

“Long Range Facilities Plan”

Turning **Vision** into reality

Durham
Public
Schools

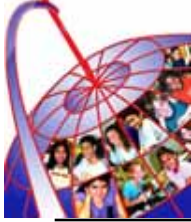


Implementation Process

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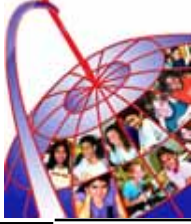
For the past several months, the Construction and Capital Planning staff has worked diligently and methodically in preparing a working document detailing the needs of the facilities for Durham Public Schools. Extreme care has been exercised in preparing this document, with the primary objective to allow the Superintendent and the Board to spend most of their time in making important decisions rather than performing mathematical calculations. At the heart of the program is an interactive spreadsheet, which instantly updates the bottom line of the proposed bond program with every decision rendered.

With the assistance of many DPS staff members, most of the known deficiencies of each campus have been identified and assigned a cost. Educational Adequacy and Spatial Functionality were also considered as we toured each campus. Infrastructure assessments as well as life/safety and compliance/code issues were evaluated. Each source of data was accumulated and assembled into individualized spreadsheets for each campus and calculated into a master data base of accounting. It thus provides the opportunity for the Superintendent and the Board to deliberate each item and decide whether or not to leave it in the program.

