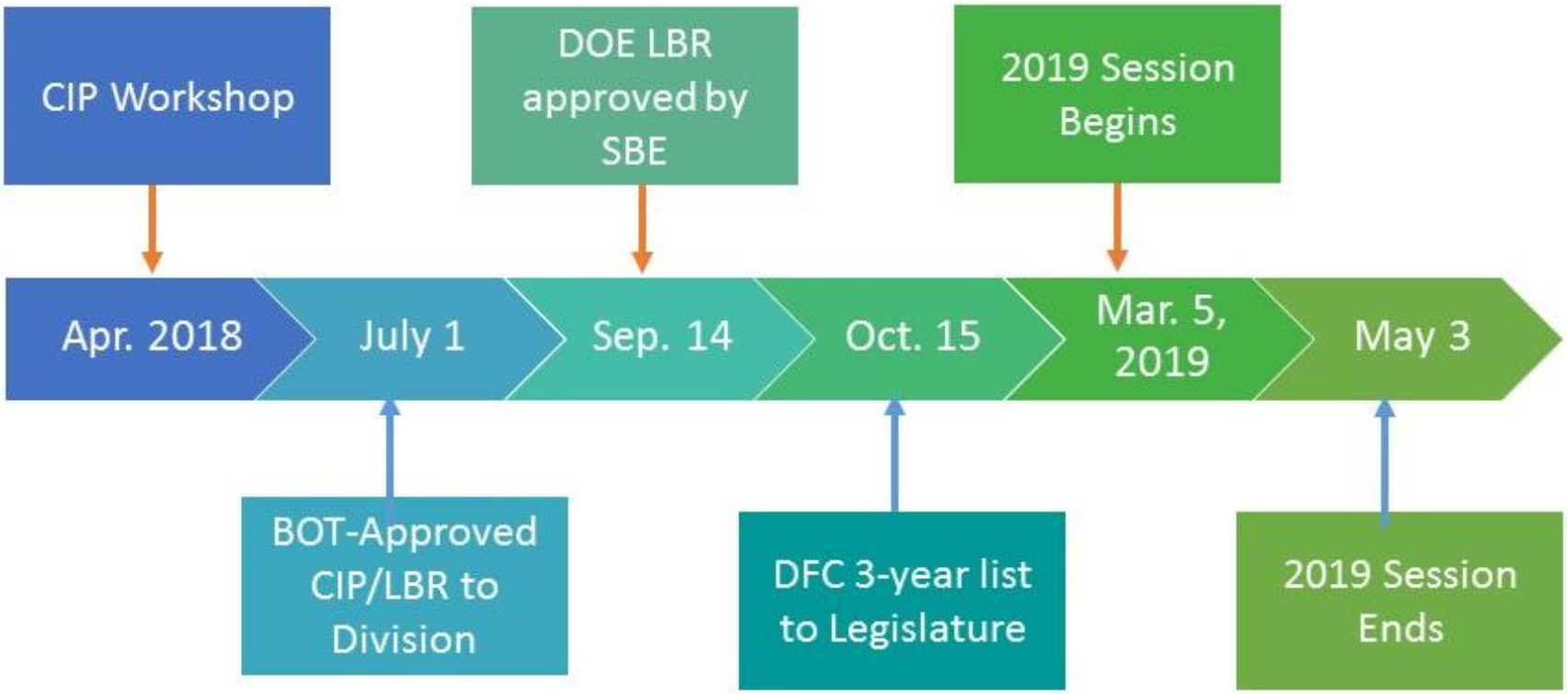
FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

