



Statewide State of Condition of Academic Facilities

*For the Governor, the House Committee on
Education, the Senate Committee on
Education, and the Academic Facilities
Oversight Committee*

October 1, 2011

2011 Report on condition of academic facilities statewide

Preamble “...to ensure that adequate facilities and substantially equal facilities are, and will continue to be provided for Arkansas’ school children.” ———Act 1181 of 2003

The Division of Public School Academic Facilities and Transportation (Division) submits this annual report pursuant to Ark. Code Ann. § 6-21-112. This report conveys the actions of the Arkansas public school districts to construct new public school facilities, renovate and convert existing public school facilities, and correct significant deficiencies to state school facilities toward the goal of providing equitable and adequate surroundings to support the state’s educational program.

FACILITY SYSTEMS:

The units of measure to track the improvement of the condition of the state’s public school system are the 12 general building and design systems of major facility structures as outlined in the referenced statute. These are:

- A) **Site:** Site improvements relate to deficiencies that include lands and all improvements to the site such as grading, drainage, drives, parking areas, walks, landscaping and playgrounds.
- B) **Roofing:** Roofing improvements relate to deficiencies that include all types of roofing system replacements.
- C) **Exterior:** Exterior improvements relate to deficiencies that include window systems, exterior painting, exterior doors and other wall systems.
- D) **Structure:** Structural improvements relate to deficiencies that include systems necessary to maintain the structural integrity of the facility and include structural walls, foundations and structural building members.
- E) **Interior:** Interior improvements relate to deficiencies primarily concerned with interior finishes, walls, flooring materials, ceilings and interior door systems.

- F) **Heating, Ventilation and Air Conditioning (HVAC):** HVAC improvements relate to deficiencies that include air cooling systems, controls, storage tanks and towers, ductwork, fresh air systems and heating systems.
- G) **Plumbing and Water Supply:** Plumbing improvements relate to deficiencies that include domestic water piping, sanitary sewer piping, fixtures, water heaters, and backflow preventers.
- H) **Electrical:** Electrical improvements relate to deficiencies that include electrical main service, electrical distribution systems, lighting fixtures, emergency lighting and emergency generators.
- I) **Technology:** Technology improvements relate to deficiencies that include public address systems, intercom systems, telephones and computer infrastructure.
- J) **Fire and Safety:** Fire and safety improvements relate to deficiencies that include fire protection systems, emergency lighting, fire alarm panels, fire sprinkler systems and security wiring infrastructure.
- K) **Specialty Items:** Specialty improvements relate to deficiencies that include elevators, fixed cabinetry, movable partitions, stage equipment and lockers.
- L) **Space Utilization:** Space utilization improvements relate to deficiencies that include lack of space and disproportionate space to support the academic environment.

2004 STATEWIDE ASSESSMENT:

The major building systems identified in this report were derived from the primary areas of inspection conducted during the 2004 statewide facility assessment. The intent of the assessment was to identify the condition of school facilities in Arkansas and to determine their adequacy to serve their intended purpose. The assessment provided basic information regarding building inventories, existing deficiencies and lifecycle data that could be used to compare the relative condition from one school to another. The assessment can additionally be used for:

- A) Developing and maintaining an inventory of facility information that can be used for planning purposes.
- B) Identifying needs that could impact the continued and ongoing operation of the facility.

- C) Classifying short and long-term needs across a range of facility types and building systems.
- D) Determining major renovations and in some cases building replacements.
- E) Determining lifecycle or replacement needs for building systems that are projected to reach the end of their useful life in the next ten years.
- F) Identifying growing districts and their potential facility impacts.
- G) Comparing the educational suitability of school facilities.

FINANCIAL PROGRAMS:

The assessment coupled with facility projects completed under the various state financial programs can be used to give an indication of improvement and progress of correcting the original assessment deficiencies, identifying new deficiencies, and the relative cost applied each year in these twelve areas. In comparing relative costs of the initial assessment to funds expended in these twelve areas, there are two considerations:

(1) Buildings were initially evaluated for compliance with an unofficial set of proposed educational facilities standards developed in 2004.