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It has been a recommendation for years among public schools to review building conditions when they reach the age of 20 years. This standard is being challenged by the rapid development and sophistication of our public schools, including Durham Public Schools of North Carolina. Advancements in technology alone are enough to strain the electrical and mechanical systems of the older buildings.

Environmental concerns, indoor air quality, handicapped accessibility, fire and building code revisions, all contribute to the obsolescence in the structural environment long before the 20-year assessment cycle. The rapid changing pedagogy in the classroom has also caused many facilities to become non-functional or limiting at best. (See the following bar charts representing the perceived path of obsolescence and how most public schools are dealing with the rapid change)

Another growing concern for public schools is our aging assets. On a national survey, the average school building age is 42 years. By our calculations, the average age of the Durham Public Schools facilities are 41 years. DPS facilities are aging and the conditions of our buildings need a real hard look.

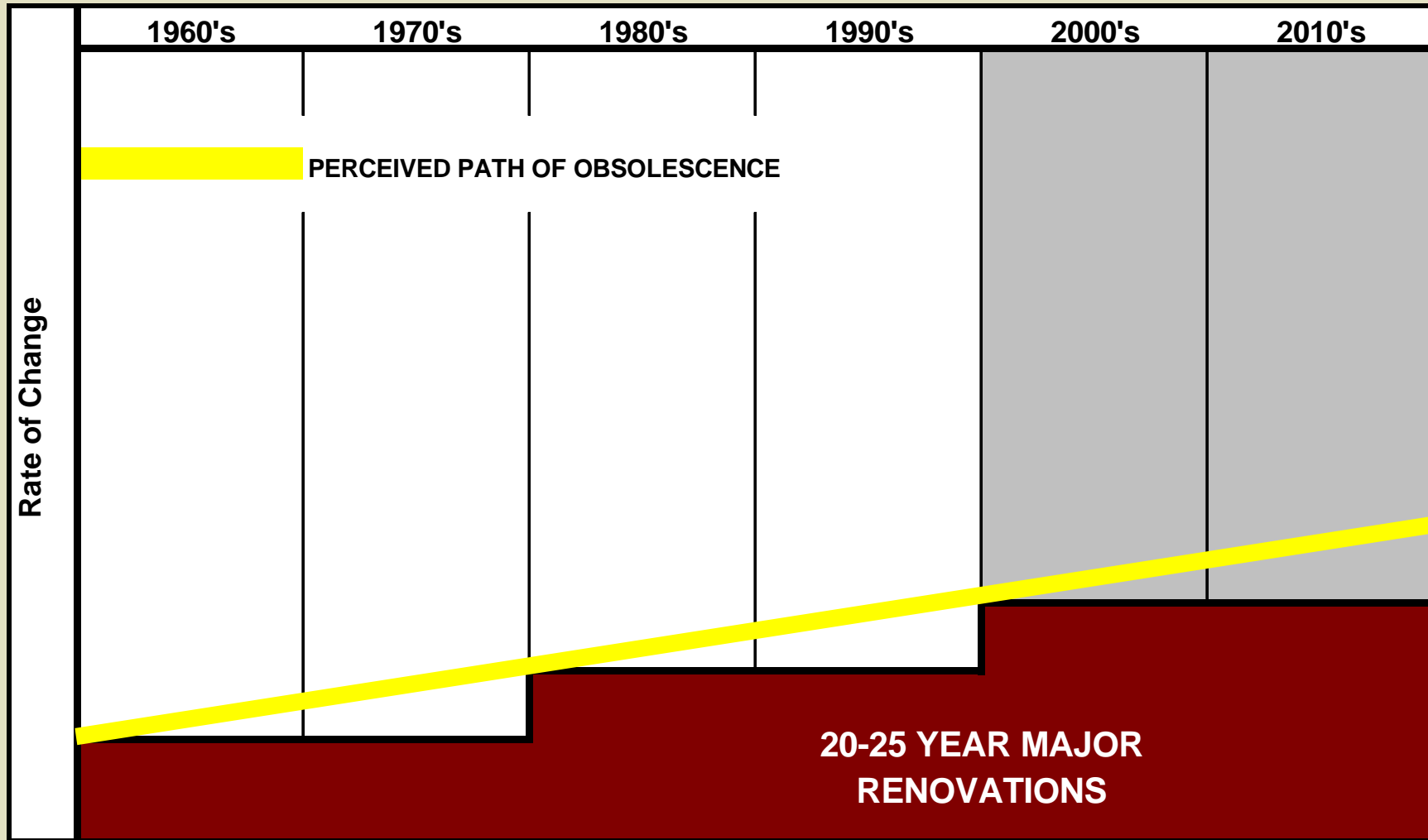
The student population is another factor that is an increasing concern in the Triangle area. With the Wake County Schools bursting at the seams with continual growth, Durham County is beginning to see the affects as well. We've increased our student population by over 400 students last year. The influx of new zoning and permitting for new communities within Durham County indicates we may be on the edge of a population explosion.

