Agenda

Warm Up & Introduction

Capital planning and budgeting 101

Highlights from 2019 & 7 year capital budget

Facilities master plan review and status

Upcoming topics for future Board capital plan presentation

How can the Board help and questions
HOW MANY OPEN SCHOOL BUILDINGS OPERATE DURING THE SCHOOL YEAR?  
58

WHAT IS THE TOTAL SQUARE FOOTAGE OF ALL PPS BUILDINGS?  
7,050,306 SF

WHAT IS THE AGE OF OUR OLDEST BUILDING?  
153 years old! – Original portion of Conroy

WHAT IS THE AVERAGE AGE OF OUR SCHOOL BUILDINGS?  
86 years old!

HOW MANY NEW BUILDINGS HAS THE DISTRICT CONSTRUCTED IN THE LAST 50 YEARS?  
Only 6 – Faison, CAPA, South Brook, Brashear, Greenway, King

WHAT IS THE AVERAGE NUMBER OF YEARS SINCE A MAJOR RENOVATION FOR OUR BUILDINGS? (FUNCTIONAL AGE)  
38 years old
Introduction of Team:

Director of Facilities – Daryl Saunders
Assistant Director of Facilities, Design and Planning – Stephen Connell
Assistant Director of Facilities, Construction and Planning – Michael McNamara
Electrical System Manager – Damian Link
Capital planning and budgeting 101
Challenges & Strengths

**Challenges**
- Aging infrastructure
- Budgets
- Underutilization of facilities
- Accommodation of additional and changing programs
- Building code changes
- Safety improvements
- Technology upgrades
- Multiple grade and school configurations
- Limited timeframe for construction projects

**Strengths**
- Buildings in good locations all over the City
- Beautiful historic buildings
- Ability to consolidate without shrinking regional footprint
- Well maintained infrastructure for the age
- Dedicated Facilities and Operations groups
- Communities interested in school facilities
Capital Plan Definitions

**Major Maintenance Fund:** These funds account for financial resources that are designated for Improvements and Maintenance of existing sites, including capital expenditures that are incurred in the purchasing of service systems and built-in equipment in order to bring the asset to a state of usefulness.

**Capital Projects Fund:** These funds account for financial resources that are restricted, committed, or assigned to capital outlays which include facilities acquisition and construction of existing or new sites and any capital expenditures and incidental costs which extend the useful life of the asset.

**General Obligation Bonds:** Bonds typically used to fund the Capital Plan.

**7-Year Capital Budget:** The 7-year Capital Budget is the current budget document approved by the Board that contains all of the Facilities Capital Projects and Major Maintenance items separated by building over the next 7 years.
**Facilities Master Plan:** The Facilities Master Plan is a compilation of Capital Construction Cost data for 20 years, a Facilities Condition Index (FCI), an Education Adequacy Index (EAI), and Demographic data which resulted in long-term infrastructure improvement recommendations and a 10-year budget plan.

- **Facilities Condition Index:** The Facility Condition Index (FCI) is a standard facility management benchmark that is used to objectively assess the current and projected condition of a building asset.

- **Educational Adequacy Index:** The Educational Adequacy Index (EAI) is an evaluation of how well each school building is able to meet the requirements of the current instructional curriculum. The Index measures whether or not the school building contains the appropriate educational, administrative, support and other spaces as compared to an established standard program of school spaces, and how well the existing spaces meet the instructional needs with regards to size, service areas, technology and equipment.

- **10-Year Facilities Master Plan Budget:** The 10-Year Facilities Master Plan Budget is a budget document that contains all of the Facilities Capital Projects separated by building over the next 10 years that bring the buildings up to an acceptable FCI and EAI score.
The Contract Process, it’s long-term

- **Quarter 1**
  - Jan 31: Programming and Board Approval
  - June 1: Receive Design Proposals
  - Sept 1: Begin Design
  - Sept 1: All Designs Submitted for Review

- **Year 1**
  - 12 Months: Schematic Review
  - 3 Months: Design Development Review
  - 3 Months: Board Approval – Design Contracts
  - 3 Months: Contract Execution – Design Contracts
  - 3 Months: Contract Execution – Construction Contracts

- **Year 2**
  - 3 Months: Construction Document Review
  - 3 Months: Construction – Close-Out
  - 3 Months: Construction Completion

- **Year 3**
  - 3 Months: Construction Kick-off
  - 2 Months: One Summer Construction
  - OR
  - 14 or 26 Months: Multi-Summer Construction
  - 3 Months: Multi-Summer Construction

**Expect great things.**
Capital Plan Budget Process Overview

Developing the capital budget plan is an ongoing process which constantly changes based upon feedback of many stakeholders. Facilities collaborates with Maintenance, Plant Operations, Food Service, Executive Staff and School-Based Leaders to compile capital project requests and assess the need, urgency, code compliance, cost and timeline for new projects.