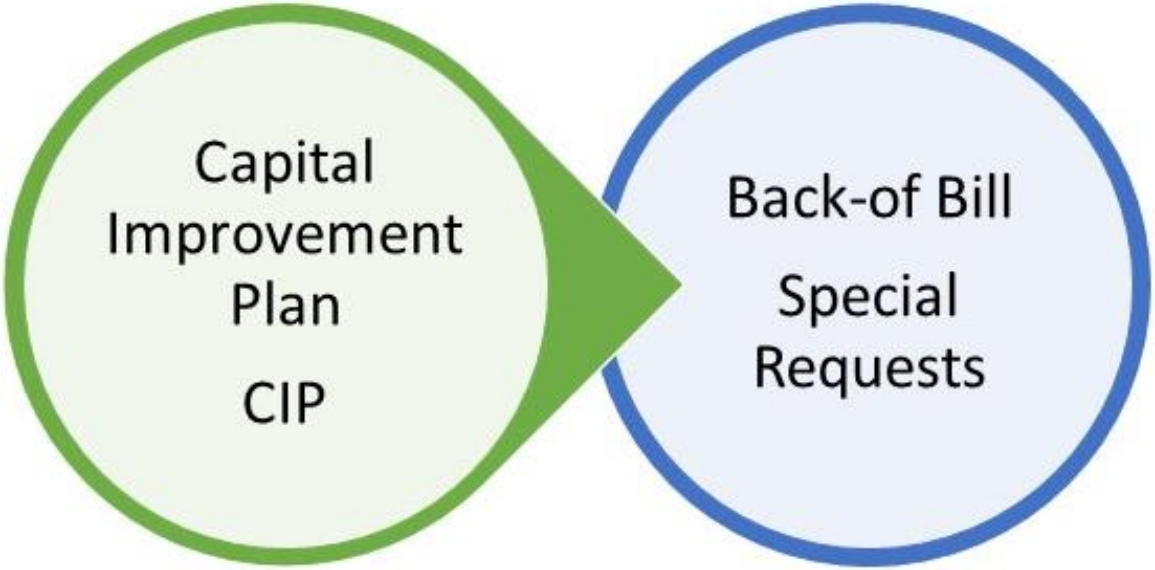
Facilities Prioritization Process

Lisa Cook
Director, Facilities Planning & Budgeting
Division of Florida Colleges
September 13, 2018

