



# 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, 2010

# 2010 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 progress of actions undertaken by 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 funding programs that include the following. The amount of state financial participation for all 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 certain facilities in advance of full implementation of the statewide planning process under the Academic Facilities Master Plan Program

This program ended January 1, 2008. 224 Projects were completed under this program that addressed 481 deficiencies.

- 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 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. 212 projects 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 1,218 approved projects with an estimated total program amount of \$1,555,800,000. The estimated state share is about \$634,000,000. Biennium 2011-2013 projects are currently under review and are not included in the above numbers.

#### 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 corrected deficiencies in HVAC and roofing with their third priority being fire and safety deficiencies.

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. These new additions and new facilities corrected a large number of deficiencies on existing buildings as those buildings were replaced in total. The increase in the number of activities and cost in the site area was largely

attributed to correcting deficiencies as new schools and additions were constructed.

In the Partnership Program there was a rise in electrical and plumbing projects, but also a continued effort in HVAC and roofing projects. There was a definite trend toward correcting the most serious warm, safe, and dry deficiencies in the state through complete facility replacement and specific projects dealing with the deficiencies.

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.

#### **MAINTENANCE AND INSPECTIONS:**

A computerized maintenance management system (CMMS) was initiated by the state beginning with the district's 2008 master plan submittal to standardize maintenance information collection. The state computerized maintenance management system (CMMS) was implemented as a means of complying with Ark. Code Ann. § 6-21-112 (f)(5). It is used to identify maintenance and the preventive maintenance measures being taken by school districts in maintaining their facilities.

Act 1473 passed by the legislature in 2009 established that all school districts, which were required to establish maintenance and preventative maintenance programs in 2005, would now participate in a state wide computerized maintenance management system. This system, under direction of the Division, allows for a consistent data base, incorporating the twelve general building and design systems of major facility structures previously defined, to be developed incorporating all school districts.

The 2009-2010 Maintenance and Preventative Maintenance Report summarizes the school districts' efforts to record their work orders to correct facility deficiencies and track their preventative maintenance effort. Analysis of this report shows that school districts completed approximately 96% of the maintenance work orders and 82% of the preventative maintenance work orders originated this past year. Inspections show that deficient areas still

remain, but the data shows an improvement over the last report in the reporting of maintenance and preventative maintenance work.

The real test for the state of condition of facilities is the inspection process. The Division inspected/visited 663 facilities in the 2010 fiscal year. Of the 663 facilities inspected, 244 required some kind of follow-up which resulted in the total of 887 site visits to school facilities. The districts have been very responsive to making the repairs and/or corrections noted in the inspection documents.

Additionally, Act 1475 of the 2009 legislative session, requires the reporting of lawfully required inspections of public school facilities conducted by state agencies and commissions. During the past year, the Division began to have the districts load work orders into the CMMS to use as the reporting mechanism for mandated state inspections. Summary results of the lawfully required inspections are not available for this report but will be available for the October 1, 2011 report after a full year of data is collected.

