schools or buildings, additions, and renovations
- Does not include maintenance and repair
- Other state agency review, as applicable
 - State or local Fire Marshal
 - Health Department
 - Arkansas Building Authority



State Procurement Law – Project Costs

Below \$35,000 – Follow school board policy



- Above \$35,000 Follow state procurement law
- Above \$25,000 Engineer must design if project involves engineering
- Above \$50,000 Requires licensed general contractor
- Above \$75,000 Small, minority, and women's business enterprises
- Above \$100,000 Architect must design if project involves architecture

Custodial and Maintenance Expenditure Requirements

- Must spend 9% of foundation funding
- > Includes salaries, utilities, repairs, maintenance, supplies
- Unspent portions of 9% goes into facilities escrow account





State Mandated Inspections

RESPONSIBLE PARTY	SYSTEM	DESCRIPTION	FREQUENCY	CODE SECTION OR REGULATION	REMARKS
SCHOOL DISTRICT	Fire Extinguishers	Inspect for proper charge	Monthly		District custodial/maintenance staff sign-off on tag attached to cylinder
	Asbestos Program	Safety inspection	Monitor every 6-months, re- inspect every 3 years		District and licensed asbestos inspector



		Inspect for proper charge	Monthly	AFPC, Vol. 1, Section 906.2	attached to cylinder
	Asbestos Program		Monitor every 6-months, re-		District and licensed
	Asbesios Flogram	Safety inspection	inspect every 3 years	US EPA AHERA Plan	asbestos inspector
FIRE MARSHAL	Fire Safety				
TIKE MAKONAE	1 110 001019	Semi-Annual Fire Inspections	Semi-annually	A.C.A.§ 6-21-106	By local fire marshal
	Fire Alarm			1500 W 1 4 0 V 007 0	
		Test system	Annually	AFPC, Vol. 1, Section 907.8	By licensed contractor
	Fire Sprinkler	Test system	Annually	AFPC, Vol. 1, Section 907.8	By licensed contractor
					Re-charge annually,
	Fire Extinguishers				Hydro-static cylinder test
	The Extinguishers				every 6 yrs. By licensed
		Service and replace as necessary	Annually and every 6 yrs.	AFPC, Vol. 1, Section 906.6.2	contractor
	Kitchen Exhaust				
	Hood Fire			1500 V I 4 0 V 00000	
	Suppression	Test fire suppression system	Semi-annually	AFPC, Vol. 1, Section 906.6.2	By licensed contractor
		Ī	1	1	
115 41 711					District performs test or
HEALTH	Natural Gas Piping				contracts test and files
DEPARTMENT	System		Annually, prior to the		completed report with the
		Leak test gas fittings and appliances	beginning of school	A.C.A. 17-38-201(a)(6)(A)	ADH, Division of Plumbing
	Food Service	Inspection of kitchen and food service		Food Establishment	Health Department Food
	Food Service	areas	Annually	Regulations page 122	Service Inspector
				American Society of Sanitary	
				Engineering (A.S.S.E.)	
	Back-flow Prevention			Standard 5-202.14 Backflow	
		Service and maintenance of RPZ		Prevention Device, Design	Certified District personnel
		device	Annually	Standard	or licensed contractor
			T	T	
					Labor Department
LABOR					inspector or insurance
DEPARTMENT					carrier inspector licensed
	Hot Water Boilers &		High pressure - annually		by Labor Department
	Heaters		Low pressure - externally	1	
			annually; internally every 3		
			years]	
			Unfired pressure vessel -		
		Inspection of boilers	biennially	A.C.A. § 20-23-203	
	Elevators and Lifts	Inspect for safety and proper			Labor Department
		operation	Every six (6) months	A.C.A. § 20-24-112(a)(3)	Inspector
ABKANGAS			T	T	
ARKANSAS					
DEPARTMENT OF	Sewage Treatment		L <u>L</u>		
ENVIRONMENTAL	Systems	L	Daily, by the District. Once		B: . : . / / !! \ 0 AB==
QUALITY		Perform operational and discharge inspections	every five (5) years by ADEQ	ADEO policy	District (daily) & ADEQ
QUALITI	Fuel & Oil	Inspections Inspect for integrity of tank to prevent	ADEQ	ADEQ policy APC&EC Regulation 12 §104	inspector (5 years)
	Storage Tanks	leaks	Every 3 years	(Regulation 12)	ADEQ inspector
	Citiage ranks	μτανο	Lvery 3 years	(INEGUIALIOIT IZ)	MDF & IIIshecini