FCS CIP/LBR Timeline 2019-20



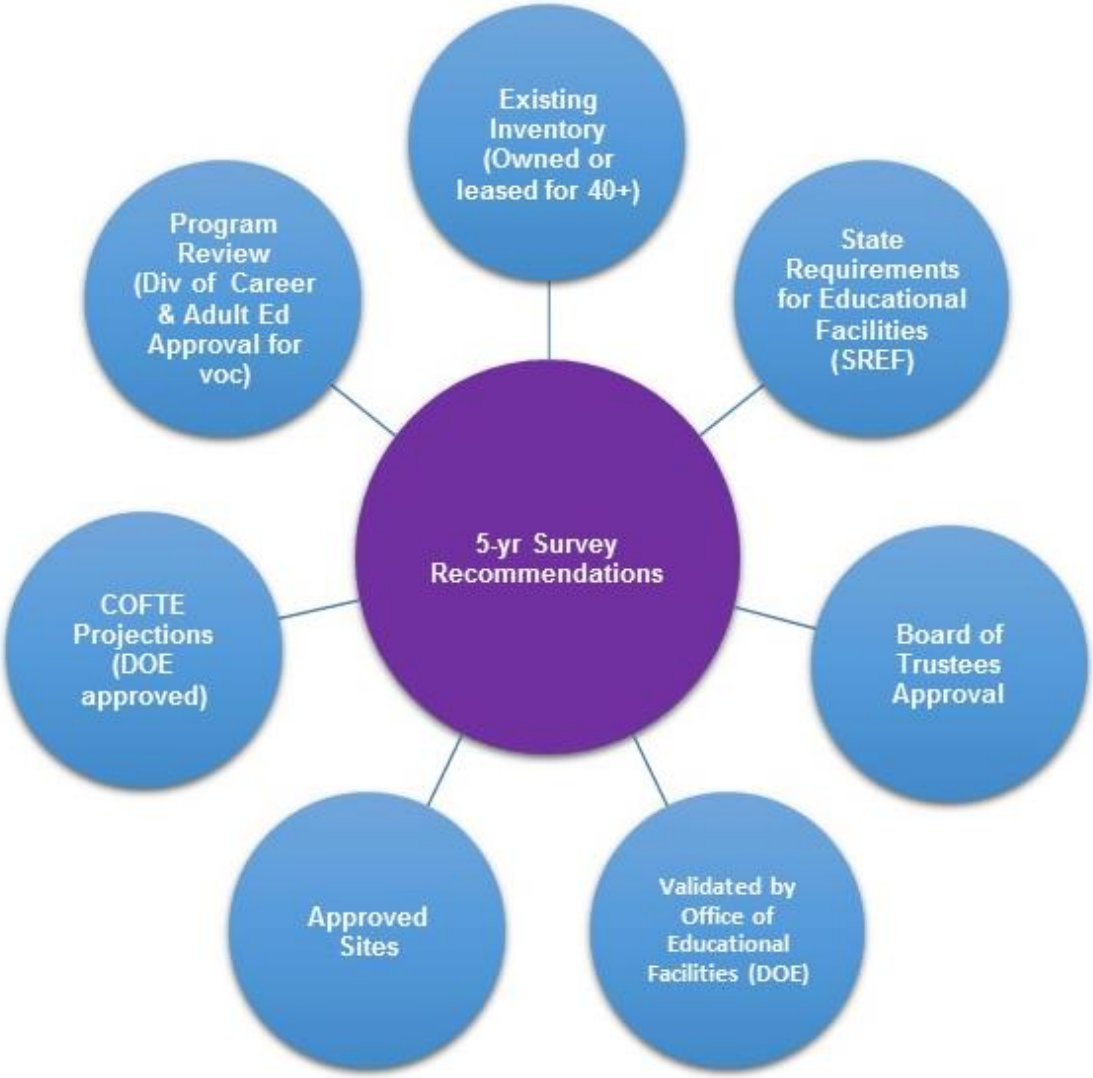
Legislative Budget Request



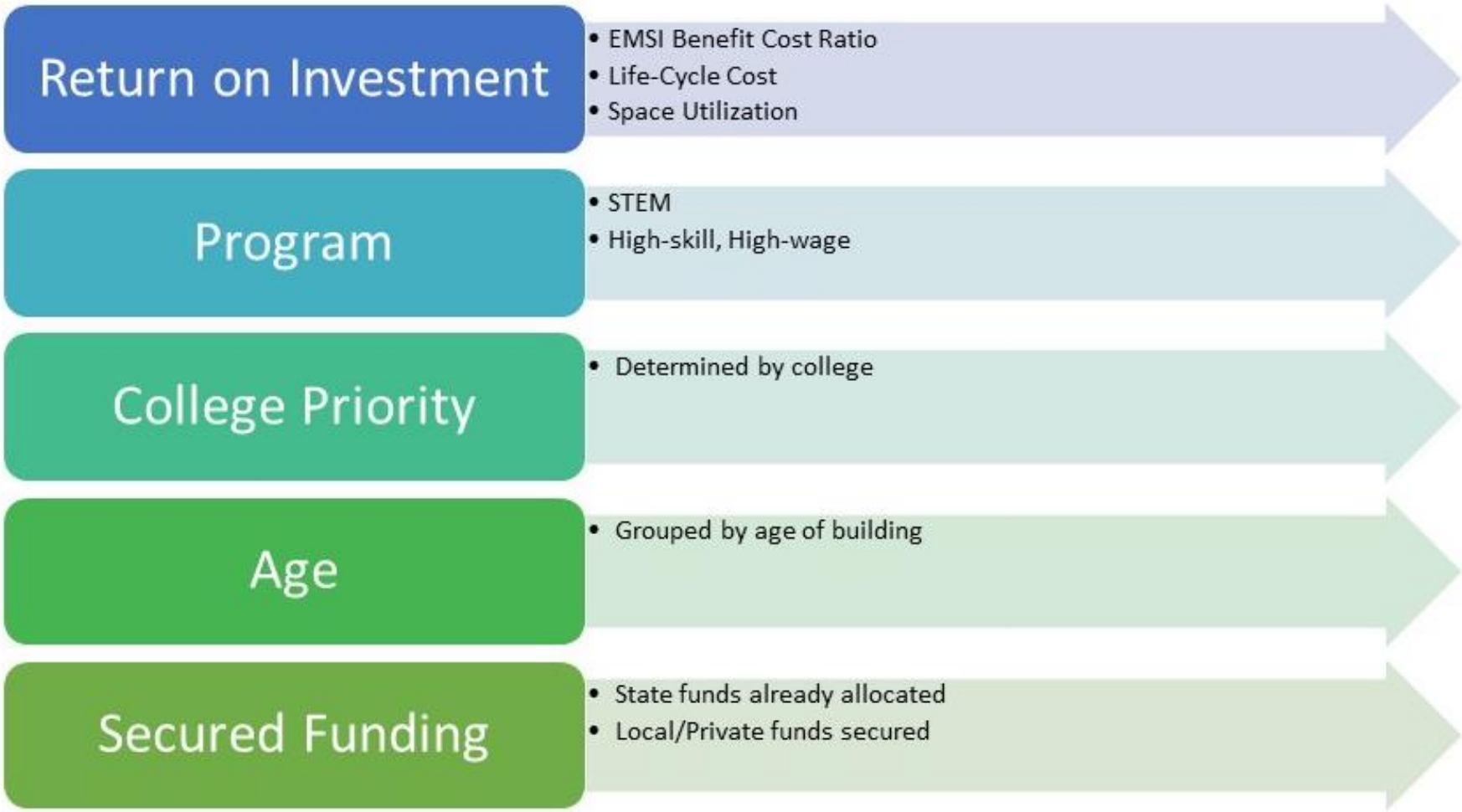
- College Level
- Approved by DBOT

- Submitted by Colleges and Approved by Legislature

EDUCATIONAL PLANT SURVEY



PROJECT PRIORITY SELECTION



FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Selection/Prioritization Process

- Projects will be prioritized using the following five metrics:
  - Return on Investment
    - Benefit/cost
    - Life-cycle cost
    - Space Utilization
  - Program
  - College Priority Order
  - Age
  - Percentage of Funding Available

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Return on Investment (ROI)

- Three factors have been combined to address ROI. These three factors are weighted and combined for a total of ten (10) points:

	Weight Factor
• Benefit/cost	0.70
• Life-cycle cost	0.20
• Space utilization	0.10

Benefit/cost

- To address the state's (taxpayer's) ROI, the college's Benefit/cost ratio (as identified in the EMSI 2012-13 reports) is used, divided by the highest ratio (currently 4) and multiplied by 10 to assign points on a 10-point scale.
- This point total will then be multiplied by a weight factor of 0.70.

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Life-cycle cost – Step 1

- Projects are identified as either renovation, remodel, or new construction/replacement and assigned an appropriate life/duration in years:

	Life/Duration (in years)
Renovation	10
Remodel	20
New construction/replace	50

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Life-cycle cost – Step 2

- Total project cost is divided by the life/duration to determine a cost per year and then divided by the applicable square footage of the project to determine a project life cycle cost in $/sf.

  - Example:
    - New construction, total project cost = $27,000,000
    - Divided by life/duration (50 yrs) = $540,000.00
