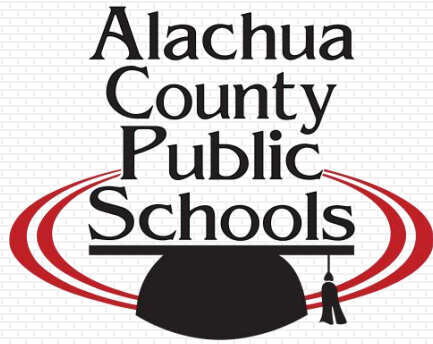


# ALACHUA COUNTY PUBLIC SCHOOLS FACILITIES INVESTMENT INITIATIVE

District Projects Schedule

June 6, 2019



## AGENDA

John Gilreath

GIS Manager

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- Review Initiative
- Overview of effort to date
- Definitions/Timelines
- Project Considerations
- Project Schedule
- Discussion

## INITIATIVE OVERVIEW

- Sales tax passed by Alachua County voters, November 2018
- Types of Projects Addressed- Classroom space is the focus
- 12 year sales tax combined with traditional 1.5 millage
- Sales tax revenue received on a monthly basis
- Collection began Jan 2019, 1<sup>st</sup> receipt in March 2019



## INITIATIVE INPUT

- Community input (2016-2018)
  - ACCPTA community suggestions survey
  - School workshops
  - District Advisory Committee Input 2017-2018
- Community forums in the summer 2018
- Principal meetings to develop holistic needs list
- School Planning Advisory Committee (SPAC) 2017-2018
- Facilities Staff- ongoing maintenance, repairs, and sustainability



## DISTRICT'S GOALS

- Comprehensive assessment of building conditions
- Address capacity and equity district-wide
- Create project schedule for implementation
- Open and transparent final deliverable for the public



# DEFINITIONS

## Castaldi Analysis

**A mathematical computation used to determine if it is more cost effective to build a new educational facility or remodel, add to, or upgrade the existing facility.**

- Considers the age of the facility and the replacement value of that facility
- Completed by the District, requires Department of Education (DOE) approval
- Determines if the school district should be allowed to replace rather than renovate



# DEFINITIONS

## Design vs Construction

- Design occurs first and in phases
- Conceptual planning of buildings and site
- Community engagement
- Design iterations (30%, 60%, 90% plan submittals for owner review)
- Permitting occurring at milestones
- Construction does not start until after design approved and permitted



# DEFINITIONS

## Construction

- Construction can occur in phasing or standalone projects
- District has brought Construction Managers on early for cost reduction
- Design plans reviewed and bid item lists generated
- Subcontractor bid packages are released
- Construction coordination and site layout before any work occurs
- Routine inspections throughout, final certificate of occupancy issued





# DEFINITIONS

## Permitting

- State and local primarily
- Design vs inspection permitting
- Water Management Districts, Dept. of Environmental Protection, DOE
- Cities and County (Public Works, Planning/Zoning, Fire Marshal, Utilities)
- Univ. of Florida Environmental Health and Safety
- Address what you can upfront but “critical paths” remain



## TIMELINES

### **Architectural RFQ- 11 months to a year**

- Advertisement: 1 month
- Response: 3 weeks
- Committee Review, Interview, and Selection: 2 months
- Architect Selection to Board: 1 ½ months
- Scope & Contract Negotiation: 4-5 months
- Contract to Board for Approval: 1 ½ months



## TIMELINES

### **Construction Manager- 11 months to a year**

- Advertisement: 1 month
- Response: 3 weeks
- Committee Review, Interview, and Selection: 2 months
- CM Selection to Board: 1 ½ months
- Scope & Contract Negotiation: 4-5 months
- Contract to Board for Approval: 1 ½ months



## TIMELINES

### **Elementary School “I” Design Reuse (No RFQ required)**

- Interlocal Agreement SPAC: 8 months
- Land Acquisition: 0 months
- ACPS Design Modifications, Site Design, and Permitting: 1 Year
- Design Documents to Board for Approval: 1 ½ months
- Building Permits and Construction: 18 months