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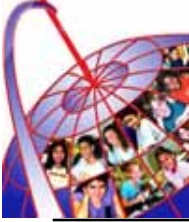
1950's standard for aging schools in the United States



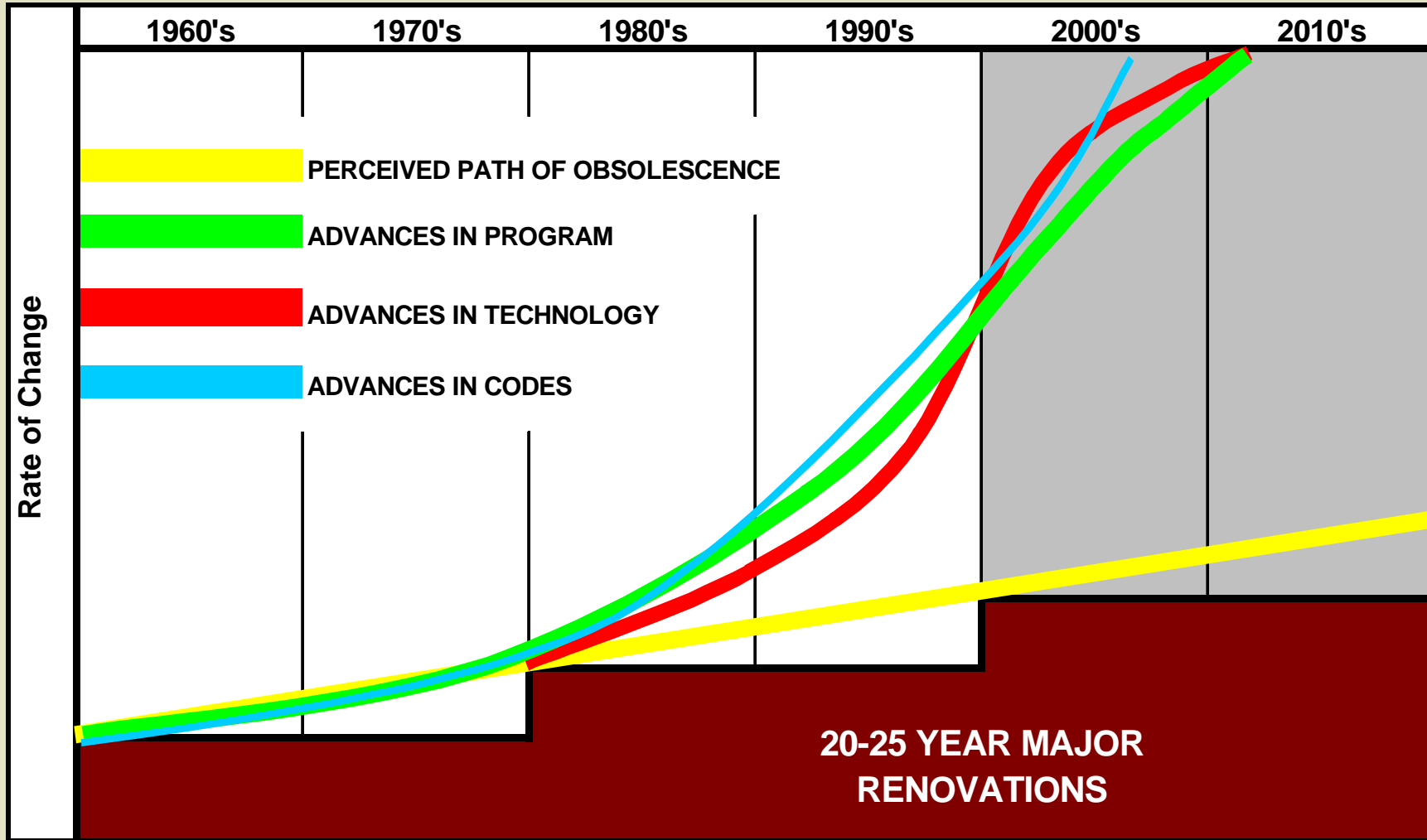
The intent of this standard was to renovate all campuses on a 20-25 cycle