    - Divided by project sq. footage (62,000) = $8.71

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Life-cycle cost – Step 3

- Using the Florida Department of Management Services 2017 Master Leasing Report, a cost to lease per square foot per year is identified using the location (or similar location) of the project.
- Subtracting the life-cycle cost from the annual leasing cost, dividing the difference by the life-cycle cost and then multiplying by 100 gives a life-cycle cost return on investment percentage.
  - Example:
    - Life-cycle cost = $8.71/sf
    - Cost to lease per sf per year (Daytona) = $19.52/sf
    - Cost to lease – life-cycle cost = $10.81/sf
    - Difference / life-cycle cost * 100 = 124.11%

Life-cycle cost – Renovation/Utility/Upgrade

- For these projects, or a project that does not involve an easily calculated $/sf cost, use the EMSI Benefit Cost Ratio again.
- The conversion to 10-point scale number will be weighted at 0.2 for this factor.

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Life-cycle cost – Step 4

- Once all projects have been reviewed and Life Cycle ROI percentages calculated, use the highest overall percentage to set the 10 point mark. All other projects will be scored based on their percentage divided by the highest percentage.
- The point total for each project will be multiplied by a weight factor of 0.20.
- The points for this section for the system overall will be determined by the Division.

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Space Utilization

- Each college's reported collegewide classroom and lab space utilization percentages for fall semester 2017 have been averaged and will prepopulate in the worksheets. Based on this percentage, points should be assigned as follows:

0-15%	1	76-90%	6
16-30%	2	91-105%	7
31-45%	3	106-120%	8
46-60%	4	121-135%	9
61-75%	5	136%+	10

This point total will be multiplied by weight factor of 0.10.