(2) The condition of every public school academic facility was measured by the most current building code as of the date of the assessment. The 2004 assessment measured every building to current codes (2004) and proposed construction standards. The status of the unofficial standards was changed in November, 2005 when the Commission for Arkansas Public School Academic Facilities and Transportation adopted the Arkansas Public School Academic Facilities manual.

The correction of deficient areas, identified in this report, has been enhanced by legislative measures that have created various funding programs. The amount of state financial participation provided individual projects by the funding programs is determined using the Academic Facilities Wealth Index of the district.

- A) **Academic Facilities Immediate Repair Program.** State financial participation was made available for eligible projects designed to address the correction

of deficiencies in academic facilities that presented an immediate hazard to health or safety of students and staff, meeting minimum health and safety building standards, or the extraordinary deterioration of the academic facility.

The Academic Facilities Immediate Repair Program was to provide immediate state financial support for existing school facility deficiencies as determined through the assessment. It served as a one time opportunity for school districts to apply for funding to make needed improvements to facilities in advance of full implementation of the statewide planning process under the Academic Facilities Master Plan Program

This program ended January 1, 2008. 240 projects with total project costs of about \$46,403,000 were completed under this program.

- B) **The Transitional Academic Facilities Program.** State financial participation was made available to the school districts in the form of a reimbursement to continue the progress of projects begun by the school districts prior to the initiation of the Academic Facilities Partnership Program.

This program linked the provisions of financial support with planned facility projects begun prior to the Partnership Program. This program provided reimbursement to school districts for new facilities or renovations for which the debt incurred or the expenses were made after January 1, 2005 and on or before June 30, 2006. The projects were required to be new construction projects and were allowed to meet the Arkansas Schoolhouse Construction Standards or the new Arkansas Academic Facilities Manual Standards.

The Transitional Program ended June 30, 2009. 213 projects with project costs of about \$193,737,000 were completed under this program.

- C) **Academic Facilities Partnership Program.** This is the long term state program for assisting school districts with new construction needs to meet the facility requirements as determined necessary for an adequate education. State financial participation is made

available in the form of payments to school districts for eligible new construction projects. A new construction project includes any improvement to an academic facility and, if necessary, related areas such as the physical plant and grounds that bring the state of condition or efficiency of the academic facility to a state of condition or efficiency better than the facility's existing condition of completeness or efficiency. New construction also includes additions to existing academic facilities and new academic facilities. The program does not assist school districts with maintenance and repairs.

Project applications are submitted every two years, and program amounts are designated by the appropriate biennium. To date, the programs are designated as Partnership 2006-2007, Partnership 2007-2009, Partnership 2009-2011, and Partnership 2011-2013.

The Partnership Program to date consists of 1,340 approved projects with estimated total project costs of about \$1,785,000.

Analysis Of Funding Programs

The data on the enclosed Academic Facility Total Project Costs chart shows trends with regard to the correction of deficiencies identified in the 2004 assessment. In analyzing the percentage of total assessment activity identified in 2004, the highest areas based on activity completion, in order, are roofing, HVAC, and fire and safety.

In the Immediate Repair Program the school districts primarily corrected deficiencies in HVAC, roofing, fire and safety, and interior. School districts completed a number of combination projects that included multiple systems.

Roofing, site and interior projects dominated the Transitional Program both in numbers of projects and in total project cost. For the first time funds were expended for facility additions and new facilities due to growth and replacement. These new additions and new facilities corrected a large number of deficiencies on existing buildings as those buildings were replaced in total.

In the Partnership Program there was a rise in electrical and plumbing projects, but also a continued effort in HVAC and roofing projects. The Partnership Program also included a number of new school and school addition projects.

The Academic Facility Total Project Cost Chart shows the relative percentage of the original assessment in the various system areas and shows that school districts are progressing towards more suitable and adequate facilities in comparison to the 2004 assessment.

INSPECTIONS:

The real test for the state of condition of facilities is through assessments and the inspection process. It is not financially feasible to conduct a yearly state-wide assessment as was conducted in 2004. However, the division's staff conducts random inspections of school district facilities to assist districts in providing warm, safe, and dry facilities.

