



Orange County Public Schools Capital Planning

November 2024



KPI: Increase the percent of third grade students achieving at grade level or above performance on the statewide assessment in English Language Arts

2021-22	2022-23	2023-24	2024-25
Target: 57%	Target: 57%	Target 62%	Target: 64%
Outcome: 54%	Outcome: 52%		

KPI: Increase students' positive perceptions of classroom and school-wide culture

Grade Levels	2021-22	2022-23	2023-24	2024-25
4-5	Target: 73%	Target: 74%	Target: 69%	Target: 76%
	Outcome: 62%	Outcome: 61%		
6-8	Target: 53%	Target: 56%	Target 48%	Target: 62%
	Outcome: 34%	Outcome: 33%		
9-12	Target: 47%	Target: 50%	Target 45%	Target: 56%
	Outcome: 32%	Outcome: 33%		

Every student experiences a clean, safe, and comfortable learning environment every day, with no distractions to students or staff.

Facilities Strategy

Construction

- Provide new schools when needed
- Reduce reliance on portables with classroom additions and new schools
- Achieve educational equity via comprehensive renovations and select projects for unique situations
- Reduce system failures via timely capital renewal and comprehensive renovations
- Continually assess and implement smart sustainability improvements

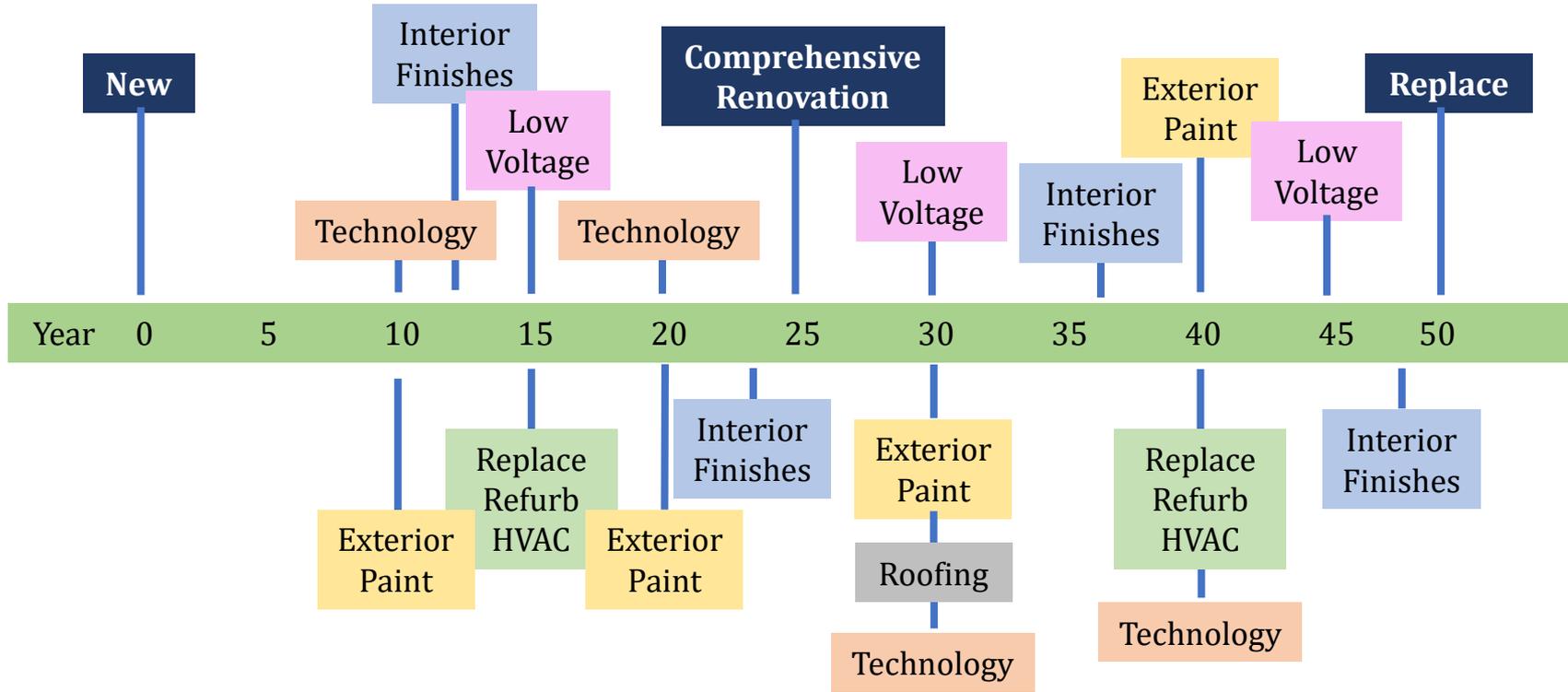
Maintenance

- Organize to quickly respond and correct deficiencies
- Accomplish proactive preventive maintenance to reduce system failures
- Employ an effective out-sourcing strategy
- Implement measures to repair and maintain without school involvement