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Program

- Projects that include or support STEM (science, technology, engineering and math) and/or High-Skill, High-Wage programs should be identified and given points based on:
  - Multiple, identified program(s) housed in facility 10.0
  - At least one identified program housed in facility 7.5
  - Support – provides classroom or library space in a facility 5.0
  - Support – utility, infrastructure or basic shelter item 2.5
  - Not applicable -0-

College Priority Order

- Projects should be given points based on their order of priority request by the college (excluding Maintenance & Repair sum-of-the-digits projects). Assign points as follows:

Priority	Points
1	10
2	5
3	2.5
4	1.25
5	0.625
6	0.3125

Age

- Age is used to gauge the general need of the proposed renovation, remodel or replacement of the identified facility(ies) or system (utility/infrastructure). Multiple facilities, campus-wide, or college-wide projects should use an average age. Points assigned as follows:

0-5 years	0	31-35 years	6
6-10 years	1	36-40 years	7
11-15 years	2	41-45 years	8
16-20 years	3	46-50 years	9
21-25 years	4	51+ years	10
26-30 years	5		

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Percentage of Funding Available

- Percentage of funding available is used for consideration of projects that already have partial funding. This allows projects with previously appropriated state funds and available local funds to advance in priority. The percentage of funding available, both state appropriated and local, has been multiplied by 10 to assign points.
  - Example: 88% funded = .88 = 8.8 points

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Project funding and priority

2018-19 Priority	Amount Appropriated after Gov Action	Partial/ Complete	2017-18 Priority	Amount Appropriated after Gov Action & Special Session	Partial/ Complete	2016-17 Priority	Amount Appropriated after Gov Action	Partial/ Complete	2015-16 Priority	Amount Appropriated after Gov Action	Partial/ Complete	2014-15 Priority	Amount Appropriated after Gov Action	Partial/ Complete
2	2,000,000	Partial	**2**	6,350,000	Complete	**1**	3,575,803	Complete	**1**	2,500,000	Partial	**2**	8,700,000	Partial
3	3,000,000	Partial	**3**	5,000,000	Partial	**3**	5,969,184	Complete	**9**	145,179	Partial	**3**	1,500,000	Partial
7	3,500,000	Complete	**5**	5,402,820	Partial	**4**	1,000,000	Complete	**11**	3,086,909	Complete	**6**	5,829,366	Partial
8	4,000,000	Partial	**6**	5,000,000	Partial	**5**	8,000,000	Partial	**13**	2,000,000	Partial	**9**	2,700,000	Partial
9	2,000,000	Partial	**7**	5,000,000	Partial	**6**	536,949	Complete	**14**	11,537,000	Partial	**11**	14,000,000	Partial
12	5,000,000	Partial	**8**	3,000,000	Partial	**7**	6,000,000	Partial	**15**	18,852,602	Partial	**12**	3,301,518	Partial
13	3,000,000	Partial	**10**	6,500,000	Partial	**8**	12,747,868	Partial	**17**	11,900,000	Partial	**13**	4,300,000	Partial
21	5,239,692	Partial	**12**	3,000,000	Complete	**9**	8,982,024	Complete	**21**	5,500,000	Partial	**15**	8,000,000	Partial
22	1,697,180	Partial	**14**	5,475,998	Partial	**10**	7,282,576	Partial	**22**	6,000,000	Partial	**16**	2,500,000	Partial
25	3,000,000	Partial	**15**	2,551,797	Partial	**11**	7,000,000	Partial	**23**	17,046,241	Complete	**19**	6,000,000	Partial
26	1,000,000	Complete	**16**	3,000,000	Partial	**12**	1,500,000	Complete		78,567,931		**21**	8,100,000	Complete
27	4,650,000	Part/compl	**21**	526,541	Complete	**14**	1,500,000	Partial				**25**	3,500,000	Partial
NA	5,000,000	Partial	**22**	2,741,149	Complete	**17**	9,004,182	Complete				**32**	1,000,000	Partial
	43,086,872		**26**	4,233,813	Partial	**18**	12,136,975	Complete				**34**	5,000,000	Partial
			29	1,230,000	Partial	**21**	2,563,712	Partial				**37**	2,000,000	Complete
			57	10,000,000	Partial	**23**	1,000,000	Partial				NA	3,800,000	Complete
			58	338,705	Partial	**24**	4,498,184	Partial				NA	2,430,332	Partial
			NA	1,740,000	Complete	**26**	5,000,000	Partial				NA	5,000,000	Complete
			NA	2,500,000	Complete	**28**	9,542,009	Complete				NA	3,000,000	Partial
				73,590,823		**29**	3,000,000	Partial				NA	5,000,000	Partial
						30	12,691,933	Complete				NA	10,000,000	Partial
						31	1,000,000	Partial				NA	1,000,000	Partial
						33	4,500,000	Complete					106,661,216	
						NA	10,000,000	Partial						
							139,031,399							