Division Inspections of School Facilities

The Division inspected 619 facilities in fiscal year 2011. Of the 619 facilities inspected, 100 required some kind of follow-up site visit which resulted in the total of 719 site visits to school facilities. The inspections conducted by division staff consisted of custodial and maintenance inspections, life-cycle information collection, on-going construction inspections and special investigations. The maintenance inspections focus on obvious needs for maintenance and life-safety needs. Where a life-safety code violation looks apparent, the division contacts the code authority having jurisdiction for a code determination. School districts have been very responsive in making the repairs and corrections noted in the inspection documents.

State Mandated Inspections

Ark. Code Ann. § 6-21-813(e) requires the reporting of lawfully required inspections of public school facilities conducted by state agencies and commissions. During the past fiscal year, school districts began to enter work orders into the state required computerized maintenance

management system to use as the reporting mechanism for state mandated inspections. During this past year, all 239 districts reported completion of 3936 of the fifteen required state mandated inspections. The division is reviewing that information to enhance training for the current year.

SUMMARY AND CONCLUSIONS:

Based on the information provided, the Division believes the State of Arkansas is making progress in improving the state of condition of academic facilities by providing funding for new spaces as well as life cycle system replacements, monitoring of maintenance and preventative maintenance of facilities, performing inspections of facilities and monitoring the legally required life safety inspections.

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ACADEMIC FACILITY TOTAL PROJECT COSTS

Assessment System	2004 Assessment Current Condition and 5-Year Life Cycle		ACADEMIC FACILITY TOTAL PROJECT COSTS							
	Project Cost	Percentage of Total Assessment Costs	Immediate Repair		Transitional		Partnership 2006-2007 2007-2009 2009-2011 2011-2013		Facility Program Totals	
			Project	Project Cost	Project	Project Cost	Project	Project Cost	Project	Project Cost
Site	\$290,976,912	7.06%	1	\$29,020	15	\$2,006,061	82	\$5,465,895	98	\$7,500,976
Roofing	\$313,277,404	7.60%	52	\$12,854,057	27	\$5,626,366	179	\$65,954,283	258	\$84,434,706
Exterior	\$200,282,479	4.86%	7	\$723,207	4	\$233,417	43	\$2,722,677	54	\$3,679,301
Structure	\$45,366,634	1.10%	1	\$757,121	0	\$0	3	\$900,703	4	\$1,657,824
Interior	\$779,021,744	18.91%	16	\$2,922,348	12	\$1,548,171	75	\$12,215,099	103	\$16,685,618
HVAC	\$519,174,813	12.60%	37	\$12,232,636	6	\$331,081	111	\$92,967,220	154	\$105,530,937
Plumbing	\$229,076,007	5.56%	3	\$463,336	1	\$450,000	22	\$6,037,050	26	\$6,950,386
Electrical	\$223,810,489	5.43%	5	\$414,250	4	\$666,027	139	\$6,942,012	148	\$8,022,289
Technology	\$151,567,110	3.68%	0	\$0	9	\$363,528	16	\$317,954	25	\$681,482
Fire & Safety	\$158,502,486	3.85%	35	\$3,476,332	9	\$284,240	209	\$9,222,557	253	\$12,983,129
Specialty	\$290,168,877	7.04%	0	\$0	0	\$0	5	\$272,925	5	\$272,925
			83	\$12,530,476	13	\$8,712,289	35	\$21,073,510	131	\$42,316,275
Space Utilization										
New School			0	\$0	15	\$77,035,397	63	\$832,716,926	78	\$909,752,323
Addition			0	\$0	91	\$95,368,939	319	\$666,206,041	410	\$761,574,980
Conversion			0	\$0	5	\$896,300	22	\$50,695,486	27	\$51,591,786
Addition + Conversion			0	\$0	0	\$0	6	\$10,426,215	6	\$10,426,215
Demolition			0	\$0	2	\$215,226	11	\$651,548	13	\$866,774
Totals			240	\$ 46,402,783	213	\$193,737,042	1340	\$ 1,784,788,101	1793	\$2,024,927,926