**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.

Annual Governor's Report  
October 1, 2010

ACADEMIC FACILITY TOTAL PROJECT COSTS

| 2004 Assessment Current Condition and 5-Year Life Cycle |                        | Immediate Repair                     | Transitional | Partnership 2006-2007<br>2007-2009<br>2009-2011 | Percentage of assessment costs from approved projects |                      |             |                        |         |
|---|------------------------|--------------------------------------|--------------|---|---|----------------------|-------------|------------------------|---------|
| System  | Project Cost           | Percentage of Total Assessment Costs | Activity     | Project Cost                                    | Activity  | Project Cost         | Activity    | Project Cost           |         |
| Site  | \$290,976,912          | 7.06%                                | 11           | \$1,498,769                                     | 20  | \$4,527,758          | 137         | \$10,469,600           | 5.67%   |
| Roofing   | \$313,277,404          | 7.60%                                | 92           | \$19,826,282                                    | 27  | \$6,782,095          | 174         | \$47,278,452           | 23.59%  |
| Exterior  | \$200,282,479          | 4.86%                                | 40           | \$1,116,031                                     | 5   | \$896,602            | 107         | \$8,869,716            | 5.43%   |
| Structure   | \$45,366,634           | 1.10%                                | 20           | \$1,369,593                                     | 1   | \$717,868            | 23          | \$2,001,443            | 9.01%   |
| Interior  | \$779,021,744          | 18.91%                               | 46           | \$3,644,225                                     | 15  | \$2,453,938          | 128         | \$26,124,461           | 4.14%   |
| HVAC  | \$519,174,813          | 12.60%                               | 94           | \$15,221,781                                    | 10  | \$1,775,822          | 171         | \$89,411,722           | 20.50%  |
| Plumbing  | \$229,076,007          | 5.56%                                | 31           | \$1,922,964                                     | 1   | \$653,394            | 86          | \$6,917,561            | 4.14%   |
| Electrical  | \$223,810,489          | 5.43%                                | 2            | \$91,800  | 4   | \$682,106            | 102         | \$10,570,828           | 5.07%   |
| Technology  | \$151,567,110          | 3.68%                                | 11           | \$1,276,365                                     | 15  | \$528,682            | 81          | \$3,142,464            | 3.28%   |
| Fire & Safety   | \$158,502,486          | 3.85%                                | 86           | \$5,209,939                                     | 3   | \$38,407             | 372         | \$15,080,575           | 12.83%  |
| Specialty   | \$290,168,877          | 7.04%                                | 48           | \$1,956,488                                     | 1   | \$21,196             | 103         | \$6,504,223            | 2.92%   |
| <b>Space Utilization</b>                                |                        |                                      |              |   |   |                      |             |                        |         |
| Suitability   | \$556,735,819          | 13.51%                               |              | \$0   | 48  | \$54,930,669         | 192         | \$382,153,628          | 78.51%  |
| Enrollment  | \$361,769,048          | 8.78%                                |              | \$0   | 62  | \$142,178,942        | 119         | \$821,125,097          | 266.28% |
| Growth  |                        |                                      |              |   |   |                      |             |                        |         |
| <b>Totals</b>   | <b>\$4,119,729,822</b> | <b>100.00%</b>                       | <b>481</b>   | <b>\$53,134,237</b>                             | <b>212</b>  | <b>\$208,462,434</b> | <b>1775</b> | <b>\$1,429,649,770</b> |         |

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**School Academic Facilities and Transportation  
2009-2010 Maintenance and Preventative Maintenance Report**

Reporting Period: FY 2009-2010  
Organizations: ALL  
Work order type: Corrective Maintenance  
Report Type: Statewide

Reporting Period: FY 2009-2010  
Organizations: ALL  
Work order type: Preventive Maintenance  
Report Type: Statewide

| Purpose Codes       | Work Orders Created | Work Orders Completed | Work Orders Open | % Work Orders Complete |
|---------------------|---------------------|-----------------------|------------------|------------------------|
| Electrical          | 28727               | 27762                 | 1678             | 96.64                  |
| Exterior            | 5498                | 5366                  | 461              | 97.60                  |
| Fire & Safety       | 4959                | 4807                  | 332              | 96.93                  |
| HVAC                | 25065               | 24446                 | 1040             | 97.53                  |
| Interior            | 21025               | 20138                 | 2058             | 95.78                  |
| Other Miscellaneous | 57456               | 55611                 | 3831             | 96.79                  |
| Plumbing            | 24150               | 23589                 | 1233             | 97.68                  |
| Roof                | 4501                | 4318                  | 457              | 95.93                  |
| Site                | 7708                | 7276                  | 656              | 94.40                  |
| Space Utilization   | 491                 | 478                   | 61               | 97.35                  |
| Specialties         | 11434               | 10873                 | 779              | 95.09                  |
| Structural          | 458                 | 423                   | 81               | 92.36                  |
| Technology          | 6792                | 6182                  | 965              | 91.02                  |
| <b>Totals</b>       | <b>198264</b>       | <b>191269</b>         | <b>13632</b>     | <b>0.964718759</b>     |

| Classifications     | Work Orders Created | Work Orders Completed | Work Orders Open | % Work Orders Complete |
|---------------------|---------------------|-----------------------|------------------|------------------------|
| Electrical          | 6119                | 4569                  | 1612             | 74.67                  |
| Exterior            | 4285                | 3458                  | 821              | 80.70                  |
| Fire & Safety       | 81697               | 70545                 | 11647            | 86.35                  |
| HVAC                | 19486               | 16097                 | 3922             | 82.61                  |
| Interior            | 5363                | 3975                  | 1367             | 74.12                  |
| Other Miscellaneous | 21738               | 13053                 | 6764             | 60.05                  |
| Plumbing            | 15458               | 13251                 | 2481             | 85.72                  |
| Roof                | 5645                | 4980                  | 824              | 88.22                  |
| Site                | 7034                | 6152                  | 1043             | 87.46                  |
| Space Utilization   | 20                  | 20                    | 1                | 100.00                 |
| Specialties         | 1609                | 1220                  | 242              | 75.82                  |
| Structural          | 1007                | 766                   | 301              | 76.07                  |
| Technology          | 1045                | 1016                  | 29               | 97.22                  |
| <b>Totals</b>       | <b>170506</b>       | <b>139102</b>         | <b>31054</b>     | <b>0.815818798</b>     |

198264  
170506  
368770 Total Work Orders Documented