



Florida Department of Education

FLORIDA EDUCATIONAL FACILITIES PLANNERS ASSOCIATION

2019 Legislative Update 2019 Summer Conference



Overview

- Facilities contacts and programs
- Surveys due June 30, 2020
- Legislative review



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Facilities Programs & Contacts

Office of Educational Facilities (OEF)

- Sonja Suber, Office Manager
- Violet Brown, Sr. Educational Program Director
 - Educational plant survey (public schools and Florida colleges)
 - District facilities work plan
 - Special Facility Construction Account
 - Educational Facilities Information System
- Mark Weigly, Architect, LEED AP, FCP, Educational Facilities Construction Planning Manager
 - New construction codes
 - Plans Review for new construction and building remodel/renovation
 - Building disposal (Castaldi's)
- Don Whitehead, AIA, LEED AP, Safe and Efficient Facilities Design Manager
 - Code development/interpretation
 - Construction document review (including raze requests)

OEF Managers and Administration



Mark Weigly
Architect, LEED AP, FCP,
Educational Facilities
Construction Planning
Manager



Violet Brown
Senior Educational
Program Director



Sonja Suber
Office Manager



Doris Parker
Administrative Assistant

Plans Review and Training Team



Don Whitehead
AIA, LEED AP



James Mitchell
Mechanical P.E.



Angel Rodriguez
Electrical P.E.



Annabelle Wright
Safety & Maintenance
Training



Michael Rodgers
Research & Training
Specialist

Vacant
Growth Management &
Legislative Liaison

Planning and Evaluation Team



Dale Adams

FISH Validation, District
Survey preparation, Special
Facilities Construction
Account



Jimmie Childers

FISH Validation, District
Survey Preparation, PPL,
EFIS Technical Support SREF



Cindy Goss

FISH Validation, District
Survey Preparation, Survey
Review, Special Facilities
Construction Account



Mark W. Jeter

FISH Validation, Survey
Preparation, Survey
Review, SREF

Planning and Evaluation Team



Brian McIntyre
EFIS Technical Support,
Data Analysis, Work
Plan, Reports, Project
Tracking



Jacki Vadney
College Survey, EFIS
Security Contact

Vacant
EFIS Technical
Support, Reports,
Data Analysis, SREF

Other FDOE Offices & Programs

- Division of Finance and Operations
 - Office of Funding and Financial Reporting
 - Ryan Bailey, Educational Policy Consultant, COFTE
 - Emergency Management
 - Vacant
- Florida College System
 - Financial Policy & Facilities Planning & Budgeting
 - Lisa Cook, Director, Facilities Planning & Budgeting
 - Alexander Jordan, Deputy Director, Facilities Planning & Budgeting

Interagency Programs

- Green Schools Awards Program
 - Penny Taylor, Director, Healthy Schools
 - PJ Duncan, Secondary Science Specialist, Bureau of Standards and Instruction
 - Don Whitehead, Safe and Efficient Facilities Design Manager, Office of Educational Facilities
- Domestic Security Coordinating Group
 - Florida Department of Law Enforcement
 - Educational Focus Group
 - Advisory and funding recommendations



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Office of Educational

K-12 Surveys Expiring June 30, 2018

K-12 Surveys Expiring June 30, 2018

- Baker
- Bradford*
- Broward
- Duval
- Escambia
- FAU
- Flagler
- FSU
- Gilchrist
- Gulf
- Hillsborough
- Jefferson
- Madison
- PK Yonge
- Polk*
- Putnam*
- Walton

*Consortium district = validation and educational plant survey

Non-consortium district = 5 percent validation

College Surveys Expiring June 30, 20

- Eastern Florida State College
- Broward College*
- Chipola College
- Daytona State College
- Florida State College at Jacksonville*
- Hillsborough
- Miami Dade
- Northwest Florida



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Legislative Update

SB 7070 – K-12 Education

- **Facilities**

- Deletes the plant survey requirement for projects funded with 1.5 mill capital outlay funds.
- Removes sanctions for exceeding the cost per student station maximums, and removes specific costs from the calculation of cost per student station and clarify certain costs that are not included in calculating the cost per student station.
- Removes the requirement for a cost benefit analysis prior to school board vote on a resolution to implement one or more of the exceptions to State Requirements for Educational Facilities.

SB 7070 – K-12 Education

- **Facilities**

- Requires majority vote instead of supermajority vote for school board approval of a resolution to implement an exception to the State Requirements for Educational Facilities.
- Requires the department to work with the Office of Economic and Demographic Research (EDR) to review and revise, by January 1, 2020, the cost per student station limits to reflect actual construction costs.
- In addition, the department must work with EDR to select an industry-recognized construction index to replace the Consumer Price Index by January 1, 2020, adjusted annually to reflect changes in the construction index.

SB 7070 – K-12 Education

- **Special Facility Construction Account**
 - Authorizes a school district that sustained hurricane damage in the 2018-19 school year to request funding from the Special Facility Construction Account in the 2019-20 school year for a new project before the completion of the district's participation requirement for an outstanding requirement.

SB 7070 – K-12 Education

- **Special Facility Construction Account**
 - Authorizes Special Facility Construction Account construction projects to exceed, if approved by the Special Facility Construction Committee, the statutory cost per student station limit for:
 - Legal and administrative fees;
 - Site improvements or related offsite improvements;
 - Complying with public shelter and hurricane hardening requirements;
 - Overruns created by a disaster;
 - Security enhancements approved by the school safety specialist; and
 - Unforeseeable circumstances.

Cost per Student Station Limitations:

Section 1013.64(6)(b)1. and 3., F.S. **With the exception of educational facilities and sites subject to a lease-purchase agreement entered pursuant to s. 1011.71(2)(e), F.S.,** a district school board may not use funds...for any new construction of educational plant space with a total cost per student station, including change orders, that exceeds statutory limits.

