




Arkansas Division of Public School  
  
 Academic Facilities & Transportation

**Education Committee – House  
 Education Committee – Senate**

ARKANSAS DIVISION OF PUBLIC SCHOOL ACADEMIC  
 FACILITIES AND TRANSPORTATION

December 6, 2011

### Master Plan/Partnership Program Two-Year Cycle

DATE	MILESTONE	DISTRICT	DIVISION
<b>ODD YEAR</b>			
February 1	Preliminary Master Plan		
May 1	Partnership Program Project List		
<b>EVEN YEAR</b>			
February 1	Final Master Plan		
March 1	Partnership Program Project Applications		
September 1	Final Master Plan Approval / Non-Approval		

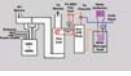



### Master Plan Tabs

	Master Plan Feb-1 Even Year	Master Plan Update Preliminary Master Plan Feb-1 Odd Year
➤ TAB 1 District Information	X	X
➤ TAB 2 School Board Resolution	X	
➤ TAB 3 Public Hearing	X	
➤ TAB 4 District Enrollment Projections	X	X
➤ TAB 5 Community & District Profile (Optional)	X	
➤ 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, and Dry Projects

- Qualified systems
  - Roofs
  - HVAC
  - Fire/Safety
  - Plumbing
  - Electrical
  - Structural
- Complete system replacement
  - Partial system replacement considered repair (not eligible for Partnership Program funding)

### Space Projects

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



### 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

- ### Ranking of Approved Projects
- Projects ranked by three factors
    1. Academic Facilities Wealth Index
    2. Facility Condition Index (FCI)
      - Cost to renovate facility divided by replacement cost
      - General Rule – facility should be replaced if FCI > 65%
    3. Ten-Year Growth Percentage

### Educational Facilities Partnership Fund Committed Projects (In Dollars)

Intermediate Repair	28,079,953.32
Transitional	86,000,000.36
Catastrophic	2,448,856.00
Partnership	
2006 - 2007	207,002,324.77
2007 - 2009	268,502,373.34
2009 - 2011	110,267,851.47
*2011 - 2013	<u>190,260,807.00</u>
<b>SUBTOTAL PARTNERSHIP</b>	<b><u>776,033,356.58</u></b>
<b>TOTAL COMMITTED PROJECTS</b>	<b>892,562,166.26</b>

\* Includes \$31.8M Anticipated Year-Two Projects (2012-2013)

As of July 12, 2011

### Educational Facilities Partnership Fund Ending Fund Balances (In Dollars)

PROGRAM	TOTAL REVENUE	TOTAL EXPENDITURES	ENDING FUND BALANCE
FY2005	20,000,000.00	0.00	20,000,000.00
FY2006	52,442,523.95	30,614,911.76	41,827,612.19
FY2007	89,171,750.00	83,056,280.58	47,943,081.61
FY2008	501,131,925.00	104,995,660.99	444,079,345.62
FY2009	49,140,709.00	122,546,114.07	370,673,940.55
FY2010	34,495,435.60	113,951,185.47	291,908,190.68
FY2011	55,220,716.00	120,811,853.17	226,217,053.51
FY2012 EST	57,449,199.00	100,166,642.00	183,499,610.51
FY2013 EST	59,677,682.00	95,000,000.00	148,177,292.28
FY2014 EST	80,000,000.00	80,000,000.00	68,177,292.62
FY2015 EST	35,000,000.00	35,000,000.00	33,177,293.09
FY2016 EST	7,009,518.00	7,009,518.00	26,167,775.09
<b>TOTAL</b>	<b>918,729,940.55</b>	<b>892,562,166.04</b>	<b>26,167,774.51</b>

As of July 12, 2011



### Facilities - Questions

- Have all warm, safe, and dry facilities needs been met in the state?
- Have all facilities needs in the state been met?
- What's being done for stalled projects that were intended to address warm, safe, and dry conditions? Which districts are these?
- Process for sunset of incomplete projects? Which districts are these? Were any of the sunset projects warm, safe and dry projects?
- What are the barriers to meeting the remaining needs for all districts?
- Equity of facilities between districts and within districts
- Where was the line drawn for awarded projects? Why was that cutoff selected?

