



FLORIDA DEPARTMENT OF
EDUCATION
fldoe.org

How to complete OEF Form 208A

Don Whitehead, AIA, LEED AP

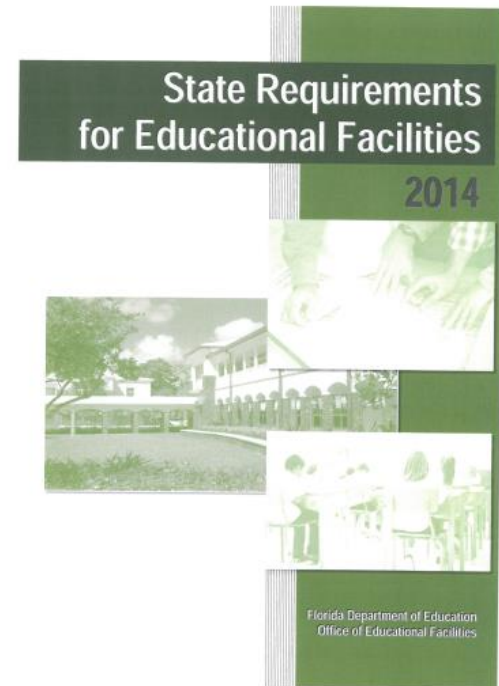
Senior Architect

Department of Education

Office of Educational Facilities

OEF Form 208A is required by SREF

- **Section 4.3(8)(a)7 of the 2014 Edition of the State Requirements for Educational Facilities**



- **For all remodeling and new construction projects.**

Importance of Accurate Data

- The data in 208A becomes the FISH data
- If the data is wrong – FISH will be wrong
- Reports generated from FISH will be wrong
- This leads to poor decision making
- And wasteful spending

Why is OEF Form 208A important?

- Used for reports – Energy Usage – Energy cost / sf

2013-2014

Florida School District
Annual Energy Cost Information

Data Source: 2013-2014
District Financial Report

School District	Natural Gas	LP Gas	Electricity	Heating Oil	All Energy
Orange	523,285	555,909	41,474,970	0	42,554,164
Osceola	47,658	146,892	11,184,176	0	11,378,726
Palm Beach	341,390	287,767	34,320,194	10,039	34,959,389
Pasco	66,164	56,487	10,522,060	1,368	10,646,079
Pinellas	857,083	1,632	23,604,883	0	24,463,598
Polk	282,451	128,434	12,316,513	0	12,727,398
Putnam	64,277	40,963	1,827,036	10,000	1,942,276
St. Johns	24,567	153,122	5,187,808	36,714	5,402,210
St. Lucie	0	182,473	6,879,928	0	7,062,401
Santa Rosa	152,933	19,554	5,143,475	0	5,315,961
Sarasota	72,666	87,797	8,022,146	0	8,182,609
Seminole	188,191	60,764	12,748,150	0	12,997,105
Sumter	0	11,489	1,326,120	0	1,337,609
Suwannee	59,077	10,494	1,120,316	0	1,189,887
State Totals	\$ 8,747,451	\$ 4,856,376	\$ 516,179,008	\$ 538,177	\$ 530,321,012

Why is OEF Form 208A important?

- Used for reports – Energy Usage – Energy cost / sf

2013-2014

Florida School District
Annual Energy Cost Information

Data Source: 2013-2014
District Financial Report

School District	F.I.S.H. GSF	COFTE	Square Foot Cost		Cost Per COFTE	
			All Energy	Elec Only	All Energy	Elec Only
Orange	31,038,418	178592	1.37	1.34	238.28	232.23
Osceola	8,493,614	48930	1.34	1.32	232.55	228.58
Palm Beach	31,458,232	164802	1.11	1.09	212.13	208.25
Pasco	11,674,857	63323	0.91	0.90	168.12	166.17
Pinellas	18,845,407	96813	1.30	1.25	252.69	243.82
Polk	17,556,283	91857	0.72	0.70	138.56	134.08
Putnam	2,391,490	10299	0.81	0.76	188.58	177.39
St. Johns	5,648,128	33279	0.96	0.92	162.33	155.89
St. Lucie	6,705,958	35132	1.05	1.03	201.02	195.83
Santa Rosa	4,327,019	25157	1.23	1.19	211.31	204.45
Sarasota	8,401,170	36359	0.97	0.95	225.05	220.64
Seminole	11,123,081	62230	1.17	1.15	208.86	204.86
Sumter	1,319,803	5254	1.01	1.00	254.58	252.39
Suwannee	1,081,029	5886	1.10	1.04	202.16	190.34
State Totals	450,878,633	2,447,738				
State Average			\$1.18	\$1.14	\$216.66	\$210.88

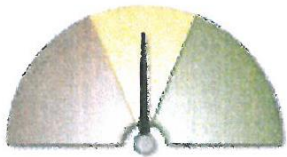
Why is OEF Form 208A important?

- **Florida Green School District Dashboard**

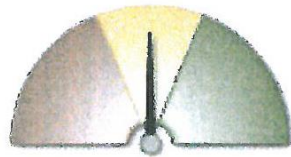
Floridagreenschoolnetwork.org

Orange

Energy



Health



Grade



FGSN Rating



Combined Score



Why is OEF Form 208A important?