Custodial

- Accomplish frequent inspections to identify and correct cleaning shortfalls
- Provided needed support to custodians

Typical Building Life Cycle



Capital Program Elements

- Additional permanent capacity
 - New relief schools
 - Classroom additions
- Comprehensive needs
 - Schools reaching 25 years since construction or major renovation
 - Repurposed facilities
- Capital renewal
- Ancillary facilities
- Technology
 - Student device refresh
 - Infrastructure and equipment upgrades

New Relief Schools and Additions

- Identified in a long-range Capital Improvement Plan to address capacity needs
- 10-year growth projections
- Relieves overcrowding of existing schools
- Requires redrawing of School Zones
- Planning horizon: ES – 3 years; MS/K8 – 4 years; HS – 5 years
- Utilizes prototypes when feasible

Capacity Enhancement (Classroom Additions)



Lake Gem ES

- 10-year enrollment is greater than school capacity
- There is no planned relief
- Includes remodeling of existing spaces to meet program needs
- May result in capacity greater than existing prototype

Comprehensive Needs



Dream Lake ES

- Upgrade of aging facilities (including repurposed schools)
- Select replacement when approved via Castaldi evaluation
- Program modifications to prototype standards
- Capacity increases when warranted
- Furniture and equipment refresh

Capital Renewal



- Preserves the efficient operation of school facilities
- Needs based on Facilities Condition Assessment
- Project sizes ranging from less than \$100k to over \$10M
- Typically completed without displacement of students or staff

