Arkansas School Plant Management Association

Division of Public School Academic Facilities and Transportation

October 3, 2018

Act 542 of 2017 - Unused or Underutilized Buildings
Master Plan – Draft Rule

➢ By February 1 each year district’s Master Plan shall identify
  • All unused or underutilized public school facilities in the school district
  • Unused or underutilized public school facilities, if any, that are designated to be reused, renovated, or demolished as part of a specific committed project or planned new construction project

➢ By March 1 each year Division will collect and disseminate information, pertaining to unused or underutilized public school facilities or other real property
Act 542 of 2017 - Unused or Underutilized Buildings
Master Plan – Draft Rule

➢ “Regular basis” means:
  • For public school facilities that by their nature are ordinarily characterized by intermittent use, such as auditoriums, gymnasiums, and athletic facilities, the facility is used no fewer than ten (10) times per school year; and
  • For all other public school facilities, the facility is used on no fewer than ninety (90) days per school year.

➢ “Significant portion”: means A school district must use at least forty percent (40%) or more of the gross square footage of a public school facility on a regular basis to be using a "significant portion."

➢ “A public school facility shall not be considered underutilized if the district does not have other available school district spaces in which it can reasonably satisfy the educational, academic, extracurricular, or administrative activities being conducted in the facility.”

Reporting Unused/Underutilized Facilities

School Districts must mark all levels of each unused/underutilized facility by:
  ➢ School / Campus
  ➢ Building
  ➢ Addition
Reporting Unused/Underutilized Facilities, continued

School / Campus

School Detail Information
- IMR Number: 0999-001
- Short Name: 9999 Elementary Test School 1
- Long Name: 9999 Elementary Test School 1
- Type: K-12
- Grades: K-12
- Year opened: 2015
- Enrollment: 0
- Staff: 50
- Local Number: 002

School Utilization
- Utilization: Checked as designated
- As Of: 7/23/2018
- Utilization Note: Campus/School utilization is a response to Act 542 of 2017. Districts should read the act for further information. This section should be completed for ALL campuses/schools in the district. Utilization Note

Notes

Delete School: [ ]
Change Note: [ ]

Building

Building Detail Information
- Number: 999901
- Short Name: 9999 - First Test Building
- Long Name: First Test Building
- Year opened: 2007
- Area (SQF): 311000
- Floors: 3

Building Utilization
- Utilization: Checked as designated
- Utilization Note: Building utilization is a response to Act 542 of 2017. Districts should read the act for further information. This section should be completed for ALL buildings in the district. Use this note section to

Notes

Delete Building: [ ]
Change Note: [ ]
### Reporting Unused/Underutilized Facilities, continued

#### Addition

<table>
<thead>
<tr>
<th>Number</th>
<th>Addition Value</th>
<th>Description</th>
<th>Year opened</th>
<th>Area (SFF)</th>
<th>Footprint (SFF)</th>
<th>Floors</th>
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<tbody>
<tr>
<td>15</td>
<td>76%</td>
<td>Original Structure</td>
<td>2007</td>
<td>150000</td>
<td>190000</td>
<td>4</td>
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</table>

**Addition Utilization**
- Utilization: Unused
  - Building is vacant and not in use
- As Of: 06/2018

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![Arkansas Logo](image)

**Arkansas Committed To Adequate & Equitable K-12 Academic Facilities**

**Advisory Committee on Public School Academic Facilities Report**

2019–2021 Partnership Program Approved Projects
Summary by Funding Category

<table>
<thead>
<tr>
<th>Project Year</th>
<th>Project Type</th>
<th>Project Count</th>
<th>Potential SFP</th>
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<tbody>
<tr>
<td>Year 1</td>
<td>Space (Growth, Suitability) Priority 1</td>
<td>22</td>
<td>$31,406,143.05</td>
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<td></td>
<td>WSD Space Replacement/Total Renovation</td>
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<td>$70,025,378.64</td>
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<tr>
<td>Year 1</td>
<td>WSD System Replacement Priority 3</td>
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<td>$78,621,800.28</td>
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<td>YEAR 1 TOTAL</td>
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<td>Year 2</td>
<td>Space (Growth, Suitability) Priority 1</td>
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<td>$26,527,088.13</td>
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<td></td>
<td>WSD Space Replacement/Total Renovation</td>
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<td>$15,549,693.76</td>
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<td>Year 2</td>
<td>WSD System Replacement Priority 3</td>
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<td>YEAR 2 TOTAL</td>
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<td>28</td>
<td>$47,091,235.64</td>
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<td>GRAND TOTAL</td>
<td></td>
<td>188</td>
<td>$227,145,657.81</td>
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</table>

* Preliminary
Goals / Objectives

- Develop State plan
- Support all districts and students
- Review Partnership Program funding
  - Focus Program and make more efficient
  - Direct funds to greatest needs
    - Project needs
    - District financial ability to pay
  - Establish uniform annual budget
- Emphasis onWarm, Safe, and Dry as well as Space/Growth
- Encourage maintenance of existing and new facilities

Facilities Maintenance Composite Assessment

Space/Growth projects and Warm, Safe, and Dry projects will be prioritized in two lists using three ranking factors, Statewide Facility Needs Lists, Academic Facilities Wealth Index, and Facilities Maintenance Composite Assessment.