- **Will be used for other reports**

Custodial allocation – Square feet of each room type

Flooring replacement – Square feet of carpet or tile

Asbestos reports

Work orders

Moving or assignment of furniture or equipment

Electrical or Fire Alarm Panel Zones

ACCURACY is CRUCIAL

OEF Form 208A: Page 2

- **Column C: Space Number**

List the spaces in numerical order

Include the Building Number

The first Space Number will probably be 01-101

and the next Space Number will probably be 01-102

The Space Numbers must be shown on the plans

List all new spaces that are not currently in FISH

List all spaces that are being changed in FISH,

either square footage or use

List all spaces that are being deleted with 0 square feet

C
Space Number

Column A: Facility Space Name

Use a Facility Space Name from Chapter 6 of SREF
The Facility Space Name may not be the sign name

Facility Space Name – Primary Classroom

Sign Name – Classroom

Don't list any circulation spaces because circulation
space is shown on lines 1, 3, and 6 on Page 1

Don't list any open space plan circulation space that is
required beyond the NSF of the adjacent space

Don't list any Mechanical or Electrical Rooms because
these spaces are shown on line 26

Column B: SREF Design Code

Use the FISH or ICS Code from Chapter 6 of SREF that corresponds to the Facility Space Name
Primary Classroom: FISH Code is 001
Check the Related Spaces column in Chapter 6

Column D: Net Square Footage of Space

NSF shall be measured from inside face of wall to inside face of wall
NSF does not include any columns or structural items

Column E: Design Occupant Capacity

The Design Occupant Capacity is the number of student stations that are assigned to that space
Use the NSF / Occupant from Chapter 6 of SREF that corresponds to the Facility Space Name

Don't include Teacher Stations

Some spaces will have 0 student stations

Florida Colleges: All spaces that have an ICS Code that is not 1.XX.XX will have 0 student stations

1.00.XX Office Spaces will have 0 student stations

Column E: Design Occupant Capacity

Design Occupant Capacity = 0 (PreK-12 & VoTech) (1013.03, FS)

- 010 Primary – Skills Lab – 1 / 350 SS
- 013 – 014 PE Storage and Covered Play Area
- 040 Resource Rooms ES: 1 / 150 SS, MS/HS: 1 / 250 SS
- 050 & 055 Art and Music – Elementary – 1 / 500 SS
- 065 ESE Resource – 1 / 350 SS
- 066 – 071 ESE support spaces
- 081 – 083 Music support spaces
- 090 – 121 Physical Ed except Gym 111 and 112
- 300 + Admin, Dining, Auditorium, and Media Ctr,
except 704 In-School Suspension
708 J.R.O.T.C.
840 Vocational Related Classroom

Column E: Design Occupant Capacity

Design Occupant Capacity = 0 (Florida College System)

FL College Information Classification Structure (ICS)

1.00.XX	Instructional Offices
2.XX.XX	Organized Research
3.XX.XX	Public Service
4.XX.XX	Academic Support (Library and Auditorium)
5.XX.XX	Student Support (Dining, Health, Gym)
6.XX.XX	Institutional Support (Administration)
7.XX.XX	Physical Plant Operations & Maintenance
8.XX.XX	Student Financial Assistance
9.XX.XX	Sanitation Facilities (Restrooms & Jan)

Line 25: Total (this page)

Total Columns D (NSF) and E (Design Capacity)
at the bottom of each page

Line 26: Total HVAC and Electrical

Total NSF of all of the Mechanical and Electrical Rooms
NSF does not include any columns or structural items
NSF does include the area of the equipment

Complete Line 27: Total Design Capacity (all pages)

Complete Line 28: Total NSF (all pages and line 26)

Line 29: Total Circulation, Walls, Overhangs, etc.

Line 1: Corridors (interior)

Interior corridors include stairs and elevators and are calculated at full area (NSF on each floor)

Line 2: Walls (interior and exterior)

= Total Gross square footage (GSF) - Lines 1, 6, and 28
GSF is measured from exterior face of exterior wall

Line 3: Covered Walks (1/2 actual)

Open to the exterior on at least one side

½ area using the width of the paving under the roof

Line 4: Open Malls (1/2 actual)

Exterior areas open on at least two sides and roofed

Line 5: Roof Overhangs (1/3 actual)

From exterior wall or structure to outside face of fascia

Line 6: Circulation Space (open space plan)

Required beyond the NSF

Show in column D only and calculated at full area

Up to an additional 4 sf / student is permissible

Complete Lines 11, 29, 30, and 31

Line 32: Explanation

Small school or building – Very small economy of scale
Replacing the covered walks and just adding one building
Remodeling the circulation and / or the mechanical room
Adding a central energy plant (boiler, chilled water pumps)
Mechanical room is oversized for future expansion
Generator for the EHPA needs is inside the building
Wide overhangs to reduce energy costs



www.FLDOE.org

Questions?



www.FLDOE.org