Capital Renewal Projects



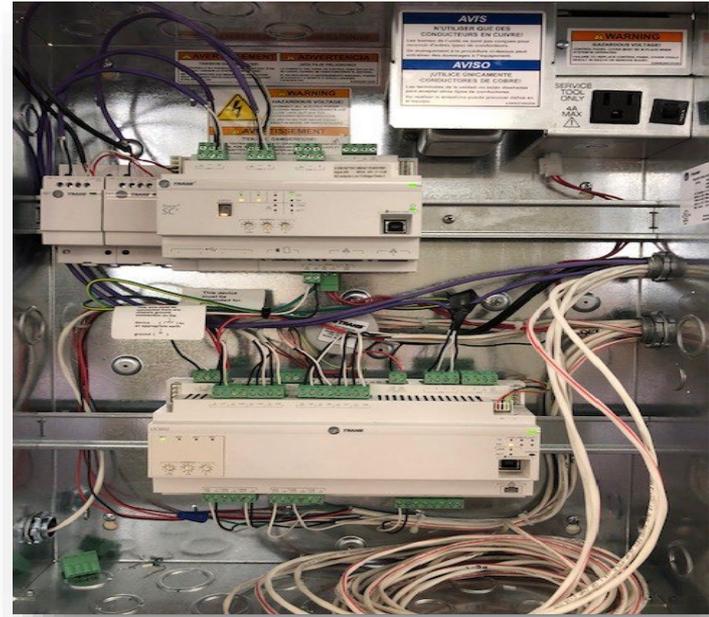
Ocoee Middle ^[7]
Gymnasium Renovation

Capital Renewal Projects

Low-voltage Systems



Olympia High [4]
Fire Alarm Panel



Timber Creek High [2]
Controls Replacement

Capital Renewal Projects

Heating, Ventilating and Air Conditioning (HVAC) systems



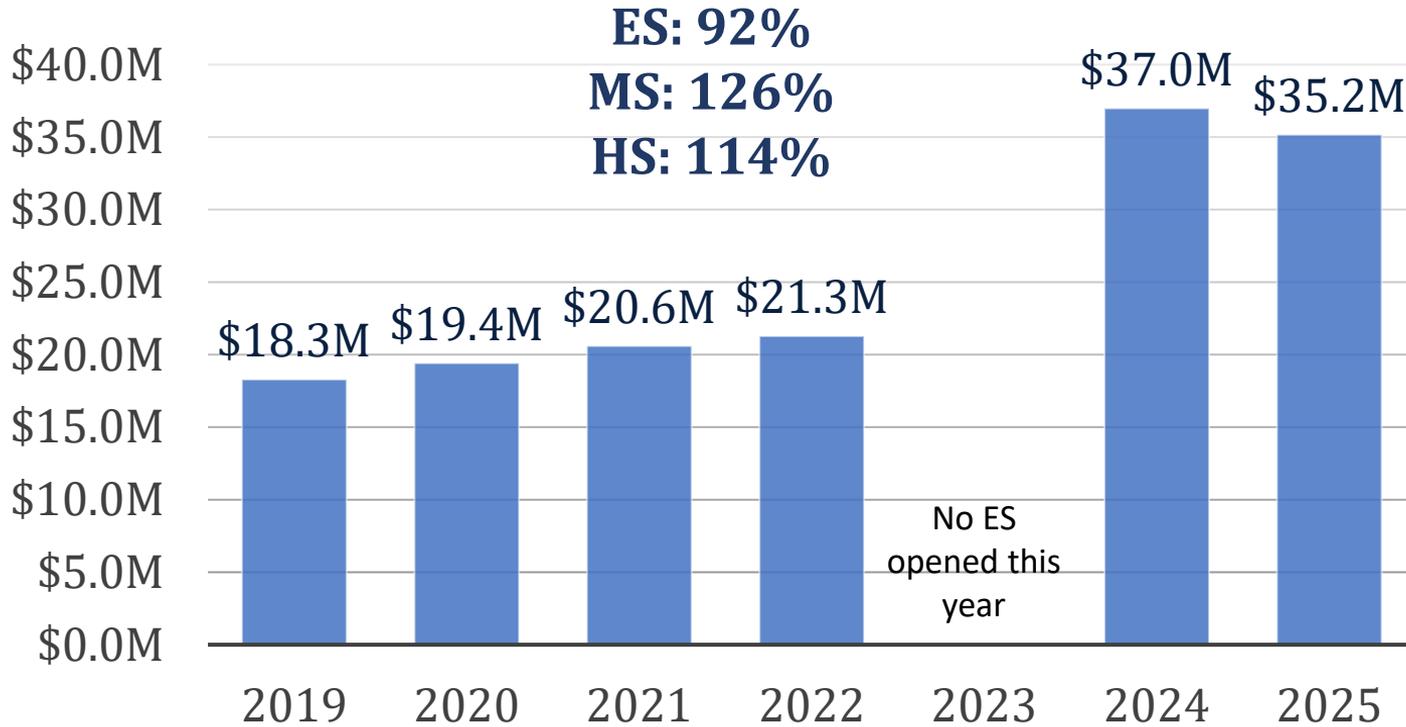
Gotha Middle [4]
Chiller Refurbishment



Oakshire Elementary [3]
Chiller Replacement

Average Construction Costs (elementary)

Construction cost increase since 2019:



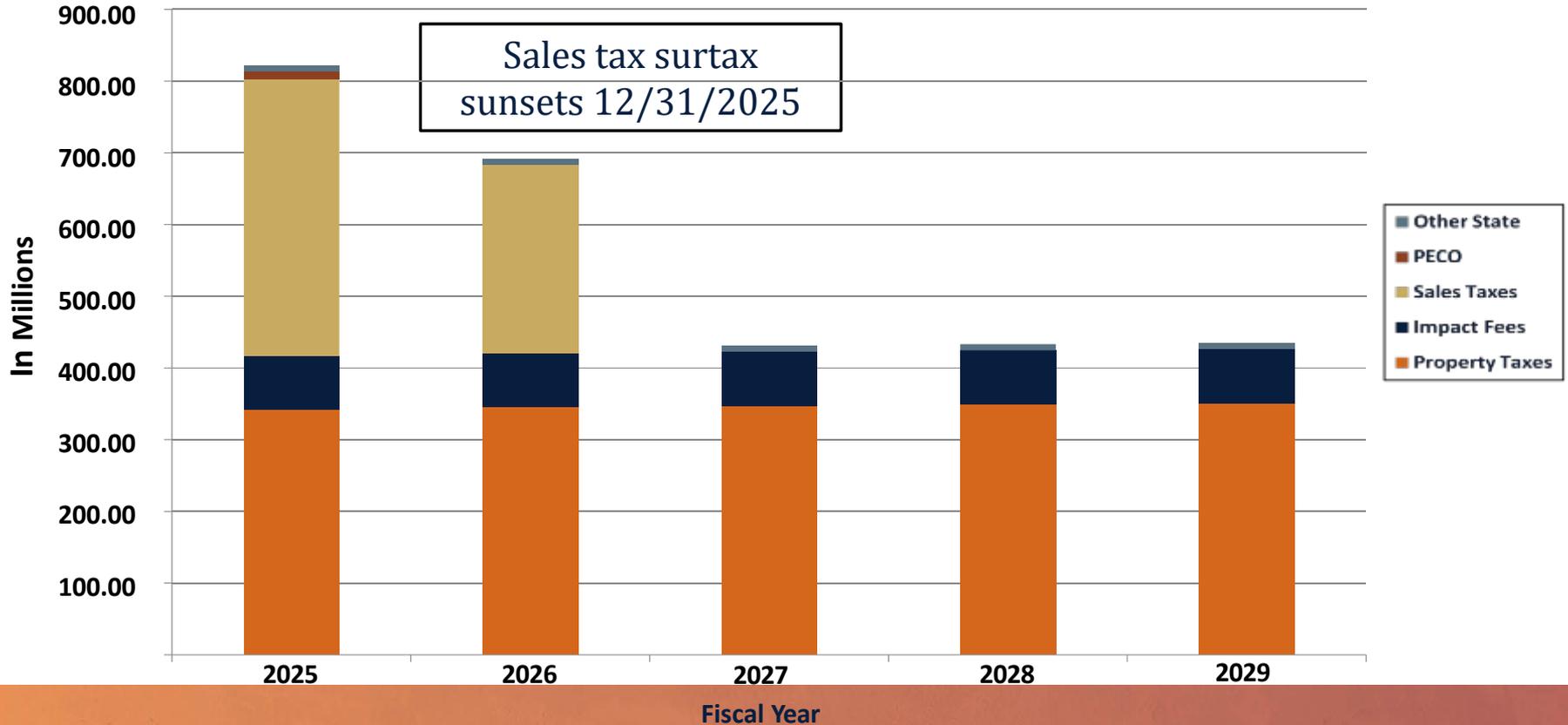
Cost of Construction

School	Student Stations	Student Station	FL DOE Limit
2022			
Hamlin ES	837	\$22,643	\$25,392
Panther Lake ES	837	\$24,834	
Stonewyck ES	837	\$23,929	
Kelly Park School	1387	\$20,511	\$27,421
Hamlin MS	1363	\$23,704	\$27,421
2023			
Water Spring MS	1377	\$28,859	\$29,230
2024 (estimated)			
Atwater Bay ES	861	\$41,201	\$27,068
Luminary MS	1451	\$44,298	\$29,230
Innovation HS	3440	\$48,493	\$37,967

Capital Program Projected Need FY2025 – FY2034

	<u>Need</u>
• New relief schools	\$ 1.286 B
• Capacity enhancement	\$ 179 M
• Comprehensive needs	\$ 4.483 B
• Capital renewal	\$ 2.250 B
• Ancillary facilities	\$ 184 M
• <u>Technology</u>	<u>\$ 527 M</u>
Total	\$ 8.909 Billion