### Transportation - Questions

- Address whether the current system for distributing transportation funding to districts provides a suitable level of equity to districts given that the variance in transportation costs per ADM is 9 to 1? As a point of reference the variance in teacher salaries is approximately 2 to 1.
- State your position on the best method for addressing transportation expenditures given the demand for transportation varies significantly from district to district in the percentage of students transported. Should transportation expenditures be handled differently from other categorical funding for subsets of students with additional needs?

### Partnership Program Summary As of November 9, 2011

Program	Committed Funds	Expended Funds	Remaining Funds	Number of Projects	Number of Completed Projects	Number of Rescinded Projects	Number of Projects in Progress
Partnership 0607	\$206,935,942.23	\$201,703,485.60	\$5,232,456.63	1158	637	476	45
Partnership 0709	\$266,783,739.81	\$213,727,472.37	\$53,056,267.44	378	162	143	73
Partnership 0911	\$109,360,857.71	\$63,012,127.28	\$46,348,730.43	244	99	29	116
Partnership 1113 (Year One)	\$149,077,624.26	\$2,505,096.94	\$146,572,527.32	169	2	15	152
<b>TOTALS</b>	<b>\$732,158,164.01</b>	<b>\$480,948,182.19</b>	<b>\$251,209,981.82</b>	<b>1949</b>	<b>900</b>	<b>663</b>	<b>386</b>
Partnership 1113 (Year Two)	\$0.00	\$0.00	\$0.00	51			

### Academic Facilities Partnership Program Project Types

PARTNERSHIP PROGRAM	COSTS IN MILLIONS (In Dollars)		
	TOTAL STATE COMMITMENT	SPACE	WARM, SAFE & DRY
2006 - 2007	207.00	192.50	14.50
2007 - 2009	268.10	250.80	17.30
2009 - 2011	110.30	76.90	33.40
2011 - 2013 YEAR ONE	149.10	117.20	31.90
2011 - 2013 YEAR TWO	31.70	19.50	12.20

As of September 13, 2011

### Academic Facility Projects

- Warm, Safe, and Dry Projects
  - Roofing 258
  - HVAC 154
  - Plumbing 26
  - Electrical 148
  - Fire & Safety 253
  - Combination 131
- Space
  - New School 78
  - Addition 410
  - Conversion 27
  - Addition & Conversion 6

## 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

## Equity of Facilities

- Master Plan / Partnership Program Process
- Standards
  - Arkansas School Facility Manual
  - Program of Requirements (POR)
- Financial
  - Project Cost Factors
  - State Financial Participation
  - Facilities Wealth Index
- Maintenance

## Cost Factors

Division of Public School Academic Facilities & Transportation  
Biennium FY2013-FY2015 Master Plan Budget Estimates  
Date of current version: October 31, 2011

NOTE: DISTRICTS MAY USE THE FOLLOWING COST INFORMATION FOR MASTER PLANNING PURPOSES. THE DIVISION WILL USE THIS COST DATA IN CONJUNCTION WITH THE ACADEMIC FACILITIES WEALTH INDEX TO DETERMINE STATE FINANCIAL PARTICIPATION FOR PARTNERSHIP PROJECTS FOR BIENNIUM 2013 - 2015 PROJECTS. ACTUAL PROJECT COSTS MAY VARY.


New Facilities Cost Estimates, including Stework, per Project Square Footage.  
Escalation estimates are subject to future validation and/or adjustment by the Division.  
Additions, Space Conversions and System Renovations - see other tabs.