Statement of Assurance

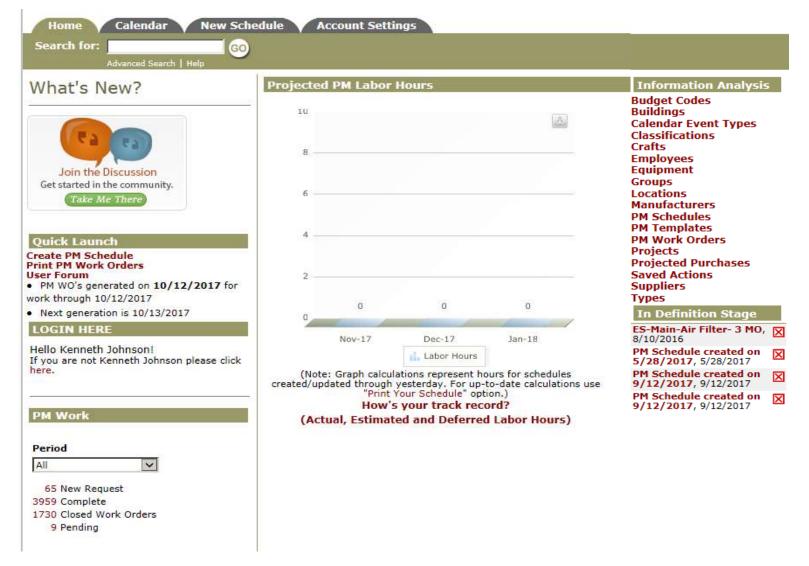
STATEMENT OF ASSURANCE

School districts are required to participate in the state-level computerized maintenance management system designed to track work orders and preventative maintenance work established by the division at no cost to the school district. (Arkansas Code Annotated §6-21-808 (c)(2)(B)(ii)(a)).

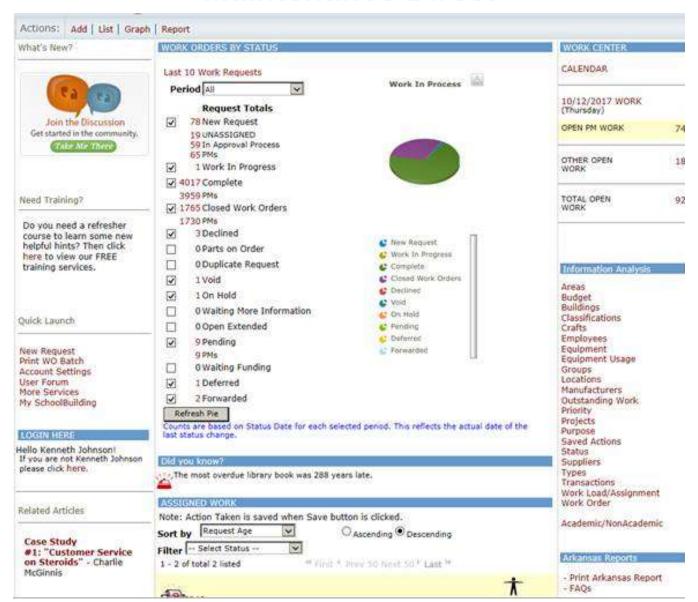
Commissioner's Memo COM-11-054 dated May 12, 2011 provided the following information regarding

(Typed Superintendent Name)

Preventative Maintenance Direct



Maintenance Direct



Master Plan/Partnership Program Two-Year Cycle

DATE	MILESTONE	DISTRICT	DIVISION
ODD YEAR			
February 1	Preliminary Master Plan		
			◆ 1
May 1	Partnership Program Project List		
EVEN YEAR			
February 1	Final Master Plan		
March 1	Partnership Program Project Applications		
IVIAICII I	Αργιισατιστίο		
September 1	Final Master Plan Approval / Non-Approval		* /