Budgeted Capital Revenues by Source



Acquiring the Resources

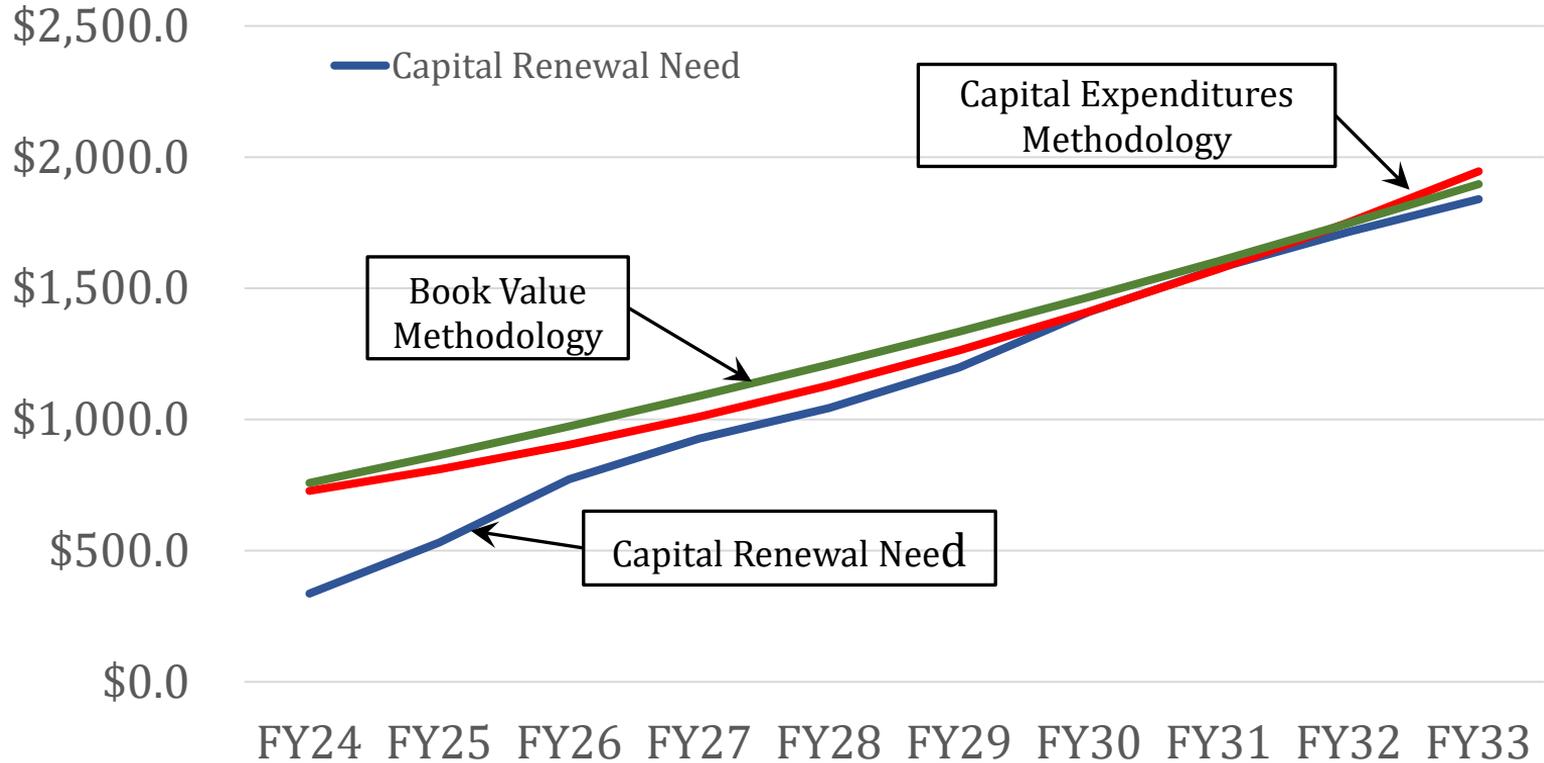
- Understand and credibly communicate the need
 - Create an understandable but comprehensive framework of needs
 - Develop and maintain a comprehensive Condition Assessment
- Maintain public confidence in program stewardship
 - Effectively address capacity needs (limit portable classrooms)
 - Demonstrate cost-effective and sustainable construction
 - Communicate program benefits
 - Engage an oversight committee

Facilities Condition Assessment (FCA) Database



- Assessment of site & buildings
- Over 700 subsystems assessed
- Uses expected life of system components to forecast needs
- Industry standard expected life customized to OCPS experience
- Basis of Forecasting Future Capital Renewal and Comprehensive Needs
- Continually updated, refreshed every five years

Capital Renewal Allowance Methodology



Citizens Oversight Committee

- Local business experts in construction, finance and auditing who are independent of the school district
- Independent monthly review:
 - Revenue collections and expenditures
 - Project planning, execution, changes and close-out
- Oversight and review of annual program audit
- Validates district reporting
- Ensures accountability, and provides credibility

Industry Engagement



Firms engaged within the past year:

- 25 architects/engineers (A/E)
- 42 different sub-consultants
- 38 certified MWBE/LDB/VBE
- 19 construction managers (CM)
- 272 different sub-contractors
- 120 certified MWBE/LDB/VBE

