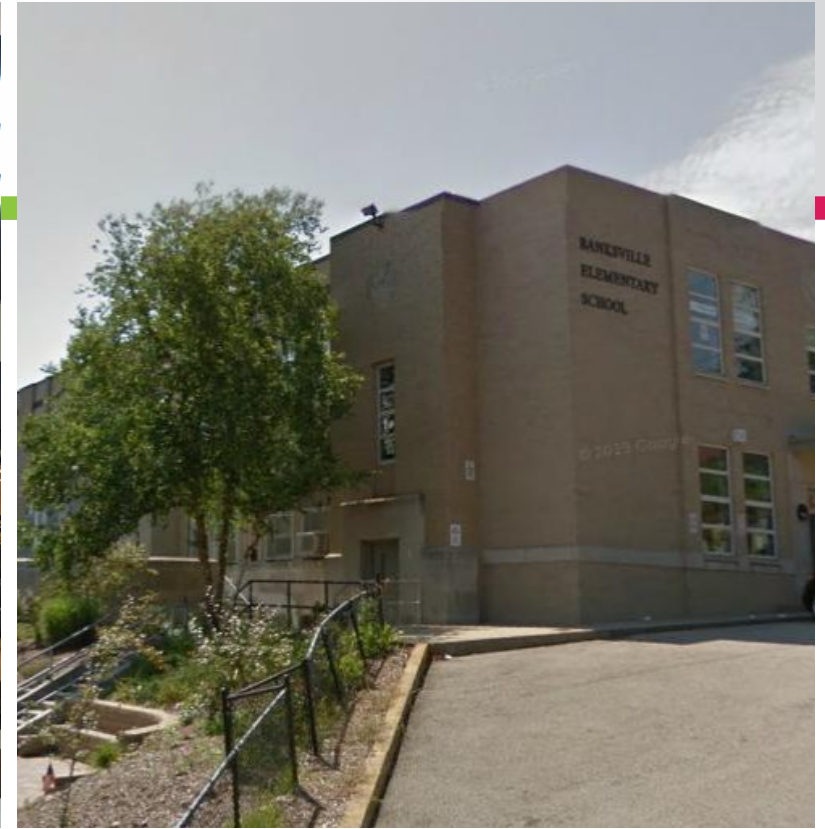




Pittsburgh Public Schools Facilities Department

January 6, 2020 Business and Finance Committee Meeting

Expect great things.



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

Warm Up

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



Expect great things.

Introduction of Team

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



 Expect great things.

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



Expect great things.

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.



Expect great things.