# TIMELINES

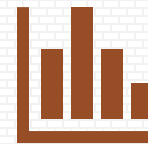
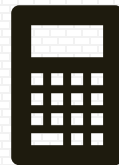
## Castaldi Analysis

- Compilation: 4-6 months
- Board Approval of Application to DOE: 1 ½ months
- DOE Review and Approval: 7-9 months



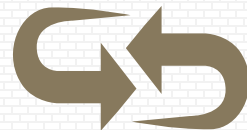
## EFFORT TO DATE- WHAT WE HAVE

- Received original architectural estimates, roof surveys, and HVAC reports
- Published list of projects for each school released to public
- List of projects for each school w/ estimated dollar amounts



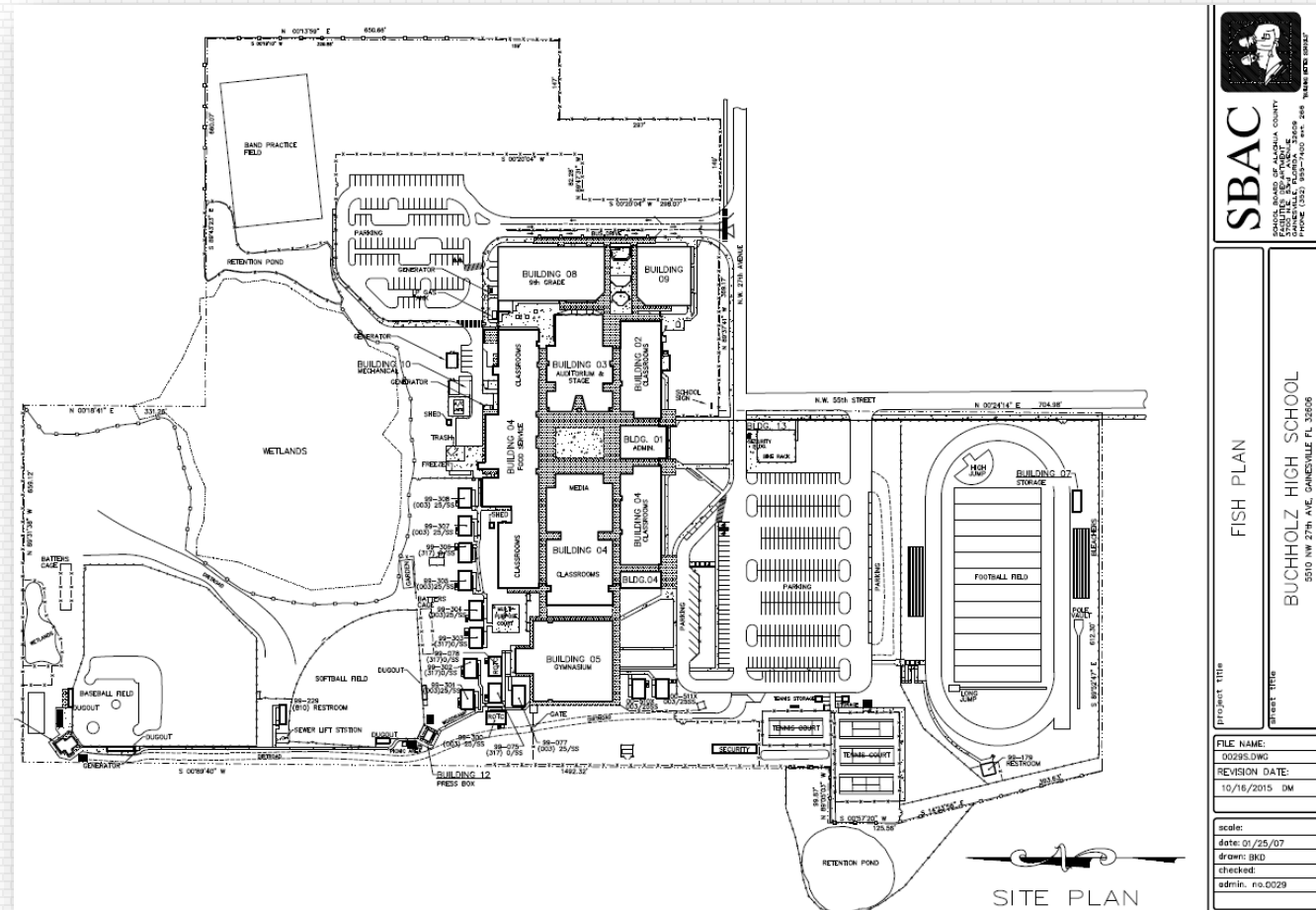
## EFFORT TO DATE- WHAT WE'VE DONE

- Formatted project list, additional classifications for data management