Program Economic Impact

Year	Employment	Labor Income (\$ million)	Output (\$ million)
2014	2,053	\$ 101.3	\$ 248.4
2015	2,133	\$ 111.3	\$ 277.2
2016	2,413	\$ 127.7	\$ 326.8
2017	5,133	\$ 273.1	\$ 698.2
2018	3,216	\$ 184.2	\$ 484.3
2019	2,687	\$ 153.7	\$ 413.8
2020	2,494	\$ 141.7	\$ 382.3
2021	2,938	\$ 187.5	\$ 498.7
2022	1,781	\$ 113.2	\$ 269.2
2023	706	\$ 44.4	\$ 113.4
2024	5,672	\$ 355.0	\$ 851.3

Totals 2014 – 2024

- Local expenditures: \$2.94B
- Local output: \$4.56B
- Average employment:
2,839

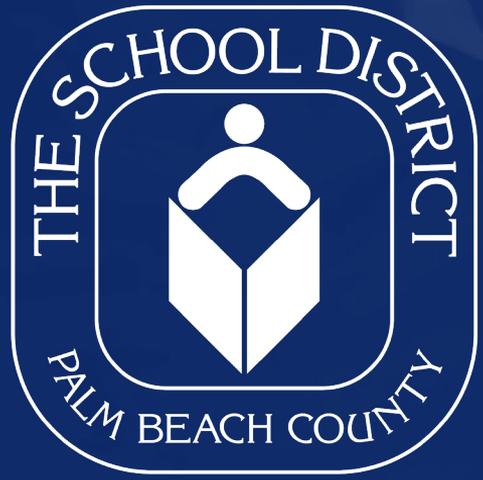
½ Cent Sales Tax Referendum: youdecide.ocps.net

Our Promise. Your Support. Their Success.

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Facility Life Cycle

Refresh > Renew > Refresh(Again) > Replace/Renovate

Project Type	Age of Facility	Scope of Work
Refresh	10-12 Years	<ul style="list-style-type: none">•Interior & Exterior Painting•Selective Mechanical, Electrical & Plumbing•Restroom Renovations•FF&E•ADA & CSIR Compliance
Renew	24-26 Years	<ul style="list-style-type: none">•Same at Refresh•Replace MEP, Intercom & FA Systems•Update Interiors (Cabinets, Flooring, Ceilings, Signage)•Roofing•Doors & Windows•Parking Lot Paving/Striping/Landscaping•Upgrade Playcourts & Athletic Facilities
Refresh(Again)	36-38 Years	<ul style="list-style-type: none">•Same at Refresh
Replace/Renovate	50-53 Years	<ul style="list-style-type: none">•Comprehensive Renovation or Demo and Replace



Council of Great City Schools Recommendations

Adequate Funding for Preventative, Predictive and Planned Maintenance

- Properly maintained facilities support and promote: Positive student attitudes & achievement and community relationships; recruitment & retention of teachers; and health, safety & security of students

Annual Maintenance Spending of 2-4% of Building Replacement Value

- Includes routine and preventative maintenance, minor repairs, capital replacements of major systems
- SDPBC has seen an increase in square footage, decrease in maintenance staff, and an increased reliance on vendors for maintenance resulting in higher costs
- Challenges: Material & labor cost increases, vendor availability

Facility Condition Assessment Every 5 Years



FY25 Capital Budget and Capital Plan

- The School Board is required to adopt a Five-Year Capital Plan, as well as the state version of the document, each year prior to final budget adoption.
- The plan was extended to ten years in FY 2016 to incorporate the sales tax referendum. This year, the plan has been expanded to twelve years to incorporate the 2024 sales tax referendum, as the first monies would be received in FY 26 and will run through FY 36.
- The capital plan is a planning tool that is updated every year. Changes are made based on updated revenue projections as well as the needs of our schools and the stated goals of the School Board.
- The FY 25 Capital Budget and twelve-year capital plan is balanced.