Standpoint of the current budget plan being drafted

• First year/column: Project designs are finalized, reviewed and getting ready to go out to bid. Budget estimates are updated before Board approval.

• Second year/column of the capital plan: Facilities is requesting proposals from architects and engineers for projects in the second year of the plan.

• Third year and beyond/columns: Facilities collaborates with all stakeholders to compile Capital Project Requests and assess the need, urgency and timeline for new projects and those already in the plan. Facilities personnel meet with Principals and other stakeholders at the site to determine scope and develop preliminary budgets.

Board Actions Necessary

• The detailed capital budget is included in the annual budget book submitted in December of each year for Board approval.

• In December of each year the Board approves:
  • A resolution to establish the next year's Major Maintenance Fund and Capital Projects Fund
  • A capital reimbursement resolution for expenditure advancements
Capital Plan: Funding Sources

Funding Sources for Capital Plan:

• Typically the District funds the capital plan with General Obligation Bonds.
• The estimated 2020 General Obligation Bonds that will be issued in December of 2020 will fund the remaining $39,971,360
• Other past sources have included the sale proceeds of closed buildings, transfers from the general fund and grant funding.
Highlights from 2019
7-Year Capital Budget
2019 Project Whittier K-5 Cycle Painting

The Fireplace in the Kindergarten classroom at Whittier before cycle painting

The Fireplace now has a brighter and more welcoming surface structure.
2019 – Two-Year Project at Minadeo PreK-5

The lobby at Minadeo was outdated, dark, and in need of improvement

The lobby now has a more inviting, brighter, and friendly learning environment
## 2020 Capital Budget by Category

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>TYPE TOTALS</th>
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<tbody>
<tr>
<td>Educational Improvements</td>
<td>$ 6,837,000</td>
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<tr>
<td>Grounds Improvements</td>
<td>1,970,200</td>
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<tr>
<td>Mechanical Systems</td>
<td>9,891,500</td>
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<tr>
<td>Electrical Systems</td>
<td>3,170,000</td>
</tr>
<tr>
<td>Building Interior</td>
<td>9,335,000</td>
</tr>
<tr>
<td>Building Exterior</td>
<td>4,509,000</td>
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<tr>
<td>Planning, Design, Construction Management</td>
<td>4,258,660</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>$ 39,971,360</strong></td>
</tr>
</tbody>
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- Educational Improvements: 17%
- Grounds Improvements: 5%
- Mechanical Systems: 25%
- Electrical Systems: 8%
- Building Interior: 23%
- Building Exterior: 11%
- Planning Design: 11%
- **TOTALS:** 100%
2020 - Summer Facilities Capital Projects

- **Allderdice**: Elevator modernization
- **Allegheny**: Steam boiler removal, coal hole repair and steam/chilled water connection
- **Arsenal**: Walk-in cooler
- **Beechwood**: Partial flooring replacement
- **Brashear**: Library renovation, gym shower/locker room repairs, corridor lockers
- **Brookline**: Masonry restoration / foundation water proofing
- **Carmalt**: Chiller replacement, humidity controls, and generator replacement
- **Carrick**: Auditorium upgrades
- **Central Food Kitchen**: Energy efficient lighting
- **Chartiers**: Asphalt and concrete repairs
- **Dilworth**: Classroom floors replacement
2020 - Summer Facilities Capital Projects

- **Greenfield**: Electrical service, ADA restroom, and entrance slab repairs
- **Greenway**: Exterior bleacher demolition
- **Langley**: Classroom and corridor ceiling/lighting updates and HVAC controls
- **Linden**: Restroom renovation
- **Mifflin**: Partial roof replacement (original building)
- **Miller**: Plaster repairs and cycle painting
- **Minadeo**: Unit ventilator and air conditioning installation, ceiling & lighting replacement (cont. from 2019)
- **Obama**: Elevator modernization and gym A/C & lighting
- **Oliver**: Exterior bleacher repairs
- **Perry**: Exterior bleacher demolition
2020 - Summer Facilities Capital Projects

- **Pioneer**: Electrical branch circuit panel and generator replacement
- **Spring Garden**: Elevator installation
- **Sterrett**: Exterior door replacement
- **Student Achievement Center**: ADA restrooms renovations (cont. from 2019)
- **University Prep**: Masonry restoration, window replacement and unit ventilator replacement
- **Weil**: Auditorium upgrades and boiler replacement
- **West Liberty**: Phase II of addition, renovation and air conditioning
The total 7-year costs in the 2020 Capital Budget is $294,088,960.