- Copies of FISH plans integrated for all sites
- Geographic Information Systems (GIS) District data
- Architects selected and Construction Managers being evaluated



# EFFORT TO DATE- WHAT WE'VE DONE

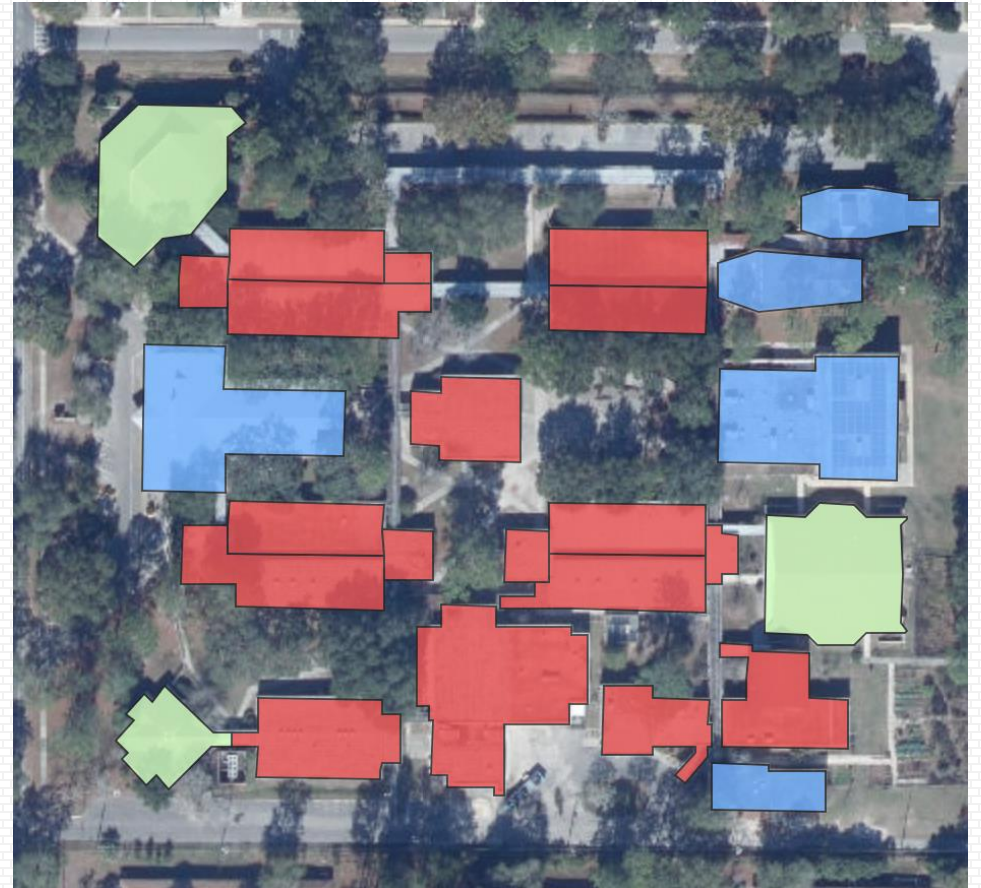
- Copies of FISH plans for all sites
- Building Numbers included
- Building Use
- HVAC and Roof link
- Portable locations





## EFFORT TO DATE- WHAT WE'VE DONE

- Information attributed to building footprints in GIS
- Adding new locations
- Baseline for analysis
- Compare building conditions



## ADDITIONAL DETAILS



- Compared current and planned projects
- Represent security upgrades
- Budget vs Schedules
- Public outreach plan