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**Advancements in programs, technology
and in increase code compliance**



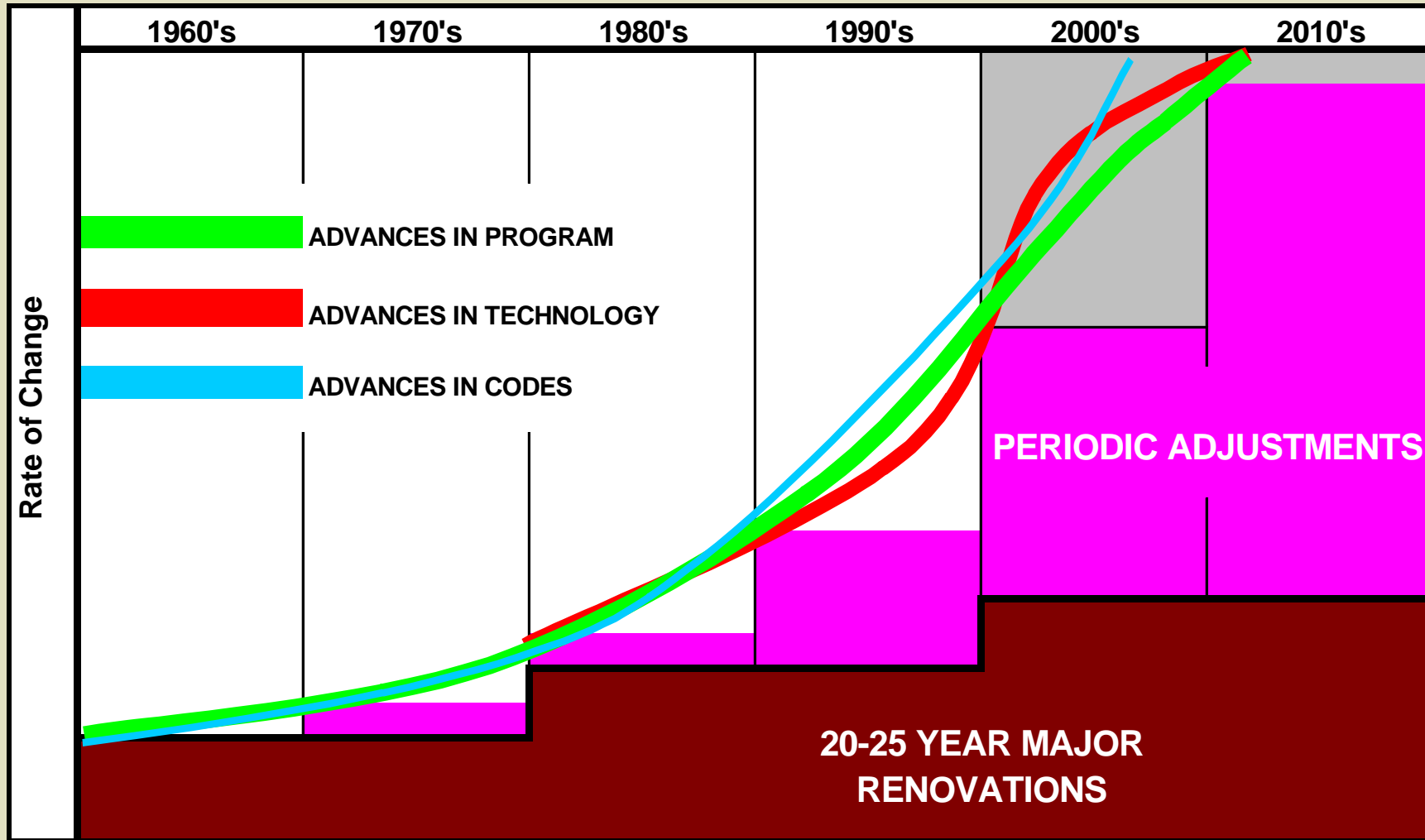
Created a gap in the standard

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Periodical adjustments in the facility became necessary to keep up with the trends

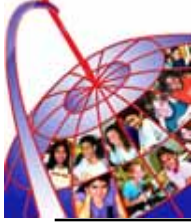


This adjustment has been called refurbishment

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Implementation Diagram of Facility Condition Assessment

The diagram on the next page is a proven process outlining a successful approach of identifying and implementing a long-range facility assessment and bond program. The format can vary depending on the public school district’s cultural approach to implementing change.

A facility assessment team must be established either by existing staff or by a consultant. In Durham Public Schools, the existing staff of the Construction & Capital Planning Department, along with the help of DPS Maintenance Department, provided the manpower to physically evaluate the campuses.

The team used several evaluation instruments ranging from check sheets for each professional trade such as plumbing, electrical, and air conditioning to questionnaires to teachers and campus staff. For the purpose of this facility condition assessment the teacher/staff evaluation sheets were limited.

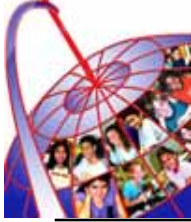
The Construction & Capital Planning Department physically visited all of the sites to verify the results of the findings from the maintenance department.

Under a normally scheduled facility condition assessment process, the organizational input from campus staff and community members are one of the primary focuses of

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Implementation process

this assessment. This involvement provides the team a better understanding of how the space is utilized and in turn helps all of the stakeholders to understand the data collection process. This will be vital at bond referendum time.

Once all of the data is collected, the team assembles the information and assigns cost estimates to each project. The cost estimates are based on the most current costing data available to the district. This data comes from many resources and is based on today's regional market.

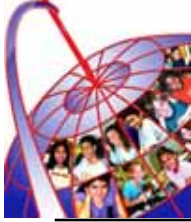
Once all of the data is identified as projects and have some costing expenditures assigned to it, then the task of prioritization and separation begins. Prioritization can come before separation depending on available money, time restraints and life safety related issues. In most cases, once the life safety issues are addressed then the rest of the projects can be assimilated into one of the two budget plans.

The basis of both plans is a total of the ten year capital improvement plan. Some projects are assigned to the yearly capital outlay budget of the operations side of the house to be implemented within the budget year. The other projects are more long-term and usually require bond money to implement and are placed in a five-year cycle depending on the funding.