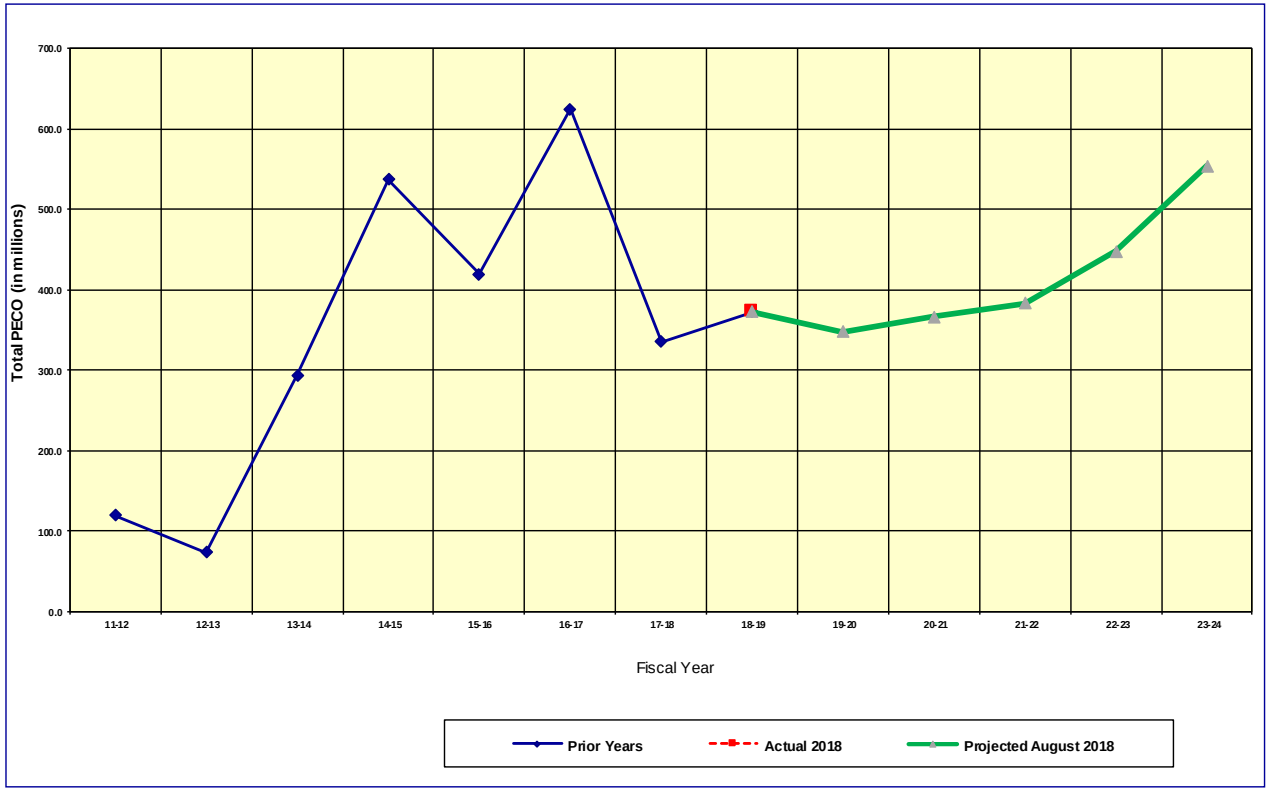
Capital Improvement Plans

Five-year Request Summary 2019-20 to 2023-24

197 Projects:

• Maintenance & Repair	$248 million
• Renovation Projects	$456 million
• Remodel & New	$2.1 billion
Total	$2.81 billion

PECO – Past, Present & Future 2011-2023



August 2018 PECO Revenue (K-20)

Estimates (Cash only)

2019-20	$347.7 million
2020-21	$366.8 million
2021-22	$382.8 million

August 2018 PECO for FCS

Preliminary Estimates (SODA + Projects)

2019-20	$75.5M (35.7M+39.8M)
2020-21	$79.8M (37.7M+42.1M)
2021-22	$83.3M (39.4M+43.9M)

FCS PECO Project List

Based on August 2018 estimate

- 59 projects total $807.7M
  - Top 2 priority projects per college + previously funded
  - 3-Year Request $125.8M

    10 Projects, 9 Complete

FLORIDA DEPARTMENT OF EDUCATION
fldoe.org

Questions?

www.FLDOE.org