# PROJECT CLASSIFICATIONS

- Create project schedule based on what we know now
- Government Finance Officers Association best practices
- Open and transparent final deliverable for the public



# PROJECT CLASSIFICATIONS

- Divide Projects into similar themes
- Develop standard criteria for team review



Facility Renewal



Campus  
Security



Renovation/  
Modernization



HVAC/  
Roof

# PROJECT CLASSIFICATIONS

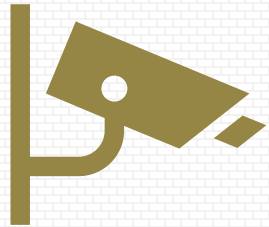


Facility  
Renewal

- Construct or demolish buildings
- Capacity-carrying projects identified
- Scheduling concerns- construction, phasing, transportation, funding
- Mobilization and materials are an immediate concern



## PROJECT CLASSIFICATIONS



### Campus Security

- Line-item budget for each school from state
- \$5 million included in sales tax
- Mix of projects- site, building, technology
- Priority funding requirements

# PROJECT CLASSIFICATIONS



Renovation/  
Modernization



- Physical locations and overall infrastructure improvements
- Mix of projects- site, building, equipment, technology
- Priority for 21<sup>st</sup> Century Schools & student achievement
- May be a part of larger campus improvements or as priority stand alone projects

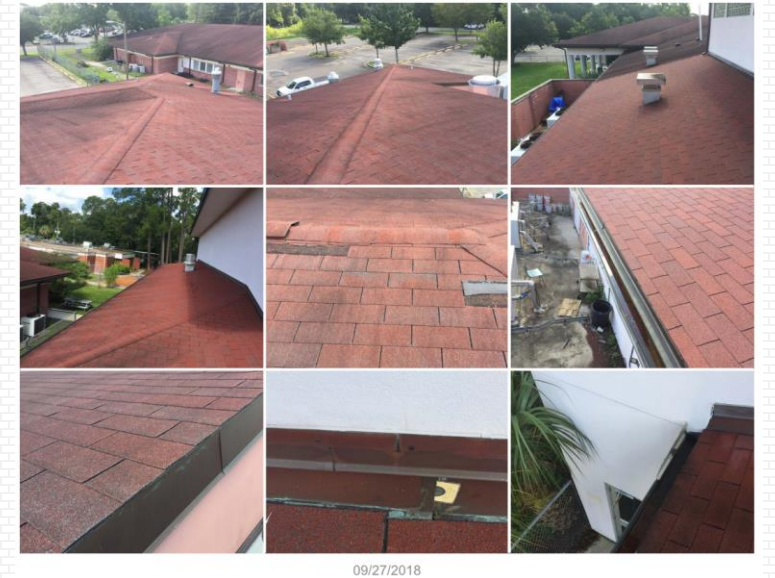


# PROJECT CLASSIFICATIONS



## HVAC & Roof

- May be a part of larger campus improvements
- Necessity for any level of school; health and safety
- Most dependent on available labor and equipment
- Essential for high quality educational environment





## SCHEDULE CONSIDERATIONS



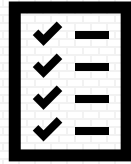
Design  
Capacity



Age of  
School



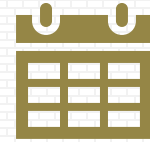
Functional  
Equity



System  
Needs



Funding  
Constraints



Project  
Timeline



Labor &  
Materials



Fed/State  
Mandates



Board  
Policy

## IMPACT CRITERIA



Sustainability



Economy



Social Equity



Health/Safety



Transportation

## ADDITIONAL CONSIDERATIONS

- Portable unit staging
- Student relocation
- Student matriculation
- Immediate impact
- Project phasing
- Swing schools
- Community Redevelopment Agency
- Wild Spaces Public Places
- County Comprehensive Plan
- Transportation



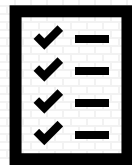
Design  
Capacity



Age of  
School



Functional  
Equity



System  
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Funding  
Constraints