Schools which have no major projects included in the 2020 Capital Budget: Roosevelt (new), Phillips, CAPA, Faison, Murray.

10 schools with the least costly scheduled major projects: South Brook, King, Fulton, South Annex, Spring Hill, Roosevelt (old), Dilworth, Sci-Tech, Spring Garden, Clayton.

10 schools with the most costly scheduled major projects: Manchester, Woolslair, Greenway, Allegheny, Montessori, Greenfield, Arsenal, Brashear, Miller, Allderdice.

The various major maintenance costs total $57,456,460 and supports all locations.

See additional handout “Cost summary by school for 2020 – 2026, Approved 2020 Budget” for more details.
Questions
Facilities Master Plan Review and Status
Vision 2029 for PPS Educational Spaces
Facilities Master Plan Initiative

**Objective:** In keeping with the District’s guiding philosophy “Expect Great Things”; Facilities, Maintenance, and Plant Operations Divisions are each committed to providing Educational Spaces that meet the holistic needs of all students.

**Goal:** As the District moves forward, and in effort to implement the Strategic Plan, the Facilities Master Plan (FMP) will enable the Facilities Department to present a viable, aligned, ten-year capital plan for Board approval.

**Scope:** The FMP will be developed based on a sound methodology and will be used to guide the 2020-2029 capital budgets. This comprehensive and strategic methodology includes four data points: Capital Construction Cost data for 20 years, a Facilities Condition Index (FCI), an Education Adequacy Index (EAI), and Demographic data. The FCI will assess code and safety compliance, preservation of the District’s physical infrastructure, building envelopes and interior structures. The EAI will assess the educational programming and instructional needs of each building compared to agreed upon standards. Demographics include capacity and enrollment information and will look to address future growing and declining enrollment trends. After compilation of the data sets, an administrative review will be completed and recommendations will be made to address the inequities in the standards of physical learning spaces across the District.
Facilities Master Plan Goals For School Environments

- 21st Century Learning Environments – Technology, STEAM etc.
- Air condition every building
- Remove hazardous material
- Provide fresh stock of buildings
- Remove demountables
- Consolidate for efficiency
- Energy savings projects
- Bring all buildings up to certain standards of condition and educational adequacy
Facilities Master Plan:
Council of Great City Schools Operations Recommendations

• #10 Complete, adopt, and publish the Facilities Master Plan including Education Specifications and Design Criteria, a Facilities Condition Index, identification of the deferred maintenance backlog, a Space Utilization Study, and Capital Priorities Plan.

• #11 In conjunction with the Facilities Master Plan the District should adopt an Environmental Sustainability Policy.

• #12 The Facilities Division should invest in formal channels of communication with its customers, including instructional management and school-site administrators.

• #23 Establish a formalized Energy Conservation Policy and Program.
Facilities Master Plan: Timeline

- **Historical Data Compilation**: 3 Months
- **Standards Collection**: 4 Months
- **Data Collection**: 14 Months
- **Data Verification**: 4 Months
- **Reports**: 5 Months
- **Facility Condition Index**
- **Standards Collection**: 4 Months
- **Focus Groups**: 2 Months
- **Data Collection**: 12 Months
- **Reports**: 3 Months
- **Educational Adequacy Index**
- **4 Months**
- **Demographics and Capacity Data Gathering and Study**
- **On-going**
- **Master Plan Compilation**
- **On-going**
- **Master Plan Review** by Administrators and Board Members

Quarter 1:
- **Master Plan Kick-Off**: Jan 2017
- **FCI Kick-Off**: April 2017
- **EAI Kick-Off**: Oct. 2017
- **Demographic Data Gathering**: Nov. 2017

Quarter 2:
- **Master Plan Draft Complete**: July 2019
Future Topics for Board Capital Plan Presentations

- Detail analysis of FCI
- Detail analysis of EAI
- Problems and Solutions document
- Imagine process and the 10 year master plan budget
- 2021 Capital Plan
How Can the Board Help Us?

• Keep an open mind
• Make the hard decisions
• Work with a District-wide mind set
• Consider the future facility needs of the District
Questions