		DIRECT AND INDIRECT COST OF NEW FACILITY															
School	Enrollment	Batesville	Camden	Fayetteville	Fort Smith	Harrison	Hot Springs	Jonesboro	Little Rock	Pine Bluff	Russellville	Texasarkana	West Memphis				
K-6	200	\$161.79	\$163.31	\$160.89	\$175.00	\$163.78	\$166.19	\$175.00	\$175.00	\$175.00	\$163.16	\$166.78	\$168.64				
K-6	300	\$166.50	\$148.29	\$165.07	\$169.78	\$168.41	\$151.08	\$169.77	\$172.21	\$171.73	\$167.84	\$161.17	\$163.04				
K-6	500	\$151.68	\$143.72	\$150.72	\$164.91	\$153.34	\$146.44	\$164.34	\$167.02	\$166.43	\$153.00	\$156.04	\$157.90				
K-6	750	\$149.03	\$141.19	\$147.08	\$161.59	\$150.88	\$143.88	\$161.18	\$164.10	\$163.01	\$150.36	\$153.10	\$155.01				
K-6	950	\$147.16	\$139.40	\$146.02	\$159.91	\$148.91	\$142.08	\$158.89	\$162.05	\$161.44	\$148.48	\$150.97	\$152.91				
6-8	200	\$173.89	\$164.76	\$172.81	\$175.00	\$175.00	\$167.87	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00				
6-8	300	\$168.02	\$159.18	\$168.91	\$175.00	\$170.08	\$162.21	\$175.00	\$175.00	\$175.00	\$169.49	\$171.18	\$174.86				
6-8	500	\$162.86	\$154.28	\$161.71	\$175.00	\$164.90	\$157.23	\$175.00	\$175.00	\$175.00	\$164.30	\$165.73	\$169.37				
6-8	750	\$157.42	\$149.12	\$156.23	\$170.59	\$169.36	\$151.99	\$169.42	\$173.36	\$172.12	\$168.83	\$160.02	\$163.60				
6-8	950	\$154.00	\$145.87	\$152.74	\$168.84	\$155.90	\$148.70	\$165.47	\$169.60	\$168.37	\$155.41	\$156.35	\$159.91				
9-12	250	\$175.00	\$167.59	\$175.00	\$175.00	\$175.00	\$170.85	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00				
9-12	500	\$166.78	\$157.99	\$165.58	\$175.00	\$168.82	\$161.01	\$175.00	\$175.00	\$175.00	\$168.26	\$169.86	\$173.42				
9-12	1000	\$163.35	\$154.80	\$162.49	\$175.00	\$168.34	\$157.69	\$175.00	\$175.00	\$175.00	\$164.73	\$166.94	\$170.33				
9-12	1000	\$168.57	\$150.26	\$167.67	\$172.83	\$169.51	\$153.08	\$171.53	\$174.59	\$173.46	\$169.92	\$161.91	\$166.26				
9-12	2000	\$155.79	\$147.61	\$154.82	\$169.96	\$157.79	\$150.40	\$168.27	\$171.54	\$170.41	\$157.14	\$158.69	\$162.22				
9-12	2000	\$153.24	\$145.18	\$152.19	\$166.74	\$155.12	\$147.95	\$165.25	\$168.74	\$167.61	\$154.59	\$156.09	\$159.43				
PK-12	650	\$154.69	\$146.65	\$153.61	\$168.32	\$156.59	\$149.35	\$165.76	\$170.34	\$169.20	\$156.06	\$157.53	\$160.90				
K-8	690	\$152.38	\$144.35	\$151.27	\$165.12	\$154.25	\$147.12	\$164.10	\$167.79	\$166.59	\$153.73	\$154.96	\$158.44				
6-12	700	\$160.34	\$151.91	\$159.31	\$174.53	\$162.30	\$154.79	\$173.13	\$175.00	\$175.00	\$161.73	\$163.00	\$166.92				


## Operations & Maintenance

- 662 Total number of buildings inspected from 7/1/10 to 6/30/11.
- 23 Special investigations (*complaints, district special requests, demolition analysis, simultaneous inspections held jointly with other state agencies, etc.*)


## Commission for Arkansas Public School Academic Facilities and Transportation



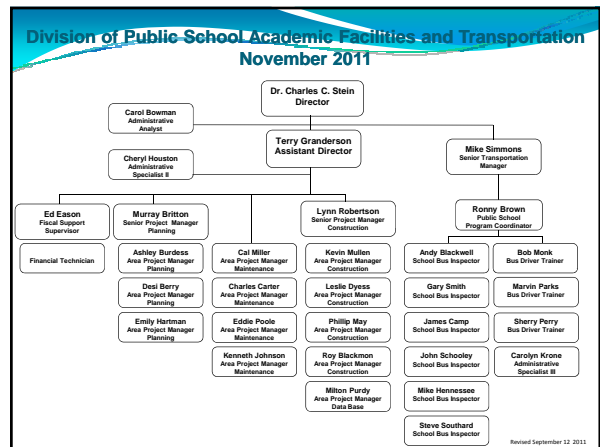
**Commissioner of Education  
Dr. Tom Kimbrell, Chairman**



