

# ARKANSAS

## Committed To Adequate & Equitable K-12 Academic Facilities

**PROGRESS, ONGOING NEEDS, & RECOMMENDATIONS**

*from the Advisory Committee on Public School Academic Facilities*



### Advisory Committee on Public School Academic Facilities Report

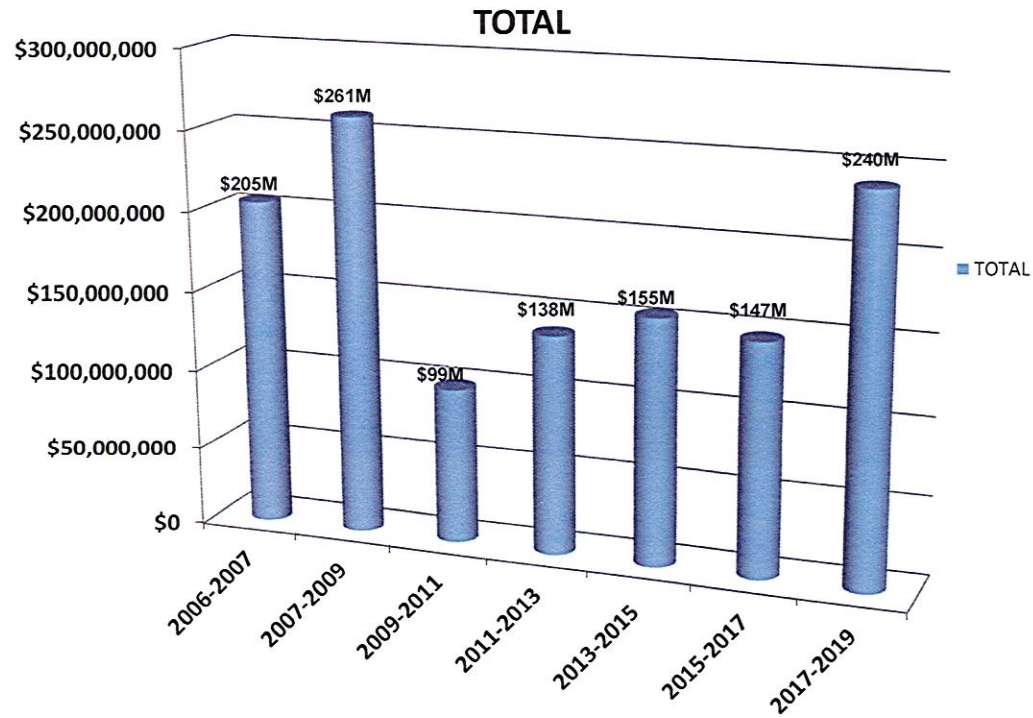
[http://arkansasfacilities.arkansas.gov/public/userfiles/Commission\\_Meeting\\_2/July\\_2018/Tab\\_6\\_-\\_Report.pdf](http://arkansasfacilities.arkansas.gov/public/userfiles/Commission_Meeting_2/July_2018/Tab_6_-_Report.pdf)

## 2019–2021 Partnership Program Approved Projects Summary by Funding Category

Project Year	Project Type	Project Count	Potential SFP *
Year 1	Space (Growth, Suitability) Priority 1	22	\$31,406,143.05
Year 1	WSD Space Replacement/Total Renovation)	22	\$70,025,378.84
Year 1	WSD System Replacement Priority 3	116	\$78,621,900.28
<b>YEAR 1 TOTAL</b>		<b>160</b>	<b>\$180,053,422.17</b>
Year 2	Space (Growth, Suitability) Priority 1	10	\$26,527,088.13
Year 2	WSD Space Replacement/Total Renovation) Priority 2	4	\$15,549,093.76
Year 2	WSD System Replacement Priority 3	14	\$5,015,453.75
<b>YEAR 2 TOTAL</b>		<b>28</b>	<b>\$47,091,635.64</b>
<b>GRAND TOTAL</b>		<b>188</b>	<b>\$227,145,057.81</b>

*\* Preliminary*

## Partnership Program Committed State Financial Participation



Average = \$102 million/Yr.