Capital Plan Definitions

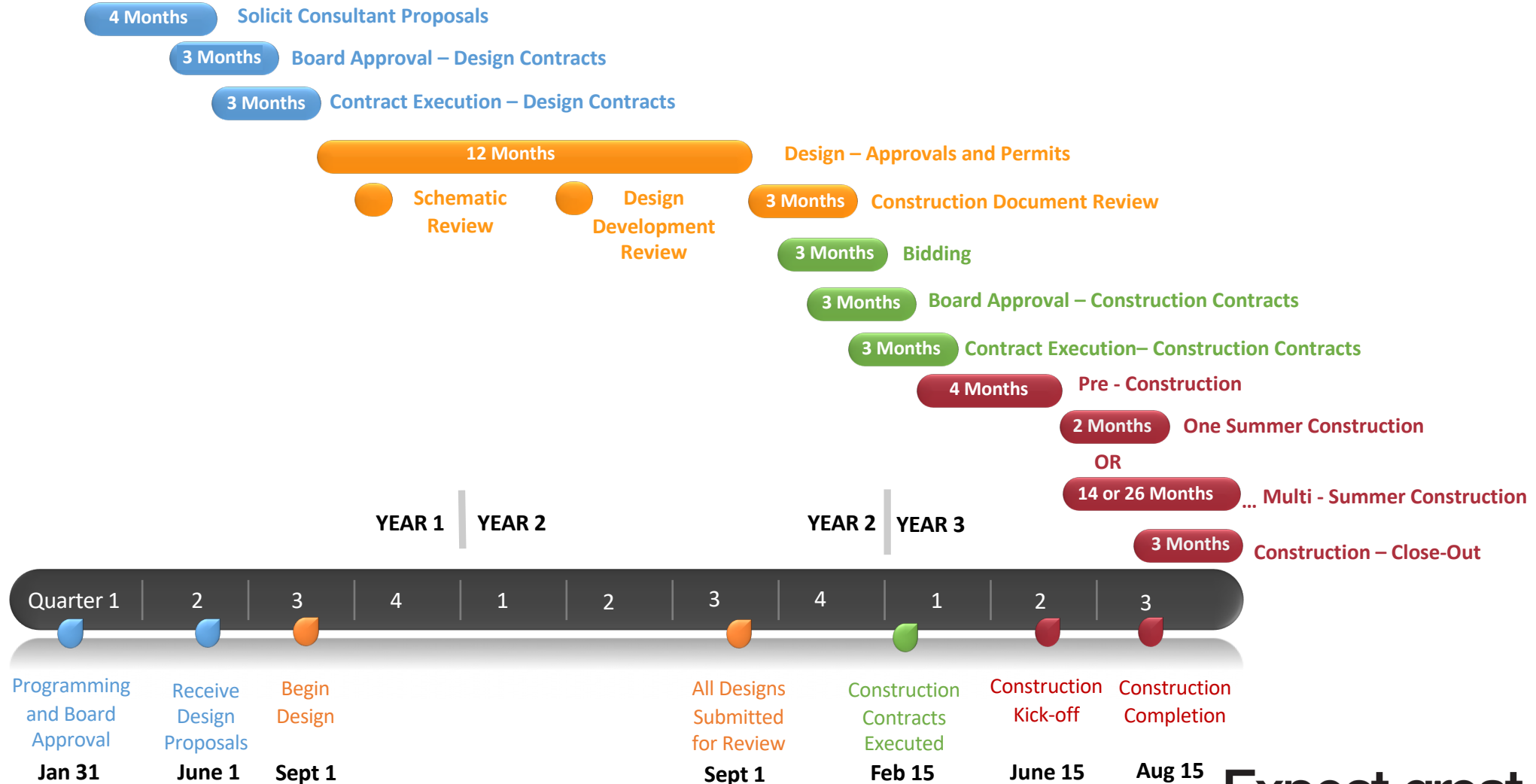
Facilities Master Plan: The Facilities Master Plan is a compilation of Capital Construction Cost data for 20 years, a Facilities Condition Index (FCI), an Education Adequacy Index (EAI), and Demographic data which resulted in long-term infrastructure improvement recommendations and a 10-year budget plan.

- **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.



Expect great things.

The Contract Process, it's long-term



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 years Major Maintenance Fund and Capital Projects Fund
 - A capital reimbursement resolution for expenditure advancements



Expect great things.

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.



Expect great things.



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.



Expect great things.

2019 – Two-Year Project at Minadeo PreK-5

The lobby at Minadeo was outdated, dark, and in need of improvement



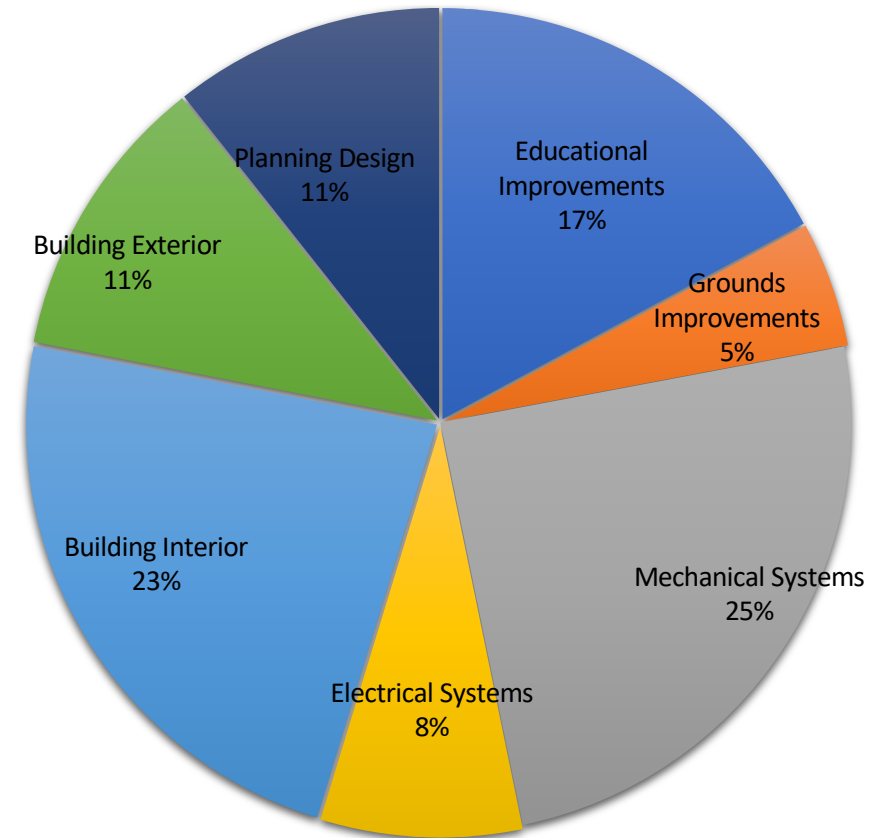
The lobby now has a more inviting, brighter, and friendly learning environment