Project  
Timeline



Labor &  
Materials



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# PROJECT TIERS

## **Tier I - Selected to immediately address capacity and equity**

- Idylwild
- Metcalfe
- Bishop
- Santa Fe Auditorium
- Eastside and Buchholz Science Labs
- Complete Oak View Master Plan
- Elementary School "I"



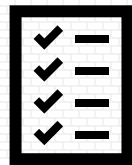
Design  
Capacity



Age of  
School



Functional  
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System  
Needs



Funding  
Constraints



Project  
Timeline



Labor &  
Materials



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Board  
Policy

# PROJECT TIERS

## **Tier II - Project list based on District criteria and review**

- Building Age, Roof Condition, HVAC Condition, Campus Needs
- DOE approval and project phasing affect timelines
- Overall fiscal constraints for annual progress
- Emergencies may shift this priority list



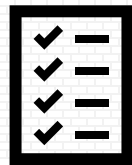
Design  
Capacity



Age of  
School



Functional  
Equity



System  
Needs



Funding  
Constraints



Project  
Timeline



Labor &  
Materials



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Board  
Policy

## PROJECT TIERS

### **Tier III - Projects selected to impact the District in the first five years**

- Each campus reviewed for projects
- Projects that fall within the guidelines of CCNA
- Can be issued directly to continuing service contracts for efficiency
- District-wide impact for every school



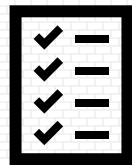
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Labor &  
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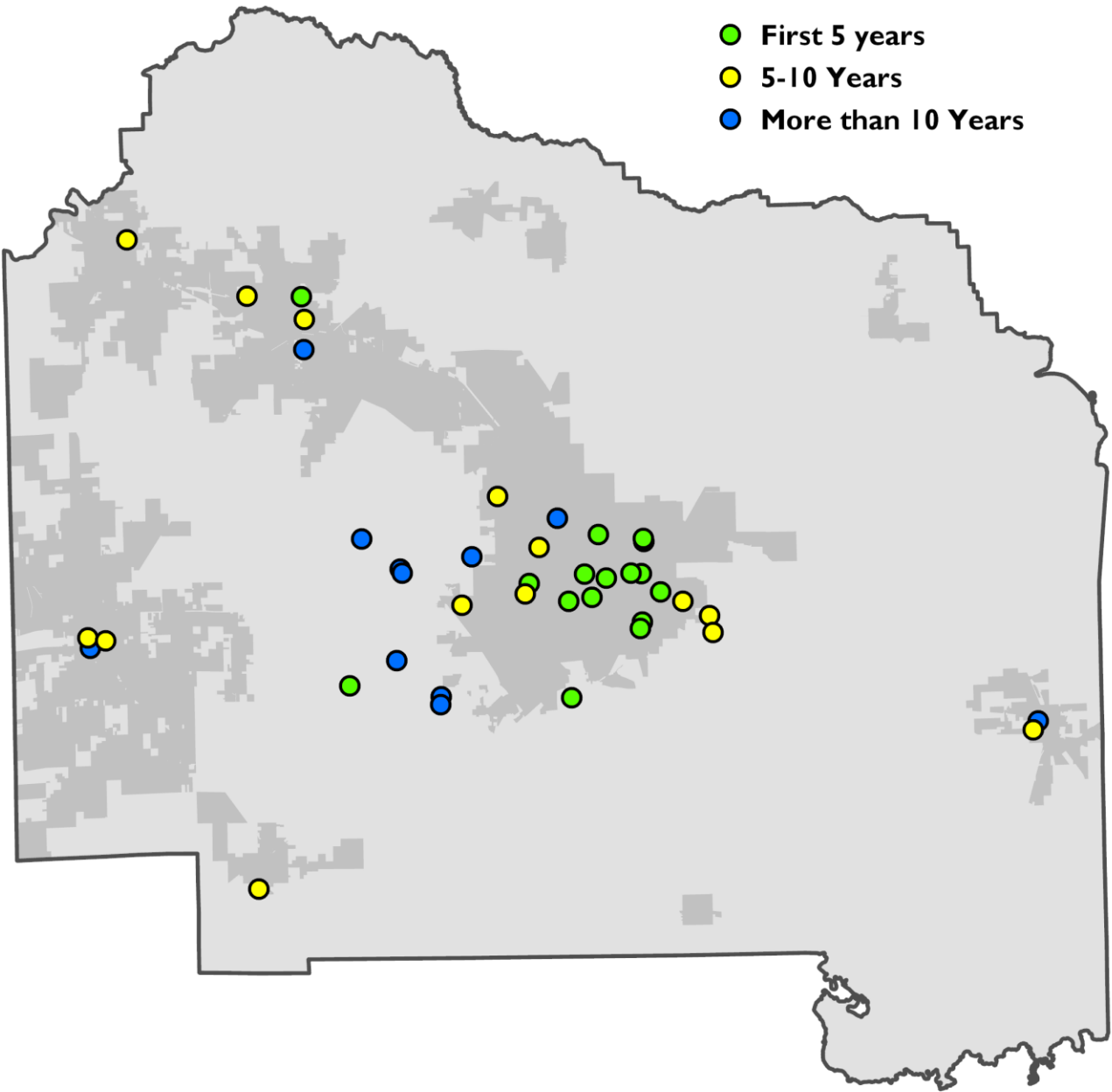