**President, Arkansas Development Finance Authority  
Mac Dodson**



**Director, Department of Finance & Administration  
Richard Weiss**





**Education Committee – House  
Education Committee – Senate**

**ARKANSAS DIVISION OF PUBLIC SCHOOL ACADEMIC  
FACILITIES AND TRANSPORTATION**

December 6, 2011

**Facilities Distress Rule  
Section 4.01.1**

- 4.01.1 Any act or violation determined by the Division to jeopardize any academic facility used by a public school or school district, including, but not limited to:
- a) Material failure to properly maintain academic facilities in accordance with state law and Rules adopted by the Commission;
  - b) Material violation of local, state or federal fire, health, or safety code provisions or laws;
  - c) Material violation of applicable building code provisions or laws;
  - d) Material failure to provide timely and accurate facilities master plans to the Division;
  - e) Material failure to comply with state law governing purchasing or bid requirements or school construction related laws or rules in relation to academic facilities projects;
  - f) Material default on any school district debt obligation; or
  - g) Material failure to plan or progress satisfactorily toward accomplishing the priorities established by the Division and the approved school district master plan.

**Educational Facilities Partnership Fund  
Expenditures (In Dollars)**

PROGRAM	INTERMEDIATE REPAIR	TRANSITIONAL	ACADEMIC FACILITIES CATASTROPHIC	PARTNERSHIP TOTALS	TOTAL EXPENDITURES
FY2005				-	-
FY2006	14,823,794	15,791,117		17,631,819	30,614,912
FY2007	11,388,313	54,036,149		90,460,859	83,056,281
FY2008	1,866,846	12,532,629	135,326	118,688,682	104,995,661
FY2009		3,641,105		111,508,049	122,546,114
FY2010			77,425	100,000,000	113,361,185
FY2011				80,000,000	120,811,863
FY2012 EST		166,642		95,000,000	100,166,642
FY2013 EST				80,000,000	80,000,000
FY2014 EST				35,000,000	35,000,000
FY2015 EST				7,009,518	7,009,518
FY2016 EST					
<b>TOTAL</b>	<b>28,079,953</b>	<b>86,000,000</b>	<b>2,448,856</b>	<b>776,033,357</b>	<b>892,562,166</b>

As of July 12, 2011

**Educational Facilities Partnership Fund  
Revenue (In Dollars)**

PROGRAM	GENERAL REVENUE	FUND TRANSFERS		TOTAL REVENUE
		BONDED DEBT ASSISTANCE (JAA)	TOTAL OTHER	
FY2005			20,000,000	20,000,000
FY2006			52,442,524	52,442,524
FY2007	35,000,000	5,211,326	48,960,424	89,171,750
FY2008	35,000,000	9,634,873	456,497,052	501,131,925
FY2009	35,000,000	14,140,709	-	49,140,709
FY2010	33,633,641	18,163,282	(17,301,487)	34,495,436
FY2011	34,828,951	20,391,765	-	55,220,716
FY2012 EST	34,828,951	22,620,248	-	57,449,199
FY2013 EST	4,828,951	24,848,731	-	59,677,682
FY2014 EST				
FY2015 EST				
FY2016 EST				
<b>TOTAL</b>	<b>243,120,494</b>	<b>115,010,934</b>	<b>560,598,513</b>	<b>918,729,941</b>

As of July 12, 2011

**Annual Report  
State of Condition of Academic Facilities Statewide  
October 1, 2011**

Academic Facility	ACADEMIC FACILITY TOTAL PROJECT COSTS																	
	2004 Assessment Current Condition and 5-Year Life Cycle		Immediate Repair		Transitional		Partnership 2006-2007 2007-2008 2008-2011 2011-2013		Facility Program		Totals							
	Project Cost	% of 1999 Investment	Program	Project Cost	Program	Project Cost	Program	Project Cost	Program	Project Cost	Program	Project Cost	Program	Project Cost	Program	Project Cost	Program	
Arkansas	202,270,286	100.00%	3,145,123	1,213,400	2,931,723	1,467,168	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555	1,464,555
Baldwin	1,175,000	100.00%	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000	1,175,000
Benton	1,580,000	100.00%	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000	1,580,000
Bentonville	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bidart	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bonham	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bonhamville	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Boswell	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bowling	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bowling Green	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bowling Green	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bowling Green	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bowling Green	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bowling Green	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Bowling Green	1,800,000	100.00%	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000

Division of Public School Academic Facilities and Transportation

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