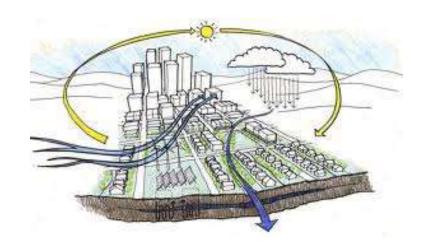
		Master Plan T	abs Master Plan	Master Plan Update Preliminary Master Plan
			Feb 1 <u>Even Year</u>	Feb 1 Odd Year
Stra tak	TAB 1	District Information	X	X
Succe	TAB 2	School Board Resolution	X	
>	TAB 3	Public Hearing	X	
>	TAB 4	District Enrollment Projections	X	X
Stra tai	TAB 5	Community & District Profile (Optional)	X	
Succe	TAB 6	Narrative Analysis	X	X
>	TAB 7	Insurance	X	X
>	TAB 8	Identification of Access Issues	X	
>	TAB 9	Custodial Plan	X	X
>	TAB 10	Maintenance Plan	X	X
>	TAB 11	Preventative Maintenance Plan	X	X
>	TAB 12	Projected Replacement Schedule for Life Cycle Systems	X	X
>	TAB 13	Committed Projects	X	X
>	TAB 14	Planned New Construction Projects	X	X
>	TAB 15	Annual Expenditures for Maintenance/Repair & Capital Outlay	X	

Partnership Program

- "New" construction
 - Not repair or maintenance
- Minimum project cost \$150,000 or \$300/student
 - Waived for life/safety such as fire alarms
- Projects must be on district's Master Plan

Warm, Safe Dry Projects

- System Replacements (for 2015-2019)
 - Roofs
 - HVAC
 - Fire/Safety
 - Plumbing
 - Electrical
- Building Replacements
 - Demolition of existing building
- Total Renovations
 - Bringing existing space up to standard



Space Projects

- New schools
- Additions (including new buildings)
- Conversions of existing space (to different use)



Arkansas School Facilities Manual

You are currently at: Horse Page / Facilities / Arkanese School Facilities Manual - Undated Arkansas School Facilities Manual Cover Page Table of Contents Chapter 1: How To Use This Manual 1000 – How To Use This Manual Chapter 2: Educational Facility Planning Concepts 2000 – Educational Facility Planning Concepts Chapter 3: Educational Framework 3000 – Educational Framework 3100 – High Performance Learning Environments 3200 – Special Education 3300 – Career Education Chapter 4: Site Selection and Design 4000 – Site Selection and Design Chapter 5: Program of Requirements 5000 - Program of Requirements

Chapter 6: Program Space Guidelines

- 6000 Introduction
- 6100 Series Elementary School Space Plates
- 6200 Series Middle School Space Plates
- 6300 Series High School Space Plates
- 6313 Carcer Education Space Plates

Chapter 7: Building Systems

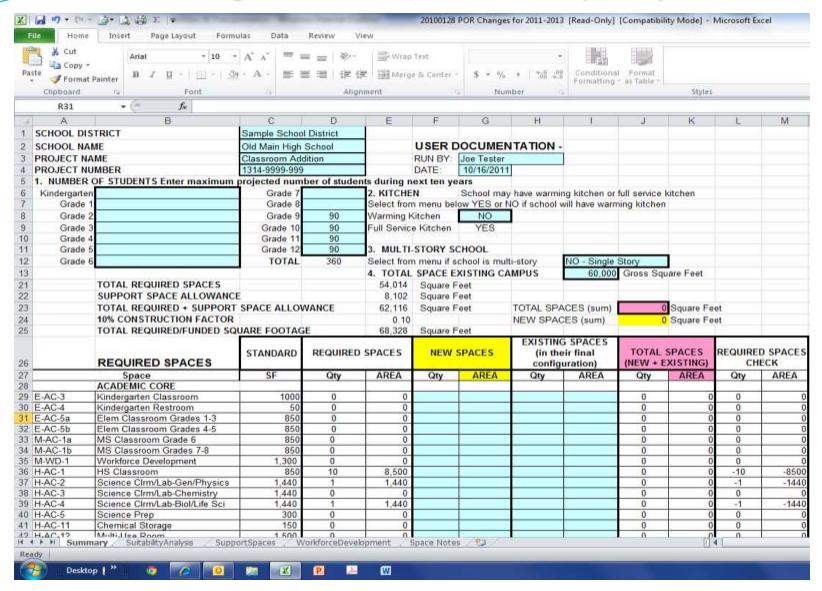
- 7000 Introduction
- 7050 Civil Sitework
- 7100 Foundation & Floor Slabs at Grade
- 7110 Framing Systems
- · 7120 Exterior Walls
- 7130 Roof Systems
- 7140 Openings
- · 7150 Interior Partitions
- 7160 Interior Floor Finishes
- 7170 Wall and Ceiling Finishes
- 7180 Specialtics
- 7190 Equipment and Furnishings
- 7200 Plumbing
- 7300 HVAC
- 7400 Electrical
- 7500 Technology Systems