(Changes as a result of SB 7070 are in red text)

Annual adjustments published by Florida Legislative Office of Economic and Demographic Research

Cost Per Student Station Limits

- a. \$17,952 for an elementary school,
- b. \$19,386 for a middle school, or
- c. \$25,181 for a high school,

(January 2006) as adjusted annually to reflect increases or decreases in the Consumer Price Index.

(<http://edr.state.fl.us/Content/conferences/peco/studentstation.pdf>)

SB 7070: The department, in conjunction with the Office of Economic and Demographic Research shall review and adjust the cost per student station limits by January 1, 2020. The department shall also collaborate with the Office of Economic and Demographic Research to select an industry-recognized construction index to replace the CPI by January 1, 2020.

Cost per Student Station:

Includes:

- Fees of architects and engineers
- Building contract cost
- Furniture and equipment
- Legal and administrative costs (Removed by SB 7070)
- Site improvement costs (Removed by SB 7070)

Cost per Student Station:

Excludes:

- Legal and administrative costs (Excluded by SB 7070)
- Site improvement costs (Excluded by SB 7070)
- Cost to make as hurricane shelter and/or hurricane hardened
- Cost to purchase site
- Cost to make public utilities available at site
- Cost to correct site drainage and/or construct a retention area
- Cost to make public roads accessible
- Cost to make site free of environmental problems
- Cost to make facility or plant secure

Cost per Student Station includes:

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Fees of architects and engineers

This refers to the cost for professional architectural and engineering services performed in connection with planning, design and construction of the facility, including all base service and additional authorized services.

Cost per Student Station includes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Building contract cost

This refers to the total cost of building construction within five feet of building, including all materials and supplies purchased by the district school board. All change order charges known at the time should also be added or deducted from the contract cost. Include built-in cabinets, millwork and other furniture or equipment permanently fixed or attached to the building as part of building construction. This does not include costs for movable school furniture and equipment.

Cost per Student Station includes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Furniture and equipment

All furniture and equipment required to make the facility operational on the first day of school. This includes, but is not limited to, student and teacher desks, computer equipment, science and vocational lab equipment, library furniture, audio-visual equipment, library books required to initially stock the media center and other school equipment that a district would normally capitalize, such as copy machines, etc. Excluded equipment: interscholastic activity equipment (i.e., football or band uniforms). Also, textbooks, consumable supplies and non-capitalized science and vocational lab supplies.

Cost per Student Station excludes: (1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Legal and administrative costs (Excluded by SB 7070)

This refers to all legal and administrative fees paid to private attorneys, governmental agencies and other professionals who are not architects or engineers, for services rendered (e.g., recording fees, doc stamps, clerk-of-the-works).

Cost per Student Station excludes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Site improvement costs (Excluded by SB 7070)

This refers to the work that must be performed on a site from five feet away from building to site boundary. This includes the amount spent for finish grading, draining, seeding, planting and preparing the site for use after the building has been constructed. Site improvement also refers to the cost of electrical transformers, sewer lift stations, and water, gas and electric lines from five feet away from the school facility to the source of the utility at the site boundary.

Cost per Student Station excludes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Cost to make as hurricane shelter and/or hurricane hardened

This refers to the additional cost incurred as a result of mandatory hurricane shelter and/or hurricane hardening requirements due to location and designation by the Division of Emergency Management. Note: This amount should be deducted from Building Cost.

Cost per Student Station excludes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Cost to purchase site

This is the cost to purchase the site. If the site is an existing site, this is the cost of the site when originally purchased. If the site was donated, this is zero.

Cost to make public utilities available at site

This is the cost to bring water, sewer, power, gas and telephone services to the site boundary and includes on-site wells and on-site sewage treatment.

Cost per Student Station excludes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Cost to correct site drainage and/or construct a retention area

This refers to the additional cost incurred as a result of mandatory permits and/or inspections required by federal, state or local agencies such as the Environmental Protection Agency, Department of Environmental Protection and water management districts, including local and state concurrency requirements to accommodate drainage problems at the site.

Cost per Student Station excludes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Cost to make public roads accessible

This is the cost to make the site accessible to the public, which may require sidewalks, additional turn lanes, traffic lights or other requirements.

Cost to make site free of environmental problems

This refers to fees or additional costs incurred as a result of mandatory permits and/or inspections required by federal, state or local agencies such as the Environmental Protection Agency, Department of Environmental Protection and water management districts, including local and state concurrency requirements.

Cost per Student Station excludes (cont.):

(1013.64, F.S. and Form FCO 564PS Rule 6A-2.0010, FAC)

Cost to make facility or plant secure

Cost for securing entries, checkpoint construction, lighting specifically designed for entry point security, security cameras, automatic locks and locking devices, electronic security systems, fencing designed to prevent intruder entry into a building, bullet-proof glass, or other capital construction items approved by the school safety specialist to ensure building security for new educational, auxiliary, or ancillary facilities; **costs for these items must be below 2 percent per student station. (Removed by SB 7070)**

Districts required to maintain documentation:

Section 1013.64(6)(b)2., F.S. School districts shall maintain accurate documentation related to the costs of all new construction...The Auditor General shall review the documentation maintained by the school districts and verify compliance with the limits under this paragraph during its scheduled operational audits of the school district.

Section 1013.64(6)(c), F.S. ... A school district that exceeds the cost per student station provided in paragraph (b), as determined by the Auditor General, shall be subject to sanctions. If the Auditor General determines that the cost per student station overage is de minimus or due to extraordinary circumstances outside the control of the district, the sanctions shall not apply. (Removed by SB 7070)

2019 Legislative Session

- General Appropriations \$50,000,000 Grant for School Hardening





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