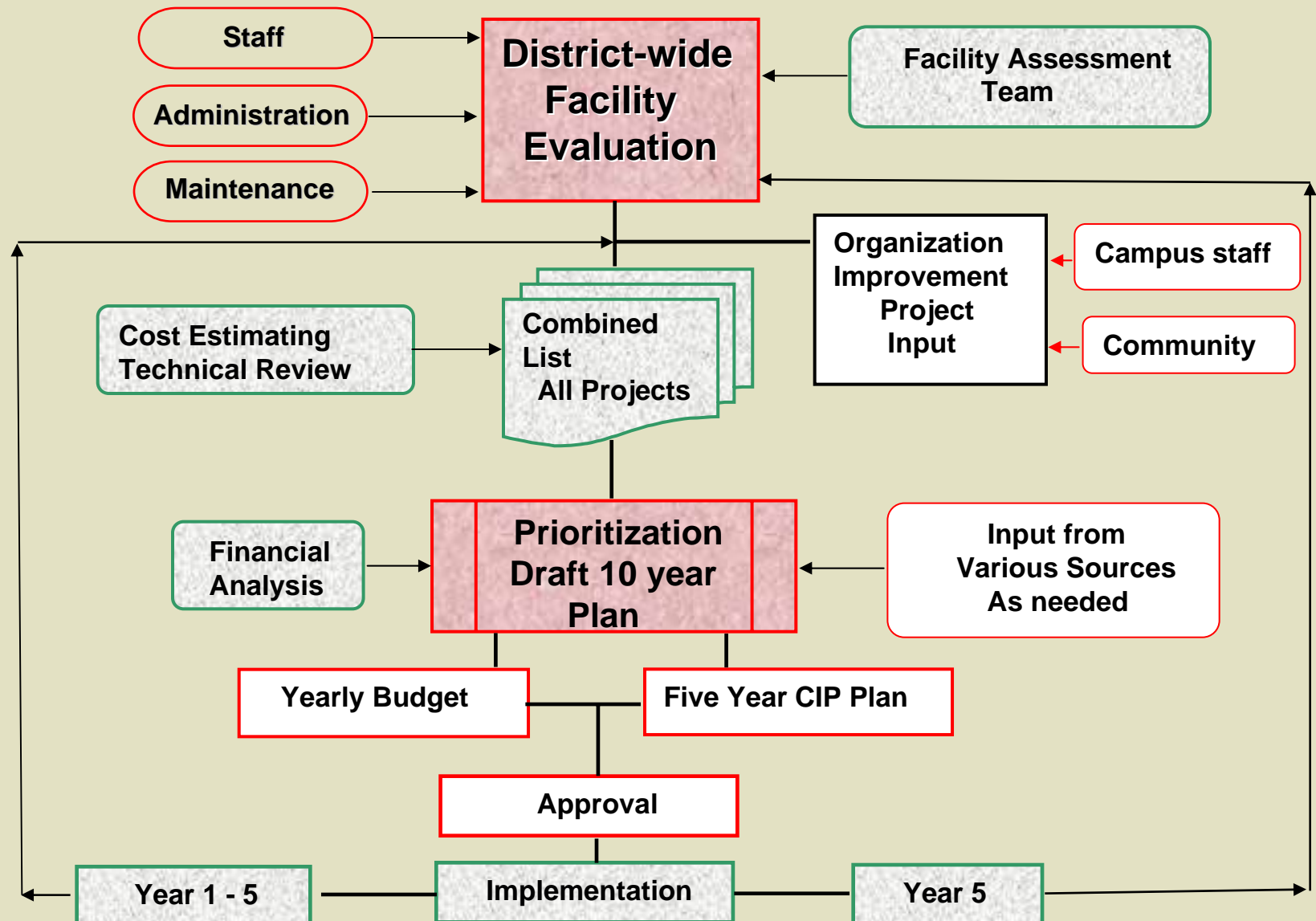
Every two years, the whole implementation schedule should be reviewed and adjusted to meet the changing needs of Durham Public Schools. At the end of the six-year cycle, a new condition assessment should be done.

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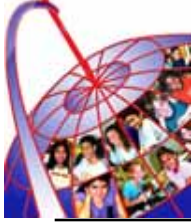
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Definition of Terms

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DEFINITION OF TERMS

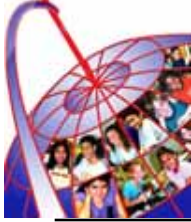
The following information is provided for the convenience of the reader to define the terminology of the terms used in this document. It should facilitate the understanding of each category/description used on the campus worksheet as well as the standard definition of common language used in operational services of Durham Public Schools

The Definitions are in the order as they appear on the spreadsheets

- New Construction:** Area in gross square feet necessary to comply with district-adopted educational specifications. Cost per square foot includes the cost to build a new structure, but does not include cost of land, furnishings, technology and project supported expenditures, which are accounted for in the summary of this document.
- Renovation:** An interior demolition and rebuilding of an existing space to meet compliance issues based on district-adopted specifications as well as Department of Instruction and other federal, state and local codes and ordinances associated with life safety and accessibility issues.
- Refurbish:** A moderate renovation of existing space below the ceiling and above the concrete floor, including paint, ceiling tiles, flooring, marker boards, doors and hardware. A general upgrade of the classroom for educational adequacy; functionality; and adaptation.