Expect great things.

2020 Capital Budget by Category

<u>CATEGORY</u>	<u>TYPE TOTALS</u>
Educational Improvements	\$ 6,837,000
Grounds Improvements	1,970,200
Mechanical Systems	9,891,500
Electrical Systems	3,170,000
Building Interior	9,335,000
Building Exterior	4,509,000
Planning, Design, Construction Management	<u>4,258,660</u>
TOTALS	\$ <u>39,971,360</u>



Expect great things.

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



Expect great things.

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



Expect great things.

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



Expect great things.

7-Year Capital Budget Cost Summary

- 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, Alderdice
- 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



Expect great things.



Questions



Expect great things.



Facilities Master Plan Review and Status

Vision 2029 for PPS Educational Spaces



Expect great things.

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.



Expect great things.

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

Expect great things. 

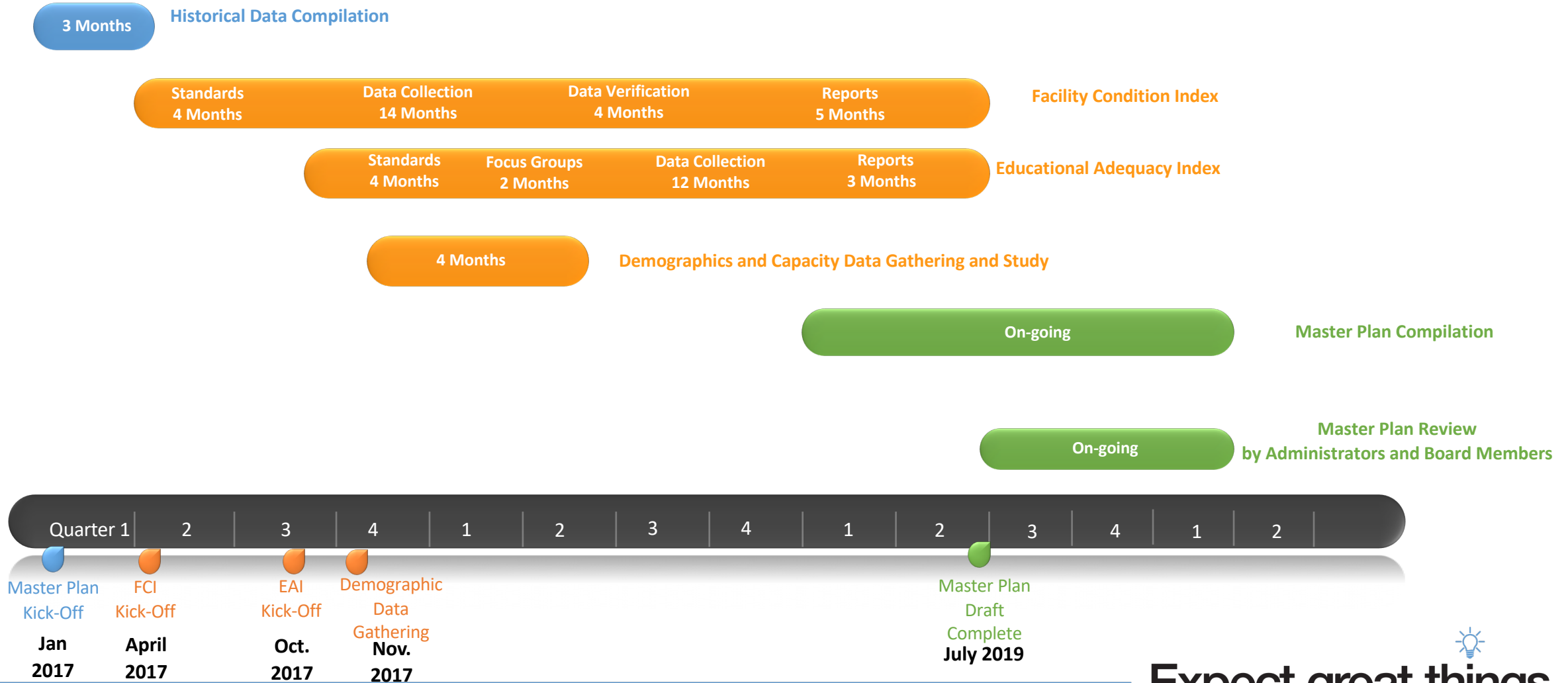
Facilities Master Plan: Council of Great City Schools Operations Recommendations