Program of Requirements

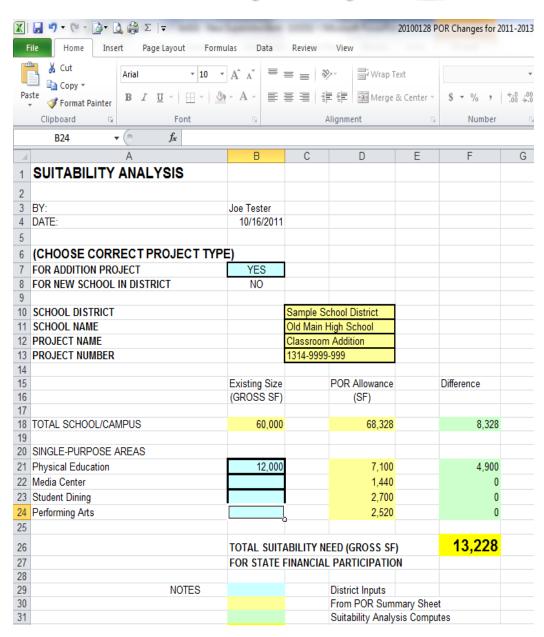
POR

- > For new school
 - Uses projected 10-year student enrollment
 - Provides overall school size
 - Provides required spaces by room
- For additions
 - Uses projected 10-year student enrollment and existing spaces
 - Provides suitability (space needed)
 - Checks required spaces
- Suitability
 - Eligibility for state funding

Program of Requirements (POR)



Suitability Analysis



Partnership Program – State Financial Participation Determination

- Qualified project scope in square feet (e.g. 10,000 SF)
- Project cost factor (e.g. \$130/SF)
- Qualifying Project Cost (QPC)
 - Scope x cost factor
 - 10,000 SF x 130/SF = 1,300,000



- State Financial Participation = QPC x (1 minus Wealth Index)
 - If Wealth Index = 0.350
 - State Financial Participation = \$1,300,000 x 0.65 = \$845,000
 - \$175/SF Maximum new facility cost factor

Partnership Program Project Timelines

After Commission approval and funding

60 Days
Sign project agreement

18 Months
Start construction

(signed construction contract)

4 Years Complete construction

Timeline







Catastrophic Program

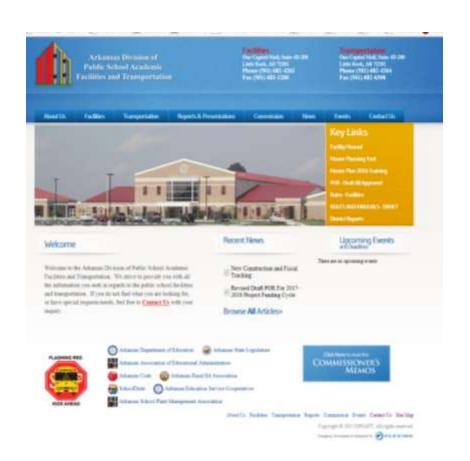
- Act of God event
- Apply within 60 days of event
- Repair and new construction
- Supplements <u>full</u> <u>replacement</u> insurance to meet current standards
- State committed about \$5.5 million



Charter Schools

- Charter Schools Facilities Grant Funding Program A.C.A. § 6-23-908
- Right of Access to Unused or Underutilized Public School Facilities and Sale or Lease of Public School Facilities, Act 542 of 2017

Arkansas Division of Public School Academic Facilities & Transportation Website





http://arkansasfacilities.arkansas.gov/



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