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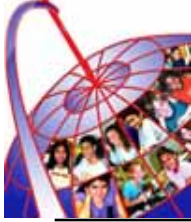
DEFINITION OF TERMS

- Additions:** The addition of new gross square footage necessary to accommodate growth or change in curriculum.
- Civil/Site Improvement:** Exterior improvement necessary to satisfy either a code, transportation, drainage, athletic or paving issues.
- Landscaping/Irrigation:** Beautification upgrade or replacement of damaged areas which may impede life safety/health issues.
- Playgrounds:** Replacement of playground equipment in response to the district-wide survey conducted in 2003. All replacements are related to health/safety compliance and curriculum needs.
- Athletic Components:** Associated with the upgrade of athletic fields in the secondary level. Life-cycle and functionality related.
- Roof Replacement:** Replacement of roof systems or components based on DPS life-cycle schedule and or system failure beyond repair.

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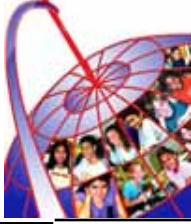
Hardware/Locks:	Replacement of existing door handles/locking mechanism/panic bar devices/door hinges that exceed life-cycle or code requirements.
Electrical:	Replacement of lighting/outlets/switches/panels/breakers that exceed the life-cycle or code requirements. Life safety issue compliance.
HVAC:	“Heat Ventilation Air Condition” system. Replacement of chillers and boilers as well as all duct work and controls.
Plumbing:	Replacement of sanitary waste and water management devices due to code requirements or life safety compliance. Toilets/sinks/piping and drinking fountains not addressed in code compliance section.
Structural:	Repair or replacement of aging or damaged structural issues such as concrete slab slippage/wall cracking/building shifting or alignment.
Flooring:	Replacement of vinyl or carpet based on life-cycle and life safety.

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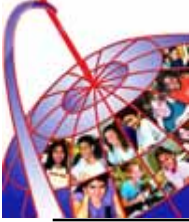
- Code upgrades:** Normally stand alone items which occurs in a facility where major renovation will not occur but existing life safety or accessibility features must be updated to comply with current code requirements.
- ADA/Life Safety:** Indicates an amount necessary to bring the existing facility into compliance with the Americans With Disabilities Act of 1991 and its revisions. Normally included in renovation cost, there may be exceptions where the complexity of the accessibility requirements can not be accommodated by renovation cost alone, in such cases they are included in the spreadsheets in addition to renovation cost.
- Kitchen upgrade:** Equipment such as cooler/freezers and dish machines that have run their life cycle and need to be replaced. These are fixed asset items stationary to the building and not part of the child nutrition program.
- Abatement:** The removal of existing asbestos containing material which has been identified and remain encapsulated in good condition, but may be disturbed by construction activity.

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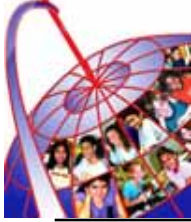
DEFINITION OF TERMS

- Technology Systems:** A square foot amount indicating cost for technology infrastructure related to curriculum and business driven components. Does not include the purchasing of computers/printers and software.
- Intercom:** Related to the communication network infrastructure of the campus.
- Fire Alarm Systems:** Upgrade or replacement of the campus fire system to meet the changing life safety policy of the fire codes.
- Security:** An estimated amount required to expand the surveillance systems required to maintain a secure campus.
- Painting:** Over the life cycle of a campus, the interior structure needs to be revitalized between the refurbish and renovation stages of the district master plan.

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***Support Cost** are soft cost not directly associated with the actual construction but directly related to the overall budget expenditures to complete the program.*

Prof/PM/Support: : **Professional:** Architectural Design & Engineering fees excluding flow-through costs and other consultant fees not under the Design contract.

PM: District cost for the operational management of the Bond Program.

Contingency: Owner's contingency. Retained by the owner to cover any changes in program scope. Not related to construction contingency.

Survey/Testing: Owner provided fees not related to the design contract or any other consultant or construction contract. Misc. support cost.

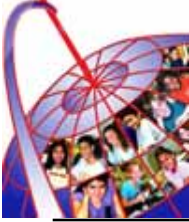
Storage/Moving: Renovation of occupied facilities require storage and movement of fixed assets before, during and at closeout.

City/County fees: All fees associated with the city and county to complete the work. Example: Impact fees; planning submittal fees; and associated environmental and review fees.

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DEFINITION OF TERMS

FF & E:	The cost of furniture, fixed assets and equipment.
Land Purchase:	Related to the purchase of land only.
Contingency:	Percentage amount related to the construction contract used for changes related to items not previously identified during design.
Inflation:	The estimate value of increase cost over time.

DEFINITIONS