Fed/State  
Mandates



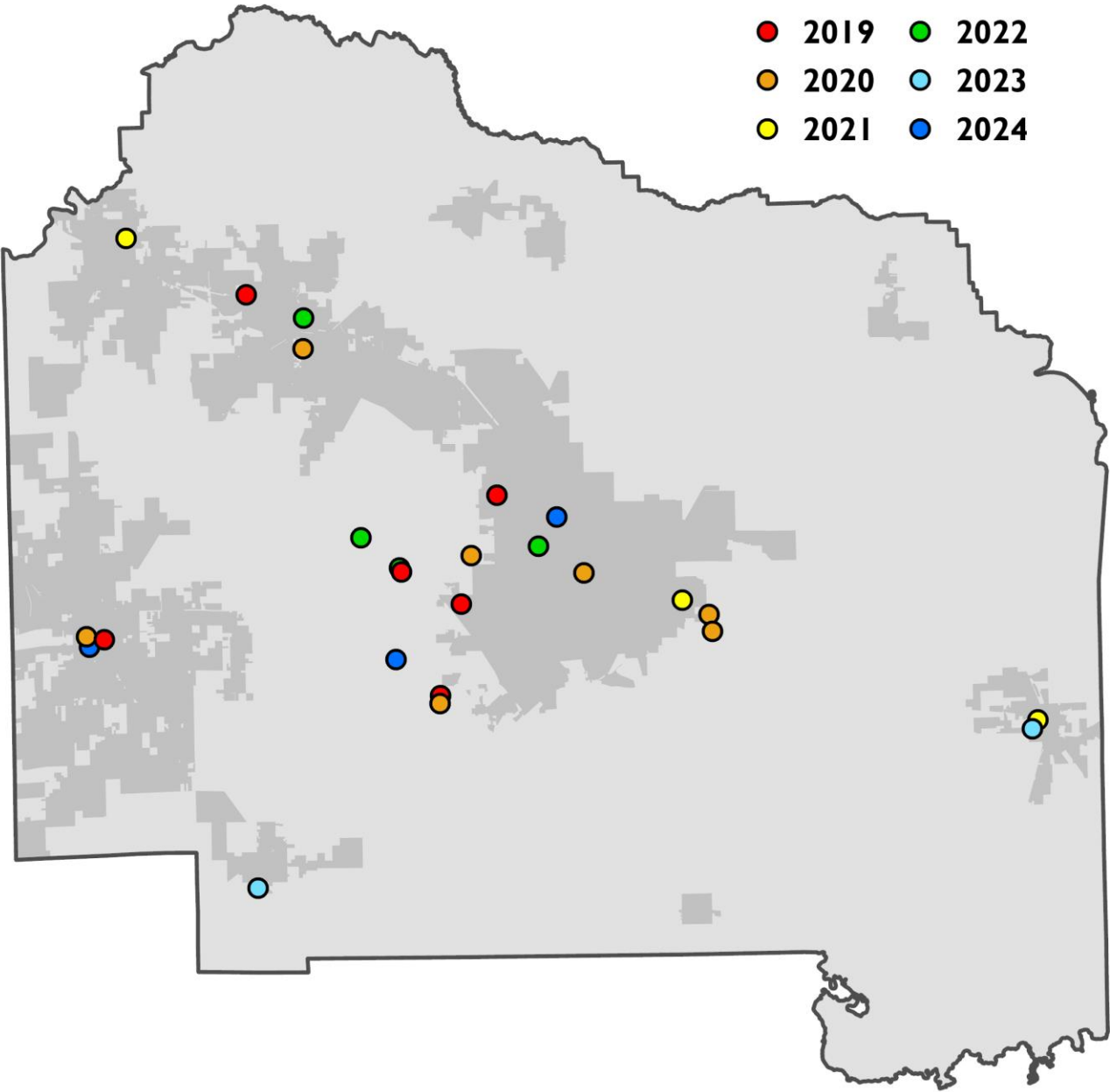
Board  
Policy

Tiers I & II  
Project  
Years



Name	Year
Metcalfe Elementary	2019
Howard Bishop Middle	2019
Sidney Lanier Center	2019
A. Quinn Jones Center	2019
Idylwild Elementary	2019
Elementary School I	2019
Finley Elementary	2020
Westwood Middle	2021
Stephen Foster Elementary	2022
Rawlings Elementary	2022
Williams Elementary	2022
Fearnside Family Services Center	2022
Mebane Middle	2023
Gainesville High	2023
Duval Elementary	2023
Lincoln Middle	2023
Santa Fe High	2024
Alachua Elementary	2024
Littlewood Elementary	2024
Newberry High	2024
High Springs Community School	2025
Talbot Elementary	2025
Hawthorne Middle/High	2025
Oak View Middle	2025
Lake Forest Elementary	2026
Terwilliger Elementary	2027
Archer Elementary	2027
Glen Springs Elementary	2028
Eastside High	2028
Loften High	2028
Fort Clarke Middle	2029
Buchholz High	2029
Newberry Elementary	2030
Chester Shell Elementary	2030
Wiles Elementary	2031
Irby Elementary	2031
Norton Elementary	2031
Hidden Oak Elementary	2031
Meadowbrook Elementary	2032
Chiles Elementary	2032
Kanapaha Middle	2032

Tier III  
Project  
Years



Name		Year
Mebane Middle		
Stephen Foster Elementary		
Rawlings Elementary		
Metcalfe Elementary		
Howard Bishop Middle		