The Division should establish a Facilities Maintenance Composite Assessment Program to evaluate Arkansas school facilities conditions, appearances and, determine and verify the implementation of an effective maintenance management program. The program should consist of multiple weighted components including, but not limited to the following: preventative maintenance plan (in CMMS), corrective action work order completion (in CMMS), state mandated inspections compliance, and maintenance personnel professional development.
Recommendation 1.2 / Page 24

All changes and recommendations should be enacted in the appropriate statute and/or rules to become effective with the 2021-2023 Partnership Program project funding cycle and the 2020 Master Plan.

Recommendation 1.3 / Page 24

Facilities planning should transition from the current school district-led plan to a systematic statewide plan focused on prioritizing and addressing aggregate statewide needs. The Division will develop two Statewide Facility Needs Lists - for Space/Growth needs and for Warm, Safe, and Dry needs.
Recommendation 1.4 / Page 24

- Two computations to estimate annual budget of **$90 Million**
  - $102 Million historic average less projected $12 Million savings
    - HVAC projects
    - Wealth Index
    - Reduced scope per revised definitions
  - National norms for facility replacement plus estimated growth
    - 3% of Current Replacement Value ($17.3 Billion) +
    - $85 Million per year for growth =
    - $605 Million per year annual needs x
    - 15% (State historic percentage of funding) =
    - $90.7 Million annual State funding

Recommendations 2.1 & 2.2 / Page 28

Wealth index should be revised to include two additional factors for greatest 10 year enrollment and median family income. Legislation is required in order for revised wealth index to be effective for 2021-23 Biennium.
Recommendation 3.1 / Page 29

The three project categories of Warm, Safe, and Dry (System Replacement); Warm, Safe, and Dry (Space Replacement); and Space/Growth should be replaced with two categories of Warm, Safe, and Dry and Space/Growth. Project definitions should be refined to focus the Partnership Program.

REC. #2  

Recommendation 3.1 / Page 29

Partnership Program funds should be split into two "pots" - one "pot" for Space/Growth projects and a second "pot" for Warm, Safe, and Dry projects. Partnership Program funds should be distributed equally between the two "pots".

REC. #3
Recommendations 3.2, 3.3, & 3.4 / Pages 29 & 30

- Objective to focus program and reduce costs
  - Suitability. Must use phased approach – 5 year enrollment projections for academic core with 10 year enrollment projections for single purpose spaces - student dining, media center, PE, and performing arts.
  - Additions of only spaces required by the Program of Requirements (POR), with funding for support spaces limited to new school % - 10% for elementary and 15% for middle and high school.
  - No stand-alone additions of less than 10,000 square feet to ensure safety and security of additions.
  - Partial HVAC systems allowed.

Recommendation 3.5 / Page 30

Space/Growth projects and Warm, Safe, and Dry projects will be prioritized in two lists using three ranking factors, Statewide Facility Needs Lists, Academic Facilities Wealth Index, and Facilities Maintenance Composite Assessment.
Recommendation 6.2 / Page 34

The Division should publish actual cost factors based on the annual updates required by ACA §6-20-2509. Partnership Program maximum cost factors for each of the 13 regions should be the lesser of the actual cost factors or $200 per square foot.

Recommendation 6.3 / Page 34

The Division should investigate opportunities for Partnership Program efficiencies in statewide procurement for design and construction services.
Recommendation 7.1 / Page 35

The Division will establish Master Plan and Partnership Program project application timelines to ensure that all project applications receive an "early" review to ensure completeness and compliance and to ensure that the Master Plan remains the foundation of the State's and school districts' facilities programs. With processes to ensure "early" review of all Partnership Program project applications, Act 864 of 2017 can be repealed.

Recommendation 7.2 / Page 36

The Division has the authority pursuant to Master Plan rules to require additional information in the Master Plan narrative (Tab 6). The Division may wish to consider requiring schools to list their respective building fund balances in their Master Plans filed with the state.
Recommendations 8.1, 8.2, & 8.3, Pages 37 & 38

The Division should establish a Facilities Maintenance Composite Assessment Program to evaluate Arkansas school facilities conditions, appearances and, determine and verify the implementation of an effective maintenance management program. The program should consist of multiple weighted components including, but not limited to the following: preventative maintenance plan \textit{(in CMMS)}, corrective action work order completion \textit{(in CMMS)}, state mandated inspections compliance, and maintenance personnel professional development.

Recommendations 8.3 & 8.4 / Page 38

The Division needs to bring its capacity for collecting and using data up to best practice standards. Such capacity building will be a crucial part of the implementation of any policy that could significantly improve the Division's effectiveness in support of an adequate education for students while limiting the fiscal burden to the taxpayer.