---

## 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 on Warm, 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



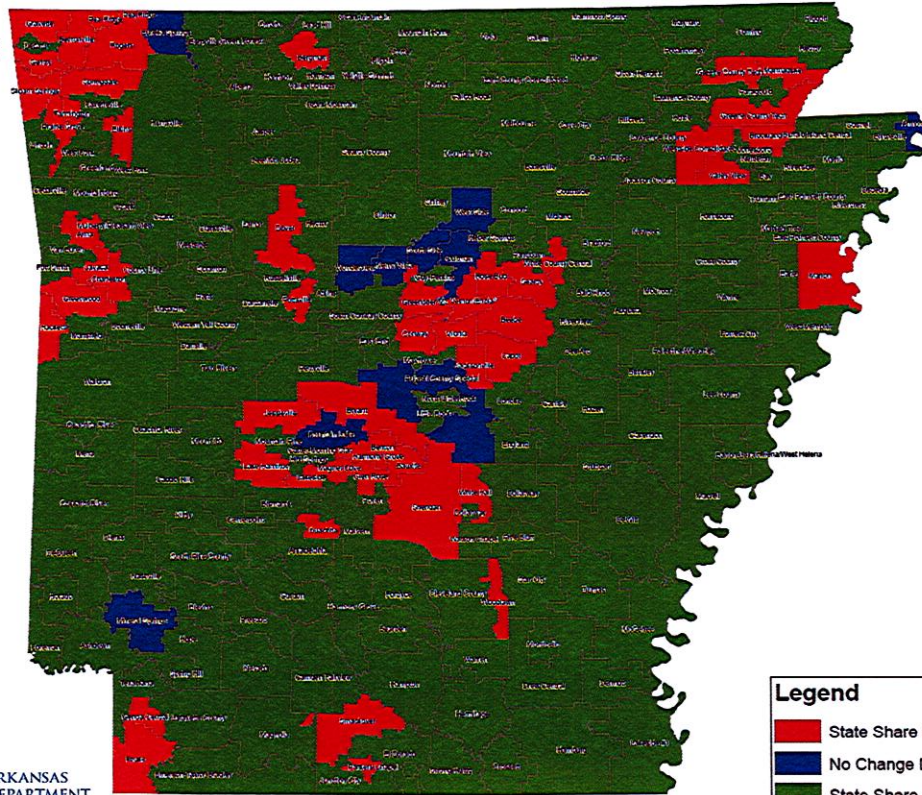
---

## **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.



### Proposed Facilities Wealth Index Adjustments



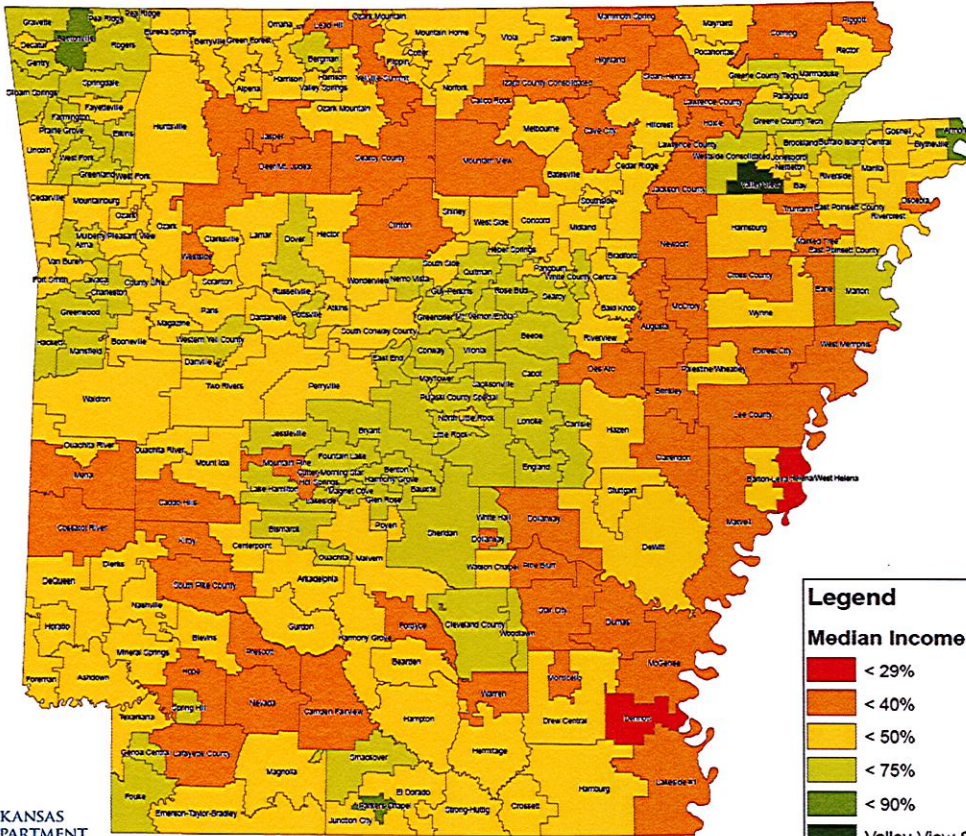
**Legend**

- State Share Loss
- No Change District
- State Share Gain





### District Median Income Ratio Comparison



**Legend**

**Median Income Ratio**

- < 29%
- < 40%
- < 50%
- < 75%
- < 90%
- Valley View SD - \$83,802



---

## **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.

---

## **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".

---

## 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 12 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 (*in CMMS*), corrective action work order completion (*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.