Westwood Middle		
Littlewood Elementary		
Duval Elementary		
A. Quinn Jones Center		
Finley Elementary		
Williams Elementary		
Lincoln Middle		
Idylwild Elementary		
Fearnside Family Services Center		
Elementary School I		
Sidney Lanier Center		
Terwilliger Elementary	2019	
Santa Fe High	2019	
Talbot Elementary	2019	
Wiles Elementary	2019	
Oak View Middle	2019	
Hidden Oak Elementary	2019	
Gainesville High	2020	
Buchholz High	2020	
Lake Forest Elementary	2020	
Eastside High	2020	
Newberry High	2020	
Kanapaha Middle	2020	
Irby Elementary	2020	
High Springs Community School	2021	
Chester Shell Elementary	2021	
Loften High	2021	
Meadowbrook Elementary	2022	
Alachua Elementary	2022	
Glen Springs Elementary	2022	
Fort Clarke Middle	2022	
Hawthorne Middle/High	2023	
Archer Elementary	2023	
Newberry Elementary	2024	
Chiles Elementary	2024	
Norton Elementary	2024	

## NEXT STEPS

- Construction Manager selections for:
  - Bishop, Idylwild, Metcalfe, New Elementary “I”
- Regular district updates available online
- Story map and project specific links



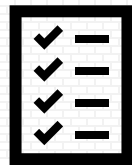
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School



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Project  
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