**FY 2025 - 2036 Capital Plan
Revenue Summary
May 30, 2024**

Category	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030 - 2036	FY 2025 - 2036
State Sources							
CO and OS Distributed	6,017,519	6,017,519	6,017,519	6,017,519	6,017,519	30,087,595	60,175,190
Total State Sources	6,017,519	6,017,519	6,017,519	6,017,519	6,017,519	30,087,595	60,175,190
Local Sources							
Local Capital Improvement	495,853,632	516,464,928	539,807,040	566,926,416	592,337,952	4,276,788,349	6,988,178,317
Fund Balance Carried forward for ongoing projects	-	51,634,400	-	-	-	-	51,634,400
Projected Fund Balance	1,275,323,867	-	-	-	-	-	1,275,323,867
Impact Fees	18,750,000	19,000,000	19,500,000	19,500,000	19,500,000	97,500,000	192,750,000
Interest Income	5,000,000	4,000,000	4,000,000	4,000,000	4,000,000	20,000,000	41,000,000
Other Misc Revenue	150,000	150,000	150,000	150,000	150,000	750,000	1,500,000
Total Local Sources	1,795,077,499	891,249,328	863,457,040	890,576,416	615,987,952	4,395,038,349	8,551,386,584
Other Revenue Sources							
Certificates of Participation	194,096,833	24,600,000	177,400,000	24,200,000	141,800,000	-	562,096,833
Sales Tax Revenue	205,369,595	100,435,572	-	-	-	-	305,805,167
Sales Tax 2 Revenue	-	100,000,000	200,000,000	200,000,000	200,000,000	1,300,000,000	2,000,000,000
Total Other Revenue Sources	399,466,428	225,035,572	377,400,000	224,200,000	341,800,000	1,300,000,000	2,867,902,000
Total Revenues	2,200,961,446	822,302,419	946,874,559	820,793,935	963,805,471	5,725,125,944	11,479,463,774



What is included in the Capital Plan

- **Construction projects:** New schools, modernizations, additions and remodeling projects
- **Facility Projects:** Maintenance, facility renewals, facility improvements, and site acquisition
- **Furniture and Equipment:** Furnishings, musical instruments, AED devices
- **Technology:** Classroom technology, tech infrastructure, maintenance of tech systems and cyber security
- **Security projects**
- **Transportation:** purchase of school buses, support vehicles and contracted transportation
- **Debt Service**
- **Property Insurance**
- **Reserves**
- **Transfers to charter schools**



Referendum Project List

Buildings, Facilities and Equipment

\$1.5 billion

- Security projects
- Planned Maintenance based on FCA
 - Fire/Life/Safety
 - Generator upgrades
 - Building Envelope
 - Plumbing
 - Roofs
 - HVAC
 - Interior Repair/Improvement
 - Facility renewals/new construction
 - Parking Lot
 - Lighting
 - Intercom/Sound Systems
- School based initiatives
 - Digital Marquees
 - Playfields and Exterior Repairs/Improvements
 - Bleachers
 - Playgrounds and playground shade structures
 - Furniture, fixtures and equipment
 - Media center upgrades
 - Musical Instruments
 - School enhancement funds
ES \$150k, MS \$200k, HS \$250k

Technology Infrastructure Projects

\$150 million

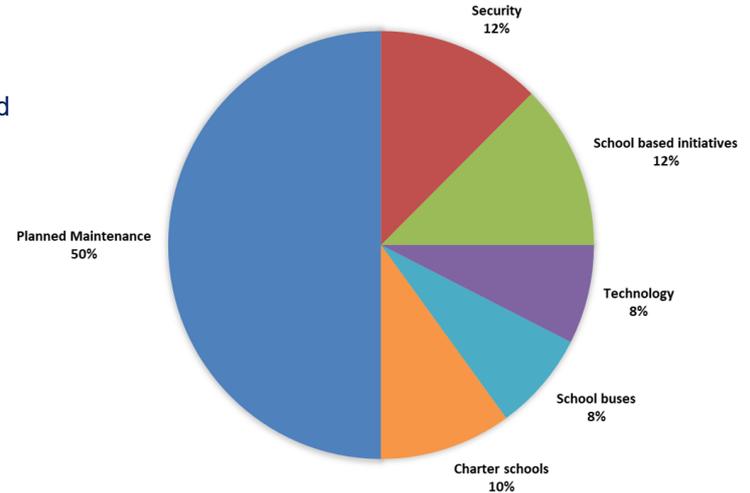
- Classroom Technology
e.g. touchscreen laptops
- Back-End Infrastructure
- School Network Routers & Switches
- School & District Servers
- School Phone Systems
- Wireless Infrastructure

School Buses

\$150 million

Charter Schools

\$200 million



Amounts shown are estimates based on currently available information and subject to change, assumes no cost escalators.



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