- #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.

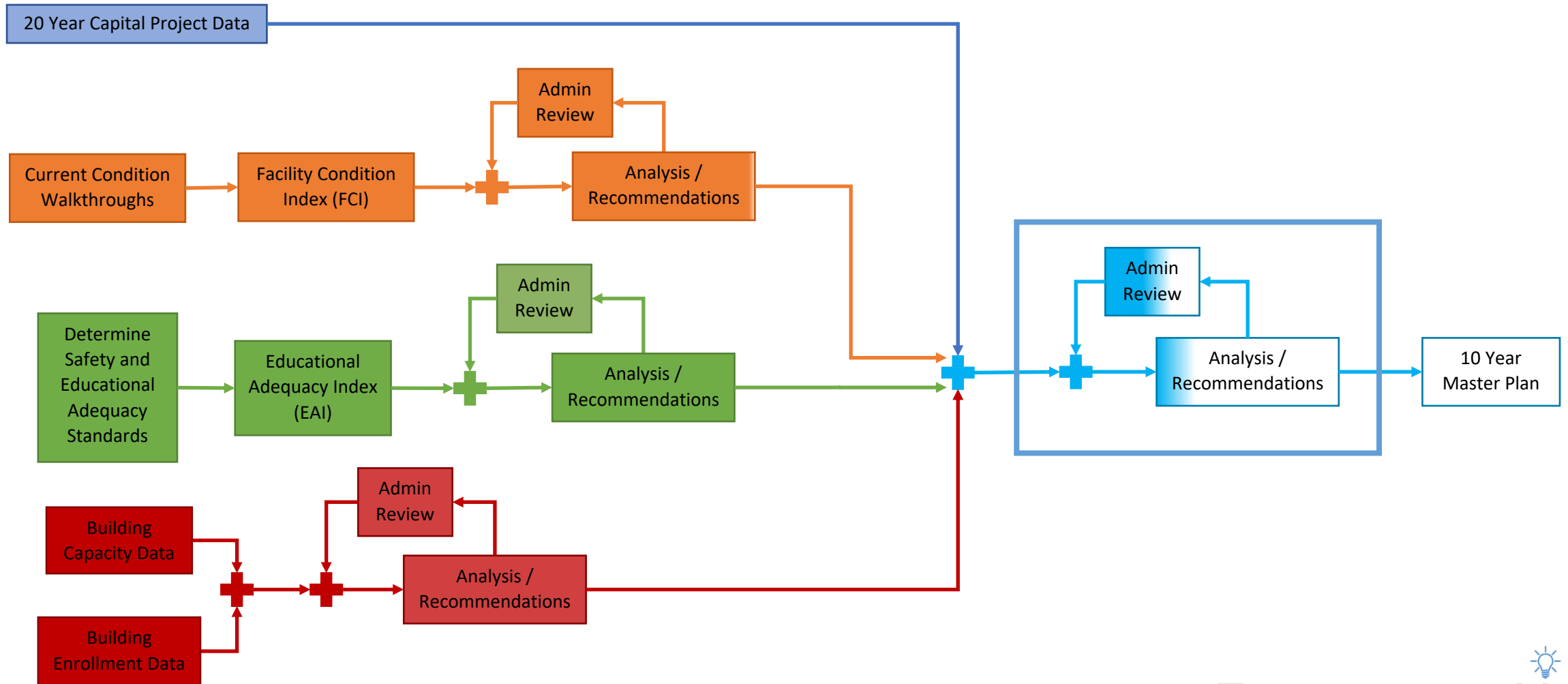


Expect great things.

Facilities Master Plan: Timeline



Facilities Master Plan: Flowchart



Expect great things.

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

 Expect great things.

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



Expect great things. 



Questions



Expect great things.